

What We Heard Report

Short-Term Rental (STR) Pilot Program (Proposed)



May 2025

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Introduction

Short-term rentals play a vital role in Osoyoos's tourism industry but also pose challenges in balancing visitor demand with the need for year-round housing. This "What We Heard" report summarizes community engagement efforts for the Town's Short-Term Rental (STR) Regulation Review Project and Proposed STR Pilot Program (Pilot Program) that were conducted in March 2025. The goal of the engagement was to review the proposed Pilot Program that consists of a series of draft amendment bylaws that provide a proposed regulatory approach to regulating STRs in Osoyoos. Through this engagement, feedback was sought from the broader community and key stakeholders on the proposed Pilot Program to better understand their sentiments and perspectives prior to advancing the Pilot Program further.

PROJECT BACKGROUND

In 2021, the Town of Osoyoos updated its Official Community Plan (OCP) (Bylaw No. 1375, 2021), introducing policies that supported exploring regulating short-term rentals (STRs) as a tourist accommodation option.

In late 2022, the Town launched a Zoning Bylaw Update Project to revise Zoning Bylaw No. 1085, 1998. As part of this process, the Town explored options for regulating STRs in alignment with the updated OCP. The goal was to balance the benefits and challenges of STRs while determining the best approach for their integration into the community.

2023 Community Engagement & Findings

Throughout 2023, the Town conducted public engagement activities to gather community feedback on STR regulations and a potential STR Pilot Program. A separate report details the findings, but key survey results included:

- 51% of respondents supported permitting STRs in Osoyoos.
- 16% supported STRs only if restricted to specific areas within the Town.
- 24% opposed permitting STRs.
- 9% were unsure about STRs.

Based on this feedback, the Town reviewed various regulatory approaches and decided to move forward with a Short-Term Rental (STR) Pilot Program. However, the introduction of the BC *Short-Term Rental Accommodations Act (STRAA)* and other provincial legislation delayed both the STR program and zoning bylaw updates.

2024 Zoning Bylaw Update & 2025 Community Engagement

In the fall of 2024, the Town adopted Zoning Bylaw No. 1395, 2024, which replaced Zoning Bylaw No. 1085, 1998. Under the new bylaw, STRs are only permitted in the Resort Commercial (CT4) Zone.

Following the adoption of the new Zoning Bylaw, Council passed a resolution to move forward with the bylaw amendments needed to implement the STR Pilot Program and to begin public engagement on those proposed changes.

To support awareness and further refine the program in light of both the new Zoning Bylaw and *STRAA*, the Town held another round of engagement in March 2025. This engagement gathered community feedback on the proposed STR Pilot Program and related bylaw amendments to the Official Community Plan (OCP), Zoning Bylaw, Business Licence Bylaw, and Municipal Ticket Information Bylaw.

Community members had several opportunities to provide input throughout the process. These included a community survey, in-person and virtual public information meetings, a virtual stakeholder meeting with a targeted stakeholder survey, informal direct communication such as letters and emails, and Town of Osoyoos Feedback Forms, which allowed individuals to submit comments for Council's consideration.

The report presents the results of what we learned throughout all engagement activities and highlights key themes, priorities and concerns from community members.

Communications + Engagement Objectives

The project's communications and engagement program aimed to:

- **Inform & Educate:** Provide clear, relevant, and accessible information to the public and stakeholders about short-term rentals and the Proposed STR Pilot Program.
- **Raise Awareness:** Ensure the community was aware of the project, the pilot program, and opportunities to participate.
- **Understand Community Perspectives:** Collect meaningful feedback from a broad range of residents and stakeholders to determine community sentiments and support for the Pilot Program and potential modifications that may be required to the various amendment bylaws.
- **Build Trust & Transparency:** Ensure community members felt well-informed, heard, and confident that their input was considered in the decision-making process.

Project Communications

To build awareness about the Pilot Program and available engagement activities, project information was communicated to the public and stakeholders through a variety of channels, including:

- **Project website:** Project-specific page on the Town's municipal website featuring educational content about short-term rentals and the proposed Pilot Project, as well as information on how to get involved.
- **eNews:** Promotional content emailed to the Town's subscribers.
- **Newspaper (Times Chronicle):** Meeting advertisements and news stories on engagement opportunities were posted.
- **Eventbrite:** Online RSVP platform for engagement meetings that included information on engagement activities.

Engagement Opportunities and Results

Feedback collected through the community survey, Public Information Meetings, and stakeholder meetings in March and April 2025 provided insights into community experiences, priorities, and perspectives on short-term rentals and the proposed STR Pilot Program.

COMMUNITY SURVEY



A total of 308 participants completed the community survey, which was open from March 6 to April 4, 2025.

The survey aimed to gather input on key topics, including participants' connection to Osoyoos's tourism and accommodation industry, their current housing situation, and their perspectives on the proposed Short-Term Rental (STR) Pilot Program.

The survey was conducted online using the SurveyMonkey platform. Hard copies were also provided at the in-person Public Information Meeting.



PUBLIC INFORMATION MEETINGS



Two Public Information Meetings were hosted in March 2025. Participants were required to register in advance for the virtual session on Eventbrite.

- **In-Person Public Information Meeting:** Tuesday, March 11, 2025, 4:00 p.m. to 7:00 p.m. at the Sonora Centre.
- **Virtual Public Information Meeting:** Wednesday, March 12, 2025, from 5:30 p.m. to 7:00 p.m. on Zoom.

The Public Information Meetings were designed as informal opportunities for participants to learn about the proposed STR Pilot Program and the overarching Short-Term Rental Regulation Review project, ask questions, and share feedback directly with the project team.

The in-person meeting featured panel boards placed around the room displaying general information about the program and an overview of the draft bylaw amendments (included in **Appendix B** for reference). Two project team members were present to answer questions and engage with attendees. To gather feedback, participants were encouraged to share their level of support for the proposed pilot by leaving sticky-note comments on the panel boards.

The virtual session included a presentation outlining the proposed program criteria, followed by an interactive session where participants could ask questions and provide input. This format allowed for broader participation and provided an additional way for community members to engage with the project.



VIRTUAL STAKEHOLDER MEETING



A Virtual Stakeholder Meeting on Short-Term Rentals (STRs) was held via Zoom on March 25, 2025, from 6:30 p.m. to 8:30 p.m. The purpose of the meeting was to hear from people connected to specific types of properties in Osoyoos—mainly those involving resort-style or tourist-focused strata developments.

The meeting was aimed at developing a better understanding of how provincial STR regulations and the proposed STR Pilot Program might affect two key property types:

- Resort residential buildings in the Resort Commercial (CT4) Zone (e.g., Lakeshore Villas and Walnut Beach Resort), where short-term rentals are currently permitted.
- Strata-titled tourist accommodations (such as strata hotels or motels), where individual units are owned by different people, but the building functions like a hotel and is not zoned for residential use.

The meeting provided an opportunity for stakeholders to share input, ask questions, and learn more about how the proposed changes could impact their properties or businesses. Participants were identified by the Town and formally invited to attend. Registration was required in advance through Eventbrite, and a total of 45 individuals registered for the session with approximately 35 participants (logged in accounts) taking part in the meeting. It is noted that some individual logins to the meeting had multiple participants so the actual number may be higher.

Virtual Stakeholder Meeting – Follow-up Survey

A short follow-up survey was shared with meeting attendees and invitees to gather additional feedback. The purpose was to collect more input from property owners—including those who were unable to attend the virtual meeting—on the proposed pilot program and regulations. The survey also aimed to gain a better understanding of how resort residential buildings and strata-titled tourist accommodations are currently being used, and whether these uses align with existing zoning regulations.

A total of 10 participants completed the online survey, which was open from March 25 to April 4, 2025, and conducted via SurveyMonkey. The survey link was shared during the virtual meeting and emailed afterward to everyone on the original invitation list.

COMMUNITY FEEDBACK BEYOND ENGAGEMENT EVENTS

Additional feedback was collected through emails and written letters submitted to Town staff, as well as six (6) Town of Osoyoos Feedback Forms created specifically for this project and made available on the Town's online Project Page. These forms allowed residents to share written input directly with the Town to be shared with Council. All feedback—whether submitted by email, letter, or form—was reviewed and considered during the analysis phase of this *What We Heard* report.

What We Heard

KEY THEMES

Public feedback on the proposed STR Pilot Program in Osoyoos reflected a range of perspectives. Key themes included the importance of STRs for tourism and the local economy, the need for clear and consistent enforcement, and differing views on licensing fees and regulations. Some participants highlighted the importance of effective measures to manage neighbourhood impacts and housing availability, others emphasized flexibility and economic opportunity. Other participants also advocated for a review process to monitor and adjust the program over time.

The following pages provide a high-level summary of key themes (below) that emerged from the community survey results and the virtual and in-person meetings.

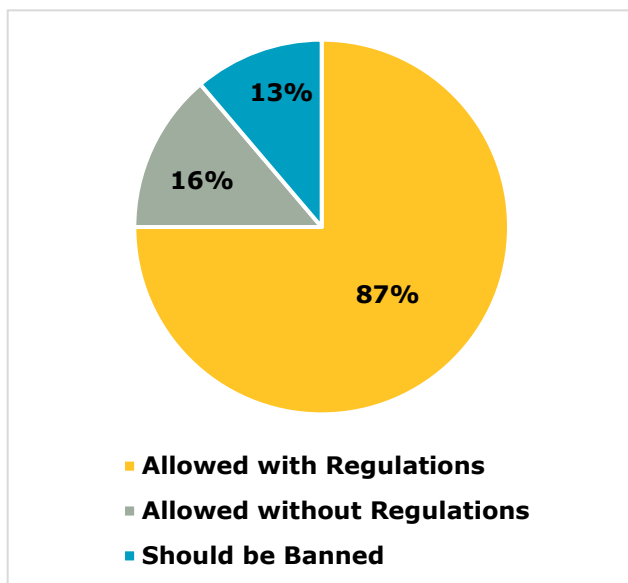


General Support for Short-Term Rentals

Key Takeaway: There was an overwhelming majority of support from participants for the allowance of STRs in Osoyoos with some form of regulation.

SHORT-TERM RENTALS (STRs)

Many participants (**87%**) indicated **some level of support** for permitting STRs, with a range of views on the appropriate level of regulation.¹



Key Themes

- Many participants supported some level of regulation that allows flexibility for property owners and offers a range of accommodation options for tourists, including for those not living in Osoyoos full time.

Public Support for STRs Over Time

- In 2023, 67% of respondents supported allowing short-term rentals (STRs) in either all or some residential areas.
- In 2025, 87% supported permitting STRs in some form, though views varied on how strictly they should be regulated.
- While the questions differed slightly between years, results suggest growing support for STRs—particularly when paired with appropriate regulations.

¹ Indicated STRs should be allowed with strict regulations and restrictions or some regulations and restrictions.

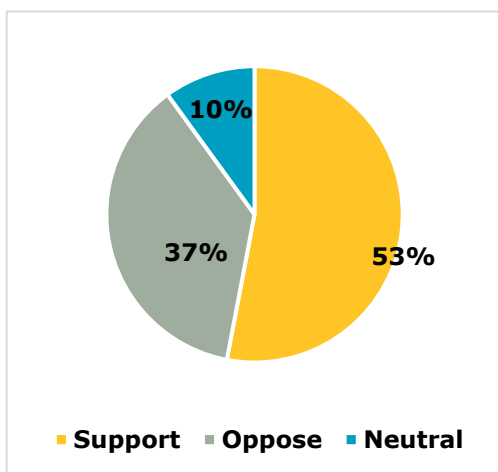
General Support for Proposed STR Pilot Program

Key Takeaway: There was a smaller majority of support from participants regarding the proposed STR Pilot Project and related amendment bylaws.

STR PILOT PROGRAM

53% of survey respondents **supported implementing the Pilot Program²** to regulate short-term rentals in Osoyoos

Overall, half of the participants (**53%**) indicated **some level of support** for implementing the proposed short-term rentals pilot program.



Key Themes

- Some participants raised concerns about the Town's capacity to effectively administer the program, including processing applications, enforcing regulations, and managing complaints and violations.
- Feedback was mixed on permitted locations for STRs; some cited neighbourhood impacts, while others supported including condos and multi-family dwellings.
- Views were mixed on the Principal Residence Requirement—some supported it to limit the number of STRs and improve accountability, while others felt it could create unnecessary barriers for potential operators.

² Indicated *Somewhat Support* or *Strongly Support*

Tourism and Economic Impacts

Key Takeaway: Many participants noted the impact of STRs on the Osoyoos economy, both positive (supporting tourism) and negative (reducing housing availability and impacts on low/fixed-income households, families, and workers).

TOURISM & ECONOMIC IMPACTS

"I think opening up short-term rentals enhances the tourism industry in Osoyoos. It is a beautiful summer vacation spot, and it was extremely quiet last summer—this affects all the small businesses in the town and surrounding area." - *Community Survey Respondent*

"Concerned that a big expansion of short-term rental use will reduce the amount of accommodation for workers in both the agricultural and tourism industries." - *Community Survey Respondent*

Key Themes

- Many participants saw short-term rentals as beneficial to the tourism economy and helpful for supporting local businesses.
- Some were concerned that expanding STRs could reduce housing availability for long-term residents, including seniors, low-income individuals, and seasonal workers.
- Others noted that confusion around program rollout and alignment with provincial regulations and registration requirements could affect the 2025 tourism season.

Enforcement and Administration

Key Takeaway: A key discussion/question topic that emerged from participants regarded the ability and cost for the Town to implement, administer, and enforce the STR Pilot Program.

ENFORCEMENT AND ADMINISTRATION

" I recognize the role that well controlled STR's can play in our local economy. I live in a residential area with an illegal STR next to me which has adversely affected my ability to enjoy my property. There has been no enforcement. I can support a stringently controlled policy with enforcement.

Community Survey Respondent

"Tourism fuels our local economy, and such barriers will discourage property owners from offering rentals. Fewer options for visitors translate to reduced revenue for businesses across town. A simpler, no cost approach would better support our community's prosperity- *Community Survey Respondent*

Key Themes

- A key theme and/or question raised from participants was the associated cost of administering and enforcing the Pilot Program by the Town and impact on Town finances.
- There was a mixed-response from participants on cost-recovery for STR business licences, some suggesting the proposed \$750 fee was too high, while others suggested it be higher (e.g. \$1,500+) to account for enforcement costs.
- There were some concerns from participants on the regulatory approach being overly cumbersome for prospective STR operators and the Town. Other participants expressed support for more stringent regulations to better enable the Town to enforce non-compliant operators/properties.

Principal Residence Requirement

Key Takeaway: There was mixed support for the Town maintain the principal residence requirement. Supportive participants noted the ability to better enforce and regulate STRs while those who were unsupportive noted it as a barrier for STR operation.

PRINCIPAL RESIDENCE REQUIREMENT

"Remove principal residence requirement. Osoyoos is my summer home and short term rental would allow me to use it for the months I am there. With principal residence requirement, I would NOT rent out the home at all."- *Community Survey Respondent*

"I feel that an owner must be on site for any short term rental. Condo buildings should not be able to have short term rental of any kind. It is disruptive to owners that live full time in the buildings. - *Community Survey Respondent*

Key Themes

- Some participants identified as a seasonal resident who own homes in Osoyoos that are not their primary residence. The principal residence requirement would prevent them from operating a STR.
- Some participants recognized the purpose and importance of the principal residence requirement and supported the Town's decision to opt into the requirement.
- Some existing and prospective STR operators were unsupportive of the principal residence requirement as it would trigger additional costs and less flexibility for the operation of the STR.

Awareness and Understanding of STR Pilot Program

Key Takeaway: There was confusion from some participants on the proposed STR Pilot Program, principal residency requirements and related draft amendment bylaws. There was demand for more simple guides and resources to help explain the STR process and requirements for prospective operators if the program is implemented.

AWARENESS AND UNDERSTANDING

"You have proposed a very complex set of rules to enforce this, it would be much more beneficial to the town and to the people who own proposed short term rentals if you simplified it and then people may choose to comply." - *Community Survey Respondent*

"The time and management to process licensing fees needs to be better understood at the actual time and effort to have a proper fee for the processing of a business license." - *Community Survey Respondent*

Key Themes

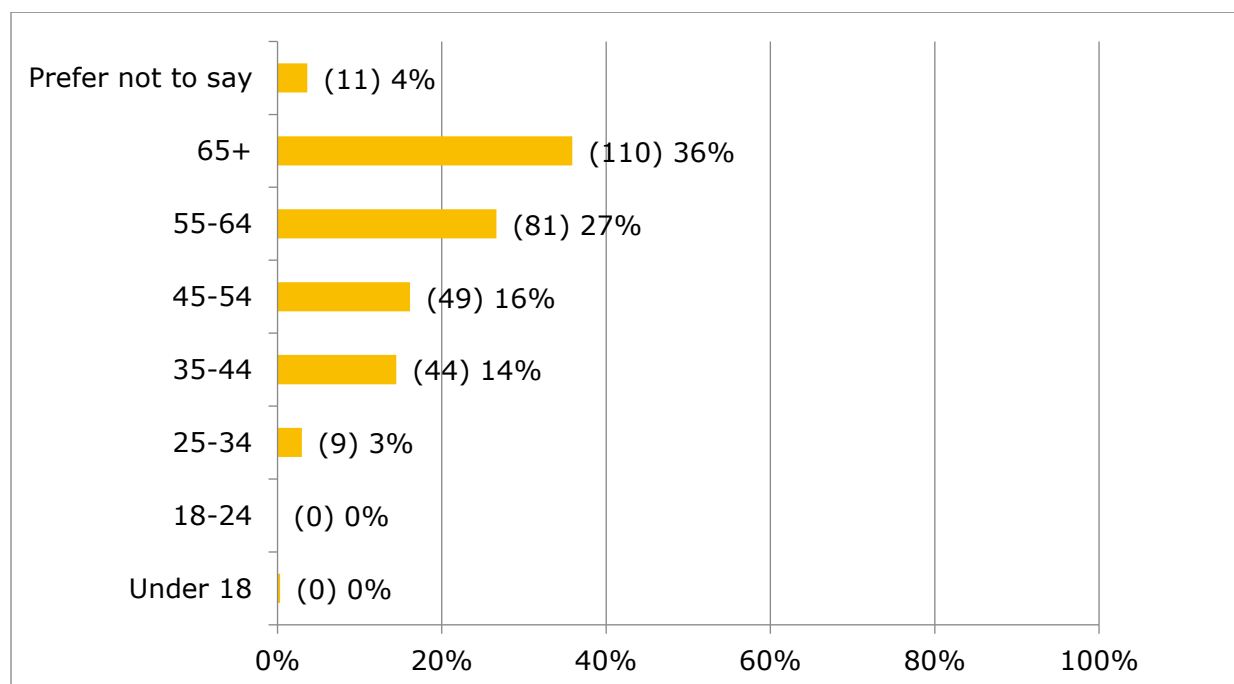
- There was confusion over the process to becoming legal and compliant through the Town and provincial registry.
- There were many questions regarding specific proposed requirements (e.g. parking minimums, occupancy, etc.) that could be benefit from further information and resources by the Town.
- There were questions regarding the timing it would take for the Town to implement the program and how that aligns with the summer tourism season and provincial requirement deadlines for registration as operators.

COMMUNITY SURVEY RESULTS SUMMARY

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**.

