

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2800.50, 2025

A Bylaw to amend the Electoral Area Zoning Bylaws

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 “Electoral Area 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* 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; but shall exclude *short-term rental accommodation*, *recreational vehicles*, park model trailers and *mobile homes*;

- v) replacing Section 7.4 (Bed and Breakfast Operations) under Section 7.0 (Specific Use Regulations) to read as follows:

7.4 deleted.

- vi) 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 except in the case of an *apartment building or townhouse* in the RM2 Zone, no more than one (1) *dwelling unit* on a *parcel* may be used for *short-term rental accommodation*;
- .2 a *short-term rental accommodation* use is to be located within a *dwelling unit*;
- .3 no more than eight (8) patrons shall be accommodated within the *dwelling unit*;
- .4 despite Section 7.11.4, 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; and
- .5 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.

- vii) 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:

- viii) 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).
- ix) 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*.
- x) 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*.
- xi) 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.
- xii) 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*.
- xiii) 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.
- xiv) 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*.
- xv) 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.
- xvi) 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*.

- xvii) 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.
- xviii) 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*.
- xix) 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.
- xx) 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*.
- xxi) 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.
- xxii) 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.

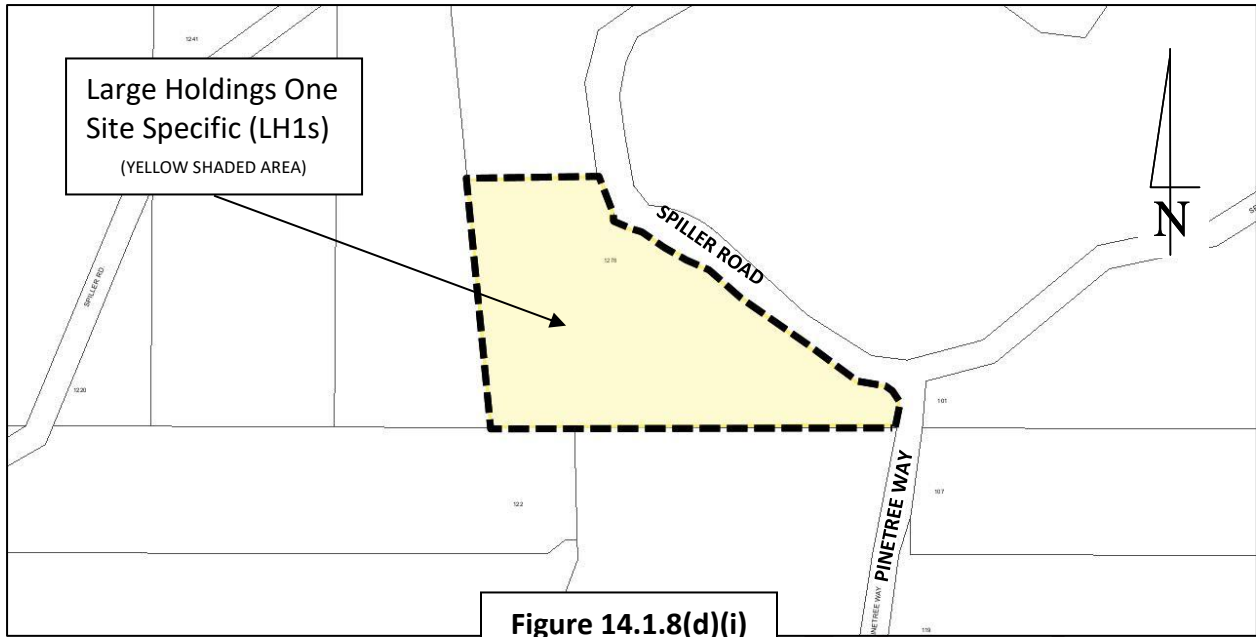


Figure 14.1.8(d)(i)

xxiii) 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.*

xxiv) 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.

xxv) 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.*

xxvi) 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.

xxvii) 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.*

xxviii) 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.
- xxix) 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*.
- xxx) 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.
- xxxi) 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*.
- xxxii) 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.
- xxxiii) 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*.
- xxxiv) 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.
- xxxv) 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*.
- xxxvi) 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.
- xxxvii) 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*.

xxxviii) adding a new section 16.1.1(e) (Permitted Uses – RS1 Zone) under Section 16.1 (Low Density Residential One (RS1) Zone) to read as follows:

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

xxxix) 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*.

xl) 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.

xli) 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*.

xlii) adding a new section 16.3.1(g) (Permitted Uses – RS3 Zone) under Section 16.2 (Low Density Residential Three (RS3) Zone) to read as follows:

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

xliii) 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;

xliv) 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*.

xlv) 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) 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;
- xlvi) 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*.
- xlix) 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.
- l) 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.
- li) 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*.
- lii) 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.
- liii) 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*.
- liv) 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.
- lv) 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.

- lvi) 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.
- lvii) 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*.
- lviii) 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.
- lix) 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*.
- lx) 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.
- lxi) 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*.
- lxii) 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.
- lxiii) 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*.

- lxiv) 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.
- lxv) 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*.
- lxvi) 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.
- lxvii) 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*.
- lxviii) 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.
- lxix) 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.
- lxx) 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*.
- lxxi) 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*.

lxxii) 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.

lxxiii) 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*.

lxxiv) 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.

lxxv) 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*.

lxxvi) 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 & Infrastructure

ADOPTED this ____ day of _____, 2025.

Board Chair

Corporate Officer

DRAFT