
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:

PRINCIPAL RESIDENCE means the usual place where an individual makes their home and conducts daily affairs, like paying bills and receiving mail, for the majority of the year.

SHORT TERM ACCOMMODATION means the use of a principal residence for visitor accommodation where the operator hosts guests within a single detached dwelling, secondary suite or carriage house.

- 2.2 By deleting the subsection 3.3.1(b) in its entirety and replacing it with the following:

"Vacation rentals other than bed and breakfasts, short term accommodations, agri-tourism accommodations, and the use of resort apartments and resort townhouses."

- 2.3 By adding to section 3.17 the following:

.9 A bed and breakfast is not permitted on a parcel that contains a short term accommodation.

- 2.4 By adding to Part 3 – General Regulations the following as Section 3.27:

3.27 Short Term Accommodations

.1 A short term accommodation use shall only be conducted within a single detached dwelling, secondary suite or carriage house.

.2 An occupant of the property shall be the operator of the short term accommodation. For certainty an occupant shall be a principal resident of the property.

- .3 In the case of a property containing a single detached dwelling with an approved secondary suite or approved carriage house, only one dwelling may be used for the purpose of a short term accommodation.
 - .4 No more than two adults may occupy a bedroom and no more than four bedrooms are permitted to be used for a short term accommodation.
 - .5 Bedrooms shall only be rented for periods of less than one month.
 - .6 A short term accommodation 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.
 - .7 There shall be no exterior indication that a short term accommodation is in operation on any parcel, except for permitted signage and required parking.
 - .8 A short term accommodation 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.
 - .9 A short term accommodation is not permitted on a parcel that contains a bed and breakfast.
- 2.5 By replacing subsection 3.20.5 in its entirety and replacing it with the following:
- “When a bed and breakfast or short term accommodation is located on the same parcel as an agri-tourism accommodation, the total number of guest rooms permitted on the parcel is the number specified in Table 3.9.”
- 2.6 Amending Table 4.1 – Required parking spaces in Section 4.4 adding a new section for Short Term Accommodation in its appropriate location that reads as follows:
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| Short term accommodation | 1 per one or two bedrooms;
2 per three or four bedrooms |
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- 2.7 By adding to section 8.1.3 in appropriate alphabetical order, the following:
- “Short term accommodation”
- 2.8 By adding to Section 9.1.3 in appropriate alphabetical order, the following:
- “Short term accommodation”
- 2.9 By adding to Section 9.2.3 in appropriate alphabetical order, the following:
- “Short term accommodation”
- 2.10 By adding to Section 9.3.3 in appropriate alphabetical order, the following:
- “Short term accommodation”

2.11 By adding to Section 9.4.3 in appropriate alphabetical order, the following:

“Short term accommodation”

2.12 By adding to Section 9.5.3 in appropriate alphabetical order, the following:

“Short term accommodation”

2.13 By deleting Section 10.4.3(b) and adding to Section 10.4.3 in appropriate alphabetical order, the following:

“Short term accommodation”

2.14 By adding to Section 10.6.3 in appropriate alphabetical order, the following:

“Short term accommodation”

2.15 By adding to Part 14 CD1 – Westlake section CD-1(E).1 in appropriate alphabetical order, the following:

“Short term accommodation”

READ A FIRST AND SECOND TIME THIS 23RD DAY OF FEBRUARY, 2021
PUBLIC HEARING HELD THIS 16TH DAY OF MARCH, 2021
RESCINDED SECOND READING THIS 11TH DAY OF MAY, 2021
READ A SECOND TIME AS AMENDED THIS 11TH DAY OF MAY, 2021
PUBLIC HEARING HELD THIS 8TH DAY OF JUNE, 2021
READ A THIRD TIME THIS 22ND DAY OF JUNE, 2021
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 28TH DAY OF JUNE, 2021
ADOPTED THIS

MAYOR

CITY CLERK