

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2800.50, 2025

A Bylaw to amend the Okanagan Valley Zoning Bylaw No. 2800, 2022

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 “Okanagan Valley Zoning Amendment Bylaw No. 2800.50, 2025.”
2. The “Regional District of Okanagan-Similkameen Okanagan Valley Zoning Bylaw No. 2800, 2022” is amended by:
 - i) deleting the definitions of “bed and breakfast operation” and “vacation rental” under Section 4.0 (Definitions).
 - ii) replacing the definition of “residential” under Section 4.0 (Definitions) in its entirety with the following:

“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, but excludes *short-term rental accommodation*;
 - iii) adding a new definition of “short-term rental accommodation” under Section 4.0 (Definitions) to read as follows:

“short-term rental accommodation” means the renting of a dwelling unit by its owner to members of the public for temporary accommodation for a period of less than 30 consecutive days for each patron, and may include the provision of meals for those persons using the sleeping accommodations;
 - iv) replacing the definition of “tourist accommodation” under Section 4.0 (Definitions) in its entirety with the following:

“tourist accommodation” means a *building* or *buildings* other than recreational vehicles, park model trailers, mobile homes or dwelling units, providing temporary accommodation for the travelling public, such as *tourist cabins*, lodges, *motels*, *hotels*, inns, or hostels, which may include common public facilities, such as an *eating and drinking establishment*, gift shop; personal services, or spa;

- v) adding a new sub-section d) under Section 6.11.2 (Recreational Vehicles) under Section 6.0 (General Regulations) to read as follows:
 - d) the use of a *recreational vehicle* for the temporary accommodation of a guest or visitor is prohibited if a *dwelling unit* on the same *parcel* is being used for *short-term rental accommodation*.
- vi) replacing Section 7.4 (Bed and Breakfast Operations) under Section 7.0 (Specific Use Regulations) to read as follows:

7.4 ~~deleted.~~

- vii) replacing Section 7.11 (Vacation Rentals) under Section 7.0 (Specific Use Regulations) in its entirety with the following:

7.11 Short-Term Rental Accommodations

The following regulations apply to *short-term rental accommodation* uses where permitted as a use in this Bylaw:

- .1 a *short-term rental accommodation* use is to be located within a *dwelling unit* that is also used for residential purposes by at least one person, or is located on the same parcel as another dwelling unit that is used for residential purposes by at least one person;
- .2 the maximum number of dwelling units that may be used for a *short-term rental accommodation* use per *parcel* shall be as follows:
 - a) in the Resource Area, Agricultural, Large Holdings, Small Holdings and Low Density Residential zones:
 - i) one (1) per parcel in Electoral Areas “E” and “F”;
 - ii) two (2) per parcel in Electoral Areas “A”, “C”, “D” and “I”;
 - b) in the Medium Density Residential, Town and Village Centre and Comprehensive Development zones there shall be no limit;
- .3 the maximum number of patrons that may be accommodated within a dwelling unit shall not exceed two (2) per bedroom;
- .4 despite Section 7.11.1, in Electoral Areas “A”, “C” and “E”, persons operating a *short-term rental accommodation* must be present and residing in the same *dwelling unit* as a patron during the patron’s stay;

