

What We Heard Report

Updates to the Zoning Bylaw and
Foreshore & Lake Zoning Bylaw +
Policy/Program Recommendations
for Short-Term Rentals



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INTRODUCTION

The Town of Osoyoos is undertaking a comprehensive review and update process of Zoning Bylaw No.1085 and the Foreshore and Lake Zoning Bylaw No. 1294. As part of this project, policy/program recommendations are being developed for short-term rentals as well.

These three projects are being undertaken as one process due to their relationship to one another and ability to guide land use planning in the Town. The rationale for each of these projects is as follows:

- **Zoning Bylaw No.1085** – this review and update will ensure consistency with the Town's Official Community Plan (OCP), adopted in spring 2022.
- **Foreshore and Lake Zoning Bylaw No. 1085** – this review and update will address challenges with unlawful foreshore and lake uses, and ensure alignment with provincial regulations.
- **Short-Term Rental Policy/Program Recommendations** – exploring options for such a program with the community will determine the best approach for incorporating short-term rentals into the community in a manner that balances the positive and negative impacts associated with these uses.

Throughout 2023, the Town conducted a series of public engagement initiatives to gather insights on key zoning and short-term rental topics. The focus of these efforts was to better understand the issues and concerns at hand and to increase public understanding and awareness of the zoning bylaws and short-term rentals.

Opportunities for community members to provide input included a survey and in-person and virtual community workshops.

The report presents the results of what we heard throughout all engagement activities and highlights key themes, priorities and concerns from community members. These results will be used to inform updates to the two zoning bylaws and the development of short-term rental policy/program recommendations.

Communications + Engagement Objectives

The project's communications and engagement program sought to achieve several objectives:

- Educate the public and stakeholders about the 'ins and outs' of the Zoning Bylaw Update, Foreshore and Lake Zoning Bylaw Update, as well as the benefits and implications of short-term rentals;
- Provide the community with information that is clear, relevant, and easy to understand;
- Raise awareness about the three projects and opportunities for community members to get involved;
- Obtain input from a wide range of audiences to understand issues and opportunities around Zoning Bylaws and short-term rentals; and
- Ensure community members feel that they were well-informed and their feedback was understood.

PROJECT COMMUNICATIONS

To build awareness, education, and excitement about the project, project information was communicated to the public through a variety of channels, including:

- **Project website:** Featuring educational content about the zoning bylaws and short-term rentals, as well as information on how to get involved (osoyooszoningupdate.ca)
- **eNews:** Promotional content emailed to the Town’s subscribers
- **Newspaper ad:** Published in the Osoyoos Times Chronicle
- **News release:** Sent to local media outlets and posted to osoyoos.ca
- **Posters:** Placed in key locations around the community
- **Social media posts:** Posted by Destination Osoyoos to their Facebook page
- **Radio ad:** Played on local radio stations to promote engagement opportunities
- **Digital ads:** Targeted digital ads hosted by Bell Media on local news websites

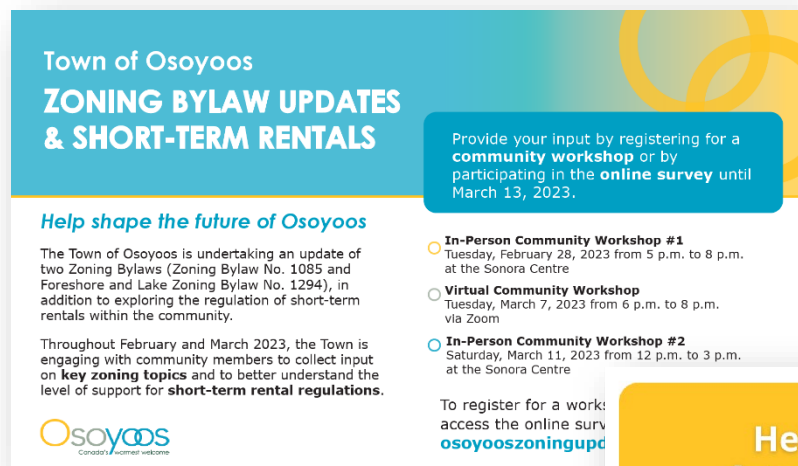


Figure 2. Newspaper ad



Figure 1. Social media graphic

ENGAGEMENT OPPORTUNITIES

Between February and June 2023, the Town undertook a series of engagement initiatives to gather input from community members regarding Zoning Bylaw No. 1085, Foreshore and Lake Zoning Bylaw No. 1294, and short-term rentals.

COMMUNITY SURVEY

263
Total
responses

A total of 263 participants completed a community survey, which was open between February 13 and March 13, 2023.

The survey was designed to ask participants key questions about zoning, foreshore and lake, and short-term rental topics, including a short-term rental pilot program, accessory dwelling units pilot program, downtown parking regulations, and the potential for a buoy lease program on Osoyoos Lake. Participants completed the survey online, using the platform SurveyMonkey. A link to the survey was available on the project website: www.osoyooszoningupdate.ca. Hard copies were also available at the in-person community workshops and the Town office.



Figure 3. In-Person Workshop at the Sonora Centre

COMMUNITY WORKSHOPS

80+
Total
participants

A total of three community workshops were held throughout February and March 2023. Participants were required to register in advance for the sessions on Eventbrite. Links to the registration pages were posted on the project website:

www.osoyooszoningsupdate.ca.

- **In-Person Community Workshop #1:** Tuesday, February 28, 2023 from 5:00 p.m. to 8:00 p.m. at the Sonora Centre
- **Virtual Workshop:** Tuesday, March 7, 2023 from 6:00 p.m. to 8:00 p.m. on Zoom
- **In-Person Community Workshop #2:** Saturday, March 11, 2023 from 12:00 p.m. to 3:00 p.m. at the Sonora Centre

Each of the three workshops consisted of an overview presentation of the projects, followed by a group discussion where participants were asked to provide input on zoning, foreshore and lake, and short-term rental topics. Participants also had the opportunity to ask the project team questions throughout the sessions.

For the in-person workshops, participants were divided into groups of 6-8 people and given workbooks containing a series of questions. Groups were asked to discuss and share their thoughts and ideas with each other while recording their responses individually in their workbooks. This approach encouraged collaborative group discussions while still allowing participants to record their own personal insights and reflections.

Virtual workshop participants were placed into breakout rooms of 6-8 people and asked to share their responses as a group. Comments were captured by a project team member using Mural, a virtual whiteboarding tool.

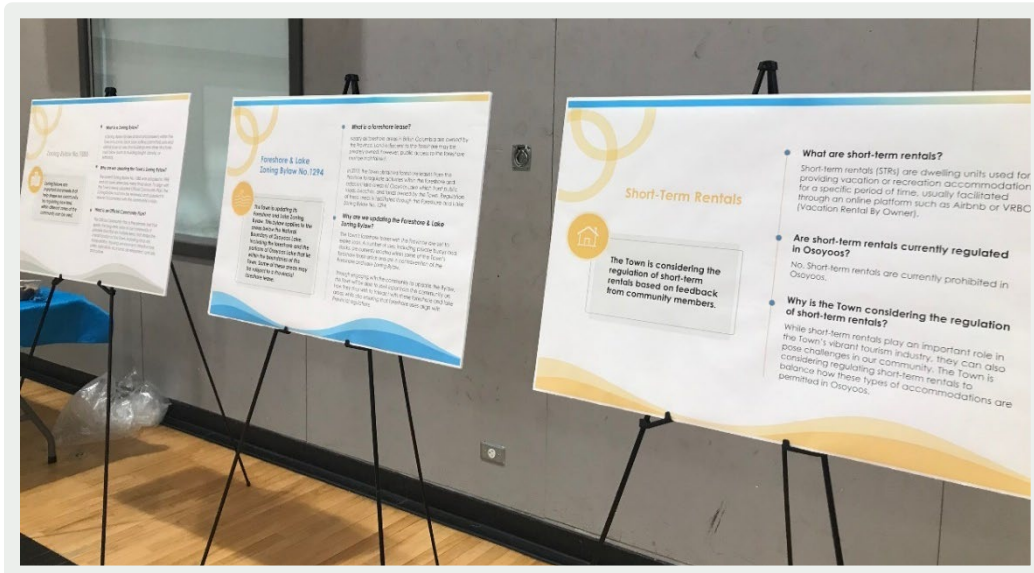


Figure 4. Panels at the In-Person Workshop

SHORT-TERM RENTALS COMMUNITY WORKSHOP

56
Total
participants

A Short-Term Rentals Community Workshop was held on June 10th, 2023 from 12:30 p.m. to 2:30 p.m. at the Sonora Centre in Osoyoos. Participants were required to register in advance on Eventbrite. Links to the registration pages were posted on the project website: www.osoyoos zoningupdate.ca.

Feedback collected during the community survey and workshops in February/March 2023 allowed the Town to better understand the community’s experiences, priorities, and level of support regarding short-term rentals. This input helped to inform the development of proposed criteria for a Short-Term Rentals Pilot Program.

The Short-Term Rentals Community Workshop consisted of a presentation on the proposed program criteria, followed by an opportunity to ask questions and provide input. Panel boards with general information about the program and an overview of each of the proposed program criteria were placed around the perimeter of the room (included in **Appendix D** for reference). Attendees were asked to share their level of support for each of the criteria using a sticker activity and by leaving sticky-note comments on the panel boards.

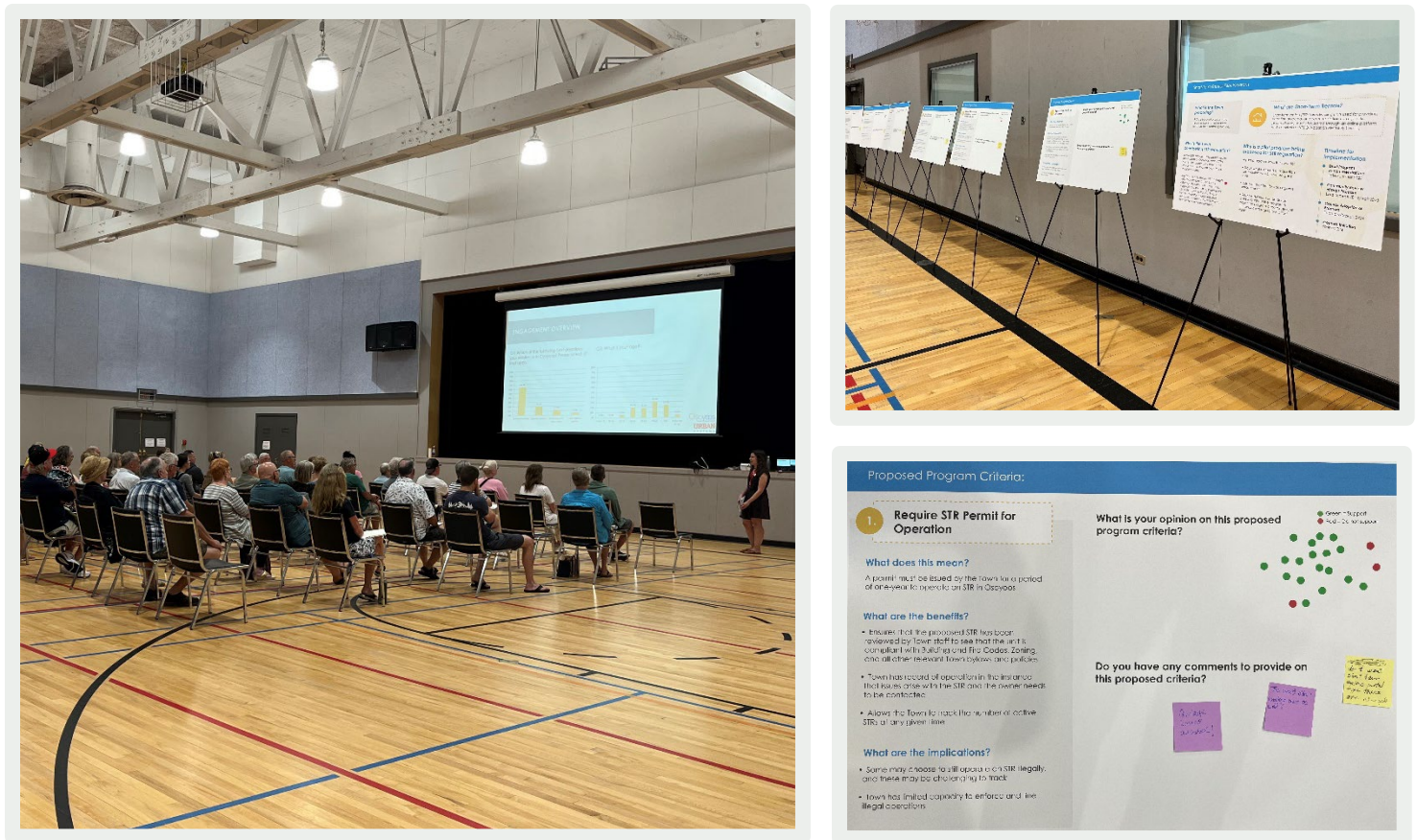
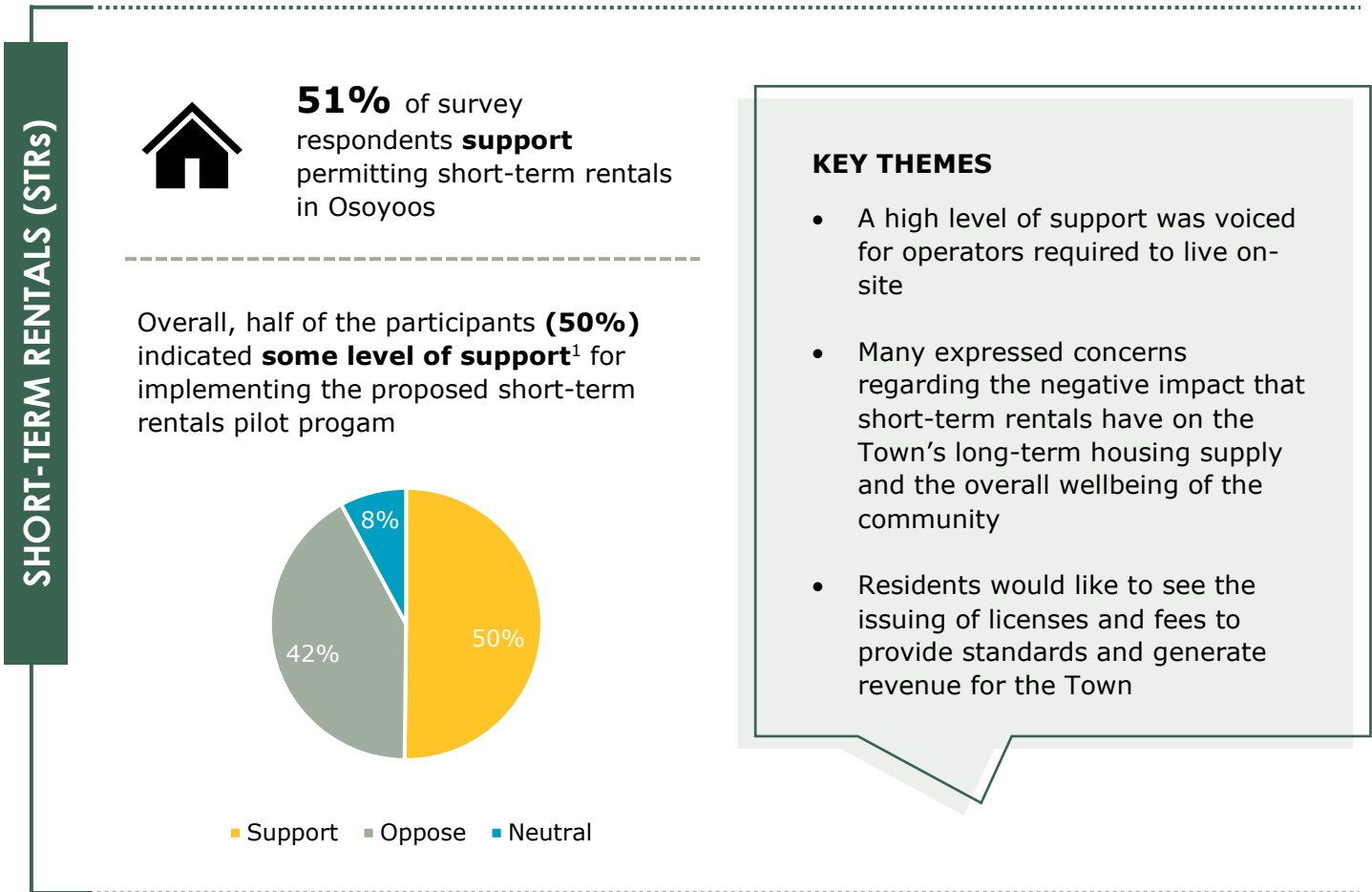


Figure 5. Short-Term Rentals Community Workshop

WHAT WE HEARD

KEY THEMES

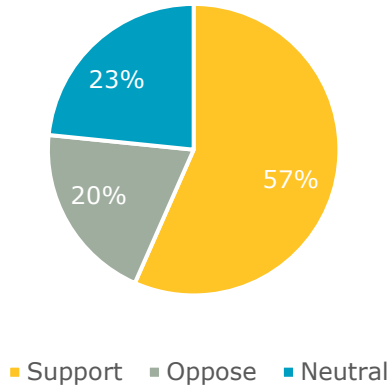
Below is a high-level summary of key themes that emerged from the community survey and the virtual and in-person workshops.



¹ Indicated *Somewhat Support* or *Strongly Support*

FORESHORE & LAKE ZONING BYLAW

Overall, over half of participants (57%) indicated some level of **support**¹ for a buoy lease program in areas of Osoyoos Lake adjacent to public lands



KEY THEMES

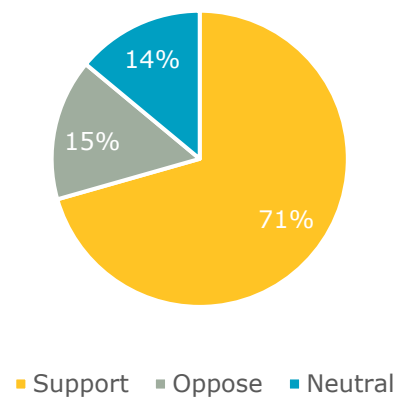
- The high number of buoys currently in Osoyoos Lake is concerning to residents as it creates safety and navigation issues for lake users
- Many believe that a buoy lease program would help to manage the number and quality of buoys in Osoyoos Lake
- Some expressed concerns about how it would be enforced and the cost to do so

ACCESSORY DWELLING UNITS (ADUs)

KEY THEMES

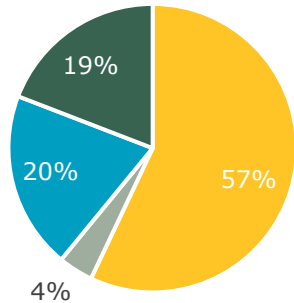
- Participants would like to see the size of the lot added to the criteria, and many questioned the requirements of a rear lane
- Concern was raised regarding the implications of on-street parking, with many expressing they would like to see off-street parking required for detached ADUs
- Some expressed they are concerned that allowing detached ADUs would further encourage short-term rentals, and that they are opposed to ADUs being used for these types of accommodations

In total, nearly three-quarters of participants (71%) indicated some level of **support**¹ for permitting one detached accessory dwelling unit per parcel in Agricultural (AG) and Single Family Residential (R1) zones



PARKING

In total, over half of participants (57%) would like to see the parking standard for new multiple-unit residential development in Downtown Osoyoos **increased to provide more parking.**



- Increase parking standard
- Decrease parking standard
- Remain the same

KEY THEMES

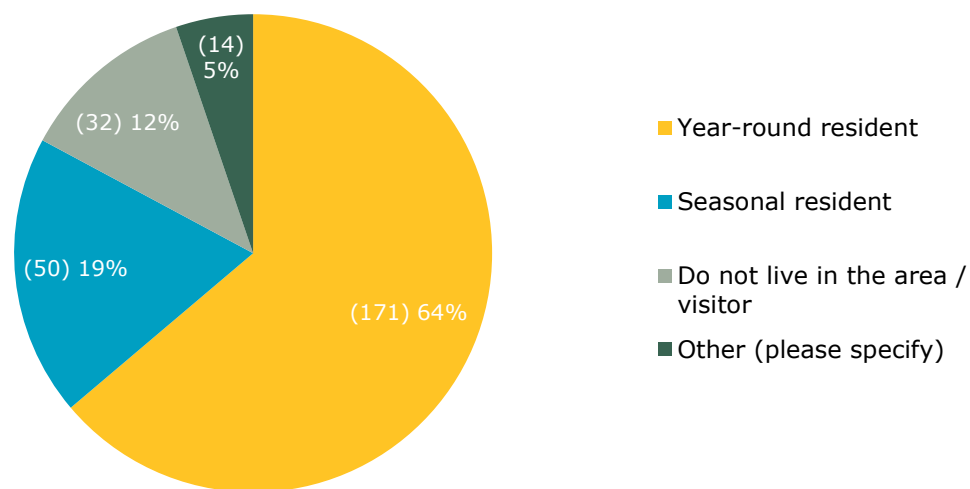
- Some voiced that there is a lack of parking in the summer months, primarily in popular areas of town such as the Boat Launch & Marina and on Main Street
- Several would like to see more visitor parking, underground parking and more bicycle parking
- Other areas that participants would like to see the parking standard changed is the southern portion of downtown and near lakefront lots

COMMUNITY SURVEY

The following section provides a detailed analysis of the quantitative and qualitative feedback received in the community survey. A full survey summary report including all verbatim comments can be found in **Appendix A**.

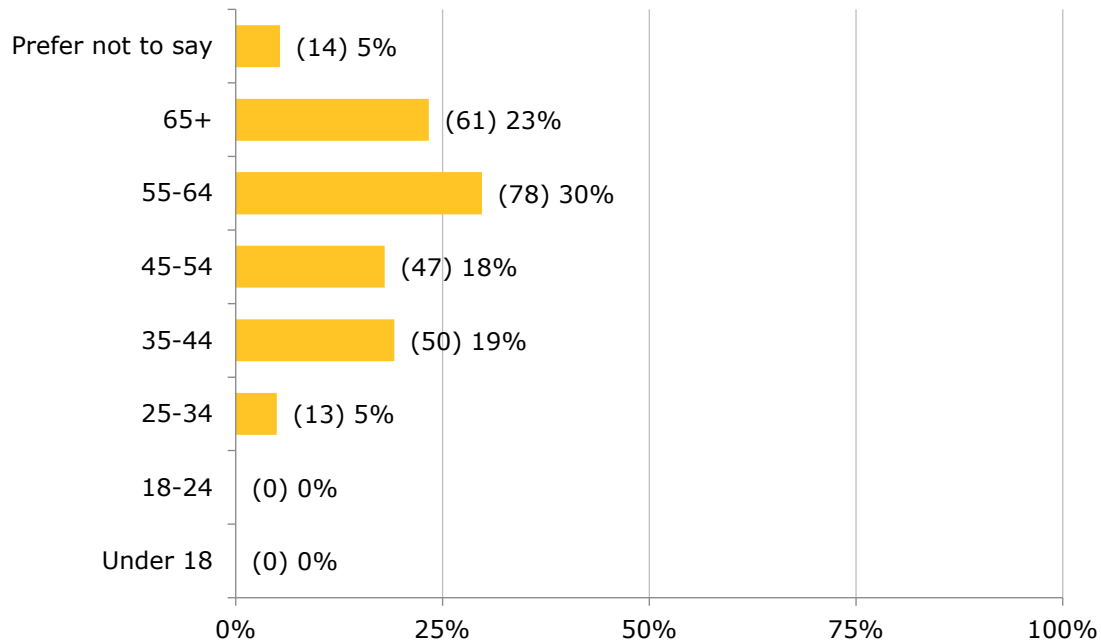
Who We Heard From

- Which of the following best describes your residence in Osoyoos? Please select all that apply. (n=266)



The majority of survey participants (64%) are year-round residents of Osoyoos. The remaining respondents indicated they are seasonal residents (19%), residents in other communities (12%), or have other ties to Osoyoos (5%). Respondents who answered “Other” include residents who are neither year-round nor seasonal residents or those with business interests in Osoyoos.

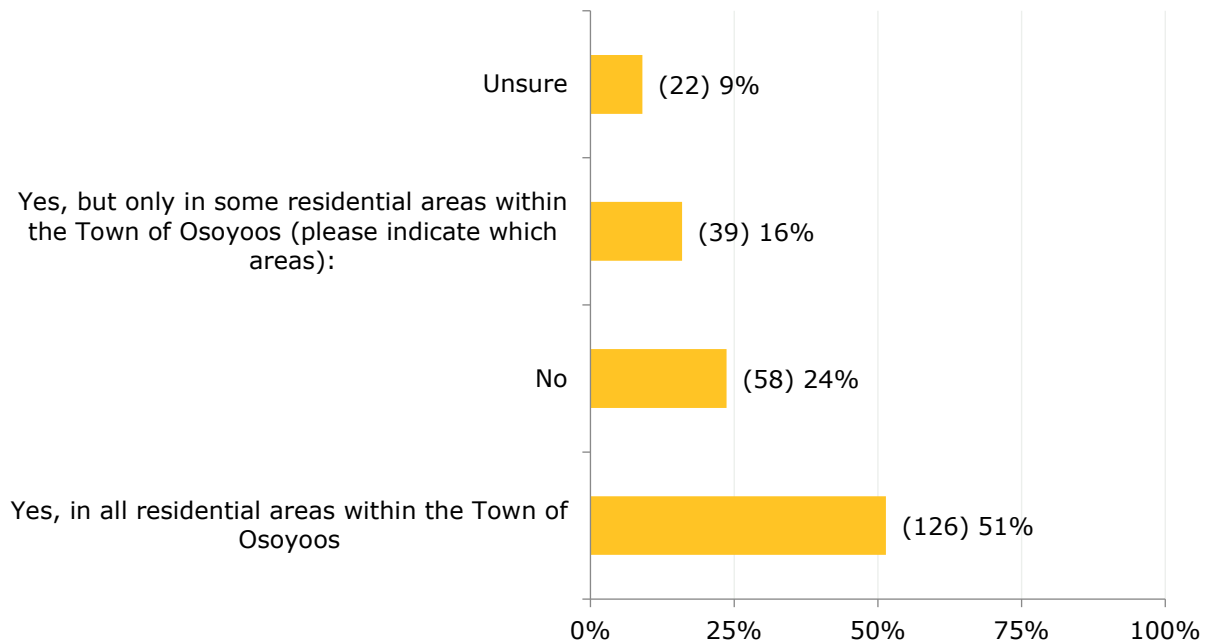
- **What is your age? (n=262)**



The highest number of survey participants were aged between 55-64 (30%), followed by 65 years and above (23%), 35-44 (19%), 45-54 (18%), and 25-34 (5%). Fourteen participants (5%) preferred not to disclose their age.

Short-Term Rentals

- Do you support permitting short-term rentals in Osoyoos? (n=245)



Just over half of participants (51%) indicated **support** for permitting short-term rentals within all residential areas of Osoyoos. An additional 16% of participants would support permitting short-term rentals, so long as they were restricted to certain areas within the Town. Examples of those areas included:

- Designated tourist areas
- Only within owner-occupied, single-family dwellings
- Any geographical area, but limited to a certain number of STR's in all of Osoyoos
- High-density areas
- Lakefront properties

Fifty-eight survey participants (24%) do not support permitting short-term rentals, and the remaining participants (9%) were unsure.

- **Do you have any additional comments about short-term rentals or short-term rental regulation in Osoyoos? (n=146)**

Many participants acknowledged that short-term rentals already play a big role for tourism and other businesses in Osoyoos. They enable more visitors to spend time and money in Osoyoos, provide financial flexibility for families and larger groups, and provide supplementary income for local homeowners. Overall, most participants indicated that short-term rentals should be permitted and regulated for the Town's benefit.

Participants who were against permitting short-term rentals were opposed because of their potential impact on the long-term housing supply and overall community wellbeing. They acknowledged that short-term rentals can exacerbate housing supply and parking issues, and there was worry that excessive noise and other disturbances would affect neighbours.

Multiple participants provided suggestions for regulation, such as only permitting short-term rentals on owner-occupied properties. Issuing licences and fees were also identified to provide standards for the community and to earn revenue for the Town, the latter of which aligns with the proposed pilot program criteria.

A sample of verbatim responses is provided below:

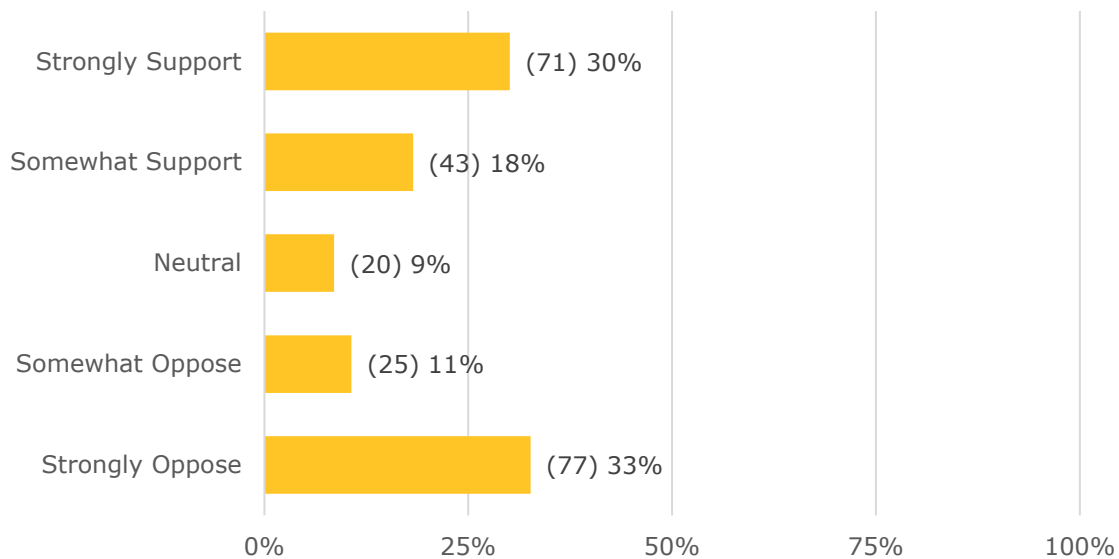
- *Short term rentals bring in more money per day to the Town and surrounding area than any other type of occupancy. Renters spend more money on both goods and services as they are on their holiday. This type of revenue gain to the town should be embraced, not discouraged.*
- *As a mom with three young kids, I highly support short-term rentals of an entire property. We only use STR's when travelling as they are significantly more convenient for us. The ability to cook our own food, have room for the kids to play and not have to worry about disturbing others in a hotel situation with general noise from young kids.*

Please indicate your level of support for implementing the proposed pilot program in Osoyoos, as outlined above. (n=234)

Participants were provided with the following details of the Town’s proposed short-term rental pilot program and asked to indicate their level of support for implementing the program.

The pilot program would last for a 2-3 year period and proposes that the Town would:

- Allow STRs to be permitted in any single-detached or low density residential zone, in a principal dwelling unit or a secondary suite. A principal dwelling unit is the building housing the primary residence on the lot. In Osoyoos, this could be a single detached home. A secondary suite is an additional residence on a property that may be located within the same building as a primary residence.
- Issue a number of 1-year permits for STRs on a first-come, first-served basis (the number of permits would be decided through discussions with the community and Council). To renew, an STR inspection facilitated by the Town would be required for a fee.
- Require applicants to demonstrate that they have valid insurance, one parking space allocated for the STR (in addition to any required parking spaces for the primary residence), and an application for a valid business license at the time of APPLICATION to the pilot program.



Survey participants indicated a balance of concern and support for the proposed STR pilot program. The highest number of respondents (33%) answered that they were strongly opposed to the proposed program. However, 48% of participants expressed any level of support (*Somewhat Support / Strongly Support*), whereas 44% of participants expressed any level of opposition (*Somewhat Oppose / Strongly Oppose*). Twenty participants (9%) answered that they were neutral.

