

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: J. Zaffino, Chief Administrative Officer
DATE: June 4, 2026
RE: Temporary Use Permit Application – Electoral Area “A” (A2026.016-STR)

Administrative Recommendation:

THAT Short-Term Rental Permit No. A2026.016-STR, to allow a short-term rental accommodation use at 3-8401 120th Avenue, be approved.

Alternative:

1. THAT Short-Term Rental Permit No. A2026.016-STR, to allow a short-term rental accommodation use at 3-8401 120th Avenue, be denied.
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Legal: Strata Lot 3, Plan EPS2860, District Lot 2450S, SDYD Folio: A-06024.503
OCP: Low Density Residential (LR) Zone: Low Density Residential Three (RS3)

Purpose:

This application is seeking to authorize the operation of a “short-term rental accommodation” use on the subject property through the issuance of a Short-Term Rental Permit (STR).

In support of this proposal, the applicant has stated that:

This is a summer vacation home that we primarily use for personal use. We did receive a TUPS permit that I did not realize had expired so I am sending in a new application. The area is a small community of private homes, and many homes are empty throughout the year.

Strategic Priorities: Operational

Background & Analysis:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on August 14, 2019, while BC Assessment has classified the property as “Residential” (Class 01).

Available Regional District records indicate that a building permit for a single detached dwelling (2021) has previously been issued for this property.

Official Community Plan (OCP):

Under the Electoral Area “A” Official Community Plan (OCP) Bylaw No. 2905, 2021, the subject property is currently designated Low Density Residential (LR), and is the subject of a Watercourse Development Permit (WDP) Area designations.

Section 6.5.12 of Electoral Area “A” OCP Bylaw supports the use of a residential dwelling unit for short-term rental accommodation where permitted by a STR permit issued under Section 493 of the Local Government Act, provided that:

- The use is occurring in a residential dwelling unit;
- Maximum two (2) STR per parcel (except in the Medium Density Residential zone);
- Maximum occupancy of two (2) persons per bedroom;
- Minimum of one (1) parking space per bedroom; and
- The dwelling unit meets minimum health and safety requirements under the BC Building Code.

Section 22.4.1 of the Bylaw contains the following assessment criteria for a STR permit application:

- Provision of adequate off-street parking;
- Confirmation from a qualified person that the building meets minimum health and safety standards;

Zoning Bylaw:

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Low Density Residential Three (RS3) which lists as a permitted accessory use in Electoral Area “A” only if the operator is present and residing in the same dwelling unit as a patron during the patron’s stay.

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property is within the floodplain associated with Osoyoos Lake.

Application History:

A Temporary Use Permit was previously issued for the subject property in 2024 authorizing a “vacation rental” use in the single detached dwelling and expired on December 31, 2025.

An application for a Business Licence authorizing a short-term rental accommodation (STR) use has been submitted to the Regional District concurrently with this STR Permit application.

Enforcement History:

Administration is not aware of any complaints having been submitted to the Regional District in relation to the operation of a short-term rental accommodation under the previously issued Temporary Use Permit.

Analysis:

In considering this proposal, Administration notes that the Electoral Area “A” OCP includes policies speaking to supporting the use of a residential dwelling unit for a short-term rental accommodation, contingent on various conditions being met.

Further, the proposed development is seen to meet these conditions outlined in the OCP. Specifically:

- the proposed STR use is to be located within a legal residential dwelling unit
- one (1) STR is proposed on the subject property, while up to two (2) would be supported in the OCP

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- eight (8) total occupants are proposed for the four (4) bedrooms located in the subject property, which meets the maximum occupancy allowance of two (2) persons per bedroom
 - four (4) parking spaces are proposed, which is equal to the number of bedrooms proposed in the STR.
 - confirmation from a qualified person has been provided confirming minimum health and safety requirements under the BC Building Code, and that any deficiencies will be addressed prior to issuance of a business licence.

For these reasons, the use of the single detached dwelling for short-term rental accommodation on the subject property is supported by the policies in the Electoral Area “A” OCP.

Alternative:

Conversely, Administration recognizes that the Board has retained authority to consider the issuance of STR Permits in situations where representations have been received through the public notification process.

It is Administration’s understanding that this was done in order to allow the Board to weigh the merits of public comments submitted on a proposed STR use in a residential neighbourhood and if the use was appropriate at the location.

While public opposition (or support) is not, in and of itself, indicative of the merits of a land use proposal, the issues identified by adjacent property owners may reveal broader concerns related to land use compatibility, noise, parking, and neighbourhood character.

In this instance, and given that five (5) representations have been received on this proposal raising concerns related to vehicle parking and noise, the option is available to the Board to determine that this proposal may adversely affect the surrounding residential area and cannot be supported.

It is noted, however, that this appears to be no history of complaints submitted to the Regional District during the operation of the STR under the previously issued temporary use permit.

Summary:

In summary, the proposed short-term rental use is consistent with the relevant policies of the Electoral Area “A” OCP and for this reason Administration is recommending that the permit be approved.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The proposed Short-Term Rental Accommodation (STR) Permit has been notified in accordance with the requirements of the *Local Government Act* as well as the Regional District’s Development Procedures Bylaw No. 2500, 2011.

Site Context:

The subject property is approximately 859 m² in area and is situated on the southeastern side of 120th Avenue, on the western shore of Osoyoos Lake. The property is approximately 1 km from the

boundary of the Town of Osoyoos. It is understood that the parcel is comprised of one single detached dwelling.

The surrounding pattern of development is generally characterised by similarly sized residential parcels that have been developed with single detached dwellings along the beach, within the strata development. Southwest of the property is primarily comprised of agriculturally zoned properties.

Public Process:

In accordance with Sections 3.5 and 3.6 of Schedule 5 (Application for a Temporary Use Permit) of the Regional District's Development Procedures Bylaw No. 2500, 2011, adjacent residents and property owners were notified of this STR Permit application on April 24, 2026, and provided 15 working days to submit comments electronically or in-person to the Regional District.

As of May 20, 2026, being 15 working days from the date of notification, approximately five (5) representations have been received electronically or by submission at the Regional District office.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:


Jerritt Cloney
Jerritt Cloney
Planner I

Endorsed By:



C. Garrish
Senior Manager of Planning

Endorsed By:



A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Satellite Imagery (Google Earth, 2024)

No. 2 – Aerial Photo (Nearmap, 2024)

Attachment No. 1 – Satellite Imagery (Google Earth, 2024)



Subject Property
(yellow outline – approximate)

Attachment No. 2 – Aerial Photo (Nearmap, 2024)



File No: E2026.016-STR