

# Welcome

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Town of Osoyoos

## Short-Term Rentals Community Workshop

**Thank you for joining us!**

Your input is important to help  
shape the future of our community.

*Please sign in upon arrival.*



## What is the Town proposing?

A 2-3 year pilot program that requires issuance of a permit for short-term rental operation.



## 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 STRs are currently prohibited in most areas of Osoyoos, many STRs exist in the community due to the major role that tourism plays in the local economy.

The Town is only aware of the illegal STRs that are brought to Staff's attention by community members. Regulation/a permitting process will allow the Town to track STRs and better understand any negative implications associated with them so that these can be addressed.

## Why is a pilot program being proposed for STR regulation?

A pilot program allows the Town to:

- Track what elements of regulation are working well and where gaps exist
- Establish a system for tracking and enforcement
- Revisit regulations on an annual basis throughout the program to adjust the program accordingly until the balance of regulations is "just right"

## Timeline for Implementation

- **Draft Program Recommendations**  
Late Summer 2023
- **Community Review of Draft Program**  
Late Summer/Early Fall 2023
- **Council Adoption of Program**  
February/March 2024
- **Program Initiation**  
Spring 2024

# Proposed Program Criteria:

1.

## Require STR Permit for Operation

### What does this mean?

A permit must be issued by the Town for a period of one-year to operate an STR in Osoyoos

### What are the benefits?

- Ensures that the proposed STR has been reviewed by Town staff to see that the unit is compliant with Building and Fire Codes, Zoning, and all other relevant Town bylaws and policies
- Town has record of operation in the instance that issues arise with the STR and the owner needs to be contacted
- Allows the Town to track the number of active STRs at any given time

### What are the implications?

- Some may choose to still operate an STR illegally, and these may be challenging to track
- Town has limited capacity to enforce and fine illegal operations

**What is your opinion on this proposed program criteria?**

- Green = Support
- Red = Do not support

**Do you have any comments to provide on this proposed criteria?**

Please use a sticky note.

2.

## Allow the STR in a Principal Dwelling Unit or Basement/Secondary Suite Only

### What does this mean?

Some properties may have a single-detached home with a basement/secondary suite (two dwelling units). In these cases, a short-term rental may only operate in one of the two dwelling units on the property and not both.

### What are the benefits?

- Ensures the entire property isn't going to be used as an STR where there are two units present
- Allows for consideration of lot sizing, parking, and infrastructure capacity impacts

### What are the implications?

- Some may choose to rent out the entire property as an STR
- Some may choose to still operate an STR illegally/without registration with the Town, and these may be challenging to track
- Town has limited capacity to enforce and fine illegal operations

What is your opinion on this proposed program criteria?

- Green = Support
- Red = Do not support

Do you have any comments to provide on this proposed criteria?

Please use a sticky note.

3.

## Require the Owner or Designate to be Present

### What does this mean?

The property owner or a designated individual identified in writing to the Town must be present on the property.

### What are the benefits?

- May address common concerns associated with noise, nuisance, and parking by having someone present to check in on STR guests

### What are the implications?

- The property owner indicates on paper that they or a designate live on-site, though this is not the case in reality
- Some may choose to still operate an STR illegally, and these may be challenging to track
- Town has limited capacity to enforce and fine illegal operations

**What is your opinion on this proposed program criteria?**

- Green = Support
- Red = Do not support

**Do you have any comments to provide on this proposed criteria?**

Please use a sticky note.

4.

## Proof of Insurance Required

### What does this mean?

The property owner must provide proof of valid property insurance.

### What are the benefits?

- Ensures health and safety of STR guests in the event of an emergency or incident

### What are the implications?

- Some may choose to still operate an STR illegally, and these may be challenging to track
- Town has limited capacity to enforce and fine illegal operations

**What is your opinion on this proposed program criteria?**

- Green = Support
- Red = Do not support

**Do you have any comments to provide on this proposed criteria?**

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5.

## Inspection Required for Operation

### What does this mean?

Prior to issuance of a permit for STR operation, the unit that will be rented must be inspected by the Town's Building Inspector.

### What are the benefits?

- Ensures that the unit is in compliance with applicable Town bylaws and policies, as well as provincial Fire, Plumbing, and Building Codes

### What are the implications?

- Some may choose to still operate an STR illegally, and these may be challenging to track
- Town has limited capacity to enforce and fine illegal operations

**What is your opinion on this proposed program criteria?**

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- Red = Do not support

**Do you have any comments to provide on this proposed criteria?**

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6.

## Require Additional Parking for STR

### What does this mean?

A minimum of one additional parking space must be provided to accommodate the STR use on the property. This space is in addition to any parking spaces required for the existing residential use.

### What are the benefits?

- Addresses concerns associated with overflow of parking from STRs onto the street

### What are the implications?

- Parking standards may need to be reflective of the number of rooms being rented. If not, parking may be insufficient for STRs where more than one room is rented
- Some may choose to still operate an STR illegally, and these may be challenging to track
- Town has limited capacity to enforce and fine illegal operations

**What is your opinion on this proposed program criteria?**

- Green = Support
- Red = Do not support

**Do you have any comments to provide on this proposed criteria?**

Please use a sticky note.



7.

## Limit Operations to Number of Days or Time of Year

### What does this mean?

STRs may operate for a maximum period of six consecutive months.

### What are the benefits?

- Ensures the property is not used as an STR on a year-round basis to limit potential nuisances to the neighbourhood

### What are the implications?

- Some may choose to still operate an STR illegally, and these may be challenging to track
- Town has limited capacity to enforce and fine illegal operations

**What is your opinion on this proposed program criteria?**

- Green = Support
- Red = Do not support

**Do you have any comments to provide on this proposed criteria?**

Please use a sticky note.

**Do you have any other comments regarding the operation of STRs in Osoyoos?**

Please use a sticky note.

# How are other Okanagan communities regulating short-term rentals? Examples:

	STR Type	Fees	Regulation Criteria	Application Requirements	Permit Required	Program Duration
City of Penticton	Minor short-term	\$30 application fee \$250 annual licence fee	<ul style="list-style-type: none"> <li>Unit may be rented for less than 30 rental days/year.</li> <li>The owner is a principal resident when unit is rented.</li> <li>Max. rental occupancy is two persons/bedroom with a max. of six guests per rental unit.</li> </ul>	<ul style="list-style-type: none"> <li>Business Licence Application Form</li> <li>Site Safety Review</li> </ul>	Business Licence is required  Changes or repairs to the property may trigger the requirement for a building permit. In these instances, a building permit must be issued before a business licence can be granted.	13 years (started in 2010)  <i>A review of the STR program was completed in 2023. Staff recommended keeping regulations the same, while implementing stricter enforcement.</i>
	Major short-term	\$30 application fee \$500 annual licence fee	<ul style="list-style-type: none"> <li>Rental of any dwelling unit or single-family dwelling is permitted.</li> <li>Unit may be rented for more than 30 days/year OR with a non-resident owner during guest use.</li> <li>Max. rental occupancy is two persons/bedroom with a max. of six guests per rental unit.</li> </ul>	<ul style="list-style-type: none"> <li>Business Licence Application Form</li> <li>Site Safety Review</li> </ul>		
	Major short-term (High Occupant)	\$265 application fee \$750 annual licence fee	<ul style="list-style-type: none"> <li>Rental of any dwelling unit or single-family dwelling is permitted.</li> <li>More than six guests are permitted to occupy a minor or major short-term rental at any given time.</li> </ul>	<ul style="list-style-type: none"> <li>Business Licence Application Form</li> <li>Site Safety Review</li> </ul> <p><i>Public consultation with adjacent neighbouring properties required.</i></p>		
City of West Kelowna	N/A - No classification of STRs	\$250 application fee \$500 annual licence fee	<ul style="list-style-type: none"> <li>The property must be the operator's principal residence.</li> <li>STRs are only permitted in agricultural, rural, and single-detached residential zones.</li> <li>Rental of rooms within the principal residence OR accessory dwelling units (basement/secondary suite, carriage/laneway home) is permitted.</li> <li>Owners may be absent while for up to 14 days in one month to a maximum of 30 days in a year while the STR is in operation.</li> <li>Operators must adhere to the conditions of a Good Neighbour Agreement.</li> <li>For STRs operating within a Strata, the Strata Bylaw must permit STRs.</li> </ul>	<ul style="list-style-type: none"> <li>Application Form</li> <li>Local contact information and signature</li> <li>Owner/Strata consent or supporting documentation (if applicable)</li> <li>Good Neighbour Agreement</li> <li>Fire and Safety Self-Evaluation</li> <li>Site/Parking Plan</li> <li>Fire Safety Plan (showing rental, bedrooms, exits and fire safety, extinguishers, smoke alarms and carbon monoxide alarms)</li> </ul>	Business Licence is required  A building permit may be required to upgrade the unit. In these instances, a building permit must be issued before a business licence can be granted.	2 years (started in 2021)