

**TO:** Electoral Area Services Committee

**FROM:** J. Zaffino, Chief Administrative Officer

**DATE:** May 7, 2026

**RE:** Vacation Rental Temporary Use Permit Policy (Okanagan Electoral Areas)

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**Administrative Recommendation:**

**THAT the Electoral Area Services Committee recommend that the Board of Directors rescind the *Vacation Rental Temporary Use Permit Policy*.**

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**Alternatives:**

1. THAT the Electoral Area Services Committee recommends that the proposed review of the *Vacation Rental Temporary Use Permit Policy* comprise the following:
    - a. *TBD*
  2. Status quo.
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**Purpose:**

The purpose of this report is to seek direction from the Committee in relation to the Board *Vacation Rental Temporary Use Permit Policy*.

**Strategic Priorities:** Operational

**Statutory Authority:**

Under Section 492 (temporary use permit authority) of the *Local Government Act*, a local government may issue a temporary use permit on application by an owner of land.

A temporary use permit issued under this section may allow a use not permitted by a zoning bylaw, specify conditions under which the temporary use may be carried on, and allow and regulate the construction of buildings or structures related to the temporary use.

**Background & Analysis:**

On October 2, 2025, the Board adopted multiple amendments to its bylaws in order to facilitate the regulation of short-term rental accommodation (STR).

This included, amongst other things, the following:

- introduction of new Official Community Plan (OCP) policies related to the use of residential dwellings for short-term rental accommodations (including “tourist accommodation” uses);
  - updated zoning regulations to reflect the new policy direction contained in the OCP bylaws; and
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- a new business licence regulation bylaw to allow for the issuance of licences in Electoral Areas “A”, “D”, “E” & “I”.

#### Official Community Plan (OCP) Policies:

Generally speaking, the new OCP policies support the use of a residential dwelling unit for short-term rental accommodation purposes subject to a number of criteria, including:

- it is occurring in a dwelling unit such as a single detached dwelling, accessory dwelling or secondary suite (and not occurring in accessory structures);
- a limit on the number of STR uses per property (e.g. 1 or 2, depending on Electoral Area);
- a maximum occupancy not exceeding two (2) persons per bedroom;
- the provision of sufficient on-site vehicle parking spaces; and
- minimum health and safety standards are being met.

In Electoral Areas “A”, “C”, & “E” the new policies further speak to STR uses being permitted through the issuance of a “Short-Term Rental Accommodation” (STR) Permit.

Importantly, and depending on the Electoral Area, STR uses may also be permitted by:

- the issuance of a Business Licence (Electoral Areas “A”, “D”, “E” & “I”); or
- no approval at all (Electoral Area “F”).

In Electoral Areas “D”, “F” and “I”, policies also speak to support for these areas being formally “opted-in” to the provincial “Principal Residence Requirement” (PRR), while Electoral Area “E” has similar wording, despite not formally opting-in to the PRR but requesting that STR applications be considered against this criteria.

With regard to proposals seeking to use residentially zoned parcels for commercial “tourist accommodation” purposes (e.g. boutique campground, small-scale motel, urban or garage glamping), new OCP policies were introduced that speak against such uses (and to requiring the submission of a standard TUP application).

#### OCP Permits:

In the Electoral Area “A”, “C” and “E” Official Community Plans, a new “Short-Term Rental Accommodation” (STR) Permit option was introduced (utilizing the TUP authority under the *Local Government Act*) and delegation was given to staff to issue such permits in prescribed circumstances.

In circumstances where a proposal involves a commercial “tourist accommodation” use of a residential property, Administration will recommend to the Board that the application be denied on the basis of the new OCP policies.

This also applies to applications in Electoral Area “E” when an STR application involves a dwelling that is not someone’s principal residence or located on the same property as a principal residence.

#### Zoning Regulations:

Under the Okanagan Valley Zoning Bylaw, short-term rental accommodation and tourist accommodation are defined as mutually exclusive use classes.

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The Okanagan Valley Zoning bylaw defines “short-term rental accommodation” as “the renting of a *dwelling unit* by its owner to members of the public for temporary accommodation for a period of less than 30 consecutive days for each patron...”.

In comparison, “tourist accommodation” is defined as “a building or buildings other than recreational vehicles, park model trailers, mobile homes or dwelling units, providing temporary accommodation for the travelling public...”.

The rental of houses that are not principal residences are not deemed to be tourist accommodation uses under the Zoning Bylaw, provided that at least one dwelling unit on the same property is used for residential purposes the majority of the time (i.e. at least 6 months of the year).

The Zoning Bylaw defines a “residential” use as:

*the occupancy or use of a dwelling unit for the permanent domicile of a person or persons; or the occasional or seasonal occupancy of a dwelling unit as a dwelling by an owner who has a permanent domicile elsewhere or by non-paying guests of such an owner, but excludes short-term rental accommodation.*

NOTE: a residential use does not require the owner to be present or residing on the property and can include seasonal or occasional personal use (i.e. a weekend home or cottage), the hosting of friends and family, or long-term rental (i.e. greater than 30 days) to tenants.

The Zoning Bylaw deems a use to be tourist accommodation if no residential use is occurring on a property (i.e. all dwelling units are used for short-term rental 12 months of the year) or accommodation is provided in a structure that is not a residential dwelling unit.

Short-term rental accommodation is a permitted accessory use in all zones that allow for a single detached dwelling (subject to certain criteria), whereas tourist accommodation is a permitted principal use in the village/town centre zones and certain commercial zones.

#### Board Consideration:

At its meeting of February 19, 2026, the Electoral Area Services Committee (EASC) considered several items to address operational aspects of the new short-term rental accommodation regulations ahead of the annual opt-in deadline under the *Short-Term Rental Accommodations Act*.

