

MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT



DATE: September 9, 2026

FILE NO.: A2026.027-STR

TO: Christopher Garrish, Senior Manager of Planning

FROM: Jerritt Cloney, Planner I

RE: Short-Term Rental Accommodation (STR) Permit — Electoral Area “A”

Civic: 140 Deerfoot Road **Legal:** Lot 2, Plan KAP33044, District Lot 2709, SDYD **Folio:** A-06748.224

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 Accommodation (STR) Permit.

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

- *Our guest suite is a self-contained unit attached to our garage, designed to accommodate one or two guests.*
- *The business will operate only during the months of April through October.*
- *As owners living on the property, we will personally manage and maintain the suite to ensure it is well cared for and that guests have a quiet, respectful and enjoyable stay.*
- *Our goal is to offer a welcoming accommodation option that contributes positively to local tourism while respecting our neighbours and complying with all Regional District bylaws and licensing requirements.*

Site Context:

The subject property is approximately 4.6 ha in area and is situated on the south side of Deerfoot Road, approximately 2 km east from the boundary with Town of Osoyoos. The property is understood to contain one (1) singled detached dwelling, two (2) accessory buildings, and a pool.

The surrounding pattern of development is generally characterised by similar rural residential development.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on March 24, 1982, while BC Assessment has classified the property as “Residential” (Class 01).

Available Regional District records indicate that the following building permits were previously issued for a single detached dwelling & carriage house (2004 & 2007), swimming pool (2007 & 2011), workshop (2010) and a deck addition to the single detached dwelling (2010).

Official Community Plan (OCP):

Under the Electoral Area “A” Official Community Plan (OCP) Bylaw No. 2905, 2021, the subject property is currently designated Large Holdings (LH), with the Plan speaking to supporting the use of a

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residential dwelling unit for short-term rental permitted by a “Short-Term Rental Accommodation” (STR) Permit where:

- a) *it is occurring within the principal residence, or an accessory dwelling or secondary suite on the same parcel as the principal residence, of the property owner and/or tenant;*
- b) *no more than one (1) dwelling units on a parcel may be used for short-term rental accommodation, except in the Medium Density Residential zones where there shall be no limit;*
- c) *the maximum occupancy does not exceed an aggregate occupancy of two (2) persons per bedroom within a dwelling unit; and*
- d) *off-street vehicle parking is provided in accordance with the requirements of the applicable electoral area zoning bylaw.*

Zoning Bylaw:

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Large Holdings One (LH1) which lists “short-term rental accommodation” as a permitted accessory use, subject to Section 7.11.

Amongst other things, Section 7.11 of the Zoning Bylaw requires that “short-term rental accommodation” use occurs within a dwelling unit that is also “used for residential purposes by at least one person, or is located on the same parcel as another dwelling unit that is used for residential purposes by at least one person.”

As an exception to this, Section 7.11.4 of the Zoning Bylaw further requires that, in Electoral Area “A”, the person operating the “short-term rental accommodation” must be present and residing in the same dwelling unit as a patron during the patron’s stay.

In this instance, the proposed STR use is to occur within an accessory dwelling and the applicant’s have indicated that they will be residing in a separate dwelling unit on the parcel. For this reason, an STR Permit is required to authorize the “short-term rental accommodation” use of the accessory dwelling.

Delegated Authority:

Under Section 3.23 of the Regional District’s *Chief Administrative Officer Delegation Bylaw No. 3033, 2023*, “the CAO or his designate shall ... be delegated authority to issue, renew or re-issue a Short-Term Rental Accommodation (STR) permit under Section 493(3) of the *Local Government Act* where:

- i) *the maximum number of short-term rental accommodation uses occurring on a parcel does not exceed the maximum number of dwelling units specified in the applicable zoning bylaw;*
- ii) *the short-term rental accommodation use is to occur within a single detached dwelling, duplex dwelling, approved secondary suite or approved accessory dwelling unit;*
- iii) *the maximum number of patrons to be accommodated within a dwelling unit does not exceed two (2) per bedroom;*
- iv) *one (1) vehicle parking space is provided for each bedroom available within the dwelling unit that is to accommodate the short-term rental accommodation use;*
- v) *in Electoral Area “C”, confirmation has been provided with an application that the dwelling unit to be used for the purposes of the short-term rental accommodation use complies with minimum*

standards for health and safety as specified in the Regional District's Business Licence Regulation Bylaw, as amended;

vi) for a renewal or reissuance, no additional changes to the initial permit have been requested by the applicant; and

vii) no representation(s) opposing the requested permit has been submitted to the Regional District within the timeframe specified in the Regional District's Development Procedures Bylaw.

Public Process:

In accordance with 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 August 7, 2026, and provided 15 working days to submit comments electronically or in-person to the Regional District.

As of August 28, 2026, being 15 working days from the date of notification, approximately one (1) representation was received electronically or by submission at the Regional District office.

