

Electoral Area “E” OCP Vacation Rentals Vacation Rental Deep Dive Panel

March 24, 2022

The OCP currently supports vacation rentals

Supports the use of a residence for short-term vacation rental where permitted by a Temporary Use Permit. The Regional Board may **use the following criteria** to assess applications:

- a) Capability of accommodating **on-site domestic water and sewage** disposal;
- b) Mitigating measures such as **screening and fencing**;
- c) Provision of adequate **off-street parking**;
- d) Confirmation that the structure proposed for use as a vacation rental **complies with the BC Building Code**; and
- e) **Benefits** that such accommodation may provide to the community.

There are several conditions required

In issuing a Temporary Use Permit for a short-term vacation rental, the Regional District may specify conditions:

- a) screening or fencing;**
- b) manager or owner's contact information;**
- c) availability or accessibility by telephone** of the manager or owner;
- d) the posting of the following information:**
 - i. location of property lines;
 - ii. Regional District noise bylaws;
 - iii. measures to address water conservation;
 - iv. fire safety regulations;
 - v. storage and management of garbage;
 - vi. septic system care; and
 - vii. control of pets (if pets are permitted).

There are several conditions required

- e) a **maximum accommodation** of ten (10) persons, with an aggregate occupancy of **two (2) persons per bedroom** within a dwelling unit when such dwelling unit is being occupied as a vacation rental;
- f) the provision of **one (1) parking space for each bedroom** available for vacation rental use;
- g) the **prohibition of the use of recreational vehicles or camping** on the property or any use of accessory buildings for vacation rental occupancy;
- h) confirmation from a qualified person that the building used for vacation rental **meets a minimum standard for health and safety**; and
- i) other requirements that the Regional District Board may consider appropriate.

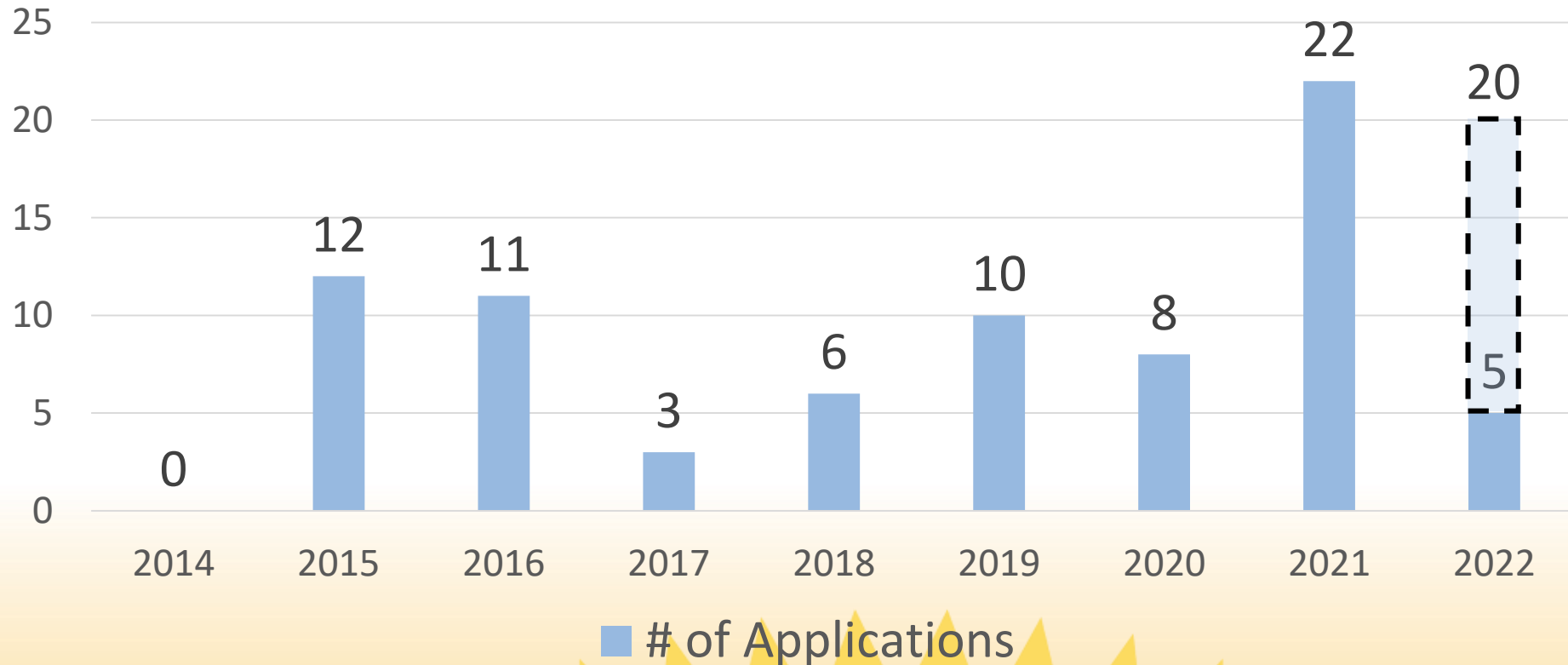
Vacation rental owners must apply for a TUP

