ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: November 19, 2026

RE: Short-Term Rental Accommodation (STR) Permit Application – Electoral Area "A" (A2026.031-STR)

Administrative Recommendation:

THAT Short-Term Rental Accommodation (STR) Permit No. A2026.031-STR, to allow for the short-term rental accommodation of the parcel at 125 Eagle Point Road be approved.

Alternative:

1. THAT Short-Term Rental Accommodation (STR) Permit No. A2026.031-STR, to allow for the short-term rental accommodation of the parcel at 125 Eagle Point be denied.

Legal: Lot 8, Plan KAP797333, District Lot 2709, SDYD Folio: A-06749.690

OCP: Small Holdings (SH) Zone: Small Holdings Three (SH3)

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 the anticipated benefit would include, amongst other things, "…to provide a comfortable stay and share the beautiful natural topography of Osoyoos Mountain and surrounding area(s) with guests while I'm away travelling at various times throughout the year."

Strategic Priorities: Operational

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on December 6, 2005, while BC Assessment has classified the property as "Residential" (Class 01).

Available Regional District records indicate that a building permit for a single family dwelling was previously issued (2022).

Official Community Plan (OCP):

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

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 and Naramata Village Centre 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 Small Holdings Three (SH3) 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 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 a principal dwelling and the applicant's have indicated that they will be not residing in the dwelling when patrons are present. For this reason, an STR Permit is required to authorize the "short-term rental accommodation" use of the principal dwelling.

For this reason, an STR Permit is required to authorize the "short-term rental accommodation" use.

Enforcement History:

The Regional District has not received written complaints in relation to this property.

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 residential dwelling unit;
- One (1) STR is proposed on the subject property, while up to two (2) would be supported in the OCP;

- Two (2) total occupants are proposed for the one (1) bedroom located in the subject property, which meets the maximum occupancy allowance of two (2) persons per bedroom; and
- Four (4) parking spaces are proposed, which is exceeds the off-street vehicle parking requirements of the applicable electoral area zoning bylaw

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, three (3) total representations have been received on this proposal, including two (2) negative representations, which include concerns of a lack of an on-site property manager during guests' stay, safety and increased local traffic in the area.

Thus, the option is available to the Board to determine that this proposal may adversely affect the surrounding residential area and cannot be supported.

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 1.38 ha in area and is situated on the south-west side of Eagle Place, approximately 7.1 km east from the boundary with the Town of Osoyoos. The property is understood to contain one (1) singled detached dwelling and several accessory buildings.

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

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 September 14, 2026, and provided 15 working days to submit comments electronically or in-person to the Regional District.

As of October 6, 2026, being 15 working days from the date of notification, approximately three (3) representations have been received electronically or by submission at the Regional District office.

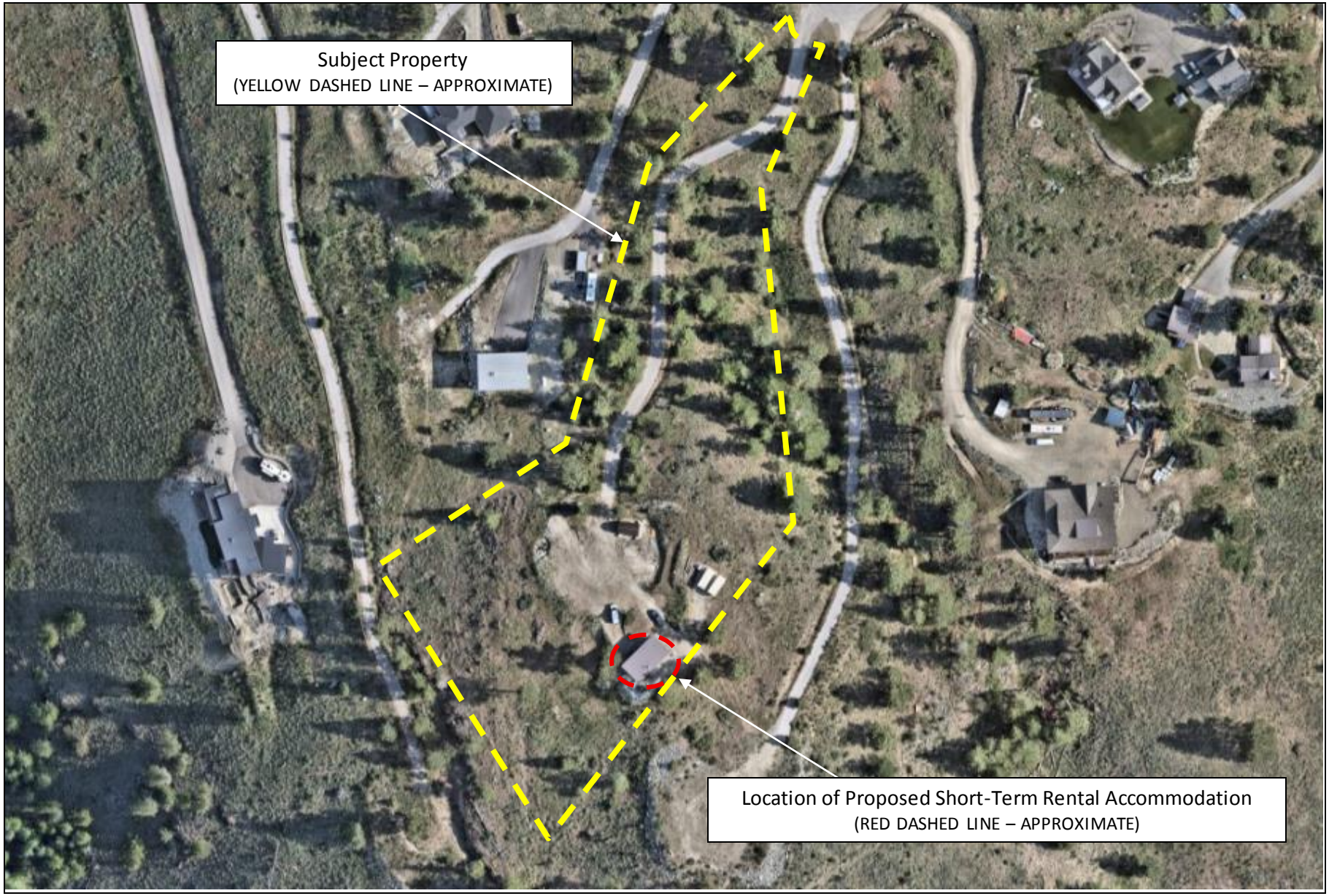
Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:	**Endorsed By:**	**Endorsed By:**
Jerritt Cloney		*Allen Fillion*
Jerritt Cloney	C. Garrish	A. Fillion
Planner I	Senior Manager of Planning	Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Aerial Photo (Nearmap – 2025)

No. 2 – Site Photo

Attachment No. 1 – Aerial Photo (Nearmap – 2025)



Attachment No. 2 – Site Photo

