

Schedule A – Proposed Text Amendments

| No | Section | Current Wording | Proposed Wording | Reason for Change |
|----|--|---|--|--|
| 1. | Section 5 – Definitions & Interpretations, Section 5.3 – General Definitions | SHORT-TERM RENTAL ACCOMMODATION means the use of a dwelling unit or a portion of a dwelling unit for temporary overnight accommodation for a period of time of 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>SHORT-TERM RENTAL ACCOMMODATION means the use of a dwelling unit or a portion of a dwelling unit for temporary overnight accommodation for a period of time of 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><u>Short-Term Rental Accommodation is divided into two categories:</u></p> <ul style="list-style-type: none"> (a) Minor short-term rental accommodation is operated by a principal resident, unless an exception applies (see Section 9.10); (b) Major short-term rental accommodation does not require a principal resident. A Short Term Rental Accommodation, Major is not a permitted use on a property that has the r – rental only subzone. <p>See Section 9.10 to for specific Short-Term Rental Accommodation regulations.</p> | Update the definition of Short-Term Rental Accommodation to include Major and Minor uses. |
| 2. | Section 9 – Specific Use Regulations, Section 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. | See Schedule A | To move regulations into a table format and provide different regulations for Major and Minor. |

| | | <p>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.</p> <p>9.10.3 No more than one booking or reservation for short-term rental accommodation is permitted in each dwelling unit at one time.</p> <p>9.10.4 A maximum of three (3) sleeping units used for short-term rental accommodation is permitted per dwelling unit.</p> <p>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.</p> <p>9.10.6 No more than two adults may occupy a sleeping unit for short-term rental accommodation.</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> | | | | | | | | | | | | | | | | | | | |
|--|--|--|---|------------|--|--|--|--|----|--------------------|--------------------|--------------------|--|--------------------|-------------------|---|---|---|---|---|--|
| 3. | Section 10 – Agriculture & Rural Residential Zones, Section 10.3 - Permitted Land Uses | N/A | <table border="1"> <thead> <tr> <th rowspan="2">Uses</th> <th colspan="4">Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)</th> </tr> <tr> <th>A1</th> <th>A2</th> <th>RR1</th> <th>RR2</th> </tr> </thead> <tbody> <tr> <td>Short-Term Rental Accommodation, Minor</td> <td>S</td> <td>S</td> <td>S</td> <td>S</td> </tr> </tbody> </table> | Uses | Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted) | | | | A1 | A2 | RR1 | RR2 | Short-Term Rental Accommodation, Minor | S | S | S | S | Adding the use of Short-Term Rental Accommodation, Minor to Agriculture and Rural zones as a permitted secondary use. | | | |
| Uses | Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted) | | | | | | | | | | | | | | | | | | | | |
| | A1 | A2 | RR1 | RR2 | | | | | | | | | | | | | | | | | |
| Short-Term Rental Accommodation, Minor | S | S | S | S | | | | | | | | | | | | | | | | | |
| 4. | Section 11 – Suburban Residential Zones, Section 11.3 - Permitted Land Uses | N/A | <table border="1"> <thead> <tr> <th rowspan="2">Uses</th> <th colspan="5">Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)</th> </tr> <tr> <th>Ru1^{6,7}</th> <th>Ru2^{6,7}</th> <th>Ru3^{6,7}</th> <th>[Deleted]</th> <th>Ru5^{6,7}</th> </tr> </thead> <tbody> <tr> <td>Short-Term Rental</td> <td>S</td> <td>S</td> <td>S</td> <td>S</td> <td>S</td> </tr> </tbody> </table> | Uses | Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted) | | | | | Ru1 ^{6,7} | Ru2 ^{6,7} | Ru3 ^{6,7} | [Deleted] | Ru5 ^{6,7} | Short-Term Rental | S | S | S | S | S | Adding the use of Short-Term Rental Accommodation, Minor to Suburban Residential Zones as a permitted secondary use. |
| Uses | Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted) | | | | | | | | | | | | | | | | | | | | |
| | Ru1 ^{6,7} | Ru2 ^{6,7} | Ru3 ^{6,7} | [Deleted] | Ru5 ^{6,7} | | | | | | | | | | | | | | | | |
| Short-Term Rental | S | S | S | S | S | | | | | | | | | | | | | | | | |

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|----|---|-----|--|--|---|--|--|--|--|---|
| | | | Accommodation, Minor | | | | | | | |
| 5. | Section 12 – Mobile Home Zones, Section 12.2 - Permitted Land Uses | N/A | Uses | Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted) | | | | | | Adding the use of Short-Term Rental Accommodation, Minor to Mobile Home Zones as a permitted secondary use. |
| | | | Short-Term Rental Accommodation, Minor | MH1 | | | | | | |
| | | | | S | | | | | | |
| 6. | Section 13 – Multi-Dwelling Zones, Section 13.2 – Sub-Zone Purposes | N/A | Section 13.2 – Sub-Zone Purposes | | | | | | | Adding the subzone of Short-Term Rental Accommodation to Multi-Dwelling zones. |
| | | | Zones | Sub-Zone | Purpose | | | | | |
| | | | MF3 – Apartment Housing | MF3str – Apartment Housing Short-Term Rental | The purpose is to provide a sub-zone that allows for Short-Term Rental Accommodation, Major as a permitted use on a case-by-case basis where supported by OCP policy. | | | | | |
| | | | MF4 – Transit Oriented Areas | MF4str – Transit Oriented Areas Short-Term Rental | The purpose is to provide a sub-zone that allows for Short-Term Rental Accommodation, Major as a permitted use on a case-by-case basis where supported by OCP policy. | | | | | |