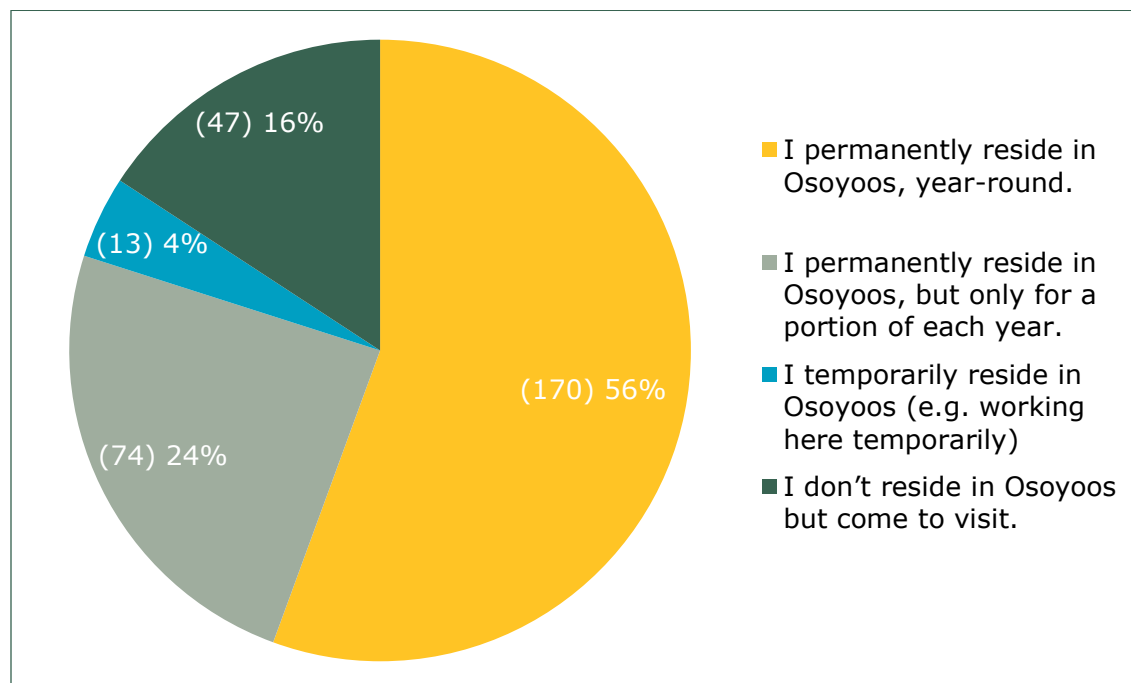
Who We Heard From

- **What is your age? (n=304)**



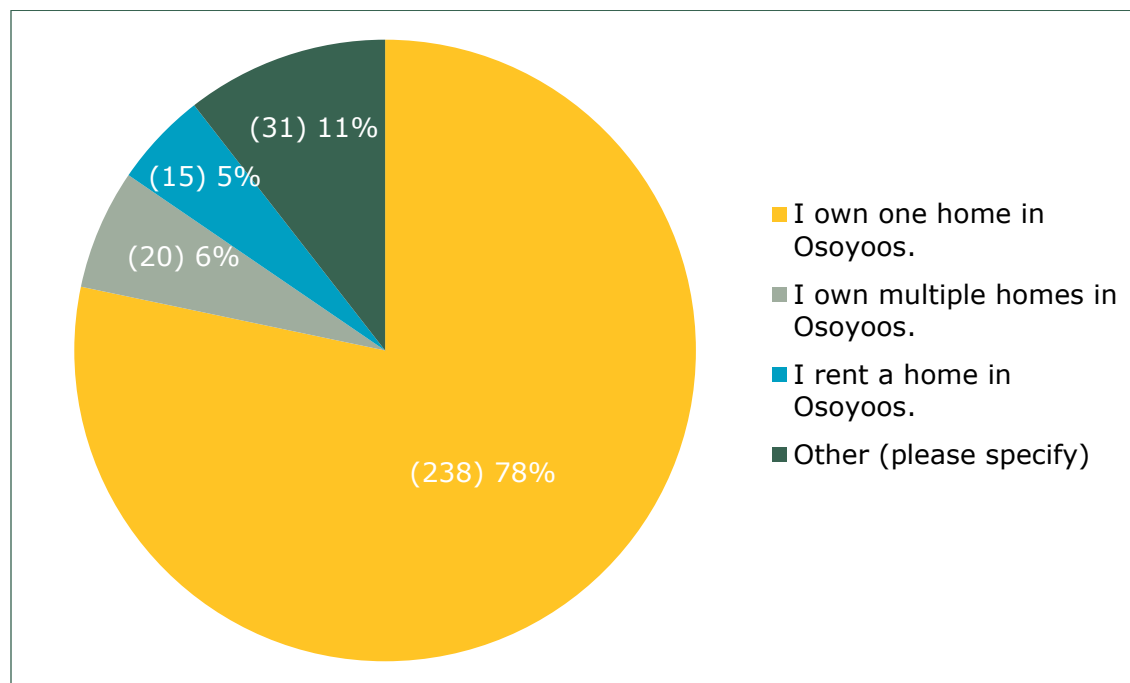
The highest number of survey participants were aged 65 years and above (36%), followed by 55-64 (27%), 45-54 (16%), 35-44 (14%), 25-34 (3%), and no participants indicated they were below the age of 24. Eleven participants (4%) preferred not to disclose their age.

- From the choices below, what best describes your living situation? (n=304)



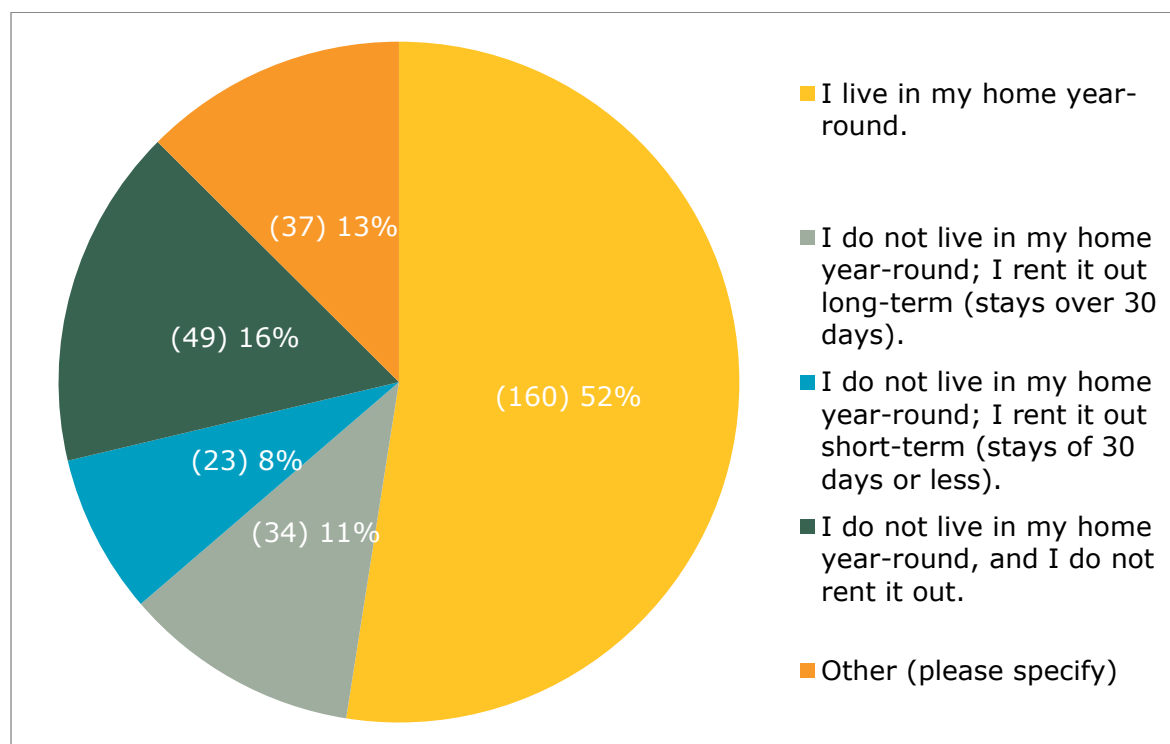
Over half of survey participants (56%) identified as permanent, year-round residents of Osoyoos. The rest included seasonal residents who live in Osoyoos for part of the year (24%), non-resident visitors (16%), and temporary residents (4%) who are in town for work or other reasons.

• **Do you own or rent a home in Osoyoos? (Select one) (n=304)**



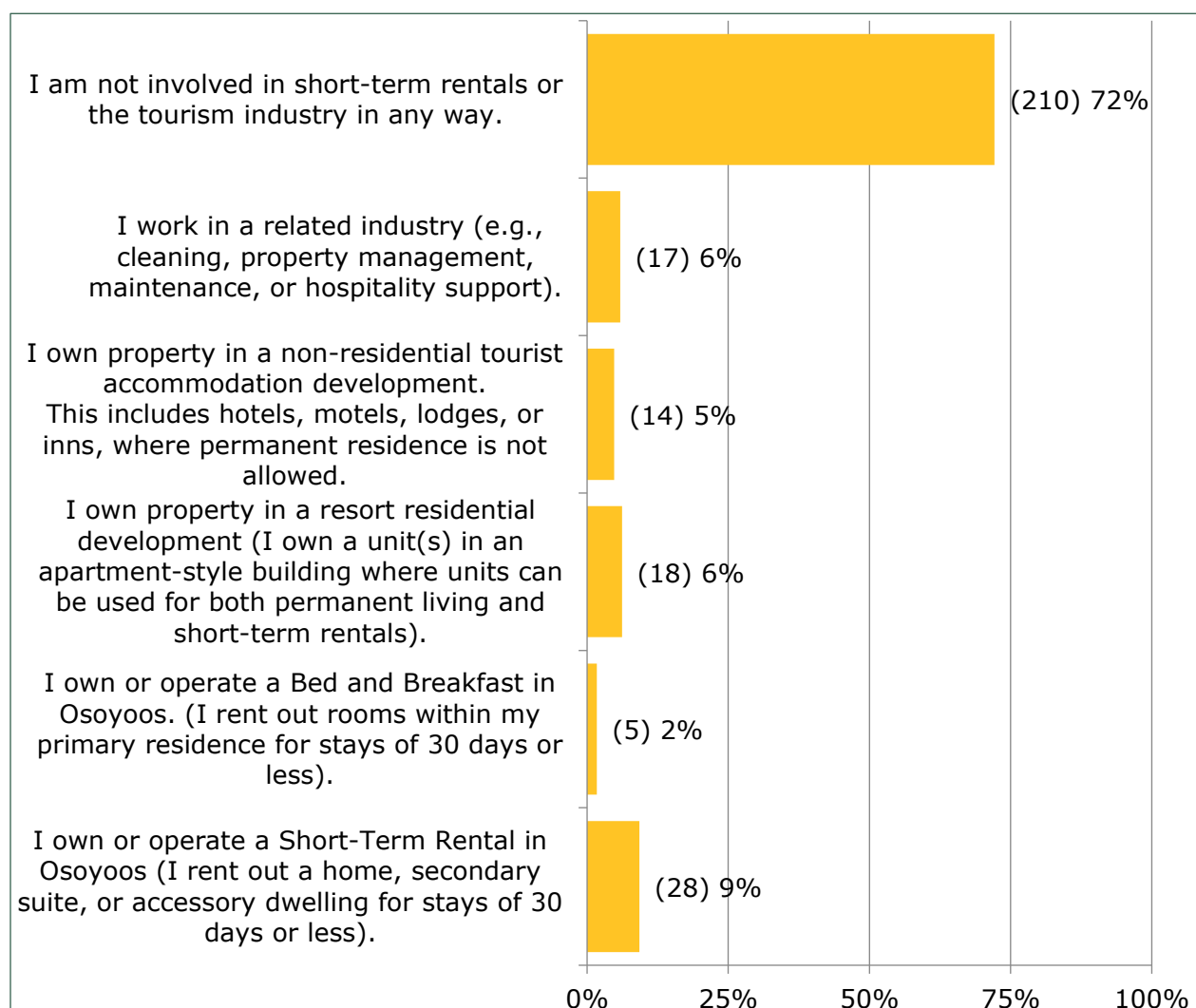
Of the 304 survey respondents, 78% indicated that they own one home in Osoyoos, while 6% reported owning multiple homes in the area. A smaller portion, 5%, said they rent their home in Osoyoos. The remaining 11% selected “Other,” with responses including those who own a lot at a campground or RV pad, live in nearby communities within the region, or reside with family.

• **How do you use your home(s) in Osoyoos? (Select one) (n=303)**



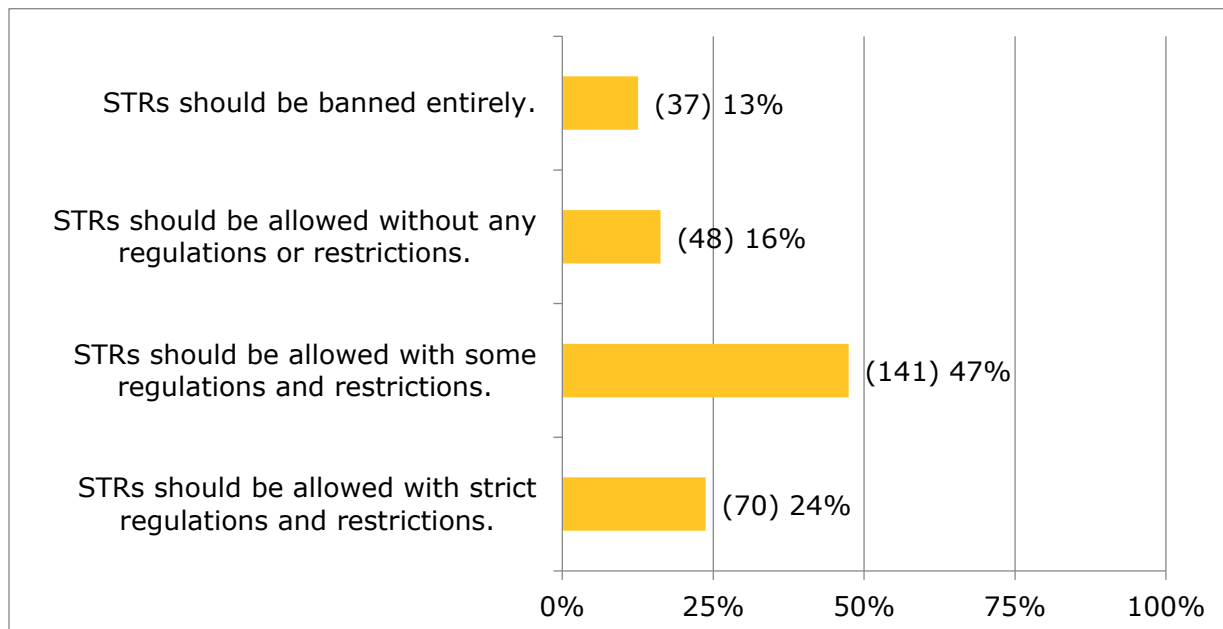
Just over half of participants (52%) said they live in their homes year-round. Another 11% rent their home long-term, and 8% use it for short-term rentals. About 16% don't live in their home year-round and don't rent it out. The remaining 13% selected "Other," with responses including seasonal use (e.g., snowbirds), vacation homes, home-based businesses, or temporary use while living elsewhere for work or family reasons.

- **What best describes your connection to the tourism and tourist accommodation industry? (Select one) (n=291)**



Approximately 72% of respondents indicated that they are not involved in short-term rentals or the tourism industry in any way. Of the remaining 28%, the most common response was that they own or operate a short-term rental in Osoyoos (9%). Others reported owning property in a resort residential development where both residential and STR uses are permitted (6%), working in a tourism-related industry (6%), owning property in a non-residential tourist accommodation development such as a strata hotel or motel (5%), or owning or operating a bed and breakfast in Osoyoos (2%).

- Which of the following best reflects your opinion on STR regulations? (Select one option) (n=295)



A majority of survey respondents (87%) expressed support for allowing short-term rentals (STRs), with a range of views on the appropriate level of regulation. Nearly half supported permitting STRs with some regulations and restrictions. An additional 24% preferred stricter regulations, while 16% felt that STRs should be allowed without regulatory constraints. The remaining 13% of respondents indicated that they do not support STRs and believe they should be prohibited.

Public Support Over Time

In 2023, as part of the Town's short-term rental (STR) regulation review and initial community engagement process, participants were invited to respond to the question: "Do you support permitting short-term rentals in Osoyoos?" (n=245). The question focused on whether STRs should be allowed and, if so, where they should be permitted.

The 2025 community survey asked: "Which of the following best reflects your opinion on STR regulations?" (n=295). This version focused not only on whether STRs should be allowed, but also on the level of regulation respondents would support.

While the 2023 and 2025 surveys posed different questions, the results suggest that public support for STRs has increased over time. In 2023, 51% of respondents supported permitting STRs in all residential areas, with an additional 16% supporting them in limited areas—representing 67% total that indicated conditional or full support. By 2025, 87% of respondents supported allowing STRs in some form, though with differing views on the appropriate level of regulation. This shift points to broader acceptance of STRs, particularly when regulatory measures are included.

Feedback on the Proposed Short-Term Rental Pilot Program

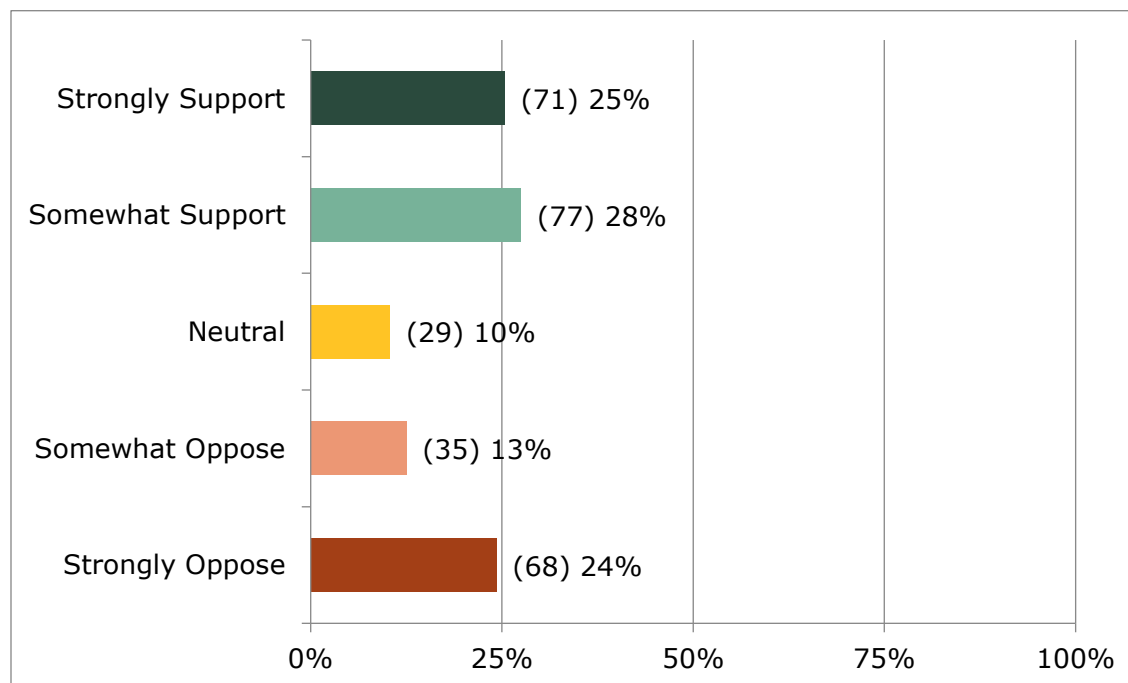
Survey participants were asked to indicate their level of support for the modified Pilot Program after being presented with the following details:

The pilot program, as proposed, would allow short-term rentals (STRs) in the Small-Scale Multi-Unit Residential (RS1) Zone, which includes most low density residential areas in Osoyoos, provided they meet the following conditions:

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

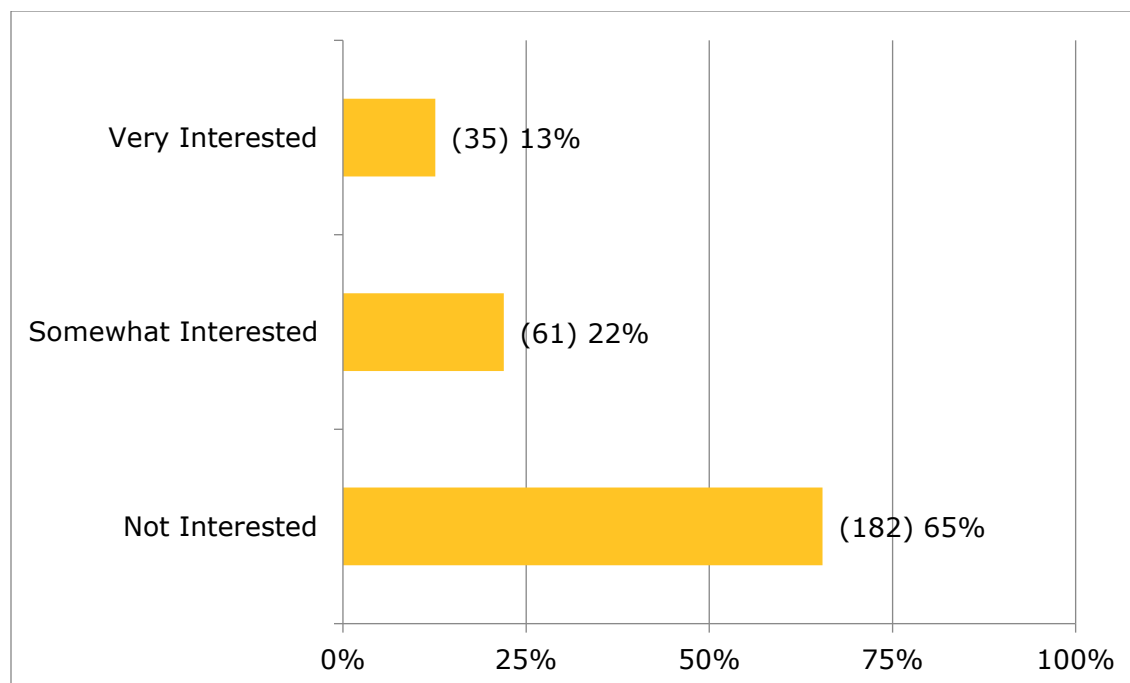
In addition, the Town has proposed a \$750.00 annual licensing application fee for short-term rentals (STRs), along with penalties ranging from \$150.00 - \$3000.00 for operating outside the program's regulations.

