

Report to Council



Date: April 14, 2025
To: Council
From: City Manager
Subject: Business Licence Updates to Short-Term Rental Regulations
Department: Business Licensing

Recommendation:

THAT Council receives for information, the report from Business Licensing, dated April 14, 2025, recommending that Council consider amendments to the City of Kelowna Short-Term Rental Accommodation Business Licence and Regulation Bylaw No. 11720 and Bylaw Enforcement Notice Bylaw No. 10475;

AND THAT Bylaw No. 12767, being Amendment No. 2 to Short-Term Rental Accommodation and Business Licence and Regulation Bylaw No. 11720 be forwarded for adoption;

AND FURTHER THAT Bylaw No. 12768, being Amendment No.40 to Bylaw Notice Enforcement Bylaw No. 10475 be forwarded for adoption.

Purpose:

To adopt amendments to the Short-Term Rental Accommodation Business Licence and Regulation Bylaw No. 11720 and Bylaw Notice Enforcement Bylaw No. 10475 to align with Zoning Bylaw No. 12375

Background:

At the March 17, 2025 Council meeting, [staff presented recommendations](#) to Council to amend the Short-Term Rental Accommodation Business Licence and Regulation Bylaw No. 11720 and the Bylaw Enforcement Notice Bylaw No. 10475 to bring them into alignment with the Zoning Bylaw.

The proposed Bylaws No. 12767, Amendment No. 2 to Short-Term Rental Accommodation and Business Licence and Regulation Bylaw No. 11720, and Bylaw No. 12768, Amendment No.40 to Bylaw Notice Enforcement Bylaw No. 10475, received the first three readings on that date.

In accordance with Section 59(2) of the Community Charter, amendments to a business licence bylaw necessitates a public notification process, which is summarized in this report.

Discussion:

Before adopting any business licence bylaw, the City is required by legislation to provide notice and offer affected individuals the opportunity to provide feedback. To fulfill this requirement, Staff initiated a consultation process by notifying short-term rental accommodation operators with a pending or approved business licence, and published advertisements in the Daily Courier on March 19, 2025, and March 22, 2025. Written comments were required to be submitted to the Acting Business Licensing Supervisor no later than 4:00 PM on March 31, 2025.

Public Notice	Reach of Public Notice
Short-Term Rental Operators	404
Daily Courier – March 19, 2025	6,094
Daily Courier – March 22, 2025	6,267

Correspondence Received:

The public notification process was open for 14 days and asked anyone impacted by the proposed bylaw changes to provide written comments by 4:00 PM on March 31, 2025. The Acting Business Licensing Supervisor received three pieces of correspondence. Of the correspondence received, one was in support of the proposed bylaw amendments. Two were opposed to the proposed bylaw amendments, in favor instead of principal use short-term rentals in purpose-built rental buildings.

Conclusion:

The legislative notice requirements have been met; therefore, Staff are recommending the adoption of the proposed bylaw.

Legal/Statutory Authority:

Community Charter Sections 15, 16, 59 and 60

Consultation and Engagement:

Daily Courier newspaper

Short-Term Rental Accommodation business licence holders

Submitted by:

S. Krakower, Acting Business Licensing Supervisor

Approved for inclusion:

R. Smith, Divisional Director, Planning, Climate Action & Development Services