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| | | | TS1 – Transit Supportive Corridors | TS1str – Transit Supportive Corridors Short-Term Rental | The purpose is to provide a sub-zone that allows for Short-Term Rental Accommodation, Major as a permitted use on a case-by-case basis where supported by OCP policy. | | | | |
| 7. | Section 13 – Multi-Dwelling Zones, Section 13.3 - Permitted Land Uses | N/A | Uses | Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted) | | | | | Adding the use of Short-Term Rental Accommodation, Major and Minor to Multi-Dwelling Zones. |
| | | | | MF1 | MF2 | MF3 | MF4 | TS1 | |
| | | | Short-Term Rental Accommodation, Major | P. ¹² | P. ¹² | P. ¹² | P. ¹² | P. ¹² | |
| | | | Short-Term Rental Accommodation, Minor | S | S | S | S | S | |
| 8. | Section 13 – Multi-Dwelling Zones, Section 13.3 - Permitted Land Uses, Footnote ¹² | N/A | ¹² Short-Term Rental Accommodation, Major must have the ‘str’ Short-Term Rental sub-zone on the property. | | | | | Noting that Short-Term Rental Accommodation, Major is only permitted on lots that have the STR sub-zone. | |

| 9. | Section 14 – Core Area & Other Zones, Section 14.8 – Core Area and Other Sub-Zones Categories | See Attachment B | See Attachment D | Adding the use of Short-Term Rental Accommodation to Commercial, Urban Centre, and Village Centre Zones. | | | | | | | | | | | | | | | | | | | | |
|--|--|---|------------------------------------|--|--|-------|----------|---------|--|--|--|--|------------------------------------|--|--|-------|----------|---------|--|---|--|---|--|---|
| 10. | Section 14 – Core Area & Other Zones, Section 14.9 – Permitted Principal and Secondary Land Uses | See Attachment C | See Attachment E | Adding the use of Short-Term Rental Accommodation to Commercial, Urban Centre, and Village Centre Zones. | | | | | | | | | | | | | | | | | | | | |
| 11. | Section 15.3 – CD17-High Density Mixed Use Commercial, Section 15.3.2 – Sub-Zone Purposes | <table border="1" data-bbox="352 813 989 1141"> <thead> <tr> <th colspan="3">Section 15.3.2 – Sub-Zone Purposes</th> </tr> <tr> <th>Zones</th> <th>Sub-Zone</th> <th>Purpose</th> </tr> </thead> <tbody> <tr> <td>CD17 – High Density Mixed Use Commercial</td> <td>CD17 – High Density Mixed Use Commercial (rcs) – Retail Cannabis Sales</td> <td>The purpose is to provide a sub-zone that restricts where Retail Cannabis Sales can operate.</td> </tr> </tbody> </table> | Section 15.3.2 – Sub-Zone Purposes | | | Zones | Sub-Zone | Purpose | CD17 – High Density Mixed Use Commercial | CD17 – High Density Mixed Use Commercial (rcs) – Retail Cannabis Sales | The purpose is to provide a sub-zone that restricts where Retail Cannabis Sales can operate. | <table border="1" data-bbox="1010 813 1665 1393"> <thead> <tr> <th colspan="3">Section 15.3.2 – Sub-Zone Purposes</th> </tr> <tr> <th>Zones</th> <th>Sub-Zone</th> <th>Purpose</th> </tr> </thead> <tbody> <tr> <td rowspan="2">CD17 – High Density Mixed Use Commercial</td> <td>CD17rcs – High Density Mixed Use Commercial Retail Cannabis Sales</td> <td>The purpose is to provide a sub-zone that restricts where Retail Cannabis Sales can operate.</td> </tr> <tr> <td>CD17str – High Density Mixed Use Commercial Short-Term Rental</td> <td>The purpose is to provide a sub-zone that allows for Short-Term Rental Accommodation, Major as a permitted use on a case-by-case basis where</td> </tr> </tbody> </table> | Section 15.3.2 – Sub-Zone Purposes | | | Zones | Sub-Zone | Purpose | CD17 – High Density Mixed Use Commercial | CD17rcs – High Density Mixed Use Commercial Retail Cannabis Sales | The purpose is to provide a sub-zone that restricts where Retail Cannabis Sales can operate. | CD17str – High Density Mixed Use Commercial Short-Term Rental | The purpose is to provide a sub-zone that allows for Short-Term Rental Accommodation, Major as a permitted use on a case-by-case basis where | Adding the subzone of Short-Term Rental Accommodation to CD17 zone. |
| Section 15.3.2 – Sub-Zone Purposes | | | | | | | | | | | | | | | | | | | | | | | | |
| Zones | Sub-Zone | Purpose | | | | | | | | | | | | | | | | | | | | | | |
| CD17 – High Density Mixed Use Commercial | CD17 – High Density Mixed Use Commercial (rcs) – Retail Cannabis Sales | The purpose is to provide a sub-zone that restricts where Retail Cannabis Sales can operate. | | | | | | | | | | | | | | | | | | | | | | |
| Section 15.3.2 – Sub-Zone Purposes | | | | | | | | | | | | | | | | | | | | | | | | |
| Zones | Sub-Zone | Purpose | | | | | | | | | | | | | | | | | | | | | | |
| CD17 – High Density Mixed Use Commercial | CD17rcs – High Density Mixed Use Commercial Retail Cannabis Sales | The purpose is to provide a sub-zone that restricts where Retail Cannabis Sales can operate. | | | | | | | | | | | | | | | | | | | | | | |
| | CD17str – High Density Mixed Use Commercial Short-Term Rental | The purpose is to provide a sub-zone that allows for Short-Term Rental Accommodation, Major as a permitted use on a case-by-case basis where | | | | | | | | | | | | | | | | | | | | | | |

| | | | | | | supported by OCP policy. | | | | | | | | | | | | | | | | | | | | |
|---|--|--|---|--|------------------------------------|---|--|-------|----------|---|------------------------------|--|----------------|--|--|---|------------------------------------|--|--|--|----------|---------|------------------------------|---|---|---|
| 12. | Section 15.3 – CD17-High Density Mixed Use Commercial, 15.3.3 – CD17 Permitted Land Uses | N/A | <table border="1"> <thead> <tr> <th colspan="3">Section 15.3.3 – CD14 Permitted Land Uses</th> </tr> <tr> <th>Uses</th> <th colspan="2">('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)</th> </tr> </thead> <tbody> <tr> <td>Short-Term Rental Accommodation, Major</td> <td colspan="2">P⁴</td> </tr> <tr> <td>Short-Term Rental Accommodation, Minor</td> <td colspan="2">S</td> </tr> </tbody> </table> | | | Section 15.3.3 – CD14 Permitted Land Uses | | | Uses | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | Short-Term Rental Accommodation, Major | P ⁴ | | Short-Term Rental Accommodation, Minor | S | | | | Adding the use of Short-Term Rental Accommodation, Major and Minor to the CD17 zone. | | | | | | |
| Section 15.3.3 – CD14 Permitted Land Uses | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uses | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | | | | | | | | | | | | | | | | | | | | | | | |
| Short-Term Rental Accommodation, Major | P ⁴ | | | | | | | | | | | | | | | | | | | | | | | | | |
| Short-Term Rental Accommodation, Minor | S | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13. | Section 15.3 – CD17-High Density Mixed Use Commercial, 15.3.3 – CD17 Permitted Land Uses Footnote ³ | N/A | ³ Short-Term Rental Accommodation, Major must have the 'str' Short-Term Rental sub-zone on the property. | | | | Noting that Short-Term Rental Accommodation, Principal Use is only permitted on lots that have the sub-zone. | | | | | | | | | | | | | | | | | | | |
| 14. | Section 15.4 – CD18 – McKinley Beach Resort, Section 15.4.2 – Sub-Zone Purposes | <table border="1"> <thead> <tr> <th colspan="3">Section 15.4.2 – Sub-Zone Purposes</th> </tr> <tr> <th>Zones</th> <th>Sub-Zone</th> <th>Purpose</th> </tr> </thead> <tbody> <tr> <td>CD18 – McKinley Beach Resort</td> <td>n/a</td> <td>n/a</td> </tr> </tbody> </table> | | | Section 15.4.2 – Sub-Zone Purposes | | | Zones | Sub-Zone | Purpose | CD18 – McKinley Beach Resort | n/a | n/a | <table border="1"> <thead> <tr> <th colspan="3">Section 15.4.2 – Sub-Zone Purposes</th> </tr> <tr> <th>Zones</th> <th>Sub-Zone</th> <th>Purpose</th> </tr> </thead> <tbody> <tr> <td>CD18 – McKinley Beach Resort</td> <td>CD18str – McKinley Beach Resort Short-Term Rental</td> <td>The purpose is to provide a sub-zone that allows for Short-Term Rental Accommodation, Major as a permitted use on a case-by-case basis where supported by OCP policy.</td> </tr> </tbody> </table> | | | Section 15.4.2 – Sub-Zone Purposes | | | Zones | Sub-Zone | Purpose | CD18 – McKinley Beach Resort | CD18str – McKinley Beach Resort Short-Term Rental | The purpose is to provide a sub-zone that allows for Short-Term Rental Accommodation, Major as a permitted use on a case-by-case basis where supported by OCP policy. | Adding the subzone of Short-Term Rental Accommodation to CD18 zone. |
| Section 15.4.2 – Sub-Zone Purposes | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Zones | Sub-Zone | Purpose | | | | | | | | | | | | | | | | | | | | | | | | |
| CD18 – McKinley Beach Resort | n/a | n/a | | | | | | | | | | | | | | | | | | | | | | | | |
| Section 15.4.2 – Sub-Zone Purposes | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Zones | Sub-Zone | Purpose | | | | | | | | | | | | | | | | | | | | | | | | |
| CD18 – McKinley Beach Resort | CD18str – McKinley Beach Resort Short-Term Rental | The purpose is to provide a sub-zone that allows for Short-Term Rental Accommodation, Major as a permitted use on a case-by-case basis where supported by OCP policy. | | | | | | | | | | | | | | | | | | | | | | | | |

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| 15. | Section 15.4 – CD18 – McKinley Beach Resort, Section 15.4.3 – CD18 Permitted Land Uses | N/A | Section 15.4.3 – CD18 Permitted Land Uses | | | | | Adding the use of Short-Term Rental Accommodation Major and Minor to CD18 zone. |
| | | | | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | | |
| | | | Uses | AREA I Village Centre ^{.4} | AREA II Winery and Resort Accommodation ^{.4} | AREA III Hillside Resort Accommodation ^{.4} | AREA IV Waterfront Resort Accommodations ^{.4} | |
| | | | Short-Term Rental Accommodation, Major | P ⁸ | | | P ⁸ | |
| | Short-Term Rental Accommodation, Minor | S | S | S | S | | | |
| 16. | Section 15.4 – CD18 – | N/A | ^{.8} Short-Term Rental Accommodation, Major must have the 'str' Short-Term Rental sub-zone on the property. | | | | | Noting that Short-Term Rental |

| | McKinley Beach Resort, Section 15.4.3 – CD18 Permitted Land Uses, Footnote ⁸ | | | | | | Accommodation, Major is only permitted on lots that have the sub-zone. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--|--|---|---------------------------|---------------------------|--|---------|----------------------|-----|------|--|------------------------------------|--|--|-------|----------|-------------------------------|-------------------------------|---|---|---------------------------|---------------------------|---------------------------------|---|----------------|----------------|----------------|----------------|----------------|--|--|--|---|
| 17. | Section 15.6 CD22 – Central Green, Section 15.6.2 – Sub-Zone Purposes | <table border="1"> <thead> <tr> <th colspan="3">Section 15.6.2 – Sub-Zone Purposes</th> </tr> <tr> <th>Zones</th> <th>Sub-Zone</th> <th>Purpose</th> </tr> </thead> <tbody> <tr> <td>CD22 – Central Green</td> <td>n/a</td> <td>n/a</td> </tr> </tbody> </table> | Section 15.6.2 – Sub-Zone Purposes | | | Zones | Sub-Zone | Purpose | CD22 – Central Green | n/a | n/a | <table border="1"> <thead> <tr> <th colspan="3">Section 15.6.2 – Sub-Zone Purposes</th> </tr> <tr> <th>Zones</th> <th>Sub-Zone</th> <th>Purpose</th> </tr> </thead> <tbody> <tr> <td>CD22 – Central Green</td> <td>CD22str – Central Green Short-Term Rental</td> <td>The purpose is to provide a sub-zone that allows for Short-Term Rental Accommodation, Major as a permitted use on a case-by-case basis where supported by OCP policy.</td> </tr> </tbody> </table> | Section 15.6.2 – Sub-Zone Purposes | | | Zones | Sub-Zone | Purpose | CD22 – Central Green | CD22str – Central Green Short-Term Rental | The purpose is to provide a sub-zone that allows for Short-Term Rental Accommodation, Major as a permitted use on a case-by-case basis where supported by OCP policy. | | | | Adding the subzone of Short-Term Rental Accommodation to CD22 zone. | | | | | | | | | |
| Section 15.6.2 – Sub-Zone Purposes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Zones | Sub-Zone | Purpose | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CD22 – Central Green | n/a | n/a | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Section 15.6.2 – Sub-Zone Purposes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Zones | Sub-Zone | Purpose | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CD22 – Central Green | CD22str – Central Green Short-Term Rental | The purpose is to provide a sub-zone that allows for Short-Term Rental Accommodation, Major as a permitted use on a case-by-case basis where supported by OCP policy. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18. | Section 15.6 CD22 – Central Green, Section 15.6.3 – CD22 Permitted Lane Uses | N/A | <table border="1"> <thead> <tr> <th colspan="7">Section 15.6.3 – CD22 Permitted Land Uses</th> </tr> <tr> <th rowspan="2">Uses</th> <th colspan="6">('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)</th> </tr> <tr> <th>Sub-Areas A & B^{.2}</th> <th>Sub-Areas C & G^{.2}</th> <th>Sub-Areas D^{.2}</th> <th>Sub-Areas E & F^{.2}</th> <th>Sub-Areas H^{.2}</th> <th>Sub-Areas I^{.2}</th> </tr> </thead> <tbody> <tr> <td>Short-Term Rental Accommodation</td> <td>P³</td> <td>P³</td> <td>P³</td> <td>P³</td> <td>P³</td> <td>P³</td> </tr> </tbody> </table> | Section 15.6.3 – CD22 Permitted Land Uses | | | | | | | Uses | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | | | | Sub-Areas A & B ^{.2} | Sub-Areas C & G ^{.2} | Sub-Areas D ^{.2} | Sub-Areas E & F ^{.2} | Sub-Areas H ^{.2} | Sub-Areas I ^{.2} | Short-Term Rental Accommodation | P ³ | P ³ | P ³ | P ³ | P ³ | P ³ | | | | Adding the use of Short-Term Rental Accommodation to CD22 zone. |
| Section 15.6.3 – CD22 Permitted Land Uses | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uses | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Sub-Areas A & B ^{.2} | Sub-Areas C & G ^{.2} | Sub-Areas D ^{.2} | Sub-Areas E & F ^{.2} | Sub-Areas H ^{.2} | Sub-Areas I ^{.2} | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Short-Term Rental Accommodation | P ³ | P ³ | P ³ | P ³ | P ³ | P ³ | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | <table border="1"> <tr> <td>mm datio n, Majo r</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Shor t- Term Rent al Acco mmo datio n, Mino r</td> <td>S</td> <td>S</td> <td>S</td> <td>S</td> <td>S</td> <td>S</td> </tr> </table> | mm datio n, Majo r | | | | | | | Shor t- Term Rent al Acco mmo datio n, Mino r | S | S | S | S | S | S | | | | | |
|---|--|---|--|--------------------------------|---|-------|--|---------|---------------------|-----|---|--|------------------------------------|---|---|-------|----------|---------|---------------------|--|---|---|
| mm datio n, Majo r | | | | | | | | | | | | | | | | | | | | | | |
| Shor t- Term Rent al Acco mmo datio n, Mino r | S | S | S | S | S | S | | | | | | | | | | | | | | | | |
| 19. | Section 15.6 CD22 – Central Green, Section 15.6.3 – CD22 Permitted Lane Uses, Footnote ³ | N/A | ³ Short-Term Rental Accommodation, Major must have the 'str' Short-Term Rental sub-zone on the property. | | | | Noting that Short-Term Rental Accommodation, Major is only permitted on lots that have the sub-zone. | | | | | | | | | | | | | | | |
| 20. | Section 15.7 CD26 – Capri Centre, Section 15.7.2 – Sub- Zone Purposes | <table border="1"> <thead> <tr> <th colspan="3">Section 15.7.2 – Sub-Zone Purposes</th> </tr> <tr> <th>Zones</th> <th>Sub-Zone</th> <th>Purpose</th> </tr> </thead> <tbody> <tr> <td>CD26 – Capri Centre</td> <td>n/a</td> <td>n/a</td> </tr> </tbody> </table> | Section 15.7.2 – Sub-Zone Purposes | | | Zones | Sub-Zone | Purpose | CD26 – Capri Centre | n/a | n/a | <table border="1"> <thead> <tr> <th colspan="3">Section 15.7.2 – Sub-Zone Purposes</th> </tr> <tr> <th>Zones</th> <th>Sub-Zone</th> <th>Purpose</th> </tr> </thead> <tbody> <tr> <td>CD26 – Capri Centre</td> <td>CD26str – Capri Centre Short-Term Rental</td> <td>The purpose is to provide a sub-zone that permits Short Term Rental Accommodation, Major as a permitted use on a case-by-</td> </tr> </tbody> </table> | Section 15.7.2 – Sub-Zone Purposes | | | Zones | Sub-Zone | Purpose | CD26 – Capri Centre | CD26str – Capri Centre Short-Term Rental | The purpose is to provide a sub-zone that permits Short Term Rental Accommodation, Major as a permitted use on a case-by- | Adding the subzone of Short-Term Rental Accommodation to CD26 zone. |
| Section 15.7.2 – Sub-Zone Purposes | | | | | | | | | | | | | | | | | | | | | | |
| Zones | Sub-Zone | Purpose | | | | | | | | | | | | | | | | | | | | |
| CD26 – Capri Centre | n/a | n/a | | | | | | | | | | | | | | | | | | | | |
| Section 15.7.2 – Sub-Zone Purposes | | | | | | | | | | | | | | | | | | | | | | |
| Zones | Sub-Zone | Purpose | | | | | | | | | | | | | | | | | | | | |
| CD26 – Capri Centre | CD26str – Capri Centre Short-Term Rental | The purpose is to provide a sub-zone that permits Short Term Rental Accommodation, Major as a permitted use on a case-by- | | | | | | | | | | | | | | | | | | | | |

| | | | | | | |
|-----|--|-----|---|---|---|--|
| | | | | | case basis where supported by OCP policy. | |
| 21. | Section 15.7 CD26 – Capri Centre, Section 15.7.3 – CD26 Permitted Land Uses | N/A | Section 15.7.3 – CD26 Permitted Land Uses | | | Adding the use of Short-Term Rental Accommodation to CD26 zone. |
| | | | Uses | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | |
| | | | Short-Term Rental Accommodation, Major | P ² | | |
| | | | Short-Term Rental Accommodation, Minor | S | | |
| 22. | Section 15.7 CD26 – Capri Centre, Section 15.7.3 – CD26 Permitted Land Uses, Footnote ² | N/A | ² Short-Term Rental Accommodation, Major must have the 'str' Short-Term Rental sub-zone on the property. | | | Noting that Short-Term Rental Accommodation, Major is only permitted on lots that have the sub-zone. |

Schedule A

Table 9.10 Short-Term Rental Accommodation

| Criteria | Minor | Major |
|-----------------------------------|--|--|
| Operator Restriction | <p>Short-term rental accommodation must be operated by a principal resident that resides at the dwelling unit for more than 240 days a year, except:</p> <ul style="list-style-type: none"> a) 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. b) The principal residency requirement 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. | N/A |
| STR Major Subzone | N/A | The Short-term rental accommodation subzone (str) is not permitted on properties with the Rental Only (r) subzone. |
| Number of Bookings | No more than one booking or reservation for short-term rental accommodation is permitted in each dwelling unit at one time. | |
| Sleeping Unit Restrictions | A maximum of three (3) sleeping units used for short-term rental accommodation is permitted per dwelling unit. ⁻¹ | |
| Sleeping Unit Occupancy | No more than two adults may occupy a sleeping unit for short-term rental accommodation. | |
| Agricultural Land | For properties within the Agricultural Land Reserve, short-term rental accommodation must be in accordance with the Agricultural Land Commission Act and its regulations. | |

¹ 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.

Attachment B

| Section 14.8 – Core Area and Other Sub-Zones Categories | | |
|---|---|---|
| Category | Zones and Sub-Zones | Sub-Zone Purposes |
| Commercial, Core Area, and Village Centres | C1 – Local & Neighbourhood Commercial | |
| | <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | C2 – Vehicle Oriented Commercial | |
| | <ul style="list-style-type: none"> • dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |
| | <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | CA1 – Core Area Mixed Use | |
| | <ul style="list-style-type: none"> • dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |
| | <ul style="list-style-type: none"> • r – Rental Only | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
| | <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |

Section 14.8 – Core Area and Other Sub-Zones Categories

| Category | Zones and Sub-Zones | Sub-Zone Purposes |
|--------------|---|---|
| | VC1 – Village Centre | |
| | <ul style="list-style-type: none"> • dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |
| | <ul style="list-style-type: none"> • fg – Fueling and Gas Stations | The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots. |
| | <ul style="list-style-type: none"> • r – Rental Only | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
| | <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| Urban Centre | UC1 – Downtown Urban Centre | |
| | <ul style="list-style-type: none"> • a – Arena | The purpose is to provide a sub-zone that creates custom density and height regulations for lots surrounding the arena. |
| | <ul style="list-style-type: none"> • dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |
| | <ul style="list-style-type: none"> • fg – Fueling and Gas Stations | The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots. |
| | <ul style="list-style-type: none"> • gg – Gaming and Gambling | The purpose is to provide a sub-zone that allows Gaming and Gambling on selective lots. |

Section 14.8 – Core Area and Other Sub-Zones Categories

| Category | Zones and Sub-Zones | Sub-Zone Purposes |
|----------|---|---|
| | <ul style="list-style-type: none"> • r – Rental Only | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
| | <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | UC2 – Capri-Landmark Urban Centre | |
| | <ul style="list-style-type: none"> • dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |
| | <ul style="list-style-type: none"> • fg – Fueling and Gas Stations | The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots. |
| | <ul style="list-style-type: none"> • gg – Gaming and Gambling | The purpose is to provide a sub-zone that allows Gaming and Gambling on selective lots. |
| | <ul style="list-style-type: none"> • r – Rental Only | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
| | <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | UC3 – Midtown Urban Centre | |
| | <ul style="list-style-type: none"> • dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |

Section 14.8 – Core Area and Other Sub-Zones Categories

| Category | Zones and Sub-Zones | Sub-Zone Purposes |
|----------|---|---|
| | <ul style="list-style-type: none"> • fg – Fueling and Gas Stations | The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots. |
| | <ul style="list-style-type: none"> • r – Rental Only | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
| | <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | UC4 – Rutland Urban Centre | |
| | <ul style="list-style-type: none"> • dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |
| | <ul style="list-style-type: none"> • fg – Fueling and Gas Stations | The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots. |
| | <ul style="list-style-type: none"> • r – Rental Only | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
| | <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | UC5 – Pandosy Urban Centre | |
| | <ul style="list-style-type: none"> • dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |

| Section 14.8 – Core Area and Other Sub-Zones Categories | | |
|---|---|---|
| Category | Zones and Sub-Zones | Sub-Zone Purposes |
| | <ul style="list-style-type: none"> fg – Fueling and Gas Stations | The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots. |
| | <ul style="list-style-type: none"> r – Rental Only | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
| | <ul style="list-style-type: none"> rCS – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |

Section 14.9 – Principal and Secondary Land Uses

| Uses | | Zones | | | | | | | | | | | | | | | | | | | | |
|------|------------------------------------|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|----|----|----|----|----|----|-----|-----------------|-----|
| | | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | | | | | | | | | | | | | | | | | | |
| | | C1 | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 | I1 | I2 | I3 | I4 | P1 | P2 | P3 | P4 | P5 | HD1 | W1 | W2 |
| 1 | Accessory Buildings or Structures | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| 2 | Agriculture, Urban | S | S | S | S | S | S | S | S | S | S | S | S | S | P | P | P | P | P | S | n/a | n/a |
| 3 | Alcohol Production Facility | - | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.2} | - | - | - | - | - | - | - | - | - |
| 4 | Animal Clinics, Major | - | P | P | P | P | P | P | P | P | P | P | P | - | - | - | - | - | - | - | - | - |
| 5 | Animal Clinics, Minor | P | P | P | P | P | P | P | P | P | P | P | P | - | - | - | - | - | - | - | - | - |
| 6 | Apartment Housing | P ^{.6} | P ^{.6} | P | P | P | P | P | P | P | - | - | - | - | S | S | - | - | - | - | - | - |
| 7 | Auctioneering Establishments | - | P | - | - | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - |
| 8 | Automotive & Equipment | - | P | - | - | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - |
| 9 | Automotive & Equipment, Industrial | - | - | - | - | - | - | - | - | - | - | P | P | - | - | - | - | - | - | - | - | - |
| 10 | Boat Launches | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P |
| 11 | Boat Storage | - | - | - | S ^{.13} | - | - | - | - | - | P | P | - | - | - | - | - | - | - | - | - | - |
| 12 | Bulk Fuel Depot | - | - | - | - | - | - | - | - | - | - | P | P | - | - | - | - | - | - | - | - | - |
| 13 | Cannabis Production Facilities | - | - | - | - | - | - | - | - | - | P | P | P | - | - | - | - | - | - | - | - | - |
| 14 | Cemeteries | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | - | - | - |
| 15 | Child Care Centre, Major | P | P | P | P | P | P | P | P | P | P | - | - | - | P | P | S | - | S | S | - | - |
| 16 | Child Care Centre, Minor | S | S | S | S | S | S | S | S | S | - | - | - | - | - | - | - | - | - | - | - | - |
| 17 | Commercial Storage | - | P | - | - | - | - | - | - | - | P | P | - | - | - | - | - | - | - | - | - | - |
| 18 | Concrete and Asphalt Plants | - | - | - | - | - | - | - | - | - | - | - | P | S | - | - | - | - | - | - | - | - |
| 19 | Cultural and Recreation Services | P | P | P | P | P | P | P | P | P | P | - | - | - | P | P | S | - | S | - | - | - |
| 20 | Detention and Correction Services | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | - | - | - | - | - |
| 21 | Docks | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P ^{.2} | P |
| 22 | Drive Throughs | - | P ^{.14} | P ^{.14} | P ^{.14} | P ^{.14} | P ^{.14} | P ^{.14} | P ^{.14} | P ^{.14} | - | - | - | - | - | - | - | - | - | - | - | - |
| 23 | Education Services | - | P | P | P | P | P | P | P | P | - | - | - | - | - | P | - | - | - | S | - | - |
| 24 | Emergency and Protective Services | P | P | P | P | P | P | P | P | P | P | P | - | - | P | P | - | P | S | S | - | - |

