

SHORT-TERM RENTALS PROGRAM RECOMMENDATIONS AND FORESHORE & LAKE ZONING BYLAW CONSIDERATIONS

Committee of the Whole Meeting
Tuesday, June 25th, 2023



AGENDA

1. Short-Term Rentals Workshop Overview
2. Short-Term Rentals Program Recommendations
3. Foreshore & Lake Zoning Bylaw
 - a. Jasmine Drive and Acacia Court
 - b. Public (Town-Owned) Foreshore Areas
 - c. Proliferation of Buoys

SHORT-TERM RENTALS WORKSHOP OVERVIEW



SHORT-TERM RENTALS WORKSHOP

Event Stats:

When: June 10th, 2023

Time: 12:30 to 2:30pm

Where: Sonora Centre

Number of Attendees: 56

Key Themes:

- Continued concern over impact short-term rentals (STR) will have on community
- Continued concern over how the Town will enforce regulations
- Support for 5/7 proposed criteria and clear lack of support for remaining two criteria

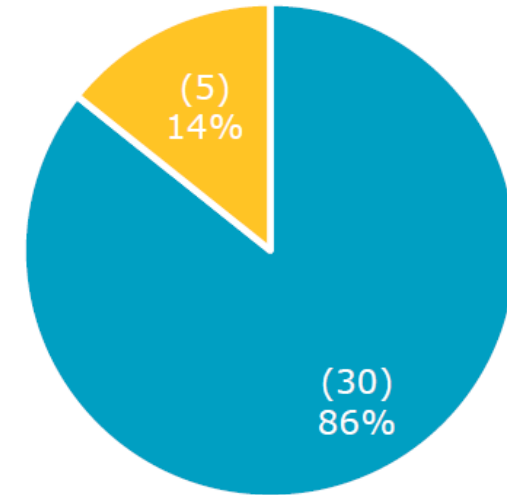
SHORT-TERM RENTALS PROGRAM RECOMMENDATIONS



SHORT-TERM RENTALS PROGRAM CRITERIA

1. Require a Permit for Operation

- Issue a limited number of permits
- Permit duration: 1 year
- Annual permit application required for duration of pilot program (2-3 years)



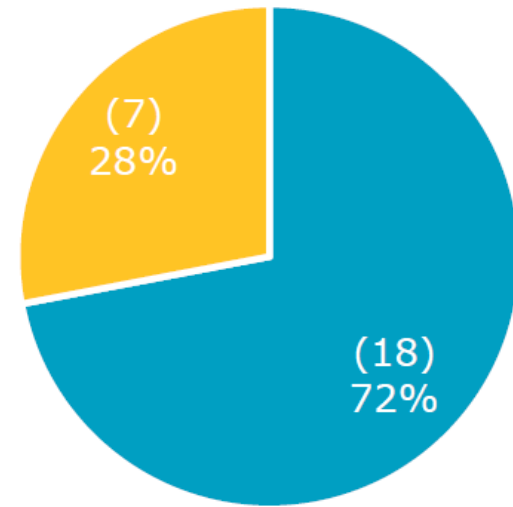
■ Support ■ Do not support

Proposed Recommendation: *Proceed with Implementation*

SHORT-TERM RENTALS PROGRAM CRITERIA

2. Allow STR in Principal Dwelling Unit or Basement Suite Only

- If a property has two dwelling units, short-term rental may only operate in one of the two dwelling units



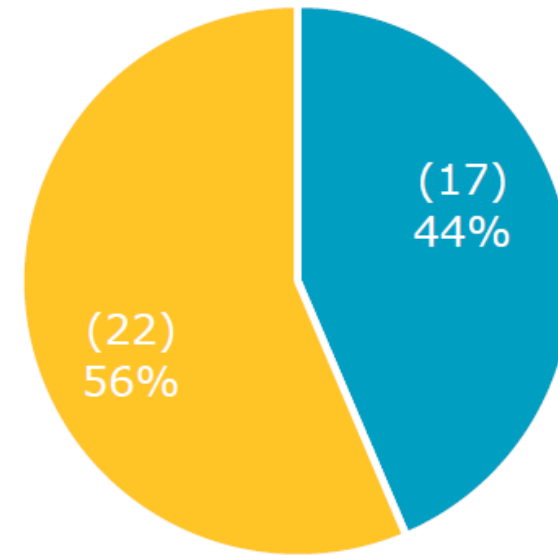
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Proposed Recommendation: *Proceed with Implementation*

