

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: October 2, 2025

RE: Short-Term Rental Accommodation Review – Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” (X2024.017-ZONE)

Administrative Recommendation:

THAT Official Community Plan (OCP) Amendment Bylaw No. 3099, 2025, Okanagan Valley Zoning Amendment Bylaw No. 2800.50, 2025, CAO Delegation Amendment Bylaw No. 3033.02, 2025, and Development Procedures Amendment Bylaw No. 2500.36, 2025, be adopted.

Purpose:

The purpose of this report is to introduce land use bylaw amendments to facilitate the regulation of short-term rental accommodations (e.g. “vacation rental” and “bed and breakfast operation” uses) in the Okanagan Electoral Areas.

Strategic Priorities: 5.1 Establish Regional Policy Framework

Background & Analysis:

On June 11, 2025, a Public Information Meeting (PIM) was held online via Webex and was attended by approximately 39 members of the public.

At its meeting of August 21, 2025, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of September 4, 2025.

A Public Hearing was subsequently held on September 4, 2025, where approximately 73 members of the public attended. This public hearing was recessed and scheduled to resume on September 18, 2025.

The Public Hearing was subsequently resumed on September 18, 2025, where approximately 47 members of the public attended, followed by Board approval of third reading of the amendment bylaws.

Approval from the Ministry of Transportation and Transit (MoTT), due to the amendment applying to land within 800 metres of a controlled area, was obtained on September 19, 2025.

Alternatives:

1. THAT first, second and third readings of the Official Community Plan (OCP) Amendment Bylaw No. 3099, 2025, Okanagan Valley Zoning Amendment Bylaw No. 2800.50, 2025, CAO Delegation

Amendment Bylaw No. 3033.02, 2025, and Development Procedures Amendment Bylaw No. 2500.36, 2025, be rescinded and the bylaws abandoned.

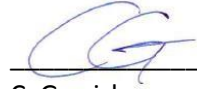
Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

"Ben Kent"

B. Kent
Planner II

Endorsed By:



C. Garrish
Senior Manager of Planning

Endorsed By:

"Allen Fillion"

A. Fillion
Managing Director, Dev. & Infrastructure