Analysis:

In considering this application, it is noted that the proposed "short-term rental accommodation" use generally complies with the applicable Board policies contained at Sections 6.5.12 and 22.4 of the Electoral Area "A" OCP, specifically:

- the use will be occurring within a residential dwelling unit (e.g. accessory dwelling);
- no more than two (2) dwelling units will be used for the purposes of a "short-term rental accommodation" use on the subject property;
- the maximum occupancy will not exceed an aggregate occupancy of two (2) persons per bedroom within a dwelling unit (e.g. the applicant has indicated that they intend utilize one (1) bedroom within the dwelling unit to a maximum occupancy of two (2) persons);
- the applicant has provided a site plan indicating that one (1) off-street vehicle parking spaces will be provided for use by patrons (e.g. the Zoning Bylaw requires one (1) on-site vehicle parking space per sleeping unit within the dwelling); and
- the applicant has completed a Health and Safety Declaration indicating the dwelling unit complies with minimum standards for health and safety, as specified in the Regional District's Business Licence Regulation Bylaw.

The applicant has further indicated that the proposed duration of the "short-term rental accommodation" use will be April 1st to October 31st.

The proposed use is also seen to satisfy the criteria listed under Section 3.23 of the CAO Delegation Bylaw for an STR Permit to be issued under delegated authority.

For these reasons, it is recommended that the STR Permit be approved.

Recommendation:

THAT Short-Term Rental Permit No. A2026.027-STR, to authorize the operation of a "short-term rental accommodation" use at 140 Deerfoot Road, be approved.

Respectfully submitted:

Jerritt Cloney

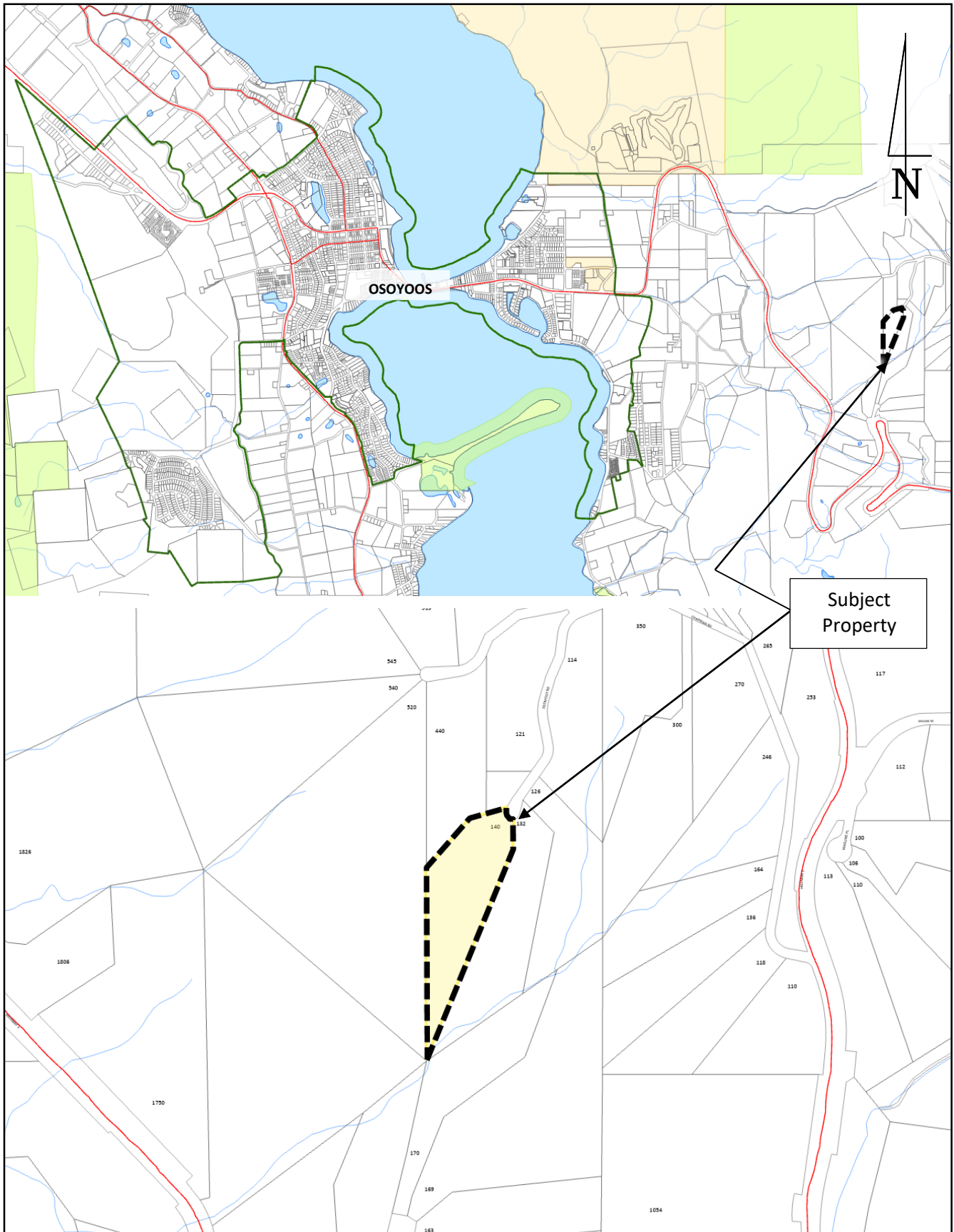
Jerritt Cloney, Planner I

Attachments: No. 1 – Context Maps

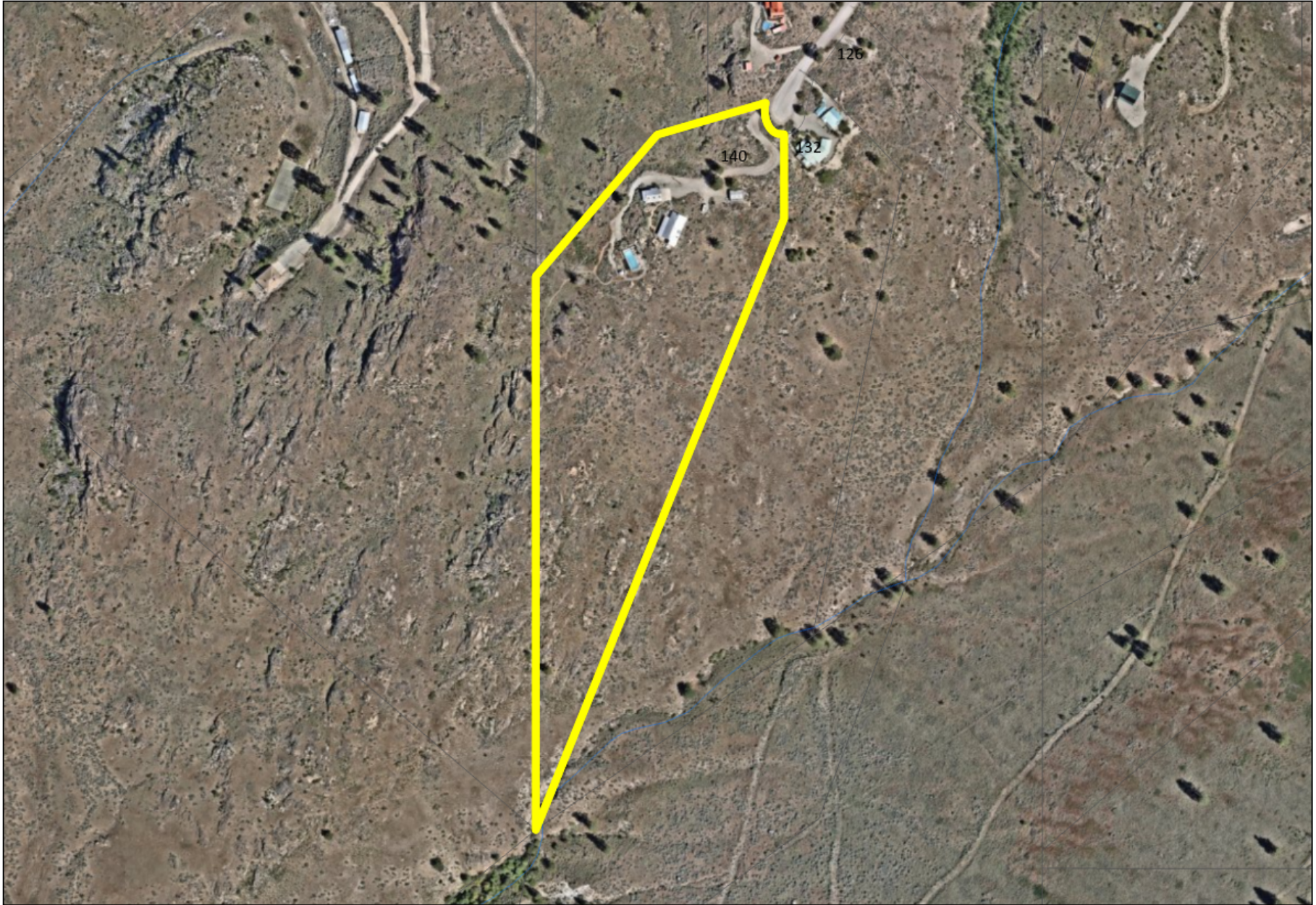
No. 2 – Aerial Photo

No. 3 – Applicant's Site Plan

Attachment No. 1 – Context Maps



Attachment No. 2 – Aerial Photo



Attachment No. 3 – Applicant's Site Plan

