



Your File #: PRO25-03
eDAS File #: 2025-00639
Date: Feb/10/2025

Town of Osoyoos
8711 Main Street
PO Box 3010
Osoyoos, BC, V0H 1V0

Attention: Claudia Lenz, Planning and Community Development Services Admin

Re: Proposed Bylaw 1395.04 for Short-Term Rental Regulation Review

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Penticton Development Services at (250) 712-3660.

Yours truly,

Darshdeep Sidhu

Darshdeep Sidhu
Development Services Officer

Local District Address
<p>Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 712-3660 Fax: (250) 490-2231</p>

From: [Teresa Anderson](#)
To: [plan](#)
Cc: [OIB-Referrals](#)
Subject: RE: PRO25-03 - Bylaw Referral
Date: March 5, 2025 1:31:38 PM
Attachments: [Outlook-sym0vukk.png](#)

Some people who received this message don't often get email from tanderson@oib.ca. [Learn why this is important](#)

RE: 30 (Thirty) day extension

Thank you for the above application. This email is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, the Osoyoos Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 30 days from the existing timeline.

Most recently, the Supreme Court of Canada in the *Tsilquot'in* case confirmed that the province has been applying an incorrect and restrictive test to the determination of Aboriginal Title. Aboriginal Title includes the exclusive right of a First Nation to decide how that land is used and the right to benefit economical from those uses.

Please note that *not* receiving a response regarding a referral from the Osoyoos Indian Band in the pre-application, current or post-application stage does not imply our support for the project.

We appreciate your co-operation.

Thank you,

Teresa Anderson
Referrals Coordinator



Osoyoos Indian Band

P: 250.498.3444 Ext. 3046

F: 250.498.6577

referrals@oib.ca

www.oib.ca/

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March 11, 2025

Reply to the attention of Claire Buchanan
ALC Planning Review: 103792
Local Government File: PRO25-03

Claudia Lenz
Town of Osoyoos,
Clenz@osoyoos.ca

Re: Bylaw Referral 1395.05, 1375.07, & 1279.25

Thank you for forwarding a draft copy of the Bylaw Referral 1395.05, 1375.07, & 1279.25 ("Bylaw Referral") for review and comment by the Agricultural Land Commission (the "ALC" or "Commission"). The Bylaw Referral proposes bylaw amendments that would facilitate the implementation of a proposed "pilot program" which would allow short-term rental accommodation uses within the Small Scale Multi-Unit Residential (RS1) Zone, under specific parameters.

The following comments are provided to help ensure that the Bylaw Referral is consistent with the purposes of the *Agricultural Land Commission Act* ("ALCA"), the *Agricultural Land Reserve* ("ALR") General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The Bylaw Referral states that currently short-term rental accommodation uses are prohibited in most zones in the Town of Osoyoos (the "Town"), except those within a "resort residential building" within the Resort Commercial (CT4) Zone.

Since the introduction of the provincial *Short-Term Rental Accommodation Act* ("STRAA") and Small-Scale Multi-Unit House ("SSMUH") provisions of the *Local Government Act* ("LGA") the Town of Osoyoos is proposing a Short-Term Rental Accommodation Pilot Program, which would permit "short-term rental accommodation" (STR) to be listed as a permitted accessory use in Small-Scale Multi-Unit Residential (RS1) Zones:

- the maximum number of STRs permitted to operate on a parcel be one (1);
- an STR use be limited to dwellings with no more than four (4) bedrooms to a maximum occupancy of eight (8) patrons at any one time;

- on-site vehicle parking be provided at a ratio of one (1) space for each bedroom in the dwelling unit.

7.7 Short Term Rental Accommodations – Zoning Bylaw No. 1395, 2025

ALC staff appreciate that 7.7 (4) states that short-term rental accommodation is permitted provided that *“for parcels situated within the Agricultural Land Reserve (ALR), a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for the short-term rental accommodation use.”*.

For clarification, certain types of short-term tourist accommodation are permitted in the ALR without the requirement for a non-adhering residential use application subject to specific criteria.

Section 34 of the ALR Use Regulation permits up to 4 bedrooms for tourist accommodation in the nature of a “bed and breakfast” in a principal residence where the host lives subject to criteria. However, short-term rental of an entire principal residence (such as a whole house rental) is not permitted and requires an application to the Commission.

