

## 1212 91<sup>st</sup> Street, Osoyoos, BC

### Current Property Use

Property is a residential, 1500sq ft 1 level rancher with 3 bedrooms, 2 bathrooms. It is currently used for residential use.

### Proposed Temporary Use

The property owners, Mr. & Mrs. Trotman, also live in West Kelowna and own a home there. Mrs. Trotman works in Peachland and has a teenage daughter who attends school in West Kelowna. However, Mr. Trotman works in Osoyoos for law enforcement on a rotation schedule and stays at the Osoyoos property when he is there for work as a 2 hour commute each way is too long when working 10.5 hour shifts. When Mr. Trotman is not at the residence, the owners wish to rent the entire home out on a short-term basis via Air BnB to help offset the costs of a second home during the summer months. This is the only type of rental that works for the owner's situation as it would not be available to rent long term based on the 4/4 schedule Mr. Trotman has. As Mr. Trotman resides in the house 50% of the time, this house is not available for the long-term rental market. As such, without a TUP this house will have to sit empty for 50% of the year, with no tourists spending money in the community.

The owners are looking to operate the Vacation Rental as long as is permitted by the local municipality, as well as the Provincial/Federal Government, but in time plan to have this as their retirement home.

The Trotman's propose that the Air BnB will operate from May 1<sup>st</sup> to October 31<sup>st</sup>.

### Mitigation of Concerns

The Trotman's greatly respect the neighborhood they live in and do not wish to disrupt the neighbors. They already have good relations with immediate neighbors both adjacent and across from them, and no concerns have been brought forth to them to date.

To ensure this continues, the following rules are in place:

- Quiet time each day is 10pm to ensure compliance with noise bylaws.
- The property is 0.2 acres in size and backs onto a large vineyard. Both sides of the rear yard have hedging for privacy.
- The owners accept a maximum of 6 adults for any given stay and a maximum of 2 vehicles per stay.
- Garbage instructions are posted in the Welcome Book provided to each guest, and to date have not been a concern.
- Instructions are provided to mitigate water consumption.
- Pets are not permitted by guests (unless it is a service animal).
- There is no smoking or vaping anywhere on the property and guests will be immediately removed if this occurs.
- No parties or are permitted and guests will be immediately removed if this occurs.

- While the Trotman's are nearby, they also have someone available who lives locally in Osoyoos to tend to any immediate issues.
- Combined with the Trotman's personal use, and the short term rental use, the property still gets less use than it would if a family of 4 resided there full time (which was the previous owners), and as such the use of septic is not a concern and the owners will have it tended to regularly.

## Guest Profile

The property owners rent only to those guests with positive reviews on Air BnB and do not rent to anyone wishing to have parties. The owner's demographic is families who wish to have a bit more space, cook their own meals, and have a yard to enjoy. Given the property is not near the lake or downtown, it does not cater to the "party" crowd.

The owners currently have 27 Five-Star reviews on Air BnB and have yet to have a single incident of damage, theft, inappropriate behavior, loud noise, or anything negative that they have been made aware of. The owners regularly speak to the immediate neighbors beside and across from them to ensure there are no issues.

### Sample of Guests accepted



**Paresh** 7:56 PM

Hi Jennifer,

We are a family of five (couple, daughter (age 14), wife's parents) traveling to for our summer vacation. We liked your place and loved the reviews that your guests have left you. We are from Vancouver, traveling to Canmore before coming to Osoyoos and returning to Vancouver.

We are looking forward for spending time together in your beautiful backyard, go fruit picking, enjoy the lake and make memories.

Regards,  
Paresh Paluskar.



**D** 9:29 PM

Hi Jennifer,

This will be our first trip to Osoyoos so we are open to any and all recommendations.

I'll be bringing my partner and our two kids 5&7 years old along with my in-laws who are visiting from Europe.

Looking forwards to staying and exploring osoyoos!

Doris



**Patricia** 5:26 PM



Hi Shay. I thought I started typing and then erased it. I guess I forgot to erase it!  
We are looking forward to our visit with our daughter and our 2 grandkids, age 10 and 12, in July. We have a family gathering at the Cottages in Osoyoos so we are excited to find your listing!  
Patti



**Joanne** 10:34 AM

Hi Jennifer

We are a group of 6-7 ladies (60 ish), from Kelowna, that try and do a fall 'golf trip' every year, we have missed the last couple so are looking forward to this year. we would likely golf on our way down, checking in late afternoon ish.