- **How would you rate your support for implementing the pilot program as proposed in Osoyoos? (Select one) (n=280)**



Of the 280 survey responses, 53% of participants expressed support for the pilot program—25% strongly supported it, while 28% were somewhat supportive. Another 10% were neutral. In contrast, 37% of respondents opposed the program, with 13% somewhat opposed and 24% strongly opposed.

- **If the pilot program were implemented as currently proposed, how interested would you be in applying to operate a Short-Term Rental? (Select one) (n=278)**



When asked about their interest in operating a Short-Term Rental (STR) under the proposed pilot program, most respondents indicated limited interest. Of the 278 survey participants, 13% said they would be very interested in applying to operate an STR, 22% were somewhat interested, and 65% said they would not be interested.

Elements that are missing or need to be modified

Participants were asked to provide written feedback in response to each of the following questions:

- **Based on your responses to questions 7 and 8, are there any elements of the proposed short-term rental program that you feel are missing? (Please describe below) (n=149)**
- **Based on your responses to questions 7 and 8, are there any elements of the proposed short-term rental program that you believe should be removed or modified? (Please describe below) (n=163)**

The feedback received for these two questions was similar and has been compiled and summarized. The following section presents the key themes that emerged.

- **Enforcement Issues:** There is a high level of concern about the enforcement of regulations and the town's ability to enforce the proposed rules effectively. Additionally, some are concerned with the cost of enforcement.
- **Licensing Fees and Requirements:** Concerns were expressed regarding the annual fee, with some believing that \$750 is too high and could deter compliance. Others noted that the fees must be high enough to cover the costs associated with inspections and enforcement. Some suggest that fees should be reduced or scaled based on the number of bedrooms or the frequency of rentals. Additionally, a few commented that there should be no business license requirement and no fee.
- **Impact on Tourism and Local Economy:** Comments emphasize the importance of short-term rentals to the local tourism economy, as short-term rentals support tourism, generate revenue and provide accommodation options that hotels and motels cannot meet. Respondents are concerned that overly restrictive regulations could harm Osoyoos' tourism industry and local businesses.
- **Neighbourhood Disruptions:** Many are concerned about disruptions such as excessive noise and partying and note that the Town must be prepared to enforce noise restrictions. Some suggest implementing quiet hours, stricter noise bylaws and penalties for violations to help mitigate these issues.

Parking Requirements: While some expressed concerns about the lack of parking and the need for parking enforcement, others commented that the parking requirements seem too restrictive. Some suggest that the requirement for one on-site parking space per bedroom is excessive and does not reflect the typical usage patterns of STR guests, who often travel in groups and do not need a car for each bedroom.

- **Principal Residence Requirement:** There is opposition to the requirement that STRs must be in the principal residence of the owner. Respondents feel that this restriction limits the availability of short-term rentals and does not reflect the reality of property ownership in tourist towns. Removing this requirement could provide more accommodation options and support the local economy.

- **Inclusion of Condos and Multi-Family Dwellings:** Several respondents believe that condos and multi-family dwellings should be included in the STR program.
- **Too Much Regulation:** Some feel that the Town is imposing too much regulation on short-term rentals and that the restrictions and regulations are too prohibitive.
- **Opposition to STRs in Residential Areas:** Some do not support allowing short-term rentals in residential areas, while others oppose them in Osoyoos entirely.
- **Zoning Inconsistencies:** Some expressed concerns regarding zoning, such as zoning inconsistencies between Walnut Beach, Lakeshore Villas and Casa Del Mila Oro, as they all operate in the same fashion but are zoned differently.
- **Insurance and Safety:** A few comments emphasize the need for short-term rental properties to have appropriate insurance coverage and safety measures. This includes ensuring that properties are safe for guests and that owners are liable for any damages or issues that arise.
- **Review and Evaluation:** Some suggest that the short-term rental program should be reviewed after a certain period (e.g. five years) to assess its impact and make necessary adjustments.

Additional Comments and General Feedback

- **Do you have any additional comments about short-term rental accommodations or short-term rental regulations in Osoyoos? (500 characters max) (n=171)**

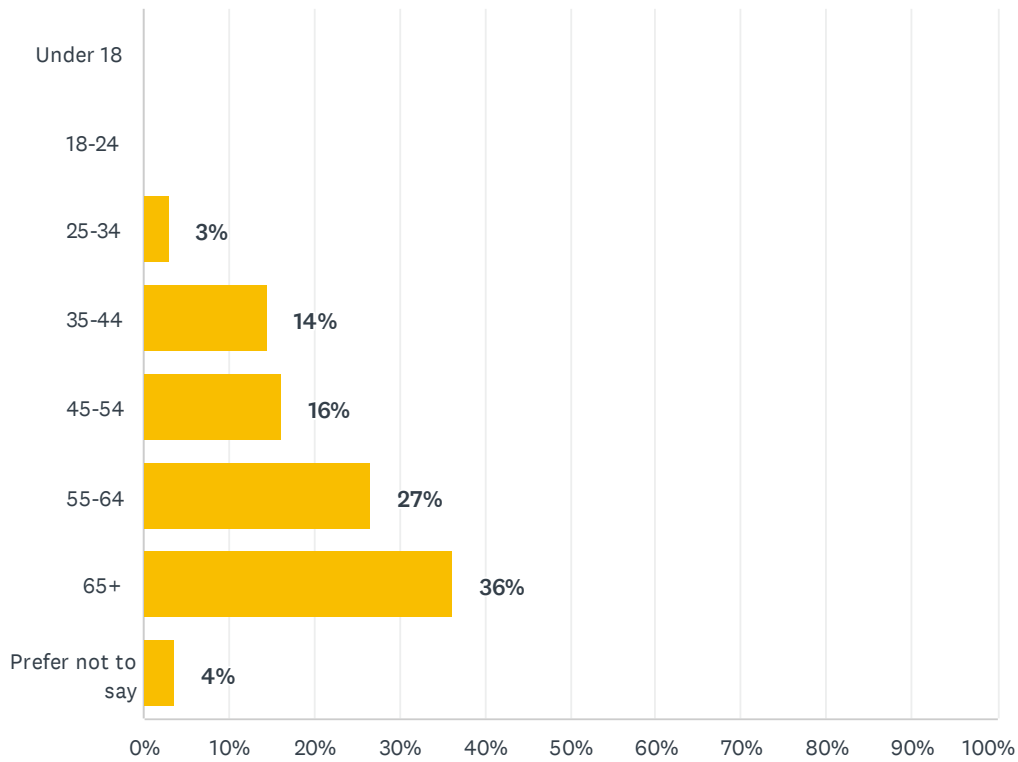
Comments have been summarized into key themes below.

- **Economic Impact:** Many emphasize the importance of short-term rentals for the local economy, stating that they bring significant revenue to the town through tourism and are seen as essential for supporting local businesses.
- **Regulation and Enforcement:** There is a strong call for effective regulation and enforcement of short-term rentals. Several comments highlight the need for greater bylaw enforcement to ensure compliance.
- **Community Impact:** Concerns were raised about the impact of short-term rentals on residential neighbourhoods, particularly issues such as noise, disruption and high turnover of guests.
- **Long-term Housing:** Some comments express concern that short-term rentals reduce the availability of long-term rental housing, making it more challenging for residents to find affordable housing.
- **Tourism:** Respondents highlight the need for diverse accommodation options to attract tourists, including families who may prefer short-term rentals over hotels.
- **Regulation:** Opinions vary on the Town's intervention with short-term rentals. Some advocate for less government intervention, while others support reasonable regulations to ensure short-term rentals operate responsibly.

Appendix A: Survey Report

Q1 What is your age?

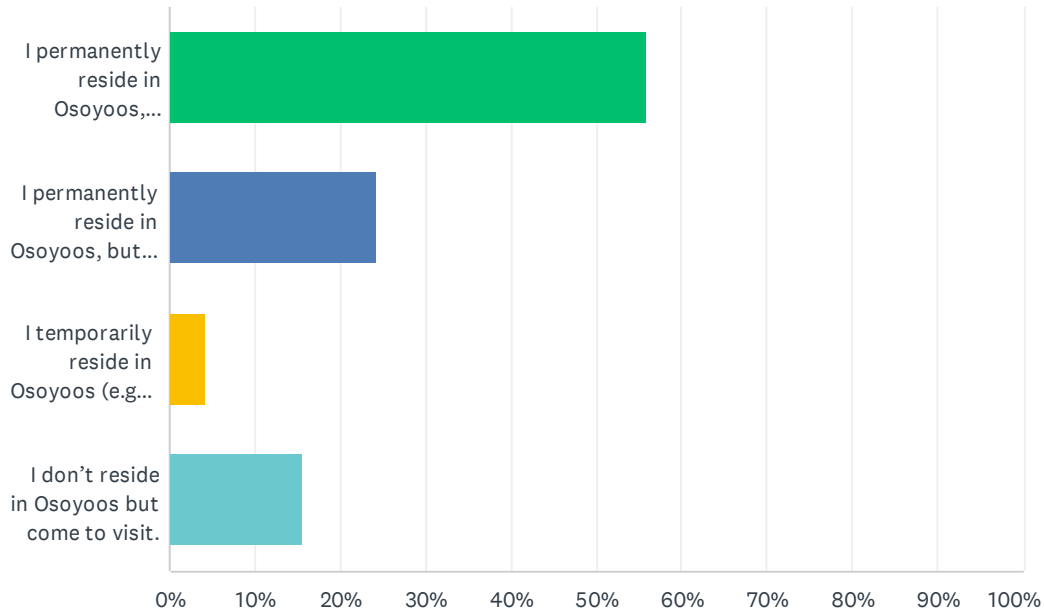
Answered: 304 Skipped: 3



ANSWER CHOICES	RESPONSES	
Under 18	0%	0
18-24	0%	0
25-34	3%	9
35-44	14%	44
45-54	16%	49
55-64	27%	81
65+	36%	110
Prefer not to say	4%	11
TOTAL		304

Q2 From the choices below, what best describes your living situation?

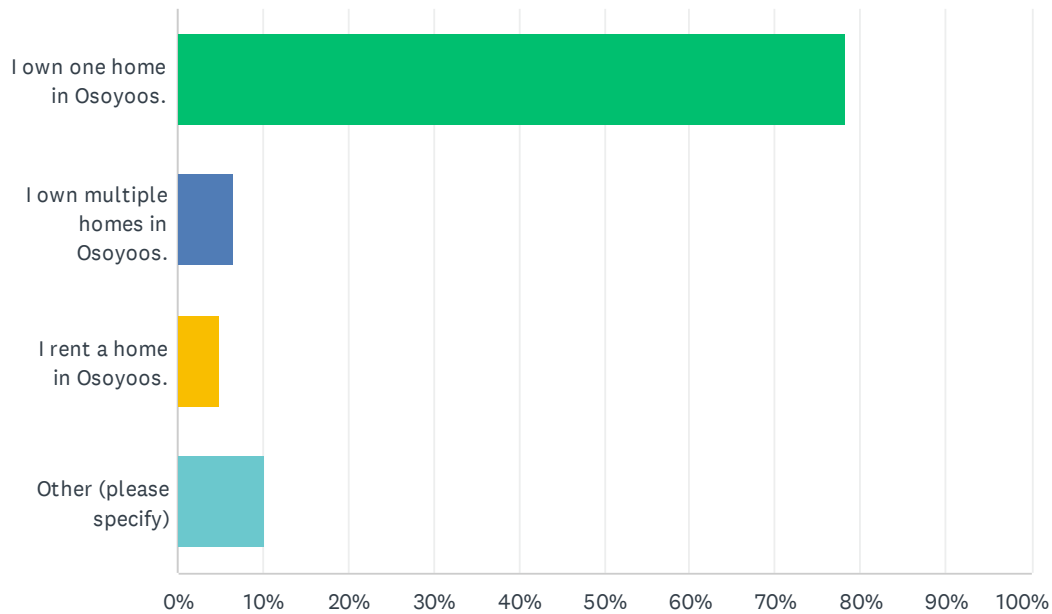
Answered: 304 Skipped: 3



ANSWER CHOICES	RESPONSES	
I permanently reside in Osoyoos, year-round.	55.92%	170
I permanently reside in Osoyoos, but only for a portion of each year.	24.34%	74
I temporarily reside in Osoyoos (e.g. working here temporarily)	4.28%	13
I don't reside in Osoyoos but come to visit.	15.46%	47
TOTAL		304

Q3 Do you own or rent a home in Osoyoos? (Select one)

Answered: 304 Skipped: 3



ANSWER CHOICES	RESPONSES	
I own one home in Osoyoos.	78.29%	238
I own multiple homes in Osoyoos.	6.58%	20
I rent a home in Osoyoos.	4.93%	15
Other (please specify)	10.20%	31
TOTAL		304

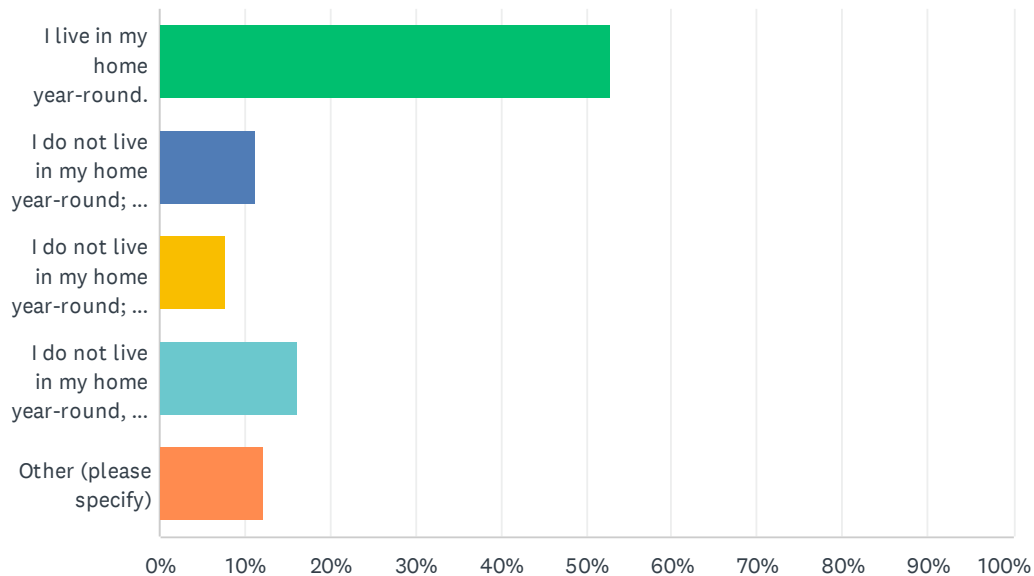
#	OTHER (PLEASE SPECIFY)	DATE
1	My children have a home I stay parime	4/4/2025 7:19 PM
2	Condotel	4/1/2025 10:40 PM
3	Family owns in Osoyoos	4/1/2025 7:43 AM
4	I own one home in Osoyoos as well as a business and a vacant lot that is approved for development.	3/30/2025 8:15 PM
5	No	3/30/2025 11:16 AM
6	No	3/30/2025 11:03 AM
7	I own & live in RV due to lack of affordable rentals	3/29/2025 5:51 PM
8	Own lot in campground	3/29/2025 5:56 AM
9	Own commercial property	3/29/2025 5:15 AM
10	Used to own a home	3/28/2025 9:07 PM
11	I own a unit in a strata	3/28/2025 7:35 PM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

12	I own a condo	3/28/2025 7:03 PM
13	No I don't own in Osoyoos	3/28/2025 5:50 PM
14	I own a townhouse in Osoyoos	3/28/2025 4:53 PM
15	I own a strata property at the Watermark	3/28/2025 4:48 PM
16	Own an RV lot	3/28/2025 4:13 PM
17	I own a rv pad	3/28/2025 4:10 PM
18	Recreational 5th wheel	3/28/2025 3:42 PM
19	Due to inability to acquire long-term rentals, I stay in short-term rentals when available. Forces me to move seasonally.	3/28/2025 3:32 PM
20	Multiple properties around Osoyoos area	3/28/2025 2:05 PM
21	Own a condo a watermark	3/28/2025 2:02 PM
22	I am buying land in the RDOS on Anarchist Mountain	3/23/2025 5:36 PM
23	Own a building lot with plans to build in next 2 years	3/15/2025 1:18 PM
24	live in RDOC own 2 long term rentals	3/14/2025 8:46 AM
25	I own in Oliver but live closer to Osoyoos	3/13/2025 4:08 PM
26	Own an RV lot	3/12/2025 2:49 PM
27	We rent while we visit Osoyoos.	3/11/2025 10:16 PM
28	own just outside the borders of Osoyoos...in RDOS	3/11/2025 9:09 PM
29	Own free hold strata RV site	3/10/2025 8:36 PM
30	Own an rv lot as well	3/10/2025 6:29 PM
31	Ca	3/10/2025 5:51 PM

Q4 How do you use your home(s) in Osoyoos? (Select one)

Answered: 303 Skipped: 4



ANSWER CHOICES	RESPONSES	
I live in my home year-round.	52.81%	160
I do not live in my home year-round; I rent it out long-term (stays over 30 days).	11.22%	34
I do not live in my home year-round; I rent it out short-term (stays of 30 days or less).	7.59%	23
I do not live in my home year-round, and I do not rent it out.	16.17%	49
Other (please specify)	12.21%	37
TOTAL		303

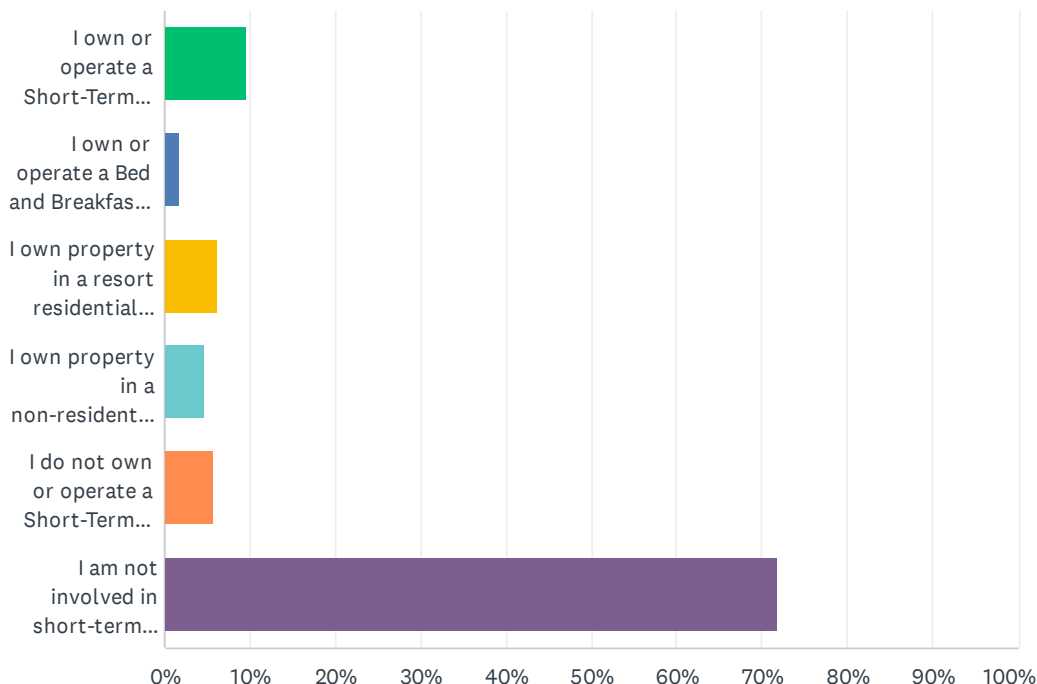
#	OTHER (PLEASE SPECIFY)	DATE
1	N/A	4/1/2025 7:43 AM
2	I live in my home full-time, but rent it out for three months of the year while I travel	4/1/2025 5:52 AM
3	2 units short term tourism, 1 house snowbirds / personal shared	3/31/2025 9:28 PM
4	Vacation property	3/31/2025 6:38 PM
5	The house is our family's vocational property. Since we live in the Lower Mainland and work full time, we are spending maybe 2 months at our residence in Osoyoos in any given year. The property was never meant to be long-term rented.	3/31/2025 3:58 PM
6	We purchased a condo to rent short-term and now it sits empty do to the council opting into no short-term rentals	3/31/2025 3:19 PM
7	I live in my home year round, and I rent out a portion of my home year round.	3/31/2025 9:44 AM
8	No	3/30/2025 11:16 AM
9	I don't have a house in osoyoos	3/30/2025 11:03 AM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

