

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 2594, 2012**

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**A Bylaw to amend the Electoral Areas ‘A’, ‘C’, D-1’, ‘D-2’, ‘E’, and ‘F’  
Regional District of Okanagan-Similkameen Zoning Bylaws**

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The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Textual Amendments to Zoning Bylaws, Amendment Bylaw No. 2594, 2012."

Electoral Area ‘A’

2. The “Electoral Area ‘A’ Zoning Bylaw No. 2451, 2008” is amended by:

- (i) deleting the definition of “bed and breakfast operation” under Section 4.0 (Definitions).
- (ii) adding the definition of “bed and breakfast operation” under Section 4.0 (Definitions) to read as follows:

**“bed and breakfast operation”** means an occupation conducted within a principal dwelling unit, by the residents of the dwelling unit, which provides sleeping accommodations to the traveling public and includes the provision of a morning meal for those persons using the sleeping accommodations;

- (iii) adding the definition of “residential” under Section 4.0 (Definitions) to read as follows:

**“residential”** means the occupancy or use of a dwelling unit for the permanent domicile of a person or persons; or the occasional or seasonal occupancy of a dwelling unit as a dwelling by an owner who has a permanent domicile elsewhere or by non-paying guests of such an owner. This use does not include vacation rental;

(iv) deleting the definition of “single detached dwelling” under Section 4.0 (Definitions).

(v) adding the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

**“single detached dwelling”** means a detached building used for residential use and consisting of one dwelling unit;

(vi) adding the definition of “vacation rental” under Section 4.0 (Definitions) to read as follows:

**“vacation rental”** means the use of a residential dwelling unit for the temporary commercial accommodation of paying guests for a period of less than one month. This use does not include bed and breakfast;

(vii) deleting Section 7.19 (Bed and Breakfast) under Section 7.0 (General Regulations).

(viii) adding a new Section 7.19 (Bed and Breakfast Operation) under Section 7.0 (General Regulations) to read as follows:

#### **7.19 Bed and Breakfast Operation**

A bed and breakfast operation is permitted where listed as a permitted use, provided that:

1. it is located within one principal dwelling unit on the parcel;
2. no more than eight (8) patrons shall be accommodated within the dwelling unit;
3. no more than four (4) bedrooms shall be used for the bed and breakfast operation;
4. no cooking facilities shall be provided for within the bedrooms intended for the bed and breakfast operation;
5. no patron shall stay at the bed and breakfast operation for more than thirty (30) consecutive days with 30 days in between any subsequent stay;
6. no retail sales other than the sale of goods produced on the parcel are permitted;
7. no commercial vehicle, exceeding 1 tonne in weight, associated with or used in the conduct of the bed and breakfast operation shall be parked or otherwise located outside an unenclosed building;
8. only persons residing in the principal dwelling unit may carry on the bed and breakfast operation on the parcel occupied by the

principal dwelling unit, and must be present on the property during a patron's stay; and

9. the bed and breakfast operation shall not generate traffic congestion or parking demands within the District and shall not produce a public offence or nuisance of any kind.

- (ix) amending Section 7.20.1(a) (Signs) to read as follows:
  - a) to denote a home occupation, home industry, or bed and breakfast operation use on the property on which the sign is located;
- (x) amending Table 9.2 (Off-Street Parking and Loading Requirements) so that that the entry for "bed and breakfast" reads as "bed and breakfast operation".

### Electoral Area 'C'

3. The "Electoral Area 'C' Zoning Bylaw No. 2453, 2008" is amended by:

- (i) deleting the definition of "bed and breakfast operation" under Section 4.0 (Definitions).
- (ii) adding the definition of "bed and breakfast operation" under Section 4.0 (Definitions) to read as follows:

**"bed and breakfast operation"** means an occupation conducted within a principal dwelling unit, by the residents of the dwelling unit, which provides sleeping accommodations to the traveling public and includes the provision of a morning meal for those persons using the sleeping accommodations;

- (iii) deleting the definition of "dwelling unit" under Section 4.0 (Definitions).
- (iv) adding the definition of "dwelling unit" under Section 4.0 (Definitions) to read as follows:

**"dwelling unit"** means one or more habitable rooms constituting one self-contained unit which has a separate entrance, and which contains washroom facilities, and not more than one set of cooking facilities (unless a secondary suite is permitted in the applicable zone), and which is designed to be used for living and sleeping purposes;

- (v) adding the definition of "residential" under Section 4.0 (Definitions) to read as follows:

**"residential"** means the occupancy or use of a dwelling unit for the permanent domicile of a person or persons; or the occasional or seasonal occupancy of a dwelling unit as a dwelling by an owner who has a

permanent domicile elsewhere or by non-paying guests of such an owner. This use does not include vacation rental;

- (vi) deleting the definition of “single detached dwelling” under Section 4.0 (Definitions).
- (vii) adding the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

**“single detached dwelling”** means a detached building used for residential use and consisting of one dwelling unit;

- (viii) adding the definition of “vacation rental” under Section 4.0 (Definitions) to read as follows:

**“vacation rental”** means the use of a residential dwelling unit for the temporary commercial accommodation of paying guests for a period of less than one month. This use does not include bed and breakfast;

- (ix) deleting Section 7.19 (Bed and Breakfast) under Section 7.0 (General Regulations).
- (x) adding a new Section 7.19 (Bed and Breakfast Operation) under Section 7.0 (General Regulations) to read as follows:

### **7.19 Bed and Breakfast Operation**

A bed and breakfast operation is permitted where listed as a permitted use, provided that:

1. it is located within one principal dwelling unit on the parcel;
2. no more than eight (8) patrons shall be accommodated within the dwelling unit;
3. no more than four (4) bedrooms shall be used for the bed and breakfast operation;
4. no cooking facilities shall be provided for within the bedrooms intended for the bed and breakfast operation;
5. no patron shall stay at the bed and breakfast operation for more than thirty (30) consecutive days with 30 days in between any subsequent stay;
6. no retail sales other than the sale of goods produced on the parcel are permitted;
7. no commercial vehicle, exceeding 1 tonne in weight, associated with or used in the conduct of the bed and breakfast operation shall be parked or otherwise located outside an unenclosed building;

8. only persons residing in the principal dwelling unit may carry on the bed and breakfast operation on the parcel occupied by the principal dwelling unit, and must be present on the property during a patron's stay; and
  9. the bed and breakfast operation shall not generate traffic congestion or parking demands within the District and shall not produce a public offence or nuisance of any kind.
- (i) amending Section 7.20.1(i) (Signs) to read as follows:
    - i) to denote a home occupation, home industry, or bed and breakfast operation use on the property on which the sign is located;
  - (ii) amending Table 9.2 (Off-Street Parking and Loading Requirements) so that that the entry for "bed and breakfast" reads as "bed and breakfast operation".

#### Electoral Area 'D-1'

4. The "Electoral Area 'D-1' Zoning Bylaw No. 2457, 2008" is amended by:
  - (i) deleting the definition of "bed and breakfast" under Section 4.0 (Definitions).
  - (ii) adding the definition of "bed and breakfast operation" under Section 4.0 (Definitions) to read as follows:
 

**"bed and breakfast operation"** means an occupation conducted within a principal dwelling unit, by the residents of the dwelling unit, which provides sleeping accommodations to the traveling public and includes the provision of a morning meal for those persons using the sleeping accommodations;
  - (iii) deleting the definition of "dwelling unit" under Section 4.0 (Definitions).
  - (iv) adding the definition of "dwelling unit" under Section 4.0 (Definitions) to read as follows:
 

**"dwelling unit"** means one or more habitable rooms constituting one self-contained unit which has a separate entrance, and which contains washroom facilities, and not more than one set of cooking facilities (unless a secondary suite is permitted in the applicable zone), and which is designed to be used for living and sleeping purposes;
  - (v) adding the definition of "residential" under Section 4.0 (Definitions) to read as follows:
 