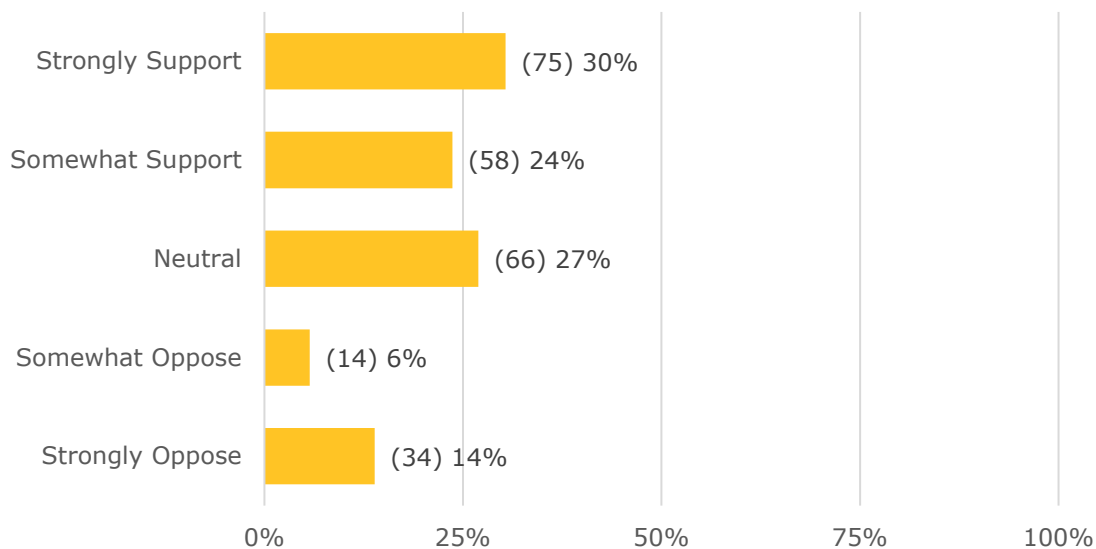
- **Are there any modifications to the proposed pilot program that you would like to see? (n=121)**

The most popular modifications to the proposed pilot program included:

- Not restricting the number of STR permits. If there are residents who qualify, they should be permitted to operate a short-term rental.
- Modifying the “first come, first served” basis of permitting.
- Modifying the parking requirements. One parking space was seen as too little.
- Modifying the inspection process. Some noted that long-term rentals don’t require an inspection from the Town.
- Foregoing the pilot program altogether. If short-term rentals are already operating in the community, there is an opportunity to regulate and collect fees sooner.

Foreshore & Lake Uses

- **Please indicate your level of support for a buoy lease program to regulate buoys placed in areas of Osoyoos Lake adjacent to public lands in Osoyoos (Note that such a program would not apply to privately-owned lakefront properties). (n=247)**



Overall, participants were **supportive** of a program to regulate buoys placed in areas of Osoyoos Lake adjacent to public lands. Over half of participants (54%) indicated a level of support for the buoy lease program, followed by those who were neutral (27%) and those who were opposed (20%).

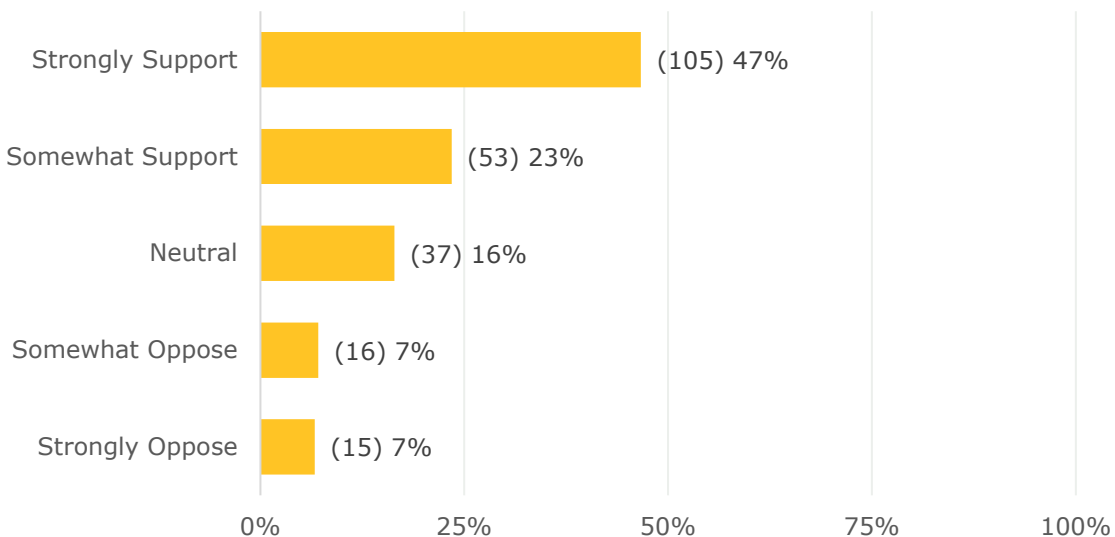
- **Please explain your answer choice. (n=95)**

Participants raised concerns with the high number of buoys that are currently in the water, expressing that it creates safety and navigation issues for lake users. Generally, participants said that a buoy lease program would manage the number and quality of buoys in areas of Osoyoos Lake. The aesthetic of the lakeside would also improve by reducing the number of older or abandoned buoys on the lake, and a farm wouldn't impede other types of lake users such as kayakers, paddleboarders, or swimmers.

Those participants who were not in support of the program raised concerns pertaining to the cost of enforcement and whether such a program was actually needed, as some felt that there are no issues with the current buoy situation.

Accessory Dwelling Units

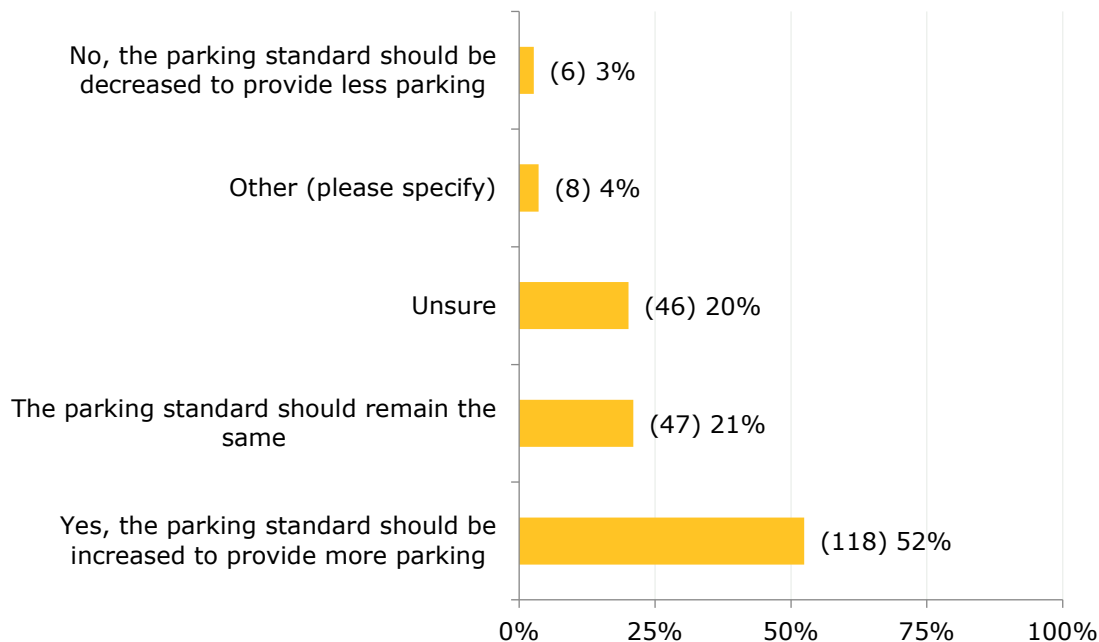
- **Please indicate your level of support for permitting one detached accessory dwelling unit (e.g. carriage/laneway home, cottage home) per parcel in the Agriculture (AG) and Single Family Residential (R1) zones. (n=226)**



Survey participants **supported** permitting detached accessory dwelling units in the AG and R1 zones, with almost half of participants (47%) indicating a strong level of support and an additional 23% who were somewhat supportive. In smaller parts, there were respondents who were neutral (16%) and those who were opposed in any way (14%).

Downtown Parking

- **Would you like to see the Town increase the parking standard² for new multiple-unit residential developments built within the downtown area? (n=225)**



Over half of survey participants (52%) would like to see the parking standard **increased** for new multiple-unit residential developments built within downtown. Forty-seven participants (21%) would like to see the standard remain the same, and forty-six participants (20%) were unsure. Six other participants (2%) indicated that less parking should be provided to these new types of developments. Those that answered “Other” (4%) provided additional comments such as improving electric vehicle (EV) parking facilities and providing signage.

- **Are there any other areas that you would like to see the parking standard changed? If so, please describe which areas of the Town may benefit from a change in parking standards. (n=51)**

Survey participants expressed that there is a general lack of available parking in the summertime, primarily in popular areas like the boat launch and Main Street. Others shared that the supply of accessible parking stalls could be increased.

² Currently, multiple-unit residential developments (i.e., apartment buildings, duplexes) located in the downtown area of Osyoos are required to have 1 parking space per dwelling unit. Multiple-unit residential developments in areas outside of the downtown area are required to have 1.75 parking spaces per dwelling unit. The Town is considering increasing the standard in the downtown area to align with that applied in all other areas of the Town for multiple-unit residential developments.

A sample of verbatim responses is provided below:

- *There should be more parking available for boat trailers at the Marina.*
- *Use angled parking everywhere possible to allow more vehicles! And make some RV parking for tourists passing and stopping for groceries and beer.*
- *I believe that a required designated handicap stall should be part of the Town's bylaws. Perhaps only for apartment/condo buildings of 12 or more units. My condo doesn't have a designated Handicap parking space as it is not required by the Town's bylaws.*

General Comments

- **Do you have any additional comments about the Zoning Bylaw updates or short-term rentals in Osoyoos? (n=89)**

To conclude the survey, participants had the option to leave a general comment about bylaw updates and short-term rentals. Generally, there were many comments supporting short-term rentals and their positive effect on the Town's economy. The overall sentiment of these comments was that with enough regulation and compliance, short-term rentals are an opportunity to help drive the local economy and bring in more visitors for the community's benefit.

Participants also shared that the survey's proposed programs (short-term rental and buoy lease programs) will need to be well-enforced to be beneficial for residents. Making the process **clear** for application, monitoring, and enforcement was a priority not just for applicants, but for neighbours and other affected residents.

A sample of verbatim responses is provided below:

- *Short term rentals should be encouraged. Not enough places for families to rent for a vacation! People like a yard over a hotel room. They'll go somewhere else!*
- *Great to see that you are considering public input. You should obtain further public input once you have an idea of what the by-laws will look like and the necessary conditions. I currently see the issue of enforcement and compliance. For example there is already a Foreshore by-law yet it is not enforced. What will change if there is a new by-law. Will the town hire additional staff? Will they acquire a boat to collect unlicensed buoys?*
- *Think about all the new development applications being approved and the number of new developments completing. The costs are rising for all utilities. The Town needs to collect additional taxes and keep up with all of upgrades it will soon require. Allow STR's and let the Town flourish like it's supposed to during the summer months especially.*
- *Again the application process for a STR needs to be simple*

ZONING & SHORT-TERM RENTALS COMMUNITY WORKSHOPS

The following section provides a detailed analysis of the feedback received in the virtual workshop and two in-person workshops. All verbatim workbook comments can be found in **Appendix B**.

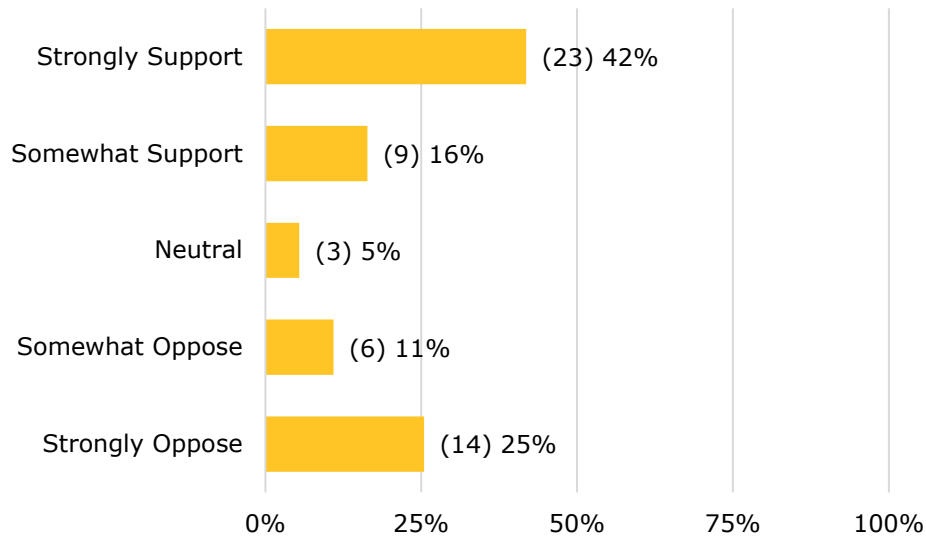
Short-Term Rentals

- **What is your level of support for implementing the proposed pilot program in Osoyoos? (n=55)**

Participants were provided with the following details of the Town's proposed short-term rental pilot program and asked to indicate their level of support for implementing the program.

The pilot program would last for a 2-3 year period and proposes that the Town would:

- *Allow STRs to be permitted in any single-detached or low density residential zone, in a principal dwelling unit or a secondary suite. A principal dwelling unit is the building housing the primary residence on the lot. In Osoyoos, this could be a single detached home. A secondary suite is an additional residence on a property that may be located within the same building as a primary residence.*
- *Issue a number of 1-year permits for STRs on a first-come, first-served basis (the number of permits would be decided through discussions with the community and Council). To renew, an STR inspection facilitated by the Town would be required for a fee.*
- *Require applicants to demonstrate that they have valid insurance, one parking space allocated for the STR (in addition to any required parking spaces for the primary residence), and an application for a valid business license at the time of APPLICATION to the pilot program.*



Overall, roughly half of the participants **support** implementing the proposed pilot program, with 42% indicating *strongly support* and 16% indicating *somewhat support*. Approximately one-third (36%) of participants do not support the proposed pilot program.

- **Are there any modifications to the proposed pilot program that you would like to see?**

Generally, participants made it clear that there is a need for a thoughtful and carefully planned approach to a pilot program that balances the interests of the community and carefully considers the issues of **parking, noise, safety,** and the **impact to long-term rental housing supply.**

Many highlighted that it is important for the Town to have a clear plan in place for regulating short-term rentals, including **licensing and inspection requirements, and fees that will help ensure compliance and provide a source of revenue for the Town.** It was suggested that short-term rental operators should be required to pay for utilities, services, and taxes as if they are operating a commercial business, and should be subject to annual inspections.

Community members would like to see clear rules in place regarding **on-site management, parking, noise, and occupancy limits,** and a **complaints procedure** that can be quickly and effectively addressed. Many voiced support for a requirement for **property owners to live on the property,** and for property management to be hired to monitor and regulate the STR.

Some other suggestions included reducing the duration of the pilot program, as some felt the proposed timeline was too long (2-3 years), and excluding properties from the pilot program that have previous complaints against them.

A sample of verbatim comments is provided below:

- *There definitely needs to be regulations in place. Guidelines, permits, etc. STR should pay more property tax, usage fees, etc. More low income housing should be available to help the situations. There should be regulations on how many are in the town and so many on the street.*
- *If short term rentals are allowed, what would the tax be on these and where would the tax money go? Money should go to the town. All STRs should be required to have yearly inspection by building inspector and fire inspectors.*
- *Short-term rentals without owners living on-site should be required to use a professional property management company, so problems can be addressed quickly if they arise. Licensing is also very necessary due to safety reasons.*
- *Timelines need to be reduced for approval and implementation. Why so long?*
- *Takes away from long-term rentals. Makes neighbourhoods unsafe/disruptive.*

- **Which areas of Osoyoos may be appropriate for short-term rentals?**

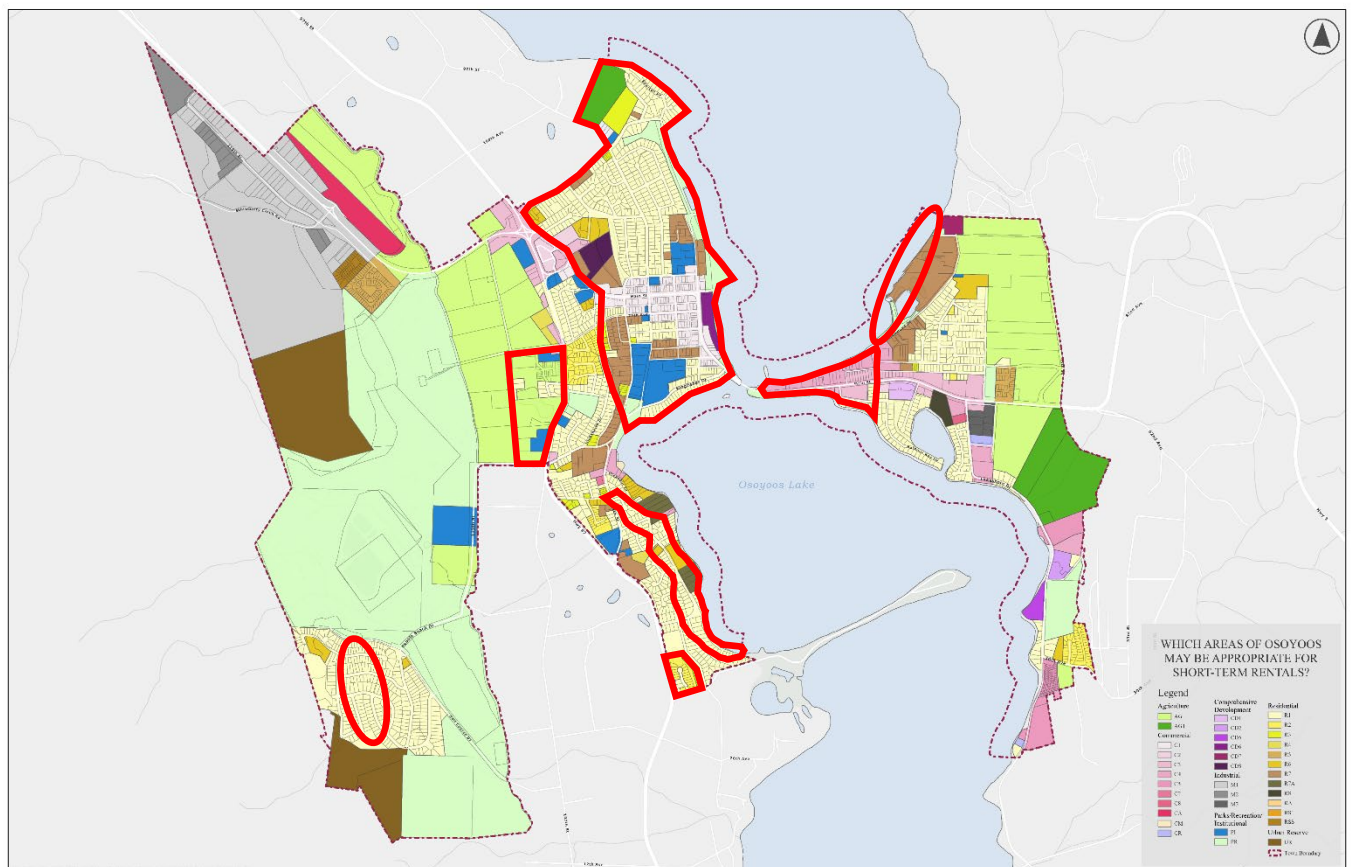
Overall, there are varying opinions about the areas of Osoyoos where short-term rentals are appropriate. While some oppose short-term rentals within Osoyoos entirely, many **support short-term rentals in all areas** of the Town, as long as permit, occupancy and inspection requirements are met.

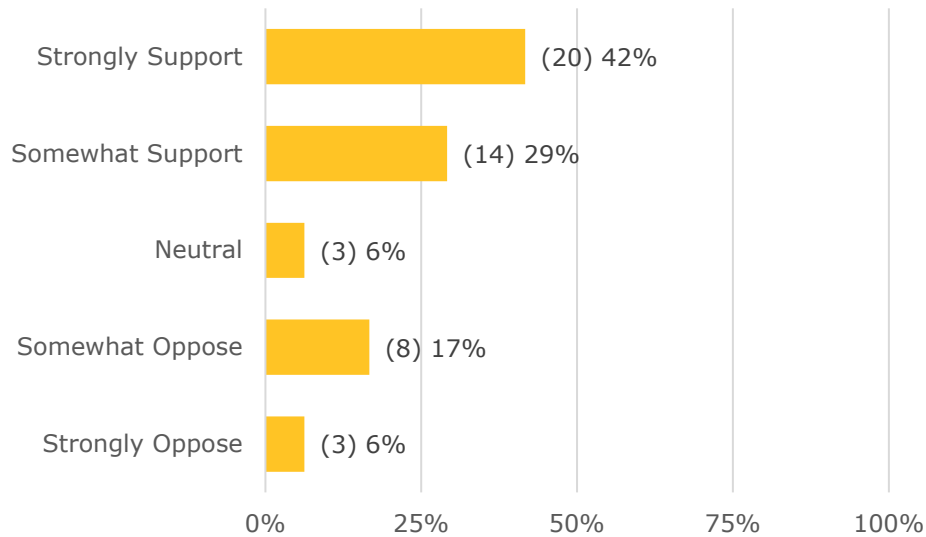
Concerns from those who oppose short-term rentals in all areas of Osoyoos included **noise, disruptions to neighbourhoods, negative impacts to long-term housing stock, competition for hotels, and difficulty to enforce.**

Some suggest that short-term rentals should be permitted in all residential areas, while others feel that residential areas are not appropriate for short-term rentals and believe they should be in commercial or non-residential areas.

On the map, participants commonly identified areas **close to downtown** as appropriate for short-term rentals. Some noted that they favour short-term rentals in these areas as they are walkable, and could help to decrease vehicle reliance and reduce the amount of parking needed.

Other areas identified include Meadowlark, near the Golf Club, and around Cottonwood Drive and Oleander Drive. These areas are outlined in red in Figure 5 below.





Participants were asked to explain their indicated level of support for a buoy lease program:

A need for **regulation and consistency in the management of buoys**, with **concerns regarding safety and environmental impacts** were identified. Several noted that introducing a buoy lease program may help to reduce disorder, as many feel that Osoyoos Lake is becoming too cluttered with buoys. However, others believe it will deter visitors or residents from choosing to recreate on Osoyoos Lake and cause them to go elsewhere.

Concerns were raised about the **cost of enforcing** a lease program and **how it will be enforced**. Some suggested that fees should be collected to help cover the costs of implementation and enforcement. Additionally, some noted that they would like to see the Town implement more moorage/marinas to resolve buoy management challenges.

A sample of verbatim comments is provided below:

- *How would the Town financially support enforcing this new bylaw? Seems like it would cost the Town a lot to enforce this. Would be nice to see a cleaner lake front and also safer.*
- *This may reduce the clutter of buoys and increase safety.*
- *I feel that there should be some sort of a payment program so then that money would cover the costs of having a bylaw officer enforcing these rules.*
- *People move here or visit here specifically for the lake and climate. In order to protect these valuable assets and enhance all experiences - regulations and enforcement need to govern these areas.*
- *The Town doesn't have the personnel or the expertise to handle this on our own. Need to work with provincial and federal jurisdictions to rezone the concerns. The problem only appears in a select few areas.*
- *Suggest that the town implement more "marina's" to resolve the problem. The current marina does not support the population or tourist industry.*

- **Would you support one additional moorage buoy per waterfront parcel³ (e.g. 2 private moorage buoys per waterfront parcel)?**

Participants were somewhat divided on if they would support one additional moorage buoy per waterfront parcel. Roughly half of the participants indicated that they would be in favour, while others stated that they would not. Those opposed to additional moorage commonly noted that they are concerned about the lake getting too crowded. Some voiced that they would support up to two private moorage buoys per waterfront parcel, and some would support additional moorage for non-motorized uses.

A sample of verbatim comments is provided below:

- *No, the lake is really small and gets quite crowded. The use of a limit number of buoys would reduce the danger.*
- *Yes for non-motorized.*
- *No if the property has a jetty for boats. Lake health is under pressure with too many boats.*
- *One more would be ok. There must be an enforcement program set up for the foreshore bylaw.*

- **Do you have any suggestions for how the Town can manage motorized boat recreation on Osoyoos Lake?**

A high level of support was voiced for increasing enforcement and regulation on Osoyoos Lake to ensure the safety of both motorized and non-motorized watercraft users. Many suggested monitoring motorized watercraft operators to ensure they have a license, having more police patrol, and limiting boat horsepower and size. Additionally, participants commonly noted that they would like to see designated non-motorized watercraft and swim areas. More marinas/moorage space and docks were also noted. Some raised concerns about the Town’s ability to enforce regulations due to the international water jurisdiction and lack of staff resources.

A sample of verbatim comments is provided below:

- *Boats over a certain length and horsepower should not be allowed on Osoyoos Lake.*
- *Difficult to manage if there is not any manpower to enforce. No point in making any plans that cannot be enforced.*
- *Motorized boats could be excluded from operating within a described distance of the shore, and have to leave and return to moorage or launching areas in a straight perpendicular line to the shore. These are already expected procedures or maybe law, but without enforcement many motorized boaters do not follow any rules. Some zones could be set aside exclusively for kayaking and paddle boarding by inexperienced users.*
- *Require rentals agree to ensure renters have an operations license.*

³ Only for those waterfront parcels with W2 – Private Moorage zoning

- **Do you think the Town should be collecting a fee for launching boats in public foreshore and lake areas?**

The majority of participants **do not believe** that the Town should be collecting a fee for launching boats in public foreshore and lake areas, with many expressing concerns that this could negatively impact tourism. Some indicated that they are in support of this, but were uncertain how it would be enforced.

A sample of verbatim comments is provided below:

- *Yes - use money to enforce the bylaws or other uses (sounds good but not realistic). However how do you enforce? Too many areas to launch a boat.*
- *No - we are known as friendly Town could impact our image with tourists.*

Accessory Dwelling Units

- **What is your level of support for permitting one detached accessory dwelling unit (e.g. carriage/laneway home, cottage home) in the Agriculture (AG) and Single Family Residential (R1) zones? (n=46)**

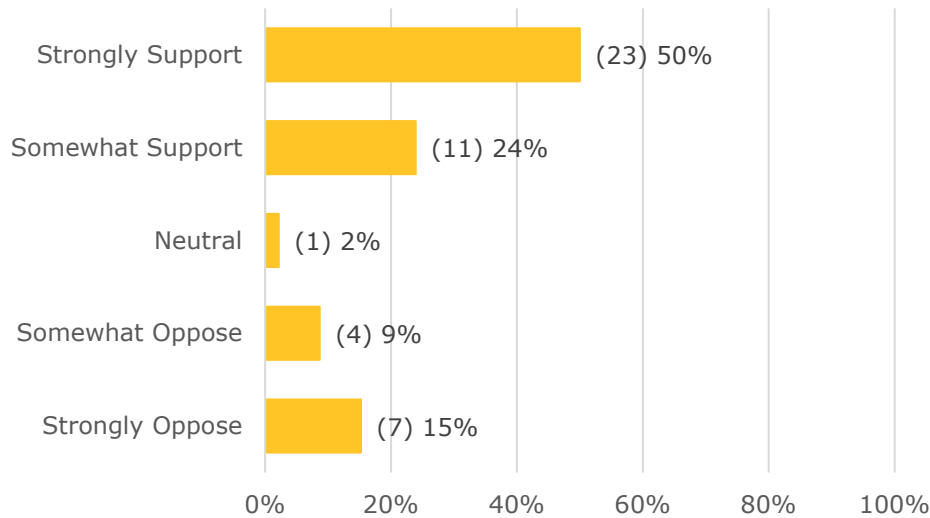
Participants were provided with the following details of the Town's proposed regulations for detached dwelling units and asked to indicate their level of support for implementation.

The Town is considering permitting carriage/laneway houses and cottage homes as detached accessory dwelling units in the AG and R1 zones on parcels that meet the following criteria:

- *Access to a rear lane*
- *1 additional parking space provided per each ADU*

For these parcels, one detached accessory dwelling unit in the form of a carriage/laneway or cottage home may be permitted in addition to the primary residence.

Nearly **three-quarters of participants indicated some level of support** for permitting one detached accessory dwelling unit in the AG and R1 zones, with 50% indicating *strongly support* and 24% indicating *somewhat support*.



• **Are there any modifications to the proposed regulations noted above that you would like to see? (n=74)**

Participants had feedback on the proposed regulations for ADUs and questioned the broader implications of allowing detached ADUs in the community.

Many participants would like the **size of the lot** added to the criteria. In addition, many questioned the **requirement of a rear lane**, and whether there were enough properties in the community to warrant it being a standard.

Several participants expressed that if detached ADUs are allowed, they would like to see the **owner be required to live on site**, or have a property management agreement in place. This concern is likely in connection with the short term rental discussion, with participants concerned about homeowners potentially not being available to manage any issues that arise with tenants due to their permanent residence being outside of Osoyoos.

Concerns were raised regarding the implications of **on-street parking**, with many noting that they would like to see detached ADUs required to have off-street parking. Additionally, participants were concerned about how allowing detached ADUs would further encourage short-term rentals. Several expressed that they would not like to see accessory dwelling units be used for short term rentals.

A sample of verbatim comments is provided below:

- *Detached accessory dwelling units should be determined by lot size and access to rear lane*
- *Very few areas in the town have a back alley so the back alley requirement should be dropped*
- *If property is not owner occupied to manage tenants in suites, the dwellings should be professionally managed by a property management company*
- *Can't be for short term rentals*

- *Parking must be increased to accommodate all dwellings. 2 vehicle parking per dwelling. Vehicles should park within the property.*
- *How are infrastructure needs addressed? Before rezoning any areas, perhaps these issues should be resolved. Parking is at a premium in R1 zones – where are extra parking spaces coming from?*

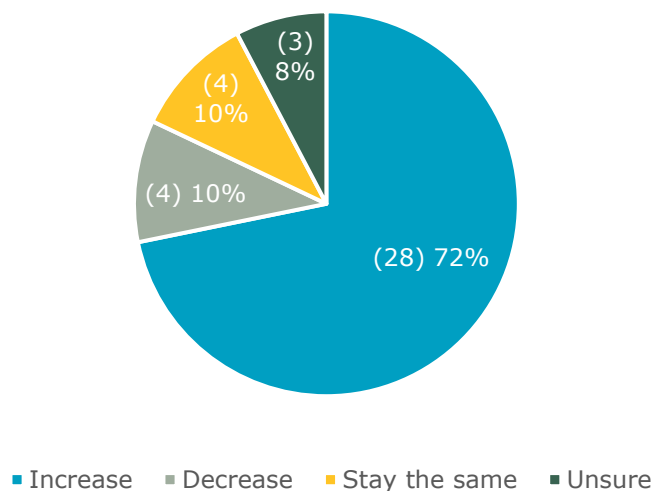
Based on feedback received from participants, there are several opportunities for the Town to provide further communication in relation to detached ADUs:

- Provide rationale for all ADU standards/regulations (e.g. need for lane access to ADU);
- Explain the relationship between ADUs and short-term rentals; and
- Discuss the Town’s plan to manage infrastructure capacity needs.

Downtown Parking

- **Would you like to see the Town increase the parking standard⁴ for new multiple-unit residential developments built within the downtown area? (n=39)**

Seventy-two percent (72%) of participants were in favour of **increasing the parking standard** for the new multiple-unit residential developments within the downtown area, 10% would like to see the parking standard decreased to provide less parking, 10% would like to see the parking standard remain the same, and 8% were unsure.



⁴ Currently, multiple-unit residential developments (i.e., apartment buildings, duplexes) located in the downtown area of Osoyoos are required to have 1 parking space per dwelling unit. Multiple-unit residential developments in areas outside of the downtown area are required to have 1.75 parking spaces per dwelling unit.

Participants that responded “other” to the question provided a range of feedback. Generally, participants would like to see: more visitor parking, underground parking facilities, and more bicycle parking.

In addition, participants suggested alternative parking standards: 1 stall per bedroom, 1.5 stalls per dwelling unit, and 2 stalls per dwelling unit. Other participants advocated for increased bike parking and restated that they did not support the parking minimum increasing.

A sample of verbatim comments is provided below:

- *Have no issue with current system*
- *Provide sufficient visitor parking*
- *Underground parking, more biking stands*
- *1 parking stall per bedroom*

- **Are there any other areas within the Town that you would like to see the parking standard changed? (n=29)**

Using a map of Osoyoos (Figure 6), participants were asked if there were other areas of town where they would like to see the parking standard change. Most participants did not have any other suggestions. Those that did identified parks as needing more parking as well as the area south of Downtown. In addition, some left comments stating that they would like to see time limitations for parking at beaches/waterfront parks and no overnight parking in parking lots. In addition, some would like to see improvements to active transportation infrastructure.