SHORT-TERM RENTALS PROGRAM CRITERIA

3. *Require Owner/Designate to be Present*

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



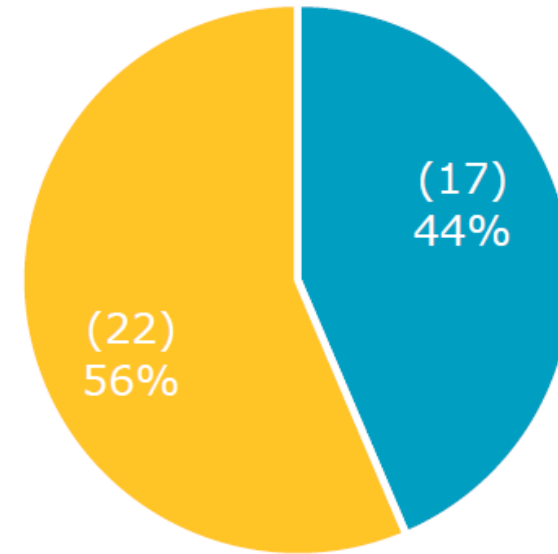
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SHORT-TERM RENTALS PROGRAM CRITERIA

3. *Require Owner/Designate to be Present*

Considerations:

- Exclusion of this criteria will allow for:
 - VRBO operations (entire home can be rented)
 - Higher tax revenue
- Require designate to be a representative from a local property management group



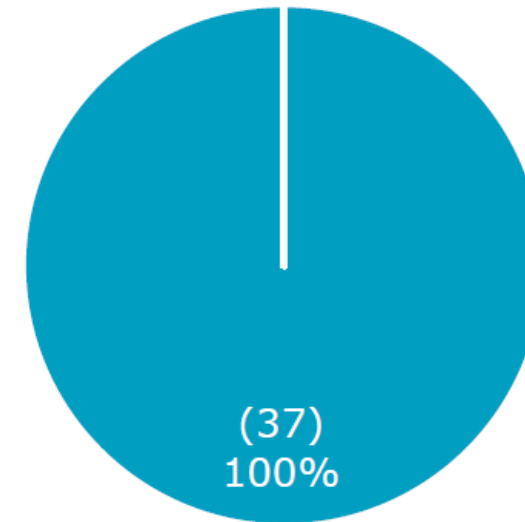
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Proposed Recommendation: *Council Direction Required*

SHORT-TERM RENTALS PROGRAM CRITERIA

4. *Proof of Insurance Required*

- Owner must provide proof of valid property insurance



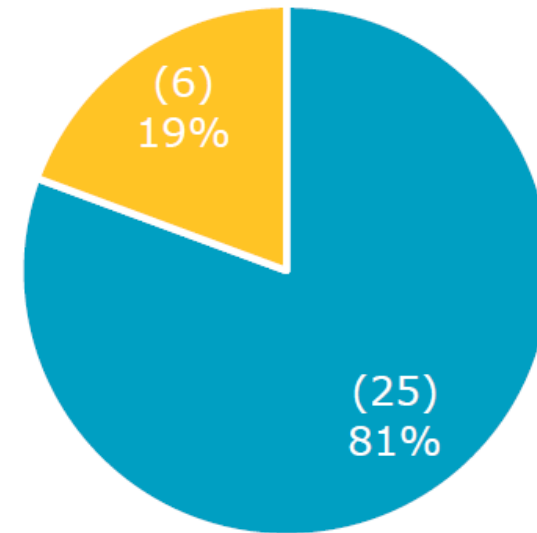
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Proposed Recommendation: *Proceed with Implementation*

SHORT-TERM RENTALS PROGRAM CRITERIA

5. Inspection Required for Operation

- The unit must be inspected by the Town's Building Official



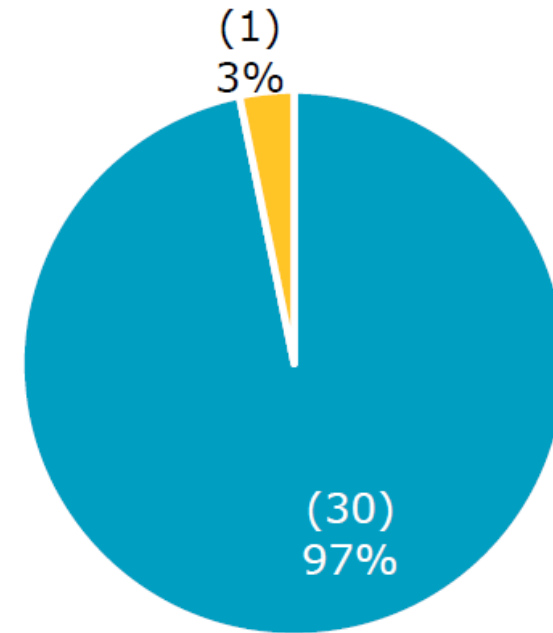
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Proposed Recommendation: *Proceed with Implementation*

SHORT-TERM RENTALS PROGRAM CRITERIA

6. Require Additional Parking for STR

- Minimum of one additional parking space must be provided



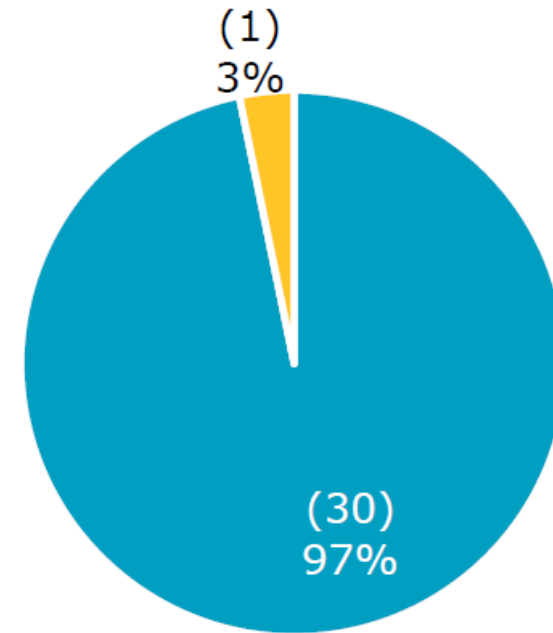
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Proposed Recommendation: *Proceed with Implementation*

SHORT-TERM RENTALS PROGRAM CRITERIA

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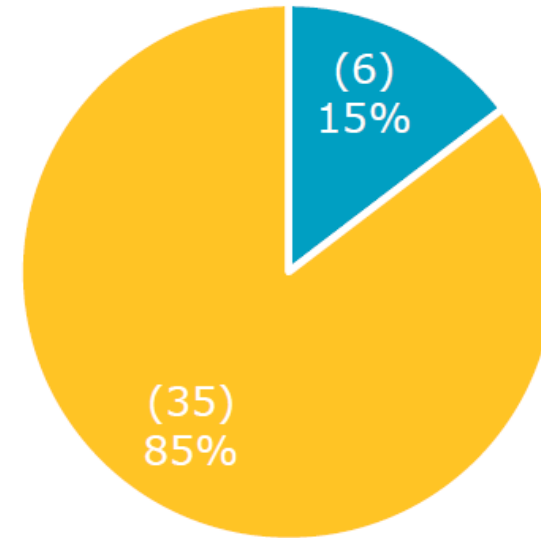
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Proposed Recommendation: *Proceed with Implementation*

SHORT-TERM RENTALS PROGRAM CRITERIA

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

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



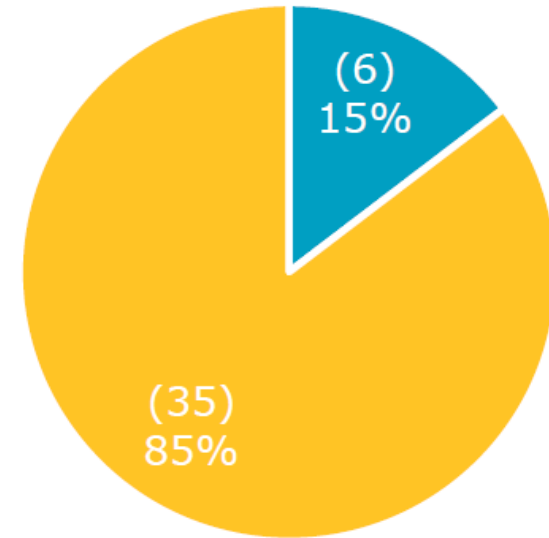
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SHORT-TERM RENTALS PROGRAM CRITERIA

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

Considerations:

- Long-term rental supply not increased from limiting STR operations to certain time of year/number of days
- Types of long-term housing sought in Osoyoos:
 - Permanent supply; or
 - Accommodations during the summer months for tourism or farm work

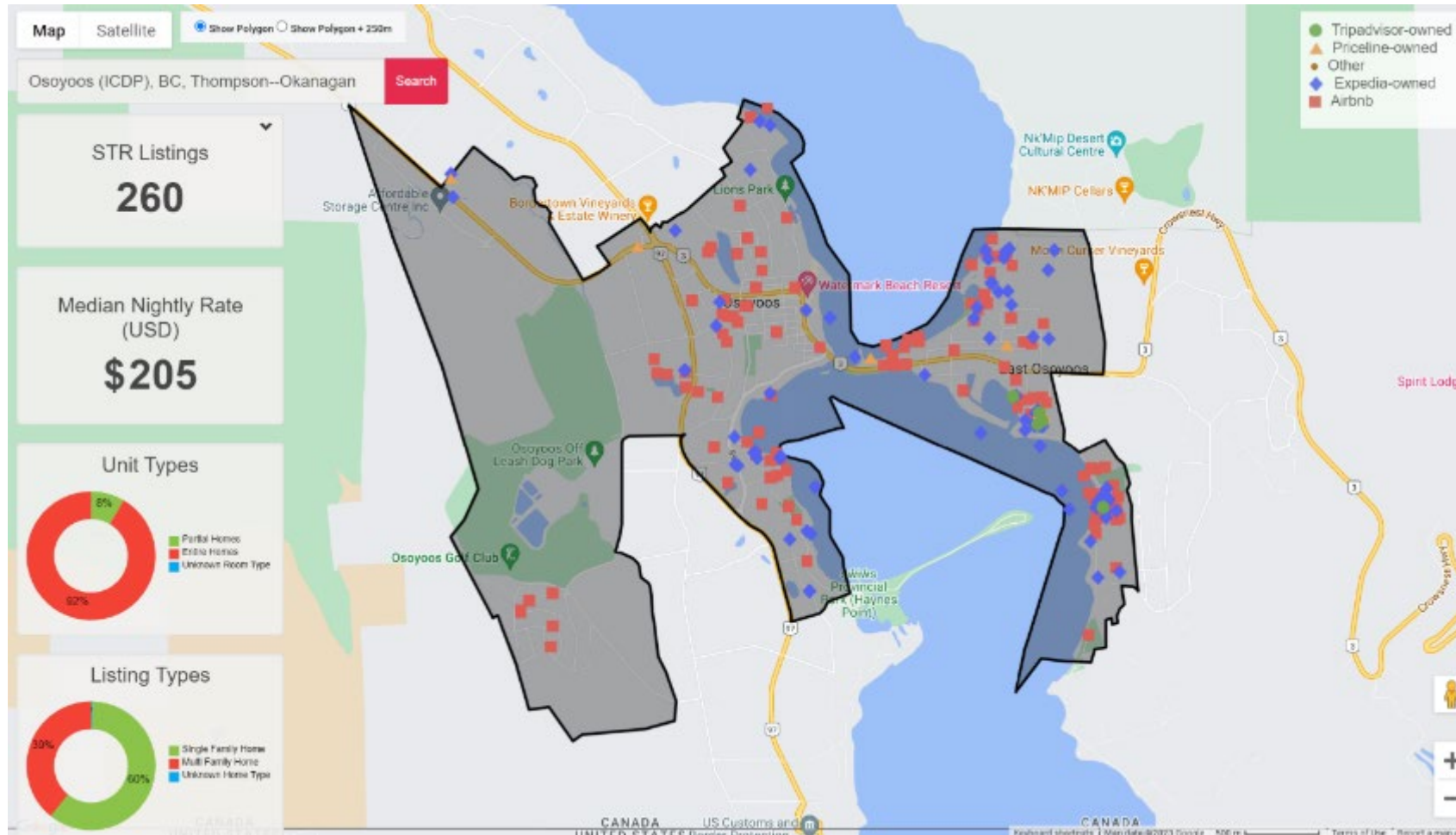


■ Support ■ Do not support

Proposed Recommendation: *Remove Criteria – Council Direction Required*

SHORT-TERM RENTALS PROGRAM

Number of Permits



Current Number of STR Listings:
260 (June 2023, Granicus)

SHORT-TERM RENTALS PROGRAM

Options for Maximum No. of STR Permits to Issue Annually

OPTION #1

Maximum No. of Permits: 133

5% of Total Occupied Private Dwelling Units in Osoyoos = 2,650 (Census 2021) * 5% = 133

- Balances split support in community for permitting STRs by allowing a proportion of those currently operating STRs to legalize operations

OPTION #2

Maximum No. of Permits: 265

10% of Total Occupied Private Dwelling Units in Osoyoos = 2,650 (Census 2021) * 10% = 265

- Allows most current STRs to legalize operations (only those that are operating in a single-detached home or basement/secondary suite)