Section 33 of the ALR Use Regulation permits agri-tourism accommodation with up to 10 “sleeping units” which may be comprised of a bedroom or other area used for sleeping located in a residence, cabin or other structure; a vehicle, trailer, tent or other structure located on a campsite, field or other area subject to criteria.

Local government bylaws can be more restrictive of some uses in the ALR, including prescribed tourist accommodation and agri-tourism accommodation uses, than the ALCA and its regulations. However, a local government’s restriction or prohibition of a permitted use in the ALR does not trigger an application to the Commission.

ALC staff recommend clarifying that for parcels in the ALR, the short-term rental use must be consistent with the ALR Use Regulation or a decision of the Commission. More information on the short-term rentals in the ALR can be found in ALC Information Bulletin 06: Tourist and Agri-Tourism Accommodation in the ALR.

Town of Osoyoos Official Community Plan Bylaw No. 1375, 2021: Sub-section 6.B.3.3 (Short -Term Rental Accommodations)

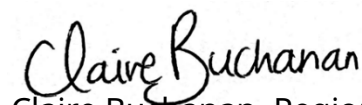
ALC staff note there is no reference to land within the ALR in this section and the provisions that apply to that land. Land within the Low Density Residential (LR) may be within the ALR. ALC staff recommend a reference to lands within the ALR, regardless of zoning, must be compliant with the provisions for short-term accommodations within the ALC Act and its regulations, or via a decision of the Commission.

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-2034 or by e-mail at ALC.Referrals@gov.bc.ca).

Yours truly,



Claire Buchanan, Regional Planner

Enclosure: Referral of Bylaw Referral 1395.05, 1375.07, & 1279.25
CC: Ministry of Agriculture and Food – Attention: Alison Fox

103792m1

SHORT TERM

SEND TO TOWN

PLUS GO TO

MAR 1TH MEETING

4:00-7:00 PM

WHEN PEOPLE BUY THEIR HOMES THEY DID NOT
BUY THEM IN A MOTEL / ? AREA WHERE NEXT DOOR
THERE IS NEW PEOPLE WEEKLY. ~~WHEN TRYING~~
TO ENJOY YOUR BACK YARD FOR INSTANCE
YOU DON'T EXPECT TO HAVE TOURISTS LOOKING
OVER OR YOU THEM ALL SUMMER. NOT GOOD

THE PEOPLE WHO OWN THESE HOMES SHOULD
BUY A MOTEL OR THERE COULD BE AN AREA
FOR SAY TRIPLEX-? FOR THIS TYPE OF RENTAL
AND THE OWNERS CAN STILL MAKE THEIR \$
ON THESE SHORT TERM AND THOSE WHO BOUGHT
THEIR HOMES SHOULD NOT HAVE THESE REVOLVING
DOORS BESIDE THEIR HOMES WHERE NEIGHBOURS
ARE NEIGHBOURS, NOT TOURISTS. I DO NOT
HAVE ISSUES WITH TOURISTS BUT RESIDENTIAL
HOMES ARE NOT THE PLACE.

IF PEOPLE BOUGHT THESE PLACES WITH THE
FULL THOUGHT OF MAKING A FORTUNE WITH
THESE HOMES / PARTS OF HOMES ~~THESE HOMES~~
~~IT~~ IT SHOULD NOT BE AT THE EXPENSE OF
THOSE THAT HAVE BOUGHT AND OWNED THEIR
HOMES ~~KNOWING~~ ~~THEIR~~ ~~IN~~ WHAT IS SUPPOSED
TO BE RESIDENTIAL NOT RENTAL. I HAVE NO
PROBLEM IF SOMEONE HAS BOUGHT A HOUSE AND
WANTS TO DO LONG TERM RENTAL 1 yr + ^{WHICH PEOPLE} ~~OR MORE~~
ARE DOING. THIS IS NOT LIVING BESIDE A HOTEL
AND IF PEOPLE BOUGHT PLACES ~~WHETHER~~ OR NOT THEY
LIVE IN PART OF THEM SHORT TERM SHOULD
NOT BE IN THOSE AREAS. MAKE AREAS FOR
THEM WITH A ZONING FOR THAT. DO NOT JUST

ALLOW PEOPLE TO BUY PLACES IN ~~ANY~~ EXISTING
RESIDENTIAL AREAS & HAVE SHORT TERM RENTALS
IN THESE AREAS. WHY DO WE WHO ~~HAVE~~ OWNED
THEIR HOMES, PAID THREE TAXES, ENJOY
THE TRANQUILITY OF THEIR AREA BE
SUBJECT TO HAVING A HOME BESIDE
THEM TURNED INTO A HOTEL.

