

# Welcome

---

Town of Osoyoos

## Short-Term Rental Regulation Review Public Information Meeting

Thank you for joining us!  
Your input is important to help  
shape the future of our community.

# Short-Term Rental Regulation Review

The Town of Osoyoos is undertaking a review of the regulations that are applied to short-term rental accommodations.

As part of this project, the Town is proposing a short-term rental (STR) pilot program to establish a regulatory framework for STRs in the community.



## What are Short-Term Rentals?

Short-term rentals (STRs) are dwelling units used for providing vacation or recreation accommodation for a specific period of time, usually facilitated through an online platform such as Airbnb or VRBO (Vacation Rental By Owner).

## Why is the Town considering STR regulation?

While short-term rentals contribute to the Town's vibrant tourism industry, they also present challenges in balancing tourism demand with year-round housing needs.

In 2021, the Town updated its Official Community Plan (Bylaw No. 1375, 2021) and adopted the following policies:

- Consider establishing a policy to regulate short-term rentals as an option for tourist accommodations and to ensure that long-term rental housing stock is protected (s. 6.B.3.1(e)).
- Consider implementing a short-term rental permitting process to regulate the use of residential properties for commercial uses (s. 6.B.3.2(h)).
- Allow a wide variety of ownership and rental structures for tourist accommodation facilities within the Tourist Commercial designation, including rental pool, STRs, and others. (s. 7.C.2.4.(e)).

This project aligns with the updated OCP policies and aims to develop regulations that protect long-term housing while maintaining diverse and flexible accommodation options in the Town.

## Are short-term rentals currently regulated in Osoyoos?

Short-term rentals are currently prohibited in all residential zones and are only allowed on a limited basis on the Resort Commercial (CT4) Zone, within a "resort residential building", subject to the issuance of a business license(s).

## Previous Community Engagement

Throughout 2023, the Town conducted a series of public engagement initiatives to gather insights on key short-term rental topics with residents, as well as a proposed Short-Term Rental Pilot Program. The purpose of the engagement was to determine a best approach for incorporating short-term rentals in a manner that balances the positive and negative impacts associated with these uses.

To gather feedback, the Town hosted an online survey and three community workshops. During these engagement opportunities, the Town learned that:

51%

of survey respondents support permitting short-term rentals in Osoyoos

16%

of participants would support permitting short-term rentals, so long as they were restricted to certain areas within the Town

24%

of participants do not support permitting short-term rentals

## Timeline

- 2022** ● **November:** The Town launched a Zoning Bylaw Update Project to revise Zoning Bylaw No. 1085, 1998 and began considering short-term rental (STR) policies.
- 2023** ● **February – June:** Community engagement on STR regulation options.
- **July – October:** The Town reviewed different approaches and decided to move forward with an STR Pilot Program, originally planned for full implementation in 2025.
- **October – December:** The BC Short-Term Rental Accommodations Act and other provincial legislation were introduced, delaying the STR program and zoning bylaw updates.
- 2024** ● **March:** Council opted into the Provincial "Principal Residence Requirement," which took effect on November 1, 2024.
- **September:** The Town adopted Zoning Bylaw No. 1395, 2024, replacing Zoning Bylaw No. 1085, 1998, which only permitted STRs in the Resort Commercial (CT4) Zone.
- **December:** During a Committee of the Whole Meeting, the Town's Administration recommended moving forward with a modified STR Pilot Program.
- 2025** ● **March:** Community engagement on the STR Pilot Program and draft bylaws.

The Province of B.C. has introduced new short-term rental regulations to provide local governments with stronger tools to enforce short-term rental bylaws.

The regulations have three primary areas of focus:

1. **Increasing fines** for contravention of short-term rental regulations and strengthening local government enforcement tools.
2. **Protecting the community housing stock** by returning short-term rentals to long-term homes (i.e., by establishing new criteria for operating short-term rentals within certain communities, being the “Principal Residence Requirement”, and removing non-conforming use allowances).
3. **Establishing a new role for the Provincial government** in the regulation and enforcement of short-term rentals.

## Principal Residence (PR) Requirement

The Province’s *Short-Term Rentals Accommodations Act* introduces a “Principal Residence Requirement.” This new requirement limits the operation of short-term rentals to:

- The host’s principal residence; and,
- One secondary suite or accessory dwelling on the same property as the host’s principal residence.