10	I live in my home year round and rent it out a couple of weeks a year to help pay my taxes and utilities which are becoming increasingly unaffordable and will continue to increase as the town needs to increase them as it addresses its infrastructure issues. I also recognize that I help support the local economy to help provide affordable accommodation to attract visitors who make the economy sustainable here. If they don't come, the town will die because it is 100% dependent on tourism of our vineyards, lake, and farms	3/30/2025 10:25 AM
11	I rent it out full time through the winter months to 'snow birds' (Oct - May) and then use it part time during the summer months as a vacation property for my family.	3/29/2025 12:04 PM
12	I do not live in my home year-round, I rent it out long term (Oct 1 - May 31 to the same snowbirds annually), and we use it part time in the summer.	3/29/2025 11:35 AM
13	I do not live in home year round but would like to rent it out short term	3/29/2025 7:15 AM
14	Own lot in campground	3/29/2025 5:56 AM
15	Lease it out	3/29/2025 5:15 AM
16	Visit	3/28/2025 9:07 PM
17	This is a vacational/recreational property. My family only lives there for maybe two months in a year. It is definitely not intended for long-term rental. It may be used as a short-term rental if the municipality permits.	3/28/2025 6:08 PM
18	Don't own	3/28/2025 5:50 PM
19	We use our home parts of the year and would like to rent it short term sometimes	3/28/2025 4:06 PM
20	Non-homeowner, question does not apply	3/28/2025 3:32 PM
21	live year round with possible snowbirds 3-4months	3/28/2025 3:17 PM
22	I live in my home and also with my boyfriend in Penticton, when i am working in osoyoos i stay mon-wed nighd and drive to penticton and stay there thursday-sun night	3/28/2025 3:09 PM
23	I reside in this home most of the time but work out of town and also look after elderly parents in there homes when needed	3/28/2025 2:49 PM
24	Don't live year round and do not rent when away	3/28/2025 2:33 PM
25	I don't own any house in Canada	3/28/2025 2:25 PM
26	I own an operate a barbershop from my property as well as a residing full-time	3/28/2025 2:15 PM
27	Both rent long and short term and visit	3/28/2025 2:09 PM
28	I live in one home and rent the other out	3/28/2025 2:03 PM
29	I will be purchasing vacant land	3/23/2025 5:36 PM
30	I live in one home and rent the other out long term (2 year tenant)	3/18/2025 6:14 PM
31	See #3	3/13/2025 4:08 PM
32	Own an RV lot	3/12/2025 2:49 PM
33	We rent our home in the winter to snowbirds for 6 months. We will never rent our home on a permanent basis. This is a summer home that we enjoy during the summer. We would love to support the economy and rent it during the summer to visitors however the rules do not allow for this which is a shame as this would provide families with the opportunity to enjoy a vacation home. Hotels for families are great when children are young but when they are older (early 20s) it is tough/expensive for families to rent more than one room in a hotel for all.	3/12/2025 12:01 PM
34	I rent while in Osoyoos.	3/11/2025 10:16 PM
35	i live in home and rent out weekly and for stays longer than 30 days when not in Osoyoos	3/11/2025 10:41 AM
36	I live in my home and occasionally rent out basement 30 - 60 days.	3/11/2025 7:47 AM
37	My grandmother lives year round in the home with no rent being paid	3/10/2025 5:45 PM

Q5 What best describes your connection to the tourism and tourist accommodation industry? (Select one)

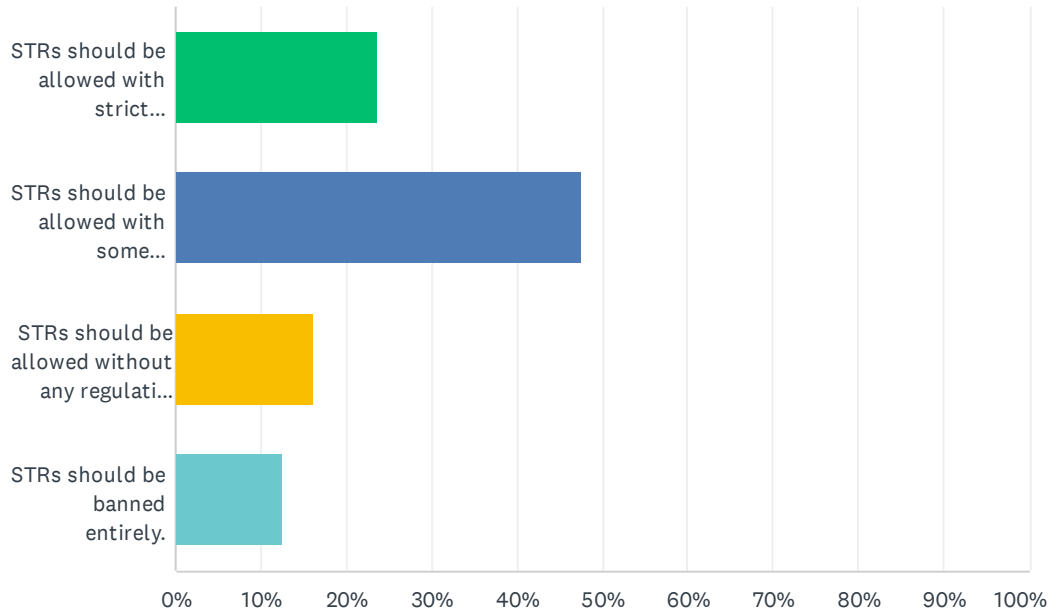
Answered: 292 Skipped: 15



ANSWER CHOICES	RESPONSES	
I own or operate a Short-Term Rental in Osoyoos. This means I rent out a home, secondary suite, or accessory dwelling for stays of 30 days or less.	9.59%	28
I own or operate a Bed and Breakfast in Osoyoos. This means I rent out rooms within my primary residence (a single-detached home) for stays of 30 days or less.	1.71%	5
I own property in a resort residential development. This means I own a unit(s) in an apartment-style building where units can be used for both permanent living and short-term rentals. Example: Lakeshore Villas or Walnut Beach Resort.	6.16%	18
I own property in a non-residential tourist accommodation development. This includes hotels, motels, lodges, or inns, where permanent residence is not allowed. Examples: Casa Del Mila Oro Resort, Watermark Beach Resort	4.79%	14
I do not own or operate a Short-Term Rental, Bed and Breakfast, or Tourist Accommodation business, but I work in a related industry (e.g., cleaning, property management, maintenance, or hospitality support).	5.82%	17
I am not involved in short-term rentals or the tourism industry in any way.	71.92%	210
TOTAL		292

Q6 Which of the following best reflects your opinion on STR regulations? (Select one option)

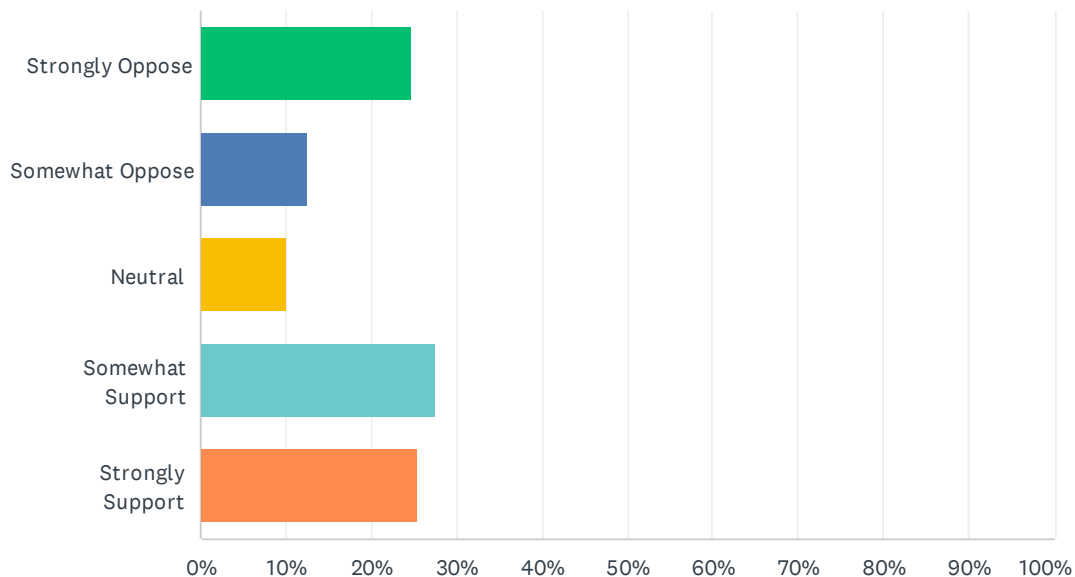
Answered: 296 Skipped: 11



ANSWER CHOICES	RESPONSES	
STRs should be allowed with strict regulations and restrictions.	23.65%	70
STRs should be allowed with some regulations and restrictions.	47.64%	141
STRs should be allowed without any regulations or restrictions.	16.22%	48
STRs should be banned entirely.	12.50%	37
TOTAL		296

Q7 How would you rate your support for implementing the pilot program as proposed in Osoyoos? (Select one)

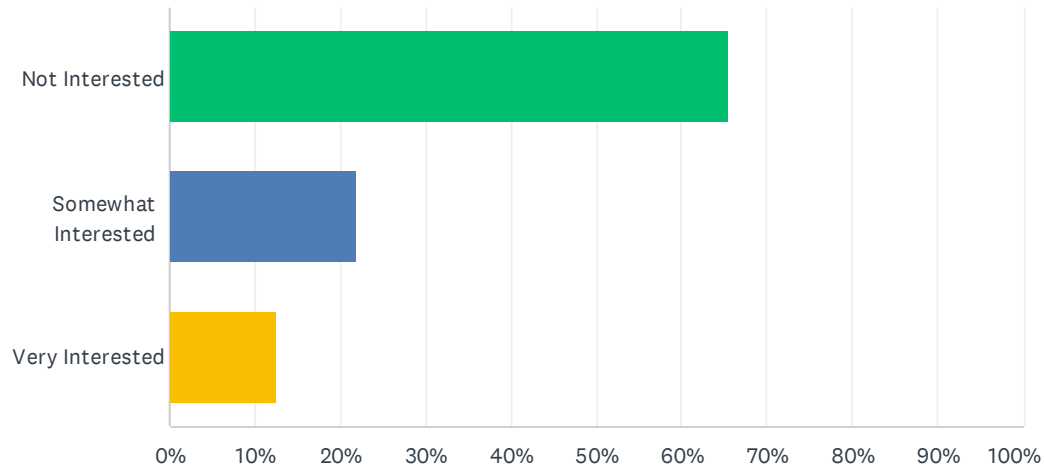
Answered: 280 Skipped: 27



ANSWER CHOICES	RESPONSES	
Strongly Oppose	24.64%	69
Somewhat Oppose	12.50%	35
Neutral	10.00%	28
Somewhat Support	27.50%	77
Strongly Support	25.36%	71
TOTAL		280

Q8 If the pilot program were implemented as currently proposed, how interested would you be in applying to operate a Short-Term Rental? (Select one)

Answered: 278 Skipped: 29



ANSWER CHOICES	RESPONSES	
Not Interested	65.47%	182
Somewhat Interested	21.94%	61
Very Interested	12.59%	35
TOTAL		278

Q9 Based on your responses to questions 7 and 8, are there any elements of the proposed short term rental program that you feel are missing? (Please describe below)

Answered: 148 Skipped: 159

#	RESPONSES	DATE
1	should not be allowed in residenciales areas especially without the approval of the neighbouring residents. we did not buy and pay for our home to have a hotel next door	4/4/2025 11:16 PM
2	I support str but do not support all of the restrictions, because it makes to hard to provide str in the town which needs them for tourist aconomy.	4/4/2025 7:33 PM
3	How are you going to enforce?	4/3/2025 10:42 AM
4	Enforcement is a problem. We live in a single family zoned subdivision that has suites and Airbnb's. The house next to us is a vacation rental and sleeps 10 people. At times it becomes a party house. I understand people are on vacation and want to enjoy themselves but being loud (and intoxicated) in the pool at 2:00am does not belong in a neighborhood where people are trying to sleep, have work at 6:00 am etc. Many residents have complained about this house and in the end the town could not do anything to stop the situation. It is still a vacation rental.	4/2/2025 9:55 AM
5	Where do the fees and penalties go?	4/1/2025 10:49 PM
6	I believe that the annual fee of \$750 is a little steep, but do agree with the business licence to regulate.	4/1/2025 7:09 PM
7	No	4/1/2025 6:59 PM
8	In creating a possible short term rental, we created 2 long term rentals that otherwise would never have taken place. The residence was used as a one large rental in previous years. We support rules and moderate restrictions that would benefit everyone. A year term would be more feasable for owners like us who have had to re-mortgage to create funds to make this large renovation happen that will benefit the housing shortfall in our community. Thank you	4/1/2025 2:19 PM
9	Duplex units should not be included in the proposed STR program.	4/1/2025 11:55 AM
10	The inclusion of lots that have multiple dwellings.	4/1/2025 11:41 AM
11	1) Ensure properties have insurance to cover STR 2) You can coach STR the 'type of guest profile' best for the community, such as: 'no parties' 3) If in residential community homes, you can have a quiet time or respect your neighbour policy embedded within the bylaw, such as: quiet hours are 11pm- 6am 4) Include that continued violations may cause revoking of the STR licence 5) Tourism/ Resort fee waived as you will not be marketing their properties but perhaps a community Economic development fee that goes back into the community to support the needs of the town (Low income housing, schools, water treatment)	4/1/2025 7:52 AM
12	Don't believe a business license is necessary but agree with the rest of the regulations	4/1/2025 5:56 AM
13	It's missing to support tourism in our little town. so many businesses are living from a few month summer income.....	3/31/2025 9:34 PM
14	I believe large luxury homes should be available for short term rentals as they are not removing housing from the market for most people.	3/31/2025 6:05 PM
15	As noted above, our vocational place was never intended for long term rentals. No short term rental ban will affect our intention. These two are absolutely different categories that do not affect one another. What can be affected is our will to share our place with others on the basis of the short term rental, when we are not using the place for our family purposes. So the first and foremost, the program must support, but not limit those who work extra hard, purchase a place and are willing to share the joy of spending some summer days in Osoyoos with others	3/31/2025 4:13 PM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

through short term rentals. It must be noted, that realistic rental time in summer is only about a month (since another month the place will be used by our family). Perhaps there can be a case for the snowbird short term rental, but this is not guaranteed due to the much lower occupancy and as such less attractive financial viability. As the summary, the license and other fees should be reasonable and encouraging. Perhaps the biggest benefit for the community is that visitors are provided with a reasonably priced accommodations for different tastes and sizes, and all these visitors now can feed the local economy. Additionally, once the short term rental is established, the district should not be revoking this right due to the investment made by the owners.

16	You are missing condo building that have bylaws allowing rentals, such are the Brightwater development. When this project was launched short-term and long-term rentals where legal and for that reason the development sold and was completed! It should be noted that the developer also is providing a new long term retail building for the town and for that reason both phase 1 and phase 11 should be allowed into the short-term process which we would support and willing to pay for a regulated short-term rental structure. Please look our request!	3/31/2025 3:30 PM
17	Too high license fees. No one will get the proper paper work to apply properly.	3/31/2025 3:26 PM
18	Osoyoos is so dependent of tourism, and I'm concerned that changes will impact local businesses in a negative manner. When I was a student in university, I rented a basement suite with friend which was lease expensive option. A home on the lake, isn't going to become affordable to rent or to buy with these changes	3/31/2025 2:25 PM
19	You are not taking into consideration the upset to strata developments & communities (not knowing the people coming & going). Also crime, noise, (parties) etc. that comes with unknown people!	3/31/2025 2:22 PM
20	Require the owner to live ON the premises during the rental period.	3/31/2025 9:47 AM
21	The licensing fee should be \$1,500. The minimum penalty should be an amount equivalent to one day rental. If the unit is advertised at \$300/day, that mount should be the initial penalty. Subsequent infractions should result in much higher penalties.	3/31/2025 9:19 AM
22	no , keep it simple	3/31/2025 8:41 AM
23	I have had a sru across from me with numerous vehicles often parking in front of fire hydrant. Many of the guests have been very loud and confrontational amongst themselves and often way more than eight guests. I have not been happy with lack of monitoring	3/31/2025 8:25 AM
24	None	3/31/2025 7:28 AM
25	I think there should be specific areas that STR's are allowed, not all residential areas.	3/31/2025 7:22 AM
26	Please include condo complexes.please include condo complexees	3/31/2025 6:57 AM
27	No	3/31/2025 4:55 AM
28	Strata's with a limit of number per development	3/30/2025 8:47 PM
29	There is way too many unnecessary barriers and too much regulation	3/30/2025 10:44 AM
30	You have proposed a very complex set of rules to enforce this, it would be much more beneficial to the town and to the people who own proposed short term rentals if you simplified it and then people may choose to comply. As it is proposed we will not apply for this program and we will also not be renting our place out long term.	3/29/2025 8:52 PM
31	I feel their should be cap on % of STR'S in line with long term rentals within Osoyoos boundaries	3/29/2025 6:00 PM
32	Homeowners should be free to rent out their own home if they are traveling or not using it. Owning a home just to do STR 100% should not be allowed as this affects the long term rental market.	3/29/2025 5:30 PM
33	The requirement of principal residence in my view is highly discriminatory considering the town has a significant number of owners who are not full time residents. Osoyoos is no different than the Municipality of Whistler which has multiple non residents.	3/29/2025 2:02 PM
34	I don't understand why the Town is not allowing STRs in multi-family buildings. Where parking is available, multi-family makes sense, as most tourists want to have their own space, not in	3/29/2025 11:45 AM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

	someone's basement suite. If strata rules allow for STRs, I don't see why the Town would not.	
35	Short-Term Rental should be allowed without fees.	3/29/2025 11:28 AM
36	Strs hurt neighborhoods. The town cannot control the high number of existing ones never mind deal with more.	3/29/2025 11:12 AM
37	I'm interested in STR but not with your proposed restrictions and regulations.	3/29/2025 11:01 AM
38	I'm interested on short term rental , but not all restrictions and regulations	3/29/2025 11:01 AM
39	What happened to the requirement that the STR be in the principal residence, occupied by the owner, on a full time basis?	3/29/2025 10:58 AM
40	The bylaw needs to indicate the STR is a monetary transaction. There are platforms that are based on exchange lodgings (ie Home Exchange). Members offer their place in exchange to stay at another member's place. Monetary transactions do not occur. These type of tourist lodgings should be excluded.	3/29/2025 10:13 AM
41	I hope there are limits to the number of dogs allowed in short term rentals. In my experience, people with disruptive or intimidating dogs end up renting from air bnb or vrbo rather than going to hotels.	3/29/2025 8:53 AM
42	I think everything else would be covered by the nuisance bylaws	3/29/2025 8:40 AM
43	Making sure it is enforced properly	3/29/2025 8:25 AM
44	Neighborhood notification and approval. That is neighbors should be told about STR that are being proposed in the area, as they may be apposed or aware of what is going on. Also, owner of residence should be living on site so any problems can be dealt with right away, rather than a phone call to Vancouver and nothing gets done.	3/29/2025 7:25 AM
45	No	3/29/2025 7:25 AM
46	I think the cost of the business license is very high in comparison to other similar towns who have business licenses in place for STR's.	3/29/2025 6:17 AM
47	Noise control. Some if these rentals involve alot of partying and obnoxious, drunk guests.	3/28/2025 8:19 PM
48	If there are more then three complaints of noise or excessive partying owner losses STR licence.	3/28/2025 8:08 PM
49	It's not clear to me if an old style bed and breakfast and air b n b are both considered STRs. In Canmore, bed and breakfast operators were valued members of the business community. All that air b n b did was lessen the number of suites available for staff accommodation.	3/28/2025 7:47 PM
50	"Owner Occupied" or "Owned". I have a Secondary home in Osoyoos which we occupy 50% of the year. We would like the option to be able to short term rent out a portion of this space. We pay taxes, contribute to the Osoyoos economy and feel we should be allowed to rent our property if it's "Owner Occupied" not strictly our permanent residence.	3/28/2025 7:34 PM
51	I don't believe that there should be any short term rentals because people will not follow the rules. As there is no enforcement of the bylaws	3/28/2025 7:29 PM
52	STR should be allowed anywhere in Osoyoos.	3/28/2025 7:05 PM
53	more parking will be needed	3/28/2025 6:23 PM
54	I wouldn't be interested in participating in the pilot program, knowing that it would be terminated, and my investment can be potentially lost. Those participating in the program must know that their investment will be protected. The seco d thing is that properties can vary in size drastically, and larger properties should allow for more units.	3/28/2025 6:18 PM
55	You shouldn't have people pay that mich for a business license for str, as well you should charge at all! Str use 3rd party to book these str to which they take a portion and then you have to take into account business license makes it unaffordable. Str is a way to bring business to Osoyoos as well taking account the rise is property tax, utilities, etc there so be no restrictions. As well the property owner should not comply with the the restrictions in order to run a business.	3/28/2025 6:14 PM
56	#1 you don't have the resources to implement fines, for what reason are you charging \$750? It	3/28/2025 6:05 PM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

is just a BS tax grab. Think. Charge \$250 for a license and make it reasonable.

