
CITY OF KELOWNA

MEMORANDUM

Date: March 6, 2002
File No.: TA02-001
To: City Manager
From: Director of Planning and Development Services
Subject: Changes to Bed & Breakfast Regulations
REPORT PREPARED BY: Kirsten Behler

1.0 RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by updating the provisions of Bylaw No. 8000 as detailed in Schedule "A" as outlined in the report of the Planning & Development Services Department dated March 6, 2002;

AND THAT the text amending bylaw be forwarded to a Public Hearing.

2.0 SUMMARY

To ensure that the impact of Bed & Breakfast operations on residential neighbourhoods is minimized, the Planning and Development Department undertook a review of the current Bed & Breakfast regulations. A number of changes are proposed, most importantly the reduction of the maximum number of rooms permitted from four to three rooms, the requirement for more on-site parking, as well as fencing and buffering requirements.

3.0 BACKGROUND

In August 2001, Council directed staff to revisit current Bed & Breakfast regulations to ensure that traffic, noise and privacy issues for the immediate neighbours are taken into consideration. Several complaints regarding existing Bed & Breakfasts and their negative impact on abutting residents had been received prior to that.

Staff reviewed the current City of Kelowna regulations for Bed & Breakfasts and compared them to the regulations of several municipalities in British Columbia and Ontario. The items reviewed included required zoning for Bed & Breakfast Operations, maximum number of rooms permitted, parking stalls required, specific fencing and/or buffering requirements, and whether a business licence is required. Out of the four municipalities investigated, none permits more than three rooms in Bed & Breakfast operations in single family zones¹. In all cases, one parking stall per room is required. None of the municipalities reviewed has specific fencing or buffering

¹ The City of Nanaimo permits more than three bedrooms for Bed & Breakfasts located in multiple family residential zones. In Victoria, larger Bed & Breakfasts are permitted through rezoning to a Bed & Breakfast zone.

requirements. However, one municipality, Niagara-On-The-Lake in Ontario, has an open space requirement of 47m" total for visitors and the host family. Detailed information gathered in the review process is included in Appendix 1.

Proposed Changes to City of Kelowna Bed & Breakfast Regulations

Based on the review of other municipalities' requirements for Bed & Breakfast, and in light of recent concerns about the impact of Bed & Breakfast operations on neighbouring properties, the Planning and Development Services Department recommends the following changes to City of Kelowna regulations:

- Reduce the maximum number of rooms to three, rather than four rooms permitted under current regulations. Out of 76 Bed & Breakfasts currently licensed in Kelowna, only five operations have four rooms. These five existing operations would be considered legal non-conforming. The remaining 71 licensed Bed & Breakfasts have three rooms or less and would therefore conform to the new regulations.
- Increase parking stall requirements from 1 stall per two guest rooms to one stall per guest room. The requirement of two stalls for the residential dwelling, in addition to those required for guests, remains.
- Require that parking areas and open space to be used by guests of a new bed and breakfast home shall be oriented away and visually screened from abutting properties. This would require the submission of a site plan with all new Bed and Breakfast business licence applications, as well as an inspection fee. Since the Business Licence and Regulation Bylaw No. 7878 already states the requirement for an inspection fee for new Bed & Breakfast operations, no changes to that bylaw are required at this time.

The recommended changes to the regulations require several text amendments to Zoning Bylaw No. 8000, which are outlined in Schedule "A" of this report.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

KGB
Attach.

Schedule “A”

Text Amendments to City of Kelowna Zoning Bylaw No. 8000:

Table 8.1 – Parking Schedule

Type of Development (Use)	Required Parking Spaces
Bed and Breakfast Homes	1 per guest room, plus spaces required for the corresponding principal dwelling unit

Section 9.6 Bed and Breakfast Homes

9.6.1 (a): Replace 4 sleeping units with 3 to read:

“The bed and breakfast home shall be operated as a secondary use only within the principal building, with a maximum 3 sleeping units with accommodation for a maximum of two guests per sleeping unit, of a minimum area of 11m” each;”

Add the following sections:

- 9.6.4 Parking areas and open space to be used by guests of a bed and breakfast home shall be oriented away from abutting development to minimize the impact of the operation on neighbouring properties.
- 9.6.5 All parking area and open space to be used by guests of a bed and breakfast home have to be visually screened from abutting properties through opaque fencing or landscaping.