

Vacation Rental Review

Electoral Areas “A”, “C”, “D”, “E”, “F” & “I”

Proposed OCP and Zoning Bylaw Amendments

RDOS File No. X2024.017-ZONE

Public Information Meeting
Wednesday June 11, 2025

A decorative graphic at the bottom of the slide consisting of a yellow sunburst shape on the left and a dark blue mountain silhouette on the right, set against a light yellow background.

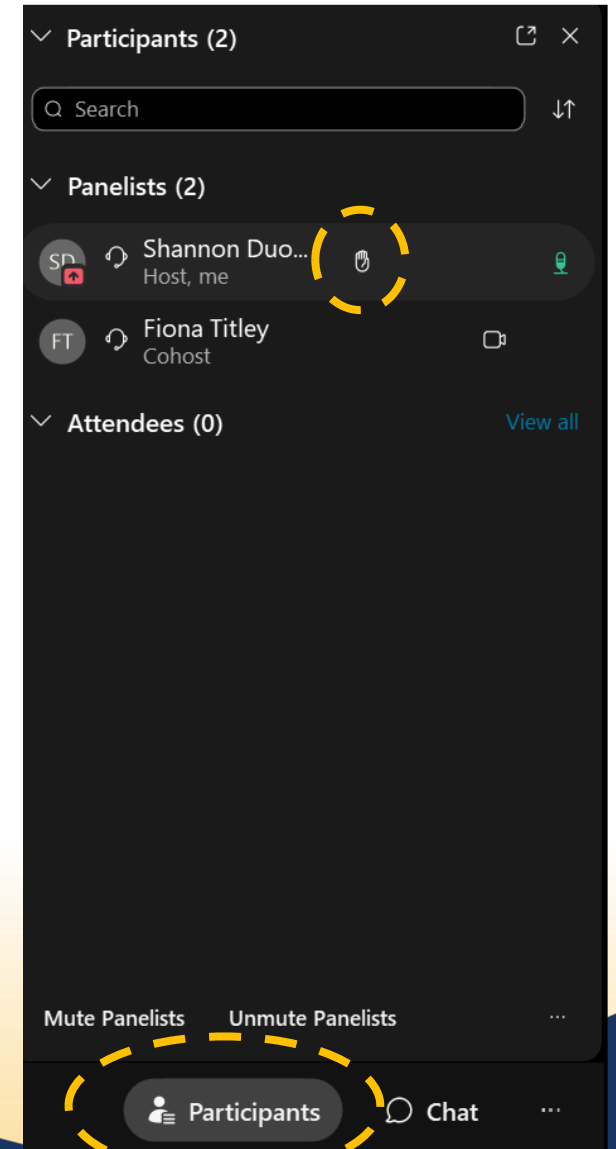
Public Information Meeting

What is a Public Information Meeting:

- It is informal:
 - no formal minutes will be taken but meeting is recorded;
 - comments for the RDOS Board to review at 1st/2nd reading should be submitted in writing (i.e. email, feedback form).
- Staff and the applicant are available to answer questions;
 - we may not be able to answer all questions tonight but can follow-up (contact details will be needed).

Webex Instructions

- Will take questions in turn;
- To indicate you want to speak:
 - **Computer:** click the “Participants” button at the bottom right corner of the screen, hover your mouse next to your name and click the “raise hand” button;
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Project Status

Revised Project Scope Status:

- Initiated May 8, 2025;
- Agency Referrals (e.g. ALC, First Nations, etc.) sent May 23, 2025;
- Public Information Meeting on June 11, 2025;
- RDOS Board consideration (i.e. 1st/2nd reading) July 3, 2025 (TBC);
- Public Hearing (dependent on 1st/2nd reading being approved).

Background

Project History

April 6, 2023

“Vacation Rental: Policy Review” identified as a Board strategic priority project.

October 26, 2023

Short-Term Rental Accommodations Act receives royal assent.

March 21, 2024

Areas “D”, “F” & “I” request to opt-in to the principal residence requirement under the *Act*.

December 19, 2024

Multiple STR amendment bylaws and business licensing bylaw initiated by RDOS Board.

Project History

**January-February
2025**

Consultation undertaken in support of proposed STR amendment bylaws

March 20, 2025

First reading of draft amendment bylaws deferred by the Regional District Board to allow for revised project scope.

May 8, 2025

Revised bylaw amendment initiated by the Planning and Development Committee of the RDOS Board.