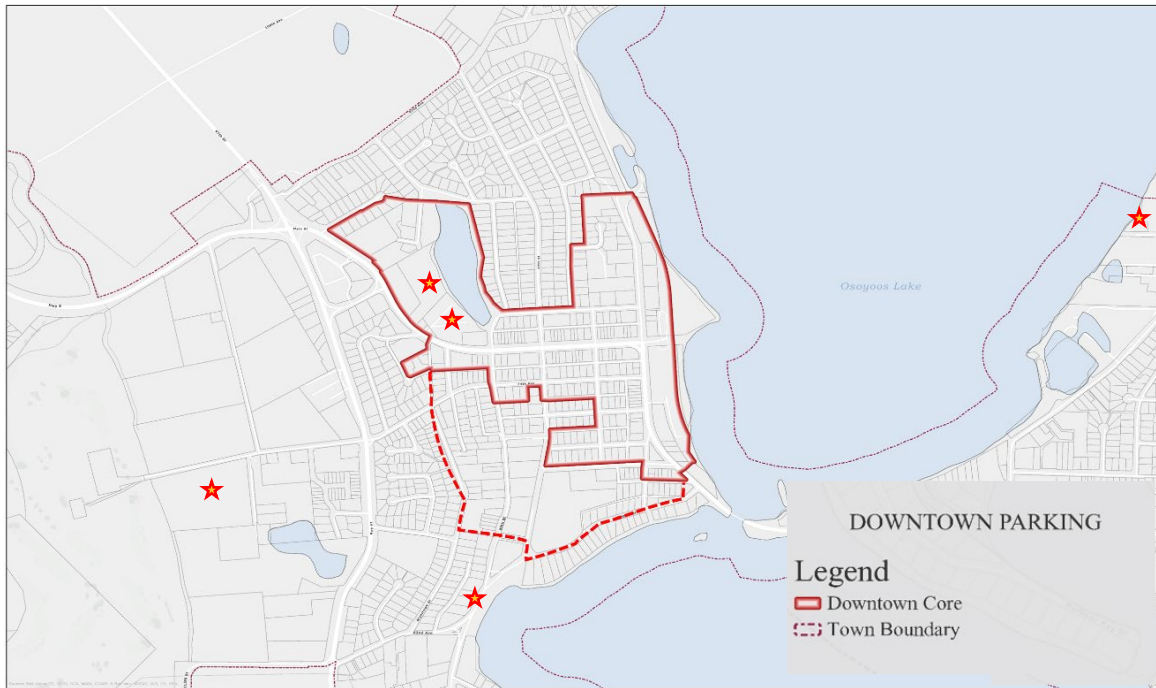


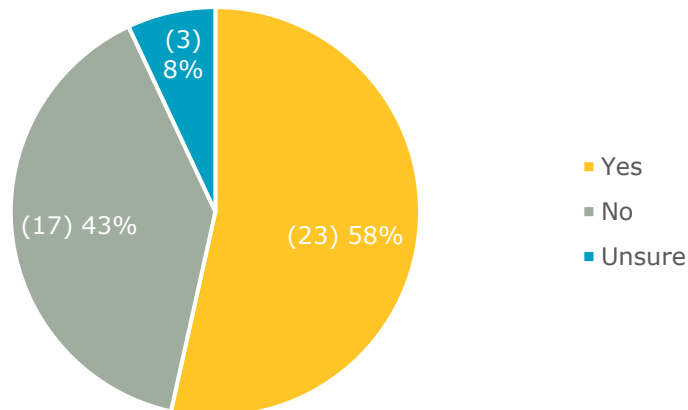
Figure 6. Areas where participants would like to see parking standards changed.

A sample of verbatim comments is provided below:

- *No overnight parking in parking lots*
- *At all waterfront beach's paid or time limited parking*
- *Developments need underground parking*
- *Doesn't seem environmentally sustainable to expand parking. Why isn't there consideration for expanded bike lanes.*

- **Should there be limits for on-street parking within the downtown areas? (n=40)**

Over half of participants (58%) responded yes, there should be limits for on-street parking within downtown areas, **43% said no**, and **8% were unsure**.



Participants were given an opportunity to provide additional comments on parking time limits. There was a general concern about overlength vehicles and devices, such as RVs and boat trailers. Some would like to see time limits for RV parking or preventing RVs from parking on-street altogether. There was also a suggestion that boat trailers should not be allowed to park on streets and instead, there should be more designated parking areas for them.

In addition to overlength vehicles, participants suggested implementing paid parking in high traffic areas during the summer months, such as at Gyro Park and along Main Street. Participants also questioned how parking limits would be monitored.

A sample of verbatim comments is provided below:

- *No boat trailers on streets*
- *Time limits are not needed. Parking vehicles with boat trailers after launching at the marina needs more space*
- *(time limits) on Main Street during the summer*
- *Stop downtown employer parking on Main street*

SHORT-TERM RENTALS COMMUNITY WORKSHOP

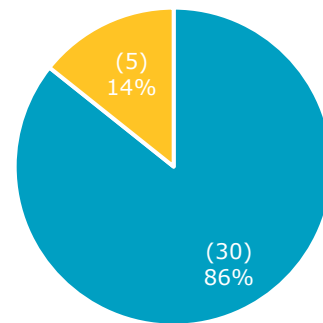
Workshop participants were presented with the seven proposed STR pilot program criteria, then asked to indicate their level of support and provide feedback for each of the proposed criteria.

The following section provides a detailed analysis of the level of support and feedback received for each of the program criteria. All verbatim comments can be found in **Appendix E**.

1. Require STR Permit for Operation

- **What is your opinion on this proposed program criteria? (n=35)**

The majority of participants (86%) agree that a permit must be issued by the Town to operate an STR in Osoyoos, while 14% disagree.



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

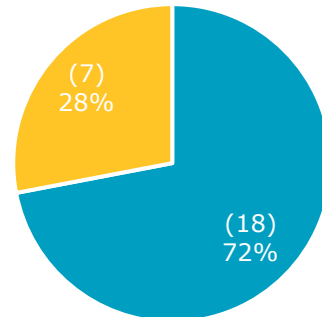
Participants voiced that carriage homes should also be allowed. Some noted that they would like to see enforcement of problem STRs, including a more efficient process to report them. One comment stated that they do not support short-term rentals unless motel-type taxes are implemented.

■ Support ■ Do not support

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

- **What is your opinion on this proposed program criteria? (n=25)**

Nearly three quarters of participants (72%) support allowing the STR in a principal dwelling or basement/secondary suite only, while approximately a quarter of participants (28%) do not.



■ Support ■ Do not support

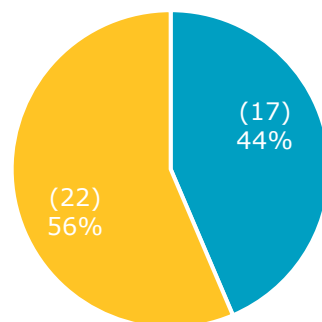
- **Do you have any comments to provide on this proposed criteria?**

One comment was left regarding the criteria, noting that they agree as long as the property tax rate is increased.

3. Require the Owner or Designate to be Present

- **What is your opinion on this proposed program criteria? (n=39)**

Opinions were somewhat divided on whether an owner or designate must be present on the property, with 56% expressing "do not support" and 44% expressing "support".



■ Support ■ Do not support

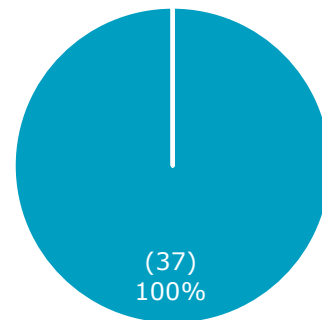
- **Do you have any comments to provide on this proposed criteria?**

Participants frequently noted that they believe an owner should be present, not a designate. Some expressed that they would like to see increased authority given to Bylaw to provide more enforcement. One comment voiced concern regarding how the Town is going to verify the owner is present, and if the designate must be the same person for the duration of the permit.

4. Proof of Insurance Required

- What is your opinion on this proposed program criteria? (n=37)**

One hundred percent (100%) support that proof of insurance should be required.



■ Support ■ Do not support

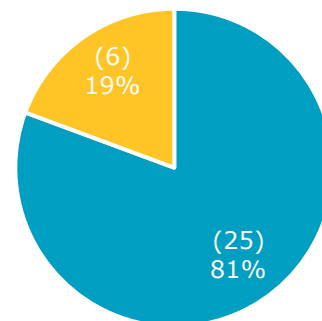
- Do you have any comments to provide on this proposed criteria?**

Comments varied, with some wondering how the Town would verify this and how proof of insurance would impact the Town. One comment noted that this can only happen if the Town sells permits, and one noted that commercial insurance should be required.

5. Inspection Required for Operation

- What is your opinion on this proposed program criteria? (n=31)**

Majority of participants agree that an inspection should be required for operation, with 81% indicating "support" and 19% indicating "do not support".



■ Support ■ Do not support

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

Of the two comments received, both questioned if the Town has enough capacity to support these inspections.

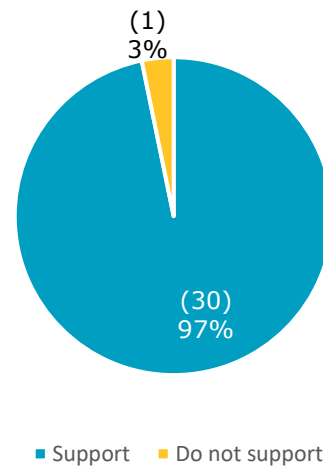
6. Require Additional Parking for STR

- **What is your opinion on this proposed program criteria? (n=31)**

Nearly all participants (97%) support requiring additional parking for STRs.

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

Both comments expressed concerns that only one additional parking space is inadequate for multiple guests or large families staying at an STR.



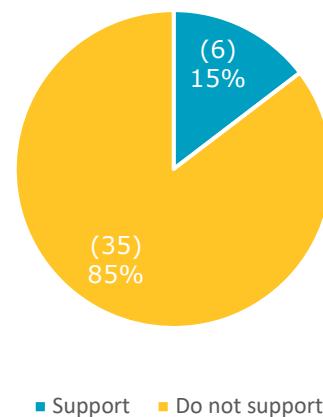
7. Limit Operations to Number of Days or Time of Year

- **What is your opinion on this proposed program criteria? (n=41)**

Overall, the majority of participants do not support limiting operations to number of days or time of year, with 85% indicating "do not support" and 15% indicating "support".

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

One comment was left seeking clarification on if the criteria means six months per year.



General Comments

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

Overall, comments were varied, with some expressing that they do not support short-term rentals in Osoyoos as they are concerned about negative impacts on the community. Participants cited concerns such as noise, unkept properties, taking away from long term housing stock, and destroying neighbourhoods.

Participants voiced varying support for requiring owners to live on property and for implementing a good neighbour agreement, with some comments expressing support for these criteria and others opposing them. Additionally, it was noted that residents would like to see greater public information and transparency regarding the number of fines issued for illegal STRs and the fine amounts.

Other comments included: support for allowing carriage homes; disagreement with the limited rental period; and disagreement with the types of fees, noting that a permit fee should not be required.

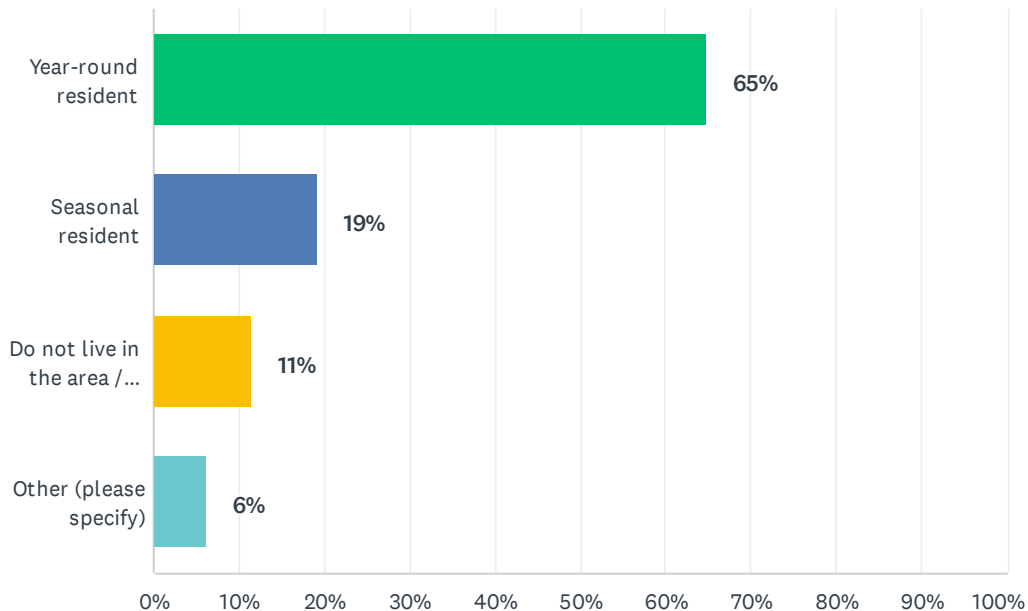
A sample of the verbatim comments is provided below:

- *Prefer West Kelowna model, particularly good neighbour agreement*
- *Why no transparency with releasing info on how many fines issues, \$ amounts? Lack of transparency suggests nothing has been done*
- *Concerns with noise and properties not kept up*
- *Owner must live on the property*

APPENDIX A: SURVEY REPORT

Q1 Which of the following best describes your residence in Osoyoos? Please select all that apply.

Answered: 261 Skipped: 0



ANSWER CHOICES	RESPONSES	
Year-round resident	65%	169
Seasonal resident	19%	50
Do not live in the area / visitor	11%	30
Other (please specify)	6%	16
Total Respondents: 261		

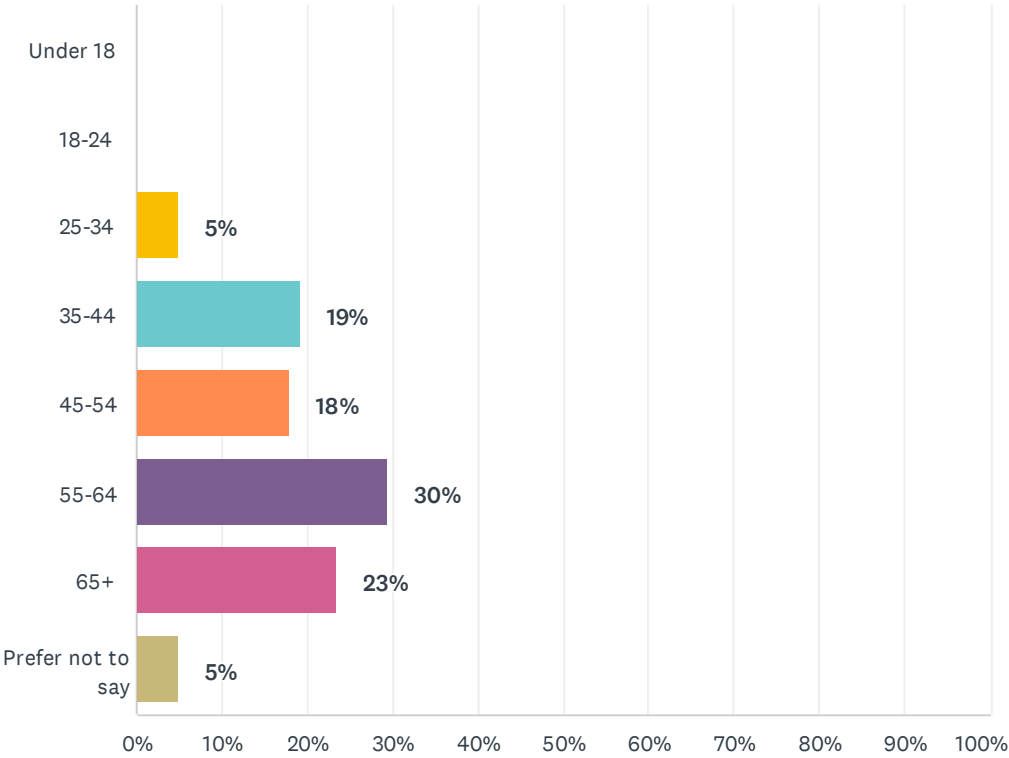
#	OTHER (PLEASE SPECIFY)	DATE
1	Own property but will not be moving in till the new year.	3/10/2023 4:46 PM
2	Home Owner	3/9/2023 3:07 PM
3	Temporary resident	3/2/2023 10:14 PM
4	Part time resident, part time short term rental	3/2/2023 4:15 PM
5	Property owner	3/1/2023 11:21 PM
6	supplies long term rentals for 4 families	2/28/2023 6:56 PM
7	Non-resident property owner	2/25/2023 11:02 PM
8	Owner of long term rental property	2/21/2023 7:38 PM
9	Most of the year	2/20/2023 10:10 AM
10	Ex	2/18/2023 7:39 AM

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11	Close by	2/17/2023 6:17 PM
12	I live in Oliver	2/17/2023 1:05 PM
13	Property Management STR Agent	2/15/2023 10:59 AM
14	Owner of Property Management Company	2/15/2023 9:11 AM
15	Investor	2/15/2023 8:35 AM
16	Food truck spot	2/14/2023 2:38 PM

Q2 What is your age?

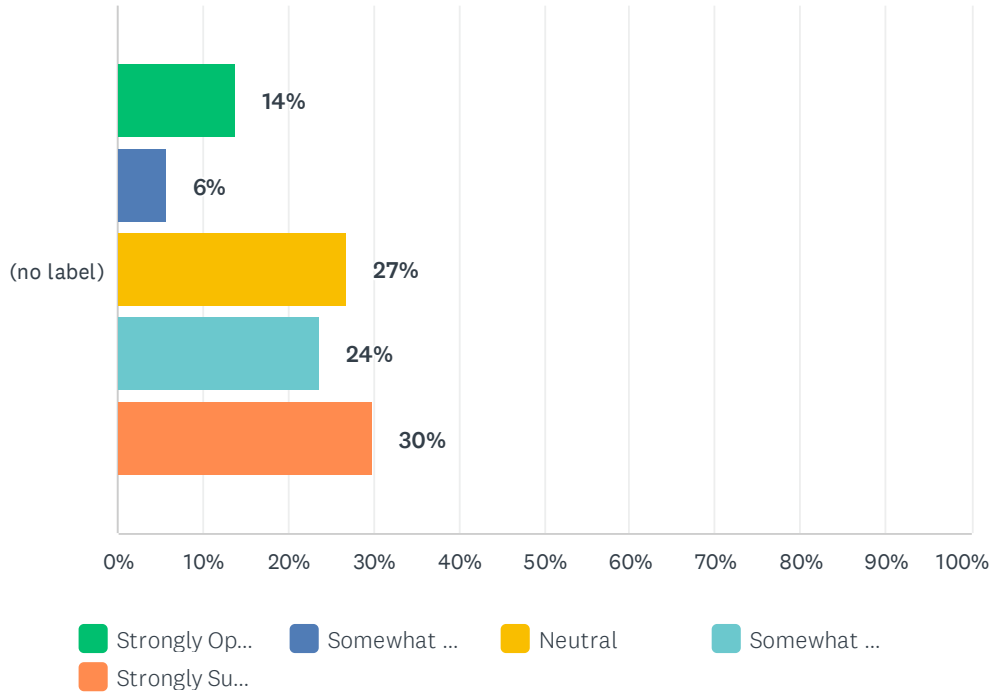
Answered: 261 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0%	0
18-24	0%	0
25-34	5%	13
35-44	19%	50
45-54	18%	47
55-64	30%	77
65+	23%	61
Prefer not to say	5%	13
TOTAL		261

Q3 Please indicate your level of support for a buoy lease program to regulate buoys placed in areas of Osoyoos Lake adjacent to public lands in Osoyoos (Note that such a program would not apply to privately-owned lakefront properties):

Answered: 245 Skipped: 16



	STRONGLY OPPOSE	SOMEWHAT OPPOSE	NEUTRAL	SOMEWHAT SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	14%	6%	27%	24%	30%	245	3.50
	34	14	66	58	73		

#	PLEASE EXPLAIN YOUR ANSWER CHOICE:	DATE
1	Why needed?	3/13/2023 8:35 PM
2	Interested in how this would enhance public safety and reduce the environmental impact?	3/13/2023 6:41 PM
3	Could get out of hand if not monitored.	3/13/2023 6:39 PM
4	Unnecessary. I can't think of anywhere on the lake where this is currently an issue.	3/12/2023 11:25 PM
5	Buoys should be clustered in designated areas, with annual rental fees, instead of being scattered all over the foreshore. Short term rentals for buoys in designated areas, similar to Town's trailer parking compound, should also be considered.	3/12/2023 12:11 PM
6	Contravention of a lease? What administration allows that? Not a good thing. This will be nearly impossible to enforce.	3/12/2023 11:20 AM
7	Currently anyone can place a buoy in the water and leave it there, and the town takes no action. Just look at Lakeshore drive and Lions park, with lots of Buoys in the water. Buoys are left there all year and interfere with others using the water. Lions park is busy with swimmers, dogs, kayaks etc yet there are numeros buoys just by the park and lots of boats coming in to tie up. It has become a large parking lot.	3/11/2023 3:29 PM

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8	Dont use boats in the lake.	3/10/2023 6:54 PM
9	As long as the buoys do not impeded use of the public beach and are placed where they do not interfere with activities like kayaking, stand-up paddle boarding, etc.	3/10/2023 4:48 PM
10	We have heard of boats slipping off their buoy so it would be good to know who owns them plus yes it will keep the area clean	3/10/2023 3:02 PM
11	Very hard to implement and there is controversy regarding relevant locations	3/10/2023 6:44 AM
12	Bouys need to be regulated. Many of the bouys are only used when the owners come to town for a holiday and they are left for the rest of the year and creates an eyesore, especially in front of the public beach in front of Waltons Resort and Island View where there are 50, 60 or more bouys left all year round. Additionally, the bouy owners drop into the bottom of the lake whatever object that weighs enough to hold their boat, be it concrete slabs, concrete blocks, engine blocks etc., which creates a swimming and boating hazard. They should be made to remove the bouys and weights when they are finished with them or at the end of the summer.	3/9/2023 4:08 PM
13	Having buoys all over the lake takes away from the natural beauty. Do not allow this.	3/9/2023 3:23 PM
14	Support this initiative however there must be a limit of how many buoy's are deployed. May cause aesthetics issues but making the lake not look as nice with no buoys.	3/9/2023 3:08 PM
15	It would provide more transparency around who/what is placing the buoys in the lake each year. Also would ensure that these are inspected and placed accurately, not just left for ever to float around.	3/9/2023 9:17 AM
16	Is this a problem? Does the town have jurisdiction over the water?	3/9/2023 7:01 AM
17	No opinion	3/7/2023 9:04 PM
18	I don't have a boat so I feel I cannot say one way or the other. My neighbour has a boat and he has a bouy out front past the swim line of the beach. I think if they are leased by the Town we may see many more boats out there but maybe not.	3/7/2023 6:45 PM
19	My hope would be it limits the number	3/6/2023 8:01 PM
20	Safety concerns about buoys left in the water all year long when not in use.	3/6/2023 11:06 AM
21	Too many out of town buoys.	3/6/2023 10:54 AM
22	Can't offer an informed opinion because the topic really isn't on my radar.	3/5/2023 7:57 PM
23	If you want to charge people to lease or put a dock in the water then YOU NEED TO CLEAN UP the FILTHY LAKE!! Years of pumping sewage in the lake was the cities fault.	3/5/2023 5:31 PM
24	If the number of buoys was reduced through the lease process would feel more favorable. There are far too many buoys clogging the Lakeshore	3/4/2023 8:02 PM
25	An unnecessary Burden for Bylaw. All buoy. boats will need a hook up next boating season and they know how to safely position their anchorage, been doing it for years. It's part of Lake Osoyoos for 3 months in the summer!	3/4/2023 4:45 PM
26	Controlling the number of buoys on the lake is a good idea. But without any details on how a buoy lease program would work or the costs to the buoy owners and to the town, I can not fully support this proposal.	3/3/2023 12:48 PM
27	Buoys don't seem to be a problem to me.	3/3/2023 8:23 AM
28	I like safety	3/2/2023 6:22 PM
29	Have had a boat in the past and wanted it in the lake on a bouy.	3/2/2023 11:49 AM
30	This area should be left open for quiet vessels (kayaks, canoes, paddle boards, water toys) to enjoy without having to navigate and manoeuvre between boats and buoys.	3/1/2023 9:01 PM
31	To many buoys and old material in the lake that should not be there.They cut off the public shore line so everybody can use it.	3/1/2023 3:02 PM
32	I dont see any issues with this	3/1/2023 9:35 AM

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33	I think it would increase the boat population and at times the boat traffic is way to much for our little lake	3/1/2023 8:14 AM
34	Boat owners over summer months tend to go out on the water and park the boat on the water with music blaring. They do this at the campsites and is annoying for people taking advantage of the beach. There would be no control over this at the public beach and would take away from families enjoying the beach.	3/1/2023 8:10 AM
35	Placement of buoys is a safety issue. I own waterfront property and swim daily parallel to the shoreline. Motor boats with water-skiers, particularly, approach too close to shore. Sometimes the boaters do not have a spotter on board. Also, shore erosion is an ongoing concern and we do not have the policing needed to control these problems	3/1/2023 6:55 AM
36	I like that owners can be contacted if there is a problem	3/1/2023 6:31 AM
37	Needs to managed correctly	2/28/2023 11:27 PM
38	Too many people anchoring their boats off public beaches and parks because the towns boat launch and boat trailer parking is inadequate	2/28/2023 9:22 PM
39	to much government intervention into private citizens activities is not a good practice	2/28/2023 6:58 PM
40	Why would the bylaw differ for lakefront properties - Bylaw should apply the same to lakefront or lakestreet or back a street or up the road properties - we all own the lake and the responsibilities the same	2/28/2023 1:56 PM
41	Don't know enough about it	2/28/2023 12:50 PM
42	This has not been a significant issue. A small number of vocal opponents create the perception that there is a major problem when none exists. Tourism is the single largest economic driver for the town and regulations that limit or inhibit tourist activities will be detrimental to the local economy.	2/28/2023 9:59 AM
43	I support safety and this is a safety program ... environmental and	2/26/2023 1:20 PM
44	I do not have lake front property	2/24/2023 3:42 PM
45	This does not effect us	2/24/2023 7:53 AM
46	No boat	2/24/2023 12:38 AM
47	I think the town could focus on providing more spaces to park boat trailers near the boat launches.	2/23/2023 10:48 PM
48	I do believe there needs to be better management of boats in the lake, even though only a portion of the lake is within the Town boundaries. Besides managed buoys, I believe it's time to expand the marina to have the original additional "fingers" into the lake need to be added.	2/23/2023 9:54 PM
49	Unregulated bouys can cause harm to the lake as the anchoring mechanisms cannot be seen and could be an environmental issue.	2/23/2023 5:44 PM
50	Access to the lake is limited, boat storage prices are extorsionary	2/23/2023 4:35 PM
51	Access to the lake is so restricted. It could reduce pressure on the boat launch	2/23/2023 4:34 PM
52	A good option for boat moorage for people not at the marina. Full time residents need to get first priority for lease and price needs to be reasonable.	2/23/2023 3:57 PM
53	My strata has boat lifts. I am in favour of keeping lifts.	2/23/2023 3:41 PM
54	difficult to use the boat launch at times	2/23/2023 3:40 PM
55	We pay taxes. We work hard so we can buy a boat. We pay to register and insure the boat! When we boat we are enjoying the natural aspect of a place we pay high taxes to live in! Let us LIVE!	2/23/2023 3:39 PM
56	If you can afford a boat you can afford a buoy	2/23/2023 2:24 PM
57	I've never used a bouy	2/22/2023 4:17 PM
58	Currently there is no control on Buoys and way too many in water. Good example is Lacey point where there are numerous buoys contrary to the bylaw. Nothing gets down and there are	2/21/2023 9:19 AM

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more and more every year. Along with buoys comes the issues of party boats, docking in the dog park area, etc

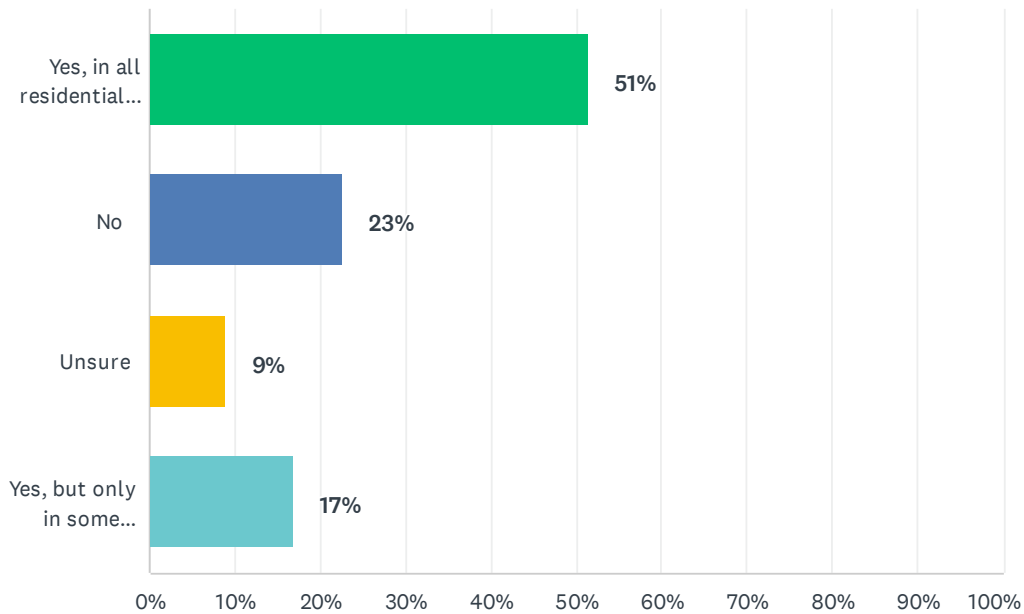
59	Other than forcibly removing and enforcing that they are not placed, leasing is the best option. At least the town would see revenue	2/19/2023 6:59 AM
60	Need to control rampant buoys and make them available to locals who do not live right on the lake.	2/18/2023 2:16 PM
61	There needs to be control, not just an open policy that anyone can do anything	2/18/2023 9:50 AM
62	I support the concept but worry that it will be like everything else and not be enforced when it comes to tourists. They seem to be exempt from the rules.	2/17/2023 7:10 PM
63	Mooring buoys along the shore of Okanagan Lake are very popular.	2/17/2023 11:55 AM
64	The town desperately needs a public dock within easy reach of town amenities. If it were possible for a business to set up anchoring locations close to Gyro Beach where people could come and go -- doing shopping in town without having to DRIVE into town, find a parking spot, but rather, take their boat to town for shopping, it would take pressure off of the busy highways and town streets during high seasons.	2/17/2023 9:38 AM
65	why bother given that no attempt to regulate this use has occurred yet? the outcry and pushback from those use public foreshore for private use will outweigh any attempt at regulation	2/16/2023 4:08 PM
66	I would hope you would look at how the buoys are currently used, as an example, The Oasis only has a limited number of buoys allowed and they are always removed from the lake in winter months whereas in front of Waltons and Island View there is an unlimited amount of buoys everywhere and they litter the lake all winter. It would be nice if everyone is not lumped into the same category.	2/16/2023 3:24 PM
67	I fully understand buoys in the water but it seems odd after the Thanksgiving weekend that some resorts leave buoys in all season when clearly no boats are attached.	2/16/2023 12:54 PM
68	who is going to monitor the program? town taxes pay for staff? taxes go up	2/16/2023 9:07 AM
69	It is important to control the number and location of buoys in the lake. This would be an opportunity for the Town of Osoyoos to collect revenue.	2/15/2023 6:23 PM
70	Does not apply to me	2/15/2023 5:39 PM
71	Prevention of pollution and mussel infestation. Create safer swimming and recreational use of water (paddle boarding etc.) Revenue from lease program can go towards lake water management	2/15/2023 4:11 PM
72	Currently not in the position to provide input as I'm more involved with Property Management	2/15/2023 11:03 AM
73	Don't want to see buoy's strewn anywhere but recognize homeowners want to be able to moor a boat in front of their place.	2/15/2023 10:34 AM
74	Support for anything that protects the lake and improves the aesthetics of the lake.	2/15/2023 9:33 AM
75	There should be no money involved in this ! Registration of a boat anchor/ marker I can agree to monitor old unused abandoned ones in the lake so others could actually take over if abandonment is noted	2/15/2023 9:14 AM
76	They should not be making money on the lease, but it should be registered and regulated	2/15/2023 8:58 AM
77	Need more info	2/15/2023 8:19 AM
78	There should be limits on how many buoys are given leases.	2/15/2023 7:30 AM
79	Control of who, how, and how many - further protecting our lake.	2/15/2023 6:20 AM
80	The fact that short term rentals are not allowed is not the reality of life in Osoyoos and the subsequent volume of extras in the lake as a result of this high volume rental market impacts access to the lake for all and visitors are not safe in how they store their boats, etc.	2/15/2023 2:49 AM
81	Would have to understand more.	2/14/2023 8:58 PM
82	public access areas should not be cluttered with private boats	2/14/2023 7:38 PM

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83	I can see where this could be helpful.	2/14/2023 7:19 PM
84	Boating is a big tourism draw so making reasonable accommodations for them fits with tourism agenda, yet still allows for managed balance	2/14/2023 7:08 PM
85	The Marina is always very busy and there is limited trailer parking so having a bouy that could be leased would lessen this problem. There are bouts on the lake already without any regulations.	2/14/2023 7:02 PM
86	They should not be allowed to park their boats indefinitely all summer long because they come up 3 different times throughout the summer. It's unsightly and dangerous.	2/14/2023 6:23 PM
87	The mess of buoys, scattered all over the foreshore along Lakeshore Dr., from the upland RV parks need to be licensed.	2/14/2023 5:58 PM
88	Depends on the number bouys . Should not be a eye soar like the front of Waltons Resort.	2/14/2023 5:03 PM
89	The marina cannot handle the volume of boats using the lake.	2/14/2023 4:01 PM
90	I think it should also include privately owned lakefront properties.	2/14/2023 3:41 PM
91	There is a huge shortage of places for people to have their boats and marinas do not seem to be the most environmentally and financially viable solutions. This is something we desperately need for both visitors and residents.	2/14/2023 3:01 PM
92	Regulation is definitely required	2/14/2023 2:42 PM
93	It's fine as long as it's not near too close where children swim and play	2/14/2023 2:07 PM

Q4 Do you support permitting short-term rentals in Osoyoos?

