

**CITY OF WEST KELOWNA**

**BYLAW NO. 0154.99**

**A BYLAW TO AMEND "ZONING BYLAW NO. 0154"**

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0154" under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO. 0154.99, 2021".

2. Amendments

"Zoning Bylaw No. 0154" is hereby amended as follows:

- 2.1 By adding to Part 2 – Interpretation, Section 2.8 Definitions in appropriate alphabetical order the following:

**SHORT TERM RENTAL, MINOR** means the use of a single detached dwelling by an occupant of the dwelling as a vacation rental where the operator remains on-site during guest stays, this use includes bed and breakfasts.

- 2.2 By adding to Part 2 – Interpretation, Section 2.8 Definitions in appropriate alphabetical order the following:

**SHORT TERM RENTAL, MAJOR** means the use of a single detached dwelling by an occupant of the dwelling as a vacation rental where the operator may be off-site during guest stays.

- 2.3 By replacing the phrase "bed and breakfast" in subsection 3.3.1(b) with the phrase "short term rental".

- 2.4 By replacing the phrase "Bed and Breakfast" in subsection 3.16.7 with the phrase "short term rental".

- 2.5 By deleting Section 3.17 Bed and Breakfast in it's entirety and replacing it with the following:

3.17 Short Term Rental

- .1 A short term rental shall only be conducted within a principal single detached dwelling.

- .2 An occupant of the single detached dwelling shall be the operator of the short term rental. For certainty an occupant shall be a principal resident of the single detached dwelling.
- .3 No more than two adults may occupy a bedroom used for the short term rental.
- .4 Bedrooms shall only be rented for periods of less than one month.
- .5 A short term rental is permitted to have no more than one non-internally illuminated sign to a maximum size of 0.3 m<sup>2</sup> that is attached to the principal single detached dwelling or located elsewhere on the parcel and a minimum distance of 1.5 m from any parcel boundary.
- .6 There shall be no exterior indication that a short term rental is in operation on any parcel, except for permitted signage and required parking.
- .7 A short term rental shall not be permitted without connection to a community sewer system unless:
  - (a) The parcel receives the written approval of a Registered Onsite Wastewater Practitioner (ROWP) for septic disposal capacity.
- .8 A short term rental is not permitted on a parcel that contains a secondary suite or carriage house.
- .9 Short Term Rental, Minor:
  - (a) The operator of a minor short term rental must be on-site when the minor short term rental is operating; and
  - (b) No more than 3 bedrooms are permitted to be used for a minor short term rental.
- .10 Short Term Rental, Major:
  - (a) The operator of a major short term rental may be off-site when the major short term rental is operating; and
  - (b) No more than 4 bedrooms are permitted to be used for a major short term rental.
- 2.6 By replacing the phrase “bed and breakfast” in subsection 3.20.5 with the phrase “short term rental”.
- 2.7 By replacing the phrase “bed and breakfast” in subsection 3.26.15 with the phrase “short term rental”.
- 2.8 Amending Table 4.1 – Required parking spaces in Section 4.4 by deleting in it’s entirety the following section for Bed and breakfast / Agri-tourism accommodation

Bed and breakfast / Agri-tourism accommodation	1.0 per guest room
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And adding new sections for Agri-Tourism Accommodation and Short Term Rental in their appropriate location that reads as follows:

Agri-tourism accommodation	1.0 per guest room
Short term rental	Minor – 1.0 per bedroom Major – 0.5 per bedroom

- 2.9 By replacing the phrase “bed and breakfasts” in subsection 4.4.3(1).1 with the phrase “short term rentals”
- 2.10 By deleting Section 8.1.3(f) and adding to section 8.1.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.11 By deleting Section 9.1.3(b) and adding to Section 9.1.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.12 By deleting Section 9.2.3(d). and adding to Section 9.2.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.13 By deleting Section 9.3.3(e) and adding to Section 9.3.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.14 By deleting Section 9.4.3(f) and adding to Section 9.4.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.15 By deleting Section 9.5.3(j) and adding to Section 9.5.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.16 By deleting Section 10.4.3(b) and adding to Section 10.4.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.17 By deleting Section 10.6.3(b) and adding to Section 10.6.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.18 By deleting Section CD-1(E).1(c) from Part 14 CD1 – Westlake and adding to section CD-1(E).1 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”

READ A FIRST AND SECOND TIME THIS  
PUBLIC HEARING HELD THIS  
READ A THIRD TIME THIS  
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS  
ADOPTED THIS

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M A Y O R

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CITY CLERK