

## Schedule A – Proposed Text Amendment

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 5 – Definitions & Interpretations, Section 5.3 General Definitions	<p><b>SHORT-TERM RENTAL ACCOMMODATION</b> means the use of a dwelling unit or <del>one or more sleeping units</del> within a dwelling unit for temporary overnight accommodation for a period of time less than 90 consecutive days. This use excludes hotels and motels. Short-term rental accommodations shall not be permitted to operate within a boarding or lodging house, a carriage house, a group home, or within a secondary suite.</p> <p>See Section 9.10 for Short Term Rental Accommodation Specific Regulations.</p>	<p><b>SHORT-TERM RENTAL ACCOMMODATION</b> means the use of a dwelling unit or a portion of a dwelling unit for temporary overnight accommodation for a period of time less than 90 consecutive days. This use excludes hotels and motels. Short-term rental accommodations shall not be permitted to operate within a boarding or lodging house or a group home.</p> <p>See Section 9.10 for Short Term Rental Accommodation Specific Regulations.</p>	To specify that short-term rental accommodation can be located within a secondary suite or carriage home.
2.	Section 5 – Definitions & Interpretations, Section 5.3 General Definitions	<p><b>DWELLING UNIT</b> means accommodation providing interconnected, free flowing space including bedroom(s), washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-permanently for a household. A dwelling includes only one room which, due to its design, plumbing, equipment, and furnishings may be used primarily as a kitchen, except where otherwise permitted in the bylaw. Wet bars are permitted. This use does not include a hotel or motel. A secondary suite and a carriage house are each considered a dwelling unit.</p>	<p><b>DWELLING UNIT</b> means accommodation providing interconnected, free flowing space including bedroom(s), washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-permanently for a household. A dwelling includes only one room which, due to its design, plumbing, equipment, and furnishings may be used primarily as a kitchen, except where otherwise permitted in the bylaw. Wet bars are permitted. A dwelling unit may include short-term rental accommodation, but does not include a hotel or motel. A secondary suite and a carriage house are each considered a dwelling unit.</p>	To add short-term rental accommodation to the definition of a dwelling unit.
3.	Section 5 – Definitions & Interpretations, Section 5.3 General Definitions	<p><b>SECONDARY SUITE</b> means a self-contained dwelling unit located within a building or portion of building. The secondary suite shall:</p> <ol style="list-style-type: none"> <li>(a) be fully compliant with the BC Building Code at the time of construction;</li> <li>(b) completely separated from other parts of the building by fire separations;</li> <li>(c) located in a building of only residential occupancy;</li> <li>(d) have an issued Occupancy Permit;</li> <li>(e) located within a single detached dwelling, a semi-detached unit, a duplex unit, or a townhouse unit (secondary suites cannot be located in an apartment housing, or a boarding or lodging house);</li> <li>(f) located in a building or portion of a building that is single real estate entity;</li> <li>(g) located on a lot serviced with community water.</li> </ol> <p>The secondary suite and principal dwelling are not required to be interconnected through a conditioned doorway. Short-term rental accommodations, bed &amp; breakfast homes, boarding or lodging homes, and group homes, shall not be permitted to operate within a secondary suite.</p>	<p><b>SECONDARY SUITE</b> means a self-contained dwelling unit located within a building or portion of building. The secondary suite shall:</p> <ol style="list-style-type: none"> <li>(a) be fully compliant with the BC Building Code at the time of construction;</li> <li>(b) completely separated from other parts of the building by fire separations;</li> <li>(c) located in a building of only residential occupancy;</li> <li>(d) have an issued Occupancy Permit;</li> <li>(e) located within a single detached dwelling, a semi-detached unit, a duplex unit, or a townhouse unit (secondary suites cannot be located in an apartment housing, or a boarding or lodging house);</li> <li>(f) located in a building or portion of a building that is single real estate entity;</li> <li>(g) located on a lot serviced with community water.</li> </ol> <p>The secondary suite and principal dwelling are not required to be interconnected through a conditioned doorway. Bed &amp; breakfast homes, boarding or lodging homes, and group homes, shall not be permitted to operate within a secondary suite.</p>	To remove the restriction on short-term rental accommodation in a secondary suite.