Answered: 243 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes, in all residential areas within the Town of Osoyoos	51%	125
No	23%	55
Unsure	9%	22
Yes, but only in some residential areas within the Town of Osoyoos (please indicate which areas):	17%	41
TOTAL		243

#	YES, BUT ONLY IN SOME RESIDENTIAL AREAS WITHIN THE TOWN OF OSOYOOS (PLEASE INDICATE WHICH AREAS):	DATE
1	Multi unit developments. Not within single family residential areas. Another bylaw not enforced in the past doubtfully enforcement going forward.	3/12/2023 11:25 AM
2	I'm not sure which area of Osoyoos but I know for example Harrison has a designated zone by their city center, hotels and nearest the lake where short term rentals are permitted. This keeps them out of the quiet residential neighbourhoods but still allows them for tourism. I think this is a great idea.	3/12/2023 10:23 AM
3	In tourist areas such as Lakeshore Drive	3/10/2023 1:19 PM
4	I am not sure which residential areas would be appropriate but there should be a balance between areas that allow STR and those not deemed as such. Also, some communities in BC have determined that even though STRs are not deemed illegal, the communities themselves have not permitted STRs. Approval for year-round STRs may be useful to have in some of the communities currently zoned 'seasonal use' only, as snowbirds may wish to come to Osoyoos to escape winter in colder parts of Canada and thus bring revenue to the Town which otherwise wouldn't exist.	3/10/2023 6:51 AM
5	Any property could work but with 4 night minimums and 2 person per bedroom max. These two	3/9/2023 7:22 AM

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simple rules would get rid of a lot of issues. Properties that are not naturally suited for STR simply won't rent due the min nights needed and would be forced to rent permanently or not rent at all.

6	Only single family detached	3/7/2023 9:05 PM
7	This will keep our city alive	3/6/2023 3:06 PM
8	With out short term rentals, it will kill the tourism in our town	3/6/2023 12:54 PM
9	The main problem with short-term rentals is noise and other disruption to neighbours. The issue is especially problematic for stratas and strata-like properties which have prescribed common-use areas, in terms of insurance liability for misbehaving guests as well as loss of privacy when renters "appropriate" the common property just out my back door to "party hearty" . I live in such a property and I wouldn't want to see my liability insurance and maintenance and repair bills go up because of misbehaving tenants, much less my right to quiet enjoyment of my private property. Therefore, I'd want rentals of less than one year be prohibited for strata (like) properties, and their by-laws be amended accordingly.	3/5/2023 8:41 PM
10	They should not be regulated. Any home owner should be able to rent when they want and for how long. You regulate your will decrease the tourism and money for the town. It's already happened by taking away the campsites.	3/5/2023 5:35 PM
11	The town currently is poor in enforcing this bylaw and seems to be turning a blind eye to flagrant abuse. We live on Chardonnay Court and have a house on VRBO. We have called police throughout the summer about noise, break-ins to vehicles, illegal drug use in the street, slashed tires, drunken domestic fights, excessive garbage, excessive parking due to parties. The occupancy of the Rental was advertised as 50 people. The reality is that people who rent for the short term have no vested interest in the property and don't demonstrate the same values as Owners or long term renters who occupy their property. We did moved to Osoyoos and this neighborhood because of the current bylaw and are upset by the potential change to allow short term rentals, in residential areas.	3/4/2023 8:15 PM
12	This would cut down and control short term rentals and help out our local renting work force. They need help and places to rent.	3/3/2023 8:29 AM
13	The condo areas along the lake seem to have rentals all through the year and helps owners pay the mortgage. Established housing developments/neighborhoods should not have rentals. We are seeing more basement suites built as new homes are being built and traffic and streets are already becoming congested.	3/1/2023 8:18 AM
14	Licensed and Managed Facilities to do so (eg. Safari Beach, Casa Del Mila Oro Resort, etc.) or a main residence with a B&B license.	3/1/2023 7:47 AM
15	Limit the areas and tax the rentals. Ensure all areas have some sort of high percentage of long term rentals only	3/1/2023 6:55 AM
16	As long as it's managed correctly and the town receives \$\$\$ for a program that would manage it	2/28/2023 11:29 PM
17	Could cause issues for strata's and other owners/residents. How to address this?	2/28/2023 12:54 PM
18	STRs exist, and will continue to exist regardless of official policy. Better to acknowledge this and regulate/manage this than try to prohibit something the town does not have the resources to monitor and/or enforce prohibitions against.	2/28/2023 10:01 AM
19	If there is already a hotel/motel closely situated it could be allowed	2/23/2023 2:28 PM
20	Home owners should be able to do what they want with their property	2/23/2023 1:25 PM
21	High value lake front OR high value homes that don't take away from affordable rentals	2/22/2023 2:16 AM
22	Non R1	2/21/2023 12:50 PM
23	But not single family homes. Room or building must be on the same property of the owner.	2/20/2023 4:00 PM
24	This is crazy. So many people are short term renting in town already and there is no enforcement at all	2/17/2023 1:26 PM
25	Other areas in the interior such as Kelowna have regulated STRs in certain areas only, or allowed them in a principle residence only. This seems like a reasonable compromise that	2/17/2023 11:35 AM

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	prevents entire dwelling units from being permanently taken off the rental market	
26	C5 zones, new developments	2/16/2023 4:11 PM
27	STR become party houses and are difficult to control.	2/15/2023 6:27 PM
28	What is short term?	2/15/2023 5:40 PM
29	If the Town does move ahead to allow short term rentals only allow 1 per certain radius of land	2/15/2023 4:21 PM
30	Short-term rentals should be limited to owner-occupied homes. Too many STRs of entire single family homes result in noisy party homes and decreased availability for year-round housing.	2/15/2023 7:33 AM
31	Some	2/14/2023 10:27 PM
32	in new developments and commercial zones but not in existing residential areas	2/14/2023 7:39 PM
33	No to all short term rentals. Period	2/14/2023 7:09 PM
34	We are losing our sense of community because the neighbours keep changing. Rentals have gotten out of control.	2/14/2023 6:29 PM
35	People need rentals	2/14/2023 5:17 PM
36	Must have lots of parking on lot or street parking. Where there already have condos and apartments.	2/14/2023 5:07 PM
37	Short term rentals in residential neighborhoods disrupt the neighbors. They become party houses with people coming and going, loud music, and loud voices into the late hours. This happens next door to us.	2/14/2023 4:07 PM
38	We have too many short term rentals going on in Osoyoos. If they are prohibited, why are they still being rented out as vacation rentals?	2/14/2023 3:43 PM
39	I dont feel I have enough knowledge about all the neighborhoods to select appropriate spaces for str's but I do feel that properties with generous spaces for parking and visitors is important. High density areas that are zoned residential should be reviewed on a case by case basis	2/14/2023 3:09 PM
40	Cottonwood and Spartan	2/14/2023 2:44 PM
41	Not at all ever , short term rentals wreck the housing market for workers needing rentals	2/14/2023 2:02 PM

Q5 Do you have any additional comments about short-term rentals or short-term rental regulation in Osoyoos?

Answered: 145 Skipped: 116

#	RESPONSES	DATE
1	I wish I could remember what town it was that I heard had a short-term rental solution that I hadn't heard of before. It was somewhere in BC. We need more affordable housing for workers to support the tourism industry in Osoyoos and until that can be accomplished by the town, curbing so much of it going to short-term rentals is needed.	3/13/2023 8:47 PM
2	People should be able to rent if they wish. Brings more money to the town than any other options.	3/13/2023 8:37 PM
3	Eco Plan's review of Penticton's short-term rentals shows a consistently higher cost for rentals. This would impact the availability of long-term rentals for families considering moving to the area.	3/13/2023 6:44 PM
4	Don't see a major problem with short term rentals. Concerns re noise etc can be handled by police or bylaw. No different than the rest of Osoyoos.	3/13/2023 6:43 PM
5	Hotel/motel went through a regulatory process for 'public' occupation including safety which a home never did. If we need more short term rentals encourage more hotel/motels. Short term rental should only be allowed where the owner lives there too such as a bed and breakfast. I am strongly opposed to short term rental where the owner is not present as there would be no oversight for noise/overcrowding/damage to the neighborhood.	3/13/2023 12:03 PM
6	Short term rentals bring in more money per day to the town and surrounding area than any other type of occupancy. Renters spend more money on both goods and services as they are on their "holiday". This type of revenue gain to the town should be embraced, not discouraged.	3/12/2023 11:41 PM
7	If short term rentals are permitted anywhere with Town boundaries there should be a limit on number of occupants, such as one group/family of 4 people per rental at any one time. With rentals, in many cases, at \$1000/night it's almost certain the renters won't be one family but 4 families with 8 adults, 8-10 children, at least 4 cars, maybe a couple of boat trailers. 99% of Osoyoos properties don't have room for onsite parking for 4 vehicles plus boat trailers, therefore these vehicles end up on the street in front of neighbouring properties. Fire department's authority, which in many municipalities, exceeds bylaw enforcement officers' authority. should be utilized to enforce occupancy limits. Also any residential property that is corporately owned should not be permitted to have short term rentals as it is obvious this property was not bought for principal residence use but for rental use. Also a property that is not claimed as a principal residence on the Town's tax notice should not be allowed to have short term rentals. An owner should also be required to be present at the residence during a STR. Any property that has previously cited as a STR violater should not be allowed any future STR use. The best option is to ban STRs in any residential zone.	3/12/2023 12:26 PM
8	Enforce regulations! Not enough to just announced them.	3/12/2023 11:25 AM
9	As a mom with three young kids (3,6,8) I highly support short term rentals of an entire property. We only use STR's when travelling as they are significantly more convenient for us. The ability to cook our own food, have room for the kids to play and not have to worry about disturbing others in a hotel situation with general noise from young kids.	3/12/2023 10:23 AM
10	This is a big issue, however I don't want a business (ie airb&b) next door to me unless the owner is living there. Otherwise this is just a business in a residential area.	3/11/2023 3:30 PM
11	Yes, as long as homeowner is a resident of Osoyoos and living in the property in order to ensure there's some control - ie: parties, keeping noise down	3/11/2023 3:01 PM
12	No	3/10/2023 6:59 PM
13	Short term rentals only be allowed when the owner is present in the house, no vacant owners. Limit to one per street. A list of the STR's must be publicly available and a contact person	3/10/2023 4:54 PM

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listed so if a neighbor has a problem with an STR they owner can be notified. Bylaw resources must be in place to enforce STR regulations, Failure to register,(license) an owner of the offending residence will not be allowed to apply for a STR license for a period of 5 to 10 years,

14	Yes they play and intergral part, a lot of house cleaners that hire employees will be out of work. In addition to that Long Term Rentals are DANGEROUS to the LANDLORDS. The BC Tenancy ACT does NOT help landlords remove terrible tenants and if they dont pay we dont get help. AN INDIVIDUAL SHOULD NOT BE RESPONSIBLE TO SUPPLY RENTALS TO OTHER PEOPLE THAT IS THE GOVERNMENTS JOB. TOWN OF OSOYOOS SHOULD BUILD RENT CONTROLLED UNITS IF THEY WANT PEOPLE TO LIVE IN THEIR OWN.	3/10/2023 3:04 PM
15	There is a shortage of available hotels/motels during the high season and allowing some STRs in the high season, as well as snowbird season, could be beneficial for the Town as well as those wishing to visit Osoyoos.	3/10/2023 6:51 AM
16	It's 2023 why would the town not want to collect additional taxes? Air bnb and any short term rentals should be permitted. The town sees a lot of traffic in the summer and to continue banning short term rentals is preposterous. Council needs to think about how the town is expanding and developing. The costs to run the town are increasing and to keep it going you need more taxes, allow the short term rentals.	3/9/2023 3:28 PM
17	Osoyoos is a tourist town. Short-term rentals should be allowed in all residential areas within Osoyoos. Restricting this is not the right thing to do. The costs of the town to operate are increasing. Infrastructure needs to be upgraded, Staff need to be paid well and in order to achieve this the Town should be collecting taxes from short term rentals. Long-term rentals can be found in the outskirts in Oliver etc. Home owners like myself have tried to rent our home to long term renters and they ruined our home. It is difficult to find clean respectful long-term renters that can afford to live in Osoyoos. The cost of living has risen drastically officially forcing renters to find low cost alternatives like living in mobile homes or on RV lots (which osoyoos has).	3/9/2023 3:13 PM
18	We have plenty of hotels and campground space, if you allow residential STR, people looking to rent will be displaced every spring/summer. Very hard to make a living when you have to move every year.	3/9/2023 9:19 AM
19	I don't know of any STR in town that are taking away from the local rental pool for long term residence. All these properties are used by the owners throughout the year and would never be rented full time. They are used for their vacations and weekend get aways as all these properties are owned by ppl from Vancouver and some Alberta but not out of country absentee owners. Taking these properties off line will just force all these owners to sell their properties and move their vacation property and vacations elsewhere as they won't want to miss out on the revenue they are currently getting.	3/9/2023 7:22 AM
20	Very important to the health of this highly desirable summer resort community. STRs are extremely necessary and facilitate millions of dollars of economic tourist activity annually.	3/9/2023 6:40 AM
21	Yep	3/7/2023 9:05 PM
22	I think there are many short term rentals that put a burden on the Town for garbage, policing etc. If it is prohibited I am curious why there are so many and no one seems to be shut down or asked to stop.	3/7/2023 6:47 PM
23	it's happening already and the city turns a blind eye. Perhaps allow or "force" more building	3/6/2023 8:04 PM
24	Air bnb helps our business in town	3/6/2023 3:06 PM
25	I am a seasonal visitor and truly feel that passing a short term rental law ban will kill the growing tourism industry in osoyoos	3/6/2023 2:52 PM
26	The benefits from tourism outweigh the cons.	3/6/2023 2:39 PM
27	Without the short term rentals we would not be able to afford to visit Oosyoos and contribute to its economy due to high costs of hotels.	3/6/2023 1:28 PM
28	I believe having Airbnb/VRBO, keeps hotel prices competitive. Also brings a lot of tourism into the city.	3/6/2023 1:13 PM
29	I do not want to see short-term rentals in my sorta-like development.	3/6/2023 11:51 AM
30	Notwithstanding STRs are prohibited, they do exist in far greater number than one might think	3/5/2023 8:41 PM

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just looking through the Air BnB etc. listings. I believe most owners are motivated to do STRs for extra income, and I'm quite certain many don't report this income to the CRA. If they had to obtain a business licence and report their income after expenses, it would level the playing field with the hotel businesses. Therefore, with the exception of a prohibition of STRs for strata (like) properties as mentioned above, I strongly recommend individuals obtain a business license at the same price as charged for hotels, and the Town do title searches on all properties used as STRs and send blanket letters to the CRA as per "It has come to the attention of the Town of Osoyoos that the person named on title at xxx street has been deriving rental income for 2023...just thought the CRA might be interested". Pre-emptively keeping a current STR property list from Air BnB etc might be a good idea before any such regulations are announced, to head off the online platform users from going underground. A reporting line similar to Crimestoppers Anonymous might be helpful in identifying the properties flying under the radar and not using one of the online platforms. This would be much easier to administer than a patchwork of "allowed" STRs throughout Town. Bottom line: if you want to act like a hotel, then step up, get licensed, pay your fair share of taxes and assume some responsibility for your guests actions.

31	It's a bad idea to regulate rentals. Leave it alone and let home owners use their house as they need too. Tourism is suffering in Osoyoos now.	3/5/2023 5:35 PM
32	I believe If the owners of the home reside in their home then short term or seasonal rentals shouldn't be an issue	3/5/2023 11:32 AM
33	Keep the current bylaw and enforce it!!!	3/4/2023 8:15 PM
34	This puts Osoyoos on the map as unwelcoming. There are. Millions of short terms across. Canada and USA , they provide accommodation when our town is full, are the choice for many searching for lodging! What are hosts to tell their customers and some yearly bookings. Sorry Osoyoos has banned all Bed & Breakfast in the town. By the look of many short-rental listing, I don't think it will create much affordable housing. It will be a loss in revenue to local merchants.	3/4/2023 5:39 PM
35	Short-term rentals have a negative affect on the local community. Some of the effects include, non support of local business, diminished volunteer base for community groups due to the lack of community commitment by temporary visitors, just two note two of the negative issues that will arise. If short-term rentals are allowed the town "must", be prepared to strongly enforced bylaws and regulations concerning short-term rentals. Including having bylaw officers and police available 24 hrs. a day to handle the inevitable complaints and problem that will arise from this type of business. Also all added costs for administering and regulation and policing short-term rentals "must " be bourn by the owners of the rental properties and not by the non-involved taxpayer. Why should I see an increase in my taxes so someone else can profit and cause problems.	3/3/2023 1:24 PM
36	Ridiculous that a resort municipality doesn't have short term rentals. Contrast with Whistler (another resort municipality) that ensured short term rentals were available for visitors to town	3/3/2023 9:27 AM
37	If you have property that has room for a carriage house to be built, that should be allowed and rented out to local worker. That's what I want to do	3/3/2023 8:29 AM
38	I don't believe that STRs would be repurposed to provide long term rentals, if disallowed. I own a home that is rented on a short term basis and if it were not allowed, I would sell the home. I'm a licenced Realtor and all of my clients that owned homes that they rented to long term tenants, have sold those homes due to changes in the residential tenancy act that gives more rights to tenants than home owners. These clients have all purchased homes that can be rented short term and I know that if they were banned, I'd be selling all of these homes because they would NOT be rented long term. Government needs to stop dictating what homeowners do with their homes.	3/3/2023 7:25 AM
39	Without short term rentals I could not come with my elderly parents to help them live a full life in comfort	3/2/2023 6:39 PM
40	They should be allowed	3/2/2023 4:32 PM
41	The shortage of available long term rental homes is not due to the existence of short term rentals. Developers have been trying to build rental properties in Osoyoos for years and the city has denied them repeatedly (parcel of land behind Waltons resort as an example). The cost of real estate is what has driven more landlords to rent short term, as covering monthly carrying costs has become nearly impossible by renting long term. Further, the town is	3/2/2023 4:22 PM

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seasonal and seriously lacks hotel options. Limiting short term rentals in any way would have a severe and drastic impact on tourism revenue the city sees.

42	Short term rentals assist homeowners with payments. They also are sought after by a new generation of vacationers.	3/2/2023 11:52 AM
43	Short term rentals provides plenty of tourism to the town which provides taxes for the town . Also supports the local business abundantly.	3/1/2023 11:26 PM
44	From my experience, when several homes within one block are purchased for short term rentals then you lose all the aspects of what defines a neighbourhood. There are no people outside chatting to one another, waving and calling out their name, helping with projects, get together, or even keeping a watchful eye. You don't know if the people that are there are renters or owners. When the short term renters are there the traffic and noise level increases and the noise levels extends well beyond the hours for what is normal for that area of single family homes.	3/1/2023 9:17 PM
45	I do like Bed and Breakfast were the home owner is there if there is a problem.You know they will not rent out for long term and the money made stays in that town.Were short term most of them are from out of town,the rental agent is from out of town.The money does not stay in town,only the problems that the town has to deal with and it takes one less long term off the market.	3/1/2023 3:49 PM
46	100% agree with permitting STR in Osoyoos. Tourism is the heart of the economy in Osoyoos. Without STRs, visitors are limited only to hotels/motels that are dated and not competitive enough in price point to other destinations. Local groceries, restaurants, shops all benefit from having tourists in the community. While I understand there are shortages in the rental market, what would happen if STRs was not permitted? Either the operators will continue operating or they would be sold, or worst yet, left empty. Not permitting STRs is not the answer to affordable housing, as is seen in other major metropolitan cities in BC. In short, STRs promote competition in the accommodations space and increases capacity to take on more tourists in the town. More tourists = more money injected in our economy. I do agree that some form of business permitting or licensing should be required. I also do know that there are houses that have long term rentals in the basement and short terms upstairs.	3/1/2023 9:54 AM
47	If short term is meant to be 2-3 months or longer. If it reflects an Air B&B or VRBO and is only week by week I would not like that as it tends to turn into party central. Also it is hard to know who should be in your neighborhood and who shouldn't be. We are an established area and know which car belongs, etc so it is a safe neighborhood.	3/1/2023 8:18 AM
48	Would you want to live next to a short term rental?	3/1/2023 8:15 AM
49	I do not support STR in R1 zoned residences. Property taxes are higher in these areas based on increased assessed value of these residences. Owners pay a tax premium for these residences. I also question the validity of the assertion that STR strain the supply of long-term rental housing. Have studies been conducted to prove this assertion or is this an unverified opinion? I suggest that STR accommodation and long-term housing options are two very different financial and social categories. In summary, zoning bylaws must be protected and reflect the tax structure of the neighbourhood.	3/1/2023 7:20 AM
50	Short term rentals are killing the availability of affordable housing this town needs based on it average income	3/1/2023 6:55 AM
51	It is already hard to find housing here, this would make it worse.	3/1/2023 6:32 AM
52	It would be a grave mistake for the town of Osoyoos to make it difficult to continue STR	2/28/2023 10:26 PM
53	More long term and low income housing needs to be available!!	2/28/2023 10:19 PM
54	If you allow short term rentals in the town you are causing the local residents undo stress where they live. Short term rentals are noisy. Locals do not want to be living next people on holiday. Keep short term rentals in the commercial areas and DO NOT mix it in the residential area. Just think if your neighbors had noisy short term holidayers next to where you live . You would loose the peace and enjoyment of your home.	2/28/2023 9:28 PM
55	It helps our tourism industry	2/28/2023 7:29 PM
56	my properties supplies local families in osoyoos with long term rentals. short term rental income is how i am able to cover their gas bill, the towns high taxes and the upkeep of the	2/28/2023 7:09 PM

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properties.with out that income that supports tourism in the town of osoyoos i would not be able to cover the cost of the properties and would have to evict the tenants and make the property into my primary residence to afford it thus displacing multiple families and not contributing to the revenue the city receives from tourism.i strongly urge the city council to allow short term rentals.

57	Does “ not allowed” have a meaning I’m not aware of? What will change by rephrasing a clear statement? Enforcement and increasing penalties that’s the answer. Investigate rental sites,find owners, send notification, once it’s rented it’s too late	2/28/2023 4:03 PM
58	STR will hurt tourism and hotels - also will create problems or issues for HOMEOWNERS - especially if they are beside a STR. It is impossible to regulate what STR people will do inside or outside rental - they have NO responsibility or reason to care about the area once they leave.	2/28/2023 1:59 PM
59	I think it could be a benefit to property values, businesses, etc however party gets could cause other issues for policing, health care, strata’s, residents	2/28/2023 12:54 PM
60	In Osoyoos there are 86 short term rental properties. Osoyoos depends on tourism to help small businesses thrive and sustain businesses. Many hotels in Osoyoos are booked and many people complain of this issue in Osoyoos.There are not enough hotels to book vacations etc. There are hotels and motels in Osoyoos which are old and require updating. Short term rentals offer choices for accommodations and a more homely environment. Short term rentals offer different people coming into Osoyoos and it’s good for the economy.Why is there such a disconnect and discrimination against short term rentals??? I want to ask why is the city being discriminatory against short term rentals...????? If there is adequate parking, a certain clientele, pets welcome . What harm are they doing to the city of Osoyoos..???? Everyone pays taxes and let’s be fair to private enterprises .	2/26/2023 1:31 PM
61	If short term rentals are allowed there will be a constant turnover of renters who do not care about the surrounding properties or their residents. Loud parties will occur, garbage strewn around and the quality of life of the permanent residents will be negatively affected. I am STRONGLY against allowing short term rentals.	2/26/2023 8:41 AM
62	Short term rentals play a huge role in boosting the local economy. The average Airbnb guest to Canada spends \$200/day at local shops, restaurants and other retail. Short term rentals also provide valuable income to homeowners during these unstable economic times. Clear and fair regulations from permitting short term rentals will generate a new revenue stream for the Town. Lack of supply of long term rentals is a multifaceted issue throughout BC and poor town planning as well as international and National investment speculation are major contributing factors to this.	2/25/2023 11:09 PM
63	It will reduce the supply of long-term rental housing. It will take away from the motels and hotels in osoyoos. Short term rentals in residential areas cause a noise problem from visitors that want to party all night	2/24/2023 4:28 PM
64	I would be more than willing to pay a reasonable licence fee...key word being reasonable.	2/24/2023 3:47 PM
65	Different restrictions should apply for those short term rentals where the primary home owner lives on the property.	2/24/2023 8:36 AM
66	We would never rent our house long term. The tenancy board favours renters not home owners. If we were to rent our home we would have to charge a minimum of 3500 plus utilities in order to cover all costs. We do not believe Osoyoos residents can support this high rent. we would prefer to pay a small percentage of short term rental fee or we will sell our house	2/24/2023 8:03 AM
67	Most short term rentals are used by the owners themselves so they don’t impact the long term rental pool as the owners use them. The town does receive benefits from permitting homes to do short term rentals, tourists spend money in town, the 3% cut from booking sites should go back into the community improvement to increase our community for everyone who lives here or visits here	2/23/2023 10:51 PM
68	B&B’s should continue. A homeowner that wants to rent out a portion of their residence while present is fine. Absent owners for short term rentals should not continue. BUT ONLY DO THIS IF YOU ENFORCE THIS. IT IS A WASTE OF OUR TAX DOLLARS TO DO THIS SURVEY AND HIRE CONSULTANTS ETC. ENFORCE IT, LIKE OTHER COMMUNITIES ARE DOING.	2/23/2023 10:12 PM
69	This has been happening for at least 8 years.. 8 years of home owners earning tax free \$\$,	2/23/2023 6:25 PM

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displacement previous long term tenants who work hard in this community. Being told they can rent only from Oct - May... seniors out on the street. Either start demanding taxes on that money so they close up on their own or outlaw it all together. This town worries WAAAAY too much about tourists and rarely considers what is best for the people who live here and pay taxes here.

70	Short term rentals are a land use use that destroys a sense of community safety, adds unneeded traffic to residential area, undermines the hotel business community, supports investment "carpet baggers" that don't care able the quality of community, takes away from the much needed rental units, increases the price of housing, difficult to control or enforce, usually provides housing for people that want to party and destroy the quality of life for full time residents, and deceases the property value of a neighbouring property. There should be an immediate effort to eliminate the illegal operations with large fines. No pilot projects because it legitimizes the illegal operators and once you allow it will be impossible to return to the current regulation. If they are to be considered, only under the following conditions: 1. Home owner must reside in the premise at the time of the rental and not another rental tenant. 2.Parking must be on property. 3.Limit the number of rooms or square footage use. 4. Very high business license fees that reflect the cost of a full time enforcement person to monitor. This enforcement person needs trained in land use enforcement. 5. On-site public view signage that denotes a current business license. 6. Do not allow in full suite units that include kitchen facilities. This will enable suites to be used for long term rentals and promote BB type operation. 7. No private entrances, front door entry only 8. Addition water, sewer and garbage surcharges. 9. Fire inspection schedule similar to commercial hotel business. 10. Land use and other related bylaws provided on site. Ie noise, parking etc	2/23/2023 4:46 PM
71	A short term rental in a primary residence shouldn't have any impact on long term rentals.	2/23/2023 4:39 PM
72	Disposition of a primary residence is inconsequential for long term rental availability.	2/23/2023 4:38 PM
73	It's already happening so you might as well regulate it.	2/23/2023 3:51 PM
74	Houses or rooms that are temporarily vacant. Apartments should be made available to permanent residents of Osoyoos or Oliver. We need housing for workers	2/23/2023 3:42 PM
75	Short term rentals of your principle residence should be allowed. That will not effect long term rentals	2/23/2023 3:42 PM
76	It's a disruptive way for a non resident to make money on our town. Also not helpful for the housing shortage that we are experiencing	2/23/2023 2:28 PM
77	No	2/23/2023 1:25 PM
78	Short term rentals should be allowed where the primary home owner resides on the property full time.	2/22/2023 4:02 PM
79	In suite short term rentals where someone (owner?) is on the premises at all times should be given priority	2/22/2023 7:27 AM
80	I believe they should be regulated and support the dmf, higher taxes, regulation and inspection.	2/22/2023 2:16 AM
81	3 months should be the minimum. This would allow seasonal rentals for tourism staff without being a huge disruption. There are not enough long term rentals now. I could make much more money renting my place short term but I rented to a local, as they have a terrible time finding a place to live.	2/21/2023 7:48 PM
82	Enforcement is required of unregulated rentals.	2/21/2023 4:46 PM
83	More B&B licenses and suite short term rentals should be allowed as they always have owner presence on site and are more regulated.	2/21/2023 4:00 PM
84	We need short-term rentals to support our local economy. We don't need to ban them, but just have good rules on noise and bad behaviour that we can enforce.	2/21/2023 12:05 PM
85	Who will enforce?	2/21/2023 9:20 AM
86	Brings so many people \$\$\$ into our community! Crazy to stop these rentals!! Tax them and encourage them to stay!! Cash in! Or they will support another lake town!	2/19/2023 4:47 PM
87	This industry brings a lot of money to Osoyoos must be fully supported.	2/19/2023 1:13 PM

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88	I am strongly in favour of STR in Osoyoos, my family visits the area often and we always prefer a STR as it is more convenient and for a family or longer stay.	2/19/2023 9:27 AM
89	There is a dire need for longterm housing, both rentals and affordable to own, for residents of this town. Our service driven local economy does not pay locals enough to rent at the high prices that short term rentals drive up. If we had adequate supply of long term rental housing then I would support short term. The town also needs to enforce it's current laws and hunt down rulebreakers on Airbnb and vrbo	2/19/2023 7:03 AM
90	A good and relatively passive way for locals to supplement their income, Also good for the towns economy.	2/18/2023 2:18 PM
91	STRs offer a huge supply to the town's tourism industry, which benefits so many areas of business; home owners, grocery stores, restaurants, retail, to mention just a few. Plus the experience of renting a home gives tourists a closer connection to the community. The summer season is extremely short lived which makes a minor inconvenience (if at all)	2/18/2023 9:58 AM
92	No	2/17/2023 7:45 PM
93	STR's are presently prohibited. Enforce the rules, don't change them to suit those who are breaking them to start with.	2/17/2023 7:15 PM
94	STR DOES not affect LTR in studies in many cities so your question is biased!	2/17/2023 6:19 PM
95	Stop it	2/17/2023 1:26 PM
96	Due to the fact long term BC rentals always side with the Tennant, we have decided to never offer LTR. So with my property being short term, this will not be taking away from long term rental accommodation in Osoyoos as I will not entertain LTR's. Thanks for reading.	2/17/2023 1:22 PM
97	I think that STR should only be permitted with the home owner is renting space or a suite within their primary residence. Rental of entire homes in a residential neighbourhood should not be permitted.	2/17/2023 1:08 PM
98	Short term rentals should be restricted to owner occupied properties	2/17/2023 11:56 AM
99	I think when platforms like Airbnb began it was a great was for "regular" middle class people to supplement their incomes by sometimes renting out a second room in their residence, for example. Years ago I used to do this in Vancouver. When I travel, I also love to support regular folks through the Airbnb platform. I think careful regulation is valuable so that the financial benefits are distributed widely (vs. corporations and larger scale investors coming in and removing large numbers of units from the local rental market). I also feel that the platforms do contribute to the tourism economy when carefully regulated.	2/17/2023 11:35 AM
100	There are not enough long-term rentals in this town, we certainly do not require more short-term rentals.	2/17/2023 10:38 AM
101	Short Term Rental is an option that a LOT of residents have chosen to provide essential supplementary income during retirement. I personally know someone who was ready to purchase in Osoyoos and the realtor told them that STR was not permitted and they purchased in Penticton. You are losing opportunity. B-(Also, I know for a fact that preventing or licensing STR is not going to solve long term rental challenges. Personally, I have talked to a LOT of STR owners and with the way that the Residential Tenancy Act is stacked against landlords/owners, no one that I have talked to was willing to flip their STR to LTR. No one wants a squatter or being restricted to have the ability to raise rents to cover increases in mortgage costs -- mortgage rates have way outstripped the Residential Tenancy Act's rent restrictions rules. Studies in other municipalities indicate that regulating STR does NOT solve their long term rental problems. Your motivation to regulate STR as a solution for LTR is misguided and rather sadly manipulated by lobby groups. Please, get your facts straight and do your research -- evidently you have all been drinking from the same well. Your challenge is that if something is illegal, who in their right mind would stand up and speak out for the side who are deemed illegal? There are over 400 STR in and around Osoyoos. Your goal for creating regulations speaks VERY loudly that you are NOT talking to STR owners if you are missing what is right in your face.	2/17/2023 10:06 AM
102	why bother trying to regulate when the Town knowing allows Councillor Bennett and many others to allegedly live year round in contravention of zoning at locations such as Island View, Oasis, etc?	2/16/2023 4:11 PM

Town of Osoyoos Zoning Update and Short-Term Rentals Survey

103	There currently are not enough rental options available in and around Osoyoos. STR's will decrease what few options there are.	2/16/2023 3:45 PM
104	STRs should be allowed if the owner lives on the property. They can regulate noise, parking and all other problems. Properties with absentee landlords should not be allowed	2/16/2023 3:19 PM
105	I support this not because I support creating long term rentals but to keep the integrity of the neighbourhoods as they were intended for family's living in Osoyoos.	2/16/2023 12:59 PM
106	People should have the option to rent their properties for any duration. Especially with this being a largely retirement community, people could use all the extra help and money, why shouldn't they make money (that is taxed) off their own properties that they pay taxes for?	2/16/2023 5:38 AM
107	STR are best left to Motels and Hotels and Camp Grounds who have staff to monitor the behaviour of their guests.	2/15/2023 6:27 PM
108	Short term rentals have greatly reduced the quality of life in my permanent home here in osoyoos. Of the 5 surrounding properties to mine there are currently 3 short term rentals and 3 long term rentals. A week does not go by in which the following occurs: excessive noise (dogs barking, loud music, parties, yelling, domestic disturbances, loud vehicles), strange dogs in my yard, strange people on my property, short term renters drinking driving through the neighborhood, strangers picking fruit from my yard, using my garbage and recycling bins etc. There and have been so many strange and creepy incidences I can't keep track: from bagpipe playing outside at 7 AM Saturday morning, to missing children requiring RCMP shut down of the neighborhood, and then most recently I was stalked by a short term renter who became increasingly agitated I didn't invite her over and be friends with her. The vast majority of these problems are from AirBnB rentals whether by the night or by the month.	2/15/2023 4:21 PM
109	I have come across adjacent homes that are already short term renting, ignoring current by laws and town does not enforce their current by laws.	2/15/2023 2:11 PM
110	I own a house that i intend to move to in a few years there is a legal suite in the basement, to supplement the cost I airbnb the upper portion, It usually only rents in primetime July and August. I have a min stay of 6 nights and the clients are people who like to spend money golfing, going to restaurants and wine tours as well as shopping in local shops. The positive economic impact these people bring to the town of Osoyoos is immense, thanks for your considerations.	2/15/2023 11:42 AM
111	The STR market can and will bring in extra tourist dollars, with in those short summer months. Okanagan Valley is world renewed and very special for Canada. Unfortunately the current process is very lengthy, and the upfront cost are intimidating. I believe we can simplify the process and recover those upfront cost on the back end from annual licenses and or add to the home owner taxes that are licensed as a STR home.	2/15/2023 11:13 AM
112	Short-term rentals provide alternatives for tourists who maybe can't afford a Watermark during summer months. Also the motels and hotels fill up during the summer months and short-term rentals provide accommodations that allow tourists to visit our community and support the businesses here.	2/15/2023 10:41 AM
113	We have families in Osoyoos who can not find proper accommodations due to the number of short term rentals already existing in the town. It is time Osoyoos supported the people who actually live and work here all year long	2/15/2023 9:35 AM
114	People need to mind there business on what people can do in a tourism town! If you have a suite or property that you have busted your ass for over hard work! I say yes to short term rentals in Osoyoos!!	2/15/2023 9:18 AM
115	Allowing STRs can provide additional monies to the Town in licensing fees and MRDT.	2/15/2023 9:12 AM
116	Short term rentals are needed, if this is not allowed and only allow long term rentals... this will be a huge mistake for the community!	2/15/2023 9:00 AM
117	There is no affordable rental places here for young people if they are going to rent out short term they also have to claim everything as income and some don't	2/15/2023 8:56 AM
118	noise bylaws need to be inforced all hours days or nights	2/15/2023 8:55 AM
119	The town needs to create more affordable housing. The current housing crisis is because most of the demographic who needs housing falls between a certain income category. Most	2/15/2023 8:40 AM

Town of Osoyoos Zoning Update and Short-Term Rentals Survey

landlords will agree that finding dependable, and responsible tenants is challenging. Most of the towns economy is built around tourism, I believe short term rentals should be allowed with registration. It is near impossible to find vacancy in hotels all summer long therefore there is a strong need for more accommodation.