All Vacation rental applications are processed through a Temporary Use Permit (TUP)

- The application fee increased to \$2,500
- Applicants must provide rationale, 6 month time-frame, floor plans, parking plan/site plan, proof of septic capacity, proof of development sign, and pass a health and safety inspection
- Approach to date is to approve one test year and reassess upon renewal (Board policy B72/14)
- Neighbours may submit written comments and attend PIM

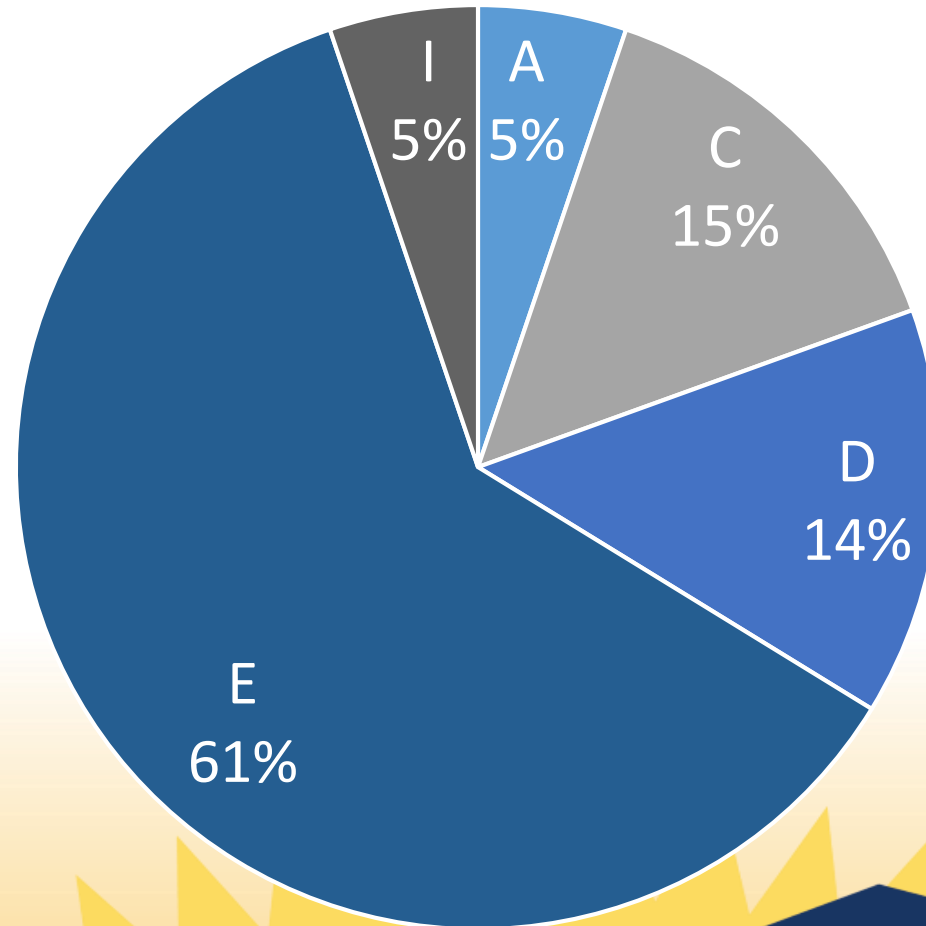
Applications are increasing in general

Number of TUP Vacation Rental
Applications per Year



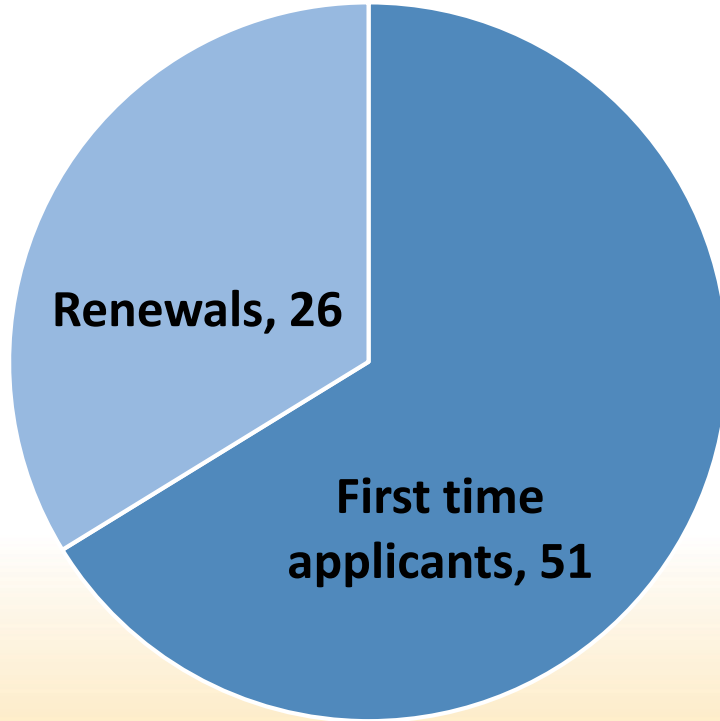
The majority of applications are in Naramata

Locations of all 77 applications

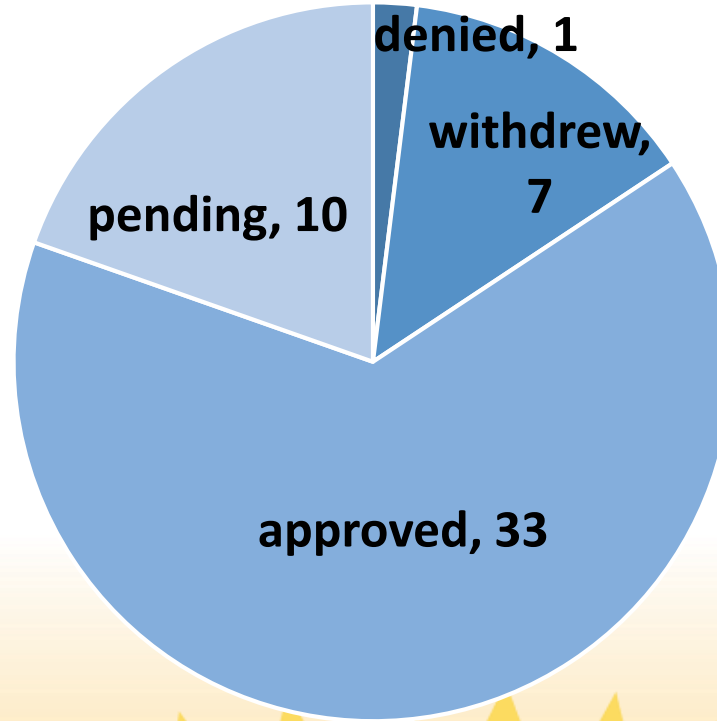


Two thirds of applications are new properties

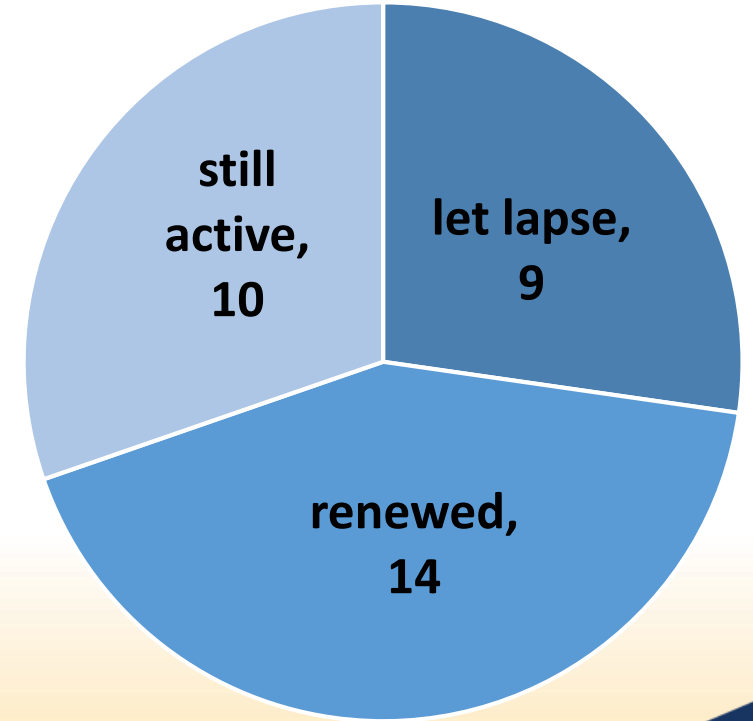
Of the 77 TUP applications:



Of the 51 first time applications:



Of the 33 approved applications:



Area "E" Vacation Rentals



This is a consolidated map compiled from representations of date, it is to be used for convenience only and has no legal sanction. The Regional District of Okanagan-Similkameen makes no warranty to the correctness or accuracy of the information on this map.

Legend

- Roads
- Parcels
- ACTIVE TUP PARCELS
- LAPSED TUP PARCELS
- PENDING APPLICATION PARCELS

Naramata

The opinions on vacation rentals are polarized

Place a
moratorium
on vacation
rentals

Property owners
should pay their fair
share but be allowed
to rent short term
for tourists

Stop the red
tape and let
property
owners decide

Only people who
live on the
property should
be able to rent a
suite or accessory

We're asking too
much of vacation
rental owners and
should remove
some requirements

Solutions may not be as simple as they seem

Ban all vacation rentals →

Unhappy property owners/tourists
Empty vacation homes
May be some new long-term rentals

Require an owner is on property →

Only suites and accessory dwellings
Empty vacation homes
Better noise/disruption controls

Remove all red tape →

Unhappy neighbours
May be even fewer long-term rentals

An Air BnB and a BnB are not the same

The zoning bylaw has separate definitions for vacation rentals and bed and breakfasts:

Vacation Rental	Bed and Breakfast
Requires a property manager	Requires an owner/operator
Can be any dwelling unit	Must be the principle dwelling unit
No cooking requirement	Must provide breakfast
Maximum ten (10) patrons	Maximum (8) patrons
Maximum five (5) bedrooms	Maximum four (4) bedrooms
One (1) parking per bedroom	One (1) parking per bedroom
Maximum 30 day stay	Maximum 30 day stay

A vacation rental review is required

- The OCP review can do the following:
 - Create community-specific policies for Area E
 - Recommend a region-wide vacation rental review is conducted

