

# **Mobile Vendors (Food Truck) Policy Review**

Committee of the Whole Meeting

December 9, 2025

# Mobile Vendors (Food Truck) Policy Review

## Background

- “Street Food Vendor Selection and Approval Policy” was adopted by Council in 2021 in response to:
  - a large number of inquiries regarding food truck vendor licences (e.g. resulting from Covid-19 restrictions on outdoor and indoor capacity at restaurants);
  - implementation of a downtown plaza and desire for more mobile vendors at this location; and
  - to streamline the application process and ensure the Policy was aligned with the Town’s Business Licence Bylaw.

# Mobile Vendors (Food Truck) Policy Review

## Background

- The purpose of the Policy (2021) is to “implement a focused approach to attract and select quality food vendors who can commit to serve the resident and tourist market in Osoyoos.”
- The Policy’s Guidelines require applicants to submit:
  - Health permit
  - CSA Safety Authority Certification
  - Insurance
  - Owner consent (private or public)
  - All required fees

# Mobile Vendors (Food Truck) Policy Review

## Background

- The Policy's also relies on a quote system for available vendor sites, generally on Town land but also on private parcels:

Table 1

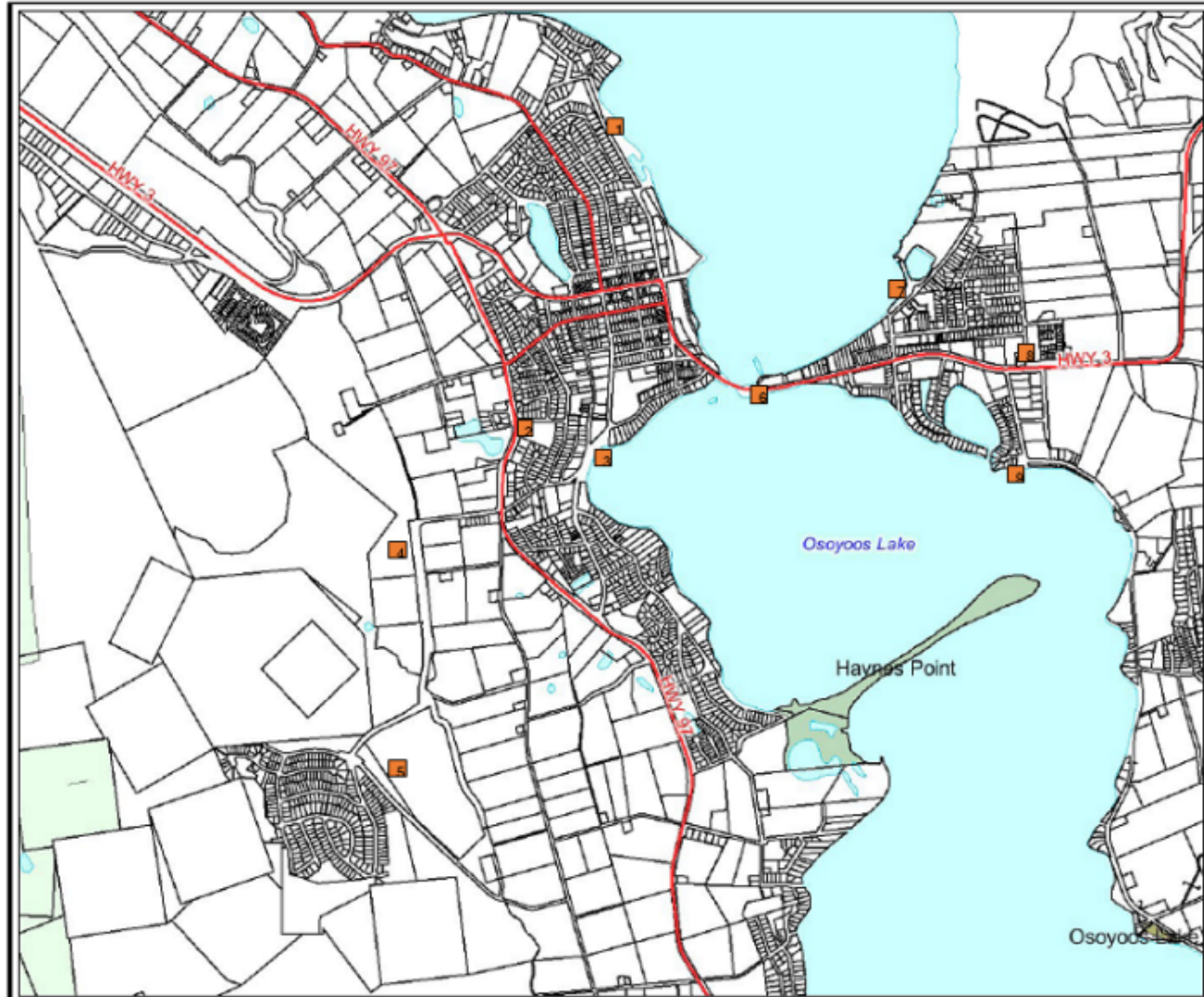
Category of Vendor	Maximum Quota of Available Vendor Sites for New Businesses and Licence Renewals
<u>Stationary Downtown Street Vendor, Main Street</u> <ul style="list-style-type: none"> <li>On one public parking space in Downtown (C1) Zone, on Main Street between Park Place and Kingfisher Drive</li> </ul>	Limit one per block
<u>Stationary Downtown Street Vendor, Off Main</u> <ul style="list-style-type: none"> <li>On one public parking space in Downtown (C1) Zone, off Main Street</li> </ul>	Limit two per block*
<u>Stationary Commercial Areas Parking Lot Vendor</u> <ul style="list-style-type: none"> <li>On private surface parking lots with a minimum 10 stalls in the C1 Zone</li> </ul>	Limit two per parcel
<u>Stationary Parking Lot Vendor, Outside Downtown</u> <ul style="list-style-type: none"> <li>On private surface parking lots with a minimum of 10 stalls in C2, C3, C4 Zones</li> </ul>	Limit one per parcel
<u>Stationary Liquor Establishment Vendor</u> <ul style="list-style-type: none"> <li>Accessory use on same property as primary liquor establishment</li> </ul>	Limit one per parcel
<u>Stationary Farm Market Vendor</u> <ul style="list-style-type: none"> <li>Accessory use on same property as farm retail sales market in AG Zone</li> </ul>	Limit one per parcel
<u>Stationary Park Vendor</u> <ul style="list-style-type: none"> <li>In an approved park shown on Schedule 'D' of Bylaw</li> </ul>	Limit one per park, except Desert Park which has limit of three
<u>Mobile Street Vendor</u> <ul style="list-style-type: none"> <li>Along streets outside of C1 Zone</li> </ul>	2

\*This will accommodate the two proposed street vendor spaces in the 85<sup>th</sup> Street Plaza

# Mobile Vendors (Food Truck) Policy Review

## Background

- Former Business Licence Bylaw No. 1045, 1998, also included a Map Schedule indicating “potential” parks that could accommodate stationary street vendors:



### LEGEND

#### Locations for Vendor Truck and/or Vendor Carts

1. Lions Park
2. Arena/Curling Rink/Skateboard Park
3. Legion Beach
4. Ball Diamonds
5. Desert Park
6. Pioneer Walkway
7. Cottonwood Park
8. Kinsmen Park
9. Goodman Park

#### Unsuitable Locations

- Gyro Park (existing Municipal concession)
- Jack Shaw Gardens
- Veterans Park
- North Cottonwood Park
- Trails
- Beach Accesses

# Mobile Vendors (Food Truck) Policy Review

## Background

- It considered “best practice” to review and update formal Council Policies anytime a major regulatory bylaw review, like a zoning or business licence bylaw has been completed.
- In 2024, a review of the Zoning Bylaw was completed and:
  - replaced “portable vending” with a new definition of “mobile vendor”; and
  - “mobile vendor” was permitted in the Town Centre, Commercial, Tourist Commercial, Industrial, Parks and Recreation and Agriculture zones.

# Mobile Vendors (Food Truck) Policy Review

## Background

- In 2025, a review of the Business Licence Bylaw was completed and:
  - simplified many of the regulations applied to “mobile vendor” businesses;
  - this was on the basis that these regulations related to use of Town land and were better addressed through lease agreements.

# Mobile Vendors (Food Truck) Policy Review

## Public Engagement

- A public survey was completed in March of 2025.
- Distributed through mailed letters to business licence holders, the Town website and eNews.
- The survey received 341 responses:
  - 314 from residents; and
  - 25 from “tourists”.

# Mobile Vendors (Food Truck) Policy Review

## Public Engagement

- Results indicate strong overall support for mobile vendors:
- A majority of responses endorsed specific high-traffic public locations as appropriate sites;
  - 316 (93%) responses indicating support for “mobile vendors”;
  - 24 (7%) responses indicated opposition.

# Mobile Vendors (Food Truck) Policy Review

## **Public Engagement**

Respondents were asked to identify where in Town they supported the siting of mobile vendors:

1. 85<sup>th</sup> Street Plaza – 241 respondents
2. Pioneer Walkway (parking lot by bridge) – 239 respondents
3. Gyro Beach (behind the Bandshell) – 236 respondents
4. Promenade (at Gyro Beach) – 204 respondents

# Mobile Vendors (Food Truck) Policy Review

## Public Engagement

Respondents were also asked to provide other suggested locations:

1. Other Town parks (e.g., Cottonwood Park, Kinsman Park, Legion Beach, Lions Park);
2. Near Town Hall;
3. Parking Lot at 9129 Main Street\*;
4. Outside of bars, breweries and wineries\*.