This requirement applies to municipalities with a population of 10,000 or more, as well as some smaller neighbouring communities. However, communities that are exempt from this requirement have the option to opt in.

## Osoyoos’ Decision to Opt In

In March 2024, Council requested that the Town be included in the Principal Residence Requirement, and this request was approved, taking effect on November 1, 2024.

Opting in or out of this requirement depends on the unique needs of each community. For Osoyoos, a key benefit of opting in is that give the Town access to provincial enforcement and resources to support the Town’s short-term rental regulations.

## Future Flexibility

The regulations allow eligible communities to opt in or out of the PR Requirement each year on March 31, meaning Osoyoos may choose to opt out in the future if needed.

The opt-in process applies only to the PR Requirement. Other parts of the Act, including general short-term rental rules, apply province-wide, even in communities that do not opt in.

# Short-Term Rental Pilot Program

To explore potential changes to STR regulations, the Town of Osoyoos is **considering a Short-Term Rental Accommodation Pilot Program**. This initiative aims to regulate STRs while maintaining long-term housing availability and offering diverse and flexible accommodation options for visitors.

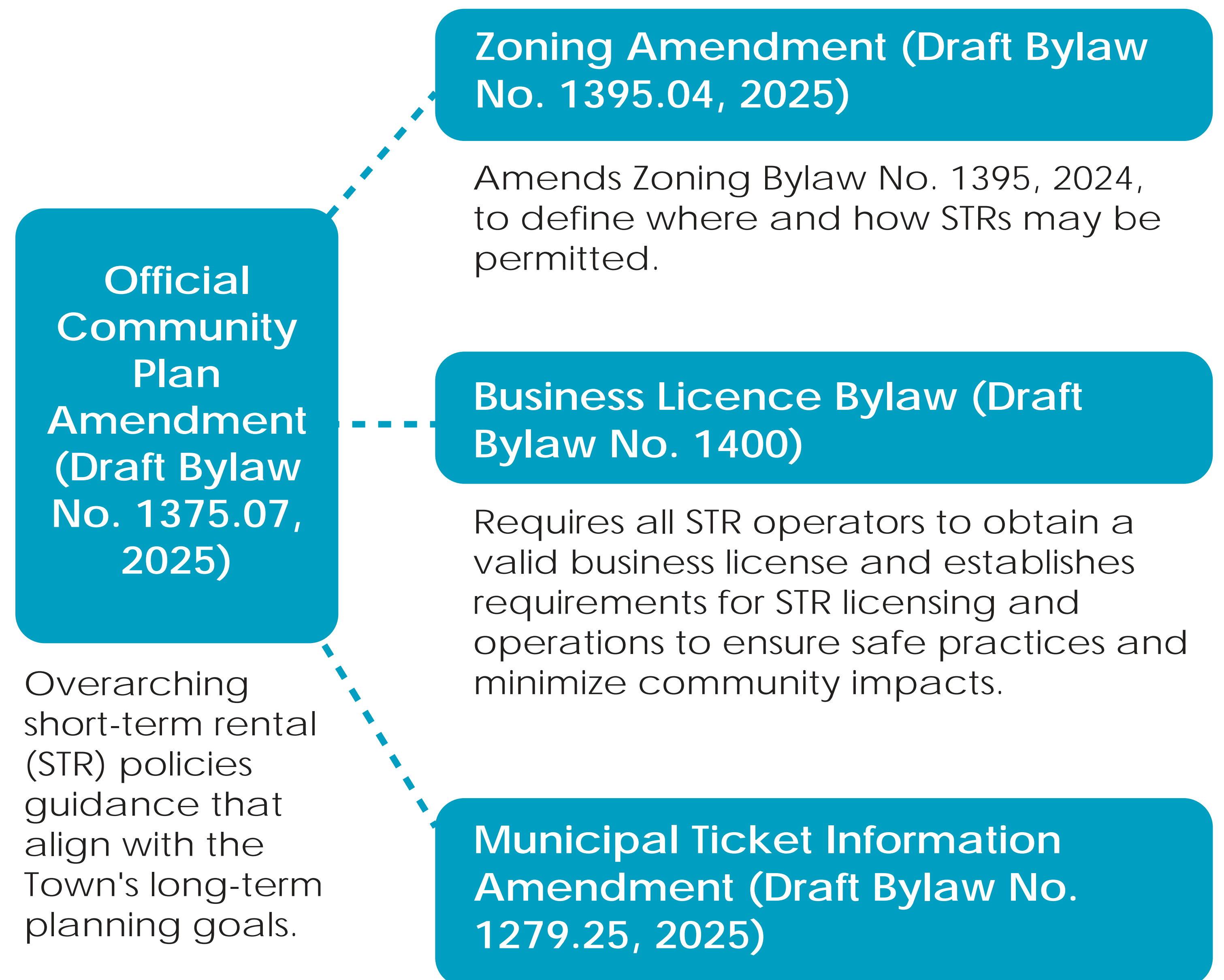
If approved as proposed, the Pilot Program would allow STRs in the Small-Scale Multi-Unit Residential (RS1) Zone, providing they meet the following conditions:

- **Permitted STR Locations:** One STR per parcel within a single detached dwelling, secondary suite, accessory dwelling, or one unit of a duplex
- **Occupancy Limits:** Maximum of four (4) bedrooms per STR, with a maximum occupancy of eight (8) guests at any time
- **Parking Requirements:** One (1) parking space per bedroom in the STR
- **Business License Requirement:** All STR operators must obtain a business license from the Town, with the following application requirements:
  - Proof of compliance with the principal residence requirement
  - Floor plan submission
  - Health and safety inspection
  - Fire evacuation plan
  - Parking plan

## Enforcement

New fines (\$150.00 - \$3,000.00) would be introduced for operating in contravention of business license and zoning requirements, as well as for advertising without a valid business license or for more bedrooms/sleeping units than permitted.

## Proposed STR Regulatory Framework



Introduces offences and fines specific to STRs and STR operators, strengthening the Town's ability to enforce regulations.

## Draft Business Licence Bylaw No. 1400

The Town of Osoyoos is proposing a new Business Licence Bylaw No. 1400.

### What is the purpose of this Bylaw?

This bylaw ensures that businesses in Osoyoos, including short-term rentals (STRs), operate legally by requiring a valid business license.

### Who does this Bylaw apply to?

Anyone operating a business in the Town of Osoyoos must obtain a valid license. A separate license is required for each business.

### Exemptions may apply to:

- Businesses with a valid Inter-Municipal or Inter-Community License
- Registered charities and non-profits that do not operate retail or commercial businesses
- Educational organizations, churches, sports teams, and societies
- Long-term rentals under the Residential Tenancy Act
- Provincial or Federal government activities
- Local fundraising events where all proceeds go to a non-profit society
- An event where the entirety of the proceeds are going to a local not-for profit society

### Proposed Business License Requirements for STRs

#### Application Requirements:

- A \$750.00 application fee is required for STR or Bed and Breakfast operators.
- Applicants must submit:
  - Proof of principal residence (for STRs)
  - Floor plan
  - Health and safety inspection
  - Fire evacuation plan
  - Parking plan

#### Additional License Conditions:

- The business license number must be displayed in all advertisements and in a clearly visible area at the property entrance or as designated by the License Inspector.
- Provide the Town contact information for a local contact or property management company available 24 hours a day to respond to nuisance complaints.
- Guest information must be posted inside the unit, including
  - Fire evacuation plan
  - Parking instructions
  - Garbage management guidelines
  - A good neighbor guide

## Draft Official Community Plan Amendment Bylaw No. 1375.07, 2025

The Town of Osoyoos is proposing to amend the existing Official Community Plan Bylaw No. 1375, 2021.

### What is the Official Community Plan Bylaw?

The Official Community Plan provides the Town with a framework to guide growth and development. All bylaws and works undertaken by Town Council must be consistent with the policy direction provided in the Official Community Plan.

### Why is the Bylaw being amended?

This bylaw amends the existing Official Community Plan Bylaw No. 1375, 2021, to update policies related to short-term rental accommodations.

### What amendments are being proposed?

A new sub-section is being proposed to regulate short-term rentals accommodations to protect the long-term rental housing stock. The amendment supports:

- Short-term rentals on lands designated Low Density Residential (LR) where the operation takes place within a single detached dwelling, accessory dwelling, or secondary suite on a parcel which is the owner and operator's principal residence
- Short-term rentals on lands designated as Tourist Commercial (TC) where the operation takes place within a resort residential building
- Regular reviews of short-term rentals to understand their impact on rental housing affordability and supply
- Periodic reviews of business license fees to ensure that the regulation of short-term rentals operates on a cost-recovery basis
- Considering the use of residential dwelling units for tourist accommodations through the issuance of a temporary use permit (TUP)

The amendment discourages:

- The use of residential dwelling units or accessory buildings for temporary commercial accommodation that does not comply with short-term rental regulations
- Short-term rentals within multi-family residential developments

## Draft Municipal Ticket Information Amendment Bylaw No. 1279.25

The Town of Osoyoos is proposing to amend the existing Municipal Ticket Information Bylaw No. 1279, 2011.