~~THEY WERE~~

WHETHER THE OWNER LIVES THERE THEMSELVES
OR RUNS WORSE PART TIME TO ~~THEY~~ GET
BY SOME BY-LAW'S IT SHOULD NEVER HAVE
~~BEEN~~ BEEN ALLOWED

NOT ONLY HAVE THE TAXES GONE THROUGH
THE ROOF MAKING IT HARD FOR PEOPLE
TO ~~STAY~~ ^{AFFORD STAYING} IN THEIR HOMES BUT THEY HAD SOME
BY-LAW THAT TAKES AWAY EVERYTHING THEY
WORKED FOR.

I WAS NEVER ASKED BY ANYONE ABOUT THIS
HAPPENING IN OUR AREA. IF THERE WAS
SOME KIND OF NOTICE IT SHOULD NOT BE
OUR RESPONSIBILITY TO KNOW OF SOME KIND OF
BY-LAW AMENDMENT/CHANGE THAT EFFECTS
OUR WAY OF LIVING SO MUCH.

MIKE HARRISON

8207-8245



Town of Osoyoos

8707 Main Street, PO Box 3010

Osoyoos, BC V0H 1V0

(T) 250.495.6515 | (E): plan@osoyoos.ca

FEEDBACK FORM

TO: Town of Osoyoos

FILE NO.: PRO25-03

FROM: Name:

Glen Peter

(please print)

Street Address:

7013 maple drive

Date:

march 18 2025

RE: Town of Osoyoos Short-Term Rental (STR) Regulation Review

My comments / concerns are:

- ☒ I do support the proposed amendments.
☐ I do not support the proposed amendments.

Please provide any comments you wish to have Council to consider:

Helps bring in tourist and seasonal workers, which helps keep this town alive. If we have no tourists the town makes no money. This town and the businesses do rely on tourists. Short term rentals are a more affordable option for people to come to our little town. The hotels are too over priced and not everyone can afford to stay at hotels.

Feedback Forms must be submitted to the Town of Osoyoos office prior to noon on the day of the applicable Council meeting. All representations, including names, will be made public if and when they are included in the Council Agenda.

Protecting your personal information is an obligation the Town of Osoyoos takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Deputy Corporate Officer, Town of Osoyoos, 8707 Main St, Osoyoos, BC V0H 1V0, 250.495.4602



Town of Osoyoos

8707 Main Street, PO Box 3010

Osoyoos, BC V0H 1V0

(T) 250.495.6515 | (E): plan@osoyoos.ca

FEEDBACK FORM

TO: Town of Osoyoos

FILE NO.: PRO25-03

FROM: Name:

Samantha Peter

(please print)

Street Address:

13 Finch Cres.

Date:

march 18 / 2025

RE: Town of Osoyoos Short-Term Rental (STR) Regulation Review

My comments / concerns are:



I do support the proposed amendments.



I do not support the proposed amendments.

Please provide any comments you wish to have Council to consider:

Short term rental helps bring tourist to town which helps out businesses. Not everyone can afford to stay at the hotels here and short term is a better option for them. Especially if they have young kids or pets they want to bring with them. This town needs tourist to help bring in revenue. By not having short term rentals I think will ~~deter~~ deter people from coming.

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(T) 250.495.6515 | (E) plan@osoyoos.ca

FEEDBACK FORM

TO: Town of Osoyoos

FILE NO.: PRO25-03

FROM: Name:

Busan Peter

(please print)

Street Address:

7013 Maple drive

Date:

March 18, 2025

RE:

Town of Osoyoos Short-Term Rental (STR) Regulation Review

My comments / concerns are:



I do support the proposed amendments.



I do not support the proposed amendments.