120	It is more how than where. We have B&B licences, I feel the VRBO or Airbnb can be done in the same manor with a limit. If it is a suite in a house with the homeowner home to keep noise down-sure. Not the whole house. IF it is the whole house with no owner on premises then long term only. We have zoning for a reason. A nice family street would object to a change in zoning for a hotel or bar to be built in that location. It is not fair for a family with young kids to be kept up all night with a party next door all summer.	2/15/2023 7:13 AM
121	The permits should include appropriate and ongoing inspections by various authorities, and specific fines for failure to adhere to bylaws or regulations. Perhaps the ability to repeal the permit in certain instances? And can we somehow limit the percentage of short-term rentals? Say, only 50%of total rentals in town? That begs the question of whether we actually know how many housing rentals we have - short or long term. This is a complex issue with many facets. Good luck.	2/15/2023 6:30 AM
122	Takes away housing opportunities for our residents to be able to find suitable full time accommodation; too much turnover; noise; disruption to neighbours; are these units being cleaned correctly (ie., bed bugs); noise; extra vehicles and the list goes on. Not to mention owners of the rundown and shoddy looking motels should be building new and up-to-date buildings. We have a bylaw already in place at our complex of no short-term rentals - other condo complexes should be looking at same IMHO.	2/15/2023 6:18 AM
123	Yes, this must be regulated to better balance long term rentals with the reality municipality needs. We need housing to diversify our community. It is futile to make all decisions based on the needs of visitors to our town. Yes, they are wonderful and support our economy but if we don't have people to work in that industry who also are happy the cycle will slow and the money will also slow. All urban planning best practices and community growth gold standards include investment in housing for all levels of SES and I think Osoyoos needs to think for the future. You have younger families arriving wanting to invest here. If they can't get a job or a home that won't last.	2/15/2023 2:53 AM
124	I most definitely do not want extremely noisy partying of short term rental guests plaguing my neighbourhood. There are times when street parking is already at a premium in my neighbourhood. Will the owners of short term rental properties be expected to pay for a business license, extra charges for services like water use, sewer and garbage collection? Will the short term rentals be subjected to building inspection, and annual inspection to ensure the safety of their guests and surrounding properties? Will owners of such properties be required to obtain special insurance for running such a business? What happens if the property has been altered to provide accommodation for short term rentals without having the benefit of a building permit or building inspection? Will the owners of short term rentals be taxed in the same manner as hotels and motels (i.e. - taxed as a business rather than a residence), and fees charged to guests for tourist advertising (just like guests at local hotels and motels)? As you can see, the list of pertinent questions about short term rentals would be endless.	2/14/2023 9:50 PM
125	Assuming short term rentals apply to homes not hotels and campsites?	2/14/2023 8:59 PM
126	I am vehemently against short term rentals and believe that the home owner, the renters, and the agency used to rent the house should all be fined. The absentee home owner who was listed on Air BnB informed us that anyone who came to stay at the house was either a relative or friend. If renters are willing to lie, they too should be fined. We live in a quiet neighborhood and that sense of peace and security has been destroyed by the constant coming and going of vacationers who are intent on their own pleasure and have no regard for anyone else. Safety is a huge concern since there are numerous people wandering around the house, garage and street. When you step out of your house you never know who will be standing there and what their intentions are. This is not what is expected in an established neighborhood where you know your neighbours and you look out for one another. Parking is an issue when multiple families stay in the same residence. There are no parking lots for them. These are homes not hotels or motels who very likely need the business. Rentals in Osoyoos are few and far between and these short term rentals only benefit the home owner financially. They take away long term rental possibilities and business from tax paying hotel and motel owners. Why should absentee home owners be allowed to not pay business taxes, take away rental opportunities from people working in the area just to line their own pockets? Short term rental regulations must be enforced strenuously or the community of Osoyoos will suffer.	2/14/2023 7:28 PM

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127	I think we need to think beyond the box. We have way to many orchards and vineyards. I feel the amount of licences should be regulated. Competition is healthy but there is way to much competition here and in Oliver. If we could limit the amount of licences and keep the older well established wineries and orchards and lessen the amount of stands selling wine and fruit it would provide a healthier competition and more money for the folks running these. If we could take some of the "extra" vineyards and orchards out of ALC and allow the development of RV parks, mobile home parks and housing we would then solve our housing issue. We could then do more short term rentals, we would have affordable housing and more employees for staffing local business's and medical offices. I would love to see more solution based ideas coming out of the survey and ones that are shared to the public.	2/14/2023 7:25 PM
128	No short term rentals.	2/14/2023 7:09 PM
129	I understand that people can't afford to have their homes empty but it's having a detrimental effect on people's lives that live and work here and need to rent long term.	2/14/2023 6:29 PM
130	We have enough hotel resort spaces NO short term rentals Those operating now need to be heavily fined and watched for compliance	2/14/2023 6:11 PM
131	They cause nothing but problems with noise, parking, garbage, partying at all hours of the night and are a total disruption to neighbouring properties. There is no beneficial contribution to the town. Osoyoos has plenty short term accommodation with its many hotels, motels, resorts and campgrounds/RV parks.	2/14/2023 6:04 PM
132	Limit to how many can stay at a time. Must pay extra taxes.	2/14/2023 5:07 PM
133	Short term rentals do not make good neighbours to the permanent residents. Continual noise, parties and parking issues are my concerns.	2/14/2023 4:46 PM
134	With rising costs and high interest rates it is a struggle for people to be able to afford to purchase a home in Osoyoos. As I do mortgages for a living I see this regularly. It is also expensive for families to vacation. I strongly support short term rentals (Air BNB etc) in all areas of Osoyoos if located in a primary residence. They can be a great assistance to homeowners to be able to afford to own a home in Osoyoos as well as provide another option for visitors to come to Osoyoos and support local businesses/tourism industry. A hotel can be very expensive for a family and may not have a kitchen which allows families to save a little by eating some meals in. I do not support short term rentals that are not part of a primary residence. We already have a housing shortage.	2/14/2023 4:19 PM
135	Short term rentals take away from families who want to rent in town. They are a nuisance.	2/14/2023 4:07 PM
136	No short term rentals	2/14/2023 3:43 PM
137	I strongly believe that any resident who lives primarily in their home should be able to rent out part of their home for however long or short term they choose. It would be a beneficial freedom not to have detailed rules for every facet of owning a property.	2/14/2023 3:25 PM
138	Business licensees should be a must and a regulatory body needs to keep this industry accountable to their fellow community members. There is also a provincial accommodations tax that must be paid (MRDT) this supports our community in numerous ways, proof of compliance of this tax should be a requirement of an annual business license granted.	2/14/2023 3:09 PM
139	I am in support of this when residents are renting out a portion of their primary residence to be able to afford their home. I am not in support of second homes being used for short term rentals as it drives up the housing purchase and rental prices.	2/14/2023 2:58 PM
140	Should not be allowed in non-tourist residential areas	2/14/2023 2:44 PM
141	I think k it should be limited as you do have younger generations who want to stay where they grew up but can't because everything is short term	2/14/2023 2:41 PM
142	Short term rentals like Air BNB or VRBO are important to attracting a new group of tourism, which are people that want a different travel experience, or can't afford to stay in hotels. It is a new modern way to travel that is recognized worldwide. Osoyoos needs to embrace this modern concept and not fall behind. It is also an important platform for attracting younger people to our community, to be able to afford to explore Osoyoos, or become/remain long term residents.	2/14/2023 2:38 PM
143	Those are private properties and alot of people need the extra income. Having said that, if	2/14/2023 2:30 PM

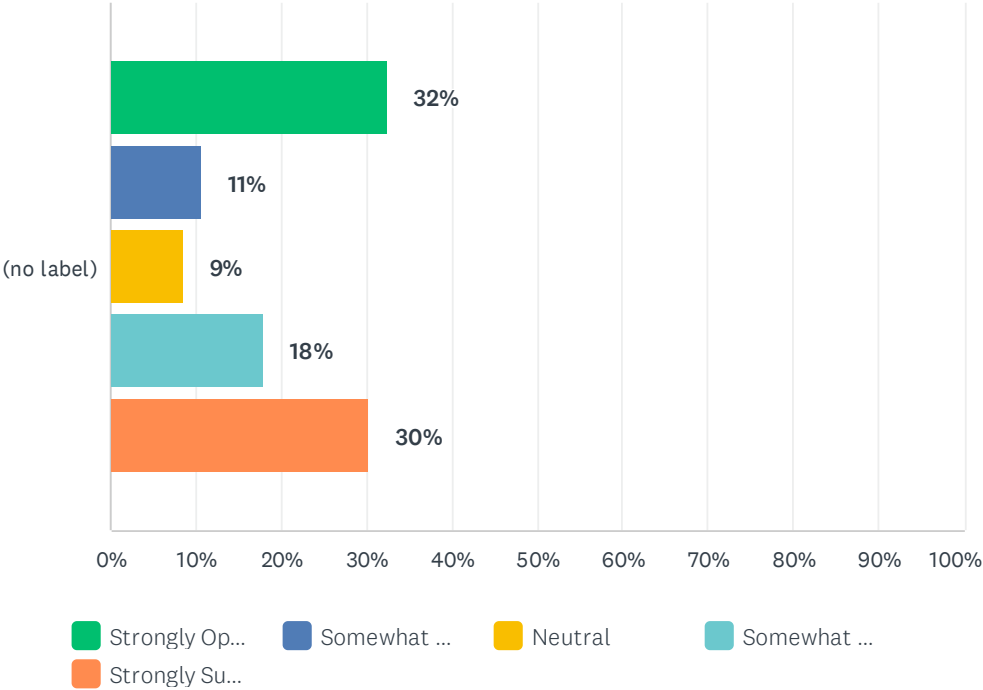
Town of Osoyoos Zoning Update and Short-Term Rentals Survey

there is a nuisance property, then we should consider banning that property from renting short term.

144	Regulations and stricter fines for those that break the rules. Ie: number of guests, noise control etc. bylaw would need to be stepped up big time in the summer to control This	2/14/2023 2:09 PM
145	Disgusting you allow them in the first place	2/14/2023 2:02 PM

Q6 Please indicate your level of support for implementing the proposed pilot program in Osoyoos, as outlined above:

Answered: 234 Skipped: 27



	STRONGLY OPPOSE	SOMEWHAT OPPOSE	NEUTRAL	SOMEWHAT SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	32% 76	11% 25	9% 20	18% 42	30% 71	234	3.03

Q7 Are there any modifications to the proposed pilot program that you would like to see?

Answered: 121 Skipped: 140

#	RESPONSES	DATE
1	A small number of permits and enough enforcement/penalties to those operating otherwise that it works and helps relief the lack of long term rentals until the town can create more truly affordable housing. Keremoes has done a decent job it seems with their new complex. Why haven't we?	3/13/2023 8:52 PM
2	Scrap it. Limiting numbers completely unfair.	3/13/2023 8:38 PM
3	Not sure why there would be a consideration to limit the # of STR. As a fee is charged is this not a revenue source?	3/13/2023 6:52 PM
4	I do not support a trial period.	3/13/2023 12:05 PM
5	Limiting the number is not fair. Rentals do not require inspections. This should be no different and there should not be a fee.	3/12/2023 11:47 PM
6	If this program goes ahead, one parking space for STR is totally insufficient. As STR rentals can easily be \$1000/night there will be 3 -4 cars. Where are they going to be parked? If the property is not a primary residence STRs should not be permitted.	3/12/2023 12:29 PM
7	Exclude single family residential areas(non multi unit developments)	3/12/2023 11:27 AM
8	Enforcement is the biggest issue. Currently we have all these illegal short term rentals and nothing is done. Come up with a plan and ensure that the by law is enforced. Also, what have other communities done? Learn from what has worked to what doesn;t work.	3/11/2023 3:32 PM
9	Should be open to any resident, not just first come, first serve	3/11/2023 3:10 PM
10	No	3/10/2023 7:01 PM
11	Owner must be present at all times the STR is operating. Parking must be off street. Limit the number of STR's in any given neighborhood. Initial permit must produce enough revenue to hire bylaw enforcement to cover the problems STR's generate.	3/10/2023 4:57 PM
12	Issuing 1-year permits won't work as people often reserve accommodation more than a year in advance. It is important that anyone providing a STR - fulfill necessary obligations, inclusive of insurance, parking, etc. Also see previous comments re considering allowing STRs during 'snowbird' season within areas deemed 'seasonal' use only.	3/10/2023 6:56 AM
13	The pilot program has some red tape. Just simply allow the STR and that's that. No need to make things complicated. There should be no limit on STR, that's pointless you want to collect tax revenue allow it across the board.	3/9/2023 3:29 PM
14	A pilot program is strongly supported for STR in any residential zone for any type of home. Great initiative, please get moving on this and collect taxes increase revenue for much needed infrastructure maintenance and upgrades.	3/9/2023 3:16 PM
15	Again, residential should be for permanent or long-term residents. Not for short term visitors.	3/9/2023 9:20 AM
16	STR should be managing on a complaint basis. If a property is causing problems in a residential area to the local residents and this disturbance is documented and ongoing the STR shouted shut down.	3/9/2023 7:27 AM
17	No need to limit number of applications. Accommodate as many as possible.	3/9/2023 6:42 AM
18	Yep	3/7/2023 9:08 PM
19	Don't think inspections are needed	3/6/2023 3:06 PM
20	No	3/6/2023 2:40 PM

Town of Osoyoos Zoning Update and Short-Term Rentals Survey

21	Inspections are not needed as there are no inspections for long term rentals so why for str	3/6/2023 12:56 PM
22	My biggest concern is the protection of the owners of neighbouring properties, who might be adversely affected by the noises and activities of the renters. At the end of a rental term during this 2-3 year period, neighbours should be polled to ask what the impact was for them.	3/6/2023 12:07 PM
23	Per my previous remarks, the business license should be priced the same as for hotels. When the business license is approved, send a copy to the CRA for their info. Otherwise, prohibiting rentals of less than one year for strata and strata-like holdings should hopefully add to the supply of long-term rentals the town sorely lacks.	3/5/2023 8:49 PM
24	This is a horrible idea. There should never be a limit on who wants or can rent. The city is just trying to get more money from the residents. We pay you enough in taxes. Fixed incomes don't allow this to be possible. You're making the town a horrible place to live and visit.	3/5/2023 5:41 PM
25	Why is a change even necessary? The town is already full of motels, hotels, RV parks and campgrounds. Such a change will only increase the number of absentee investors who have little interest in contributing to building community capacity through culture, social welfare, and environmental sustainability.	3/4/2023 8:22 PM
26	You have to give it all STR not 100. Save the STR's !	3/4/2023 5:50 PM
27	Parking will be a big problem in many residential areas, one off street parking stall will not be enough. STRs should not be allowed in areas where parking is in short supply now or where the residential roads have not been designed for high parking density.	3/3/2023 1:32 PM
28	why restrict #. First come first served seems silly	3/3/2023 9:28 AM
29	Limiting the number of units is not fair.	3/3/2023 7:27 AM
30	I dont think a pilot program is needed. What would the purpose be?	3/2/2023 10:23 PM
31	You shouldn't limit the number of licenses and require proof of insurance and other such requirements, this is not how STRs are handled in bigger cities and it's not an issue.	3/2/2023 7:12 PM
32	Government to stay out	3/2/2023 4:32 PM
33	If council has not already done so, I would recommend talking to the city of Penticton. I was involved in their pilot program several years back. There is a serious cost to implement, administrate, and monitor this type of program. Unless the city is going to hire multiple full time positions to track and monitor this, there is no point in implementing it.	3/2/2023 4:26 PM
34	Limit program to proximity of waterfront and/or downtown to drive businesses and economy.	3/2/2023 11:57 AM
35	There should not be a need to limit the amount or have it based on a first come first serve . There should not be a need to have a business license unless it is a corporation already .	3/1/2023 11:30 PM
36	I am concerned about the number of permits. We meet all requirements and are in a tourist based strata. I recommend that adequate permits be available to those who qualify.	3/1/2023 10:51 AM
37	We rely heavily on tourism in Osoyoos, so number of permit shouldn't be limited.	3/1/2023 10:16 AM
38	Im not sure that a pilot is the way to go. I think that this may be a great step forward but will not completely solve the issue. i think that any house with a secondary unit should be able to do STR if its not in use. Let the homeowner make some extra money and pay taxes	3/1/2023 9:59 AM
39	I feel once a pilot project is put in it will never be removed. A lot of residence's were purchased knowing that it was single family and not rentals. As it is we already have 3 basement suite rentals and one house being used as a short term nightly/ weekly rental and as I understand not allowed but nothing is done to stop it. Saying that if bylaws were put in there would still be no repercussions to the owners of these houses except now there would be more of them.	3/1/2023 8:22 AM
40	I am strongly opposed to R1 neighbourhoods allowing occupancy to people other than the principal owner, or family for the following reasons. First - R1 property owners pay higher taxes due to increased assessed value of their residences for privacy and other benefits of an R1 zoned neighbourhood. Second - A referendum (not an optional poll, or town meeting, as in this case) would provide broader and more accurate information on which to base a decision. Third - A pilot program, as suggested, would potentially create more social problems than it would solve. As an example, there is an STR in our R1 zoned neighbourhood and neighbours complained of problems with drunkenness and late-night parties. The owner rectified the	3/1/2023 7:56 AM

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problem but the incidences caused unnecessary strife. Fourth - A neighbourhood consists of more than adequate parking spaces, valid insurance, licenses, etc. It is not a business area. It is an area where local people form friendships, learn to accommodate each other, extend a helping hand when needed. It is a place we call home.

41	Limit amount of licenses in Town. Existing businesses providing short term should have priority.	3/1/2023 7:50 AM
42	Ensure that only legal secondary suites are used	3/1/2023 6:57 AM
43	First come? That is not ok. Your long term residence that have STR rely on this income. There are way too many RIGHTS for long term tenants, if you have ever owned a home and had tenants long term you will understand	2/28/2023 10:30 PM
44	No	2/28/2023 9:30 PM
45	Shouldn't be permits as people should be allowed to do what they please on their own property	2/28/2023 7:30 PM
46	owners should not be charged a fee to allow the city onto their property to inspect anything and short term rentals by residents or owners should not need a business license as the income is reported on tax return as personal income.if its a corporation that is supplying short term rentals then by all means they should require a business license. there should not be a cap on the number of permits for short term rentals	2/28/2023 7:16 PM
47	Keep it as is - NO STR in Osoyoos - there are plenty of hotels etc that need the accommodations - especially after COVID years. STR will ONLY hurt the area with unnecessary renters that do not care about the neighbours or the area. We all came here and live here because of the way the area is constructed and the fact that previous councils agreed NO MORE development. Let us catch up and leave us be as is - do not create havoc that is not welcome	2/28/2023 2:01 PM
48	Should include feedback from neighbours effected by str's	2/28/2023 12:57 PM
49	There should be no limit to the number of permits. All applicants should be approved provided they meet the insurance and parking requirements.	2/28/2023 10:06 AM
50	Would like to see it limited to secondary suites. As main residences should be for year round rentals to help with accommodation for year round locals.	2/26/2023 3:39 PM
51	Don't do it!	2/26/2023 8:43 AM
52	Osoyoos should allow zoning for areas that allow short term rentals in properties that are not a principal residence (a tourism zone). Outside of the tourism district , STRs should be allowed in a principal residence or secondary suite. Osoyoos should not limit the number of STRs allowed in the town. Osoyoos should not base their regulation on an annual, first come first serve basis - STR operators book in advance and cannot run a successful business not knowing if they will be allowed to operate year to year. Osoyoos should not require an inspection every year AND charge a fee for that inspection - that is taking advantage of your citizens.	2/25/2023 11:13 PM
53	ditch the pilot program	2/24/2023 4:32 PM
54	The number of permits should not be set...the "market" will establish how many places will be rented	2/24/2023 3:49 PM
55	1. Insurance issued from Air BNB is sufficient 2. Fees need to be lower if primary home owner resides onsite of STR	2/24/2023 8:41 AM
56	Everyone who has STR should be allowed to participate if they meet the requirements of parking etc.	2/24/2023 8:07 AM
57	Where do condos fit in	2/24/2023 12:41 AM
58	There should be a limit to how many guests can stay at a rental and if a rental gets complaints maybe there's a 3 strike rule and then they get shut down.	2/23/2023 10:57 PM
59	Perhaps if the owner was living on site while the unit was being rented	2/23/2023 9:38 PM
60	Scrap it. Do you have ANY idea how many short term rentals are currently going on without any legal right to do so???	2/23/2023 6:26 PM

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61	Do not allow in secondary suites as it takes away from long term rentals. What are going to do with all the illegal operations now, this pilot concept only legitimizes their operation. Operators now are using the "friends and family" excuse to run their operation, how are you going to enforce that issue? There needs to be experienced full time monitoring and existing bylaw isn't the answer. I have provided other suggestions in the previous question.	2/23/2023 4:55 PM
62	A pilot program should be a testing ground, restricting the number of permits would not give an accurate picture of the market, and would be prohibitive in nature. Requiring inspections is a redundancy since most 3rd party services have strict requirements and is an unnecessary taxpayer burden.	2/23/2023 4:48 PM
63	The number of STRs should be open not limited, thereby having an idea of how many units are out there.	2/23/2023 4:45 PM
64	Do not renew annual permits if there have been complaints about the property.	2/23/2023 3:54 PM
65	How limited would the number of licenses be? Making it unlimited would show you how much activity there could be for STRs in Osoyoos.	2/23/2023 3:46 PM
66	The taxes are high enough in this area. More fees won't be appreciated!	2/23/2023 3:42 PM
67	Government should stay out of home owners business...	2/23/2023 1:27 PM
68	More fees. Not allowing secondary suites if they should be long term rentals.	2/22/2023 2:18 AM
69	If you must try this, Limit the permitted areas. Build another hotel.	2/21/2023 7:54 PM
70	If this is our only option then yes	2/19/2023 9:47 AM
71	If the town went through with this they need to actively hunt those that aren't licensed. Currently the town does nothing with it's existing rules	2/19/2023 7:04 AM
72	Need to be careful not to create 'party' houses and 'party' neighborhoods	2/18/2023 2:21 PM
73	Don't agree with the proposed pilot regulated program--home owners should be allowed to have STRs	2/18/2023 10:19 AM
74	Any STR's that do not have a permit will be immediately deemed illegal and dealt with accordingly. That is the only way this will work.	2/17/2023 7:21 PM
75	Nope	2/17/2023 6:20 PM
76	Do not allow them	2/17/2023 1:27 PM
77	Do not permit STR in an entire home in a residential neighbourhood, only STR in secondary suits in the homeowners primary residence.	2/17/2023 1:10 PM
78	STR should be permitted on the dwelling where the principal resident is not present	2/17/2023 12:30 PM
79	1 year is not long enough. Should be at least 3 to make the investment required worthwhile	2/17/2023 11:57 AM
80	Strata need to be included in this pilot. If a small strata unit has all owners in agreement, then they should be permitted to participate and gain a license. Reasonable fees are necessary or you will drive STR underground, just like it is now. Don't think that forcing people through a very difficult process will encourage them to seek out licenses. It is well known that the more bureaucracy you throw at people, the less likely they will be to come into line. Again, regulation of STR is NOT a solution for long term rental problems. The proposal you are suggesting in this survey is written in such a way that you already think that it will be a success, solving your long term rental problem. Again, it will not. What it will do, is raise some revenue and if it is a difficult process, will drive more owners to keep their heads down and not comply. I see that you have not exposed your regulations -- take a look at Peachland and what they are doing. They have embraced STR and are finding that it helps their community and tourism. Why does Osoyoos see STR as a problem? What PROBLEMS have they caused -- and don't say that they restrict long term rental, because their regulation or banning will not suddenly free up a whole lot of long term rental space.... it just will not. I would invite STR owners to register their dwellings and enforce that the owner has to be on site. This means that anyone (even strata owners with a walkout suite) can register their dwelling. DON'T make the license fee huge. Inspect the dwelling for safety purposes. Don't have silly rules like no stoves or such because suites in hotels have small kitchens and the tourist demographic who come to Osoyoos are mainly families and the hotels cannot facilitate the demand as it is! It is KNOWN	2/17/2023 10:24 AM

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that those who choose STR choose them because of what they provide. Those coming to Osoyoos wish to come with their family and require a fully functional suite -- not just a room.

81	Don't feel the need for the Town to license or inspect STRS. Only inspect if you receive a complaint. You would need additional staff and the job pool is low. No need for the town to making money as the STRs are providing much needed accommodations during the full summer months. The Town will make money by the increased vacationers in town	2/16/2023 3:29 PM
82	Just caution the town of Osoyoos to be fair and listen to the applicants.	2/16/2023 1:02 PM
83	Why would there be an inspection of a property? Waste of tax dollars.	2/16/2023 5:42 AM
84	A pilot prog will open a can of worms the will be impossible to close. Our bylaw officers are already overwhelmed in the summer.	2/15/2023 6:31 PM
85	Does not apply to me	2/15/2023 5:41 PM
86	I only support this because it is for PRIMARY residents and should NOT apply to outside investors	2/15/2023 4:24 PM
87	If the permits are issued , they have to have approval of the neighbor's adjacent to the permitted property.	2/15/2023 2:13 PM
88	Hard to support programs that are still so general it's hard to understand how they may end up looking.	2/15/2023 12:35 PM
89	K.I.S.S. lets keep the process SIMPLE	2/15/2023 11:15 AM
90	Seems like a money grab for the city	2/15/2023 11:00 AM
91	No restrictions on the number of str's in the pilot program	2/15/2023 10:46 AM
92	Don't do it.	2/15/2023 9:35 AM
93	I don't support limiting the number of 1 year permits. Some family circumstances may change and that may become the only what that people can make ends meet so please don't limit it.	2/15/2023 9:33 AM
94	You can't limit what a damn owner that lives and pays taxes in Osoyoos dies with there properties! Stop making up rules for the whining lazy people that feel that is hard working owners have worked for. We don't need to waste money on a program that the minority are push town to do!!	2/15/2023 9:22 AM
95	There should not be a limit on short term rentals.... I think many will not be able to comply to the parking, inspection and insurance requirements.	2/15/2023 9:04 AM
96	Are city taxes any different for a business	2/15/2023 9:01 AM
97	where will the money made form the permits go? secondary units have to be architecturally controlled and fit into the community	2/15/2023 8:58 AM
98	Entire principal dwellings should not be for STR. The STR should be in or on the same property as the owner occupied principal residence.	2/15/2023 7:35 AM
99	I think it should be a lottery not first come, and after every 3 years name goes back into a lottery. IF the applicant gets two complaints for noise or parking then they lose their permit.	2/15/2023 7:25 AM
100	Nope.	2/15/2023 6:19 AM
101	To permit on a first come first serve basis without an audit of vacation rentals will cause chaos for people who all depend on that for income. Also, many vacations are sold a year in advance how will the city accommodate that should the owner not obtain a permit? How will this decrease hotel traffic and manage the increase in pricing that will insue. Again, all in favour of regulations to ensure full time residents are priorises but also the balance of engaging with rental owners (most of which are not permanate residences of Osoyoos). While I appreciate the short term rental exploration I do wonder what other efforts are under way to provide access to affordable housing that is not contingent in the short term rental market.	2/15/2023 2:57 AM
102	Ensure suites are legal	2/14/2023 10:29 PM
103	Will there be fines to property owners who do not comply with by-laws for short term rentals? If a license is granted for short term rental, and guests prove to be unruly, to whom are	2/14/2023 9:56 PM

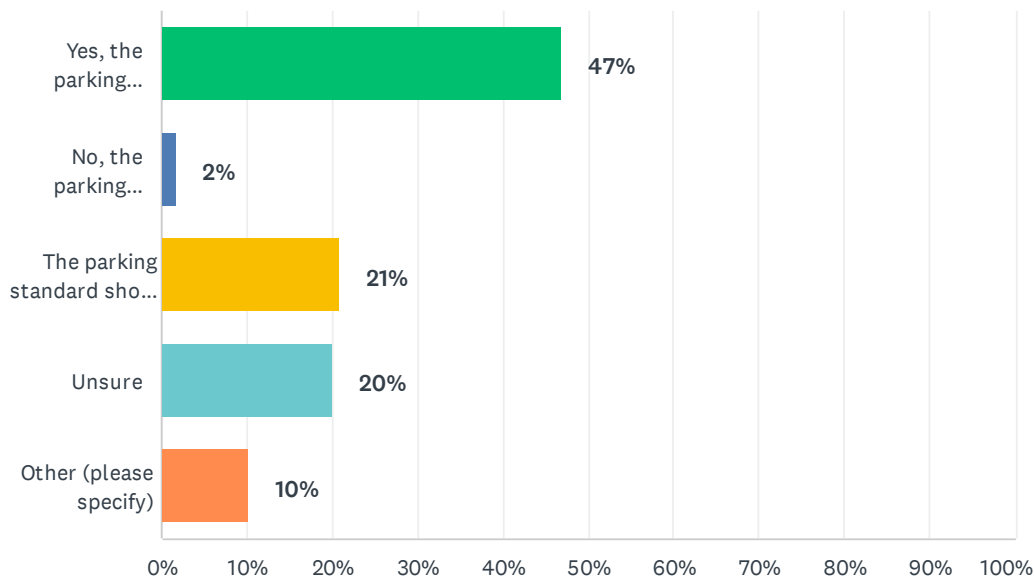
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neighbours supposed to turn to for help? Do the neighbours have any recourse if a short term rental property totally disrupts the neighbourhood?

