

From: [Gillian Cramm](#)
To: [Gillian Cramm](#)
Subject: FW: RDOS Area E to OPT-IN to BC's Short-Term Rental Accommodations Act
Date: March 18, 2024 10:47:00 AM

From: Jay Lewis
Sent: March 16, 2024 3:41 PM
To: Info E-Box <info@rdos.bc.ca>
Subject: RDOS Area E to OPT-IN to BC's Short-Term Rental Accommodations Act

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15 March 2024

Re: RDOS Area E to OPT-IN to BC's Short-Term Rental Accommodations Act

My neighbours have not received an acknowledgement on their concerns on this issue to date.

I would like to be clear in this letter to our RDOS elected representative Adrienne Fedrigo and other Area representatives and District staff that we wish to have Naramata, Electoral Area E, **OPT-IN** to BC's Short-Term Rental Accommodations Act. I state this for the following reasons.

Housing Requirements – As stated by our Premier David Eby, British Columbia is substantially short of long-term rental accommodation. Short-term rentals take housing out of the long-term rental housing market, making the situation worse. The new Short Term Rental Accommodations Act does not do away with this class of rentals entirely, but restricts purpose built stand-alone investment buildings, while continuing to allow accommodation in the host's principal residence or one secondary suite or accessory dwelling. An investor who has built a stand-alone short-term rental building will have the option of making it their principal residence, making it a long-term rental, or putting it on the market. The situation is a standard investment risk decision.

Community Character – The Okanagan Valley has long been an attractive place for families to move to and live. There are many small communities scattered up and down both sides of the lake. Most homes are modest and some have been in families for generations. With the recent advent of stand-alone rental houses, the character of these communities is changing rapidly. With main cities being required to opt-in to the Rental Act, investors will likely turn their attention to the surrounding smaller towns, who have not opted in. Investment buildings, constructed for short-term rental use on relatively expensive land, will likely be built to the maximum allowable size. These buildings will likely cause problems for the existing small scale community residents, blocking views, polluting the groundwater, trespassing on property boundaries and overloading the local secondary roads.

Agricultural Conflicts – Agriculture is an economic mainstay of the Okanagan.

Increasing amounts of short-term visitors into the rural areas of the RDOS will inevitably bring conflicts with the farm population, such as objections to fertilizer/spray applications, water disputes, long-term rental inflation for orchard and vineyard staff, etc..

Environmental Issues – Short-term unsupervised (no host in the building) visits from people from away, can cause damage to the fragile interior ecosystems. Recreationists today, often come with an array of motorized and often loud equipment to explore the region. Since we arrived in 1973, we have witnessed the loss of a great deal of the Valley's emblematic flora and fauna. Climate Change stress is only going to make this situation worse, particularly with respect to wildfires, which came right to our northern border in 2003, before the wind shifted. Intrusion of recreational activity into the more fragile rural areas without far more education and regulation will have a substantial negative effect, if past history is an indicator.

To reiterate, I would like to have RDOS Area E **OPT-IN** to the BC Short Term Rental Accommodations Act.

Jay Lewis

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