**"residential"** means the occupancy or use of a dwelling unit for the permanent domicile of a person or persons; or the occasional or seasonal occupancy of a dwelling unit as a dwelling by an owner who has a

permanent domicile elsewhere or by non-paying guests of such an owner. This use does not include vacation rental;

- (vi) deleting the definition of “single detached dwelling” under Section 4.0 (Definitions).
- (vii) adding the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

**“single detached dwelling”** means a detached building used for residential use and consisting of one dwelling unit;

- (viii) adding the definition of “vacation rental” under Section 4.0 (Definitions) to read as follows:

**“vacation rental”** means the use of a residential dwelling unit for the temporary commercial accommodation of paying guests for a period of less than one month. This use does not include bed and breakfast;

- (ix) deleting Section 7.19 (Bed and Breakfast) under Section 7.0 (General Regulations).
- (x) adding a new Section 7.19 (Bed and Breakfast Operation) under Section 7.0 (General Regulations) to read as follows:

### **7.19 Bed and Breakfast Operation**

A bed and breakfast operation is permitted where listed as a permitted use, provided that:

1. it is located within one principal dwelling unit on the parcel;
2. no more than eight (8) patrons shall be accommodated within the dwelling unit;
3. no more than four (4) bedrooms shall be used for the bed and breakfast operation;
4. no cooking facilities shall be provided for within the bedrooms intended for the bed and breakfast operation;
5. no patron shall stay at the bed and breakfast operation for more than thirty (30) consecutive days with 30 days in between any subsequent stay;
6. no retail sales other than the sale of goods produced on the parcel are permitted;
7. no commercial vehicle, exceeding 1 tonne in weight, associated with or used in the conduct of the bed and breakfast operation shall be parked or otherwise located outside an unenclosed building;

8. only persons residing in the principal dwelling unit may carry on the bed and breakfast operation on the parcel occupied by the principal dwelling unit, and must be present on the property during a patron's stay; and
  9. the bed and breakfast operation shall not generate traffic congestion or parking demands within the District and shall not produce a public offence or nuisance of any kind.
- (xi) amending Section 7.20.1(a) (Signs) to read as follows:
- a) to denote a home occupation, home industry, or bed and breakfast operation use on the property on which the sign is located;
- (xii) amending Table 9.2 (Off-Street Parking and Loading Requirements) so that that the entry for "bed and breakfast" reads as "bed and breakfast operation".
- (xiii) amending Section 10.1.1(u) to read as follows:
- u) bed and breakfast operation, subject to Section 7.19;
- (xiv) amending Section 10.2.1(o) to read as follows:
- o) bed and breakfast operation, subject to Section 7.19;
- (xv) amending Section 10.3.1(q) to read as follows:
- q) bed and breakfast operation, subject to Section 7.19;
- (xvi) amending Section 10.4.1(q) to read as follows:
- q) bed and breakfast operation, subject to Section 7.19;
- (xvii) amending Section 10.5.1(g) to read as follows:
- g) bed and breakfast operation, subject to Section 7.19;
- (xviii) amending Section 10.6.1(f) to read as follows:
- f) bed and breakfast operation, subject to Section 7.19;
- (xix) amending Section 11.1.1(d) to read as follows:
- d) bed and breakfast operation, subject to Section 7.19;
- (xx) amending Section 11.2.1(d) to read as follows:
- d) bed and breakfast operation, subject to Section 7.19;

- (xxi) amending Section 11.3.1(e) to read as follows:
  - e) bed and breakfast operation, subject to Section 7.19;
- (xxii) amending Section 13.5.1(j) to read as follows:
  - j) bed and breakfast operation, subject to Section 7.19;

#### Electoral Area 'D-2'

5. The "Electoral Area 'D-2' Zoning Bylaw No. 2455, 2008" is amended by:
- (i) deleting the definition of "bed and breakfast" under Section 4.0 (Definitions).
  - (ii) adding the definition of "bed and breakfast operation" under Section 4.0 (Definitions) to read as follows:

**"bed and breakfast operation"** means an occupation conducted within a principal dwelling unit, by the residents of the dwelling unit, which provides sleeping accommodations to the traveling public and includes the provision of a morning meal for those persons using the sleeping accommodations;
  - (iii) deleting the definition of "dwelling unit" under Section 4.0 (Definitions).
  - (iv) adding the definition of "dwelling unit" under Section 4.0 (Definitions) to read as follows:

**"dwelling unit"** means one or more habitable rooms constituting one self-contained unit which has a separate entrance, and which contains washroom facilities, and not more than one set of cooking facilities (unless a secondary suite is permitted in the applicable zone), and which is designed to be used for living and sleeping purposes;
  - (v) adding the definition of "residential" under Section 4.0 (Definitions) to read as follows:

**"residential"** means the occupancy or use of a dwelling unit for the permanent domicile of a person or persons; or the occasional or seasonal occupancy of a dwelling unit as a dwelling by an owner who has a permanent domicile elsewhere or by non-paying guests of such an owner. This use does not include vacation rental;
  - (vi) deleting the definition of "single detached dwelling" under Section 4.0 (Definitions).

- (vii) adding the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

**“single detached dwelling”** means a detached building used for residential use and consisting of one dwelling unit;

- (viii) adding the definition of “vacation rental” under Section 4.0 (Definitions) to read as follows:

**“vacation rental”** means the use of a residential dwelling unit for the temporary commercial accommodation of paying guests for a period of less than one month. This use does not include bed and breakfast;

- (ix) deleting Section 7.19 (Bed and Breakfast) under Section 7.0 (General Regulations).

- (x) adding a new Section 7.19 (Bed and Breakfast Operation) under Section 7.0 (General Regulations) to read as follows:

#### **7.19 Bed and Breakfast Operation**

A bed and breakfast operation is permitted where listed as a permitted use, provided that:

1. it is located within one principal dwelling unit on the parcel;
2. no more than eight (8) patrons shall be accommodated within the dwelling unit;
3. no more than four (4) bedrooms shall be used for the bed and breakfast operation;
4. no cooking facilities shall be provided for within the bedrooms intended for the bed and breakfast operation;
5. no patron shall stay at the bed and breakfast operation for more than thirty (30) consecutive days with 30 days in between any subsequent stay;
6. no retail sales other than the sale of goods produced on the parcel are permitted;
7. no commercial vehicle, exceeding 1 tonne in weight, associated with or used in the conduct of the bed and breakfast operation shall be parked or otherwise located outside an unenclosed building;
8. only persons residing in the principal dwelling unit may carry on the bed and breakfast operation on the parcel occupied by the principal dwelling unit, and must be present on the property during a patron’s stay; and

9. the bed and breakfast operation shall not generate traffic congestion or parking demands within the District and shall not produce a public offence or nuisance of any kind.

- (xi) amending Section 7.20.1(a) (Signs) to read as follows:
  - a) to denote a home occupation, home industry, or bed and breakfast operation use on the property on which the sign is located;
- (xii) amending Table 9.2 (Off-Street Parking and Loading Requirements) so that that the entry for “bed and breakfast” reads as “bed and breakfast operation”.
- (xiii) amending Section 10.1.1(q) to read as follows:
  - q) bed and breakfast operation, subject to Section 7.19;
- (xiv) amending Section 10.2.1(n) to read as follows:
  - n) bed and breakfast operation, subject to Section 7.19;
- (xv) amending Section 10.3.1(o) to read as follows:
  - o) bed and breakfast operation, subject to Section 7.19;
- (xvi) amending Section 10.4.1(m) to read as follows:
  - m) bed and breakfast operation, subject to Section 7.19;
- (xvii) amending Section 10.5.1(i) to read as follows:
  - i) bed and breakfast operation, subject to Section 7.19;
- (xviii) amending Section 10.6.1(e) to read as follows:
  - e) bed and breakfast operation, subject to Section 7.19;
- (xix) amending Section 10.7.1(m) to read as follows:
  - m) bed and breakfast operation, subject to Section 7.19;
- (xx) amending Section 11.1.1(c) to read as follows:
  - c) bed and breakfast operation, subject to Section 7.19;
- (xxi) amending Section 11.2.1(c) to read as follows:
  - c) bed and breakfast operation, subject to Section 7.19;

- (xxii) amending Section 11.3.1(e) to read as follows:
  - e) bed and breakfast operation, subject to Section 7.19;
- (xxiii) amending Section 11.4.1(g) to read as follows:
  - g) bed and breakfast operation, subject to Section 7.19;
- (xxiv) amending Section 12.1.1(c) to read as follows:
  - c) bed and breakfast operation, subject to Section 7.19;
- (xxv) amending Section 12.2.1(i) to read as follows:
  - i) bed and breakfast operation, subject to Section 7.19;
- (xxvi) amending Section 13.1.1(g) to read as follows:
  - g) bed and breakfast operation, subject to Section 7.19;
- (xxvii) amending Section 13.2.1(z) to read as follows:
  - z) bed and breakfast operation, subject to Section 7.19;
- (xxviii) amending Section 13.3.1(i) to read as follows:
  - i) bed and breakfast operation, subject to Section 7.19;
- (xxix) amending Section 13.4.1(i) to read as follows:
  - i) bed and breakfast operation, subject to Section 7.19;
- (xxx) amending Section 13.5.1(i) to read as follows:
  - i) bed and breakfast operation, subject to Section 7.19;
- (xxxi) amending Section 13.7.1(n) to read as follows:
  - n) bed and breakfast operation, subject to Section 7.19;
- (xxxii) amending Section 13.8.1(h) to read as follows:
  - h) bed and breakfast operation, subject to Section 7.19;
- (xxxiii) amending Section 14.4.1(o) to read as follows:

o) bed and breakfast operation, subject to Section 7.19;

(xxxiv) amending Section 16.1.1(e) to read as follows:

e) bed and breakfast operation, subject to Section 7.19;

(xxxv) amending Section 16.1.1(f) to read as follows:

f) accessory buildings and structures, subject to Section 7.13, except for home occupations and bed and breakfast operation.

### Electoral Area 'E'

6. The "Electoral Area 'E' Zoning Bylaw No. 2459, 2008" is amended by:

(i) deleting the definition of "bed and breakfast" under Section 4.0 (Definitions).

(ii) adding the definition of "bed and breakfast operation" under Section 4.0 (Definitions) to read as follows:

**"bed and breakfast operation"** means an occupation conducted within a principal dwelling unit, by the residents of the dwelling unit, which provides sleeping accommodations to the traveling public and includes the provision of a morning meal for those persons using the sleeping accommodations;

(iii) deleting the definition of "dwelling unit" under Section 4.0 (Definitions).

(iv) adding the definition of "dwelling unit" under Section 4.0 (Definitions) to read as follows:

**"dwelling unit"** means one or more habitable rooms constituting one self-contained unit which has a separate entrance, and which contains washroom facilities, and not more than one set of cooking facilities (unless a secondary suite is permitted in the applicable zone), and which is designed to be used for living and sleeping purposes;

(v) deleting the definition of "private visitor accommodation" under Section 4.0 (Definitions).

(vi) adding the definition of "single detached dwelling" under Section 4.0 (Definitions) to read as follows:

**"residential"** means the occupancy or use of a dwelling unit for the permanent domicile of a person or persons; or the occasional or seasonal occupancy of a dwelling unit as a dwelling by an owner who has a permanent domicile elsewhere or by non-paying guests of such an owner. This use does not include vacation rental;

(vii) deleting the definition of “single detached dwelling” under Section 4.0 (Definitions).

(viii) adding the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

**“single detached dwelling”** means a detached building used for residential use and consisting of one dwelling unit;

(ix) adding the definition of “vacation rental” under Section 4.0 (Definitions) to read as follows:

**“vacation rental”** means the use of a residential dwelling unit for the temporary commercial accommodation of paying guests for a period of less than one month. This use does not include bed and breakfast;

(x) deleting Section 7.19 (Private Visitor Accommodation) under Section 7.0 (General Regulations).

(xi) adding a new Section 7.19 (Bed and Breakfast Operation) under Section 7.0 (General Regulations) to read as follows:

### **7.19 Bed and Breakfast Operation**

A bed and breakfast operation is permitted where listed as a permitted use, provided that:

1. it is located within one principal dwelling unit on the parcel;
2. no more than eight (8) patrons shall be accommodated within the dwelling unit;
3. no more than four (4) bedrooms shall be used for the bed and breakfast operation;
4. no cooking facilities shall be provided for within the bedrooms intended for the bed and breakfast operation;
5. no patron shall stay at the bed and breakfast operation for more than thirty (30) consecutive days with 30 days in between any subsequent stay;
6. no retail sales other than the sale of goods produced on the parcel are permitted;
7. no commercial vehicle, exceeding 1 tonne in weight, associated with or used in the conduct of the bed and breakfast operation shall be parked or otherwise located outside an unenclosed building;

8. only persons residing in the principal dwelling unit may carry on the bed and breakfast operation on the parcel occupied by the principal dwelling unit, and must be present on the property during a patron's stay; and
9. the bed and breakfast operation shall not generate traffic congestion or parking demands within the District and shall not produce a public offence or nuisance of any kind.

(xii) amending Section 7.20.1(a) (Signs) to read as follows:

- b) to denote a home occupation, home industry, or bed and breakfast operation use on the property on which the sign is located;

(xiii) amending Table 9.2 (Off-Street Parking and Loading Requirements) so that that the entry for "bed and breakfast" reads as "bed and breakfast operation".

(xiv) amending Section 10.1.1(p) to read as follows:

- p) bed and breakfast operation, subject to Section 7.19;

(xv) amending Section 10.2.1(m) to read as follows:

- m) bed and breakfast operation, subject to Section 7.19;

(xvi) amending Section 10.3.1(n) to read as follows:

- n) bed and breakfast operation, subject to Section 7.19;

(xvii) amending Section 10.4.1(k) to read as follows:

- k) bed and breakfast operation, subject to Section 7.19;

(xviii) amending Section 10.5.1(j) to read as follows:

- j) bed and breakfast operation, subject to Section 7.19;

(xix) amending Section 10.6.1(g) to read as follows:

- g) bed and breakfast operation, subject to Section 7.19;

(xx) amending Section 10.7.1(g) to read as follows:

- g) bed and breakfast operation, subject to Section 7.19;

(xxi) amending Section 10.8.1(f) to read as follows:

- f) bed and breakfast operation, subject to Section 7.19;

(xxii) amending Section 11.1.1(e) to read as follows:

- e) bed and breakfast operation, subject to Section 7.19;

#### Electoral Area 'F'

7. The "Electoral Area 'F' Zoning Bylaw No. 2461, 2008" is amended by:

- (i) deleting the definition of "bed and breakfast" under Section 4.0 (Definitions).
- (ii) adding the definition of "bed and breakfast operation" under Section 4.0 (Definitions) to read as follows:

**"bed and breakfast operation"** means an occupation conducted within a principal dwelling unit, by the residents of the dwelling unit, which provides sleeping accommodations to the traveling public and includes the provision of a morning meal for those persons using the sleeping accommodations;

- (iii) deleting the definition of "dwelling unit" under Section 4.0 (Definitions).
- (iv) adding the definition of "dwelling unit" under Section 4.0 (Definitions) to read as follows:

**"dwelling unit"** means one or more habitable rooms constituting one self-contained unit which has a separate entrance, and which contains washroom facilities, and not more than one set of cooking facilities (unless a secondary suite is permitted in the applicable zone), and which is designed to be used for living and sleeping purposes;

- (v) deleting the definition of "private visitor accommodation" under Section 4.0 (Definitions).
- (vi) adding the definition of "single detached dwelling" under Section 4.0 (Definitions) to read as follows:

**"residential"** means the occupancy or use of a dwelling unit for the permanent domicile of a person or persons; or the occasional or seasonal occupancy of a dwelling unit as a dwelling by an owner who has a permanent domicile elsewhere or by non-paying guests of such an owner. This use does not include vacation rental;