Section 14.9 – Principal and Secondary Land Uses

| Uses | | Zones | | | | | | | | | | | | | | | | | | | | |
|------|---|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|------------------|----|----|-----------------|----|-----------------|----|-----------------|-----------------|----|---------------------|
| | | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | | | | | | | | | | | | | | | | | | |
| | | C1 | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 | I1 | I2 | I3 | I4 | P1 | P2 | P3 | P4 | P5 | HD1 | W1 | W2 |
| 25 | Exhibition and Convention Facilities | - | - | - | - | P | P | P | P | P | - | - | - | - | P | - | - | - | - | - | - | - |
| 26 | Fleet Services | - | P | - | - | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - |
| 27 | Food Primary Establishment | P ^{.5} | P | P | P | P | P | P | P | P | P ^{.5} | P ^{.5} | - | - | P | S | P | - | S | S ^{.7} | - | S ^{.5} |
| 28 | Gaming Facilities | - | - | - | - | P ^{.8} | P ^{.8} | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 29 | Gas Bar | P ^{.12} | P ^{.12} | - | P ^{.12} | P ^{.12} | P ^{.12} | P ^{.12} | P ^{.12} | P ^{.12} | - | P ^{.12} | - | - | - | - | - | - | - | - | - | - |
| 30 | General Industrial Use | - | - | - | - | - | - | - | - | - | P | P | P | - | - | - | - | - | - | - | - | - |
| 31 | Greenhouses and Plant Nurseries | P | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 32 | Group Home | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 33 | Health Services | P | P | P | P | P | P | P | P | P | - | - | - | - | P | P | - | - | S ^{.3} | - | - | - |
| 34 | Home-Based Business, Major | - | - | S ^{.10} | S ^{.10} | S ^{.10} | S ^{.10} | S ^{.10} | S ^{.10} | S ^{.10} | - | - | - | - | - | - | - | - | - | - | - | - |
| 35 | Home-Based Business, Minor | - | - | S | S | S | S | S | S | S | - | - | - | - | - | - | - | - | - | - | - | - |
| 36 | Hospitals | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - |
| 37 | Hotels / Motels | - | P | P | P | P | P | P | P | P | - | - | - | - | - | - | - | - | - | - | - | - |
| 38 | Liquor Primary Establishment | P ^{.4, .5} | P ^{.4} | P ^{.4} | P ^{.4} | P ^{.4} | P ^{.4} | P ^{.4} | P ^{.4} | P ^{.4} | P ^{.5} | P ^{.5} | - | - | S ^{.4} | - | S ^{.4} | - | S ^{.4} | - | - | S ^{.4, .5} |
| 39 | Marinas | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P |
| 40 | Moorage, Permanent | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P |
| 41 | Moorage, Temporary | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | S | S |
| 42 | Natural Resource Extraction | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - |
| 43 | Non-Accessory Parking | - | P | P | P | P | P | P | P | P | - | P | - | - | P | - | - | - | - | S | - | - |
| 44 | Offices | P ^{.6} | P ^{.6} | P | S | P | P | P | P | P | - | - | - | S | - | - | - | - | - | - | - | - |
| 45 | Outdoor Storage | - | - | - | - | - | - | - | - | - | - | P | P | S | - | - | - | S | - | - | - | - |
| 46 | Parks | - | - | S | S | S | S | S | S | S | - | - | - | - | S | S | P | - | P | S | - | - |
| 47 | Participant Recreation Services, Indoor | P | P | P | P | P | P | P | P | P | P | P | - | - | P | S | S | - | S | - | - | - |

Section 14.9 – Principal and Secondary Land Uses

| Uses | Zones | | | | | | | | | | | | | | | | | | | |
|------|---|----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|----|----|----|----|----|-----|----|
| | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | | | | | | | | | | | | | | | | | |
| | C1 | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 | I1 | I2 | I3 | I4 | P1 | P2 | P3 | P4 | P5 | HD1 | W1 |

FOOTNOTES (Section 14.9):

- ^{.1} In the commercial, village centre, and urban centre zones the total area for manufacturing shall be limited to a maximum of 275 m² per lot. In the industrial zones, there is no manufacturing gross floor area limit. In the I1, I2, and I3 zones, the maximum floor area for tasting, serving, and consumption of alcohol shall not exceed 235 m² in gross floor area per lot. If the lot is fronting onto Richter Street, Clement Avenue, Vaughan Avenue, or Baillie Avenue then there is no floor limit for tasting, serving, and consumption of alcohol.
- ^{.2} Docks can only be used for private purposes and cannot be used as a communal docking facility utilized for remuneration.
- ^{.3} Health services and retail shall be limited to those types of uses and services incidental to a major sports and recreation facilities. Health services and retail shall be located within a building primary used for district park, participant recreation services indoor, and/or spectator sports establishments. Retail shall not exceed 235 m² or 5% of the gross floor area of the building which it is located (whichever is less). Health services shall not exceed 500 m².
- ^{.4} Liquor primary establishments must hold a Liquor Primary Licence.
- ^{.5} Retail, food primary establishment, liquor primary establishments shall not exceed 235 m² in gross floor area (e.g. neighbourhood pubs) per lot. If the lot is fronting onto Richter Street, Clement Avenue, Baillie Avenue, or Vaughan Avenue then any food primary establishment can exceed the 235 m² gross floor area limit.
- ^{.6} Offices are intended to be a minor component within the zone. Offices and Apartment Housing are limited to above the first floor. Offices and Apartment Housing cannot occur on the ground floor.
- ^{.7} Food primary establishment shall be limited to a maximum 465 m² GFA. Retail shall be limited to a maximum 465 m² GFA and no more than 50 m² of GFA for any individual tenant space.
- ^{.8} Gaming facilities must have 'gg' Gaming and Gambling sub-zoning on the property.
- ^{.9} Retail cannabis sales must have 'rcs' Retail Cannabis Sales sub-zoning on the property.
- ^{.10} Home-based business, major is only permitted within ground-oriented units fronting Transit Supportive Corridors, ground-oriented units within urban centres, ground-oriented units within village centres, or within single detached housing.
- ^{.11} Townhouses and stacked townhouses are only permitted on fronting streets classified as mixed residential street, residential street, or mixed streets as defined in the City of Kelowna's Official Community Plan (e.g. Map 4.2, Map 4.4, Map 4.6, Map 4.8, & Map 4.9).
- ^{.12} Within an Urban Centre or a Village Centre zone a gas bar must have the 'fg' sub-zoning on the property to be permitted. All gas bars are only permitted if an alternative fuel infrastructure is provided on the same lot.
- ^{.13} Boat Storage is only permitted with the Cook / Lakeshore Village Centre.
- ^{.14} Drive Throughs must have 'dt' Drive Through sub-zoning on the property. See Section 9.4 for specific drive through related regulations.
- ^{.15} Secondary suites are only permitted within Single Detached Housing and Townhouses. The maximum net floor area of a Secondary Suite is 90 m².

