

BYLAW 2025-21

**A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA, TO
AMEND REVISED LAND USE BYLAW 2018-22**

The Council of the Town of Canmore, in the Province of Alberta, duly assembled, enacts as follows:

TITLE

- 1 This bylaw shall be known as “Revised Land Use Bylaw Amendment 2025-21 – Tourist Home Enforcement.”

INTERPRETATION

- 2 Words defined in revised Land Use Bylaw 2018-22 shall have the same meaning when used in this bylaw.

PROVISIONS

- 3 Revised Land Use Bylaw 2018-22 is amended by this bylaw.
- 4 Section 1.18.4.1e. is amended by adding “In a prosecution for operating or allowing to be operated a Tourist Home without a valid Development Permit, proof that the Tourist Home has been advertised is sufficient to establish that the owner of the property operates or is allowing the operation of the Tourist Home.”

- 5 Section 1.18.4.1 is amended by adding the following after subsection e.

e.1 is advertising or is allowing the advertisement of a Tourist Home without a valid Development Permit.”

- 6 Section 1.18.4.4c. is amended by

- a) striking out “unpermitted”, “within calendar year”, and “additional offences”,
- b) inserting “Third and additional offences: Minimum Penalty: \$10,000”

- 7 Section 13.2 is amended by striking out:

“**Tourist Home** means a Dwelling Unit operated as a temporary place to stay, with or without compensation, and includes all vacation rentals of a Dwelling Unit. The characteristics that distinguish a Tourist Home from a Dwelling Unit used as a residence may include any of the following:

- a. The intent of the occupant to stay for short-term vacation purposes rather than use the property as a residence; and/or
- b. The commercial nature of a Tourist Home; and/or

- c. The management or advertising of the Dwelling Unit as a Tourist Home or “vacation property”; and/or
- d. The use of a system of reservations, deposits, confirmations, credit cards or other forms of electronic payment.

These examples do not represent an exhaustive list of operating practices that may constitute a Tourist Home.”

and substituting:

“**Tourist Home** means a Dwelling Unit operated or advertised as a temporary place to stay, with or without compensation, and includes all vacation rentals of a Dwelling Unit.

A Dwelling Unit is a Tourist Home if it has one or more of the following characteristics:

- a. The occupant(s) of the Dwelling Unit intend to stay or do stay in the Dwelling Unit for vacation purposes rather than for residential purposes;
- b. The Dwelling Unit has the potential to or is generating income for the registered owner or their agent;
- c. The Dwelling Unit is being advertised as a tourist home, vacation property, vacation rental, short-term rental, getaway, or similar use;
- d. The Dwelling Unit is being advertised on websites commonly used for vacation rentals, including, but not limited to, Facebook, AirBnB, VRBO, HomeToGo, or other rental or social media platforms;
- e. The Dwelling Unit is being managed by a third-party as a tourist home, vacation property, vacation rental, short-term rental, getaway, or similar use;
- f. The operation of the Dwelling Unit is commercial in nature;
- g. The operation of the Dwelling Unit uses a system of reservations, deposits, credit cards, or other forms of electronic payment;
- h. The operation of the Dwelling Unit provides for nightly or weekly booking rates;
- i. The operation of the Dwelling Unit provides for cancellation fees and/or terms and conditions of cancellation; and/or
- j. Such other characteristics that the Town deems to be representative of the operation of a Tourist Home.

For the purpose of this definition, “advertise” means to physically or electronically notify the public of something by way of a bulletin, notice, page, or record and includes, but is not limited to, posting on websites such as Facebook, AirBnB, VRBO, HomeToGo, or other rental or social media platforms.”

ENACTMENT/TRANSITION

- 8 If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.
- 9 This bylaw comes into force on the date it is passed.

FIRST READING: June 3, 2025

PUBLIC HEARING: July 8, 2025

SECOND READING:

THIRD READING:

Approved on behalf of the Town of Canmore:

Sean Krausert
Mayor

Date

Cheryl Hyde
Manager, Municipal Clerk’s Office

Date