Electoral Area “E” OCP

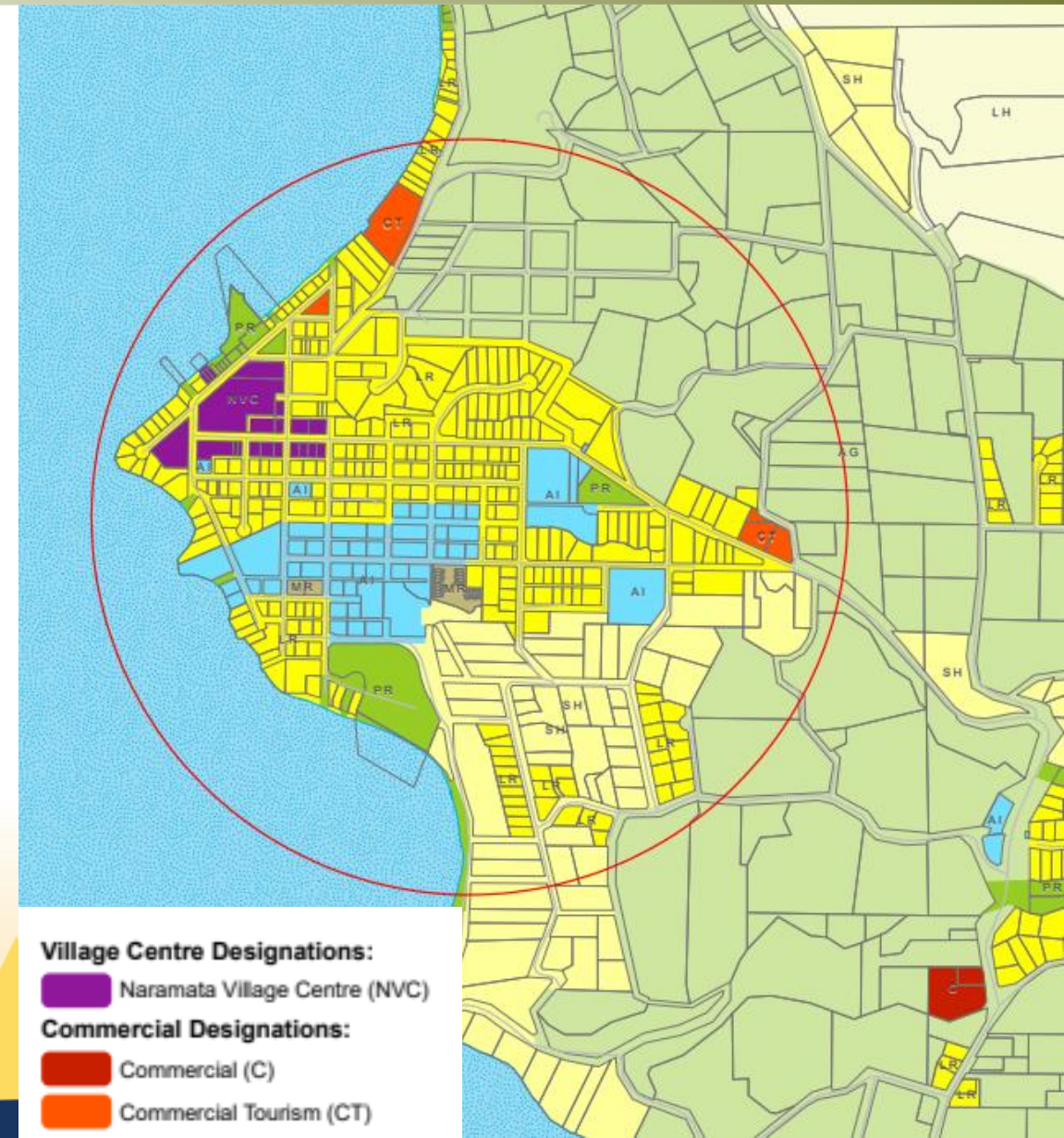
Commercial Land Use & Home Occupation

Economic Development Deep Dive Panel

March 24, 2022

There is very little Commercial Land in Area E

- Commercial businesses are only allowed in NVC, C, and CT designated land
- Includes all restaurants, tourist accommodations, retail, health services, etc.



Some small businesses can occur at home

- **Home occupation, home industry, and bed and breakfast** permitted in some residential and rural holdings designations
 - Must be secondary to the principle dwelling (i.e. home office, studio, workshop)
 - Occupy a maximum of 50 m² for occupation and 200 m² for industry
 - Only can sell products produced on site to people on site
 - The business must be owned and operated by the principle resident
 - Restrictions on dangerous goods, animals, cannabis

May be an opportunity in the OCP review

- Some Naramations have expressed the need for more year-round services and businesses
- Those who support this would like to be able to live/work/play in the community without having to depend on Penticton
 - Note others do say the services should stay in Penticton
- Could be an opportunity to designate more land NVC or C in the village area

There are existing restrictions on commercial

- Lots are small which limits the maximum size
 - 80% lot coverage in Naramata Village Centre (NVC)
 - 50% lot coverage in Commercial
- Maximum building heights are limited
 - 12 meters/3 storeys in NVC
 - 10 meters/2 storeys in Commercial
- All new buildings in the NVC area must have a development permit for form and character