Attachment D

| Section 14.8 – Core Area and Other Sub-Zones Categories | | |
|--|---|---|
| Category | Zones and Sub-Zones | Sub-Zone Purposes |
| Commercial, Core Area, and Village Centres | C1 – Local & Neighbourhood Commercial | |
| | <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | <ul style="list-style-type: none"> • str – Short Term Rental | The purpose is to provide a sub-zone that permits Short-Term Rental Accommodation as a principal use. |
| | C2 – Vehicle Oriented Commercial | |
| | <ul style="list-style-type: none"> • dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |
| | <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | <ul style="list-style-type: none"> • str – Short Term Rental | The purpose is to provide a sub-zone that permits Short-Term Rental Accommodation as a principal use. |
| | CA1 – Core Area Mixed Use | |
| | <ul style="list-style-type: none"> • dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |
| | <ul style="list-style-type: none"> • r – Rental Only | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
| | <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | <ul style="list-style-type: none"> • str – Short Term Rental | The purpose is to provide a sub-zone that permits Short-Term Rental Accommodation as a principal use. |
| | VC1 – Village Centre | |
| | <ul style="list-style-type: none"> • dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |

Section 14.8 – Core Area and Other Sub-Zones Categories

| Category | Zones and Sub-Zones | Sub-Zone Purposes |
|--------------|---|---|
| | <ul style="list-style-type: none"> fg – Fueling and Gas Stations | The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots. |
| | <ul style="list-style-type: none"> r – Rental Only | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
| | <ul style="list-style-type: none"> rsc – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | <ul style="list-style-type: none"> str – Short Term Rental | The purpose is to provide a sub-zone that permits Short-Term Rental Accommodation as a principal use. |
| Urban Centre | UC1 – Downtown Urban Centre | |
| | <ul style="list-style-type: none"> a – Arena | The purpose is to provide a sub-zone that creates custom density and height regulations for lots surrounding the arena. |
| | <ul style="list-style-type: none"> dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |
| | <ul style="list-style-type: none"> fg – Fueling and Gas Stations | The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots. |
| | <ul style="list-style-type: none"> gg – Gaming and Gambling | The purpose is to provide a sub-zone that allows Gaming and Gambling on selective lots. |
| | <ul style="list-style-type: none"> r – Rental Only | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
| | <ul style="list-style-type: none"> rsc – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | <ul style="list-style-type: none"> str – Short Term Rental | The purpose is to provide a sub-zone that permits Short-Term Rental Accommodation as a principal use. |
| | UC2 – Capri-Landmark Urban Centre | |

Section 14.8 – Core Area and Other Sub-Zones Categories

| Category | Zones and Sub-Zones | Sub-Zone Purposes |
|----------|---|---|
| | <ul style="list-style-type: none"> • dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |
| | <ul style="list-style-type: none"> • fg – Fueling and Gas Stations | The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots. |
| | <ul style="list-style-type: none"> • gg – Gaming and Gambling | The purpose is to provide a sub-zone that allows Gaming and Gambling on selective lots. |
| | <ul style="list-style-type: none"> • r – Rental Only | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
| | <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | <ul style="list-style-type: none"> • str – Short Term Rental | The purpose is to provide a sub-zone that permits Short-Term Rental Accommodation as a principal use. |
| | UC3 – Midtown Urban Centre | |
| | <ul style="list-style-type: none"> • dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |
| | <ul style="list-style-type: none"> • fg – Fueling and Gas Stations | The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots. |
| | <ul style="list-style-type: none"> • r – Rental Only | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
| | <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | <ul style="list-style-type: none"> • str – Short Term Rental | The purpose is to provide a sub-zone that permits Short-Term Rental Accommodation as a principal use. |
| | UC4 – Rutland Urban Centre | |
| | <ul style="list-style-type: none"> • dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |

| Section 14.8 – Core Area and Other Sub-Zones Categories | | |
|---|---|---|
| Category | Zones and Sub-Zones | Sub-Zone Purposes |
| | <ul style="list-style-type: none"> fg – Fueling and Gas Stations | The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots. |
| | <ul style="list-style-type: none"> r – Rental Only | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
| | <ul style="list-style-type: none"> rsc – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | <ul style="list-style-type: none"> str – Short Term Rental | The purpose is to provide a sub-zone that permits Short-Term Rental Accommodation as a principal use. |
| | UC5 – Pandosy Urban Centre | |
| | <ul style="list-style-type: none"> dt – Drive Through | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots. |
| | <ul style="list-style-type: none"> fg – Fueling and Gas Stations | The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots. |
| | <ul style="list-style-type: none"> r – Rental Only | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
| | <ul style="list-style-type: none"> rsc – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | | <ul style="list-style-type: none"> str – Short Term Rental |

