

# **Short-Term Rental Review Public Consultation Results**

Planning & Development Committee  
Thursday, July 3, 2025

# Short-Term Rental Review

## Background

- **April 3, 2025:** informal workshop with electoral area directors to confirm project scope.
- **May 8, 2025:** draft bylaws initiated at P&D Committee.
- **May 23, 2025:** draft bylaws referred to external agencies.
- **June 11, 2025:** public information meeting held online via Webex and attended by approximately 39 members of the public.

# Short-Term Rental Review

## STR Use

- Replace “bed & breakfast operation” and “vacation rental” with new “short-term rental accommodation” use class, to align with provincial legislation;
- Permit STR accommodation where B&B’s are currently permitted;
- In areas “A”, “C” & “E”, STR accommodation only permitted if an operator is residing in the dwelling during operation;
- In these areas, STRs without an on-site operator are to be authorized through a new “STR Permit”.

# Short-Term Rental Review

## Intensity of STR Use

- allow one (1) per parcel in Electoral Areas “E” & “F”
- allow two (2) per parcel in Electoral Areas “A”, “C”, “D” & “I”;
- allow 2<sup>nd</sup> dwelling unit to be used exclusively as an STR (i.e. up to 12-months a year);
- no maximum number of STRs per parcel in the Medium Density Residential & Town/Village Centre Designations; and
- permit an aggregate occupancy of 2 persons per bedroom.

# Short-Term Rental Review

## Principal Residence Requirement

- Electoral Areas “D”, “F” & “I” formally “Opted-In” in 2024 and the applicable draft OCP policies reflect this.
- proposed to introduce a comparable OCP policy statement regarding “Principal Residence Requirement” in Electoral Area “E” (as per workshop direction).

# Short-Term Rental Review

## **Tourist Accommodation Policies:**

- supports STR use of dwellings in residential neighbourhoods;
- considers a use that exceeds STR policies to be a “tourist accommodation” use;
- discourages the use of a residential dwelling for “tourist accommodation” purposes;
- encourages the submission of a TUP application to authorize a “tourist accommodation” use in a residential area.

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## STR Permits:

- Issuance of STR Permits is delegated to staff, subject to certain criteria:
  - Maximum of 1 STR per parcel;
  - STR is in a single detached, duplex, accessory dwelling or secondary suite;
  - Maximum of 8 guests, with 2 guests per bedroom;
  - 1 parking space provided per bedroom;
  - The dwelling meets health and safety requirements; and
  - No representations opposing the proposal are received

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## **STR Permit Notification:**

- Notice of Development signs will not be required for STR Permit applications.
- Notice of STR Permit applications will be provided as follows:
  - Letters to properties within 100m;
  - Voyent Alert to properties within 150m; and
  - Updates to the application webpage.



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## STR Business Licences

- Does not apply in Areas “C” or “F”
- one business licence for STR in a secondary suite/ accessory dwelling in addition to the principal dwelling.
- property manager contact information provided to neighbours within 100 metre radius.
- STR operators must provide the following to obtain a business licence:
  - health and safety inspection
  - parking plan
  - floor plan
  - fire evacuation plan

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## Tourist Accommodation Business Licences

- Only in Area “E”
- \$200 annual fee
- Applies to the following uses:
  - agri-tourism accommodations;
  - campgrounds;
  - hotels;
  - motels;
  - tourist accommodations; and
  - tourist cabins

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## **Administrative Recommendation:**

*THAT the following bylaws be brought forward for consideration of first reading at a forthcoming Regional District Board meeting:*

- *Official Community Plan (OCP) Amendment Bylaw No. 3099;*
- *Okanagan Valley Zoning Bylaw No. 2800.50;*
- *Business Licence Regulation Amendment Bylaw No. 3100.01; and*
- *Fees and Charges Amendment Bylaw No. 3097.01.*

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## Alternative:

*THAT the bylaws be amended as follows:*

- *TBD*

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## QUESTIONS?