### Sample of Guests declined



**R** 12:31 PM

Hello Jeniffer,

We love this home and planning to book for July 4 nights. We are 6 adults, 3 kids( 8,9,14) and 1 infant. Is there any play possibility to book it? If not then do you have any suggestions of such place, closer to beach !

Thanks

Rakshya



Inquiry declined



**Andrewnico** 3:35 PM

Hello Jennifer

Me and five other friends, 3 guys and 3 girls have planned to come out to Osoyoos to have one last trip together before we all start University and split ways. We are all very excited to stay in your wonderful house!



Request received · 6 guests, Jun. 28 – Jul. 2



You declined this request. Any charges or authorizations will be refunded to the guest.



**Matto** 2:19 PM

Hey there. Just curious if the house is available over these times. I am looking to do a golf trip in Osoyoos. Do you have any recommendations I?



**Jennifer Host** 4:47 PM

Hi Matto, can you share more about who would be staying as I see you don't have any reviews and it's a new profile.



**Matto** 5:34 PM

Yea totally makes sense. There are 2 guys and myself along with our girlfriends who want to check out the lake



**Shay Co-Host** 5:40 PM

We're pretty sure we had a separate booking request from another member of your party yesterday for the same dates. We are going to decline this request as well based on the lack of reviews.

Read by Matto



**Matto** 5:43 PM

Oh really? Ok well thanks for the response

Read by Shay



Inquiry declined



**Jennifer Host** 8:57 PM

Hi Bharat, thank you for your interest in our home. We typically don't permit stays for people with no reviews, given it's our personal home. Could you tell me more about your group? Thank you.



**Bharat** 9:05 PM

Hello Jennifer, we are three families. Three adult male and three adult females. Each family has one kid each. 10yr old, 2 yr old and 4 year old. We all have engineering background and work in a reputable companies such as Amazon and Telus on managerial posts. We are smoke free and pet free families. It would be our pleasure to have a stay at your property and enjoy nature.



**Jennifer Host** 9:07 PM

Hi Bharat, I appreciate you sharing more. Unfortunately the maximum number of guests we can permit, including children, is 7.

Regards, Jen



You declined this request. Any charges or authorizations will be refunded to the guest.

## Sample of Reviews



**Jan**

Calgary, Canada

★★★★★ · August 2023 · Stayed a few nights

Great house and host. Jenn is a friendly and thoughtful host. From welcome basket with treats and wine, lots of local info and suggestions. Super clean, very well stocked and supplied. The backyard was lovely - fresh peaches on the tree and deer gambling through the vineyard. Location was great - quiet street and near to everything .



**Gabi**

Cobble Hill, Canada

★★★★★ · July 2023 · Stayed with kids

Jennifer's place has everything you could ever need or want to enjoy the area, whether relaxing at home or exploring the area. She provides detailed and clear instructions as to expectations, amenities provided as well as info on what the area has to offer. We felt immediately at home and welcome. The home is spacious, has a lovely decor and a well equipped kitchen. We appreciated the extras the outdoor games, beach towels etc. Jennifer was responsive and made herself available in case we needed anything....a super host. Thanks



**Adam**

Calgary, Canada

★★★★★ · July 2022 · Stayed with kids

We absolutely loved our time here. This house is well equipped for everything a family could need, with lots of space to spare. One highlight was getting to watch deer grazing on the backyard fruit trees while we ate breakfast. Our infant son appreciated the toys available while we enjoyed the backyard games. It's close to the beaches and downtown without being caught amidst the bustle and noise of a beach town in the summer. Jennifer was great and easy to communicate with and flexible with our arrival/departure times. We hope to stay again the next time we're in the area!



**Katrina**

Abbotsford, Canada

★★★★★ · September 2022 · Group trip

Beautiful house, lovely yard, easily accessed in a quiet neighbourhood. Jennifer and Shay left some nice snacks as well as peaches from their tree for us to enjoy, and a bottle of wine from the winery near the house. The kitchen was well stocked with everything you could need, the beds were comfortable, all the appliances were functional, and the AC worked great :) which was a necessity! We loved our visit to Osoyoos and we'd stay here again!