57	I feel that with the high taxes and our tourism based community we have , we should encourage more tourists in these current very stressful times. I feel if I own my own house and want to rent it out for short term rentals I should be allowed. Rules and regulations followed but to be restricted and not allowing a person to make extra income is wrong.	3/28/2025 5:08 PM
58	Licensing fee is too high	3/28/2025 5:06 PM
59	It's comprehensive	3/28/2025 4:55 PM
60	I feel like hpme owners should be allowed to do whatever they want with their homes.....	3/28/2025 4:38 PM
61	Condos should be allowed.	3/28/2025 4:27 PM
62	So these fees are in addition to the new provincial fees required for short term rentals? I understand the business license, but not every level of government collecting	3/28/2025 4:18 PM
63	None. Too many charges and inspections. Parking and max occupancy is fine.	3/28/2025 4:14 PM
64	Do not support that the rental has to be in the primary residence.	3/28/2025 4:10 PM
65	Should be allowed to str a stand alone home, or home with long term tenant . Not just a primary home	3/28/2025 3:48 PM
66	I don't see an additional annual necessary.	3/28/2025 3:45 PM
67	Noise issues do not seem to have been considered in the regulations for the pilot. Yet this is a key issue for STRs. Council should consider and be prepared to enforce noise explicit noise restrictions as part of the pilot.	3/28/2025 3:39 PM
68	No	3/28/2025 3:31 PM
69	Why aren't townhomes included?	3/28/2025 3:23 PM
70	Clearly just a cash grab	3/28/2025 3:21 PM
71	Fines for bylaw infractions imposed immediately on the renters. They are the ones making the mess/noise.	3/28/2025 3:03 PM
72	I think the town needs to make sure it gets a tourist tax out of the situation that can go to the betterment of the town as a whole	3/28/2025 3:02 PM
73	Osoyoos should not opt in to the primary residence requirement, it is unnecessary and negatively impacts the economy.	3/28/2025 2:58 PM
74	Yes - I don't feel Primary Residence should be the terminology used. It should be "Owner Occupied" or "Owned". We have a Secondary home in Osoyoos which we occupy 50% of the year. We would like the option to be able to short term rent out a portion of this space. We pay taxes, contribute to the Osoyoos economy and feel we should be allowed to rent our property if it's "Owner Occupied" not strictly our permanent residence.	3/28/2025 2:58 PM
75	Osoyoos needs more long term rentals. Sort term rentals are frustrating for those trying to live here year round.	3/28/2025 2:55 PM
76	I think in general the rules make sense but I feel it's too broad. The cost of the license should reflect the size of the property. A two bedroom license should be less than the 4 bedroom license.	3/28/2025 2:54 PM
77	Consent from the adjust neighbors and three strikes and vrbo is shut down	3/28/2025 2:47 PM
78	Instead of imposing a high business license fee, I believe a tourism fee would be a fairer and more effective solution. A fee of \$10–\$25 per visitor staying in Osoyoos—applied to both short-term rentals and hotels—could generate significant revenue without placing the entire financial burden on rental owners. This revenue should be directly allocated to water development projects, ensuring that tourism contributes to the town's long-term sustainability. Since visitors are a major factor in local water consumption, it makes sense for a portion of their stay to support maintaining and improving our water infrastructure.	3/28/2025 2:47 PM
79	No	3/28/2025 2:41 PM
80	No.	3/28/2025 2:40 PM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

81	Stop making it so difficult to citizens. STRs are great for tourism	3/28/2025 2:36 PM
82	Noise and traffic elements	3/28/2025 2:31 PM
83	Well, to me, it's fairly simple... If the owner must reside on the property when the guests are staying on the same property, it's Fairly unlikely that tenants are going to party and get out of control. I'm 100% opposed to a 2 to 3 year pilot because that to me means basically a test run... There's no way, especially with this council and Mayor whom are running this town right do I trust or have any faith that they won't shut the program down for whatever reason they feel... I do not have the funds to waste on setting up a short term rental, which would probably cost me at least \$50,000 to outfit and set up... So once again I will wait until there is a completely new counsel and mayor whom have forward thinking decision capabilities that make common sense decisions. Hence, once the pilot is over and we are 100% going ahead with short term rentals... That's when I will most likely make the decision to operate a short term rental... I really hope Town council reconsider this ridiculous amount of time for a pilot that is absolutely in my view unnecessary to do.... let people make some money and let the people who are guests at these homes go to our restaurants go and take wine tours...Shop in our town...etc The amount of financial hardship you have all put on business owners and homeowners is beyond stressful...! LETS GET GOING!!	3/28/2025 2:30 PM
84	Ban Airbnb platforms	3/28/2025 2:26 PM
85	The problem I see with another regulation is enforcement and the cost of that enforcement. Then there becomes this issue with "tatatell" neighbors an issues with disputes surrounding this. I am not saying that I am in favor of STR regulations as I do not see it accomplishing anything, such as freeing up rentals for the locals.	3/28/2025 2:26 PM
86	Nil	3/28/2025 2:24 PM
87	Owners who purchased condos as short term rentals should be allowed within the pilot program. Rentals are a vital part of osoyoos and it's extremely short sighted to eliminate these. We purchased on the basis of a resort town and to opt in to a program not designed for resort towns is in short a terrible decision. Rentals with the owners also visiting (spending money in the economy) is what drives the town of osoyoos.	3/28/2025 2:16 PM
88	Health and safety inspections and fire plan MUST be clearly defined and achievable. As a home owner it's frustrating when these are implemented cart Blanche by the town without input just bc we agreed to a bullet statement. We should have input on the specific requirements and be given rational	3/28/2025 2:12 PM
89	Why not include condos? Why only single family homes?	3/28/2025 2:04 PM
90	be more specific of the term accessory dwelling	3/28/2025 10:55 AM
91	I think a pilot is a move in the right direction. And then it can be assessed.	3/24/2025 3:02 PM
92	No	3/23/2025 5:38 PM
93	No	3/22/2025 10:57 AM
94	These businesses are NOT a good fit in residential areas.	3/22/2025 12:04 AM
95	Timeline to get even license The reality for the Fire Department/City Inspectors to have the man power to get this done in a timely manner. How does this process look and what is the turn around time. My observation nothing is set up	3/21/2025 12:00 PM
96	STR's are extremely disruptive in residential neighbourhoods and should be restricted to areas that more accommodate tourism. Community members who live in single family residential neighbourhoods are essential to the longevity and health of the town and should not be forced to leave because of the disruption caused by STR's. This is especially important since the Town of Osoyoos has not been able to deal with the 300 non compliant STR's that currently exist. No number of additional bylaws will enhance enforcement if the Town creates their own restrictions and hopes the province will somehow enforce these bylaws. At least keep STR's out of residential neighbourhoods where the families and workers of Osoyoos live. Protect the community that forms Osoyoos and keeps it running so that tourists can visit. How can the town condone STR's in residential areas when there is such a housing shortage and lack of reasonable rentals? The province has made it clear how important long term housing is- why is Osoyoos not complying? Tourism cannot thrive without a community to support it. Ask anyone who has had the misfortune of living nextdoor to a STR how horrible it is. Why isn't that	3/20/2025 2:11 PM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

question asked? How about asking about non compliant STR's with absentee home owners raking in thousands of dollars and what has been done to stop this before adding more to the problem. Until a clear and effective strategy for dealing with non compliant STR's are actually dealt with, more should not be allowed to exist. More bylaws do not translate into enforcement.

97	for the cities with population less than 10000 people the short term should be allowed with no issues	3/20/2025 12:33 PM
98	What about outdoor curfews regarding noise levels or smoking marijuana etc. (evening/morning) similar to those in Provincial parks?	3/19/2025 9:00 PM
99	I feel that an owner must be on site for any short term rental. Condo buildings should not be able to have short term rental of any kind. It is disruptive to owners that live full time in the buildings.	3/19/2025 8:47 PM
100	The time and management to process licensing fees needs to be better understood at the actual time and effort to have a proper fee for the processing of a business license; Approx 15 minutes: - fill out forms, - search google maps for property parking spaces, - apply for inspection, - pay fee; -meeting with inspector for an approval or no OR reading the inspection report to accept or deny	3/19/2025 12:59 PM
101	The enforcement of the regulations is missing. What will be done about stopping owners who do not comply with the regulations from operating.	3/19/2025 12:51 PM
102	Operators need to pay commercial tax rates, additional water, sewer and garbage fees. Payment of these fees will help level the playing field with hotels and motel. No on street parking and street visible business signage.	3/18/2025 6:08 PM
103	Addressing true home sharing such as a bedroom inside of a home.	3/18/2025 7:36 AM
104	You did not define what the pilot program means. I had the opportunity to ask this question at the open house last week and was informed it was for a year and then reviewed. I think this is imported to let people know.	3/17/2025 7:45 PM
105	Ensure fees at least cover enhanced inspections, enforcement and complaints costs	3/16/2025 4:30 PM
106	Parking rules and related issues will be tantamount to acceptance in my view.	3/16/2025 11:04 AM
107	minimum rental periods are critical, such as 30-days or even 10-day minimums.	3/16/2025 11:03 AM
108	owner should live on property	3/16/2025 5:48 AM
109	This program should extend to areas near golf courses	3/15/2025 5:55 PM
110	Osoyoos is a tourist town, don't deter tourists from coming up and enjoying this beautiful town. Local resorts are charging ridiculous \$ because of supply and demand. Like Kelowna, Penticton, Vernon and Summerland tourists will go elsewhere or not at all if not affordable.	3/15/2025 1:27 PM
111	I don't think STR should be allowed in residential areas	3/15/2025 7:22 AM
112	I think the definition of "Principal Residence" is confusing to many people and if left too vague will be abused. Many folks live say on coast and claim this as principal residence but never show up. However this could be monitored if the municipality required on the permit who was going to be maintaining the residence and who their bookings were monitored through or who is their booking/screening agent	3/14/2025 8:20 PM
113	I think this is a great start and I hope, after some time, council considers making the requirements stricter.	3/14/2025 3:20 PM
114	None	3/14/2025 12:38 PM
115	I feel that STRs should be opened up to people who own a home in Osoyoos that do not have it as a primary residence but as a holiday home. Many families have come here for decades to holiday and subsidize cost with renting when they do not use. Perhaps limiting people to one secondary residence. Not allow people to buy properties to develop a hotel business in owning 3+4 homes. One secondary would allow our loyal tourists to remain. Also homes could be owned by individuals but not corporations.	3/14/2025 8:51 AM
116	We need more staff to inspect homes and bylaw officer working 24 hours a day on weekend Friday and Saturday. Late calls should go to bylaw not the RCMP	3/14/2025 8:44 AM

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117	be so for real trying to control what people do on their own property. are you Trump?	3/13/2025 8:55 PM
118	No short term rentals. 30 day min. for rentals. Hotels and Motels for short term only.	3/13/2025 4:15 PM
119	I think people should be allowed to STR their secondary dwellings, like condos. STRs were banned to create rentals, and very few rentals have appeared. Because of the provincial regulations, people are really shy about renting out their places. So now we have condos that are empty except for the few times a year that the people are visiting or there is a glut of snowbird listings. I think making people have a licence is a good idea though. Also good for town income generation.	3/13/2025 11:06 AM
120	We live in a 22 unit condo full time. Anything short of 6 month STR is not acceptable. Our quality of life should not be effected by STR of anything less.	3/13/2025 7:06 AM
121	government must stay out of the bedrooms of taxpaying citizens this is not Russia or Germany	3/13/2025 12:11 AM
122	no	3/12/2025 8:54 PM
123	I do not know which zone our house is in. I believe we are outside of the zoning area that allows STR. We are located at 9402 Spartan Drive. If allowed, we are very interested in the pilot program. I would like to add that our house is an investment that we purchased for our future retirement. We DO NOT want our home damaged and we ourselves would take every possible precaution to rent to the right people. We have great neighbors and we would not want to disturb them or lose their friendship by renting to anyone who we would be suspicious of looking for a place to have a party. That would not benefit us in any way. We love and care for our house and again it is an investment that we would not want damaged. We would do thorough checks on anyone we would rent to. Open source is an amazing tool to help with this.	3/12/2025 12:05 PM
124	Your ability to destroy Osoyoos as an incredible tourist destination was and is evident by the lack of people in the 24 season. Charging 750 dollars on top of the provinces 600 is rapacious. Your council has to decide if you vent to be a tourist destination or a retirement town. Without the tourism the town dries up as do the value of the homes.	3/12/2025 7:25 AM
125	Persons who modify their property to suit the requirements, for the purposes of the pilot project, should be allowed to continue after the pilot program is completed, no matter the final decision.	3/11/2025 10:22 PM
126	connect with the RDOS to have similar bylaws regarding STR	3/11/2025 9:22 PM
127	Osoyoos needs affordable housing first for permanent residents. So therefore Licensing fees should be higher due to profits being made these rentals make thousands. They should also have higher property taxes due to the PROFITS they are making and water, Sewer and garbage rates should also be higher. Due to the volume they are using. Why should permanent residents pay the cost of tourism profits? And once again why isn't Osoyoos or the RDOS providing affordable housing for residents who live here first? Greed through tourism and screw the permanent senior and all residents?	3/11/2025 6:13 PM
128	Too much money to spend on property for just a pilot	3/11/2025 5:28 PM
129	No	3/11/2025 4:13 PM
130	Short term rentals should not be allowed in residential areas as people like myself bought homes in those areas not wanting a revolving door of tourists renting part of the home beside us every week.	3/11/2025 11:27 AM
131	none	3/11/2025 9:41 AM
132	Clarification on enforcement. Who will do this? This Town prohibited short term rentals since the early 2000's but was never enforced.	3/11/2025 9:29 AM
133	I think the short term rental unit should only be in residences that are also actually occupied by the principle residence owner.	3/11/2025 8:00 AM
134	increase the fee based on how much money str operators are making. A big house on the water renting for big bucks should pay way more back to the city/community than someone just trying to rent a tiny suite. Drop the min down and increase the top end drastically.	3/11/2025 7:29 AM
135	No	3/10/2025 10:41 PM

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136	What about if a person rents their personal home while they go away for the winter or for a month or two in the summer?	3/10/2025 10:29 PM
137	Houses should be allowed.	3/10/2025 9:47 PM
138	- 90 nights maximum per year (avoids people doing it year round). - 2 or 3 night minimums (avoids parties and annoyances to neighbours)	3/10/2025 9:03 PM
139	I think the license fees are to high	3/10/2025 8:40 PM
140	Leave it alone. Government should not have to be involved	3/10/2025 8:08 PM
141	Ban it entirely	3/10/2025 7:52 PM
142	Feel that the licensing is a bit steep.	3/10/2025 6:38 PM
143	No	3/10/2025 6:15 PM
144	Seems like most items have been included.	3/10/2025 6:04 PM
145	Business license fee to high. Previously paid \$50	3/10/2025 6:01 PM
146	None that I can think of as this moment.	3/10/2025 5:59 PM
147	Parking requirements seem a bit restrictive. Maybe one parking for each 1-1/5 bedrooms? (1 bedroom = 1 space; (2 or 3 bedrooms = 2 spaces; 4 or 5 bedrooms = 3 spaces and so on.) This allows for families with children.)	3/10/2025 5:46 PM
148	I dont see where it allows input for neighbours to oppose an STR next to them. Some areas are better than others for having one.	3/10/2025 5:43 PM

Q10 Based on your responses to questions 7 and 8, are there any elements of the proposed short term rental program that you believe should be removed or modified? (Please describe below)

Answered: 163 Skipped: 144

#	RESPONSES	DATE
1	Remove the 750 as we don't make enough money to justify that	4/7/2025 2:33 PM
2	Program should be removed and more planning into where something like this should be put where long term home owners are not subject to a revolving door of new people next door in our case sitting out on deck which sits above our backyard pool yapping and enjoying there stay but again at our loss of life style	4/4/2025 11:16 PM
3	Remove the other restrictions, just licence cheaper!	4/4/2025 7:33 PM
4	My home is part of a multi-unit dwelling. Each home should have the right to rent out a STR if they wish. I don't agree with the city requiring a licence for STRs. The proposed annual fee and penalty fees are too high.	4/2/2025 9:51 PM
5	Walnut Beach, Lakeshore Villas and Casa Del Mila Oro all operate in the same fashion yet they are zoned differently allowing long term residence at Walnut and Lakeshore but not at Casa Del Mila Oro. This is inconsistent and not appropriate. They all have long term snow bird rentals for up to 7 months. These properties should all be zoned as residential resort properties for the town to be consistent and avoid legal action over the inconsistency. In addition, all the properties are located along Lakeshore Dr. and this should indicate that they should have the same zoning even if in the past the zoning was different.	4/2/2025 9:47 AM
6	There should be no STR in RS1 zone. Nobody should have to live next to a STR. That's why we have hotels	4/1/2025 10:49 PM
7	It seems expensive. Most people choose STR's to supplement their income. The parking requirements are also a bit excessive.	4/1/2025 6:59 PM
8	Should be reviewed after 5 years. Home owners should have 5 years to make back the money that it cost them	4/1/2025 2:19 PM
9	I think there may be clarity required as to what "on-site" parking means - I assume these means on the property and not on any side roads.	4/1/2025 12:38 PM
10	Duplex units should be removed from the STR program. Or in worst case both units of a Duplex must be owned by the same owner. Strata's or common owner association must have the right to disallow any STR .	4/1/2025 11:55 AM
11	Why does it have to be your principle residence? This discourages people who don't live in osoyoos full time or permanently from renting their place which would add needed accommodation	4/1/2025 11:41 AM
12	The proposed \$750 annual licensing fee is too high for such a small town of 5000 people.	4/1/2025 10:34 AM
13	1) Ensure properties have insurance to cover STR 2) You can coach STR the 'type of guest profile' best for the community, such as: 'no parties' 3) If in residential community homes, you can have a quiet time or respect your neighbour policy embedded within the bylaw, such as: quiet hours are 11pm- 6am 4) Include that continued violations may cause revoking of the STR licence 5) Tourism/ Resort fee waived as you will not be marketing their properties but perhaps a community Economic development fee that goes back into the community to support the needs of the town (Low income housing, schools, water treatment)	4/1/2025 7:52 AM
14	Do not believe a business license is necessary....town money grab	4/1/2025 5:56 AM
15	I think \$750 licensing application fee is a little high. Also,1 on-site parking space per bedroom means possibly 4 cars on-site at a given time which I think would be too many.	4/1/2025 1:35 AM

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16	the fees are getting really high if you add the town 750.- and the 450.- for the province. it's not fair to treat small businesses like a cash cow. People owning STR in a regulated and tourism zoned area are supporting the major income of the town: TOURISM Osoyoos is a tourism resort destination, why make the life of people operating tourism rentals so hard and damage our biggest income for the whole community	3/31/2025 9:34 PM
17	There should be maximum occupancy relevant to the bedrooms in three home. Many large families want to travel together.	3/31/2025 6:05 PM
18	Please see the above.	3/31/2025 4:13 PM
19	Yes, you should be including built unit dwellings that allow rentals and keep the structure of 1 parking per bedroom! That will weed out many units that don't have the required parking.	3/31/2025 3:30 PM
20	No license fee. You should be able to rent your home, not a secondary suite only.	3/31/2025 3:26 PM
21	The new fee's just add to the tax burden to owns, and will only make things more difficult	3/31/2025 2:25 PM
22	I think the \$750.00 licensing fee is too much	3/31/2025 1:22 PM
23	The pricing for a license is exorbitant.	3/31/2025 9:47 AM
24	Penalties and licensing fees should be higher and THEY MUST BE ENFORCED.	3/31/2025 9:19 AM
25	No	3/31/2025 7:28 AM
26	see #9	3/31/2025 7:22 AM
27	Please include condo complexes.	3/31/2025 6:57 AM
28	Yes, let the owner of the short term rental insurance cover cost in regards to safety damages and liability , just apply a fee/ Business license to cover bylaw calls and if it Progress put a lean on the property that has to be paid come property tax time . If you red tape industry you kill cash flow , that cash flow comes back to the community in regards to alcohol, food, gas, wine , restaurants etc... Thanks	3/31/2025 4:55 AM
29	I think licence fee is high	3/30/2025 9:41 PM
30	No	3/30/2025 8:47 PM
31	remove the need for business license if the home is rented for less than 4 times (just picked a number) per year. Renting your home when you leave on a vacation is not a business and therefore should not be treated as such. Staff already have a hard enough time of keeping up with demands and adding the influx of licenses will not help that. especially for such a marginal fee. There is no way that \$750 can cover all of the staffs time in issuing this and therefore is a net loss to tax payers. Increase the fee for those wanting to do it as a business.	3/30/2025 8:20 PM
32	A max of 8 people and 4 parking spots seems too strict. Would suggest we increase it to 10 and reduce the spots to 3	3/30/2025 5:25 PM
33	Shouldn't need to be principal residence	3/30/2025 11:19 AM
34	- 1 STR per property is good. - Remove occupancy limit because when you have a house with 4 bedrooms and a 2 generation family rents to make it economical, there isn't enough space for children and grandchildren with your 8 person limit. - you don't need that much parking because outside of the marina, the beach & downtown along Main Street, there is plenty of parking at all times. - inspections are not necessary, just like they are not for 2nd suites. Just create bylaws that require fire safety like all other residential zoning. - inspections a town that is also supported and supports snowbirds, the principal residence requirement prohibits this ever increasing long term demographic that also supports the economy in the off season, which really struggles here. It is a resort municipality which means you need to encourage STR's so that the economy can grow or more importantly, be sustainable. With a prosperous economy, it will attract investments in other supportive business activities, such as the creation long term housing, because there will a viable business community which requires long term staff. Without the business, there is no need for long term housing, so STR's are the actual priority to gaining long term housing. If you look at the current real estate stats, we are now saturated with long term rentals because of developers unable to sell their units, and placing them into the long term housing market, but also because of less people coming, negatively impacting business and therefore long term housing needs.	3/30/2025 10:44 AM