Proposed Recommendation: *Council Direction Required*

FORESHORE & LAKE ZONING BYLAW



PRIVATE MOORAGE

Jasmine Drive and Acacia Court



- Semi-waterfront parcels
- No head lease in these foreshore areas
- S. 5.1.2.0 Site Specific Conditions of Use indicates that parcels may apply to the Town for installation of docks, boat lifts, or private buoys
- Town's foreshore lease does not currently permit the Town to issue a sub-lease

PRIVATE MOORAGE

Jasmine Drive and Acacia Court

Options for Consideration

Option #1 – Remove the docks and make these uses illegal

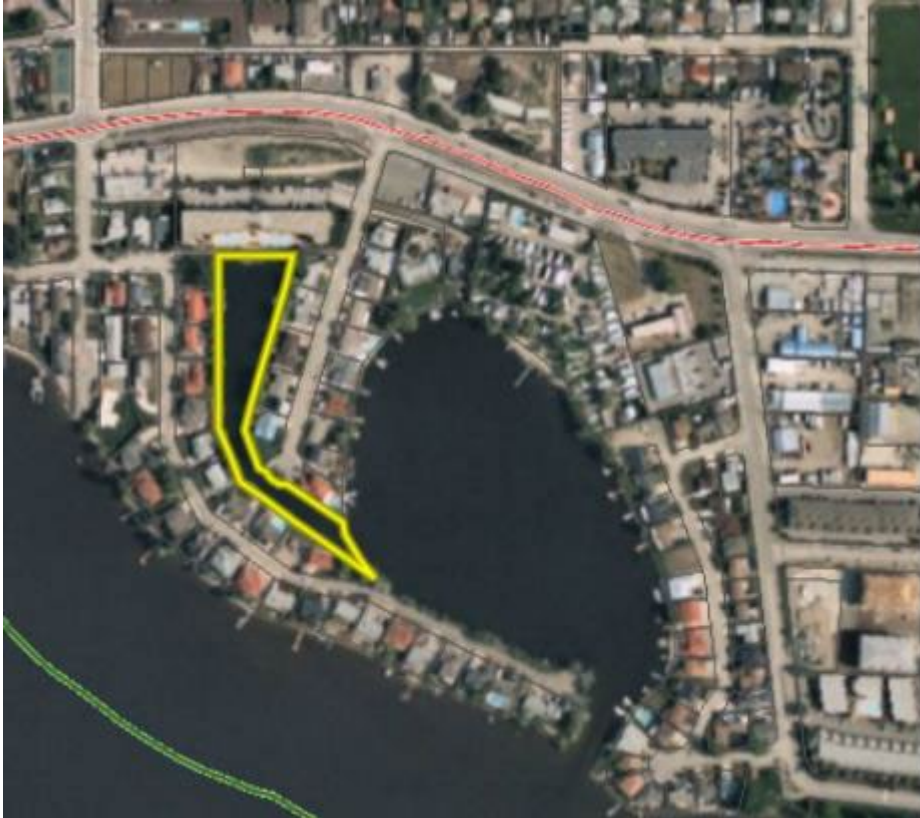
Option #2 – Obtain a head lease and charge cost to property owners

Option #3 - Build a dock for the owners of this area and require payment for construction and maintenance

Proposed Recommendation: *Council Direction Required*

PUBLIC (TOWN-OWNED) FORESHORE AREAS

Between Harbour Key Drive and Solana Key Court



- Town owns this foreshore and water parcel

Proposed Recommendation: *Council Direction Required*

PROLIFERATION OF BUOYS

Lakeshore Drive Area, Lion's beach area etc.



- Private buoys and swimming docks located in public area, private use only sign on boat launch
- Violation of foreshore lease

PROLIFERATION OF BUOYS

Walton's Resort and Oasis Resort



Options for Consideration:

- Notify of unauthorized activity
- Request that resort install buoys/ docking system in front of their private property (Oasis)? Buoy lease program?
- Increase swim grid area to help prevent injury to swimmers?
- Buoys allowed outside grid area?

Proposed Recommendation: *Council Direction Required*

BUOY LEASE PROGRAM

Considerations

- Would require professional review to determine capacity of the lake to accommodate a buoy lease program and identify areas that may be appropriate to host buoy farms.
- Would need to consider options for contracted services for the program as Town does not currently have the capacity or infrastructure to support program.
- Determine if a buoy lease program is feasible for the Town in the future?

Proposed Recommendation: *Council Direction Required*

THANK YOU!

