



Business Licencing Workshop

Decision
Short Term Rentals
Temporary use Permits
Business Licenses

ONE REGION WORKING TOGETHER

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Regulation Decision Workshop

Administrative Recommendation:

THAT the Board vote on each of the decision points and direct staff to implement them as voted on; and

THAT staff be directed to bring back to the Board recommended license fees and penalties associated with the business licenses based on today's decisions.

Business Licenses main objectives

- Compliance with zoning regulations.
- Licensing ensures that business meet safety and health standards.
- Provides consumers with information that the business is legitimate.
- Funds expenses which are incurred if bylaw is involved.

Types of Business Licenses:

- . General Business License: required for most businesses.
- . Professional License: for professionals like doctors, lawyers, and accountants.
- . Home-Based Business License: necessary if you operate a business from your home.
- . Industry-Specific Licenses: certain industries (e.g., food service, construction) have specific licensing requirements.

Decisions

What uses shall be subject to a business licencing requirements in the Electoral Areas (if any)?

Option 1: “vacation rentals” (Business Licenses?);

Option 2: “short-term rental accommodations” (e.g. “vacation rentals”, B&Bs, hotels, agri-tourism, etc.);

Option 3: all commercial businesses (including STRs); or

Option 4: *other* (TBD).

Estimated Fee Structure Decision 2

For those Electoral Areas that resolve to implement business licenses, what is the preferred fee structure for short-term rental accommodation uses?

- **Option 1:** Tiered Structure (for STRs)
 - Minor (low rental): \$200.00*
 - Major (not high renters): \$400.00*
 - Major (high renters): \$600.00*
- **Option 2:** Weighted Average (for STRs)
 - all STR uses: \$350.00*
- **Option 3:** all commercial businesses
[to be determined*]
- * please note once the Board has directed staff on each of the decisions, staff will be able to come back with definitive fees and charges.

Delegation of Authority Decision 3

Under the Business Licensing authority, a local government may delegate the issuance of a business license to staff. Is it the Board's preference to delegate this matter to staff?

Option 1:

- that the issuance of business licenses be delegated to the CAO (recommended); or

Option 2:

- that the issuance of business licenses be retained by the Board.

Land Use Regulation Decision 5

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

- **Option 1**: Status Quo (STRs prohibited)
- **Option 2**: Permit STRs in Zoning Bylaws
- **Option 3**: Creation of an “STR Permit”

Land Use Regulation Decision 5

Option 1: Status Quo

- “Vacation rental” uses continue to be prohibited by zoning (*except at Apex).
- Vacation rentals continue to be approved through the issuance of Temporary Use Permits (TUPs).
- Policies supporting vacation rentals being authorized through the issuance of a Temporary Use Permit (TUP) are retained in the Electoral Area Official Community Plans (OCPs)
- Property owners will continue to be required to seek approval of TUP applications at the discretion of the Board, including public notification requirements.

Land Use Regulation Decision 5

Option 1: Status Quo (Continued)

- Existing OCP policies in Areas “A”, “C”, “D”, “E”, “F”, & “I” is retained.
- OCP and Zoning Bylaw amendments *may* be required for Areas “D”, “F” and “I” to align with the principal residence requirement.
- Electoral Area “H” OCP Bylaw is amended to introduce supporting policies.
- Electoral Area “B” “ & “G” would not be subject to this regulatory approach as zoning has not been implemented in these Areas.
- Problematic issues, (e.g. septic compliance criteria, staff resource requirements for issuing TUPs) would persist.

Land Use Regulation Decision 5

Option 2: Regulate STRs through Zoning

- Amend OCPs to support “short-term rental accommodation” uses (STRs) in designations that allow residential uses;
- Amend zoning bylaws to consolidate similar uses (e.g. bed & breakfast operations) into a new “short-term rental accommodation” use class to align with Provincial legislation.
- Amend Zoning bylaws to permit STRs in zones that allow residential uses (similar to current allowances for B&B uses).
- May address problematic issues resulting from regulating STRs through TUP issuance.

Land Use Regulation Decision 5

Option 3: Creation of an “STR Permit”

- Explore implementation under the TUP authority of the *Local Government Act*
- Could comprise a simplified and streamlined version of the status quo, in which:
 - Issuance of all permits is delegated to staff;
 - Reduced notification requirements are explored;
 - Requirement to receive representations is explored; and
 - Assessment criteria in the Electoral Area OCPs is simplified.

QUESTIONS?