Bill 35 – Key Changes



Short-Term Rental Accommodations Act (Bill 35)

- Restricts use to principal residence & one suite or accessory dwelling;
- applies to municipalities >10,000 persons;
 - ❖ exemptions & “opt-in”/”opt-out” allowance
- new provincial registry created;
- business licensing for regional districts;
- increased MTI fines (\$3,000); and
- removal of non-conforming use rights.

“Principal Residence Requirement”



Short-Term Rental Accommodations Act (Bill 35)

- Key Definitions:

*“**principal residence**” means the residence in which an individual resides for a longer period of time in a calendar year than any other place.*

“Principal Residence Requirement”

Key Consideration

- Requirements for “Opting-In”:
 - written request and Board resolution;
 - background information.
- Must be submitted to Minister by March 31st.
- If approved, takes affect November 1st of the same year.
- Request submitted for Areas “D”, “F” & “I”.



Current Regulations

Bed and Breakfast (1980s):

- Listed as a permitted type of “home occupation”;
- Current parameters established:
 - maximum occupancy of 8 persons.
 - no cooking facilities and breakfast is optional.
 - operator is in the house at the same time.

A bed and breakfast operation is permitted provided that:

- (i) Not more than eight guests shall be accommodated within one dwelling unit;
- (ii) Not more than three bedrooms shall be used for the bed and breakfast operation;
- (iii) No cooking facilities or other facilities for the keeping of food shall be provided for within the bedrooms intended for the said operation;
- (iv) No patron shall stay within the same dwelling for more than thirty days in a calendar year; and
- (v) one off-street parking space is provided for each bedroom used for the bed and breakfast operation.

"BED AND BREAKFAST" means an occupation conducted within a principal dwelling unit by the residents of the dwelling unit, which provides sleeping accommodations for tourists on a daily basis and may include the preparation of a morning meal to guests using the sleeping accommodations;

Current Regulations

Vacation Rental (2014):



- Key difference: no on-site operator
- Prohibited in all zones (except at Apex)
- Preferred approval method is by TUP due to benefits of the permitting process:
 - performance based (i.e. one-year pilot period);
 - appropriateness of use can be reviewed (i.e. adequate septic, health and safety of dwelling, benefits to the community);
 - provision of site manager contact details to neighbours.

Current Regulations

Tourist Accommodation:

- Key difference:
 - does not occur in a dwelling unit; or
 - is not related to a “residential” use of the property
- Generally restricted to Tourist Commercial Zones





RDOS Board Workshops

Business Licensing Workshop:

Area	Land Use	Business Licence	Licencing Authority	Licence Fee
"A"	"STR Permit"	Require	Delegated (CAO)	Averaged
"B"	"STR Permit"	Require	Delegated (CAO)	Averaged
"C"	"STR Permit"	Do not require	Delegated (CAO)	Averaged
"D"	Zoning	Require	Delegated (CAO)	Averaged
"E"	"STR Permit"	Require	Delegated (CAO)	Averaged
"F"	[TBD]	[TBD]	[TBD]	[TBD]
"G"	"STR Permit"	Do not require	Delegated (CAO)	Averaged
"H"	"STR Permit"	Do not require	Delegated (CAO)	Averaged
"I"	[TBD]	Require	[TBD]	Averaged

RDOS Board Workshops

Should “short-term rental accommodations” (STRs) be permitted within each Electoral Area and if so, how should they be regulated?

- **Option 1**: Status Quo
- **Option 2**: Permit STRs in Zoning Bylaw  Areas “D”, “F” & “I”
- **Option 3**: Creation of an “STR Permit”  Areas “A”, “C” & “E”

Related Projects

Business Licence Bylaw

- Separate project (File No. X2024.014-ZONE)
- Does not apply in Areas “C” or “F”
- \$500 annual fee (short-term rentals)
- \$200 annual fee (tourist accommodations – only in Area “E”)
- STR operators must provide the following to obtain a business licence:
 - health and safety inspection
 - parking plan
 - floor plan
 - fire evacuation plan



Proposed Bylaw Amendments

Proposed Bylaws

Proposed Amendment Bylaws:

1. Official Community Plan Amendment Bylaw No. 3099
2. Okanagan Valley Zoning Amendment Bylaw No. 2800.50
3. CAO Delegation Amendment Bylaw No. 3033.02*
4. Development Procedures Amendment Bylaw No. 2500.36*

* Only applies to Areas “A”, “C” and “E”

Proposed OCP Changes

Proposed OCP Amendments (Bylaw No. 3099):

1. Replace vacation rental policies with new policies supporting short-term rental accommodation.
 - In Areas “D”, “E”, “F” & “I”, supported only in an operator’s principal residence, or a secondary suite or accessory dwelling on the same property.
2. Delete vacation rental Temporary Use Permit (TUP) policies.
 - In Areas “A”, “C” & “E”, replace with new Short-Term Rental (STR) Permit policies.