## Property Details

The owners take meticulous care of both the interior and exterior of the property, and it is one of the best looking properties on the street. Since purchasing the home in 2022, the owners have put over \$25,000 of renovations into it (landscaping, flooring, paint, baseboards, lighting, etc...), and thus are very picky with who they will rent to.

The owners already have adequate home insurance, with the specification of the property being used as a short term rental.

The property offers 3 off-street parking spots, 2 in the driveway and one gated parking spot on the north side of the property. With that being said, the owners require guests to have no more than 2 vehicles per stay.

## Economic Contribution

The owners continue to take pride in their home and spend money in the community making improvements, beyond the initial renovation that was completed. This includes purchase at Home Hardware, Home Hardware Building Centre, C3 Industries, as well as other local trades.

The owners encourage their guests to spend money in the local economy, and have a Welcome Book with suggested wineries, restaurants, shops and more, and have built relationships with several local wineries to ensure guests frequent them. Attached is a letter from several wineries who have benefited from the customers the Trotman's have brought them. The Trotman's also provide each guest with a bottle of wine from a local winery.

## Economic Impact Study

[www.TimesChronicle.ca](http://www.TimesChronicle.ca) Article Excerpt

*Destination Osoyoos commissioned Larose Research & Strategy back in June 2021 to undertake a comprehensive and independent evaluation of the size, composition and characteristics of the tourism industry in the region.*

*The study found that there were an estimated 301,000 visitors that came to Osoyoos in 2020, the first year of the pandemic. These visitors spent an estimated \$174 million in the community, mostly on accommodations, leisure activities, food and beverage. The data suggests that these expenditures resulted in an estimated total economic impact of \$264 million.*

*That visitor number has only continued to grow since COVID-19 restrictions have been dropped in British Columbia with the majority of hotels reporting to Destination Osoyoos that they were at full capacity during the 2022 summer months.*

*The study conducted by Larose showed that Osoyoos is more of a long-stay destination compared to other resort towns across the province. With over one-quarter of the visitors to*

*Osoyoos staying five nights or more, the data indicates that the average length of stay in the region is double that of other communities in British Columbia.*

*In 2020, the longer visits led to higher expenditures than other resort towns as well, translating to over \$41 million in tax revenue.*

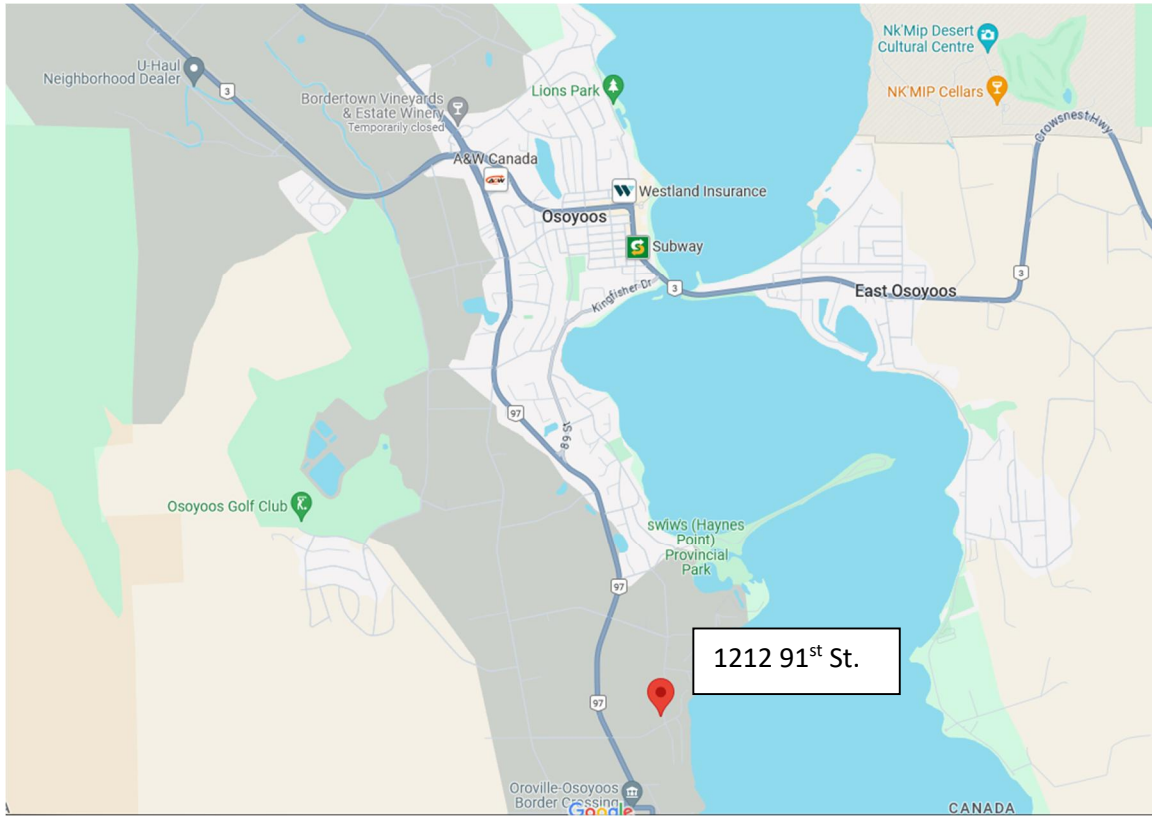
*Tourism in Osoyoos and the economic impact it has expands beyond the visitors as well. Larose found that in 2020, tourism directly employed over 650 people in Osoyoos. This accounts for just over one-third of the employment in the sector, with the largest area of employment falling under accommodation. Larose says this number doesn't include indirect employment either in areas such as finance, construction and real estate.*

