

# **Okanagan Falls Parking Exemption Electoral Area “D”**

**Proposed Zoning Bylaw Amendment  
RDOS File No. D2025.006-ZONE**

**Public Hearing  
September 4, 2025**

# Site Context



## Overview

- **Location:** Select parcels adjacent to Hwy 97 in Okanagan Falls
- **OCP:** Various
- **Zoning:** Various
- **Subject Area:** Approx. 9 ha

# Proposal Details

## Purpose:

- To address issues identified through day-to-day use of the zoning bylaw and processing of various application types including building permits.
  - Small and narrow parcels developed prior to zoning with large building footprints.
  - Challenges related to provision of on-site parking when a change of use requires more parking than currently provided.

# Proposal Details

## Proposed Amendments:

- To introduce a series of text amendments to the Okanagan Zoning Bylaw No. 2800, 2022, within the subject area:
  1. The calculation to determine the number of off-street parking or loading spaces is rounded down to the nearest whole number
  2. No off-street parking spaces shall be required for a change of use or alteration of a building on a parcel within the subject plan area, provided there is no increase in gross floor area; and,
  3. No off-street parking spaces that existed as of April 21, 2022, would be permitted to be removed, re-purposed, or rendered unusable.

# **Vacation Rental Review**

## **Electoral Areas “A”, “C”, “D”, “E”, “F” & “I”**

**Proposed OCP and Zoning Bylaw Amendments**  
**RDOS File No. X2024.017-ZONE**

**Public Hearing**  
**September 4, 2024**

# Proposed OCP Changes

## **Proposed Amendment Bylaws:**

- Official Community Plan Amendment Bylaw No. 3099
- Okanagan Valley Zoning Amendment Bylaw No. 2800.50

# Proposed OCP Changes

## **Proposed OCP Amendments (Bylaw No. 3099):**

1. Replace vacation rental policies with new policies supporting short-term rental accommodation.
  - In Areas “D”, “E”, “F” & “I”, supported only in a principal residence, or a secondary suite or accessory dwelling on the same property.
2. Delete vacation rental Temporary Use Permit (TUP) policies.
  - In Areas “A”, “C” & “E”, replace with new Short-Term Rental (STR) Permit policies.



# Proposed OCP Changes

## STR Permit Policies:

- Only applies in Areas “A”, “C” & “E”
- Supports allowing STRs through the issuance of STR permits, subject to the following criteria being met:
  1. STR is occurring in a residential dwelling unit;
  2. Maximum 2 STR per parcel (in Area “E” maximum is 1);
  3. Maximum occupancy 2 guests per bedroom;
  4. 1 parking space per bedroom; and
  5. Meets health and safety requirements.



# Proposed OCP Changes

## Proposed OCP Amendments (Continued):

### 3. Introduce new tourist accommodation policies:

- Proposals that are not consistent with STR policies are considered “tourist accommodation” uses.
- The use of dwellings for “tourist accommodation” is discouraged.
- Tourist accommodation proposals may be considered through a TUP.

# Current Regulations

## Tourist Accommodation:

- Key difference:
  - does not occur in a dwelling unit; or
  - is not related to a “residential” use of the property
- Generally restricted to Tourist Commercial Zones



# Proposed Zoning Changes

## Proposed Zoning Amendments (Bylaw No. 2800.50):

1. Replace “bed and breakfast” and “vacation rental” with new “short-term rental accommodation” use class:

“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;

2. Permit short-term rental accommodation in all zones that currently allow bed & breakfast (i.e. where a single detached dwelling is permitted).

# Proposed Zoning Changes

## Proposed Zoning Amendments (Continued):

3. Apply the following density regulations to STR uses:
  - Maximum 2 STRs per parcel in Areas “A”, “C”, “D” & “I”
  - Maximum 1 STR per parcel in Areas “E” & “F”
  - No maximum applied to the Medium Density Residential, Town and Village Centre and Comprehensive Development Zones (i.e. 1 STR permitted per dwelling unit).

# Proposed Zoning Changes

## Proposed Zoning Amendments (continued):

4. Apply the following regulations to STR uses:
  - Maximum 2 guests per bedroom;
  - Minimum 1 parking space per bedroom;
  - Permit year-round short-term rental (provided at least one dwelling on the property is used for residential purposes);
  - In Areas “A”, “C” & “E”, resident must be present and residing in the principal dwelling unit during a patron’s stay, except as authorized by an STR Permit.
  - In the ALR, STRs permitted only to the extent they comply with provincial legislation or have received approval from the ALC.

# Proposed Zoning Changes

## Amendment at third reading:

- Error in amendment bylaw No. 2800.50, related to a provision that was not supported at Planning & Development Committee:
  - 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*.
- Proposed to read the bylaw a third time *as amended*, by deleting Section 2(v).