

Short-Term Rental Review Revised Amendment Bylaws

Planning & Development Committee

Thursday May 8, 2025

Short-Term Rental Review

Background

- **March 20, 2025:** various amendment bylaws related to the Short-Term Rental Review were deferred in order to allow for additional direction to be provided.
- **April 3, 2025:** an informal workshop is held with Electoral Area Directors in order to discuss revisions to the amendment bylaws deferred on March 20th.

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Intensity of STR Use

- allow one (1) per parcel in Electoral Areas “E” & “F”
- allow two (2) per parcel in Electoral Areas “A”, “C”, “D” & “I”;
- allow 2nd dwelling unit to be used exclusively as an STR (i.e. up to 12-months a year);
- no maximum number of STRs “per parcel” in the Medium Density Residential & Town/Village Centre Designations; and
- permit an aggregate occupancy of 2 persons per bedroom.

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Principal Residence Requirement

- Electoral Areas “D”, “F” & “I” formally “Opted-In” in 2024 and the applicable OCP policies reflect this.
- proposed to introduce a comparable OCP policy statement regarding “Principal Residence Requirement” in Electoral Area “E” (as per workshop direction).

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Short-Term Use of RVs

- Zoning Bylaw currently allows an owner in the RA, AG, LH or SH Zones to have one (1) RV belonging to a guest or visitor parked on their property for 90 days between May & Sept.
- Workshop request from Electoral Area “I” to preclude this allowance for a RV belonging to a guest or visitor if a business licence for an STR has been issued.

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Licencing of STR's

- expand business licence requirement in Electoral Area “E” for all other types of tourist accommodation uses (e.g. hotel, motel, agri-tourism, etc.);
- apply a business licence fee of \$200 to tourist accommodation uses in Electoral Area “E”;
- provide property manager contact information to neighbours within a 100 metre radius.

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Response – Single Licence:

- Draft Business Licence bylaw provides discretion to include “complimentary business” under a single licence.
- Allows for STR in a secondary suite/ accessory dwelling under same business licence as STR of the principal dwelling.
- Multiple unit dwellings (i.e. apartment buildings or townhouse complexes) require a separate licence for each unit.

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Response – Unauthorized Suites:

- Currently regulated through a combination of zoning controls and Board policy (i.e. *Decommissioning a Dwelling Unit* policy).
- Zoning regulations were reviewed as part of the “Residential Zone Update” leading up to the adoption of the Okanagan Valley Zoning Bylaw No. 2800, 2022.

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Tourist Accommodation Use:

- What happens when a short-term rental does not meet the proposed new zoning regulations?
- It is deemed to be contrary to zoning - a “tourist accommodation” use - that can only be authorized by the Board through a rezoning or TUP.



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Local Government Act:

- Section 460 of the Act states that the Board **must** consider an application from a land owner seeking an amendment to a bylaw or a permit authorizing a use prohibited by that bylaw.



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OCP Policies:

- supports STR use of dwellings in residential neighbourhoods;
- considers a use that exceeds STR policies to be a “tourist accommodation” use;
- discourages the use of a residential dwelling for “tourist accommodation” purposes;
- encourages the submission of a TUP application to authorize a “tourist accommodation” use in a residential area.

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Considerations:

- Staff would *generally* interpret the policy direction on “tourist accommodation” proposals as to not support the application.
- This would be on the basis that such a use is too intensive for a residential neighbourhood and should be located elsewhere (e.g. mixed-use or tourist commercial zone).
- Examples could include “boutique” (e.g. small-scale) motels and campgrounds, or patron numbers exceeding bedrooms.

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Next Steps:

- Renotify proposed changes to the bylaws (e.g. OCP, Zoning and Business Licence Regulation bylaws):
 - posting information to the Regional District's website;
 - distributing a notice on VoyentAlert!;
 - posting a notice to the RDOS "Bulletin Board";
 - holding a public information meeting;
 - 2 consecutive advertisements in local print newspapers; and
 - letters to existing permit holders.

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QUESTIONS?