Please provide any comments you wish to have Council to consider:

Handwritten comment: A large diagonal line is drawn across the comment section, indicating no comments were provided.

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Town of Osoyoos

8707 Main Street, PO Box 3010

Osoyoos, BC V0H 1V0

(T) 250.495.6515 | (E): plan@osoyoos.ca

FEEDBACK FORM

TO: Town of Osoyoos

FILE NO.: PRO25-03

FROM: Name:

Nathan Harper

(please print)

Street Address:

13 Finch cres Osoyoos

Date:

march 25 2025

RE: Town of Osoyoos Short-Term Rental (STR) Regulation Review

My comments / concerns are:



I do support the proposed amendments.



I do not support the proposed amendments.

Please provide any comments you wish to have Council to consider:

STR Helps bring in tourism and that is what funds our
Town and businesses. with everything this year going on this
year in the world and tariffs there will be less people traveling
out of country and more people traveling to our small town
The more tourism that we can bring to Osoyoos will ultimately
Help locals.

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From: [Wendy Allan](#)
To: plan@osoyoos.ca
Subject: Strs
Date: Friday, March 28, 2025 6:22:45 PM

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How about some affordable housing in Osoyoos instead of certain individuals making huge profits on str.

Enough motels, resorts, condos' How about affordable housing for seniors?

This little town is all about money. How about providing affordable services and housing instead of providing more tourist services ? They don't work here or pay taxes and services. Look after Osoyoos citizens for a change instead of GREED and more GREED for the " Osoyoos privileged". I guess the Osoyoos mayor and council members don't get it?

From: [Christopher Garrish](#)
To: [Dan Penner](#); [Daniel Sturgeon](#)
Cc: [Shannon Duong](#); [Claudia Lenz](#)
Subject: FW: Short-Term Rental Regulation Review Survey Deadline Extended
Date: March 31, 2025 9:11:03 AM

FYI

From: Liam Loveridge <lloveridge@osoyoos.ca>
Sent: March 31, 2025 9:05 AM
To: plan <plan@osoyoos.ca>
Subject: FW: Short-Term Rental Regulation Review Survey Deadline Extended

Liam Loveridge | Administrative Clerk

Tel 250.495.6515 | **Fax** 250.495.2400 | **Toll Free** 1.888.495.6515

Email lloveridge@osoyoos.ca | **Website** www.osoyoos.ca

Town of Osoyoos | 8707 Main Street, Box 3010, Osoyoos BC, V0H 1V0

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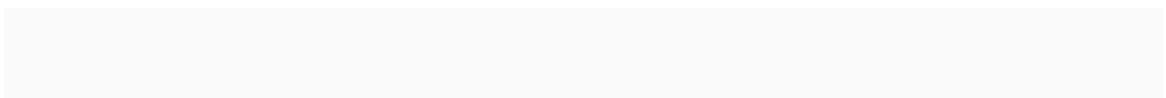
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From: roxanne mccloskey [REDACTED]
Sent: Sunday, March 30, 2025 2:25 PM
To: Info <Info@osoyoos.ca>
Subject: Re: Short-Term Rental Regulation Review Survey Deadline Extended

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This is not user friendly, I have a short term rental, as well as a full time rental! My long term rent is costing me 200.00 a month to have someone in my house. As well as they can run the water night and day and I have to pay the bills. As our short term is not working when we try to down load our business license. Why are trying to help people out but it is costing us money. Now we will need to sell?
Sent from my iPhone

On Mar 28, 2025, at 2:01 PM, Town of Osoyoos eNews <info@osoyoos.ca> wrote:





Short-Term Rental Regulation Review Community Survey Deadline Extended

The Town has been undertaking a review of the regulations which apply to short-term rental accommodations.

As part of this review, the Town has been seeking public feedback through a community survey; the deadline for which has now been extended to **April 4, 2025 at 11:59 pm**. If you would like to provide your input, you may access the survey at the following link:

<https://www.surveymonkey.ca/r/OsoyoosSTRReview>

For more information on the Short-Term Rental Regulation Review, please visit the project website using the following link:

<https://www.osoyoos.ca/node/1375>

Planning & Development Services

(T) 250.495.6191

(E) plan@osoyoos.ca



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[EXTERNAL] This email originated from outside of the organization.

