

Randy Ludwar



Regional District of Okanagan-Similkameen (RDOS)

101 Martin Street
Penticton, BC

September 18, 2025

Re: Public Hearing – Short-Term Rentals Bylaw

To the chair of the Hearing committee

"Okanagan Falls stands at a crossroads—our policies on short-term rentals and growth will either set the stage for a thriving, sustainable community or lock us into cycles of missed opportunity and decline. The choices we make today will shape the future of Okanagan Falls. If we want a strong, resilient economy and a community where families can live, work, and prosper, we must build policies that are fair, consistent, and rooted in long-term growth."

My question and concern today is: why are all Areas not treated equally with the same bylaw language? A simple statement should apply to all Electoral Areas "A," "C," "D," "E," "F," and "I," such as:

"Vacation rentals will require a Short-Term Rental Permit if an operator is not living on-site and not residing in the same dwelling as guests during operation. In addition, if an STR is a principal residence, or located in a secondary suite or accessory dwelling on the same property as a principal residence, it will only require a simple license in lieu of a Short-Term Rental Permit."

I agree that short-term rentals must meet a minimum standard for amenities, life safety, and neighborhood considerations, including off-street parking, noise, and fire safety.

The bylaw is only the beginning. Without a smart marketing plan, a reasonable application/licensing process, and proper enforcement, it will fall short. Short-term rentals and tourism are important drivers of summer revenues, but Okanagan Falls also needs sustained off-season business to thrive. At the same time, the community urgently requires more apartments and affordable housing. Eliminating STRs will not create new apartments, nor will it lower housing costs.


Ultimately, Okanagan Falls must move toward incorporation with a solid growth strategy—one that is proactive, not reactionary. A strong strategy should prioritize the development of industrial lands to secure stable, year-round employment. Industry and manufacturing form the backbone of economic resilience, driving jobs, tax revenue, and long-term sustainability. By ensuring industrial growth, Okanagan Falls can attract employers, retain young families, and strengthen its population base.

Alongside this, the wine and fruit sectors should continue to provide valuable tourism opportunities, showcasing local wineries, orchards, and the Skaha Lake experience. Tourism is a strong secondary driver, but it must be supported by residential development that fuels demand for commercial services and infrastructure. A coordinated approach—industrial expansion, residential growth, and tourism enhancement—creates a self-reinforcing cycle of investment, jobs, and business improvement.

In closing, if Okanagan Falls is to thrive, we must adopt policies that are fair, forward-looking, and rooted in economic reality. The decisions made today will determine whether our community becomes a sustainable, vibrant hub—or whether it continues to fall behind. The time for clear, consistent, and growth-focused action is now.

Thank you.

Sincere regards,


Randy Ludwar,
Resident of Okanagan Falls



Lesley Gibbons

From: Richard Holley [REDACTED]
Sent: September 18, 2025 12:38 AM
To: Planning
Subject: E

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello

We would like to inform you that we do not agree with the new rules for district E regarding short term rentals. To limit someone to only one unit, to ask for a permit and a license and to make decisions that make it more difficult to draw tourists here/help home owners earn some extra income.

Richard and Megan Holley
Sent from my iPhone