104	Would want to see this as very limited as we are so short of housing for residents.	2/14/2023 9:00 PM
105	The town should not be interfering with people's personal property.	2/14/2023 8:09 PM
106	Short term rentals should NOT be allowed in residential areas. There are hotels and motels for short term stays.	2/14/2023 7:31 PM
107	Dislike the whole idea - unless we come up with more affordable housing for long term.	2/14/2023 7:26 PM
108	Do not allow	2/14/2023 6:13 PM
109	How is the town going to determine if the dwelling is a principal residence or is being used strictly for short term rental purposes and not a principal residence. Will the owner be required to be present and in residence in the dwelling at the time of the short term rental?	2/14/2023 6:09 PM
110	Should be two extra parking spots.	2/14/2023 5:12 PM
111	No short term rentals. Try regulating THAT instead	2/14/2023 4:51 PM
112	Owners must live on the property before renting. Otherwise no one controls guests and the home becomes a place to party.	2/14/2023 4:10 PM
113	No because I oppose it	2/14/2023 3:44 PM
114	I only oppose it of the first come, first serve basis. Any homeowner that resides in their home full time, and would like to rent out any part of their home or guesthouse on their property should be able to do so. That being said, the homeowner should then be responsible for all, if any, situations brought about by their guests.	2/14/2023 3:43 PM
115	I dont believe that ALL residential areas should be zoned for STR's for instance extra suites in primary residences should be kept aside for long term rentals as we are extremely short of affordable rental space for younger new people to come to our community for the many job vacancy's we have. If we dot allow for space for people to rent on lower salaries we will become a fully gentrified community with no local residents to provide services to the community and visitors there for impacting our key industry and economic driver.	2/14/2023 3:16 PM
116	I do not agree in allowing entire dwellings to be used for short term rentals. This is part of the housing cost increase in Osoyoos as well as the long term rental issue. I don't think it is right that someone who doesn't live here year round, or supports the community year round, be allowed to have an STR. I think the town should only allow STRs in secondary suites for full time residents. This will help control STRs from turning into party houses and disrupting neighbourhoods where long term residents reside.	2/14/2023 2:49 PM
117	Not first come first serve: each location should be evaluated before permitting	2/14/2023 2:45 PM
118	If they are going to be allowed they should be allowed - period. Not a certain few based on a first come first served basis.	2/14/2023 2:36 PM
119	Stricter monitoring	2/14/2023 2:10 PM
120	Do not need this , make another pilot program that is value to our community not someone's already full pocketbooks	2/14/2023 2:03 PM
121	Could look at piloting to resort areas only that currently have listings through VRBO/AirBNB such as Casa Del Mila Oro + The Residences at Spirit Ridge. These properties have on-site management or a governing body and were not built for long-term residency (as opposed to other principal residential dwellings within the community that could be used for long-term housing).	2/14/2023 1:31 PM

Q8 Would you like to see the Town increase the parking standard for new multiple-unit residential developments built within the downtown area?

Answered: 224 Skipped: 37



ANSWER CHOICES	RESPONSES	
Yes, the parking standard should be increased to provide more parking	47%	105
No, the parking standard should be decreased to provide less parking	2%	4
The parking standard should remain the same	21%	47
Unsure	20%	45
Other (please specify)	10%	23
TOTAL		224

#	OTHER (PLEASE SPECIFY)	DATE
1	In Kelowna they have reduced the parking spaces for a number of multi residence buildings, This has led to a number of vehicles having to park on the street. A two bedroom apartment is generally two tenants each with a vehicle. So no the parking standard should not be reduced. If anything increased for multifamily developments.	3/10/2023 5:01 PM
2	N/a	3/6/2023 1:29 PM
3	If your trying to make Osoyoos multi density. The town can not accommodate it, there is not enough facilities there's no hospital, the single road through Main Street is a joke. Major congestion. You are going to make a small town a nightmare for all home owners.	3/5/2023 5:49 PM
4	I need more information to make an informed decision. I generally prefer to discourage increased vehicle use.	3/4/2023 8:25 PM
5	A minimum of two parking stall per unit should be required.	3/3/2023 1:34 PM
6	Parking spaces should be decreased, but bike paths and better access to public transit should increase to encourage more environmentally friendly transport.	3/2/2023 10:27 PM

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7	This is completely unnecessary	3/2/2023 7:14 PM
8	Yes, more parking will be required with the increase of vehicles in the downtown area. Parking areas need to be increased and the way to do that is to follow the lead of all high density areas - build vertically. Future multi-residential units should include underground parking. Now. Not five years from now when it is too expensive and too late due to a shortage of available land. Otherwise, keep doing the same old, same old.	3/1/2023 9:00 AM
9	This is a small, quaint town. Please try and keep it this way.	2/28/2023 10:31 PM
10	This is confusing!	2/28/2023 4:10 PM
11	YES - if you are allowing MORE development - it makes sense (to everyone but council) that you will ALWAYS NEED more spaces - kids grow and drive - visitors come to visit - etc. WHAT THE HECK DOES A 1.75 parking spot look like exactly?? NOTE to greenies - even electric cars need a space to PARK. Keep the cars off our (once peaceful and beautiful) streets	2/28/2023 2:04 PM
12	Please tell me where I can buy 0.75 of a car? Who wrote that bylaw? Up it to at least 2.	2/25/2023 11:15 PM
13	Tourism is one of the major incomes for Town of Osoyoos. Without visitors, we would have grave economic difficulties.	2/24/2023 3:52 PM
14	Anyone travelling here is doing so in a vehicle. Parking is a necessity.	2/23/2023 4:49 PM
15	The town needs to invest in updating the sign at the EV parking so that the public is aware they can still park there as well.	2/23/2023 12:55 PM
16	Town should encourage less vehicle use. Permit parking for residents and pay parking in the tourist season.	2/22/2023 2:21 AM
17	Add more separated bike lanes, walking, and MORE accessibility lanes for scooters and wheelchairs. Your town is full of tourists, baby boomers and those who would use a safe way instead of the sidewalks.	2/19/2023 9:33 AM
18	Multiple unit dwellings have the responsibility to provide on property parking so as to minimize the impact to surrounding area. Eg increase safety for pedestrians where there are no sidewalks and vehicles tend to park	2/15/2023 4:29 PM
19	Parking should remain the same but a fee which goes toward building a parkade should be applied. Thus, you get the parking with max density without just paving over land. Great place behind the new museum.	2/15/2023 7:35 AM
20	Increase it to 1.25.	2/15/2023 6:35 AM
21	If that increase in parking is tied to the building of affordable housing.	2/15/2023 3:01 AM
22	We have couples that are a two car family and we need to consider this.	2/14/2023 7:28 PM
23	Should be two spaces	2/14/2023 5:14 PM

Q9 Are there any other areas that you would like to see the parking standard changed? If so, please describe which areas of the Town may benefit from a change in parking standards.

Answered: 51 Skipped: 210

#	RESPONSES	DATE
1	What does 1.75 parking spaces even mean? It should just be two.	3/13/2023 8:56 PM
2	If STRs are permitted anywhere in Osoyoos, one parking stall per STR unit is totally insufficient.	3/12/2023 12:30 PM
3	What about visitor parking stalls for these buildings?	3/11/2023 3:32 PM
4	No	3/10/2023 7:02 PM
5	The pedestrian plaza on 85th street should be removed. Vehicle circulation in town has be compromised with the closing of the one and only major artery in town. As a local business person I see very few people using the plaza in the summer (too hot) and winter virtually none. The public and the local businesses need the additional parking as it is in the core of town with BMO and Home Hardware.	3/9/2023 4:22 PM
6	New developments take parking away. We should be increasing parking for new developments especially in the downtown area.	3/9/2023 3:29 PM
7	Agreed that the downtown area requires more parking to facilitate the influx of tourist that visit during the summer months. Maybe this parking can be converted to accommodate the summer tourist season and then used for something else in the off-season.	3/9/2023 3:17 PM
8	I believe that a required designated handicap stall should be part of the towns bylaws. Perhaps only for apartment/condo buildings of 12 or more units. My condo doesn't have a designated Handicap parking space as it is not required by the towns bylaws. If it was law, then they would have to designate one stall at least.	3/9/2023 9:23 AM
9	No	3/6/2023 2:40 PM
10	If you want to make more housing projects. Look outside of city limits there's space there. City limits is not a good idea as all traffic has to go through Main Street to get in or out of town, all big trucks as well as travelers.	3/5/2023 5:49 PM
11	Will a change include metered parking?	3/4/2023 8:25 PM
12	More handicapped parking access	3/2/2023 6:40 PM
13	As previously suggested, vertical (up/down) parking needs to be increased. If tourism is the predominant revenue source, apart from property taxes, parkades need to be built in the downtown area and visitors charged a fee. Also, the town needs to set aside & develop land for user-fee recreational vehicles, including motor homes, boats, etc. Such spaces could be provided in conjunction with private developers but not completely, for various reasons not applicable to this survey . If I recall correctly, the town once had reserve land available but recently relinquished it. Five-year budget plans need to reflect a vision of the future which accommodates the growth and prosperity of the town. It does not seem feasible that property taxes can continue to be the main source of revenue for these future changes.	3/1/2023 9:00 AM
14	If the boat launch area is included, create more parking for trailers so people do not have to take parking spots in town during prime summer months within the area you are indicating.	3/1/2023 8:26 AM
15	Absolutely keep current parking to angle parking versus anything else	2/28/2023 10:23 PM
16	the beaches	2/28/2023 7:18 PM
17	Main street needs more parking behind the street scape	2/28/2023 2:04 PM

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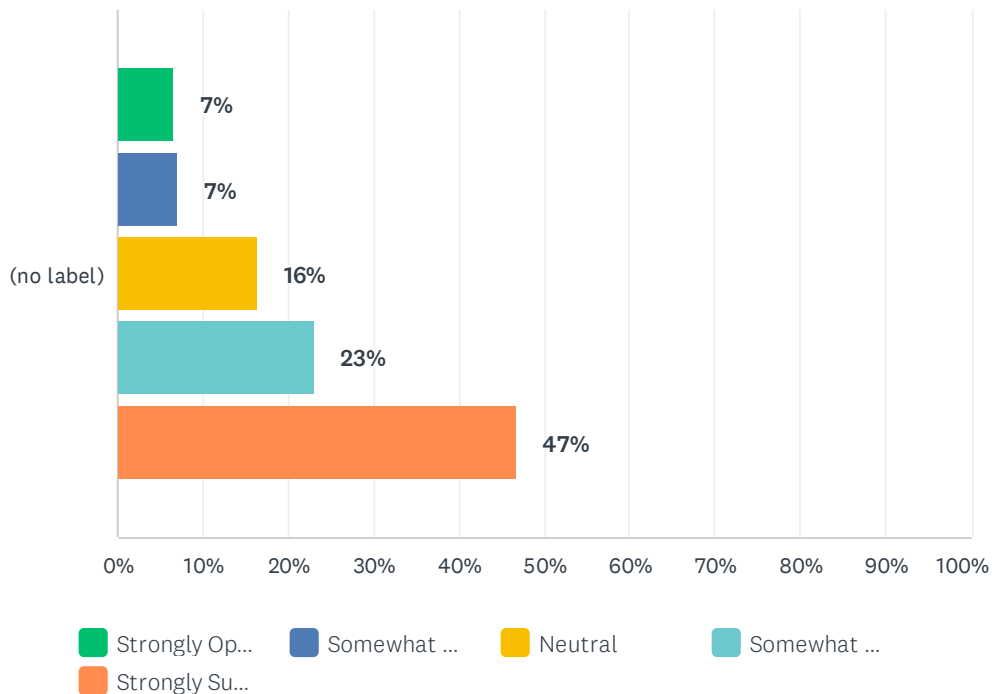
18	Switch angled parking on main to parallel for increased sidewalk width and visibility and move more parking to side streets of the downtown core	2/26/2023 3:42 PM
19	motels, hotels, and restaurants should have more off street parking	2/24/2023 4:41 PM
20	Main street	2/24/2023 8:41 AM
21	Please keep in mind some people will complain about EVERYTHING. I see no issues with parking as it stands today	2/24/2023 8:08 AM
22	Condo complexes should be responsible to accommodate 2 cars per unit as most have this	2/24/2023 12:44 AM
23	Businesses that operate through laneway entrances.	2/23/2023 5:59 PM
24	Boat launch	2/23/2023 4:49 PM
25	Replace the parking lot you turned over to charge electric vehicles (with low usage).	2/23/2023 3:44 PM
26	Behind the new museum, and beside the bank of Montreal, that is a terrible waste of street in an already challenging community to drive in.	2/23/2023 12:55 PM
27	Yes on cottonwood beach no overnight parking permitted.	2/22/2023 2:21 AM
28	New SFD should have additional parking, particularly if suits are allowed.	2/21/2023 8:02 PM
29	not sure	2/19/2023 9:33 AM
30	Parking is adequate for the time being, but probably needs to be reviewed in a year or two	2/18/2023 10:19 AM
31	Leave the angle parking on Main Street. Provide more Handicap parking spots and enforce them. As the holder of a valid Handicap Placard, it is hard to find a spot to park when people just park in them with no sticker and no consequences.	2/17/2023 7:27 PM
32	More parking downtown	2/17/2023 1:28 PM
33	No	2/17/2023 12:30 PM
34	More parking in the Marina is absolutely necessary for use of the lake by boaters. Not enough parking stalls there for sure.	2/17/2023 10:40 AM
35	Yes, I am all for increasing parking standards. But you are missing what is right in your face. MANY people, a vast majority of people around the lake have boats. If there was a city dock where they could moor their boat while they go shopping, they would use it. Traffic on the highway and within town would be greatly reduced. Generally, the traffic and parking problems that occur, happen during summer. If you provided more access to the town from the lake, it would definitely impact the issue in a positive way.	2/17/2023 10:29 AM
36	The Boat Ramp! Osoyoos is a huge tourist town. There are very few spots to park your vehicle and boat trailer once you have launched your boat. Many times there are vehicles without Boat trailers parked in the few spots there are.	2/16/2023 3:50 PM
37	marina parking needs to be expanded	2/16/2023 9:12 AM
38	I believe that requiring all properties to have 2 parking spots per dwelling on the actual property will create space and safety for more pedestrian and bike activity	2/15/2023 4:29 PM
39	There aren't enough accessibly/disabled parking spots in Osoyoos for the type of population we have. We are full time residents. My husband could barely walk and yet can rarely find a spot available near key locations as they are usually full. Also you need to look at how close cars can park to cross walks as the current situation is just waiting for an accident to happen especially on the east side of the bridge.	2/15/2023 9:37 AM
40	Use angle parking everywhere possible to allow more vehicles! And make some Rv parking for tourists passing and stopping for groceries and beer.	2/15/2023 9:25 AM
41	Can we have meters or more enforcement for Main St? It has become a long-term parking lot.	2/15/2023 6:35 AM
42	I think that there should be metered/paid parking for high volume areas of the town during peak travel times. Full time residents should be exempt. The level of fees that can be associated with the high travel season is grossly under developed. Each short term rental dwelling should be paying a fee to the city. Each visitor should also be paying elevated fees (parking, environmental fee, etc) for us and often misuse of our public resources. Particular water!!!	2/15/2023 3:01 AM

Town of Osoyoos Zoning Update and Short-Term Rentals Survey

43	There should be more parking available for boat trailers at the Marina.	2/14/2023 7:36 PM
44	No - but would like to see the cobble streets changed to cement. They are very hard for walkers and mobility scooters to navigate.	2/14/2023 7:28 PM
45	Go back to 2 lanes and angled parking at Lion's Park Beach. It didn't need to be so wide that it had to be a one way. If it's a matter of access, they should have taken a few feet off the pathway in the park. It's impossible to park down there in summer. Need better parking at Legion Beach too. Some of the green space should accommodate parking	2/14/2023 7:14 PM
46	Lakeshore Dr.	2/14/2023 5:14 PM
47	Generally it is very easy to get parking within a reasonable distance from your desired destination. I believe if we continue towards making our community a more walking friendly community we can eliminate the need for additional DT parking, however resorts and STR's do need to provide appropriate space for their visitors once they have arrived. There are very few locations within the community that are not easily walkable for able bodied individuals. The promotion of walking also would improve the opportunities for our businesses.	2/14/2023 3:21 PM
48	N/A	2/14/2023 2:55 PM
49	On street overnight parking should be prohibited in all areas	2/14/2023 2:47 PM
50	The elementary school	2/14/2023 2:10 PM
51	Nope	2/14/2023 2:03 PM

Q10 Please indicate your level of support for permitting one detached accessory dwelling unit (e.g. carriage/laneway home, cottage home) per parcel in the Agriculture and Single Family Residential zones:

Answered: 225 Skipped: 36



	STRONGLY OPPOSE	SOMEWHAT OPPOSE	NEUTRAL	SOMEWHAT SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	7% 15	7% 16	16% 37	23% 52	47% 105	225	3.96

Q11 Are there any modifications to the proposed regulations noted above that you would like to see?

Answered: 67 Skipped: 194

#	RESPONSES	DATE
1	No need for Access to a rear lane. As long as there is an extra parking space on the property I don't see the need for rear lane access.	3/13/2023 9:00 PM
2	Scrapped. Density not required or desired in a small town.	3/13/2023 8:40 PM
3	The requirement to have lane access only I do not agree with. Although beneficial the regulations should allow for individual property assessment with out a bunch of red tape.	3/13/2023 7:01 PM
4	A minimum lot size to allow space for the second dwelling and parking and must be on a public sewer and water system.	3/13/2023 12:33 PM
5	How will the Town prevent the accessory dwelling from being built exclusively for the purpose of being an STR? One additional on site parking space per dwelling unit is totally inadequate	3/12/2023 12:32 PM
6	Why does it say " for each AUD". When only one is permitted.	3/12/2023 11:34 AM
7	Once they are built they will always be there, I feel that the areas could be squished just to have them. There must be numerous conditions prior to implementing. Again, who will enforce? or will these just become air B&B spots as well?	3/11/2023 3:34 PM
8	If it's a corner lot with road access at the front and side, don't need a rear lane access.	3/11/2023 3:23 PM
9	N/a	3/10/2023 7:03 PM
10	Two parking spots minimum.	3/10/2023 5:02 PM
11	Allow it. It will increase the number of STR and long term rental for those looking to stay in the winter months. The more loose your bylaw becomes around providing housing options the better it will be for the town.	3/9/2023 3:30 PM
12	The more STR opportunities made available the better it will be for the town to accommodate expansion and collect taxes for increased revenue.	3/9/2023 3:19 PM
13	ADU would have to be long term rental, not for short term rental	3/9/2023 9:24 AM
14	Laneways?? How many of these do we have in touristy areas?	3/9/2023 7:29 AM
15	Consult latest City of Vancouver laneway bylaws for what seems to be working very well.	3/9/2023 6:44 AM
16	No	3/6/2023 2:40 PM
17	Should be required to have 2 parking spaces as per city law.	3/6/2023 11:22 AM
18	Should not need a rear lane. If there is access from the front along the side of the property that should be good enough. Once again the city is looking to cash in on more money with the regulations.	3/6/2023 8:57 AM
19	Ensure the added parking space per ADU is completely within the property lines of the parcel in question. Otherwise, people will just park in the alley or on the street, and create problems that don't exist right now.	3/5/2023 8:56 PM
20	Support this provided it doesn't mean an increase of short-term vacation rentals. It is important to increase affordable housing for seasonal workers in particular	3/4/2023 8:28 PM
21	Let's get it done	3/3/2023 8:40 AM
22	Parking should be based on number of bedrooms. 1 designated parking spot per bedroom.	3/2/2023 4:28 PM
23	The accessory unit should not be allowed if it ruins the neighbour's view of the lake. If it does then that neighbour's property taxes should then be reduced automatically.	3/1/2023 9:26 PM

Town of Osoyoos Zoning Update and Short-Term Rentals Survey

24	I am opposed to the development of rear lanes. Land is already at a premium in a restricted valley geography and could be put to better use. I am confused by the so-called ALR designation as it in fact has been rezoned several times at the whim of town councils and business people. There are several instances of rezoning to suit businesses which submit applications to do so. The question is, 'Why do restaurateurs, for instance, build a business in a supposed 'ALR' zone when they are aware of zoning restrictions.' Is the answer, 'Because the food tastes good?'	3/1/2023 9:19 AM
25	The ALR homes can already have 2 permanent homes so I feel this is a way to push through extra housing on SFR areas. We came from the Lower Mainland and have seen how the bylaws can be worked around, abused and ignored by cities. The suites and extra houses on properties destroyed our area and caused nothing but major traffic congestion.	3/1/2023 8:32 AM
26	Restrict # allowed in Town & advise neighbours prior to licensing.	3/1/2023 7:53 AM
27	Ensure one of the buildings is a full time residence. Limit the STU's	3/1/2023 7:01 AM
28	Would have to learn more about it to be able to speak on this, however, allowing people to have a carriage house and have a little extra income in a town where jobs are limited, would be a good idea	2/28/2023 10:32 PM
29	Everyone with a shed or garage will be trying to rent them out.	2/28/2023 9:35 PM
30	There is NO ROOM for carriage houses or lanes or more parking - we are FULL thanks	2/28/2023 2:05 PM
31	they should have at least 2 off street parking spaces per unit	2/24/2023 4:45 PM
32	1. Carriage Houses should be permitted if proper access to property without lane access. Why is lane access required? Define reasoning of such.	2/24/2023 8:43 AM
33	Housing is needed everywhere! We need to accept that with development comes change. We are not living in the 30's!	2/24/2023 8:10 AM
34	As before 2 parking spaces per new dwelling- more realistic	2/24/2023 12:46 AM
35	I support the ADU if the property makes sense to have one and doesn't impact your neighbours views.	2/23/2023 11:01 PM
36	Allow ONLY if they will be used for LONG TERM RESIDENT rental	2/23/2023 6:28 PM
37	Agricultural temporary suitable housing for our workers in a "village" setting with transportation to farm arrangements made for them.	2/23/2023 6:05 PM
38	All parking must be on site and stalls can't be tandem.	2/23/2023 5:03 PM
39	Proposed ADUs should be aloud with corner lots that would also give access to the street.	2/23/2023 4:54 PM
40	Why not?	2/23/2023 4:51 PM
41	Need to consider allowable size for freestanding ADUs. Also will these be for the purpose of increasing housing supply or just adding more short term rentals.	2/23/2023 4:02 PM
42	they sound very reasonable	2/23/2023 3:51 PM
43	People need a place to live! Let's make it easier!	2/23/2023 3:45 PM
44	If there is adequate parking for the carriage home why does there have to be a lane way? The carriage house can have a carport or pad attached thus alleviating the need for a laneway requirement	2/22/2023 7:34 AM
45	There should be high standards to building codes here for style aesthetics. I can see cheap trailers and junky buildings popping up in lane ways.	2/22/2023 2:23 AM
46	ALR properties only. It's unfair to limit residential properties to those who happen to have lane access.	2/21/2023 8:05 PM
47	Why is access to a lane necessary? So long as adequate parking is included I do not see the need for access to the lot from two streets. With property values and mortgage rates increasing this is a great option for families to build a second structure to house adult children or aging parents.	2/21/2023 4:05 PM

Town of Osoyoos Zoning Update and Short-Term Rentals Survey

48	Detached accessory dwellings give an ugly congested appearance & are esthetically displeasing	2/18/2023 10:19 AM
49	I think a minimal lot size should be included in order to keep lots from becoming too cluttered.	2/17/2023 7:32 PM
50	Seems crazy on the one hand you think str take away ltr rentals, but you would say no to someone who will build you one.	2/17/2023 6:21 PM
51	Adequate parking for two additional vehicles.	2/15/2023 6:38 PM
52	Just get it done!	2/15/2023 9:26 AM
53	I approve as long as taxes are apportioned appropriately; garbage will increase so those costs should increase; water use will increase so that should increase; all to be taken seriously and all appropriate safety measures taken before individuals move in (fire, sprinklers, etc, etc.) This works in other jurisdictions (look at Surrey) and provides homes we desperately need in Osoyoos and assists home owners obtain mortgages, etc.	2/15/2023 6:24 AM
54	The AG dwellings are a great opportunity to invest or find employee housing. I wonder how the day are would thrive would we be able to house educators and their families while working to provide care for our children. I would if the amount of nurses needed here would decrease if we also mandated the ways in which house ing was supported so employers could attract skilled workers.	2/15/2023 3:04 AM
55	Unobstructed Access from street to carriage house	2/14/2023 10:32 PM
56	Would these dwellings be used to accommodate seasonal farm workers, or will they be used for long term rentals or short term tourist rentals? Clarification on intended use of these building is required.	2/14/2023 10:04 PM
57	Limited density	2/14/2023 9:02 PM
58	minimum lot size should be specified	2/14/2023 7:42 PM
59	2 car parking would be more practical. These day couples both work and both need separate vehicles. Sad but true.	2/14/2023 7:29 PM
60	It shouldn't be restricted to properties who have a laneway, it should be available to any single family dwelling on a certain size lot. There should be exceptions especially made if it can be proven that you are caring for a vulnerable or elderly family member.	2/14/2023 7:17 PM
61	Will the accessory dwellings only be permitted in the R-1 zone? R-2 lot size is small and it will get crowded very quickly.	2/14/2023 6:21 PM
62	Long term rentals ONLY	2/14/2023 6:14 PM
63	If you have a carriage or cottage you may not have a basement suite in main house.	2/14/2023 5:17 PM
64	No short term rentals.	2/14/2023 4:12 PM
65	N/A	2/14/2023 2:57 PM
66	Architectural controls must be implemented and enforced to preserve/enhance neighborhood appearance	2/14/2023 2:48 PM
67	Neighbours would need to be considered	2/14/2023 2:11 PM

Q12 Do you have any additional comments about the Zoning Bylaw updates or short-term rentals in Osoyoos?

Answered: 89 Skipped: 172

#	RESPONSES	DATE
1	This survey should have been much better advertised. It wasn't even highlighted in the town email. I imagine much better uptick would have occurred if the subject line mentioned short term rentals considering it had been a hot topic of the local election.	3/13/2023 9:03 PM
2	Short term rentals should be encouraged. Not enough places for families to rent for a vacation! People like a yard over a hotel room. They'll go somewhere else!	3/13/2023 8:43 PM
3	Move forward quickly on allowing STR. It can only help local businesses of all sorts. The likely opponent will be Hotels or Motels. Is this not a plus for revenue for the the town?	3/13/2023 7:10 PM
4	I was also here when most campsites were turned into RV lots. For example Oasis went from 160 sites to 104 lots. As a result prime time occupancy went from 160 to approximately 40. These owners spend very little in town. I know most of them. They shop elsewhere. Short term renters buy in town!	3/12/2023 11:54 PM
5	Increase the enforcement of existing no STR bylaws, with significant fines rather than just talk/studies, against illegal STRs currently operating in Osoyoos.	3/12/2023 12:37 PM
6	Great to see that you are considering public input. You should obtain further public input once you have an idea of what the by-laws will look like and the necessary conditions. I currently see the issue of enforcement and compliance. For example there is already a Foreshore by-law yet it is not enforced. What will change if there is a new by-law. Will the town hire additional staff? Will they acquire a boat to collect unlicensed buoys?	3/11/2023 3:37 PM
7	No	3/10/2023 7:03 PM
8	Although I have nothing against short term rentals. If the whole house is rented out it becomes a party house and disturbs the neighborhood, A person does not buy a house in a residential neighborhood to then have what basically is a hotel pop up next door. The town must have the bylaw resources to enforce STR's and the issues they can introduce to a community.	3/10/2023 5:05 PM
9	I think the town needs to strongly think about their letter sent out. The risk to reducing business income such as small coffee shops and house cleaners that employ people from the community.	3/10/2023 3:08 PM
10	No	3/10/2023 2:45 PM
11	Think about all the new development applications being approved and the number of new developments completing. The costs are rising for all utilities. The Town needs to collect additional taxes and keep up with all of upgrades it will soon require. Allow STR and let the town flourish like it's suppose to during the summer months especially.	3/9/2023 3:32 PM
12	Please approve STR in Osoyoos, it makes the most sense for Osoyoos to allow STR in a Tourist town. Having STR bans in place is ridiculous for such a beautiful town that gets tons of visitors from May to September every year. Another option would be to allow STR only during the months of May, June, July, August. for a quarter of the year all STR should be approved and then change it back for the remainder of the year.	3/9/2023 3:21 PM
13	Thank you for providing this opportunity for feedback.	3/9/2023 9:25 AM
14	Again as I mentioned earlier.. I don't know of any STR in town that are taking away from the local rental pool for long term residence. All these properties are used by the owners throughout the year for their vacations and weekend get aways as all these properties are owned by ppl from Vancouver and some Alberta but not out of country absentee owners. Taking these properties off line will just force all these owners to more than likely sell their properties and move their vacation property and vacations elsewhere as they won't want to	3/9/2023 7:33 AM

Town of Osoyoos Zoning Update and Short-Term Rentals Survey

miss out on the revenue they are currently getting if their property was elsewhere.....seems like a really short sighted thing to do for a town that relies so heavily on tourism.

15	No	3/6/2023 2:40 PM
16	Short term rentals should not have regulations and definitely not limited by numbers. Should not be on a first come first served basis. Those are ridiculous requirements and unfair to all home owners. You are going to ruin the tourism income for the summer. It's hard to live in Osoyoos as it is there is no work and now you want to reduce tourism. Osoyoos is a summer town that makes money it's a ghost town in the winter no one comes to visit in the winter unless you're a snow bird from Alberta. But even they spend minimal money in the town.	3/6/2023 9:04 AM
17	Good luck to Administration with navigating these thorny issues!	3/5/2023 8:58 PM
18	Reiterate that I am opposed to short-term rentals.	3/4/2023 8:29 PM
19	STR contribute to town business, fulfills a popular lodging request and creates revenue for locals! Plus they are backup for local accommodation's when they have no vacancy!	3/4/2023 6:19 PM
20	Council should remember that is the people that live in town that make the town. Short-term rentals are a business that is contrary to a healthy community.	3/3/2023 1:39 PM
21	The residential sections of east bench should be annexed into town boundaries	3/3/2023 9:29 AM
22	We need affordable rentals for the local workers ,not short term for the rich ,that is what hotels are for.	3/3/2023 8:42 AM
23	Already answered	3/3/2023 7:29 AM
24	With a bee decline, province wide, and food shortage/price increase, chickens and bees should be considered to be allowed in town	3/3/2023 12:14 AM
25	Re-zone an area or space to allow for campervans to stay at a minimal charge. The prices at the privately owned campsites are ridiculously high and are dominated by huge rvs. This would also allow for temporary or seasonal workers a place to stay. It would be an option or alternative for low cost housing. No building of houses needed - Vanlifers already own their own home and bring them with them.	3/2/2023 10:34 PM
26	Less government involvement	3/2/2023 4:33 PM
27	I currently supply 4 families with long term rentals - the short rental on the property pays for the property taxes and the gas for all the renters . Without the revenue from the short term rental unit , I will have to move into the main house , leaving those 4 families without a home	3/1/2023 11:35 PM
28	Lets get it done! Enforcing prohibited STRs is cumbersome and ineffective. STRs are great for our economy, its time to embrace it as the demographics begin changing	3/1/2023 10:01 AM
29	Public trust has been granted to the Mayor and Town Council to uphold the Zoning Bylaws as they stand. It is disheartening to read Council reports in which individuals/businesses somewhat surreptitiously, perhaps presuming that Council meeting reports are not widely read, approach elected officials to make exceptions to the rule. Regarding STR in Osoyoos, I commend Council on inviting public input on this contentious issue.	3/1/2023 9:34 AM
30	There would need to be 24 hour by-law officers on duty to attend and deal with any problems related to rentals as most of the problems arise late into the night disrupting neighbourhoods and by the time bylaws arrive the next day the renters have left and nothing is done to the owners of these rentals. I may sound very negative but have seen all this first hand and eventually had to move because of the lack of rentals not abiding by the bylaw rules.	3/1/2023 8:38 AM
31	There are no rentals for year round family's as is.	3/1/2023 8:19 AM
32	There are far too many stu's. It severely limits the capacity for regular wage earners to live in this town. Without them, there is no service industry to provide for the short term market users	3/1/2023 7:03 AM
33	I truly do not see a problem with it. If it has been happening for all of these years, without neighbour complaints, then why would you want to take that away?	2/28/2023 10:33 PM
34	Osoyoos has to come To terms with low income housing!!!!!!!!!!	2/28/2023 10:25 PM
35	The town needs to allow more zoning for development of modular home parks like Desert Rose etc for single and double wide homes. These are more affordable.	2/28/2023 9:37 PM

Town of Osoyoos Zoning Update and Short-Term Rentals Survey

36	not allowing short term rentals in osoyoos will affect the towns tourism as well as the residents and property owners	2/28/2023 7:20 PM
37	My thought is that this is a pervasive occurrence and prove to be difficult to rein in. More fees to the Town won't do unless the fees go to the affected neighbours	2/28/2023 4:18 PM
38	STOP the madness - STOP the rapid growth for NON-residence. focus on the people that are here - the businesses that need help - No more growth - we are FULL	2/28/2023 2:06 PM
39	Strongly support short term rentals in Osoyoos. If there is adequate parking and permits allowed to do this ... why not Housing is needed in all areas of BC Short term rentals should be left alone.	2/26/2023 1:35 PM
40	Dump the short term rental idea. It will ruin the town. I might even consider leaving the town if that happens. That is what hotels are for. Please don't ruin our town.	2/26/2023 8:50 AM
41	Short-term rentals, such as those offered through platforms like Airbnb and VRBO, can bring many benefits to Osoyoos. Firstly, they provide additional income for local residents who may be struggling to make ends meet, especially during the off-season. This income can help boost the local economy and support small businesses in the area. Secondly, short-term rentals can attract more tourists to Osoyoos, which can have a positive impact on the local economy. Tourists who stay in short-term rentals are often looking for a more authentic experience, and they may be more likely to spend money at local restaurants, shops, and attractions. This can help to create jobs and stimulate economic growth. Lastly, short-term rentals can provide a more affordable and flexible option for travelers, especially families or groups who may prefer the convenience and cost savings of a vacation rental over a hotel. This can help to attract a wider range of visitors to Osoyoos and increase the overall number of visitors to the area. Overall, allowing short-term rentals in Osoyoos, BC, can bring many benefits to the local economy, support small businesses, and attract a wider range of tourists to the area. However, it is important to ensure that any regulations put in place protect the rights of both renters and property owners, and that measures are taken to mitigate any potential negative impacts on the community.	2/25/2023 11:17 PM
42	Please do not punish the visitors who love to come to town and the investors that spend a huge amount of money and time in Osoyoos. Come up with a viable solution please .	2/24/2023 3:54 PM
43	Yes. Different regulations and fees should apply when home owner lives on property. Better define legal and illegal B&B as well.	2/24/2023 8:45 AM
44	This is going to sound horrible and I do not mean to disrespect seniors however Osoyoos has a large senior population that do not support the economy and are resistant to change. STR is a change they do not like it however STR support the economy! Prior to owning a house in Osoyoos we rented hotels for our vacation and quite often we were unable to visit due to shortages of hotels. If you remove STR the economy will feel it!	2/24/2023 8:14 AM
45	Any rules without FAIR enforcement are redundant	2/24/2023 12:47 AM
46	Short term rentals could also maybe have a 4-5 minimum night stay. This weeds out a lot of people who are just coming to party.	2/23/2023 11:02 PM
47	This town does NOT need more accommodation for tourists. It needs more homes, long term rentals for people who move here, people who work here, who bring their families. Who pay taxes here.	2/23/2023 6:29 PM
48	Only that the rules laid out are supervised and carried out as specified.	2/23/2023 6:06 PM
49	Trees for all new development need to have growth limits to ensure neighbour's view scapes are not hindered 20 years down the road.	2/23/2023 5:05 PM
50	With food insecurity issues, why not allow a few chickens to be raised in backyards.	2/23/2023 5:03 PM
51	Less restrictions on use and enjoyment of primary residences should be a priority.	2/23/2023 4:52 PM
52	No	2/23/2023 4:02 PM
53	You have bylaws prohibiting backyard bee keeping but pass all these motions promoting importance of bee health. Why would noncommercial (under 10 hives) be banned in Osoyoos? Chickens are also banned in Osoyoos. If the City of Vancouver allows chickens where city lots are pint sized, why couldn't people allowed to keep a max 10 chickens in their yard?	2/23/2023 3:56 PM

Town of Osoyoos Zoning Update and Short-Term Rentals Survey

54	The sooner the better!	2/22/2023 7:34 AM
55	Programs should include incentives for year round rentals to encourage it.	2/22/2023 2:24 AM
56	If rentals are permitted, licences should be expensive enough to pay for the costs of enforcement and dealing with complaints. Residents must come first, and their complaints against rowdy tourists must not be ignored. Short term rentals are a bad idea. Build another hotel.	2/21/2023 8:10 PM
57	Shut down unlicensed str's.	2/21/2023 4:48 PM
58	Do not buy into the Hotel Associations self-serving approach of banning any whole-house rentals. That's what we need when we have family in the area.	2/21/2023 12:07 PM
59	Short-tern rentals should be allowed if meet all requirements	2/20/2023 8:59 AM
60	Many many homeowners can afford to live and or retire with STR business. Allowing these would be a huge benefit to everyone who live and visit osoyoos.	2/19/2023 9:35 AM
61	Enforce your current bylaws about short term rentals better. The town does nothing. It's easy to see dozens of listings on Airbnb, which according to the bylaw, are illegal	2/19/2023 7:07 AM
62	A promising start to improving the town. Lets see more progressive thinking and actions.	2/18/2023 2:25 PM
63	Strongly in favour of short term rentals---this is an extremely huge benefit both to homeowner & town---	2/18/2023 10:19 AM
64	Long term rental's for my property are not an option, BC's tenancy act gives me no control. Short term rental's are perfect.	2/17/2023 1:26 PM
65	I applaud council for looking at these issues	2/17/2023 11:37 AM
66	Again, regulating STR is not a solution for lack of long term rental. With the stringent rules around the Residential Tenancy Act in respect to an owner's ability to manage their own possession does not promote any owner's inclination to switch from STR to LTR. Owners would rather have a vacant holiday home than risk not being able to evict a renter who stops paying rent -- the legal fees for eviction or having to cover a month's rent when breaking a lease is just not attractive for an owner -- especially in a resort town where the owner owns the property for their own family use. Short term rental provides income, and the flexibility to have access to their own property during the summer when they wish to use it. Long Term Rental just do not check many boxes in a resort town.	2/17/2023 11:17 AM
67	try enforcing what you already have for a change. this is just a delay tactic	2/16/2023 4:12 PM
68	Established bylaws need to be enforced.	2/15/2023 6:40 PM
69	Thank you for considering the residents who create and sustain a beautiful community. Investors making hundreds of thousands of dollars a year should not be happening when people working in the community can't even afford to rent or buy a home (essentially homeless)	2/15/2023 4:34 PM
70	my place usually rents in the months of July and august off and on, All the motels and hotels are fully booked in these months.	2/15/2023 11:48 AM
71	Again the application process for a STR needs to keep simple	2/15/2023 11:39 AM
72	I think any homeowner that can meet the standard and requirements laid out by the town should be allowed str's in their residence.	2/15/2023 10:50 AM
73	The Town needs to limit the addition of new docks for developers on the lake. There are too many high powered wake boats on the lake as is. It really blew it allowing a massive dock to be built by one of the developers and then tried to mitigate it by not allowing the next one. Seriously though the one they authorized is going to have a large and significant negative impact on others trying to enjoy the lake.	2/15/2023 9:41 AM
74	Short term rentals need to be allowed in Osoyoos!	2/15/2023 9:27 AM
75	STRs bring more tourists to Osoyoos which drives our economy. STRs are currently operating illegally, we feel the Town can profit from allowing them and also be able to oversee and govern them in a greater capacity, if they are licensed. Allowing detached secondary suites will increase both short and long-term housing supply.	2/15/2023 9:17 AM

Town of Osoyoos Zoning Update and Short-Term Rentals Survey

76	STRs are reducing the affordable housing stock in Osoyoos. It is difficult for entry level workers to find housing in Osoyoos. This should be the Town's first priority.	2/15/2023 7:40 AM
77	I am not well-informed on the water issues; all I know is that the noise factor of extreme boats in the lake in the summer is becoming worse each year. So is providing more buoy availability going to encourage more boating without any control by RCMP, etc? Good luck with planning and I look forward to the outcome.	2/15/2023 6:26 AM
78	This is so important and I appreciate the councils efforts in this. The town love our visitors and thrives in the seasons but there is so much more to life in Osoyoos and the full time residents needs. I hope that some of my comments will create cause for pause when making these important decisions.	2/15/2023 3:05 AM
79	The town needs the tourism money. In addition with inflation many home owners need the supplementary income.	2/14/2023 8:10 PM
80	this survey is rather shallow, lacks any comments or questions regarding commercial, industrial and institutional zones or how the Town might grow in ways other than residential uses	2/14/2023 7:44 PM
81	While tourism is essential for Osoyoos, short term rentals should not be allowed to destroy residential neighborhoods. Full time residents should be able to rely on Council to protect their interests and wishes as well.	2/14/2023 7:41 PM
82	think we need to think beyond the box. We have way to many orchards and vineyards. I feel the amount of licences should be regulated. Competition is healthy but there is way to much competition here and in Oliver. If we could limit the amount of licences and keep the older well established wineries and orchards and lessen the amount of stands selling wine and fruit it would provide a healthier competition and more money for the folks running these. If we could take some of the "extra" vineyards and orchards out of ALC and allow the development of RV parks, mobile home parks and housing we would then solve our housing issue. We could then do more short term rentals, we would have affordable housing and more employees for staffing local business's and medical offices. I would love to see more solution based ideas coming out of the survey and ones that are shared to the public.	2/14/2023 7:29 PM
83	No short term rentals (period). We have hotels and motels who do this. Short term rentals are a scourge on communities. They are not community enhancers.	2/14/2023 7:19 PM
84	No short term rentals we are in a severe crisis situation Those renting Short term or air BnB should be severely punished And fines attached onto property taxes per day	2/14/2023 6:16 PM
85	No short term rentals in residential neighborhoods. We have hotels and motels for that.	2/14/2023 4:13 PM
86	I think there should be a quick and easy renewal process for existing license owners that have good standing. If there needs to be an inspection, it should not have to happen every year and it should be done within a timely manner.	2/14/2023 3:51 PM
87	Thank you for doing this, the town has put this project off for so long that people have become used to doing what ever they please as opposed to considering their choices and how it impacts the community.	2/14/2023 3:23 PM
88	The town needs to embrace the changes technology has made for travel and work with STRs so that both the town and the STR owners can benefit. If other communities in BC can make changes to their laws to accept this platform then why should we be any different?	2/14/2023 3:03 PM
89	Your current rules are disgusting and allow rich people to get richer	2/14/2023 2:04 PM

APPENDIX B: WORKSHOP VERBATIM COMMENTS

SHORT-TERM RENTALS

Are there any modifications to the proposed pilot program that you would like to see?

- I would be concerned about area to be considered and the length of the pilot
- A home on an R-7 property which meets requirements should be included
- Local oversight of STR is essential, but not necessarily "on premises"
- I am not generally in favour of granting the municipality MORE influence over my personal property and life in general
- No. There are communities that are trying to reduce/remove STRs. We need housing for long term. The Town has vacation places - hotels, motels, condos. The town should monitor and enforce the laws/bylaws already in effect.
- STR owner must live in town or in the residence. As long as there is adequate parking STRs should be allowed in higher density as well. STR should be made to buy a business license.
- Do not want in our community. Security, noise in the area.
- Do not ever want to have short term rentals in residential areas/single family homes. Do not want zone change. Do not want any pop up party hotels in residential areas/single family homes.
- It only vrbo for 60 days then the problem is gone. Let it happen for the good of the town (\$\$\$)
- What taxes and fees would be charged to the owner and go back to the Town of Osoyoos as a source of income? RMDT money. Mandatory for fees to be collected and paid back to the Town just as all business in this Town have to pay. Clarify who will govern this.
- if short term rentals are allowed, what would the tax be on these and where would the tax money go. Money should go to the town. All STRs should be required to have yearly inspection by building inspector and fire inspectors.
- If the owners are not onsite a management company should be used
- What enforcement standard would be applied during the pilot program
- If complaint has been received in the last 5 years that property should be ineligible from pilot program
- Parking is going to disqualify all AirBnB's in Osoyoos, as yet rental will have multiple vehicles, boats, etc. all parked on street.
- Short-term rentals without owners living on-site should be required to use a professional property management company, so problems can be addressed quickly if they arise. Licensing is also very necessary due to safety reasons.
- No short term without full-time owner on site - owner must be full-time on site
- Noisy short term - we don't want to be Whistler
- Need housing, not commercial like hotel
- Short-term rentals turn long term housing to very very high rentals!
- permit inspections. What is payable to the town or province. All home should be fire inspections & permits & license to operate.
- Owners must live in the residence. Non-resident rental AirBnB 'party houses' must not be allowed.
- No short term rentals unless owner lives in/on the same home
- Takes away from long-term rentals. Makes neighbourhoods unsafe/disruptive.
- Bylaw cannot stop illegal rentals now - why will it change if more regulations.
- No parking. Running a business - conflicts with hotels. No licensing. No property inspections. Too many people.
- Do not run a pilot program
- If it runs, the owners must live on the premises! Otherwise they will be party houses!
- The Town can already get feedback from existing rentals.

- Not by the outdated zoning you have on your map. Let anyone do a short term rental within town limits.
- It should not be specific to certain zones, I do not agree with a principal dwelling being allowed to run a short term rental, it should only be people that are living in the home that are permanent residents of Osoyoos.
- Specific areas. Not in small lot zoning. Proper parking. Permit fees. Fees for garbage, water, sewer, etc. Any bylaw change must be enforced. Tax levy for policing.
- Should have a clear long term solution for vacation rentals and snowbirds -> not an experiment - people buying would not understand if/when bylaws change
- Love the idea, I believe the program is too long. Should be for 1 year.
- Any pilot must be very short/parking issues. Complaints plan - staffing bylaws - RCMP resources
- Complaints plan - staffing bylaws - RCMP resources
- Long term trial will cause(?) opens(?) to install in trial but resist(?) cancellation or control
- I'm thinking 3 years is too long for a pilot program. Its time to put regulations.
- What is the Town's plan to build rent controlled long-term rental units. Not ask personal home owners to provide rental units with no guarantee of income.
- If the proposed plan is to offer a yearly lease and people are abiding by these rules and proper space for parking and fire inspections then they should be allowed to rent
- I'd like the priority to be resident owners who receive permits. Add garbage pickup, limit parking.
- They need to be treated as a business by paying business tax, higher water, sewer, garbage fees. Annual fee inspections paid for by operator.
- A clear and concise bylaw(s) to address concerns about infractions
- I don't like theFCFs part. That should be taken out.
- Reduce the timeline
- Don't put all short term rentals in one place. B&Bs should have property managers. More control by the town. STRs need to have license with town, so town has more control.
- Timelines need to be reduced for approval and implementation. Why so long?
- Add "accessory" building allowed for short term
- Remove "maximum # of nights". What is the point? Irrelevant.
- Allow for property tax break in home-owner giving short or long term rentals
- When do trailers, park (?) etc. apply to short term rentals? Clarify.
- If resident must be on property for short-term then clarify difference between BnB.
- there is no mention on stipulations on occupancy numbers, in addition to # of nights. Enforce the existing bylaw! Should not be permitted in R1, R2, R3, residential areas. We chose this type of housing to exclude STR. We pay a premium to have this kind of residential housing (taxes). STRs do nothing to build community capacity. They are designed for investors looking to pay their mortgages.
- R1 no rentals short-term. With carriage house etc. should be permitted only for long term
- All rentals should be licensed and monitored.
- I think that it should be allowed with 1 or more of the following: primary residence, or property has a long term unit or property has long term rentals at least 6 months/year, or an employee (local) to monitor property if owner is absent.
- There definitely needs to be regulations in place. Guidelines, permits, etc. STR should pay more property tax, usage fees, etc. More low income housing should be available to help the situations. There should be regulations on how many are in the town and so many on the street.

- I think AirBnb should require to have a local property manager so that they would be available to control any issues immediately. I think Airbnb will be hard to get rid of, so they require regulations and maybe permits.
- restrict to owners must be on residence.
- This is a business. Concerns about how it affects neighbours. Owner should live there (not designate). How many guests? Parking/boat issues. Bed and breakfast vs. airbnb, the rules for b/B are very good- why not follow this. What is the follow up? We already have issues and there is no enforcement/follow up/.
- Stick with B+B's - expand resort residential
- Provide concessions to encourage development
- Some ratty hotels on hotel row that if improved could increase these short term rentals
- Regulation does not help because the owner doesn't live here - they are in it for the money
- I would like to see the proposed pilot program delayed while the Town concentrates on refining and implementing the Accessory Dwelling Bylaw. I suggest the Town should publish the fact that Short Term Rentals are illegal, that home owners Home Insurance will be invalid if a claim is made pertaining to an event caused by guests in their AirBnB/VRBO or other short-term rental. Steps involved in opening a legal Bed and Breakfast should be published. When the proposed pilot project is close to serious consideration AirBnB's and VRBOs etc. should pay the same taxes that Hotels and Motels pay, and have the same inspections. Neighbours within a certain distance should be notified by should have to agree before a Town license is issued.
- I think it will be difficult to monitor the number of occupants in residential areas. Parking would likely pose a problem.
- Treat them as commercial-tax area if use (?) water, sewer and garbage fees and free inspections
- Business license amounts need to be cost recovery(?) to (?)
- They must have signs (?) to home based business year round
- No licenses to current operators especially problem areas. All new operators.
- No multi-family units or condo complexes like the new one on Lakeshore Dr.
- They must provide a breakfast - such as B/B. Permit as temporary annual permit. On site resident situations only.
- Take the learnings from other communities - STR are not worth the overall negative community impacts.
- We have sufficient evidence from illegal operators to evaluate the value added of STR to our community.
- Properties already having complaints against them I don't feel should be allowed to participate.
- Properties profiting from rentals should be charged for services as commercial.
- Property owner must be full time resident on the same lot
- Permission to enter pilot program is not available to owners or addresses that have had previous legitimate complaints related to the rental situation
- Homes in the pilot program would display a sign/sticker advising their participation in the program and their willingness to comply with stipulations/guidelines.
- Must have on property parking for owner and renter
- Should be taxes as business and utilities charged as business
- Neighbours should be given a contract for permit holder
- Somewhat support with restrictions and regulations the Town has staff to support
- Concerns: First I would like to say a lot of people are doing this counter to the Zoning Bylaw and the Town does not have manpower to address issues (ie. Noises, parking garbage pick up)
- - Could lead to increases in property values and young people need to fill job could not find long term rentals

- - Not necessarily a mortgage help if young and credit rating is not established
- - Very concerned about huge increase in rent in rental properties, already
- - I don't believe you can monitor complaint in early mornings"
- I somewhat support limited number of STR but property owners might challenge this
- - I don't how know you'll be able to enforce the requirement of an owner or renter onsite
- - I believe neighbours should be consulted at 6 months or 12 months before renting
- - Do not believe a property manager is license someone to permit regulations
- - Pilot project would lead to owners making up rates (?) and if it did not work make a lot of noise
- - Parking issues my neighbour has what he calls a legal B+B but nor possible as he doesn't live on the property. He is responsible but there have been parking issues one parking stall is not enough.
- - Noise issues hard to deal with in town residences as late at night
- is it possible to limit the number of airbnbs per street
- STRs don't have to pay for the Destination Osoyoos marketing, like hotels - can that be required
- Are STRs allowed in condos
- Strongly agree...with no cap on number of licences. We need to let the market decide on pricing/number of STR
- Cap would not be fair to those who are complying with regulations
- Concerned about the economic impact to the Town - landlords losing income if they cannot operate their STRs
- Concern with the timeline to implement the pilot program. - this business is only a summer business. For this summer - STRs should be allowed to operate as is. (Do not want to lose the industry) Implement pilot program once program is final (after this summer)
- Support - but unsure that a first come first serve basis is the right way to go about it

Which areas of Osoyoos may be appropriate for short-term rentals?

- Every area in yellow
- All areas, except strata condos
- Those condo/hotel/motel areas that are established and designated for tourism and short-term rentals
- All is good. R6 for sure.
- STRs should be in multi-family areas and commercial zoning. Should not be allowed in single family areas. The pilot program should be capped at a maximum of 100 locations.
- All areas - especially strata complexes on lake front
- Everywhere, as long as occupancy roles are adhered to (allowable persons per bedroom)
- None
- All areas should be included so nobody feels discriminated against. The inspection would determine if STR is appropriate for each residence.
- areas that obtain permits: fire inspections,
- No STR! Run as bed and breakfast if homeowners need income.
- Loud parties, obscene language, innapropriate behaviour. Too many people in one residence. Cars coming and going. Loud music/talking day and night. Screaming/yelling drunken behaviour.
- Long term residents squeezed out of attainable housing
- areas that obtain permits: fire inspection, inspection, run like hotel, insurance

- Only existing hotels like the Watermark Hotel are appropriate
- Residential areas are not appropriate for short term rentals
- Owners must reside on the property to regulate guests
- Short term rentals display long-term rentals so families cannot find accommodations in Osoyoos to live and work
- Absentee landlords drive up the cost of houses as they make money on short term rentals
- Neighbourhoods should decide whether they want short term rentals to be allowed
- All areas of Town of Osoyoos should be allowed short term rentals
- By implementing a bylaw that doesn't include some zones directly affects housing prices currently which is wrong!
- Business license is the answer
- Meadowlark
- There should not be any restrictions
- All R1 areas. Only 1 permit per owner - if someone owns more than 1 property in Osoyoos then only 1 permit
- Residential R1 with adequate parking
- Should be in all areas
- Homes should have the owner live there
- All areas should be allowed
- Until the BC Tenancy Act is adjusted to protect the home owner, I don't think there should be a restriction. Mortgage helpers are needed and if a tenant doesn't pay we can't kick them out. On AirBnB we have more control over our homes and safety of our place and peace of mind.
- None. We don't need non resident operated STRs. They destroy the quality of life for residents.
- Commercial and comprehensive areas only
- All areas.
- R1, R8, AG, AG1
- If all rules are abided by, no zones should be restricted.
- If approved, which I oppose, only those adjacent to resort areas long the lakeshore, not residential subdivisions.
- All areas that are zoned for short-term
- All areas. The more evenly spread the better. Bring money into the town, allow owners to make a living off their home.
- Not in favour so nowhere.
- If allow - owner must be resident of Osoyoos; charge back for police, fire and bylaw calls if owner not present
- Exempt them from noise bylaw - excessive noise can occur during the day
- Those properties to the east of the bridge that front on Hwy 3.
- Some properties zoned RS5 and perhaps RS1 (or is it R6- difficult to differentiate on a small scale colour zones / I mean the zone bounded by AG to the northeast on the east side of Cottonwood)
- I think it should be a Town priority to find ways to legislate and enforce long term rentals this is essential to the continued growth of our Town and community. We need to house young people who would like to work and live here. Purchasing is challenging when young people are starting out and as our population ages we do need to entice new young people to live and work here.
- "I am strongly opposed to STR especially units that do not have the permanent resident living on site. STRs provide the following negative community impacts:
 - - competition for hotels, which leads to decreased investment in their property
 - - destruction of neighbourhood peace and quiet, quality of life and safety
 - - the use of secondary suites for STRs takes away from full time rental units

- - they are a commercial activity and do not belong in residential neighbourhoods
- - drive up the price of housing
- - we don't need them in Town as we have a lot of hotels that need their business
- - they are difficult if not impossible to enforce"
- The argument that they are a mortgage helper is not valid if people have a suite they can rent full time as a working resident. They benefit the (?) that come in and buy up housing that they know they can make money with summer STR and snow birds - we don't need these type of investors.
- Not Meadowlark
- Only areas that have lots/properties that are large enough to comply with existing building regulations and support the regulation that onsite (on property) parking is available for owner resident and renter
- Only areas that have no previous stipulation against short term rentals
- Industrial park
- Keep in mind that currently, landlords have very few rights. The tenants have all the rights regardless of laws we currently have. Good luck trying to evict people that don't pay rent, or cause hardship if you evict them. Not sure how this would affect short term rentals. Don't bother with the pilot project. Once you "open the door" it will be too hard to fall back (ie return to normal). You can already see issues. Must have owner live on property. Prevents owners that live ie. in Vancouver from just running a business and not caring. you would need full time enforcement officer just for monitoing/check etc plus follow up on compliants. What are other communities doing and what issues have they noticed?

FORESHORE AND LAKE USE

What is your level of support for a buoy lease program to regulate buoys places in areas of Osoyoos Lake adjacent to public lands in Osoyoos? Please explain your answer choice:

- I would like to see some pro's and con's to Cultus Lake experience
- Ownership of lakeshore is very conflicted - much misinformation and ownership claims
- I'm in favour of the buoy's as long as it is managed right
- This may reduce the clutter of buoys and increase safety
- There are getting to be too many docks and buoys on the lake. They are ugly, unsafe + can't be good for the lake health
- this does not solve the problem, everything gets passed on
- Water is international water and the town of osoyoos should not be spending money on something out of the town of osoyoos
- No support for a buoy lease, tourist will go somewhere else if you charge them
- The program would have to be done for safety and a fair program. Have a look at Cultus Lake they have a great program.
- the town doesn't have the personell or the expertise to handle this on our own. Need to work with provinical and federal jurisdictions to rezone the conerns. The problem only appears in a select few areas.
- Too hard to manage
- Help control the buy chaos especially along Lakeshore Dr.
- Consider buoy farm, short-term buoy rentals
- Get DFO involved with difficult situations
- Too expensive to supervise

- Good idea
- It is possible to regulate the number of boats on the lake by official moorage points. Buoys can be built environmentally acceptable instead of people simply using lines with cement.
- bring the provincial government to assist the town to regulate the buoys. Bylaw can't enforce on water. This is not a town issue, bring in gov funding
- Regulating is good but how will this be enforced? If a buoy is rented and someone else ties up, who removes the boat? Bylaw? With which boat?
- Buoys need to be regulated
- As an Osoyoos resident I would like to rent a buoy
- Holidayers just plunk their own buoys down
- Should be a program for public buoy lease program only on Town adjacent land. Private land is up to the land owner. W1 beside marina should be used for public buoy program. Enforcement needs to be efficient.
- How would the Town financially support enforcing this new bylaw? Seems like it would cost the Town a lot to enforce this. Would be nice to see a cleaner lake front and also safer.
- In favour of some regulation that would allow more people to use lake
- Sounds like there isn't a real issue. Insurance and liability is already in place. Law on contaminating lake. Benefit to Town? Not really anything.
- The buoy lease is a good idea as long as it is not too expensive and can be monitored for infractions. How much extra cost for the Town to enforce a new bylaw.
- Needs to be controlled/consistent buoy/spacing
- They should be allowed to keep their boats on the buoy for their vacation time not have to remove them (boats) every day
- Would help to pay to regulate the laws. However lease for how long - should be able to track a rental and it should be used to pay for the enforcement of regulations.
- To reduce environmental impact
- I don't see this as a big problem but if it saves a few boats washed up on shore because of improper installation of said buoys, probably a good thing.
- I have not lived in Osoyoos long enough to form an opinion on this matter (less than 1 year)
- I think making people more responsible for their boats is a positive. There should be permission from private homeowners. There should be parking for trailers and vehicle publicly close by.
- Suggest that the town implement more "marina's" to resolve the problem. The current marina does not support the population or tourist industry.
- I support buoy program but they should be regulated per area. The parks should have space for people to swim out farther eg. The park by Safari(?) Beach has been used for triathlon
- It is not fair to lakefront private residences who area already set up. More regulations and beurocracy is waste of resourcs. Only positive would be city covering stoel buoys. Too much control over residences will drive locals out. My family owns lakefront on ponderosa and there are no issues.
- I feel that there should be some sort of a payment program so then that money would cover the costs of having a bylaw officer enforcing these rules.
- Don't agree that the town should be involved in a buoy rental/lease program.
- confusing as to what happens to privately owned properties in future - will they be forced to use buoy lease in future?
- Who enforces? We already have a bylaw and therei s no follow up or enforcement. Where do you allow buoys? Who decides? Why are buoys being left in water all year? Weed control boat has a hard time working around the buoys. Look at Lions Park or Lakeshore drive. Way too many buoys.

- I am opposed to lease because it implies a long term use. I would like a rental program that is cost neutral to the Town - user pay for the system. This method allows people coming to Town for shore (?)... and local residents short term access to a water storage
- Provide better - consistent - just controlling town property will not provide sufficient protection -> people will just move to private - results in inequity - safety issues
- There is already an excessive number of buoys on private moorage and group strata moorage, we simply don't need to add to the proliferation that only add more boats/buoys. I would be supportive of expanded, secure moorage at the yacht club and areas like the waterfront resort.
- It could perhaps work for permanent residents but not as a solution to visitors only wanting use of a buoy while here on vacation
- I think it is a great idea although I wonder how this would be monitored - it would require constant monitoring along with an appropriate method of finding people who do not comply.
- There is a need for short term buoing of boats for residents and people who come to Town. It would make our lake more attractive and organized. The max. rental needs to be 14 days or min. 7 days at a reasonable cost recovery rate. The Town needs to regulate or (?) with private frontage users to develop standards for anchoring and buoys (environmentally friendly). Remove all buoys Oct 1 and put in April 1.
- All buoys should be leased on an annual fee, regulate as the marina and the trailer parking on Main St. All vehicle plates are the same, why not have the buoy numbered and registered.
- People move here or visit here specifically for the lake and climate. In order to protect these valuable assets and enhance all experiences - regulations and enforcement need to govern these areas.
- Too many buoys placed in Towns need regulations. No buoy in front of parks. Should be permitted in front of hotels as long as swimming zone marked.
- Strongly oppose on private W2
- unregulated buoys can become a safety issue (so many so close together) - there needs to be a designated section
- in some sections, there are an increase in them as people try to find spots. without putting some limits in place, you can see where its starting to impede on certain areas -> agree with idea to put limits
- if you charge for buoys, then people will pull out their boats and park elsewhere
- buoy is impacting everyones experience and access to the lake. but would like to be self-funded using the fees
- buoy registration should include registration
- Too many buoys, but don't want the buoys to be close to public swimming areas

Would you support one additional moorage buoy per waterfront parcel (e.g. 2 private moorage buoys per waterfront parcel)?

- Yes
- Yes
- As long as there is a benefit to the City
- No, the lake is really small and gets quite crowded. The use of a limit number of buoys would reduce the danger
- Yes, if it is only 2.
- No one to enforce
- No
- No

- No
- yes
- Yes, in certain area that allow proper access
- Private needs to be monitored
- yes
- No if the property has a jetty for boats. Lake health is under pressure with too many boats.
- No it is not a town issue
- No - the areas are small - not enough room for more
- I would support this, but there has to be access to the buoy and parking nearby
- Yes, if I buy on the water, I should have the option to buy a private moorage buoy for myself and rent one out.
- No, I think it should be one private moorage buoy per parcel to help control boat traffic and save those buoys for principal owners.
- Yes
- No
- No
- I'm in favour of moorage buoy where there is beach access and if the buoy is being used for the vacation time they were in town (not having to take the boat out every day)
- No
- No
- Yes
- Yes
- Yes for non-motorized
- No.
- No but maybe they could have a rental buoy for guests in the home
- Agree - there should be a limited number - maybe 2 only.
- Yes - for non-motorized
- No. One is enough, otherwise gets crowded.
- One more would be ok. There must be an enforcement program set up for the foreshore bylaw
- No - defeats regulation on Town only property. How many do private parcels need? Rather have you allot Town one for vacationers
- No - look to expanding public moorage, piers, yacht clubs/resort areas. Not a further proliferation of buoys.
- NO - would create an issue of boat owners trespassing on private property to get to the street (and perhaps their vehicle which may be causing a parking shortage on streets already congested with secondary suite parking)
- Unsure - if it can be monitored and if perhaps a fee be placed on the additional buoy.
- Sure no problem but what are you going to do with the parcels with multiple watercraft.
- Yes - that seems reasonable
- Yes
- Yes
- Yes
- support for that - properties have lots of space for such
- up to two buoys, following need to seek permission for more

Do you have any suggestions for how the Town can manage motorized boat recreation on Osoyoos Lake?

- No man power/ no plans
- Regulation of RENTERS of watercraft (competency)
- Have the police patrol more often
- Speed limits
- have low horse power
- Not town of Osoyoos problem. International water, let coast guard manage. Get rid of the lease for the foreshore
- Example - Island View too many buoys (illegal products). The DFO needs to monitor - make then have same buoys as Town.
- I think private and public should have buoy farms - all should be the same for lake safety
- Marina fees
- It should be rental buoy program only
- A service to help take care of lake
- Boats over a certain length and horsepower should not be allowed on Osoyoos Lake
- we need to find a way to manage within public swim areas for safety
- Speeding should be monitored
- Limit number of boats launched by vacationers. Allow local residents with permits.
- Have a bylaw officer dedicated to enforcing the drinking laws or RCMP
- Difficult to manage if there is not any manpower to enforce. No point in making any plans that cannot be enforced.
- Using existing laws - maybe a water marshall (like golf) to check boats for life jackets/license/insurance etc.
- more policing!
- Yes with payment collected to launch boats and to buy buoys that money should be ear marked towards more regulation of the type of boats on the water and to patrol the water
- High intensity motorized recreation should be lessened - allow more leisure and less accidents
- No.
- Town needs more dock, marina spaces.
- Education before use
- build dock systems away from areas with beachgoers. The boaters can drive from docks. Buoys can be increased during busy tourism months.
- I don't have enough knowledge on the subject.
- I don't believe that this a problem.
- Promote "electric boats", try to maximum fees for larger motorized boats.
- Would be nice to limit horsepower. Town bylaw out on the water? Does the town even have a boat?
- Work with feds to limit the horsepower
- More RCMP enforcement - pay seasonally for an additional member
- Require rentals agree to ensure renters have an operations license
- A provincial jurisdiction. Provide public piers/moorage in certain areas for rent (short-term/long-term moorage) not more buoys
- Motorized boats could be excluded from operating within a described distance of the shore, and have to leave and return to moorage or launching areas in a straight perpendicular line to the shore. These are already expected procedurs or maybe law, but without enforcement many motorized boaters do not follow any rules. Some zones could be set aside exclusively for kayaking and paddle boarding by inexperienced users.
- If all boats that launch on the lake could be monitored via a license for lake usage - have paid (?) during peak hours at all public boat launches. When the license is issued people are

required to read and sign an information sheet about the harmful effects of excessive boat wakes and the necessity to clean, drain and dry - to keep aquatic invasive species out.

