

CITY OF KELOWNA

BYLAW NO. 12761

TA25-0001 – Updates to Short-Term Rental Regulations

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 that City of Kelowna Zoning Bylaw No. 12375 be amended as follows:

1. THAT **Section 5 – Definitions & Interpretations**, 5.3 – General Definitions, SHORT-TERM RENTAL ACCOMMODATION be amended by:
 - 1.1. Deleting "one or more sleeping units within" and replacing it with "a portion of".
 - 1.2. Deleting ", a carriage house, a group home, or within a secondary suite" and replacing it with "or a group home."
2. AND THAT **Section 5 – Definitions & Interpretations**, 5.3 – General Definitions, DWELLING UNIT be amended by deleting "This use" before "does not include a hotel or motel." and replacing it with "A dwelling unit may include short-term rental accommodation,".
3. AND THAT **Section 5 – Definitions & Interpretations**, 5.3 – General Definitions, SECONDARY SUITE be amended by deleting "Short-term rental accommodations, bed" and replacing it with "Bed".
4. AND THAT **Section 9 – Specific Use Regulations** be amended by deleting the "9.10 Short-Term Rental Accommodation" section in its entirety and replacing it with the following:

"9.10 Short-Term Rental Accommodation

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 or carriage house 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.

9.10.2 Short-term rental accommodation must have a valid licence issued under the City of Kelowna Short-Term Rental Accommodation Business Licence and Regulation Bylaw No. 11720.

9.10.3 No more than one booking or reservation for short-term rental accommodation is permitted in each dwelling unit at one time.

9.10.4 A maximum of three (3) sleepings units used for short-term rental accommodation is permitted per dwelling unit.

9.10.5 If a lot containing a single detached dwelling and a carriage house and/or a secondary suite is used for short-term rental accommodation, a maximum of two (2) dwelling units and five (5) sleeping units in total are permitted for short-term rental use.

9.10.6 No more than two adults may occupy a sleeping unit for short-term rental accommodation.

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.”.

5. AND THAT **Section 14 – Core Area & Other Zones**, Section 14.15 – Site Specific Regulations be amended by deleting “• short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9.” under the “Regulation” column in row “5.”.
6. AND THAT **Section 14 – Core Area & Other Zones**, Section 14.15 – Site Specific Regulations be amended by deleting row “8.” in its entirety.
7. AND THAT **Section 14 – Core Area & Other Zones**, Section 14.15 – Site Specific Regulations be amended by deleting row “9.” in its entirety.
8. AND FURTHER THAT **Section 15 – Comprehensive Development Zones**, 15.4 CD18 – McKinley Beach Resort, 15.4.3 – CD18 Permitted Land Uses be amended by deleting the “Short-Term Rental Accommodations” row in its entirety.
9. 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, second and third time by the Municipal Council this 17th day of March 2025.

Approved pursuant to section 52(3)(a) of the Transportation Act this 18th day of March 2025.

Damian Kusiak
for Minister of Transportation & Transit

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk