
Section 6.7.15 of Electoral Area “E” OCP Bylaw supports the use of a residential dwelling unit for short-term rental accommodation where permitted by an STR permit issued under Section 493 of the *Local Government Act*, provided that:

- The use is occurring in, or on the same property as, a principal residence (in Area “E”);
- Maximum one (1) in Area “E” STR per parcel (except in the Medium Density Residential and Naramata Village Centre zone(s));
- 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 an STR permit application:

- Provision of adequate off-street parking;
- Confirmation from a qualified person that the building meets minimum health and safety standards;
- Normal occupancy of the dwelling unit and the proposed duration of use;
- Confirmation that the dwelling unit is the owner’s principal residence.

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Agriculture One (AG1) which lists “short-term rental accommodation” as a permitted accessory use in Electoral Area “E” only if the operator is present and residing in the same dwelling unit as a patron during the patron’s stay.

The Regional District has received a concurrent business licence application for the short-term rental accommodation business.

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* with a maximum term not exceeding one (1) calendar year where:

- i) the maximum number of short-term rental accommodation uses occurring on a parcel that is the subject of an application does not exceed one (1);*
- 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 occupancy of the short-term rental accommodation use does not exceed more than eight (8) patrons, with an aggregate occupancy of two (2) patrons 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) 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 Development Procedures Bylaw;*
- 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.

While the subject property is located within the Agricultural Land Reserve (ALR), Section 23(1) (Exceptions) of the *Agricultural Land Commission Act*, states that restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the *Land Registry Act* (1960), less than 2.0 acres (0.81 ha) in area.

In this instance, as the property was created by a plan of subdivision registered in 1909 and is less than 0.8 ha in area, ALC approval of the proposed STR use is not seen to be required.

Public Process:

In accordance with Sections 3.5 and 3.16 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 March 12, 2026, and provided 15 working days to submit comments electronically or in-person to the Regional District.

As of April 7, 2026, being 15 working days from the date of notification, approximately zero (0) representations have been received electronically or by submission at the Regional District office.

Analysis:

In considering this proposal, Administration notes that that the Electoral Area "E" OCP includes policies supporting the issuance of STR permits to authorize STR uses that do not involve an operator present and residing in the same dwelling unit as patrons during the patrons' stay.

In this instance, the STR is proposed in a secondary suite. While the applicants have indicated that they reside on site, they reside in a separate dwelling unit (the single detached dwelling) and therefore a STR Permit is required to authorize the use.

In considering the scope of the proposed STR, Administration notes that the use generally complies with the STR Permit assessment criteria listed in the Electoral Area "E" OCP:

- the applicant has indicated the STR is located on the same property as a principal residence;
- one (1) STR is being proposed on the parcel;
- a maximum occupancy of two (2) guests is being proposed in one (1) bedroom;
- the applicant has indicated at least one (1) off-street vehicle parking spaces will be provided; and
- health and safety requirements, including any deficiencies will be addressed prior to issuance of a business license.

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

Recommendation:

THAT Short-Term Rental Permit No. E2026.005-STR, to authorize the operation of a "short-term rental accommodation" use at 620 Boothe Road, Naramata, be approved.

Respectfully submitted:

Jerritt Cloney

Jerritt Cloney, Planner I

Attachments: No. 1 – Context Maps

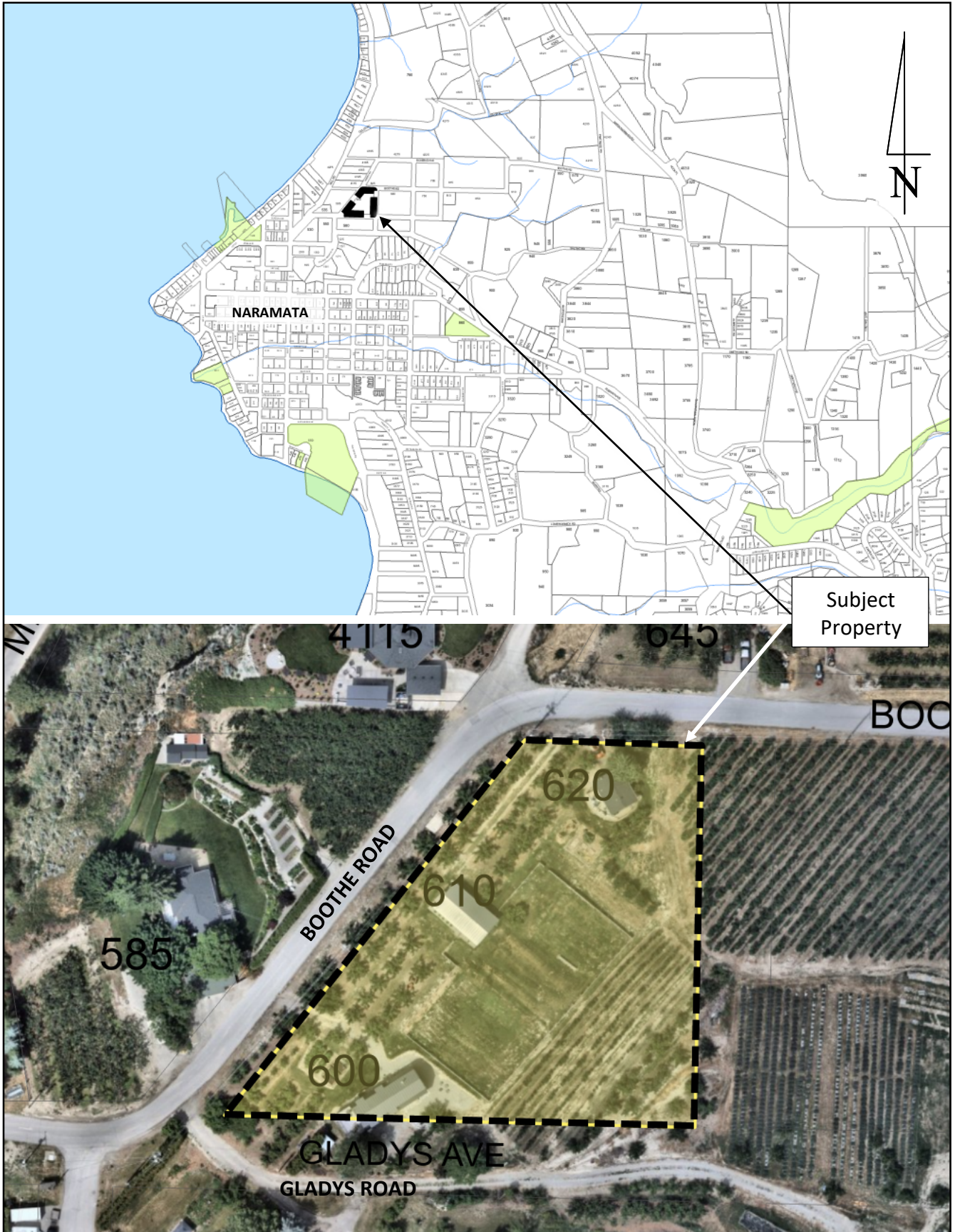
No. 2 – Applicant’s Site Plan

No. 3 – Applicant’s Floor Plan

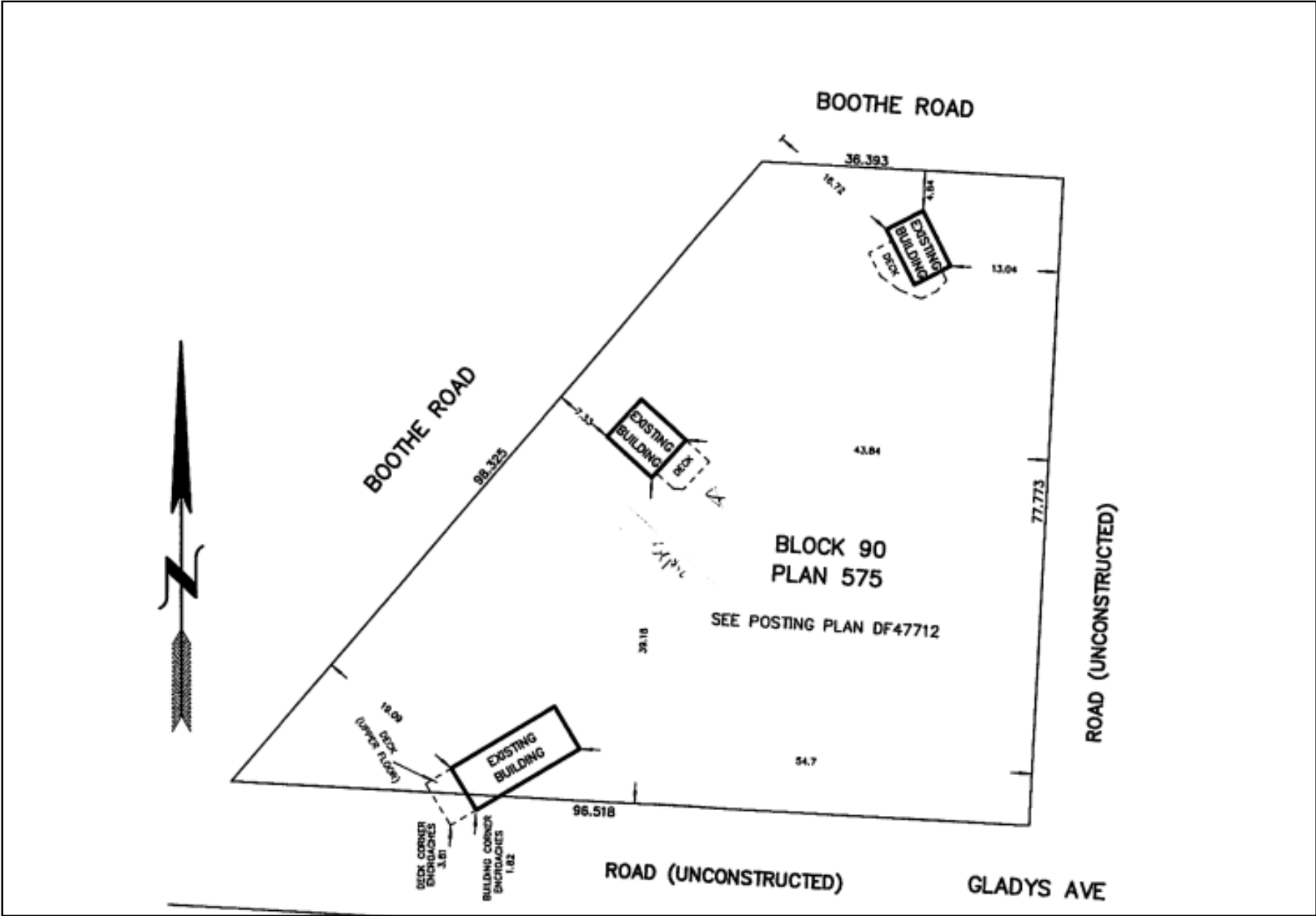
No. 4 – Applicant’s Parking Plan

No. 5 – Aerial Photo

Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant’s Site Plan



Attachment No. 4 – Applicant's Parking Plan



Attachment No. 5 – Aerial Photo