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35	Principle residence requirement should be removed .	3/30/2025 7:31 AM
36	In my opinion, you should propose a simple short term rentals permit, ensure the owners are charging and paying a tax to the town for each rental. You should not limit the locations or situations as each night of rentals is revenue for the town and a tax increase you don't need to propose.	3/29/2025 8:52 PM
37	Dates for STR should run June 1 to September 1	3/29/2025 6:00 PM
38	Stop the money grab of \$750 for a license. Stop trying to control STR that feed the tourist industry.	3/29/2025 5:30 PM
39	just the enforcement of any new bylaws that if x number of complains are received the permit is revoked	3/29/2025 5:19 PM
40	Remove the Principal Residence requirement	3/29/2025 2:02 PM
41	Modify to allow STRs in multi-family dwellings (condo or townhouse developments). Many of us who have vacation homes there have them in multi-family buildings and will leave them empty if STRs are not allowed (otherwise they cannot be used as vacation homes). This is a waste given the increasing costs to maintain a home, and the loss of revenue for the Town. Our property tax increases are extremely high, and the Town needs to invest in infrastructure like water treatment facilities. STRs are a great source of revenue for the Town through the MRDT and licensing fees, so restricting them to only one small dwelling types seems like a poor choice. The Town will also need to encourage tourism as much as possible with the current economic challenges, and allowing STRs across building types would provide more accommodation options for tourists (without impacting long-term rental availability, as these places will otherwise sit empty when owners are not using them for vacation purposes). Allowing them in multi-family buildings would also mean the principal resident requirement should be removed from the pilot requirements. Also note, many who do STRs in the summer currently also rent to snowbirds in the winter. If STRs are not permitted in multi-family and non-principal residence locations, what will happen to the snowbird community?	3/29/2025 11:45 AM
42	Fee, license	3/29/2025 11:28 AM
43	You don't need parking for each bedroom. Your fees are to high.	3/29/2025 11:01 AM
44	You don't need to provide all parking stalls for each bedroom and the fees are to high	3/29/2025 11:01 AM
45	If the STR program is to be allowed in the RS1 zone it has to be a residence occupied by the owner on a full time basis.	3/29/2025 10:58 AM
46	The Economy of our town is affected hugely by tourism. I think almost anything we can do to promote tourism should be done.	3/29/2025 10:42 AM
47	no	3/29/2025 10:13 AM
48	Somewhat support due to the licensing fee feels high and could be a barrier for someone who might only have one bedroom to rent out and we do need STR being a tourist town. Also the parking, one parking space per bedroom seems a bit high if it's a space that a rented out with multiple bedrooms to a group of people who may travel together and not have a car for each bedroom.	3/29/2025 10:07 AM
49	Maybe ask the surrounding residences?	3/29/2025 9:55 AM
50	Remove principal residence requirement. Osoyoos is my summer home and short term rental would allow me to use it for the months I am there. With principal residence requirement, I would NOT rent out the home at all. So this does not fix the housing issue.	3/29/2025 9:23 AM
51	Thank you for your efforts on this! Looks like a great start!	3/29/2025 8:53 AM
52	the parking regulation assumes only couples with no children. If families are booking STRs, they will only need one parking space no matter how large the family. I understand the need for the regulation, and have no idea what to offer as an alternative, but wanted to voice my thoughts about it. And somehow there should be a way to get around only 8 people. Families are starting to grow again, and if Gma and Gpa join their children who have five kids, are you going to say they can't stay together because that's over the limit?	3/29/2025 8:40 AM
53	No	3/29/2025 8:25 AM

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54	A little too heavy on the requirements. It should not be limited to principal residences. I have no problem with heavy fines for noise and nuisance but you may limit options unduly if, for example, a person occupies the home periodically but does not meet principal residence requirements. We occupy our home for, say, a week or two on, and a couple of weeks off. It may not qualify as a principal residence. But we would never rent out long term and be in no position to do so, so allowing STR here would not remove any housing from long term rental pool, yet the rule would eliminate STR. This limits supply and visitors to Osoyoos.	3/29/2025 7:25 AM
55	Too many unanswered questions. Town opted in before looking at long term impact on guests coming to our town and continued impact on infrastructure of the Town.	3/29/2025 6:17 AM
56	Osoyoos is a tourist destination. Much of the town and its economy relies on tourism. Currently, there is not enough accommodation in hotels and motels to meet the need in high season. I agree with licensing and some regulations however the principal residence requirement does not make sense. Secondary suites in homes are and should be used for long term rentals as they are often more affordable to the average person. I agree with licensing and regulation and even an annual fee for STR but think it should be permitted without the principal residence piece especially since Osoyoos is a resort municipality and was exempt from the provincial regulation and I think the town of Osoyoos should align with this.	3/28/2025 11:07 PM
57	I feel owners need to be responsible, live in town so they can manage their guests and their actions.	3/28/2025 8:19 PM
58	The licensing fee seems high but penalties seem low. Minimum penalty should be equivalent to the licensing fee.	3/28/2025 7:47 PM
59	No fee and no license. May be just no fee registration.	3/28/2025 7:05 PM
60	No business's licence requirement and no fee.	3/28/2025 6:47 PM
61	only 4 rooms/units or suite on a property max	3/28/2025 6:23 PM
62	Please see the above.	3/28/2025 6:18 PM
63	Remove all of "business license requirement " including all the drop down points.	3/28/2025 6:14 PM
64	Who's going to be able to do the health and inspections? Fines? Is the fire station going to indirect each home? That's why this is a tax grab and the city will be unable to mitigate or facilitate the proposed requirements which will cause a back log. It called RED TAPE. 1. Application 2. Floor plan 3. Parking plan 4. Small sign stating STR LICENSE # owners name and phone number 5. \$250 fee 6. Proof of insurance. Done!!	3/28/2025 6:05 PM
65	Parking requirements are unrealistic. 1 space for every bedroom in the property? Perhaps I'm missing something but most people wouldn't be able to accommodate 4 extra vehicles plus their own on their property. 1 vehicle space permitted is sufficient enough.	3/28/2025 5:53 PM
66	Allow the whole home to be used as a short term rental with rules and regulations.	3/28/2025 5:08 PM
67	none	3/28/2025 4:55 PM
68	Remove the detatched dwelling part, i should be able to air bnb my own home when i am away from it	3/28/2025 4:38 PM
69	I have no intention of doing short term rentals in Osoyoos, but think for a tourist town it's ridiculous that it is not more open	3/28/2025 4:18 PM
70	Charging \$750. is too much. The people renting out their property obviously would need insurance, but the renter should be responsible for the fire plan and seeing that the place is fit to live in before renting. This should be their responsibility without town interference.	3/28/2025 4:14 PM
71	The permanent residence requirement. We own a condo that we only use partially throughout the year but would like to rent it short or long term when we are not there	3/28/2025 4:11 PM
72	Restrictions should apply but The owner should NOT have to live in the primary residence.	3/28/2025 4:10 PM
73	Should not have to be Principal residence if you are renting the other suite long term	3/28/2025 3:56 PM
74	\$750.00 licensing fee. All of it.	3/28/2025 3:48 PM
75	A scaleable application fee based on number of bedrooms. A one bedroom STR does not have the same income generating opportunity as a 4 bedroom STR therefore the	3/28/2025 3:47 PM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

application/licensing fee should be scaleable accordingly to support a fair and competitive process.

76	Additional annual fee. Osoyoos is a touristic destination with clearly not enough accommodation without STR. Without tourist, the town economy will collapse. We should make easier to attract more visitors investors and tourists, not the other way around.	3/28/2025 3:45 PM
77	No	3/28/2025 3:39 PM
78	1 parking space per bedroom is not feasible. It doesn't promote carpooling which adds to carbon footprint. It also increases traffic in residential areas and requires an abnormal amount of space for vehicles. SUVs and Vans can accomodate 8 passengers which matches the maximum number of guests permitted per STR. I am in support of having 1 dedicated parking spot per STR. Additionally, the \$750 annual operating fee far exceeds business licensing fees showcasing it's lack of support for small business owners. With increasing home ownership costs, this hefty fee mitigates the ability for homeowners to offset cost of living in the Okanagan.	3/28/2025 3:31 PM
79	Fees	3/28/2025 3:24 PM
80	Add condos, townhomes	3/28/2025 3:23 PM
81	You want to apply unreasonable bureaucracy and restrictions that do not apply to regular rentals or even purchased condos. 1 parking per bedroom? Health and safety? License fees? Seem like it was written by bureaucrats for bureaucrats	3/28/2025 3:21 PM
82	There are stricter regulations being put on the str than on long term rentals. The requirement for parking for each room etc is not mandatory for long term. Very rarely is it a 2 bedroom being rented by two people coming to visit in separate cars, often its a family with kids - so why there is a requirement for a car per room is ridiculous!!! additionally, removing any condo or dwelling that is not lived in by the owner. If you own a property you should be able to do as you wish with it	3/28/2025 3:05 PM
83	Proof of compliance with the principal residence requirement	3/28/2025 2:58 PM
84	Yes - I don't feel Primary Residence should be the terminology used. It should be "Owner Occupied" or "Owned". We have a Secondary home in Osoyoos which we occupy 50% of the year. We would like the option to be able to short term rent out a portion of this space. We pay taxes, contribute to the Osoyoos economy and feel we should be allowed to rent our property if it's "Owner Occupied" not strictly our permanent residence.	3/28/2025 2:58 PM
85	No	3/28/2025 2:55 PM
86	The penalties are not clear, I'd like to see more information on that. Also I read something that would require the host to be on site 24/7 and I don't think that is reasonable, it doesn't allow for vacations, emergencies or any other contingency.	3/28/2025 2:54 PM
87	add insurance requirement	3/28/2025 2:47 PM
88	I believe short-term rentals should allow more than eight occupants if the space can accommodate them. Many rentals already have extra beds and common areas that guests are willing to use, often paying an additional fee for extra guests. If a rental has the capacity and the owner is comfortable with larger groups, there shouldn't be an arbitrary limit as long as occupancy remains safe and reasonable. Similarly, requiring one parking spot per bedroom doesn't make sense. Most guests travel in groups—families or friends—who often carpool. Instead of tying parking requirements to the number of bedrooms, it would be more practical to base them on the rental's total occupancy or the available parking space on the property. For example, a four-bedroom home in a dense area might only have room for two vehicles, which should be sufficient if guests are carpooling. Lastly, the \$750 annual business license fee seems excessive, especially for owners who only rent their properties occasionally. A tiered system would be more fair. For instance, owners who rent out their property daily for more than six months a year should pay the full fee, but those renting for three months or less—often just to family and friends during the summer—should have a lower fee, such as \$150. This approach would recognize the difference between full-time rental businesses and occasional hosts	3/28/2025 2:47 PM
89	Fee is too high.	3/28/2025 2:43 PM
90	Need regulation regarding late evening noise ie partying. We experienced an evening of noise	3/28/2025 2:41 PM

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and repeated Police visits when an STR near us rented to young adults. A fight broke out and a teen was rendered unconscious from a blow to the head. We don't want to see more of that.

91	No	3/28/2025 2:40 PM
92	Fees too high. Parking spaces should be 0.5 per bedroom	3/28/2025 2:36 PM
93	There should be penalties for rowdy guests and a limit to how long they can stay. E.g. constant turnover is annoying but overstaying is not always good either. It could be disruptive to neighbourhood.	3/28/2025 2:35 PM
94	See above comments.	3/28/2025 2:30 PM
95	Abandon the idea entirely	3/28/2025 2:26 PM
96	Nil	3/28/2025 2:24 PM
97	If there is 4 bedrooms there could be more than one family renting so I think there should at least two off street parking spaces.	3/28/2025 2:18 PM
98	Allow condo strata to decide (regardless of zoning) to decide rental lengths. 8 person, parking, etc all ok	3/28/2025 2:16 PM
99	As per above - inspection and fire plan for home owners that live at the same location as STR year round. Minimal risk and should be in its own category . Not to be lumped in with resorts or owners who are not present. It's not justified	3/28/2025 2:12 PM
100	The annual fee is high.	3/28/2025 2:05 PM
101	Condos should be permitted	3/28/2025 2:04 PM
102	How is the RS1 Zone determined and by what criteria If an owner outside this Zone wishes to operate STR what is the recourse - seems arbitray and discriminatory	3/28/2025 10:55 AM
103	reduce the \$750 annual fee	3/23/2025 5:38 PM
104	There is mention of proof of principle residence. I don't understand the point of the program if the requirement is that it is your primary home. That is already the provincial law... Many people don't spend all year in Osoyoos & the need for private home rentals for families is what we should focus on. No families are staying in rentals in someone's home or basement suites. Missed the point	3/22/2025 10:57 AM
105	The \$750 license fee to be modified in addition there is a \$150 license fee to the provincial government . The cost to set up an Airbnb is high so to impose such a high license fee is concerning. The wait that would be required for approval as the season is approaching & the provincial government requires license number to list on platform is quickly approaching. Need to clear up why the town opted into the provincial government program	3/21/2025 12:00 PM
106	Having 8 people in addition to the homeowner and perhaps family is ridiculous. Numbers alone increase the noise volume and traffic flow. The Good Neighbourhoods bylaws would have to be rewritten because of the disruption this would cause. Easy to see that the homeowner would spend a few days at friends while the partying went on. How can the proposed guidelines regulate this? They can't so sadly the neighbours are left to hide in their homes while the vacationers are having a good time. Nothing wrong with having a great time while on vacation but not at the expense of the people who live here full time.	3/20/2025 2:11 PM
107	the pilot program should not be present at all and short term rental should be allowed in Osoyoos with no questions	3/20/2025 12:33 PM
108	The \$750.00 annual fee is ridiculously high. This needs to be an appropriate amount that would be no more than \$150.00 as the amount of time needed to process a license is approximately 15 mins.	3/19/2025 12:59 PM
109	The occupancy maximum is too high. Eight guests are too many to control.	3/19/2025 12:51 PM
110	Prolific offenders (more than 2 bylaw tickets) auto magically lose their business license. Operators that are operating illegally need to be ticketed and taken to court. This needs to be promoted as a privilege not a right.	3/18/2025 6:08 PM
111	a 2 per bed +2 occupancy rule. proof of STR-compatible insurance as most home insurers do not cover this use. There is no density requirement under this pilot. Conceivably entire blocks	3/18/2025 7:36 AM

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could be converted to STR and that would be allowed. it should be a separation distance limitation on density or a town-wide 1% cap or something.

112	The regulations needs to define host's primary residence. I cannot find the definition in the relevant bylaw or staff reports. The MTI bylaws and regulations need to have a fine for a homeowner operating a STR without the home being primary residence. After a year need to review the impact on rental availability and cost of rental accommodations. Also the impact of STRs on availability of seasonal worker housing. The impact on affordable housing in the community.	3/17/2025 7:45 PM
113	Dedicated complaints phone number triggering immediate inspections	3/16/2025 4:30 PM
114	Noise bylaws must be stongly adhered to for all users of the STR program.	3/16/2025 11:04 AM
115	I don't see where the minimum stay period has been addressed	3/16/2025 11:03 AM
116	This seems like a money grab to me but if I was allowed to operate a airbnb I would be okay with that	3/15/2025 5:55 PM
117	Make it easy and affordable for the STR host.	3/15/2025 1:27 PM
118	No duplex unit STR; could be rented long term.	3/15/2025 8:50 AM
119	I don't think STR should be allowed in residential areas	3/15/2025 7:22 AM
120	Do you think it is necessary to have one parking stall per bedroom? I would say you need an onsite parking pass attached to their permit for either one or 2 max vehicles based on existing parking and max. no qualified on the permit to stay overnight.	3/14/2025 8:20 PM
121	None	3/14/2025 3:20 PM
122	None	3/14/2025 12:38 PM
123	The parking at 1 parking/bedroom is excessive. unless street parking is included 8 people would not come in 4 cars	3/14/2025 9:58 AM
124	Modify to include private individual can own one secondary property - not owned by corporate - town receives full tax \$ on property - STR users and vacationers spend more money on their short stays	3/14/2025 8:51 AM
125	Lets try it out for 1 year then look at it again.	3/14/2025 8:44 AM
126	Trump mentality over in the Town Office. Who needs their bonus so bad that you need to screw home owners?	3/13/2025 8:55 PM
127	Short term rentals only in hotels and motels.	3/13/2025 4:15 PM
128	Not really!	3/13/2025 11:06 AM
129	Such a large fee for providing STR forces the host to increase the rental value to unattractive levels.	3/13/2025 7:33 AM
130	As above	3/13/2025 7:06 AM
131	All shoould be removed	3/13/2025 12:11 AM
132	no	3/12/2025 8:54 PM
133	Parking plan ,Buisinss license	3/12/2025 2:55 PM
134	Increase the minimum penalties in order to discourage people from abusing the bylaw. Osoyoos may be a resort town, but people also live here full time. STRs should only be allowed in motels, not in residential areas. It is almost impossible for someone to find rental accommodation in the summer months unless willing to pay \$3,000+ per month July & August. Also STRs are a nuisance to permanent residents and an expensive one, as tourists don't care about any common property.	3/12/2025 2:39 PM
135	Again, I do not know what zone our house is in. If we are in the designated zone, we would love the opportunity to rent our home out to families during the summer. li believe in this climate we find ourselves in, revisiting the STR in Osoyoos is a good move for the economy.	3/12/2025 12:05 PM
136	People who own a residence should be allowed to do with it as they wish. When these	3/12/2025 7:25 AM

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properties were purchased in good faith these restrictions were not on the table. You've supercharged the deterioration of their values as well as impacted small business greatly. Not bright. Osoyoos hotels and motels by and large have not invested in updating and for a family to come here they require more space ...something a str can offer. A massive mistake and one that will likely be your councils Demise and resulting replacement.