From: [Liam Loveridge](#)
To: [plan](#)
Subject: FW: Short-Term Rental Regulation Review Survey Deadline Extended
Date: March 31, 2025 8:51:12 AM

Liam Loveridge | Administrative Clerk

Tel 250.495.6515 | Fax 250.495.2400 | Toll Free 1.888.495.6515

Email lloveridge@osoyoos.ca | Website www.osoyoos.ca

Town of Osoyoos | 8707 Main Street, Box 3010, Osoyoos BC, V0H 1V0

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From: D. Svendsen [REDACTED]
Sent: Saturday, March 29, 2025 1:42 PM
To: Info <Info@osoyoos.ca>
Subject: Re: Short-Term Rental Regulation Review Survey Deadline Extended

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Please revise this survey to allow for multiple uses for owners of multiple homes within Osoyoos!

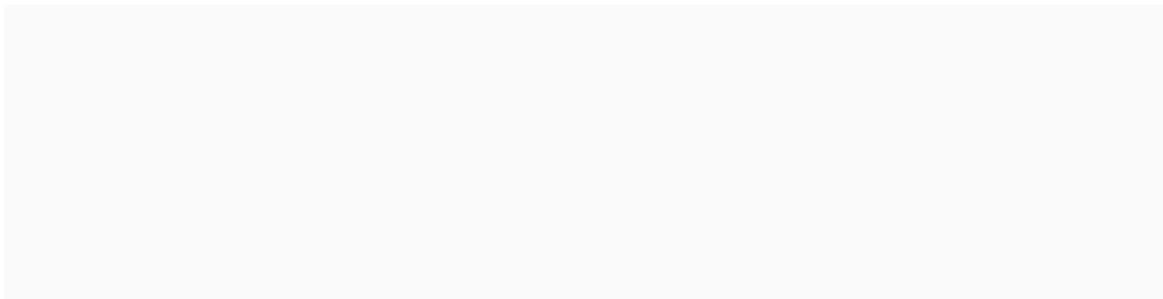
Too much monkey business in this survey if not revised!

Thanks!

DS

Sent from my iPad

On Mar 28, 2025, at 2:01 PM, Town of Osoyoos eNews <info@osoyoos.ca> wrote:





Short-Term Rental Regulation Review Community Survey Deadline Extended

The Town has been undertaking a review of the regulations which apply to short-term rental accommodations.

As part of this review, the Town has been seeking public feedback through a community survey; the deadline for which has now been extended to **April 4, 2025 at 11:59 pm**. If you would like to provide your input, you may access the survey at the following link:

<https://www.surveymonkey.ca/r/OsoyoosSTRReview>

For more information on the Short-Term Rental Regulation Review, please visit the project website using the following link:

<https://www.osoyoos.ca/node/1375>

Planning & Development Services

(T) 250.495.6191

(E) plan@osoyoos.ca



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Town of Osoyoos

8707 Main Street, PO Box 3010

Osoyoos, BC V0H 1V0

(T) 250.495.6515 | (E): plan@osoyoos.ca

FEEDBACK FORM

TO: Town of Osoyoos

FILE NO.: PRO25-03

FROM:

Name:

Barb Harper

(please print)

Street Address:

4001 35th St.

Date:

March 28 2025

RE: Town of Osoyoos Short-Term Rental (STR) Regulation Review

My comments / concerns are:



I do support the proposed amendments.



I do not support the proposed amendments.



Please provide any comments you wish to have Council to consider:

yes you should be able to rent your unit short term.

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(T) 250.495.6515 | (E) plan@osoyoos.ca

FEEDBACK FORM

TO: Town of Osoyoos

FILE NO.: PRO25-03

FROM: Name:

Keith Harper
(please print)

Street Address: 4001 35th St Osoyoos

Date: March 28/2025

RE: Town of Osoyoos Short-Term Rental (STR) Regulation Review

My comments / concerns are:

- ☒ I do support the proposed amendments.
☐ I do not support the proposed amendments.



Please provide any comments you wish to have Council to consider:

If I had a place with a rental unit.
in it I would not rent it to Long Term tenant, because
as a landlord you no longer have rights.

I Believe you should be able to rent your
unit short term because the town does not have
enough hotels for the people that want to come here
in the summer.

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