4.	Section 9 – Specific Use Regulations, Section 9.10 Short-Term	<p>9.10.1 No more than one booking or reservation for short-term rental accommodation is permitted in each dwelling unit at one time.</p> <p>9.10.2 No more than two adults may occupy a sleeping unit used for short-term rental accommodation.</p>	<p>9.10.1 Short-term rental accommodation must be operated by a principal resident that resides at the dwelling unit for more than 240 days a year. If a secondary suite or carriage house is used for short-term rental accommodation, it must be operated by a principal resident that resides at a dwelling unit on the same lot as the secondary suite</p>	To amend the short-term rental accommodation regulations to: <ul style="list-style-type: none"> <li>• Require short-term rentals to be operated by a principal resident;</li> <li>• Require a business licence;</li> </ul>

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	Rental Accommodation	<p><del>9.10.3</del> The maximum number of <u>sleeping units</u> that may be used for <u>short-term rental accommodation</u> within dwelling units in the <u>multi-dwelling zones</u> and the <u>core area &amp; other zones</u> is two (2) <u>sleeping units</u>.</p> <p><del>9.10.4</del> Parking must be provided in accordance with the parking and loading regulations of <u>Section 8. Short term rental accommodations</u> may not use required visitor <u>parking spaces</u>.</p>	<p>or <u>carriage house</u> for more than 240 days of a year. The principal residence does not apply to a property in respect of which an operator holds a fractional interest if the property may not be used as a principal residence by any person due to mandatory provisions in the applicable fractional ownership agreement.</p> <p>9.10.2 <u>Short-term rental accommodation</u> must have a valid licence issued under the City of Kelowna Short-Term Rental Accommodation Business Licence and Regulation Bylaw No. 11720.</p> <p>9.10.3 No more than one booking or reservation for <u>short-term rental accommodation</u> is permitted in each <u>dwelling unit</u> at one time.</p> <p>9.10.4 A maximum of three (3) <u>sleepings units</u> used for short-term rental accommodation is permitted per <u>dwelling unit</u>.</p> <p>9.10.5 If a lot containing a <u>single detached dwelling</u> and a <u>carriage house</u> and/or a <u>secondary suite</u> is used for <u>short-term rental accommodation</u>, a maximum of two (2) dwelling units and five (5) <u>sleeping units</u> in total are permitted for short-term rental use.</p> <p>9.10.6 No more than two adults may occupy a sleeping unit for <u>short-term rental accommodation</u>.</p> <p>9.10.7 For properties within the Agricultural Land Reserve, short-term rental accommodation must be in accordance with the Agricultural Land Commission Act and its regulations.</p>	<ul style="list-style-type: none"> <li>Limit the number of sleeping units used for short-term rental accommodation per dwelling unit.</li> <li>Limit the number of sleeping units used for short-term rental accommodation per lot.</li> </ul>								
5.	Section 14 – Core Area & Other Zones, Section 14.15 Site Specific Regulations	<table border="1"> <tr> <td data-bbox="500 993 553 1439">5.</td> <td data-bbox="553 993 842 1439">Lot A, Section 1 &amp; 12, Township 25, Plan EPP92691</td> <td data-bbox="842 993 1100 1439">3838 Capozzi Road (Aqua Project)</td> <td data-bbox="1100 993 1401 1439">           To permit:           <ul style="list-style-type: none"> <li>A maximum permitted height of 15 storeys and 50.0 m.</li> <li><del>short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9</del></li> </ul> </td> </tr> </table>	5.	Lot A, Section 1 & 12, Township 25, Plan EPP92691	3838 Capozzi Road (Aqua Project)	To permit: <ul style="list-style-type: none"> <li>A maximum permitted height of 15 storeys and 50.0 m.</li> <li><del>short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9</del></li> </ul>	<table border="1"> <tr> <td data-bbox="1417 993 1470 1439">5.</td> <td data-bbox="1470 993 1759 1439">Lot A, Section 1 &amp; 12, Township 25, Plan EPP92691</td> <td data-bbox="1759 993 2017 1439">3838 Capozzi Road (Aqua Project)</td> <td data-bbox="2017 993 2318 1439">           To permit:           <ul style="list-style-type: none"> <li>A maximum permitted height of 15 storeys and 50.0 m.</li> </ul> </td> </tr> </table>	5.	Lot A, Section 1 & 12, Township 25, Plan EPP92691	3838 Capozzi Road (Aqua Project)	To permit: <ul style="list-style-type: none"> <li>A maximum permitted height of 15 storeys and 50.0 m.</li> </ul>	To eliminate short-term rental accommodation as a permitted principal use.
