



CITY OF WEST KELOWNA PUBLIC HEARING AGENDA

Tuesday, March 16, 2021, 5:00 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

1. CALL THE PUBLIC HEARING TO ORDER

It is acknowledged that this meeting is being held on the traditional territory of the Syilx/Okanagan Peoples.

In accordance with the Provincial Health Officer Order on Gatherings and Events, members of the public are restricted from attending public hearings in person. Public participation will be available by phone or by written submission and all representations to Council form part of the public record. This meeting is being webcast live and will be archived on the City's website.

2. INTRODUCTION OF LATE ITEMS

3. ADOPTION OF AGENDA

4. OPENING STATEMENT

5. PUBLIC HEARING

5.1. P20-16; Zoning Amendment Bylaw No.0154.99 (PH); Short Term Rental Regulations

Location: Throughout the City of West Kelowna

The proposed Zoning Bylaw amendments to regulate short term rentals include:

- Short term rentals allowing for principal residents to rent a portion of their home or their entire home as a vacation rental;
- The addition of new definitions to distinguish between a minor short term rental, which would include bed and breakfasts, and a major short term rental;
- Replacing the phrase "bed and breakfast" with "minor short term rental";
- Permitting short term rentals, minor and major, in all zones which currently permit bed and breakfasts: Agricultural (A1), Rural (RU1 through RU5), Residential (R1 and R1L) and CD-1(E) Zones;
- Permitting short term rentals, minor and major, only within single detached dwellings and not allowing them on parcels with a secondary suite or carriage house;

- Requiring operators of short term rentals, minor and major, to be the principal resident of the dwelling;
- Restricting the occupancy of short term rentals, minor and major, to a maximum of two adults per bedroom;
- For a minor short term rental:
 - Requiring operators to remain on-site during guests' stays;
 - Reducing the maximum number of rentable bedrooms to three;
- For a major short term rental:
 - Allowing operators to be off-site during guests' stays;
 - Allowing four maximum rentable bedrooms;
 - Requiring one parking space per two bedrooms (0.5 spaces per bedroom, rounded up).

6. ADJOURNMENT OF THE PUBLIC HEARING

No other submissions from the public or applicant may be received by Council.

Copies of the proposed bylaws, information and reports are available for review at the City of West Kelowna Planning Department, 2760 Cameron Road, between 8:30 a.m. and 4:30 p.m., Monday through Friday (excluding statutory holidays), or online at <https://calendar.westkelownacity.ca/councilcommittee>.