Attachment E

Section 14.9 – Principal and Secondary Land Uses

| Uses | | Zones | | | | | | | | | | | | | | | | | | | | |
|------|--|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|------------------|----|----|-----------------|----|-----------------|----|-----------------|-----------------|----|---------------------|
| | | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | | | | | | | | | | | | | | | | | | |
| | | C1 | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 | I1 | I2 | I3 | I4 | P1 | P2 | P3 | P4 | P5 | HD1 | W1 | W2 |
| 27 | Food Primary Establishment | P ^{.5} | P | P | P | P | P | P | P | P | P ^{.5} | P ^{.5} | - | - | P | S | P | - | S | S ^{.7} | - | S ^{.5} |
| 28 | Gaming Facilities | - | - | - | - | P ^{.8} | P ^{.8} | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 29 | Gas Bar | P ^{.12} | P ^{.12} | - | P ^{.12} | P ^{.12} | P ^{.12} | P ^{.12} | P ^{.12} | P ^{.12} | - | P ^{.12} | - | - | - | - | - | - | - | - | - | - |
| 30 | General Industrial Use | - | - | - | - | - | - | - | - | - | P | P | P | - | - | - | - | - | - | - | - | - |
| 31 | Greenhouses and Plant Nurseries | P | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 32 | Group Home | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 33 | Health Services | P | P | P | P | P | P | P | P | P | - | - | - | - | P | P | - | - | S ^{.3} | - | - | - |
| 34 | Home-Based Business, Major | - | - | S ^{.10} | S ^{.10} | S ^{.10} | S ^{.10} | S ^{.10} | S ^{.10} | S ^{.10} | - | - | - | - | - | - | - | - | - | - | - | - |
| 35 | Home-Based Business, Minor | - | - | S | S | S | S | S | S | S | - | - | - | - | - | - | - | - | - | - | - | - |
| 36 | Hospitals | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - |
| 37 | Hotels / Motels | - | P | P | P | P | P | P | P | P | - | - | - | - | - | - | - | - | - | - | - | - |
| 38 | Liquor Primary Establishment | P ^{.4, .5} | P ^{.4} | P ^{.4} | P ^{.4} | P ^{.4} | P ^{.4} | P ^{.4} | P ^{.4} | P ^{.4} | P ^{.5} | P ^{.5} | - | - | S ^{.4} | - | S ^{.4} | - | S ^{.4} | - | - | S ^{.4, .5} |
| 39 | Marinas | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P |
| 40 | Moorage, Permanent | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P |
| 41 | Moorage, Temporary | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | S | S |
| 42 | Natural Resource Extraction | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - |
| 43 | Non-Accessory Parking | - | P | P | P | P | P | P | P | P | - | P | - | - | P | - | - | - | S | - | - | - |
| 44 | Offices | P ^{.6} | P ^{.6} | P | S | P | P | P | P | P | - | - | - | S | - | - | - | - | - | - | - | - |
| 45 | Outdoor Storage | - | - | - | - | - | - | - | - | - | - | P | P | S | - | - | - | S | - | - | - | - |
| 46 | Parks | - | - | S | S | S | S | S | S | S | - | - | - | - | S | S | P | - | P | S | - | - |
| 47 | Participant Recreation Services, Indoor | P | P | P | P | P | P | P | P | P | P | P | - | - | P | S | S | - | S | - | - | - |
| 48 | Participant Recreation Services, Outdoor | - | - | - | P | - | - | - | - | - | - | - | - | - | - | S | P | S | S | - | - | - |

Section 14.9 – Principal and Secondary Land Uses

| Uses | Zones | | | | | | | | | | | | | | | | | | | |
|------|---|----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|----|----|----|----|----|-----|----|
| | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | | | | | | | | | | | | | | | | | |
| | C1 | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 | I1 | I2 | I3 | I4 | P1 | P2 | P3 | P4 | P5 | HD1 | W1 |

FOOTNOTES (Section 14.9):

¹ In the commercial, village centre, and urban centre zones the total area for manufacturing shall be limited to a maximum of 275 m² per lot. In the industrial zones, there is no manufacturing gross floor area limit. In the I1, I2, and I3 zones, the maximum floor area for tasting, serving, and consumption of alcohol shall not exceed 235 m² in gross floor area per lot. If the lot is fronting onto Richter Street, Clement Avenue, Vaughan Avenue, or Baillie Avenue then there is no floor limit for tasting, serving, and consumption of alcohol.

² Docks can only be used for private purposes and cannot be used as a communal docking facility utilized for remuneration.

³ Health services and retail shall be limited to those types of uses and services incidental to a major sports and recreation facilities. Health services and retail shall be located within a building primary used for district park, participant recreation services indoor, and/or spectator sports establishments. Retail shall not exceed 235 m² or 5% of the gross floor area of the building which it is located (whichever is less). Health services shall not exceed 500 m².

⁴ Liquor primary establishments must hold a Liquor Primary Licence.

⁵ Retail, food primary establishment, liquor primary establishments shall not exceed 235 m² in gross floor area (e.g. neighbourhood pubs) per lot. If the lot is fronting onto Richter Street, Clement Avenue, Baillie Avenue, or Vaughan Avenue then any food primary establishment can exceed the 235 m² gross floor area limit.

⁶ Offices are intended to be a minor component within the zone. Offices and Apartment Housing are limited to above the first floor. Offices and Apartment Housing cannot occur on the ground floor.

⁷ Food primary establishment shall be limited to a maximum 465 m² GFA. Retail shall be limited to a maximum 465 m² GFA and no more than 50 m² of GFA for any individual tenant space.

⁸ Gaming facilities must have 'gg' Gaming and Gambling sub-zoning on the property.

⁹ Retail cannabis sales must have 'rcs' Retail Cannabis Sales sub-zoning on the property.

¹⁰ Home-based business, major is only permitted within ground-oriented units fronting Transit Supportive Corridors, ground-oriented units within urban centres, ground-oriented units within village centres, or within single detached housing.

¹¹ Townhouses and stacked townhouses are only permitted on fronting streets classified as mixed residential street, residential street, or mixed streets as defined in the City of Kelowna's Official Community Plan (e.g. Map 4.2, Map 4.4, Map 4.6, Map 4.8, & Map 4.9).

¹² Within an Urban Centre or a Village Centre zone a gas bar must have the 'fg' sub-zoning on the property to be permitted. All gas bars are only permitted if an alternative fuel infrastructure is provided on the same lot.

¹³ Boat Storage is only permitted with the Cook / Lakeshore Village Centre.

¹⁴ Drive Throughs must have 'dt' Drive Through sub-zoning on the property. See Section 9.4 for specific drive through related regulations.

¹⁵ Secondary suites are only permitted within Single Detached Housing and Townhouses. The maximum net floor area of a Secondary Suite is 90 m².

¹⁶ Short-Term Rental Accommodation, Major must have the 'str' Short-Term Rental sub-zone on the property. The Short-Term Rental subzone is not permitted on a property that has the 'r' Rental Only subzone.