

City of Kelowna

Bylaw No. 12861

Short Term Rental Amendments

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that Bylaw No. 12375 is amended as follows:

1. **Section 5 – Definitions & Interpretations, Section 5.3 – General Definitions** is amended by **deleting**:

"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."

and **replacing** with:

"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.

Short-Term Rental Accommodation is divided into two categories:

- (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.

See Section 9.10 to for specific Short-Term Rental Accommodation regulations."

2. **Section 9 – Specific Use Regulations, Section 9.10 Short-Term Rental Accommodation** is amended by **deleting**:

"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) sleeping 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."

and **replacing** with:

See Schedule A, as attached to and forming part of this bylaw.

3. **Section 10 – Agriculture & Rural Residential Zones, Section 10.3 - Permitted Land Uses** is amended by **adding** in its appropriate location:

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** is amended by **adding** in its appropriate location:

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 Accommodation, Minor	S	S	S	S	S

5. **Section 12 – Mobile Home Zones, Section 12.2 - Permitted Land Uses** is amended by **adding** in its appropriate location:

Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)
	MH1
Short-Term Rental Accommodation, Minor	S

6. **Section 13 – Multi-Dwelling Zones, Section 13.2 - Sub-Zone Purposes** is amended by **adding** in its appropriate location:

Section 13.2 – Sub-Zone Purposes		
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.
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** is amended by **adding** in its appropriate location:

Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)				
	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** is amended by **adding** in its appropriate location:

"¹² Short-Term Rental Accommodation, Major must have the 'str' Short-Term Rental sub-zone on the property."

9. **Section 14 – Core Area & Other Zones, Section 14.8 – Core Area and Other Sub-Zones Categories** is amended by **deleting**:

See Schedule B, as attached to and forming part of this bylaw.

and **replacing** with:

See Schedule D, as attached to and forming part of this bylaw.

10. **Section 14 – Core Area & Other Zones, Section 14.9 – Permitted Principal and Secondary Land Uses** is amended by **deleting**:

See Schedule C, as attached to and forming part of this bylaw

and **replacing** with:

See Schedule E, as attached to and forming part of this bylaw.

11. **Section 15.3 – CD17- High Density Mixed Use Commercial, Section 15.3.2 – Sub-Zone Purposes** is amended by **adding** in its appropriate location:

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.
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12. **Section 15.3 – CD17- High Density Mixed Use Commercial, 15.3.3 – CD17 Permitted Land Uses** is amended by **adding**:

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 ⁴** is amended by **adding**:

"⁴ Short-Term Rental Accommodation, Major must have the 'str' Short-Term Rental sub-zone on the property."

14. **Section 15.4 – CD18 – McKinley Beach Resort, Section 15.4.2 – Sub-Zone Purposes** is amended by **deleting**:

Section 15.4.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD18 – McKinley Beach Resort	n/a	n/a

and **replacing** with:

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.

15. **Section 15.4 – CD18 – McKinley Beach Resort, Section 15.4.3 – CD18 Permitted Land Uses** is amended by **adding** in its appropriate location:

Section 15.4.3 – CD18 Permitted Land Uses				
	('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 – McKinley Beach Resort, Section 15.4.3 – CD18 Permitted Land Uses, Footnote ⁸** is amended by **adding**:

"⁸ Short-Term Rental Accommodation, Major must have the 'str' Short-Term Rental sub-zone on the property."

17. **Section 15.6 CD22 – Central Green, Section 15.6.2 – Sub-Zone Purposes** is amended by **deleting**:

Section 15.6.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD22 – Central Green	n/a	n/a

and **replacing** with:

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** is amended by **adding**:

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, Major	P.3	P.3	P.3	P.3	P.3	P.3
Short-Term Rental Accommodation, Minor	S	S	S	S	S	S

19. **Section 15.6 CD22 – Central Green, Section 15.6.3 – CD22 Permitted Lane Uses, Footnote 3** is amended by **adding**:

"³ Short-Term Rental Accommodation, Major must have the 'str' Short-Term Rental sub-zone on the property."

20. **Section 15.7 CD26 – Capri Centre, Section 15.7.2 – Sub-Zone Purposes** is amended by **deleting**:

Section 15.7.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD26 – Capri Centre	n/a	n/a

and **replacing** with:

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** is amended by **adding** in its appropriate location:

Section 15.7.3 – CD26 Permitted Land Uses	
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** is amended by **adding**:

"² Short-Term Rental Accommodation, Major must have the 'str' Short-Term Rental sub-zone on the property."

23. 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 this

Approved pursuant to section 52(3)(a) of the Transportation Act this

for Minister of Transportation & Transit

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

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.		

Schedule 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.
	UC ₂ – 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.
	UC ₃ – 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.
	UC ₄ – 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.
	UC ₅ – 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"><li data-bbox="431 365 764 394">• 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"><li data-bbox="431 506 623 535">• 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"><li data-bbox="431 642 737 672">• rcs – Retail Cannabis Sales	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.

Schedule C

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.

Schedule 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.
	UC ₃ – 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.
	UC ₄ – 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"> • 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.
	UC ₅ – 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"> • 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

Schedule 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.
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- 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.
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- 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.