

CITY OF KELOWNA
BYLAW NO. 12590
TA23-0013 – Short-Term Rental Accommodation Regulatory
Amendments

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT **Section 5 – Definitions & Interpretations, Section 5.3 – General Definitions, SHORT-TERM RENTAL ACCOMODATIONS** be amended by deleting the following:

"If the **short-term rental accommodation** is a **secondary use** then the **short-term rental accommodation** must only occur within **principal dwelling unit** and must be operated by a resident who resides for more than 240 days of the year at that **dwelling unit.**";

2. AND THAT **Section 8 – Parking and Loading, Section 8.2 – Off-Street Parking Regulations, Table 8.2.7.b Ratio of Parking Space Sizes** be amended by deleting the "Short-term rental accommodation" row in its entirety;
3. AND THAT **Section 8 – Parking and Loading, Section 8.3 – Required Off-Street Parking Requirements, Table 8.3.1a Other Residential Parking** be amended by deleting the "Short-Term Rental Accommodation: Agriculture & Rural Zones and Single & Two Dwelling Zones" row in its entirety;
4. AND THAT **Section 9 – Specific Use Regulations, Section 9.10 – Short-Term Rental Accommodation, 9.10.3** be amended by deleting the following:

"The maximum number of **sleeping units** that may be used for **short-term rental accommodation** within **dwelling units** in the **agriculture & rural zones** and the **single & two dwelling zones** is three (3) **sleeping units.**";

5. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.3 – Permitted Land Uses** be amended by deleting the "Short-Term Rental Accommodations" row in its entirety;
6. AND THAT **Section 11 – Single and Two Dwelling Zones, Section 11.3 – Permitted Land Uses** be amended by deleting the "Short-Term Rental Accommodations" row in its entirety;
7. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.3 – Permitted Land Uses** be amended by deleting the "Short-Term Rental Accommodations" row in its entirety;

8. AND THAT **Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses** be amended by deleting the “Short-Term Rental Accommodations” row in its entirety;
9. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.3 – CD17 – High Density Mixed Use Commercial, Section 15.3.3 – CD17 Permitted Land Uses** be amended by deleting the “Short-Term Rental Accommodations” row in its entirety;
10. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4 – CD18 – McKinley Beach Resort, Section 15.4.3 – CD18 Permitted Land Uses, Short-Term Rental Accommodations** be amended by deleting the “S” under “AREA II Winery and Resort Accommodation”, under “AREA III Hillside Resort Accommodation”, and under “AREA IV Waterfront Resort Accommodations” and replacing it with “-”;
11. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.5 – CD20 – University, Section 15.5.3 – CD20 Permitted Land Uses** be amended by deleting the “Short-Term Rental Accommodations” row in its entirety;
12. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.6 – CD22 – Central Green, Section 15.6.3 – CD22 Permitted Land Uses** be amended by deleting the “Short-Term Rental Accommodations” row in its entirety;
13. AND FURTHER THAT **Section 15 – Comprehensive Development Zones, Section 15.7 – CD26 – Capri Centre, Section 15.7.3 – CD26 Permitted Land Uses** be amended by deleting the “Short-Term Rental Accommodations” row in its entirety;
14. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 23rd day of October, 2023.

Considered at a Public Hearing on the 21st day of November, 2023.

Read a second and third time by the Municipal Council this 15th day of January, 2024.

Approved under the Transportation Act this 16th day of January, 2024.

Damian Kusiak

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk