



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 its 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 m² 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
--	--------------------

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 23RD DAY OF FEBRUARY, 2021
PUBLIC HEARING HELD THIS
READ A THIRD TIME THIS
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS
ADOPTED THIS

MAYOR

CITY CLERK