Proposed OCP Changes

STR Permit Policies:

- Only applies in Areas “A”, “C” & “E”
- Supports allowing STRs through the issuance of STR permits, subject to the following criteria being met:
 1. STR is occurring in a residential dwelling unit;
 2. Maximum 2 STR per parcel (in Area “E” maximum is 1);
 3. Maximum occupancy 2 guests per bedroom;
 4. 1 parking space per bedroom; and
 5. Meets health and safety requirements.

Proposed OCP Changes

Proposed OCP Amendments (Continued):

3. Introduce new tourist accommodation policies:

- Proposals that do not meet STR criteria are considered “tourist accommodation” uses.
- The use of dwellings for “tourist accommodation” is discouraged.
- Tourist accommodation proposals may be considered through a TUP.

Proposed Zoning Changes

Proposed Zoning Amendments (Bylaw No. 2800.50):

1. Replace “bed and breakfast” and “vacation rental” with new “short-term rental accommodation” use class:

“short-term rental accommodation” means the renting of a dwelling unit by its owner to members of the public for temporary accommodation for a period of less than 30 consecutive days for each patron, and may include the provision of meals for those persons using the sleeping accommodations;

2. Permit short-term rental accommodation in all zones that currently allow bed & breakfast (i.e. where a single detached dwelling is permitted).

Proposed Zoning Changes

Proposed Zoning Amendments (Continued):

3. Apply the following density regulations to STR uses:
 - Maximum 2 STRs per parcel in Areas “A”, “C”, “D” & “I”
 - Maximum 1 STR per parcel in Areas “E” & “F”
 - No maximum applied to the Medium Density Residential, Town and Village Centre and Comprehensive Development (i.e. 1 STR permitted per dwelling unit).

Proposed Zoning Changes

Proposed Zoning Amendments (continued):

4. Apply the following regulations to STR uses:
 - Maximum 2 guests per bedroom;
 - Minimum 1 parking space per bedroom;
 - Permit year-round short-term rental of second dwellings (e.g. secondary suites and accessory dwellings);
 - In Areas “A”, “C” & “E”, resident must be present and residing in the principal dwelling unit during a patron’s stay, except as authorized by an STR Permit.
 - In the ALR, STRs permitted only to the extent they comply with provincial legislation or have received approval from the ALC.

STR Permit Changes Electoral Areas “A”, “C” & “E”

STR Permit Changes

Proposed CAO Delegation Amendments:

- Authority to issue STR Permits is delegated to staff, subject to criteria being satisfied.
- Where a proposed STR use does not meet these criteria, consideration of the STR Permit would be by the Board at a regular meeting.

STR Permit Changes

Proposed CAO Delegation Amendments:

Delegation Criteria:

1. Maximum of 1 STR per parcel;
2. STR is in a single detached, duplex, accessory dwelling or secondary suite;
3. Maximum of 8 guests, with 2 guests per bedroom;
4. 1 parking space provided per bedroom;
5. The dwelling meets health and safety requirements; and
6. No representations opposing the proposal are received.

STR Permit Changes

Proposed Development Procedures Amendments:

- Notice of Development signs will not be required for STR Permit applications.
- Notice of STR Permit applications will be provided as follows:
 - Letters to properties within 100m;
 - Voyent Alert to properties within 150m; and
 - Updates to the application webpage.

STR Permit Changes

Proposed Fees and Charges Amendments:

- The following fee structure is proposed:

STR Use	All Other Uses
Application Fee: <ul style="list-style-type: none">➤ Delegated: \$500.00➤ Non-Delegated: \$2,500.00 Renewal / Re-issuance Fee: <ul style="list-style-type: none">➤ Delegated: \$500.00➤ Non-Delegated: \$1,250.00	Application Fee: \$1,250.00 Renewal Fee: \$1,250.00

QUESTIONS?

If you do not get the chance to speak tonight, have more questions, or would like to submit written comments, please contact me at:

planning@rdos.bc.ca

(250) 490-4109

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