5.	Lot A, Section 1 & 12, Township 25, Plan EPP92691	3838 Capozzi Road (Aqua Project)	To permit: <ul style="list-style-type: none"> <li>A maximum permitted height of 15 storeys and 50.0 m.</li> <li><del>short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9</del></li> </ul>									
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6.	Section 14 – Core Area & Other Zones, Section 14.15 Site Specific Regulations	<table border="1"> <tr> <td data-bbox="500 1443 553 1814" rowspan="3">8.</td> <td data-bbox="553 1443 842 1554">Lot CP (Strata Unit 101-652) Plan KAS2503</td> <td data-bbox="842 1443 1100 1554">1088 Sunset Dr</td> <td data-bbox="1100 1443 1401 1814" rowspan="3"> <ul style="list-style-type: none"> <li><del>To permit short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9. Except, the short-term rental</del></li> </ul> </td> </tr> <tr> <td data-bbox="553 1554 842 1665">Lot CP (Strata Unit 101-2003) Plan KAS2849</td> <td data-bbox="842 1554 1100 1665">1128 Sunset Dr</td> </tr> <tr> <td data-bbox="553 1665 842 1814">Lot CP (Strata Unit PH1, PH2, PH3, PH4, &amp; 101-2604) Plan KAS3589</td> <td data-bbox="842 1665 1100 1814">1075 Sunset Dr</td> </tr> </table>	8.	Lot CP (Strata Unit 101-652) Plan KAS2503	1088 Sunset Dr	<ul style="list-style-type: none"> <li><del>To permit short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9. Except, the short-term rental</del></li> </ul>	Lot CP (Strata Unit 101-2003) Plan KAS2849	1128 Sunset Dr	Lot CP (Strata Unit PH1, PH2, PH3, PH4, & 101-2604) Plan KAS3589	1075 Sunset Dr	N/A	To eliminate short-term rental accommodation as a permitted principal use.
8.	Lot CP (Strata Unit 101-652) Plan KAS2503	1088 Sunset Dr		<ul style="list-style-type: none"> <li><del>To permit short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9. Except, the short-term rental</del></li> </ul>								
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		Lot CP (Strata Unit 101-420) Plan KAS3589	1083 Sunset Dr	accommodation must maintain at least 6 months a year of long term residential use. For example, the 6 months long term residency could be owner occupied or monthly rentals.				
Lot CP (Strata Unit 101-418) Plan KAS3589)	1089 Sunset Dr							
Lot CP (Strata Unit 101-415) Plan KAS3589	1093 Sunset Dr							
Lot CP (Strata Unit 121-441) Plan KAS3589	1099 Sunset Dr							
Lot CP Plan KAS3589	1123, 1129, 1133, & 1139 Sunset Dr							
7.	Section 14 – Core Area & Other Zones, Section 14.15 Site Specific Regulations	9. Strata Plan of Lot 1, District Lot 134, ODYD, Plan KAP77419	648-654 Cook Rd	<ul style="list-style-type: none"> <li>To permit short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9</li> </ul>			N/A	To eliminate short-term rental accommodation as a permitted principal use.
8.	Section 15 – Comprehensive Development Zones, Section 15.4 CD18 – McKinley Beach Resort, Section 15.4.3 CD18 Permitted Land Uses	Short Term Rental Accommodations	P	-	-	-	N/A	To eliminate short-term rental accommodation as a permitted principal use.