

REGIONAL DISTRICT OF CENTRAL OKANAGAN

BYLAW NO. 1586
Amendment No. 290 to Bylaw No. 871

A bylaw to amend Zoning Bylaw No. 871

WHEREAS the Regional Board of the Regional District of Central Okanagan adopted Regional District of Central Okanagan Zoning Bylaw No. 871;

AND WHEREAS the Regional Board deems it advisable to amend the said Bylaw;

NOW THEREFORE THE REGIONAL BOARD OF THE REGIONAL DISTRICT OF CENTRAL OKANAGAN IN OPEN MEETING ASSEMBLED ENACTS AS FOLLOWS:

1. Regional District of Central Okanagan Zoning Bylaw No. 871 is hereby amended by:
 - a. **Deleting** under **PART 3 GENERAL REGULATIONS**, paragraph 8 under Section **3.18 Accessory Home** in its entirety and **renumbering** the remaining paragraphs in that Section.
 - b. **Deleting** under **PART 3 GENERAL REGULATIONS**, Section **3.23 Bed and Breakfast Accommodation** in its entirety, including the Note section and **replacing** it with a new Section **3.23 Short Term Rental Accommodation** and Note section as follows:

A short term rental accommodation is subject to the following regulations:

1. A maximum of one (1) *short term rental accommodation* use is permitted per property.
2. A *short term rental accommodation* may be operated in whole or in part of the principal dwelling, or within a *secondary suite*. In the case of a property containing *single detached house* and a *secondary suite*, only one (1) *dwelling unit* may be used for *short term rental accommodation*.
3. A *short term rental accommodation* is not permitted in an *accessory home*.
4. A *short term rental accommodation* use shall only be permitted on a property located within an established *Fire Protection Boundary*.
5. A *short rental accommodation* shall be an *accessory use*.
6. A maximum of four (4) *bedrooms*, and a maximum of eight (8) people in over-night stay, are permitted in a *short term rental accommodation* use.

7. No exterior evidence of the *short term rental accommodation* shall be visible from outside the *parcel* on which the *short term rental accommodation* is located, except for *signage* as authorized by this Bylaw or the *Regional District Business Licensing and Regulation Bylaw* and the required parking for the *short term rental accommodation* use.
8. A *short term rental accommodation* is permitted to have no more than one (1) *sign* to a maximum size of 3000 cm² (465 sq. in.), located on the *single detached house* or at least 1.5 m (4.9 ft.) from any *parcel* line.
9. One (1) *parking space* from the existing residential use is required to be allocated to the *short term rental accommodation* use.

[Note see section 3.7 for limitations on parking areas in the front *setback*. Also note the definition of *parking space*]

[Note: A dwelling used for a short term rental accommodation use shall comply with the BC Building Code and other fire and health regulations.]

[Note: The operator of the *short term rental accommodation* shall be required to hold a valid business license with the Regional District]

- c. **Deleting** under **PART 3 GENERAL REGULATIONS**, Section **3.24 Agri Tourist Accommodation** in its entirety, including the Note section and **replacing** it with a new Section **3.24 Agri Tourist Accommodation** and Note section as follows:

Agri tourist accommodation is subject to the following regulations:

1. *Agri tourist accommodation* shall be an *accessory* use.
2. An *Agri tourist accommodation* use is only permitted on a *parcel* with an approved *Agri Tourism* activity.
3. A maximum of ten (10) *bedrooms* and/or *tourist campsites* for an *Agri tourist accommodation* use are permitted on *parcels* 3.8 ha (9.4 acres) or larger.
4. A maximum of four (4) *bedrooms* and/or *tourist campsites* for an *Agri tourist accommodation* use are permitted on *parcels* smaller than 3.8 ha (9.4 acres).

[Note: Agricultural Land Commission approval is required for *agri tourist accommodation* with more than 10 *bedrooms* or *tourist campsites* on lands within the Agricultural Land Reserve.] Applications can be obtained from the Regional District Development Services Department.