137	Not sure - will wait for some clarification(s).	3/11/2025 10:22 PM
138	All of it until Osoyoos can provide affordable housing for local residents.	3/11/2025 6:13 PM
139	Make the change don't sit on fence with pilot . Hire more Bylaw officers . And maybe actually have a planning dept	3/11/2025 5:28 PM
140	No	3/11/2025 4:13 PM
141	It's not the towns job to tell me who I can and can not have staying in my house.	3/11/2025 1:31 PM
142	I live close to a VRBO house and the parties noise etc. is very annoying.	3/11/2025 1:30 PM
143	There should be no short term rentals in our residential neighborhood at all. We did not buy our home to be beside a hotel	3/11/2025 11:27 AM
144	Not clear if regulation applies to Lakeshore Villas. Fees are too high for license and terms are too restrictive. Regulation makes no sense for apartment style locations	3/11/2025 10:46 AM
145	Too much parking required. If a family is renting 2 or 3 bedrooms they won't need 2 or 3 parking spaces	3/11/2025 9:55 AM
146	4 rented rooms, plus 1 parking space per rented room is too much. Restrict it to 1 rented room and 1 parking space. This will reduce the amount of traffic and parking issues by strangers in residential areas.	3/11/2025 9:41 AM
147	The licensing fee is too high for small, part-time B & Bs.	3/11/2025 9:29 AM
148	massive penalties to str operators that break the rules. Revoke their permit immediately if constant infractions. again....make money for the city from the wealthy, high end, expensive ones. Maybe an easier way is a % of profit. Flat rate. someone rents their tiny basement once a month for a weekend so pays say 10% of what they make a yr to city. Say 350\$. Then someone renting huge house full time and making \$20,000 a month should too pay 10% to the city. It's the cost of doing business. The rich won't like it but the big bucks from them can go directly to affordable housing in the area.	3/11/2025 7:29 AM
149	Parking should be removed. Parking is not an issue in Osoyoos so I don't think it needs to be included in the rules	3/10/2025 10:41 PM
150	The cost of a licensing fee seems way too steep.	3/10/2025 10:29 PM
151	Why is there a \$750 fee when the government of B.C. has a \$150 fee? What is this fee going to pay for?	3/10/2025 9:47 PM
152	Need to supply local property manager / host or emergency contact. It's a principal so owners will be presumable out of town. Stricter documentation to prove it's a principal residence (home owner grant, CRA assessment, etc.)	3/10/2025 9:03 PM
153	If you are going to charge these high fees there should be little restrictions.	3/10/2025 8:40 PM
154	Leave it alone	3/10/2025 8:08 PM
155	ban it	3/10/2025 7:52 PM
156	Licencing should be pro-rated based on number of units, ie \$750 per unit.	3/10/2025 7:25 PM
157	No	3/10/2025 6:15 PM
158	No	3/10/2025 6:04 PM
159	Business license fee for a small business and short season to high	3/10/2025 6:01 PM
160	I don't believe the principle residential requirement needs to apply given all other criteria as well as city oversight on requirements such as business license, parking, health and safety. The more restrictive the city is, the greater challenge it will face in trying to achieve a better outcome.	3/10/2025 5:59 PM

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161	Parking requirements seem a bit restrictive. Maybe one parking for each 1-1/5 bedrooms? (1 bedroom = 1 space; (2 or 3 bedrooms = 2 spaces; 4 or 5 bedrooms = 3 spaces and so on.) This allows for families with children.)	3/10/2025 5:46 PM
162	No	3/10/2025 5:43 PM
163	the annual licensing fee is quite expensive	3/7/2025 10:53 AM

Q11 Do you have any additional comments about short-term rental accommodations or short-term rental regulations in Osoyoos? (500 characters max)

Answered: 171 Skipped: 136

#	RESPONSES	DATE
1	Maintaining the integrity of your neighborhood is utmost	4/7/2025 2:33 PM
2	again needs to stop and be redone with certain areas where it is allowed and only if those in those areas approve it. If it got approved by area residents those that own the house need to be fulltime residents not those that have homes in other areas, towns and only reside part time in house being used for short term. That way they get to be there with the revolving door of people in and out every week and sometimes every 3 or 4 days. It's no fun.	4/4/2025 11:22 PM
3	It is tourist town, family do not afford to pay high hotel prices, town needs support family to raise money to pay property taxes, high cost of living. If there is no tourists, because they have no where to stay, you won't need a short term by-law.	4/4/2025 7:42 PM
4	If you proceed with STR's one would hope the town hires several more bylaw enforcement personnel to enforce the bylaw. There seems little point in a bylaw unless you have a plan to enforce it.	4/3/2025 10:45 AM
5	Osoyoos is a resort town and my lake front home is empty most of this summer. The families that rented my home in previous summers are very disappointed that they can't come to Osoyoos this year because of the STR ban. Also, I am incurring additional costs due to the lack of STR income. I urge Osoyoos city to opt out of the Provincial government's STR act and not impose any additional regulations and fees on the residents of Osoyoos who want to have STRs.	4/2/2025 10:32 PM
6	Short-term rentals should only be allowed in condo buildings that allow them. Owners that are permanent residents and taxpayers should not have to put up with the problems that come with vacation rentals.	4/2/2025 9:58 AM
7	Keep the STR away from tax payers residences. Nobody wants to live next to a revolving door neighbour. Promote our existing hotels and such businesses. Let taxpayers enjoy the peace of mind in their own homes.	4/1/2025 10:51 PM
8	I think that without short term rentals in Osoyoos our entire town will decline to a sad state, businesses of all types not just service industry are declining due to there being no new construction, renovations etc.	4/1/2025 7:11 PM
9	Short term rental creates economic benefits throughout the town during the high season as well as the shoulder season with snowbirds that travel as far South as possible and land here for the winter. Bodies are brought into town year after year and memories are created while vacation money is spent on all the necessities and luxuries the town has to offer. The locals that live on the premises are knowledgeable and can promote town activities, attractions, restaurants, and local markets. Money spent in town that otherwise may not have happened. If rolled out properly, hundreds of families could vacation in Osoyoos when many motels have reached their capacity. Its a win win for town, homeowners, and tourists.	4/1/2025 2:52 PM
10	You must think about what kind of town you want! Resident owners or full time renters will be the people who support the local clubs, etc and provide a stable community. Short term renters will not provide stability to the community nor provide a population that volunteers to local groups or runs for local office, supports elections or other community functions. Residents work for the town.	4/1/2025 12:04 PM
11	The town needs tourist dollars. Regulated and prioritizing health, safety and fire protection for people and the community should be at the top of the priority list. There should be a way to tax/charge tourists, for instance through boat launch fees Or boat gas taxes. People who own property should be allowed to use their property the way they want providing it doesn't affect	4/1/2025 11:53 AM

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the health, safety and well being of others and the environment. If people want to rent their places they should be allowed within reason and certainly with the expectation health and safety measures are in place.

12	Allowing STR is essential for the town to survive as a tourist destination. There are limited hotel/motel options for tourists and the prices are astronomical. Why not encourage competition by allowing STR in a variety of properties for visitors?. There may be an increase in domestic tourism due to lack of travel to the USA, and with a weaken CAD dollar, people may want to visit the Okanagan (Osoyoos) more. If Osoyoos does not have enough accommodation options, or if the Town makes it too expensive and arduous of a process for property owners to offer STR, tourists will go elsewhere and the town will suffer an economic loss.	4/1/2025 10:34 AM
13	STR's are great and provide wonderful places for people to stay and can provide additional income for those hosting. I hosted in Vancouver and loved it! It was AWESOME, ppl from around the world had an incredible stay in Vancouver from my hospitality, genuine pride of the area and enthusiasm to share all the excursions and activities of the area!	4/1/2025 8:02 AM
14	I believe that the short term rentals bring wealth and vibrancy to our town. I do believe that there should be a minimal one week rental., Restrictions on the amount of people per dwelling and one parking spot. I absolutely do not agree with the business license being necessary.	4/1/2025 5:57 AM
15	Regulate it, but don't over regulate it. Don't kill peoples livelihood! Our town needs tourists, it's our major "industry" Allowing STR in basement suites takes away from affordable housing. Let people rent their big lake front homes for STR tourism and bring in the guests who can afford to spend.	3/31/2025 9:37 PM
16	I believe short term rentals are essential in osoyoos as we are a resort town. There is not enough places for visitors to stay. If we don't have visitors coming to osoyoos the town will die and as our family has been coming to osoyoos regularly for almost 20 years that would be a shame. Let's continue to be Canada's warmest welcome.	3/31/2025 6:42 PM
17	I believe age restrictions are more of a rental problem than anything else in our town. As someone under 55, it is difficult to find suitable housing even when you can afford to buy	3/31/2025 6:06 PM
18	I think Osoyoos should never adopt the provincial short-term rental ban. Osoyoos has a unique ecosystem of economy and living, very different from larger urban places, where people actually live and work, and where the regulation of the short-term rentals possibly does make more sense.	3/31/2025 4:16 PM
19	I believe it's important to provide a cost-effective way for families and people to come to the town of Osoyoos. This last year we saw significant increases in both hotel and motel fees to the point of being outrageous and many families and individuals were unable to afford or even find accommodations in 2024. All you have to do is go online and look at the cost. That hotels are trying to charge individuals and families at this point due to the fact that short term rentals were pulled from the town of Osoyoos. So is it community that should be able to house long-term in short term stays by only selecting those individuals who have the Atmos financial need to come to Osoyoos is wrong we have got to balance out being able to provide for all those individuals and families so want to come to enjoy this beautiful town that they can do so And SRT's are absolutely part of that ability to do so thank you for your time and listening.	3/31/2025 3:33 PM
20	Short term rentals are important for the local economy, the local people will suffer and thinking there will be more rentals for long term renters will not work. People just won't rent in some instances.	3/31/2025 3:28 PM
21	Never allow this , it's greed and people have a hard enough time finding employees that live here , short term rentals stop the rental market for long term people who are here all year round	3/31/2025 3:18 PM
22	I can appreciate that the town is doing their best to communicate the pilot project to everyone, for those that have always operated under the rules in town and this change is driven by a few owners that decided to abuse the system. We need to secure some funding from the province for low cost housing for our seniors & those that need it. Would be nice if town could look at co-op housing. I love Osoyoos, have been coming for 40+ years and many folks have bought their second home in the area. We are a special place, and tourism is our life-line for business & tax collected. thank you	3/31/2025 2:30 PM
23	I believe it's necessary, and it's good for the town not only for business but for short term labour / and with the tax increase / water metres some of these people actually a pretty big	3/31/2025 1:25 PM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

	percentage of the people need the short term rental to offset increases imposed on us.	
24	I recognize the role that well controlled STR's can play in our local economy. I live in a residential area with an illegal STR next to me which has adversely affected my ability to enjoy my property. There has been no enforcement. I can support a stringently controlled policy with enforcement. I do so reluctantly because I have lost all trust in the Town's ability to enforce any bylaw.	3/31/2025 9:23 AM
25	Absolutely there should be short term rentals as Osoyoos is a Seasonal summer vacation town, with safety regulations and regulations to keep the Town peaceful And respected.	3/31/2025 8:45 AM
26	How are they going to be monitored and I feel the cost of licensing should be quite a bit higher to accommodate the necessary bylaw officer to maintain and monitor	3/31/2025 8:26 AM
27	No	3/31/2025 7:28 AM
28	none.	3/31/2025 7:22 AM
29	Providing more accommodation choices will serve our community, serve in particular the middle class and seniors. Wií also provides the extra income for these same demographics who own and live here the needed revenue to remain here creating a vibrant community and caring year round neighborhoods for families and seniors to live and thrive.	3/31/2025 7:07 AM
30	Yes , if a few complain about a niche market and we regulate it , we loose taxes from the residual that these guest spend and then we have to raise taxes to cover city expenses and then the few complain after that we have high taxes and we wonder why	3/31/2025 5:01 AM
31	We should be allowing it without the business license to those wanting to do it occasionally. The license will only serve to clog up staffs time and take them away from other, more important aspects in the town.	3/30/2025 8:21 PM
32	I would like to understand how the revenue from the licenses would benefit the town.	3/30/2025 5:26 PM
33	Osoyoos has a unique opportunity to capitalize on nearby towns shunning short-term rentals (STRs) by embracing them. Restrictive regulations will drive investment away, but supporting STRs will attract tourism, boosting the economy. This town was founded on tourism – let's keep it that way by allowing locals to generate income to afford their homes, support infrastructure needs, and sustain the community and local small businesses.	3/30/2025 10:50 AM
34	As an owner of A vacation property that can no longer be Airbnb due to not being principal residence. The home will now sit empty, except for when I use it and we all lose out. You lose tourism revenue, and I lose rental income. Your 67% approval of this decision was made by residents with a biased opinion as their personal Airbnb's rates will now go up as well as the hotel costs. Why would I rent my vacation property long-term when I can no longer use it as my vacation property in such such a scenario?. It's a flawed and shortsighted decision on the towns part that benefits the hotel owners. Why not survey all Osoyoos homeowners and not just the residents ? Then you will get an actual correct number regarding support for principal residence exemption	3/30/2025 7:36 AM
35	If you leave it as is we will not comply and I don't believe you will find many people will. If you want to generate income for the town, simplify the program and do not attempt to limit the number of rentals. If you want more long term rentals incentivize developers to build them.	3/29/2025 8:55 PM
36	I encourage an incentive program be implemented to encourage more long term rentals in our area.	3/29/2025 6:03 PM
37	This is a waste of town resources to attempt to manage rentals. Tourism funds this town-support the money maker.	3/29/2025 5:31 PM
38	i do think it is needed in the community, just concerned about the extra effort on the bylaw enforcement	3/29/2025 5:20 PM
39	The Council needs to look around them and see the obvious. It is not helpful to anyone when there are "For Sale" signs everywhere. To bolster local business and create a vibrant community, STRs is critical for the town's success and the only way to grow the tax base. STRs are not an issue only poor owners but the way AirBnB and other platforms operate poor owners will be forced to be better or they will self exclude themselves from being a host. If the local residents in Osoyoos want to benefit from local amenities, the town needs to be friendly to tourists otherwise the town will see it slow demise.	3/29/2025 2:06 PM

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40	Short-term rentals are very important for tourists with families coming to Osoyoos. By restricting short-term rentals tourists will go somewhere else.	3/29/2025 12:40 PM
41	Osoyoos has a great opportunity to be a unique resort community in the Okanagan that provides many accommodation options for visiting families by allowing STRs across building types and without a principal residence requirement. This would benefit the Town and businesses through increased tourist related revenue. Please consider opening this pilot up to other building types. As a pilot if there are challenges with some building types or a principal residence requirement would be seen as beneficial, those changes can be introduced, but at least give it a chance to be proven as successful.	3/29/2025 11:48 AM
42	The STR pilot program in Osoyoos raises serious concerns. Imposing a \$750 annual fee and mandating a business license for homeowners is excessive and unjustified. I strongly advocate eliminating both the fee and the licensing requirement entirely. Tourism fuels our local economy, and such barriers will discourage property owners from offering rentals. Fewer options for visitors translate to reduced revenue for businesses across town. A simpler, no cost approach would better support our community's prosperity.	3/29/2025 11:30 AM
43	I worked as a Wine tour driver for part of one season in osoyoos but quit as I was very unhappy about picking up only 5 trips from local hotels and the rest coming from neighborhoods that had 10 ,plus people come out of a neighbors home with 5 cars parked on the gravel frontage.	3/29/2025 11:15 AM
44	Your short term rental restrictions has destroyed tourism in this beautiful Town	3/29/2025 11:04 AM
45	Your STR restrictions killed tourism in Osoyoos.	3/29/2025 11:03 AM
46	Why does the town refuse to release the number of STR bylaw infraction fines it has issued in the last 3 years? Lack of transparency usually means the town hasn't issued any fines. And all the talk coming out of city hall about enforcement is just lip service to make the residents think the town is doing something.	3/29/2025 11:01 AM
47	no	3/29/2025 10:13 AM
48	Allow for 1 non principal residence to be listed as short term rental. If you want to restrict, restrict multiples.	3/29/2025 9:24 AM
49	I believe short-term rentals should not be allowed in residential areas as they compete with long-term rentals in this town, and I also find they have been disruptive for neighbouring year-round residents.	3/29/2025 8:56 AM
50	This looks like a good start to solving a big problem, thank you!	3/29/2025 8:54 AM
51	I am coming at this from the perspective of someone who believes in limited government. I believe the market will balance itself out if businesses are allowed to operate without too many regulations. But I also recognize that it is very difficult to find full-time housing in this town. I do not know what the solution is, but at least more STRs would accommodate more seasonal workers.	3/29/2025 8:43 AM
52	We need less government intervention in our lives, it becomes another way of collecting money from the people	3/29/2025 8:15 AM
53	You should grant more latitude to owners but have heavy fines for nuisance caused to neighbors. The visits are needed for the local economy and you should include houses with any personal or seasonal use, even if that falls short of a principal residence. Keep in mind provincial rental laws prohibit any rentals for a fixed term—once a tenant rents a place, even if stated for a fixed term, the Residential Tenancy Act grants the tenant an absolute right to stay on a month to month basis after the term,so this prevents landlords for renting for, say, October to May—because the tenant can lawfully refuse to leave at the end.	3/29/2025 7:30 AM
54	What happens to the revenue generated by the taxes- that is where does the money go. A clear report would indicate that.	3/29/2025 7:27 AM
55	Local businesses are suffering especially in the winter due to people living on. Warmer climates during the fall/winter months. The city needs to support small businesses more. Taxes are going up impacting commercial residence so there's no benefits.	3/29/2025 5:20 AM
56	Restricting STR does not solve the long term housing and affordability crisis. In comparison to other resort municipalities, Osoyoos lacks in accommodations, STR's are a great way to offer	3/28/2025 11:10 PM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

options to tourists as well as contribute to the towns economy.

57	I understand needing to make extra income. That being said owning a home here and not living in osoyoos is just a business, not extra income. These places should require the owner to at the minimum live in osoyoos so they can monitor guests. The drunken parties with obnoxious people keep my family from having our windows open at night.	3/28/2025 8:21 PM
58	A number of Osoyoos residents are people living in stratas. I don't know of any stratas whose bylaws would allow STRs. It will be important, somewhere in your application process, to have the applicant declare if they are part of a strata. If they are, and the strata's bylaws forbids STRs, there could be serious liability problems.	3/28/2025 7:54 PM
59	Yes - please remove the Primary Residence requirement. To my knowledge the town was exempt and did NOT need to adhere to the provincial regulations. There are many people who occupy places in Osoyoos themselves, as secondary residences. We should have equal opportunity for STR programs given we pay taxes and support the towns economy/housing.	3/28/2025 7:34 PM
60	Our condo is a snowbird accommodation while we are travelling during the winter months for 3-4 months. The rest of the time we live in Osoyoos. There's no need for any regulations on this situation.	3/28/2025 7:12 PM
61	Look, I get that Osoyoos wants some rules for STRs, but this pilot program's gone too far. A \$750 fee every year and a business license just to rent out your place? That's ridiculous! Homeowners shouldn't have to pay a dime or deal with that hassle. Maybe a simple no fee registration to keep track of things, but that's it. Tourists keep this town buzzing, and piling on costs will scare off renters. Less rentals, less visitors, less money for everyone!	3/28/2025 7:07 PM
62	The STR pilot program in Osoyoos is misguided and risks serious harm to our tourism driven economy. Requiring extensive paperwork like health inspections, fire evacuation plans and a steep \$750 annual fee places an unfair burden on property owners. Limiting it to one STR per parcel further restricts options for visitors. This town relies on tourists to keep businesses afloat. Fewer rentals will mean fewer guests spending at local establishments. The council's heavy handed approach could backfire and undermine Osoyoos' economic vitality.	3/28/2025 6:54 PM
63	This STR pilot in Osoyoos is a total buzzkill for tourism and the town's wallet. Slapping a one-STR-per-lot rule with just 4 bedrooms, 8 guests tops, and a parking spot for every room? That's way too strict—travelers won't bother. Then there's the \$750 yearly fee and fines up to \$3,000—ouch! Homeowners will ditch renting, leaving fewer spots for visitors. Less tourists, less cash for local shops and eateries. Osoyoos lives off tourism; this plan's gonna tank it big time.	3/28/2025 6:48 PM
64	More parking will be needed and no more than 4 units	3/28/2025 6:24 PM
65	Banning short term rentals in a resort municipality is an absolutely insane idea. People who work very hard and invest into buying groceries a property in such municipality want to enjoy it with their family - not to rent it long term. The only thing they can be open to is to rent short term, when they are away. Please do not ban short term rentals in Osoyoos!	3/28/2025 6:23 PM
66	Stop making it hard for people to survive in these uncertain times. More restrictions , more cost to business license etc is creating harder living conditions and more stress to the town. Stop thinking short term.. thing long term in supporting your community	3/28/2025 6:16 PM
67	The town and council have no ability to police STR's. The town and council have no experience running a business. This is a business. Make it reasonable and easy so people will be honest and register. If there's a property complaint people will be able to call the owner directly.	3/28/2025 6:09 PM
68	Yes I think opening up short term rentals enhances the tourism industry in Osoyoos It is a beautiful summer vacation spot and it was extremely quiet last summer, this affects all the small businesses in the town and surrounding area.	3/28/2025 5:55 PM
69	Yes .I,we live across from La Mirada which was supposed to be be residences . They are in effect short term rentals . This is a residential area which was never intended to be an area with a hotel which it has become . Parking is an issue . We can't park on the road with our boat trailers across from White Sands as there is not close enough parking at the hundred of thousands of dollars boat launch area even though nobody ever parks on the west side of the road . BUT .it is o.k for renters at La Mirada to park on Oleander with boats and trailers and parking on the edge of the road which is not wide enough to accommodate such vehicles .	3/28/2025 5:06 PM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

This makes no sense which is normal in this town . You would think [that is the operative word] that with an elderly population that because of lack of intelligent planning with our boat launch there would be some compassion for older folks that can't park at the boat launch and may have mobility issues that they would be allowed to park across from White Sands as these spot are always vacant. Absolute stupidity. What else is new???