- Do the RCMP have an hour commitment (?) to patrol the lake? "Noise" some boat speakers are very loud, is there a limit?
- Need muffler system on loud boats
- Limit the size of boat permitted unless have noise dampening system
- Don't think you can on international body of water regulate boats

Do you think the Town should be collecting a fee for launching boats in public foreshore and lake areas?

- Strongly disagree - they should not be charged
- Absolutely not! However one of the 2 "public" launches is a disgrace
- No
- yes, but who will enforce
- No, we are a tourist town. Don't piss off the guests of our town.
- Yes
- No
- Charge for launching, buoy rentals
- No
- Yes
- Yes this will help pay for buoy moorage areas
- No
- No fees.
- Yes
- Yes
- No
- No. Tourism is the money maker.
- No
- No
- Yes this again helps to enforce the rules and perhaps can keep our lakes clean
- No
- no!
- No. It would cost more to administer than it would bring in.
- No.
- Yes
- No.
- Yess - public lakeshore launching.
- Yes - use money to enforce the bylaws or other uses (sounds good but not realistic). However how do you enforce? Too many areas to launch a boat.
- No, no - not worth the public backlash
- How do you police this
- Yes, especially if assisted with secure trailer parking. Should be in designated areas such as yacht club - expanded public moorage, piers, not further proliferation of buoys.
- No - I think the cost to the Town would be larger than the fees collected. Wages for an employee from dawn to at least dusk; sometimes later eg. July 1. During salmon fishing launching of boats begins at 5AM - it would be thought of as a money grab by local boat owners needing to launch their boat. Vacationers to our Town already pay a fee for boat trailer parking.

- Absolutely - along with having/requiring people to read and sign the information sheet about harmful boat practices and ways to protect the lake - preventing institution of invasive aquatic species entering the lake - clean, drain and dry. Be mindful of lakeshore erosion and damage from high speed boats which cause larger wake and the importance of keeping oil and gas out of the lake.
- Only if it cost recovery and residents are not charged. We pay through our taxes. Local taxpayers can request an annual free or (?) charge permit.
- No
- No - the relaxed atmosphere around recreational boat launching in our lake is a "warm fuzzy" and leaves residents and tourists with pleasant, positive opinions of how we welcome them and value their choice to spend time (and \$) in Osoyoos.
- No - we are known as friendly Town could impact our image with tourists
- No
- This is a tourist town and if you charge the daylight out of them, they will go somewhere else -
> No
- The lakes are for all to use...no to the fee
- not in support, and concern on impact on tourism
- concern over cost for boat parking near downtown, this additional fee could hinder them coming here + ongoing parking issues

ACCESSORY DWELLING UNITS

Are there any modifications to the proposed regulations noted above that you would like to see?

- Size of property would be more important
- Shouldn't just apply to lane properties
- Allow carriage house on R-7 zoned lot, providing it meets stated objectives
- Only one suite per lot more than 1 parking space should be 2 parking stall
- Detaches accessory dwelling units should be determined by lot size and access to rear lane. Lots are small in newer areas (golf course) and houses are larger. Tiny homes would be crowded and not for commercial/business
- zoning should be contingent on size of property
- There has to be areas for parking. The lots are too small.
- The lots are not big in Osoyoos (too small) why crowd most if not enough real estate
- too much government cost already. Try to help developers to keep cost down to build. Building department looks after all permits. No added costs.
- I would say that the lane access needs to be reviewed if you the set back and parking required each dwelling needs to be looked at individually
- Very important - should have proper parking and conform with the existing
- Very few areas in the town have a back alley so the back alley requirement should be dropped. The town should allow for carriage house to be constructed about the current garage.
- Need more clarity on proposed setbacks for accessory dwelling, off street parking requirements, minimum lot size especially in R1 zone before accessory dwelling is considered, what are min. size requirement for accessory dwelling to prevent someone from building a garden shed and calling it a dwelling, access requirements for accessory dwelling. How is conversion to short-term rental going to be prevented.

- If property is not owner occupied to manage tenants in suites, the dwellings should be professionally managed by a property management company.
- 1. The parking on site and owner full-time on-site (owner principal resident)
- 2. Depending on lot size/ should be minimum size
- 3. Depends on access to carriage house -> not necessarily back alley
- Legal owner must reside (live) onsite. No 'party houses'
- Parking must be increased to accommodate all dwellings. 2 vehicle parking per dwelling. Vehicles should park within the property.
- Non resident AirBnB rentals must not be allowed.
- How are infrastructure needs addressed? Before rezoning any areas, perhaps these issues should be resolved. Parking is at a premium in R1 zones - where are extra parking spaces coming from.
- Size of lots and impact on neighbours should be considered. Adding more housing to established residential areas can destroy neighbourhoods.
- Do taxes pay for services?
- If no back alley, permit expand bonus. Suite over a garage area in front of a property
- If in a residential zone, they must have access to a rear lane
- Only one additional dwelling per parcel
- Limit number of renters to 2 people or one family unit
- Yes, based on size rather than outdated zoning residential lots? Can water, septic, electricity grid handle all of these additional dwellings?
- R1, R2, R3 is outdated zoning etc.
- Lot size should be considered for all zones not just R1, if the lot & parking is available then they should be considered. However, the Town's current water and sewer issues are a concern to be able to support this growth. Those issues should be dealt with first before considering expanding.
- Not just for lanes but access to secondary home should be good for emergency vehicles
- Owner must occupy one unit
- No short-term rentals
- Any access side/back/front. How many properties would qualify? Enough to justify changes? Increase property/building ratio?
- Rear lane access does not work for most of the areas.
- No short-term rentals
- Only 1 small test pilot area - don't hurt 7 community(?)
- Parking
- Why just R1 zone allowed to have this?
- It should be done by size and not zone
- Infrastructure issues
- Parking needs to be more - cause no street parking
- I'm fine with the idea of this kind of dwelling with the room for extra parking, large lot. As for the restrictions, to one parking I oppose due to the fact that I'm not in favour of high rises to be allowed.
- As long as the property guides for space are followed otherwise I would like to see more of these allowed
- Would like to modify the requirement for lane access
- Would like to see permits given to residents only
- Would this lead to STR?
- minimum of one parking spot per residence.
- If property is large enough to have off street parking, shouldn't need a laneway

- Rear lanes - shouldn't be a factor. Should be dependent on lot size.
- Accessory buildings - should be allowed to have short or long term rentals. If a secondary suite and accessory are permitted (should be) rentals can be applied to both.
- Tax rebates should be considered for both types of rentals that support the community.
- I support carriage houses for long term rent as long as they have emergency access
- As a homeowners in a busy area of Vancouver with laneway on almost every property (25' wide) I can attest to the success of the program. Congestion of parking would not outweigh the benefits of increased housing.
- Parking to be on site/not on the street.
- Support with strong bylaws to control air+B, parking, fire truck accessibility.
- How do you control what is being built? Who ensures it is a carriage house vs. short term rental? If you convert a garage to a dwelling area, where does parking go? There must be some control to prevent over building on the property. I.e. Does not fit into the neighbourhood design. Neighbours should have a say/input.
- Parking needs to be off the road
- Can't be for short term rentals
- Somewhat supportive provided this doesn't extend short-term rentals. Long term is okay. Would the suites (accessory dwellings) rent for a long-term basis only (12,000/year for example) or would the rental be per week \$1000/week? Seems an avenue to create STR. Agricultural properties don't have rear lanes so how would this work?
- If the size of the lot allows for comfortable outdoor living for both dwellings. A good idea to densify the Town through Accessory Dwellings rather than allowing structures higher than the 4 story standard. Consideration should also be given regarding distance from the downtown core when considering parking spaces necessary for an ADU.
- I think this laneway homes should only be allowed if used for long term rental. Parking for this additional unit may pose some problems but the goal of creating more long term rentals needs to be considered as the foremost goal - parking and other logistics can be worked out.
- Only allow detached units off of back alley access. No add ons to existing homes.
- Please see all my comments regarding the short term pilot program
- Only one ADU per household. Should be requirements for green space at the front and back of property
- Already have people putting gravel on front yard and parking there - this should not be the way additional parking is achieved - as reduces the aesthetic of Town
- Owner not property manager should remain onsite
- Can we remove the requirement to have access from the rear if the lot allows for access to the carriage house from the front of the lot
- If you open it up to more than one secondary unit per single family dwelling it will look like a ghetto.
- I would be in favour of laneway homes. An excellent way for people to subsidize their income due to the very high cost of living today
- Tiny homes would classify as ADUs, detached (but wheels dependent)
- Supports for tiny homes as affordable housing solution
- question if 2 detached could be appropriate - becomes too difficult with emergency access
- what about size of the lot

DOWNTOWN PARKING

Would you like to see the Town increase the parking standard for new multiple-unit residential developments built within the downtown area?

Other:

- 2 bed/2 park + 5% visit
- 1 bed/1 park
- Paid parking should be put in for the summer time
- The Owl should also open up their parking in summer: June, July and August
- "Underground parking", more biking stands
- underground. 2 spots/residence, no family has 1 car anymore
- Decrease to one stall per unit and have excess parking applied for people with two cars
- The number of stalls should be dictated by location if the heart of town. Number of stalls could be decreased to promote a walkable community.
- No one who can afford to buy a multi-family unit in Osoyoos has only one car
- Most families require 2 parking slots available. Kids become teenagers and require parking also.
- Developers should have parking plans not town. Underground parking.
- Need enough parking for residents and their guests. Often guests park in areas nearby.
- Build up - not on ground
- With housing prices so expensive a lot of people, especially young people have to share accommodations, therefore, the amount of parking thought to be needed for one dwelling may not suffice in this market.
- 2 spots per unit plus 5% visitor parking
- Perhaps 1 bedrooms could be 1 spot
- Downtown parking for residential should be increased
- For new development build parkades to help alleviate residential parking congestion
- Visitor parking needs to be addressed
- I think there's a lot of parking in town. Wayfinding could be increased.
- I think this all geared towards plans for "new multiple unit residential developments"!
- Have no issue with the current system
- increase to 1.75
- Add 2nd level parking opportunities
- Build multi-level structures
- I think there should be two parking spots per unit
- We have plenty of room as it is. Some mild crowding is something that would only occur during summer months
- change downtown from 1 to 1.5 on multi units
- have to deal with time restraint in designated town parking lots.
- What about visitor parking, RV parking.
- Provide sufficient visitor parking
- Increase to 1.25 to 1.5
- Current parking on Main Street is dangerous, especially downtown in the summer. Multiple-unit parking must be provided.
- Developments should be required to provide some visitor parking. Time limits would be decided by strata members or management.
- difficult to find parking during special events, difficult to find accessible units
- on normal days in the summer, hard to find parking
- visitor parking fees downtown? residential access maintained. 1 hr max paid parking - whole DT commercial areas
- higher standard for sites located near public amenities

- If you are talking about short term rental it is probably not necessary to have 2 parking spots. Maybe have a designation within a walking distance to town, there would only be one parking.

Are there any other areas within the Town that you would like to see the parking standard changed?

- On all new developments
- At all water front beach's paid or time limited parking
- No
- yes
- no overnight parking in parking lots.
- no overnight parking in parking areas.
- no.
- Paint or make the concrete barrier nicer (maybe plants or Mural) - great idea to get rid of that left turn on Main. Made a big difference this past summer.
- In the central town area 92 Ave- Kingfisher Sparton - 87 st have 1 stall/unit
- All areas of the Town should have a uniform parking standard where the zoning permits multi-family development
- *answers highlighted on map
- Just ensure people are not camping for the day at Gyro Beach parking.
- Developments need underground parking. Meadowlark should allow parking along the streets.
- Newer developments should be allowed street parking where there is reasonable room. This should have been considered when designing the Meadowlark division.
- Entire Town area
- Not at this time
- No
- The design needs to be (?)sided.Paralell parking is dangerous.
- Crosswalks need to be improved and more of them implemented.
- The town needs to accept the slight inconveniences of growth.
- Employees should be offered parking instead of on the main street.
- No.
- What about RV parking - where?
- Take out electric plug-in out of recharge area, behind the (?)
- Multi-unit designed for short term rentals
- Doesn't seem environmentally sustainable to expand parking. Why isn't there consideration for expanded bike lanes?
- Unsure
- I think the Town should increase parking especially if Highways is (?) parallel parking is installed in downtown area

Should there be limits for on-street parking within the downtown area?

- June, July, August, September "paid" parking at Gyro Park
- On Mainstreet in the summer.
- Absolutely they should have limits and they should be enforced. 2 hour limit.
- There should be parking time limits and they should be enforced. Time limits should be changed dpeendin on season May-Sept, shorter time limits
- Overlength vehicles and RV's should not be parked on the street
- No boat trailers on streets

- 2 hour limit - who monitors though. Parking permits for owners and businesses to park in town lots.
- Not necessary
- Time limits are not needed. Parking vehicles with boat trailers after launching at the marina needs more spaces.
- May 1st to Sept 1st - paid parking at Gyro Beach
- If you live in downtown area perhaps residents could be given 1-2 permits for parking on street in front of their home - leave street parking for residents
- 2 hrs maybe 3 hrs max.
- 2 hrs or 4 hrs
- For RV parking which bylaw
- But not meters
- But reasonable time frame eg. 2 hours. No parking meters.
- increased costs bylaws, what would be the fine? Applicable(?)
- But make reasonable ie 4hours. Who enforces or monitors.
- But it costs to reinforce
- Stop downtown employer parking on Main St
- There is a need for RV parking
- Shouldn't be allowed to park RV's
- Perhaps in summer only. Cost to monitor parking is expensive.
- Yes for Main St downtown core. Unsure for other streets.
- It would be too difficult to monitor - most Main St parking has a constant turnover not much longer than 2 hours. Shop owners/employees need to be advised that they should not parking on Main St all day.

APPENDIX C: WORKBOOK



Town of Osoyoos Zoning Bylaw Updates and Short-Term Rentals Workshop

Workbook Instructions

Thank you for participating in the workshop! The feedback collected through these discussions will help inform updates to the Zoning Bylaws and establish recommendations for a short-term rental regulation program.

How the activities work:

- Please discuss the following topics amongst your group. You are welcome to share as much or as little as you feel comfortable.
- While the group is sharing their answers, please write down your own thoughts in your own worksheet. This will give you a chance to reflect on your own ideas and capture any insights you gain from the group discussion.
- The facilitators will indicate when it is time to move on to the next discussion topic and will collect the completed worksheets.

If you require additional time to complete any of the worksheets, you may take them home with you at the end of the workshop. Please ensure you drop them off at the Town Office (8707 Main St) by March 13th, 2023.



▶ 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).

Currently, STRs are prohibited in Osoyoos; however, **the Town is considering regulating them through zoning or another form of policy.**

What are the options for regulation?

Aspects of short-term rentals that can be regulated include:

- Permitted as an accessory use in certain zones
- Maximum number of STRs per property
- Permit in an accessory dwelling unit or principal dwelling unit only
- Require owner or designate to be present on property
- Business license/permit required
- Maximum number of guests per property or unit
- Proof of insurance required
- Notification of neighbours about new STR
- Maximum number of nights
- Additional parking space required

Things to consider when contemplating STR regulation in the Town:

- Parking will need to be provided on the property hosting the STR
 - Some streets in Osoyoos are too narrow to accommodate street parking (e.g. in the Meadowlark area, streets are 6.5 m in width. For comparison, the average pick up truck is 6.0 m in length)
 - On-street parking availability is limited in some areas of the community
- Residential strata developments are subject to any bylaws in place by the strata corporation. These typically do not permit non-residential uses operating on the premises without the approval of strata members.
- The Meadowlark neighbourhood is an area of the community that was previously included within the Agricultural Land Reserve. The Agricultural Land Commission excluded these lands from the ALR under the condition that the Town would use these lands for the provision of long-term housing.

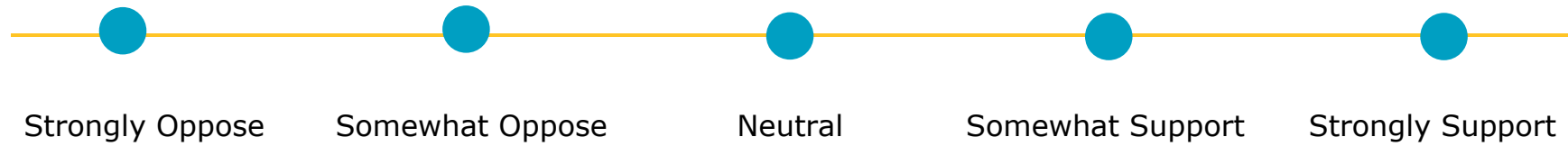
SHORT-TERM RENTAL PILOT PROGRAM

The Town of Osoyoos is considering the creation of a **Short-Term Rental Pilot Program** to evaluate if the proposed regulatory approach would be successful in the community.

The pilot program would last for a 2-3 year period and proposes that the Town would:

- Allow STRs to be permitted in any single-detached or low density residential zone, in a principal dwelling unit or a secondary suite.
 - A principal dwelling unit is the building housing the primary residence on the lot. In Osoyoos, this could be a single detached home.
 - A secondary suite is an additional residence on a property that may be located within the same building as a primary residence.
- Issue a number of 1-year permits for STRs on a first-come, first-served basis (the number of permits would be decided through discussions with the community and Council). To renew, an STR inspection facilitated by the Town would be required for a fee.
- Require applicants to demonstrate that they have valid insurance, one parking space allocated for the STR (in addition to any required parking spaces for the primary residence), and an application for a valid business license at the time of APPLICATION to the pilot program.

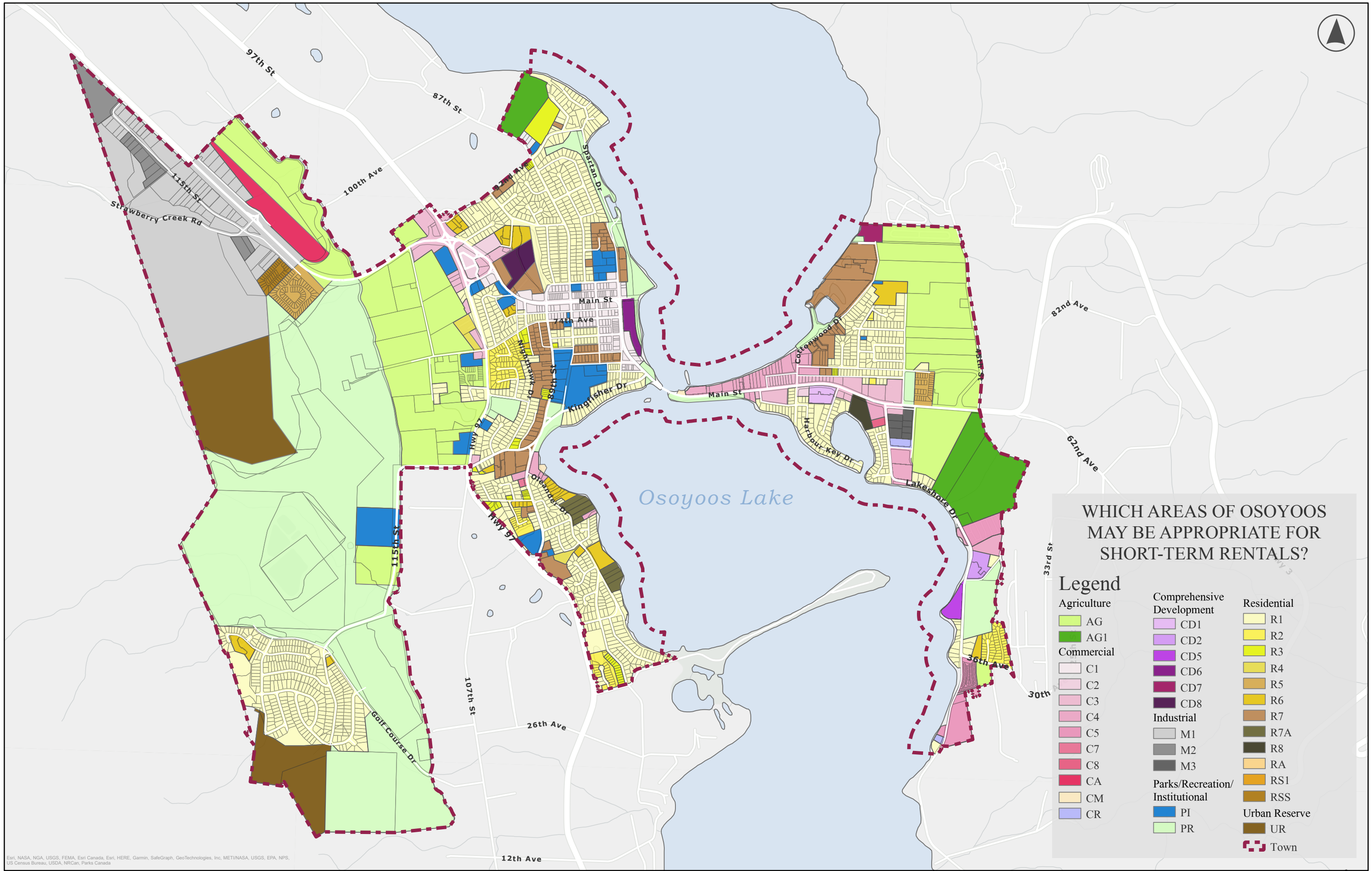
1. Please indicate your level of support for implementing the proposed pilot program in Osoyoos, as outlined above. Please circle your answer choice.



Strongly Oppose Somewhat Oppose Neutral Somewhat Support Strongly Support

2. Are there any modifications to the proposed pilot program that you would like to see?

3. Which areas of Osoyoos may be appropriate for short-term rentals? Please draw the areas on the map or list them below.



WHICH AREAS OF OSOYOOS MAY BE APPROPRIATE FOR SHORT-TERM RENTALS?

Legend

Agriculture	Comprehensive Development	Residential
AG	CD1	R1
AG1	CD2	R2
Commercial	CD5	R3
C1	CD6	R4
C2	CD7	R5
C3	CD8	R6
C4	Industrial	R7
C5	M1	R7A
C7	M2	R8
C8	M3	RA
CA	Parks/Recreation/Institutional	RS1
CM	PI	RSS
CR	PR	Urban Reserve
		UR
		Town

Esri, NASA, NGA, USGS, FEMA, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada

- ▶ The Town is considering implementing options such as a **buoy lease program** to better monitor and regulate public foreshore uses, and in turn, protect the integrity of Osoyoos Lake. The buoy lease program would only apply to foreshore and lake areas with publicly-owned waterfront property.

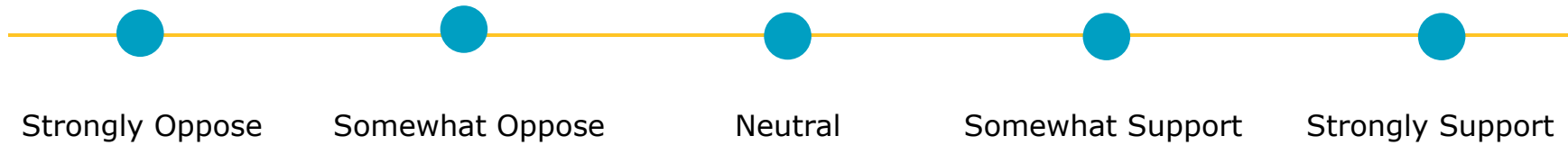
Regulation of the Town's foreshore areas is facilitated through the **Foreshore and Lake Zoning Bylaw No. 1294** which aims to protect the health of Osoyoos Lake and maintain public access to it for the use and enjoyment of all.

Currently, the Foreshore and Lake Zoning Bylaw No. 1294 permits private moorage buoys in foreshore and lake areas with W2 – Private Moorage zoning (s. 5.2, 1.0 of Bylaw).

-
- **Private moorage** includes a fixed dock, removable dock, fixed walkway, removable walkway, boat lift, or private buoy.
 - A **private moorage buoy** is a small floating structure used for the purpose of boat moorage, typically composed of rigid plastic foam or rigid molded plastic, and specifically manufactured for the intended use of boat moorage.
-

Communities such as Cultus Lake in the Fraser Valley have implemented a buoy lease program which requires buoys placed in lake areas adjacent to public lands to be registered annually. This program helps to enhance public safety, reduce environmental impacts, improve lake aesthetics and allow buoy owners to be easily contacted if necessary.

1. **Please indicate your level of support for a buoy lease program to regulate buoys placed in areas of Osoyoos Lake adjacent to public lands in Osoyoos** (Note that such a program would not apply to privately-owned lakefront properties):



2. **Please explain your answer choice:**

3. Would you support one additional private moorage buoy per waterfront parcel (e.g. 2 private moorage buoys per waterfront parcel)?

4. Do you have any suggestions for how the Town can manage motorized boat recreation on Osoyoos Lake?

5. Do you think the Town should be collecting a fee for launching boats in public foreshore and lake areas?

▶ An accessory dwelling unit (ADU) is an additional residential unit that occupies the same lot as the primary residence. Accessory dwelling units can either be attached to (e.g. secondary suites) or detached from the primary residence (e.g. carriage and laneway houses, cottage homes).

Currently, only attached ADU's are permitted in single-detached and some multi-family residential zones in Osoyoos.

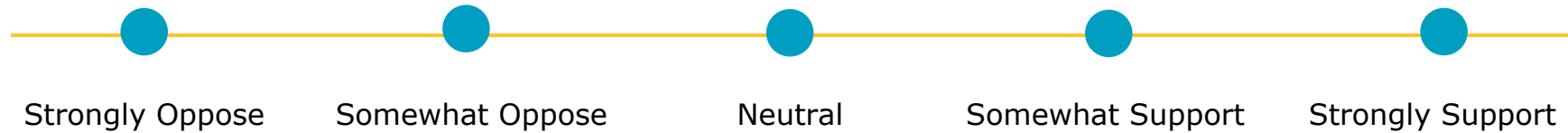
The Town is considering permitting carriage/laneway houses and cottage homes as **detached** accessory dwelling units in the Agriculture (AG) and Single Family Residential (R1) zones on parcels that meet the following criteria:

- *Access to a rear lane*
- *1 additional parking space provided per each ADU*

For these parcels, one detached accessory dwelling unit in the form of a carriage/laneway or cottage home may be permitted in addition to the primary residence.

***Note:** *Parcels located in the Agricultural Land Reserve are subject to the regulations and policies of the Agricultural Land Commission that do not permit more than two residences per parcel. Properties in the ALR with two existing detached dwelling units are not permitted to add a third dwelling unit to their property.*

1. Please indicate your level of support for permitting one detached accessory dwelling unit (e.g. carriage/laneway home, cottage home) per parcel in the AG and R1 zones.



2. Are there any modifications to the proposed regulations noted above that you would like to see?

▶ Parking standards dictate the number of required parking spaces for any form of development. Currently, multiple-unit residential developments (i.e., apartment buildings, duplexes) located in the downtown area are required to have 1 parking space per dwelling unit. Multiple-unit developments in areas outside of the downtown area are required to have 1.75 parking spaces per dwelling unit.

The Town is considering amending the parking standard for new multiple-unit residential development in the downtown area to increase parking supply.

Pro's	Con's
<ul style="list-style-type: none">• Addresses challenges associated with lack of on-site visitor parking• Increases availability of on-street parking	<ul style="list-style-type: none">• More parking spaces encourage more vehicle activity, causing environmental and social implications• High costs associated with providing and maintaining parking in a development can increase the market or rental price of units

1. Would you like to see the Town increase the parking standard for new multiple-unit residential developments built within the downtown area?

- Yes, the parking standard should be increased to provide more parking
 - No, the parking standard should be decreased to provide less parking
 - The parking standard should remain the same
 - Unsure
 - Other:
-
-
-

2. Are there any other areas within the Town that you would like to see the parking standard changed? If so, please indicate on the map how the boundary should be redrawn to include other areas.

3. Should there be time limits for on-street parking within the downtown area?

- Yes
- No
- Unsure



DOWNTOWN PARKING

Legend

-  Downtown Core
-  Town Boundary

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and

APPENDIX D: SHORT-TERM RENTALS COMMUNITY WORKSHOP PANEL BOARDS

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?

Please use a sticky note.

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?

- Green = Support
- Red = Do not support

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

Please use a sticky note.

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"> Unit may be rented for less than 30 rental days/year. The owner is a principal resident when unit is rented. Max. rental occupancy is two persons/bedroom with a max. of six guests per rental unit. 	<ul style="list-style-type: none"> Business Licence Application Form Site Safety Review 	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"> Rental of any dwelling unit or single-family dwelling is permitted. Unit may be rented for more than 30 days/year OR with a non-resident owner during guest use. Max. rental occupancy is two persons/bedroom with a max. of six guests per rental unit. 	<ul style="list-style-type: none"> Business Licence Application Form Site Safety Review 		
	Major short-term (High Occupant)	\$265 application fee \$750 annual licence fee	<ul style="list-style-type: none"> Rental of any dwelling unit or single-family dwelling is permitted. More than six guests are permitted to occupy a minor or major short-term rental at any given time. 	<ul style="list-style-type: none"> Business Licence Application Form Site Safety Review <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"> The property must be the operator's principal residence. STRs are only permitted in agricultural, rural, and single-detached residential zones. Rental of rooms within the principal residence OR accessory dwelling units (basement/secondary suite, carriage/laneway home) is permitted. 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. Operators must adhere to the conditions of a Good Neighbour Agreement. For STRs operating within a Strata, the Strata Bylaw must permit STRs. 	<ul style="list-style-type: none"> Application Form Local contact information and signature Owner/Strata consent or supporting documentation (if applicable) Good Neighbour Agreement Fire and Safety Self-Evaluation Site/Parking Plan Fire Safety Plan (showing rental, bedrooms, exits and fire safety, extinguishers, smoke alarms and carbon monoxide alarms) 	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)

APPENDIX E: SHORT-TERM RENTALS COMMUNITY WORKSHOP VERBATIM COMMENTS

1. Require STR Permit for Operation

- Provide for revocation of permit for problem
- No phone number to report illegal STR activities other than main Town number if message left on Friday night no response til Monday
- Carriage homes allowed
- This should allow carriage homes as well
- Don't want short term unless motel type taxes are charged

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

- Yes. Only if the property tax rate is increased

3. Require the Owner or Designate to be Present

- Only the owner not a designate
- Owner must be present
- Owner only
- Agree owner or designate
- Owner or designate
- Provide Bylaws with enforcement authority don't need an owner
- Must be owner on property
- Owners must live on the property
- What is definition of designate? Is this person same for duration of permit? Otherwise every rental will have new designate.
- How is Town going to verify owner is actually present? Very easy for owner to say they are away on extended vacation
- Provide increased authority to Bylaw and enforcement

4. Proof of Insurance Required

- Can only happen if Town sells permits. Otherwise insurance does not cover.
- How is this checked up on?
- How does proof of insurance affect the town? This would be a personal liability.
- Commercial insurance. Minimum limit 3rd party liability in event damage neighbouring property

5. Inspection Required for Operation

- Does the building inspector have time for this?
- Does Town have the staff #'s to do this?

6. Require Additional Parking for STR

- What happens with parking when more than one family is present in rental?
- 1 parking space is inadequate when rentals are \$1000 plus/night rental is often occupied by multiple families with multiple vehicles including boats. This is all parked on street.

7. Limit Operations to Number of Days or Time of Year

- 6 months per year?

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

- Permit amount needs to be high enough to deter people not thinking through the possible repercussions of operating an STR
- Not in favour of owner (or designate) having to be present at property during STR's
- Why no transparency with releasing info on how many fines issues, \$ amounts? Lack of transparency suggests nothing has been done
- No good neighbour agreement
- Some Towns have successfully taken owners to court and won
- More public information needs to be posted e.g. illegal rentals invalid property owners insurance
- Did the 50% who approved of STR include people running illegal STR's?
- Can destroy a neighbourhood in a hurry!
- Destroys neighbourhoods
- Takes away from long term rentals
- Must have good neighbour agreement
- Owner must live on the property
- Prefer West Kelowna model, particularly good neighbour agreement
- Can the STR be rented for snowbird rentals?
- This should allow carriage homes
- What is the difference between minor/major STR?
- Do not agree with types of fees. Permit fee not needed in Osoyoos.
- Do not agree with limited rental time in STR where owners live in home year round
- Owners must be present
- Concerns with noise and properties not kept up