- (vii) deleting the definition of "single detached dwelling" under Section 4.0 (Definitions).
- (viii) adding the definition of "single detached dwelling" under Section 4.0 (Definitions) to read as follows:

**“single detached dwelling”** means a detached building used for residential use and consisting of one dwelling unit;

- (ix) adding the definition of “vacation rental” under Section 4.0 (Definitions) to read as follows:

**“vacation rental”** means the use of a residential dwelling unit for the temporary commercial accommodation of paying guests for a period of less than one month. This use does not include bed and breakfast;

- (x) deleting Section 7.19 (Bed and Breakfast) under Section 7.0 (General Regulations).
- (xi) adding a new Section 7.19 (Bed and Breakfast Operation) under Section 7.0 (General Regulations) to read as follows:

### **7.19 Bed and Breakfast Operation**

A bed and breakfast operation is permitted where listed as a permitted use, provided that:

1. it is located within one principal dwelling unit on the parcel;
2. no more than eight (8) patrons shall be accommodated within the dwelling unit;
3. no more than four (4) bedrooms shall be used for the bed and breakfast operation;
4. no cooking facilities shall be provided for within the bedrooms intended for the bed and breakfast operation;
5. no patron shall stay at the bed and breakfast operation for more than thirty (30) consecutive days with 30 days in between any subsequent stay;
6. no retail sales other than the sale of goods produced on the parcel are permitted;
7. no commercial vehicle, exceeding 1 tonne in weight, associated with or used in the conduct of the bed and breakfast operation shall be parked or otherwise located outside an unenclosed building;
8. only persons residing in the principal dwelling unit may carry on the bed and breakfast operation on the parcel occupied by the principal dwelling unit, and must be present on the property during a patron’s stay; and
9. the bed and breakfast operation shall not generate traffic congestion or parking demands within the District and shall not produce a public offence or nuisance of any kind.

- (xii) amending Section 7.20.1(a) (Signs) to read as follows:
  - a) to denote a home occupation, home industry, or bed and breakfast operation use on the property on which the sign is located;
- (xiii) amending Table 9.2 (Off-Street Parking and Loading Requirements) so that that the entry for “bed and breakfast” reads as “bed and breakfast operation”.
- (xiv) amending Section 10.1.1(s) to read as follows:
  - s) bed and breakfast operation, subject to Section 7.19;
- (xv) amending Section 10.2.1(m) to read as follows:
  - m) bed and breakfast operation, subject to Section 7.19;
- (xvi) amending Section 10.3.1(n) to read as follows:
  - n) bed and breakfast operation, subject to Section 7.19;
- (xvii) amending Section 10.4.1(m) to read as follows:
  - m) bed and breakfast operation, subject to Section 7.19;
- (xviii) amending Section 10.5.1(j) to read as follows:
  - j) bed and breakfast operation, subject to Section 7.19;
- (xix) amending Section 10.6.1(d) to read as follows:
  - d) bed and breakfast operation, subject to Section 7.19;
- (xx) amending Section 10.7.1(d) to read as follows:
  - d) bed and breakfast operation, subject to Section 7.19;
- (xxi) amending Section 10.8.1(d) to read as follows:
  - d) bed and breakfast operation, subject to Section 7.19;
- (xxii) amending Section 11.1.1(c) to read as follows:
  - c) bed and breakfast operation, subject to Section 7.19;
- (xxiii) amending Section 11.2.1(c) to read as follows:

c) bed and breakfast operation, subject to Section 7.19;

READ A FIRST TIME this 20<sup>th</sup> day of December, 2012.

READ A SECOND TIME this 20<sup>th</sup> day of December, 2012.

PUBLIC HEARING HELD 24<sup>th</sup> day of January, 2013.

READ A THIRD TIME this 21<sup>st</sup> day of February, 2013.

Approved pursuant to Section 52(3)(a) of the *Transportation Act* this 25<sup>th</sup> day of February, 2013.

ADOPTED this 21<sup>st</sup> day of March, 2013

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
Chief Administrative Officer