### What is the purpose of the Municipal Ticket Information Bylaw?

The purpose of the bylaw is to authorize the use of the Municipal Ticket Information System to enforce designated Town of Osoyoos bylaws. The bylaw outlines specific offences and corresponding fines for various Town Bylaws.

### What amendments is the Bylaw proposing?

The proposed Bylaw amends the existing Municipal Ticket Information Bylaw No. 1279, 2011, to update the fines and regulations related to business licensing and zoning.

### What offences are included in this Bylaw?

The amendment proposes offences for:

- Operating a business without a valid license
- Advertising a short-term rental accommodation without a valid license
- Advertising a short-term rental unit with more bedrooms than permitted
- Failing to display a valid business license
- Operating a use not listed in a particular zone

### How much are the fines?

The fines range from \$150 to \$3,000, with reduced amounts if paid within 30 days.

## Draft Zoning Amendment Bylaw No. 1395.04, 2025

The Town of Osoyoos is proposing to amend the existing Zoning Bylaw No. 1395, 2025.

### What is the purpose of the Zoning Bylaw?

The Zoning Bylaw guides the overall development and character of the community by regulating how land can be used. It divides all land and property within the Town of Osoyoos into zones, which outline permitted uses and define a set of rules that all buildings and other structures must follow.

### Why is the Bylaw being amended?

The Town of Osoyoos is proposing changes to the existing Zoning Bylaw No. 1395, 2024, to allow short-term rentals (STRs) in the Small-Scale Multi-Unit Residential (RS1) Zone, which includes most single-family areas in Osoyoos, and the Agriculture (AG) Zone.

### Current Regulations

Right now, STRs are only allowed in the Resort Commercial (CT4) Zone, where "resort residential buildings" are permitted. These buildings can be used as either full-time residences by owners or tenants or as short-term rentals (for stays of less than one month)

### What amendments are being proposed?

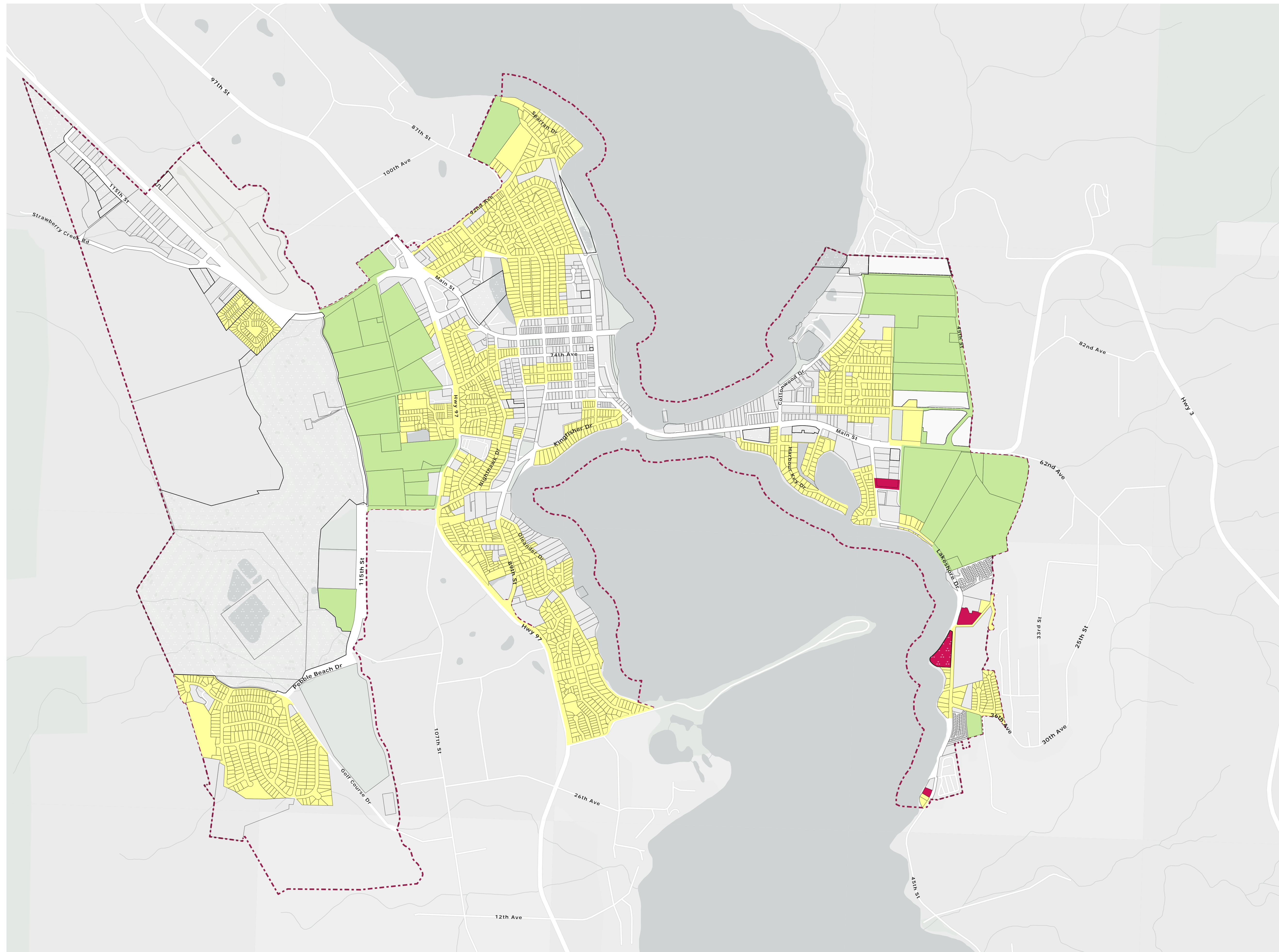
The draft bylaw amendment would allow STRs as a permitted use in the RS1 and AG zones, subject to the following conditions:

- A maximum of four (4) bedrooms per STR.
- No more than eight (8) patrons accommodated at any time.
- A Bed and Breakfast cannot already be licensed on the same parcel.
- At least one (1) on-site parking space per bedroom must be provided.
- For parcels within the Agricultural Land Reserve (ALR), STR use must receive approval from the Agricultural Land Commission.

## How are other communities regulating short-term rentals?

Municipality	Max No. per Parcel <i>In Low Density Residential Zones</i>	Max No. of Bedrooms	Max No. of Patrons	Parking Spaces	Health & Safety Inspection Required	Business License Fee	
						STR	B&B
Town of Osoyoos (Proposed)	1	4	8	1/bedroom	Yes	\$750.00	\$750.00
City of Penticton	1	n/a	2/bedroom	1/bedroom	Yes	\$775.00 (H.O.)* \$515.00 (major) \$260.00 (minor)  * "H.O." = High Occupant STR with 6 or more patrons	\$220.00
City of West Kelowna	1	4	8	1 per 1-2 bedrooms	Yes	\$500.00	\$500.00
Revelstoke	1	4	8	1/bedroom (max of 4)	Yes	\$500.00 (+\$250.00/ additional bedroom)*  *Does not include application fee	\$500.00 (+\$250.00/ additional bedroom)*  *Does not include application fee
Town of Golden	1	3	6	1/bedroom (max of 3)	Yes*  *Self inspection	\$175.00 (1 bedroom) \$225.00 (2 bedrooms) \$275.00 (3 bedrooms)	\$125.00 (1 sleeping unit) \$175.00 (2 sleeping units) \$225.00 (3 sleeping units)

# Proposed Permitted Short-Term Rental Zones within Osoyoos



## Legend

- Town Boundary
- Indian Reserve
- Parcel
- Site Specific ('s')

## STRs Currently Allowed:

### Tourist Commercial

- Resort Commercial (CT4)

## STRs Permitted Under Proposed Pilot:

### Low Density Residential

- Small-Scale Multi-Unit Residential (RS1)

### Agriculture

- Agriculture (AG)

**Do you have any other comments regarding short-term rental regulation in Osoyoos?**

Please use a sticky note.

# How would you rate your support for implementing the Pilot Program as proposed?

Strongly Support	Somewhat Support	Neutral	Somewhat Oppose	Strongly Oppose

Are there any elements of the proposed program that you feel are missing?