- .5 despite Sections 7.11.2 and 7.11.3, for *parcels* situated within the Agricultural Land Reserve (ALR), a *short-term rental accommodation* use is permitted only to the extent that it is consistent with applicable provincial legislation or an approval from the Agricultural Land Commission (ALC) has been granted for such a *short-term rental accommodation* use.
- viii) replacing the first sentence of Section 9.4.1 (Residential Signage) under Section 9.0 (Signage Regulations) in its entirety with the following:
- .1 The following regulations apply to all *signs* advertising a *home industry, home occupation or short-term rental accommodation* use:
- ix) replacing the reference to “bed and breakfast operation” with “short-term rental accommodation” at Table 11.2 (Required Off-Street Vehicle Parking Spaces) under Section 11.0 (Vehicle Parking and Loading Regulations).
- x) replacing Section 11.3.6 (Design Standards for Off-Street Vehicle Parking and Loading Areas) under Section 11.0 (Vehicle Parking and Loading Regulations) in its entirety with the following:
- .6 Parking spaces for a *single detached dwelling, home occupation or short-term rental accommodation* use may be arranged in tandem such that one space is located behind the other space with a common or shared point of access to a *highway*.
- xi) replacing section 12.1.1(m) (Permitted Uses – RA Zone) under Section 12.1 (Resource Area (RA) Zone) in its entirety with the following:
- m) *deleted*.
- xii) adding a new section 12.1.1(t) (Permitted Uses – RA Zone) under Section 12.1 (Resource Area (RA) Zone) to read as follows:
- t) *short-term rental accommodation*, subject to Section 7.11.
- xiii) replacing section 13.1.1(i) (Permitted Uses – AG1 Zone) under Section 13.1 (Agriculture One (AG1) Zone) in its entirety with the following:
- i) *deleted*.
- xiv) adding a new section 13.1.1(p) (Permitted Uses – AG1 Zone) under Section 13.1 (Agriculture One (AG1) Zone) to read as follows:
- p) *short-term rental accommodation*, subject to Section 7.11.

xv) replacing section 13.2.1(i) (Permitted Uses – AG2 Zone) under Section 13.2 (Agriculture Two (AG2) Zone) in its entirety with the following:

i) *deleted.*

xvi) adding a new section 13.2.1(p) (Permitted Uses – AG2 Zone) under Section 13.2 (Agriculture Two (AG2) Zone) to read as follows:

p) *short-term rental accommodation*, subject to Section 7.11.

xvii) replacing section 13.3.1(i) (Permitted Uses – AG3 Zone) under Section 13.3 (Agriculture Three (AG3) Zone) in its entirety with the following:

i) *deleted.*

xviii) adding a new section 13.3.1(p) (Permitted Uses – AG3 Zone) under Section 13.3 (Agriculture Three (AG3) Zone) to read as follows:

p) *short-term rental accommodation*, subject to Section 7.11.

xix) replacing section 14.1.1(g) (Permitted Uses – LH1 Zone) under Section 14.1 (Large Holdings One (LH1) Zone) in its entirety with the following:

g) *deleted.*

xx) adding a new section 14.1.1(n) (Permitted Uses – LH1 Zone) under Section 14.1 (Large Holdings One (LH1) Zone) to read as follows:

n) *short-term rental accommodation*, subject to Section 7.11.

xxi) replacing sub-section 14.1.8(a)(i)(3)(b) (Permitted Uses – LH1s Regulations) under sub-section 14.1.8 (Large Holdings One Site Specific (LH1s) Regulations – Electoral Area “A”) in its entirety with the following:

b) *deleted.*

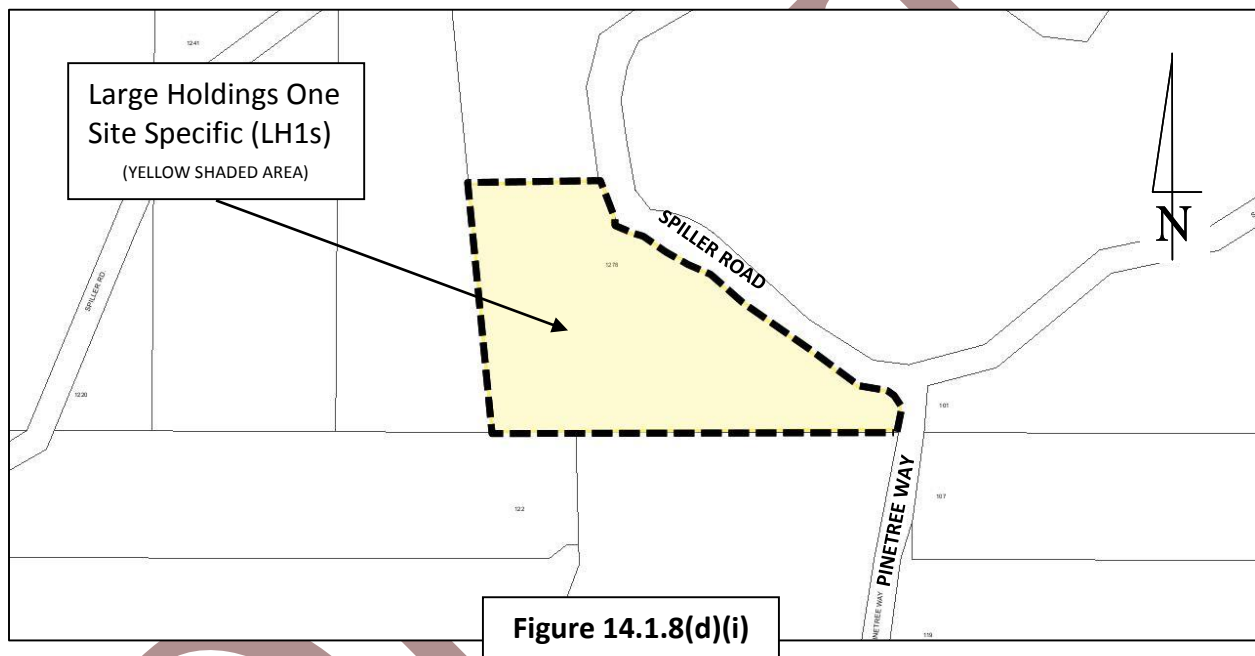
xxii) adding a new section 14.1.8(a)(i)(3)(e) (Permitted Uses – LH1s Regulations) under sub-section 14.1.8 (Large Holdings One Site Specific (LH1s) Regulations – Electoral Area “A”) to read as follows:

e) *short-term rental accommodation*, subject to Section 7.11.

xxiii) replacing section 14.1.8(d)(i) (Permitted Uses – LH1s Regulations) under Section 14.1 (Large Holdings One Site Specific (LH1s) Regulations – Electoral Area “E”) in its entirety with the following:

i) in the case of land described as Lot 2, Plan KAP86176, District Lot 2551, SDYD (1278 Spiller Road), and shown hatched on Figure 14.1.8(d)(i):

- .1 the following *accessory use* shall be permitted on the land in addition to the permitted uses listed in Section 10.3.1:
- a) *short-term rental accommodation*, subject to the following regulations:
 - i) the maximum number of *dwelling units* that may be used for a *short-term rental accommodation* use shall not exceed three (3); and
 - ii) no more than six (6) patrons shall be accommodated within each *dwelling unit* used for a *short-term rental accommodation* use.



- xxiv) replacing section 14.2.1(h) (Permitted Uses – LH2 Zone) under Section 14.2 (Large Holdings Two (LH2) Zone) in its entirety with the following:
 - h) *deleted*.
- xxv) adding a new section 14.2.1(o) (Permitted Uses – LH2 Zone) under Section 14.2 (Large Holdings Two (LH2) Zone) to read as follows:
 - o) *short-term rental accommodation*, subject to Section 7.11.
- xxvi) replacing section 15.1.1(d) (Permitted Uses – SH1 Zone) under Section 15.1 (Small Holdings One (SH1) Zone) in its entirety with the following:
 - d) *deleted*.

xxvii) adding a new section 15.1.1(g) (Permitted Uses – SH1 Zone) under Section 15.1 (Small Holdings One (SH1) Zone) to read as follows:

g) *short-term rental accommodation*, subject to Section 7.11.

xxviii) replacing section 15.2.1(e) (Permitted Uses – SH2 Zone) under Section 15.2 (Small Holdings Two (SH2) Zone) in its entirety with the following:

e) *deleted*.

xxix) adding a new section 15.2.1(h) (Permitted Uses – SH2 Zone) under Section 15.2 (Small Holdings Two (SH2) Zone) to read as follows:

h) *short-term rental accommodation*, subject to Section 7.11.

xxx) replacing section 15.3.1(e) (Permitted Uses – SH3 Zone) under Section 15.3 (Small Holdings Three (SH3) Zone) in its entirety with the following:

e) *deleted*.

xxxi) adding a new section 15.3.1(h) (Permitted Uses – SH3 Zone) under Section 15.3 (Small Holdings Three (SH3) Zone) to read as follows:

h) *short-term rental accommodation*, subject to Section 7.11.

xxxii) replacing section 15.4.1(e) (Permitted Uses – SH4 Zone) under Section 15.4 (Small Holdings Four (SH4) Zone) in its entirety with the following:

e) *deleted*.

xxxiii) adding a new section 15.4.1(i) (Permitted Uses – SH4 Zone) under Section 15.4 (Small Holdings Four (SH4) Zone) to read as follows:

i) *short-term rental accommodation*, subject to Section 7.11.

xxxiv) replacing section 15.5.1(d) (Permitted Uses – SH5 Zone) under Section 15.5 (Small Holdings West Bench (SH5) Zone) in its entirety with the following:

d) *deleted*.

xxxv) adding a new section 15.5.1(f) (Permitted Uses – SH5 Zone) under Section 15.5 (Small Holdings West Bench (SH5) Zone) to read as follows:

f) *short-term rental accommodation*, subject to Section 7.11.

xxxvi) replacing section 15.6.1(c) (Permitted Uses – SH6 Zone) under Section 15.5 (Small Holdings Faulder (SH6) Zone) in its entirety with the following:

c) *deleted*.

- xxxvii) adding a new section 15.6.1(e) (Permitted Uses – SH6 Zone) under Section 15.6 (Small Holdings Faulder (SH6) Zone) to read as follows:
- e) *short-term rental accommodation*, subject to Section 7.11.
- xxxviii) replacing section 16.1.1(c) (Permitted Uses – RS1 Zone) under Section 16.1 (Low Density Residential One (RS1) Zone) in its entirety with the following:
- c) *deleted*.
- xxxix) adding a new section 16.1.1(f) (Permitted Uses – RS1 Zone) under Section 16.1 (Low Density Residential One (RS1) Zone) to read as follows:
- f) *short-term rental accommodation*, subject to Section 7.11.
- xl) replacing section 16.2.1(d) (Permitted Uses – RS2 Zone) under Section 16.2 (Low Density Residential Two (RS2) Zone) in its entirety with the following:
- d) *deleted*.
- xli) adding a new section 16.2.1(g) (Permitted Uses – RS2 Zone) under Section 16.2 (Low Density Residential Two (RS2) Zone) to read as follows:
- g) *short-term rental accommodation*, subject to Section 7.11.
- xl ii) replacing section 16.3.1(d) (Permitted Uses – RS3 Zone) under Section 16.3 (Low Density Residential Three (RS3) Zone) in its entirety with the following:
- d) *deleted*.
- xl iii) adding a new section 16.3.1(g) (Permitted Uses – RS3 Zone) under Section 16.3 (Low Density Residential Three (RS3) Zone) to read as follows:
- g) *short-term rental accommodation*, subject to Section 7.11.
- xl iv) replacing section 16.4.1(b) (Permitted Uses – RS4 Zone) under Section 16.4 (Low Density Residential Apex (RS4) Zone) in its entirety with the following:
- b) *short-term rental accommodation*, subject to Section 7.11;
- xl v) replacing section 16.4.1(e) (Permitted Uses – RS4 Zone) under Section 16.4 (Low Density Residential Apex (RS4) Zone) in its entirety with the following:
- e) *deleted*.
- xl vi) replacing section 16.5.1(c) (Permitted Uses – RS5 Zone) under Section 16.5 (Low Density Residential West Bench (RS5) Zone) in its entirety with the following:

- c) *deleted.*
- xlvi) adding a new section 16.5.1(e) (Permitted Uses – RS5 Zone) under Section 16.5 (Low Density Residential West Bench (RS5) Zone) to read as follows:
 - e) *short-term rental accommodation*, subject to Section 7.11.
- xlvi) adding a new section 16.6.1(f) (Permitted Uses – RD1 Zone) under Section 16.6 (Low Density Residential Duplex (RD1) Zone) to read as follows:
 - f) *short-term rental accommodation*, subject to Section 7.11.
- xlix) replacing section 16.7.1(c) (Permitted Uses – RD2 Zone) under Section 16.7 (Low Density Residential Apex (RD2) Zone) in its entirety with the following:
 - c) *short-term rental accommodation*, subject to Section 7.11;
- l) replacing section 16.7.1(e) (Permitted Uses – RD2 Zone) under Section 16.7 (Low Density Residential Apex (RD2) Zone) in its entirety with the following:
 - e) *deleted.*
- li) replacing section 16.7.10(a)(ii) (Site Specific Low Density Residential Apex Duplex – RD2s Zone) under Section 16.7 (Low Density Residential Apex Duplex (RD2) Zone) in its entirety with the following:
 - ii) despite Section 7.11 (Short-Term Rental Accommodations), no more than 16 patrons, with an aggregate occupancy of eight (8) patrons per *dwelling unit* (principal and *secondary suite*) shall be accommodated per strata *parcel* as part of a *short-term rental accommodation* use.
- lii) replacing section 17.2.1(c) (Permitted Uses – RM2 Zone) under Section 17.2 (Medium Density Residential Apex (RM2) Zone) in its entirety with the following:
 - c) *short-term rental accommodation*, subject to Section 7.11.
- liii) replacing section 18.1.1(q) (Permitted Uses – OFTC Zone) under Section 18.1 (Okanagan Falls Town Centre (OFTC) Zone) in its entirety with the following:
 - q) *deleted.*
- liv) adding a new section 18.1.1(s) (Permitted Uses – OFTC Zone) under Section 18.1 (Okanagan Falls Town Centre (OFTC) Zone) to read as follows:
 - s) *short-term rental accommodation*, subject to Section 7.11.
- lv) replacing section 18.2.1(r) (Permitted Uses – NVC Zone) under Section 18.2 (Naramata Village Centre (NVC) Zone) in its entirety with the following:

- r) *deleted*.
- lvi) adding a new section 18.2.1(t) (Permitted Uses – NVC Zone) under Section 18.2 (Naramata Village Centre (NVC) Zone) to read as follows:
- t) *short-term rental accommodation*, subject to Section 7.11.
- lvii) replacing section 18.3.1(k) (Permitted Uses – AMV Zone) under Section 18.3 (Apex Mountain Village (AMV) Zone) in its entirety with the following:
- k) *short-term rental accommodation*, subject to Section 7.11.
- lviii) replacing section 18.4.1(l) (Permitted Uses – TLV Zone) under Section 18.4 (Twin Lakes Village (TLV) Zone) in its entirety with the following:
- l) *short-term rental accommodation*, subject to Section 7.11.
- lix) replacing section 19.2.1(l) (Permitted Uses – C2 Zone) under Section 19.2 (Highway Commercial (C2) Zone) in its entirety with the following:
- l) *deleted*.
- lx) adding a new section 19.2.1(o) (Permitted Uses – C2 Zone) under Section 19.2 (Highway Commercial (C2) Zone) to read as follows:
- o) *short-term rental accommodation*, subject to Section 7.11.
- lxi) replacing sub-section 21.1.8(c)(i)(1)(a) (Permitted Uses – I1s Regulations) under sub-section 21.1.8 (General Industrial Site Specific (I1s) Regulations – Electoral Area “D”) in its entirety with the following:
- a) *deleted*.
- lxii) adding a new section 21.1.8(c)(i)(1)(d) (Permitted Uses – I1s Regulations) under sub-section 21.1.8 (General Industrial Site Specific (I1s) Regulations – Electoral Area “D”) to read as follows:
- d) *short-term rental accommodation*, subject to Section 7.11.
- lxiii) replacing section 24.2.6(c) (Permitted Uses for Share Lots – CD2 Zone) under Section 24.2 (Sunset Acres Comprehensive Development (CD2) Zone) in its entirety with the following:
- c) *deleted*.
- lxiv) adding a new section 24.2.6(f) (Permitted Uses for Share Lots – CD2 Zone) under Section 24.2 (Sunset Acres Comprehensive Development (CD2) Zone) to read as follows:

- f) *short-term rental accommodation*, subject to Section 7.11.
- lxv) replacing sub-section 24.3.4(d) (Permitted Uses – CD4 Regulations) under Section 24.3 (Twin Lake Acres Comprehensive Development (CD4) Zone) in its entirety with the following:
- d) *deleted*.
- lxvi) adding a new sub-section 24.3.4(f) (Permitted Uses – CD4 Regulations) under Section 24.3 (Twin Lake Acres Comprehensive Development (CD4) Zone) to read as follows:
- f) *short-term rental accommodation*, subject to Section 7.11.
- lxvii) replacing sub-section 24.4.4(b) (Permitted Uses – CD5 Regulations) under Section 24.4 (Maple Street Comprehensive Development (CD5) Zone) in its entirety with the following:
- b) *deleted*.
- lxviii) adding a new sub-section 24.4.4(e) (Permitted Uses – CD5 Regulations) under Section 24.4 (Maple Street Comprehensive Development (CD5) Zone) to read as follows:
- e) *short-term rental accommodation*, subject to Section 7.11.
- lxix) replacing sub-section 24.5.4(c) (Permitted Uses – CD7 Regulations) under Section 24.5 (Lombardy Bay Estates Comprehensive Development (CD7) Zone) in its entirety with the following:
- c) *deleted*.
- lxx) adding a new sub-section 24.5.4(e) (Permitted Uses – CD7 Regulations) under Section 24.5 (Lombardy Bay Estates Comprehensive Development (CD7) Zone) to read as follows:
- e) *short-term rental accommodation*, subject to Section 7.11.
- lxxi) replacing sub-section 24.6.4(e) (Permitted Uses – CD8 Regulations) under Section 24.6 (Chutes End Comprehensive Development (CD8) Zone) in its entirety with the following:
- e) *short-term rental accommodation*, subject to Section 7.11.
- lxxii) replacing sub-section 24.6.4(g) (Permitted Uses – CD8 Regulations) under Section 24.6 (Chutes End Comprehensive Development (CD8) Zone) in its entirety with the following:

g) *deleted.*

lxxiii) replacing sub-section 24.7.4(e) (Permitted Uses – CD9 Regulations) under Section 24.7 (Eagle’s Rock Comprehensive Development (CD9) Zone) in its entirety with the following:

e) *deleted.*

lxxiv) adding a new sub-section 24.7.4(h) (Permitted Uses – CD9 Regulations) under Section 24.7 (Eagle’s Rock Comprehensive Development (CD9) Zone) to read as follows:

h) *short-term rental accommodation*, subject to Section 7.11.

lxxv) replacing sub-section 24.8.4(h) (Permitted Uses – CD10 Regulations) under Section 24.8 (Eastside Road South Comprehensive Development (CD10) Zone) in its entirety with the following:

h) *deleted.*

lxxvi) adding a new sub-section 24.8.4(k) (Permitted Uses – CD10 Regulations) under Section 24.8 (Eastside Road South Comprehensive Development (CD10) Zone) to read as follows:

k) *short-term rental accommodation*, subject to Section 7.11.

lxxvii) replacing sub-section 24.9.4(e) (Permitted Uses – CD11 Regulations) under Section 24.8 (Eastside Road North Comprehensive Development (CD11) Zone) in its entirety with the following:

e) *deleted.*

lxxviii) adding a new sub-section 24.9.4(h) (Permitted Uses – CD11 Regulations) under Section 24.8 (Eastside Road North Comprehensive Development (CD11) Zone) to read as follows:

h) *short-term rental accommodation*, subject to Section 7.11.

READ A FIRST AND SECOND TIME this ____ day of _____, 2025.

PUBLIC HEARING held on this ____ day of _____, 2025.

READ A THIRD TIME this ____ day of _____, 2025.

I hereby certify the foregoing to be a true and correct copy of the “Electoral Area Zoning Amendment Bylaw No. 2800.50, 2025”, as read a Third time by the Regional Board on this ____ day of _____, 2025.

Dated at Penticton, BC this ____ day of _____, 2025.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2025.

For the Minister of Transportation & Transit

ADOPTED this ____ day of _____, 2025.

Board Chair

Corporate Officer