\* locations are privately owned and are outside of the scope of the current review.

# Mobile Vendors (Food Truck) Policy Review

## Public Engagement

Respondents were also asked if there were any locations they did not support mobile vendors locating:

1. 23% identified placement near brick and mortar eating establishments or areas which would negatively impact traffic\*.
2. 76% did not identify any locations where mobile vendors should be prohibited.

# Mobile Vendors (Food Truck) Policy Review

## **Mobile Vendor Selection and Approval Policy**

It is being proposed that zoning and business licence regulations be removed from the policy:

- Restricting the number of mobile vendors per parcel or within an area is a zoning regulation (intensity of use);
- Specifying application requirements for business licences is a regulation that should be contained in the business licence bylaw.

# Mobile Vendors (Food Truck) Policy Review

## **Mobile Vendor Selection and Approval Policy**

It is further proposed that the policy be focused on operational details related to the use of Town owned land for the purposes of accommodating “mobile vendors”:

1. Mobile Vendor Sites; and
2. Site Assignment Process.

# Mobile Vendors (Food Truck) Policy Review

## Mobile Vendor Sites

- Key in the siting process will be for the Town to consider placements that are optimal in terms of:
  - Avoiding the duplication of food truck offerings with those of a restaurant in close proximity; and
  - Optimizing food truck unique features and requirements with the best location (e.g. possibly assigning a solar truck to a location without a metered power outlet).
- Two systems were examined; a pre-identified siting system and a “quota system”.

# Mobile Vendors (Food Truck) Policy Review

## **Mobile Vendor Sites – “Pre-Identified Siting System”**

- The Town identifies specific spaces or pads on land owned by the Town that mobile vendors can locate on.
- Mobile food vendors are generally located in spaces or pads within public parks or public gathering areas, as well as spaces within the road reserve (with the exception of controlled access highways such as Highway 3/97).

# Mobile Vendors (Food Truck) Policy Review

## Mobile Vendor Sites – “Pre-Identified Siting System”

- Based on public survey results, Administration has identified the following locations:
  1. 85<sup>th</sup> Street Plaza
  2. Cottonwood Beach
  3. Goodman Park
  4. Gyro Beach (Bandshell)
  5. Gyro Beach (Promenade)
  6. Legion Beach, Safari Beach & Splashpark
  7. Lions Park
  8. Pioneer Walkway
  9. West Bench Complex
- Requests to identify on land not identified would be rejected.
- Would create a transparent process that is easy to administer.

# Mobile Vendors (Food Truck) Policy Review

## **Mobile Vendor Sites – “Quota System”**

- A “quota system” for mobile vendors imposes a maximum density of mobile vendors that can be sited either within a specified distance from one another or within a parcel.
- This type of system does not set out specific spaces in which a mobile vendor may be sited in Town.
- While such an approach provides flexibility, it lacks transparency as siting would be limited by servicing.
- Would also impose an administrative burden at the negotiation stage to lease Town land.

# Mobile Vendors (Food Truck) Policy Review

## **Mobile Vendor Sites – Recommendation**

- That PLA-016 be updated to include a list of pre-identified sites.

# Mobile Vendors (Food Truck) Policy Review

## **Site Assignment Process**

- establishing how the Town will allocate rights to use spaces on Town-owned land.
- Two systems were examined; “first come, first served” and “lottery system”.

# Mobile Vendors (Food Truck) Policy Review

## **Site Assignment Process – “First-come, First-serve System”**

- Placement would be based on the order in which complete Licence to Use applications are received by the Town.
  - each applicant would select their top three choices.
  - competing request resolved by earliest date on a complete application.
  - assessment will include competition with restaurants offering the same menu.
  - if preferred locations are not available, the applicant may request alternate siting based on availability.

# Mobile Vendors (Food Truck) Policy Review

## **Site Assignment Process – “Lottery System”**

- A lottery system would involve the collection of applications up to a specified closing date, and License to Use Agreements issued based on a random draw.
- This system could result in un-favourable or inappropriate placements of the mobile vendor.

# Mobile Vendors (Food Truck) Policy Review

## **Site Assignment Process – Recommendation**

- That PLA-016 be updated to include the assignment of spaces on a “First Come, First Served” basis.

# Mobile Vendors (Food Truck) Policy Review

## **Administrative Recommendation**

- THAT Council Policy No. PLA-016 (Street Food Vendor Selection and Approval Policy) be replaced with Council Policy No. PLA-016 (Mobile Vendor Selection and Approval Policy).

## Alternatives:

1. Policy No. PLA-016 (Street Food Vendor Selection and Approval Policy) is retained.
2. Draft Policy No. PLA-016 (Mobile Vendor Selection and Approval Policy) is revised.

# Mobile Vendors (Food Truck) Policy Review

Questions?