The Larose study also states “The higher relative expenditures per traveller is primarily due to two factors: i) The high proportion of overnight visitors in Osoyoos compared to same-day visitors in the region (only Tofino has a higher proportion of overnight-to-day visitors); and, ii) The significantly longer average-length-of-stay in Osoyoos compared with other destinations, primarily due to the high proportion of vacation rentals (individual homes, condos/townhouses, and long-stay-oriented motels, hotels, and campgrounds).”

It is clear that Osoyoos relies heavily on tourism to support the community. While the Trotman's also recognize the need for long term rentals, their home is not available for that and as such having their home offered as an Air BnB when they are not using it only serves to contribute positively to the economy in Osoyoos.



## Property Location



## Property Frontal View – Google Street View





PLAN SHOWING SUBDIVISION OF DISTRICT LOT 4085<sup>4</sup>  
 AND LOT 1 PLAN 14389 AND LOT 1 PLAN 10440  
 DISTRICT LOT 2450<sup>5</sup>  
 SIMILKATNEEN DIVISION YALE DISTRICT

Scale: 1 in. = 50 m

LEGEND  
 1. Dotted lines show the location of  
 2. Dotted lines show the location of  
 3. Dotted lines show the location of  
 4. Dotted lines show the location of  
 5. Dotted lines show the location of



PLAN No. 16334  
 Approved by the Survey Office  
 on 11/11/2011  
 Surveyor: [Signature]

2. This plan is a subdivision of land and shall  
 be subject to the provisions of the  
 Land Act and the regulations made  
 thereunder. The land shown on this  
 plan is not to be used for any other  
 purpose than that for which it is  
 shown on this plan. The land shown  
 on this plan is not to be used for any  
 other purpose than that for which it  
 is shown on this plan. The land shown  
 on this plan is not to be used for any  
 other purpose than that for which it  
 is shown on this plan.

[Signature]  
 [Name]

1/11/2011  
 [Signature]  
 [Name]

# DARLORN SEPTIC TANK SERVICE

11106 - 115 Street, Industrial Park  
 Osoyoos B.C. V0H 1V5  
 TELEPHONE: 495-2255

Name \_\_\_\_\_ Date June 8/22

Address \_\_\_\_\_ Phone \_\_\_\_\_

			Driver Initial
Tanks Pumped	Comments	Truck Hrs/Km	@
1	septic		
	dump fee		

Sub-total  
 \$200.00  
 \$167.00

Type of Liquid Wastes - \_\_\_\_\_ (gallons)  
 Septic Tank Pumpout (Septage)  
 Grease or Oil Trap Pumpout  
 Holding Tank Pumpout  
 Other \_\_\_\_\_ (describe)

Tank last pumped \_\_\_\_\_ Condition: ex 11/25  
 MC

5434 4017 2815 8325 #496

Special Waste Act April 1, 1988. Interest at 1.5% per month (18% per annum) will be applied 15 days from invoice. Sub Total \$367.00  
 Declaration that liquid waste does not contain special wastes. GST# 891668980 GST \$1935  
 Signature: Darrell M. Halmon TOTAL \$386.35