The Committee resolved to initiate an amendment to the Development Procedures Bylaw and recommended that the Board of Directors rescind the Board *Vacation Rental Temporary Use Permit Policy*.

The Committee further considered a proposal to introduce a new *Short-Term Rental Accommodation Permits Policy* limiting the issuance of STR Permits to a period of 12 months and resolved not to adopt the policy.

At its meeting of March 5, 2026, the Regional Board gave three readings to and adopted the amendment to the Development Procedures Bylaw and referred the proposed repeal of the *Vacation Rental Temporary Use Permit Policy* to the EASC.

#### **Analysis:**

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The Board's current "Vacation Rental Temporary Use Permit Policy" (see Attachment No. 1) was drafted to reflect the previous approach to the regulation of "vacation rental" uses and generally speaks to the issuance of an initial permit for a single "season" (e.g. 18 months).

This addressed a common community concern at the time around the potential for "bad operators" to become established in residential neighbourhoods and the recourse available to property owners, residents and the Regional District.

The single "season" policy was an attempt to address this by limiting the permit issued to a new operator in case there were performance management issues and providing an option to the Board to not renew a permit.

With the changes enacted by the Board in 2025, including the deletion of the "vacation rental" use class, this policy is now obsolete.

Moreover, given the direction provided by the Committee that an STR Permit can be considered for issuance for the full three (3) year period allowed under the *Local Government Act*, a Board Policy speaking to "seasons" or any other term less than 3-years is no longer seen to be needed.

Alternative:

Conversely, should the Board wish to reconsider the imposition of a term-limit of less than 3-years on STR Permits, this option remains available.

As was previously proposed, a new Board Policy could direct that STR permits be issued for a maximum of 12 months and expire in December of the year in which they are issued, to align with annual business license requirements (see Attachment No. 2).

New Strategic Project:

Alternately, the option of clarifying or revising the OCP policies enacted in 2025 as they relate to "short-term rental accommodation" and/or "tourist accommodation" uses is available to the Board.

Administration notes, however, that depending on the scope of any proposed changes, this may represent the initiation of a new project that is not currently contemplated in the 2026 Strategic Project list and that revisions to the Strategic Project list may be required (e.g. removal or deferral of an existing project).

Summary

In summary, there are no further matters requiring clarification through a Board policy and for this reason it is recommended that the *Vacation Rental Temporary Use Permit Policy* be rescinded.

**Financial Implications:**

Financial implications have been considered, and none were found.

**Communication Strategy:**

To be determined based on the direction provided by the Board (e.g. a decision to retain the status quo does not need to be communicated).

Will a PowerPoint presentation be presented at the meeting?    Yes

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**Respectfully submitted:**

"Ben Kent"

B. Kent  
Planner II

**Endorsed By:**

  
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C. Garrish  
Senior Manager of Planning

**Endorsed By:**

Allen Fillion

A. Fillion  
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Vacation Rental Temporary Use Permit Policy (2014)

No. 2 – Draft Short-Term Rental Accommodation Permits Policy

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN  
BOARD POLICY**

<b><u>POLICY:</u></b>	VACATION RENTAL TEMPORARY USE PERMIT
<b><u>AUTHORITY:</u></b>	Board Resolution No. <b><u>B72/14</u></b> dated March 20, 2014.
<b><u>ADMINISTRATIVE REVIEW:</u></b>	April 6, 2021

**POLICY STATEMENT**

The Regional District of Okanagan-Similkameen shall apply a term limit of not greater than 18 months to Temporary Use Permits issued for a vacation rental use on land which has not been the subject of such an approved use previously, or which is being proposed by new owners of the land.

**PURPOSE**

In order to provide consistency to applicants and neighbourhoods in which it is proposed to introduce a vacation rental use, a term limit of not greater than 18 months shall be applied to Temporary Use Permits issued for a vacation rental use on land which has not been the subject of such an approved use previously, or which is being proposed by new owners of the land.

In this way, should it be determined that a vacation rental use is inappropriate, incompatible or unviable at a particular location, a permit may be allowed to lapse or not renewed (subject to application) within a relatively short period (i.e. within one year of operation).

The actual term of a TUP issued in accordance with this Policy shall be at the discretion of the Regional District Board and shall generally be structured to ensure an applicant is afforded one full “season” (i.e. May 1st through October 31st) to operate a vacation rental use.

**DEFINITIONS**

Not applicable.

**RESPONSIBILITIES**

Development Services Department.

**PROCEDURES**

Not applicable.

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN  
BOARD POLICY**

**POLICY:** SHORT-TERM RENTAL ACCOMMODATION PERMITS

**AUTHORITY:** Board Resolution No. **XXXX** dated **XXXX XX**, 2026.

**ADMINISTRATIVE REVIEW:**

**POLICY STATEMENT**

The Regional District of Okanagan-Similkameen shall apply a term limit of December 31<sup>st</sup> for the calendar year in which a Short-Term Rental Accommodation (STR) Permit is issued.

**PURPOSE**

In order to provide consistency to applicants and neighbourhoods in which it is proposed to operate a short-term rental accommodation use, a term limit of not greater than 12 months shall be applied to an STR Permit issued for a short-term rental accommodation use.

In this way, should it be determined that a short-term rental accommodation use is inappropriate, incompatible or unviable at a particular location, a permit may be allowed to lapse or not renewed (subject to application) within a relatively short period.

**DEFINITIONS**

Not applicable.

**RESPONSIBILITIES**

Planning Services Department.

**PROCEDURES**

Not applicable.