5. One (1) *parking space per bedroom and/or tourist campsite* used for *Agri tourist accommodation* is required in addition to those required for the principal dwelling.
- d. **Deleting** under **PART 3 GENERAL REGULATIONS**, paragraph 4 under Section **3.26 Secondary Suites** in its entirety and **renumbering** the remaining paragraphs in that Section.
- e. **Deleting** under **PART 5 RESOURCE LAND USES**, Section **5.1 AGRICULTURAL, PERMITTED USES TABLE FOR A1 ZONE, 5.1.1 Permitted uses, buildings and structures**: the words “16. *Bed and Breakfast accommodation*, (Section 3.23) and **renumbering** the remaining sections accordingly.
- f. **Deleting** under **PART 6 RURAL LAND USES**, Section **6.1 RURAL 1, PERMITTED USES TABLE FOR RU1 ZONE, 6.1.1 Permitted uses, buildings and structures**, the words “.8 *Bed and breakfast accommodation* (Section 3.23)” and **replacing** it with the words “.8 *Short term rental accommodation* (Section 3.23)”
- g. **Deleting** under **PART 6 RURAL LAND USES**, Section **6.2 RURAL 2, PERMITTED USES TABLE FOR RU2 ZONE, 6.2.1 Permitted uses, buildings and structures**, the words “.6 *Bed and breakfast accommodation* (Section 3.23)” and **replacing** it with the words “.6 *Short term rental accommodation* (Section 3.23)”
- h. **Deleting** under **PART 6 RURAL LAND USES**, Section **6.3 RURAL 3, PERMITTED USES TABLE FOR RU3 ZONE, 6.3.1 Permitted uses, buildings and structures**, the words “.4 *Bed and breakfast accommodation* (Section 3.23)” and **replacing** it with the words “.8 *Short term rental accommodation* (Section 3.23)”
- i. **Deleting** under **PART 6 RURAL LAND USES**, Section **6.4 COUNTRY RESIDENTIAL, PERMITTED USES TABLE FOR RU4 ZONE, 6.4.1 Permitted uses, buildings and structures**, the words “.5 *Bed and breakfast accommodation* (Section 3.23)” and **replacing** it with the words “.5 *Short term rental accommodation* (Section 3.23)”
- j. **Deleting** under **PART 6 RURAL LAND USES**, Section **6.5 SMALL LOT COUNTRY RESIDENTIAL, PERMITTED USES TABLE FOR RU5 ZONE, 6.5.1 Permitted uses, buildings and structures**, the words “.3 *Bed and breakfast accommodation* (Section 3.23)” and **replacing** it with the words “.3 *Short term rental accommodation* (Section 3.23)”
- k. **Deleting** under **PART 6 RURAL LAND USES**, Section **6.6 SMALL HOLDINGS, PERMITTED USES TABLE FOR RU6 ZONE, 6.6.1 Permitted uses, buildings and structures**, the words “.5 *Bed and breakfast accommodation* (Section 3.23)” and **replacing** it with the words “.5 *Short term accommodation* (Section 3.23)”
- l. **Deleting** under **PART 7 SINGLE DETACHED HOUSING**, Section **7.1 SINGLE DETACHED HOUSING, PERMITTED USES TABLE FOR R1 ZONE, 7.1.1**

Permitted uses, buildings and structures, the words “.4 *Bed and breakfast accommodation* (Section 3.23)” and **replacing** it with the words “.4 *Short term accommodation* (Section 3.23)”

m. **Adding** under **PART 9 DUPLEX AND COMPACT HOUSING, Section 9.1 DUPLEX HOUSING, PERMITTED USES TABLE FOR R2 ZONE, 9.1.1 Permitted uses, buildings and structures**, the words “.5 *Short term accommodation* (Section 3.23)” and **renumbering** the remaining sections accordingly.

n. **Adding** under **PART 9 DUPLEX AND COMPACT HOUSING, Section 9.2 COMPACT HOUSING, PERMITTED USES TABLE FOR RC1 ZONE, 9.2.1 Permitted uses, buildings and structures**, the words “.7 *Short term accommodation* (Section 3.23)”.

o. **Adding** under **PART 14 OFF-STREET PARKING AND LOADING, TABLE 14.1, REQUIRED OFF-STREET PARKING SPACES, COLUMN 1 (USE), COLUMN II (REQUIRED NUMBER OF PARKING SPACES), RESIDENTIAL** the following:

Agri-tourist accommodation (A1) 1 per bedroom or tourist campsite

p. **Deleting** under **PART 14 OFF-STREET PARKING AND LOADING, TABLE 14.1, REQUIRED OFF-STREET PARKING SPACES, COLUMN 1 (USE), COLUMN II (REQUIRED NUMBER OF PARKING SPACES), RESIDENTIAL** the following:

Bed and breakfast accommodation 1 per guest room in addition to spaces required for the principal dwelling

and **replacing** it with the following:

Short term rental accommodation 1 per short term rental accommodation use allocated from the existing residential use.

q. **Adding** under **PART 14 OFF-STREET PARKING AND LOADING, TABLE 14.1, REQUIRED OFF-STREET PARKING SPACES, COLUMN 1 (USE), COLUMN II (REQUIRED NUMBER OF PARKING SPACES), COMMERCIAL** the following:

Tourist Cabins (C5, C7, C8 only) 1 per cabin unit

r. **Deleting** the following under **PART 15 DEFINITIONS:**

ACCOMMODATION UNIT means 1 *tourist cabin* or 3.7 *tourist campsite spaces* or 1 *motel sleeping unit*.

ACCOMMODATION UNIT, WILDERNESS means 1 *tourist cabin* or 2 *tourist campsite spaces* or 1 *motel sleeping unit*

BED AND BREAKFAST means a use within a single detached dwelling that provides temporary lodging for tourists and visitors where *guest rooms* are rented for rental periods of less than one month.

GUEST ROOM means a sleeping room that does not include a kitchen, used or maintained for the accommodation of an individual or individuals to whom hospitality is extended for rental periods of less than one month.

TOURIST CAMPSITE SPACES means a defined area within a tourist campsite used or intended to be used or rented for occupancy of holiday trailers, motor homes, tents, campers and similar recreational vehicles provided as short term occupancy for owners or occupiers for periods of less than one month. Park model trailers are not permitted.

- s. **Deleting** under **PART 15 DEFINITIONS** the definition of **AGRI TOURIST ACCOMMODATION** in its entirety and **replacing** it with the following:

AGRI TOURIST ACCOMMODATION means accommodation for tourists on a working farm or ranch which is located within the principal dwelling and is accessory to the principal use, but also related to the principal use. *Agri tourist accommodation bedrooms* are rented for rental period of less than one (1) calendar month.

- t. **Adding** under **PART 15 DEFINITIONS** the following:

BEDROOM means a sleeping room, that does not include a *kitchen*, used or maintained for the accommodation of an individual or individuals. A *Bedroom* may contain one (1) ensuite bathroom.

FIRE PROTECTION BOUNDARY means a specified area created under a service establishment bylaw of the *Regional District* to provide for fire protection.

SHORT TERM RENTAL ACCOMMODATION means a *use* within a *dwelling unit* that provides temporary lodging for tourists and visitors for rental periods of less than ninety (90) consecutive days.

- u. **Deleting** under **PART 15 DEFINITIONS** the definitions of **RESORT APARTMENTS, RESORT TOWNHOMES, SECONDARY SUITE, SINGLE DETACHED HOUSE, TOURIST CABINS, TOURIST CAMPSITES** and **TOURIST LODGE** in their entirety and **replacing** them with the following:

RESORT APARTMENTS means *apartment housing* that provides sleeping accommodation provided as short term occupancy for owners or occupiers for periods of less than ninety (90) consecutive days. The *resort apartment* may include accessory facilities as *restaurants*, banquet and convention rooms, recreation facilities and *personal service establishments* for the convenience of guests.

RESORT TOWNHOMES means *townhome housing* that provides sleeping accommodation provided as short term occupancy for owners or occupiers of less than ninety (90) consecutive days. The *resort townhome* may include accessory facilities such as *eating and drinking establishments*, banquet and convention rooms, recreation facilities and *personal service establishments* for the convenience of guests.

APPROVED BY THE MINISTRY OF TRANSPORTATION & TRANSIT THIS
OF _____, 2026.

DAY

ADOPTED THIS _____ DAY OF _____, 2026.

CHAIRPERSON

CORPORATE OFFICER

DRAFT