70	I like the pilot program. I think Osoyoos benefits greatly from tourism and housing for tourists should be available.	3/28/2025 4:56 PM
71	No	3/28/2025 4:38 PM
72	I get that it is hard for workers to find accommodations for the required extra labour needed for the summer. But hopefully that is being dealt with - because if we don't get back to short term rentals, we won't need the employees for the summer!	3/28/2025 4:19 PM
73	The town needs short term rentals. Excessive Governments bureaucracy is unnecessary and becomes burdensome.	3/28/2025 4:17 PM
74	Again remove the requirement that the owner must live in the STR as their primary residence.	3/28/2025 4:11 PM
75	Most people are interested in short term rentals because long term rental rules are ridiculous and do not protect landlords.	3/28/2025 3:58 PM
76	STR licensing could possibly be based on an annual ratio of STR compared to Long Term Rentals to ensure balanced availability of the different rental types to meet needs and stabilize housing types in the community. A disproportionate amount of either cannot sustainably support a tourism municipality like Osoyoos. The balance of a strong local resident tax base must be considered to the tourism demands on the community.	3/28/2025 3:53 PM
77	This is ridiculous. I don't even have a short term rental and this irritating. This is not going to fix our year round housing issues. This is going to cause more "for sale" signs going up and people leaving the community. The short term rentals in this community do not want full time renters. If they do decide to do long term rentals over short term you are going to find that people wont be able to afford the rent they are going to ask and the problem is still present. I walk past a whole row of old hotel rooms that sit empty all year round (even in the summer). If you need affordable housing it is sitting right there. Make an incentive for these old hotels to make long term rentals out of their empty hotel/motels. We also need industry and jobs besides tourism. People cant pay rent if they don't have a job that pays well. This is a rant, but implementing this short term rental pilot project is the worse thing you could have done with the huge tax increase. Moving has been a serious topic in our house this past year. I hope I am wrong and your Pilot Project fixes all the rental problems in this town.	3/28/2025 3:52 PM
78	These provide families and traveling groups different options to housing vs hotels. A few families should be able to rent a full house to themselves especially if the owner occupies it other times of the year. I don't agree that it should be a primary residence and only a suite or carriage home.	3/28/2025 3:50 PM
79	The town would be wise to balance having a pool of summer accomodations versus an overly permissive policy that allows residents or non-residents to purchase homes specifically to operate as airBNB businesses.	3/28/2025 3:44 PM
80	I believe there should be a differentiation between different lengths of stay. Short-term rental stays should be further broken down into multiple categories based on the duration of stay. Stays with high turnover could be subject to higher licensing fees as they incur a higher level of risk in exchange for greater profitability as opposed to stays 1 week or more which typically incur less risk as there is less turnover.	3/28/2025 3:40 PM
81	Despite how strong the hotel lobby is tourism depends on short term rentals and camping. Properties being str are not low income purchase or rental candidates. If you really want to help, help with the supply problem. Partner with someone to open municipal campgrounds on govt property. Stop working so hard to erode the tourism tax base	3/28/2025 3:27 PM
82	For a seasonal tourist town there should be more rentals for tourism. Tourism has been dropping, not enough hotels.	3/28/2025 3:25 PM
83	Strict enforcement and strict compliance needes	3/28/2025 3:23 PM
84	Limiting home owners to gain money should not be the target. Go after the large resorts and hotels to have higher visit/tourist tax	3/28/2025 3:06 PM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

85	No thanks	3/28/2025 2:58 PM
86	Yes - please remove the Primary Residence requirement. To my knowledge the town was exempt and did NOT need to adhere to the provincial regulations. There are many people who occupy places in Osoyoos themselves, as secondary residences. We should have equal opportunity for STR programs given we pay taxes and support the towns economy/housing.	3/28/2025 2:58 PM
87	They should not be allowed in Osoyoos.	3/28/2025 2:56 PM
88	I believe short term rentals are valuable for the community and I think it should be something the town supports as it does bring in additional hotel tax revenue to the town.	3/28/2025 2:55 PM
89	I support short-term rentals with reasonable regulations to ensure they operate responsibly while still contributing to the community. Osoyoos is a tourism-based town, and it's essential that visitors continue to have access to affordable and flexible accommodation options. However, regulations should be balanced to protect local residents without unnecessarily restricting tourism. Instead of imposing high business license fees, I believe a tourism fee of \$10-\$25 per visitor—applied to both short-term rentals and hotels—would be a more effective way to generate revenue. This money could be directly allocated to water development projects, ensuring that tourism helps support the town's infrastructure. Additionally, short-term rental regulations should be practical, such as allowing occupancy based on available space rather than arbitrary limits and basing parking requirements on actual needs rather than the number of bedrooms. These changes would help make Osoyoos welcoming to visitors while ensuring that locals benefit from tourism rather than being burdened by it.	3/28/2025 2:50 PM
90	I would rather rent out short term than long term. Landlords have no rights anymore.	3/28/2025 2:45 PM
91	I think STRs bring significant value to our tourist destination and are good for the economy.	3/28/2025 2:42 PM
92	No	3/28/2025 2:40 PM
93	Lighten up	3/28/2025 2:36 PM
94	I think it can be good for the town as long as it is highly regulated.	3/28/2025 2:35 PM
95	Once again... With all of the awful and terrible treatment from the United States... I feel that we are going to hopefully have a very busy summer and possibly a busy winter... The short term rentals are going to need to be 100% on a go-ahead basis Now!... Once again... Stop making things so complicated and difficult... Use common sense... Let's get going !!	3/28/2025 2:32 PM
96	None	3/28/2025 2:31 PM
97	More housing and better drinkable water	3/28/2025 2:27 PM
98	We think str is very important for the tourism industry in Osoyoos	3/28/2025 2:21 PM
99	See previous answers. Allow proper short term rentals (who pay taxes) and add value to the community to continue. Insane to think you can operate a resort town without and also provide hotels a monopoly. Hotels in which raised their rates on your opt in.	3/28/2025 2:18 PM
100	Frustrations around how late this is happening given these changes were being introduced by government over a year ago. Even after the town meeting a couple of years ago, nothing. And now feels like a scramble and definitely won't be done by May 1st. Horrible planning and change management	3/28/2025 2:14 PM
101	The timeline to implement seems long	3/28/2025 2:05 PM
102	The reason I have been able to plan for frequent holidays in Osoyoos with my husband and friends (spring,summer and fall) is because my family has had short term rentals. We have dogs and would not be interested in any hotels/motels	3/28/2025 11:34 AM
103	I think Osoyoos needs short term rentals. The area can be enhanced by allowing more visitors to the area. To benefit wineries, golf courses, restaurants, etc. The low Cdn dollar should benefit Osoyoos as Canadians look to travel in Canada. And this will benefit all people in the town. Perhaps the fees can be set aside to help fund long term housing concerns.	3/24/2025 3:05 PM
104	In the past i have tried to book hotels and resorts during summer time and it was very expensive and very hard to get an accommodation if you didnt book very early. Air bnbs would be a great help for people who are tourists	3/24/2025 11:04 AM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

105	I hope it will also apply to the RDOS on Anarchist mountain	3/23/2025 5:39 PM
106	I just want to reiterate the primary residence requirement is ridiculous. That is already the provincial law, so what's the point of the program? Owners with homes in Osoyoos that are not their primary home should be able to rent to families who are looking for a private rental if they meet the registration & occupancy requirements. Otherwise the town has completely missed the mark on this one	3/22/2025 10:59 AM
107	I have friends who had to endure these STRs in their residential-zoned neighbourhood and their life became a living Hell. There was zero enforcement and they were forced to take court action. We need more campgrounds and more motel space for tourists.	3/22/2025 12:07 AM
108	I strongly support short-term rentals in Osoyoos because they offer numerous benefits to the community. These rentals help homeowners maintain their properties while allowing them to enjoy their assets. They also attract visitors who contribute to local businesses, generating more revenue for the town. For vacationers, these rentals provide a homely environment with amenities like kitchens and pet friendly yards, ensuring a pleasant stay. Overall, short-term rentals create a positive experience for everyone involved and creates a more affordable option for families locally & internationally.	3/21/2025 12:05 PM
109	Determine what enforcement actually will be- what will be done not what could be done with non compliant owners. Saying it is hard to deal with these people is not good enough. Protect the community that facilitates tourism. Keep STR's out of residential neighbourhoods.	3/20/2025 2:17 PM
110	it is not the right way what Osoyoos municipality is doing with short term rental. in order to be osoyoos attractive touristy place the short term rental should not be restricted by the local government if it is allowed by provincial government	3/20/2025 12:35 PM
111	Curfew, noise regulations as above	3/19/2025 9:01 PM
112	Keep them limited. visitors have plenty of hotel options in Osoyoos. We have people moving into to town and they will need places to live, full time.	3/19/2025 8:49 PM
113	The should not be micromanaged. As a tourist designation, they should be mandatory.	3/19/2025 12:59 PM
114	Having lived next door to an illegally operated short term rental with absentee landlords, I think that short term rentals in residential neighbourhoods are disruptive to the neighbourhood. People are always coming and going and the guests do not respect the peace and quiet of the neighbourhood. For these reasons, short term rentals should not be allowed in residential neighbourhoods. Enforcement of any regulations is a must or illegally operated short term rentals will continue to be an issue.	3/19/2025 12:58 PM
115	There are ~2,600 single family dwellings in Osoyoos. On any given week in the summer of 2025 (July 1-Aug 31), there are more than 100 whole homes available to rent on AirBnB or VRBO. Check it. That's housing for 300+ people or 5% of the population. We don't need housing for tourists, we need affordable housing for residents first. Let's solve the tourism problems separately.	3/18/2025 6:22 PM
116	The success of the pilot program or any STR program will be dependent on strict enforcement. So far the town has illustrated no. willingness to pursue enforcement on illegal operators, what will the town do to enforce legal operators that don't comply. A main needs to be On illegal operation of non resident properties. An enforcement strategy and evaluation criteria need to made public so that the community can hold operators council and administration accountable. Without these 2 program components no program standards exist.	3/18/2025 6:18 PM
117	There must be platform (Airbnb, VRBO) accountability or they will just allow all listings, licensed or not.	3/18/2025 7:36 AM
118	I think it good to find a way to deal with illegal STR. I have concerns with changing the pilot program from a limit of approximately 130 to approximately 230 illegal BNB currently operating in Osoyoos. This is just the start and more will likely follow. My concern is this approach may have unexpected impact on housing stocks in the community - rental housing in particular. The hospitality sector is already struggling to find employees. Some of this is tied to the fact that affordable rental is not available in Osoyoos. STR may reduce rental availability in Town. Also the recent housing study indicates we need 300 more homes in the next 5 years. RSI currently allows for (I believe) up to two units on a property per provincial government regulations to increase Housing stock in the province. The STR regulations allows for a home owner to operate a ADU or stand alone secondary home to operate as a STR. This may very well	3/17/2025 7:47 PM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

counter the need for additional housing stocks in town. These are the kind of long term impacts of wide spread STR in all RS1 zone may cause. I'm concerned with the impact of STR on the water and sewer supplies that already reach its peak capacity in the summer months. It will take time to increase I understand that STR is a way to make Houses more affordable . I trust Council will receive my concerns and not have them included in a summary of some of the responses as have been done in past.

119	Noise and disturbance bylaws may need to enhanced	3/16/2025 4:30 PM
120	We are losing our original small town feel and look..not any good can come of ruining our neighbourhoods by overcrowding and infill housing.We don't have enough water and proper sewer treatment for those already here.so how will that be addressed? Will the East side have a sewer system for the homeowners there. That is the big question for me.	3/16/2025 11:08 AM
121	Having lived next door to a short term rental it often been very unpleasant. 2-3 day stays with constant partying, multiple families, multiple doors, loud music. It just ruins our environment that we've been here in Osoyoos for 30-years	3/16/2025 11:04 AM
122	Too disruptive to the neighborhoods	3/16/2025 6:12 AM
123	Untill this year I operated a successful bnb as most of my work is on the coast and the house is where I want to retire most of the people that stayed were people of financial means who supported the golf courses,restaurants and shops I believe this was a huge mistake joining the provincial legalization regarding bnbs and is a huge loss to the community financially	3/15/2025 6:00 PM
124	Make it easy, everyone will benefit.	3/15/2025 1:29 PM
125	Bed & Breakfast are being swept up in all of this, those with current permits have already met all the criteria (other than principal residence) and should not be penalized for being pro-active.	3/15/2025 9:52 AM
126	Stop messing with the free market	3/15/2025 7:30 AM
127	I don't think STR should be allowed in residential areas	3/15/2025 7:23 AM
128	I strongly feel that STR are an asset to this community and together we need to work toward a program that permits STR and yet so that they can be monitored with the fees established. I am happy that the license will finally be required because as a Realtor I have been in many properties in this community that have been used as short term rentals that are unsafe and waiting for a fire to happen. We also need to somehow come up with a quicker process to assist with inspections through either hiring a full time inspector or having our existing building inspectors receive a course from the Municipality to licences them to inspect the STR to the Communities required standards. We have many great home inspectors in the valley that could assist in this process. Just require them to attend a class and get Municipal instructions and certificate to inspect SRT. Thanks for the opportunity to test this pilot project in our community sincerely Eileen McGinn	3/14/2025 8:29 PM
129	I believe that these AirBnbs and Vrbo's rot out our community because it allows for more absent owners and "resort town" vibes. We need to prioritize young families who want to live here long-term above all else. I am worried for our community.	3/14/2025 3:22 PM
130	None	3/14/2025 12:38 PM
131	The Town cannot manage the existing STRs adding more will harm the residents	3/14/2025 9:56 AM
132	I think you should all give your head a shake.	3/13/2025 8:56 PM
133	Simply do not allow them. Too many problems in areas that are not designed for them.	3/13/2025 4:17 PM
134	No	3/13/2025 11:07 AM
135	No	3/13/2025 7:06 AM
136	Tourism is the number ! economic financial generator in the Town of Osoyoos. In season there are not enough Hotels , motels etc., to meet demand , Town can charge Airbnb a Hospitality tax which they collect and pay the town directly. Town can have Destination Osoyoos , manage STR, for residents & act like Airbnb platform give authority to them to manage str.	3/13/2025 12:20 AM
137	We have noticed a significant downturn in visitation to the area year round and especially in high season. I think the fires (out of anyone's control) coupled with the opt in of the Town to the STR legislation and the general confusion of potential tourists if STR's are still allowed in BC at	3/12/2025 9:09 PM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

all have significantly harmed the small businesses in Osoyoos. Where I believe there needs to be a balance of available housing and tourist accommodations, the lack of tourists over the last two years is causing the most harm to the year round residents who make most of their money during the boom in the summer. Being a resort municipality is part of the special charm that is Osoyoos.

138	STRs should be banned from residential areas.	3/12/2025 2:40 PM
139	We, like many others have rented our house on airbnb for 4 years. We removed our listing when these new rules came in effect. When we rented our home, we had many people who inquired about renting it, based on our judgment, we refused. We refused based on comments made that indicated possible trouble. The best people to rent to were families. People with children, young or older tended to enjoy the beach, restaurants, shopped at grocery store and visited the wineries. We have security on our home that allowed us to know when they left and returned. Most were back in the house by 10 at night. That is a pattern we observed, and for that reason, we loved renting to families. We hope we can be part of the pilot program and support the economy again if we are in the right zone. Thank you	3/12/2025 12:16 PM
140	People own their property's who are you to tell someone what they can or cannot do. Further, imagine telling someone that the car they own is going to be taxed because they don't car pool enough etc...people own their homes, have paid the taxes, the property transfer tax etc. Osoyoos "opted-in". This was designed to provide more homes to those in need and that is not our situation here. Government Control and extensive overreach is all this is.	3/12/2025 7:40 AM
141	They are needed!	3/11/2025 10:23 PM
142	Keep it banned in Osoyoos.	3/11/2025 6:14 PM
143	Hard for residents to trust town when so many bad decisions have been made	3/11/2025 5:28 PM
144	No	3/11/2025 4:13 PM
145	You shouldn't be telling private residences whether they can or can not have people staying in their houses. When holiday Inn is charging \$390.00 a night in the summer there's no reason council should be focusing on residents renting out bedrooms or houses.	3/11/2025 1:33 PM
146	They are only a way for realtorsand the rich to get richer. Strongly object to STR	3/11/2025 1:32 PM
147	We like the idea of strict regulations, but (and there is always a BUT) how will this be enforced? More hired people in the town bureaucracy? Will the control-freaks in Victoria be involved? Will the fees exceed any enforcement budget? We want people to find affordable housing but Premier Ebey and Minister Kahlon want to control every part of our lives. Beware flying too close to them.	3/11/2025 1:03 PM
148	My concern is about bylaw enforcement. Repeated incidents of short term rentals turning into party homes with renters only getting a slap on the wrist or nothing being enforced at all. Leaving the residents living in the neighborhood having their privacy and quality of living ruined by the revolving renters.	3/11/2025 12:44 PM
149	Not in single dwelling home areas. We have spent are whole lives like so many others paying and purchasing a home for the long term and in our circumstance our privacy is ruined by new people coming and going next door in a house with a deck that overlooks our back yard and pool. New people looking down on you weekly, not good	3/11/2025 11:33 AM
150	Too much regulation and bureaucracy. Proposal is too strict for a tourist town.	3/11/2025 10:48 AM
151	Increase the licensing fee, and penalties for those who ignore the rules and do whatever they want.	3/11/2025 9:43 AM
152	If the administration of this is too onerous and the fee remains \$750 along with the BC registry fees it will not be worth our time and effort.	3/11/2025 9:31 AM
153	i think it's important to have it in our town. It brings tourists to spend money and creates a great vibe. This should be sorted in next couple weeks to capture that Canadian tourist booking that may have went to the US in the past. The city/area seems to be hurting. This could drastically help boost economy and create even more affordable housing if managed right. Thank you for your efforts. Truly believe you should fig out a % of money generated as a fee and go after the big bucks.	3/11/2025 7:34 AM
154	If you choose to implement the pilot. Financial penalties for non compliance need to be much	3/11/2025 7:02 AM

Town of Osoyoos Short-Term Rental Accommodation (STRs) Survey

higher and enforcement must take place. This is not happening now resulting in owners not controlling their guests to the detriment of permanent residents.

155	No	3/10/2025 10:29 PM
156	I'm not sure why some areas are allowed and some aren't. People visiting osoyoos want options and having rentals only in resort style accommodations is missing the point. Single family detached homes should be allowed. Having unit resorts and hotels benefit from this only puts money in big companies pockets	3/10/2025 9:49 PM
157	I Support the high license fees if you'll have STRs. Would have been better for the town to ban them completely, much easier to enforce.	3/10/2025 9:05 PM
158	Short term rentals have been happening for 30 years or more contributing to the Town of Osoyoos tourism. I Don understand how limiting or impeding this improves this.	3/10/2025 8:44 PM
159	It's a mistake and you should not be involved	3/10/2025 8:09 PM
160	Ban it	3/10/2025 7:52 PM
161	this absolutely is needed in Osoyoos! otherwise the town will die. It is maybe not ideal for every resident, but with a teaspoon of common sense it can work well for almost all residents. And this is a tourist town, so we need tourists.	3/10/2025 7:38 PM
162	Short term rentals are absolutely necessary. I rent my unit long term, but I knew the regulations when I purchased. I intend to move to Osoyoos in the next year or two.	3/10/2025 7:27 PM
163	I think they are a necessary part of osoyoos economy. As we do not have big business.	3/10/2025 6:40 PM
164	No	3/10/2025 6:15 PM
165	I've noticed a big decrease in tourism since the BC regulations & I honesty believe this will be very good for our town. Allowing more families to stay economically & for weeks at a time will bring the type of demographic we look for.	3/10/2025 6:07 PM
166	I have concerns re how effective the Town of Osoyoos will be in the policing of the bylaw and addressing infractions	3/10/2025 6:05 PM
167	Given the significance of tourism at Osoyoo, the city needs to get this correct. I hear so many people saying that they won't be able to afford to come to Osoyoo anymore given the limited number of hotel and the significant costs associated with hotel/motel stays.	3/10/2025 6:02 PM
168	Strata properties should be generally able to allow, or not allow, STRs per their own Bylaws	3/10/2025 5:59 PM
169	Let's be mindful of the resort accommodations businesses, that we are not robbing business from them them	3/10/2025 5:50 PM
170	Perhaps designate an STR Czar. (Kinda poetic!) One person who knows the regulations really well and can grant exceptions on a case-by-case basis. This would reduce the number of variance requests that have to be heard by council/commission/board.	3/10/2025 5:49 PM
171	I think as long as they are regulated I would not oppose.	3/10/2025 5:47 PM

Appendix B: Short-term Rentals Public Information Meeting Panel boards

Welcome

Town of Osoyoos

Short-Term Rental Regulation Review Public Information Meeting

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