



Subject:	Vacation Rental Use Public Engagement Review
Date:	March 11, 2025
Presenter:	Justin Rebello, Supervisor, Planning and Development
Department:	Planning

**REPORT SUMMARY**

The purpose of this report is to update the Governance Committee (Committee) on the public engagement feedback received on the proposed *Land Use Bylaw* amendments for the Vacation Rental use.

A review of the feedback received from current and future interested vacation rental operators, adjacent neighbours of currently approved vacation rentals properties, homeowners' associations, and general County residents is provided, along with the proposed *Land Use Bylaw* amendments. The full 'What We Heard Report' is set out in Attachment A.

**ADMINISTRATION'S RECOMMENDATION**

THAT Governance Committee receives the Vacation Rental Use Public Engagement Review report for information.

**BACKGROUND**

Administration's current work plan includes continuous assessment and evaluation of current uses, rules, and regulations contained within the *Land Use Bylaw*. Potential amendments to the vacation rental use have been prioritized that provide greater clarity and efficiency in implementation of the *Land Use Bylaw*.

On June 18, 2024, the Committee received a presentation from Administration proposing amendments to the *Land Use Bylaw* for the vacation rental use. To ensure proposed rules and regulations reflect the Rocky View County context, Administration proposed a countywide public engagement campaign, and to obtain legal advice, on the following regulatory areas:

- Vacation rentals may only be offered by applicants on parcels which are also their primary residence;
- Regulating the maximum number of guests allowed based upon the number of sleeping areas;
- Requiring all guest parking to be located on the subject parcel;
- Requiring a submission of a noise and issues mitigation plan;
- Requiring a letter of consent from a homeowners' association or condo board, confirming whether any restrictions against Vacation Rentals impact proposed use; and
- Only granting temporary Development Permits.

**DISCUSSION**

To ensure that the proposed amendments to the *Land Use Bylaw* for vacation rental use meet the needs of vacation rental operators and County residents, the project team conducted thorough public engagement in relation to the regulatory areas identified above from September 17, 2024, to October 15, 2024. This initiative was primarily carried out through a dedicated project webpage and an online survey designed to gather public opinions on the proposed regulations. The effort was promoted through various

Vacation Rental Use Public Engagement Review

communication channels, including the County website, the County’s YourView site, social media, e-newsletters, print newspapers, and road signs.

Feedback was collected from a diverse group, including current and future interested vacation rental operators, adjacent neighbours of currently approved vacation rental properties, homeowners’ associations, and general County residents. During this engagement period, the project team received 448 survey responses and 2,226 comments.

<b>Respondent</b>	<b>Number</b>	<b>Percentage</b>
County Residents	301	67%
Neighbors of Approved Vacation Rental properties	75	17%
Current approved or future interested Vacation Rental property owners	60	13%
Homeowners Association Representatives	12	3%
<b>Total</b>	<b>448</b>	<b>100%</b>

A summary of the feedback received is contained in Attachment A.

**Vacation Rental Neighbours, Homeowners’ Associations and General Public**

Overall, residents generally supported the proposed regulatory areas, particularly those aimed at preserving the character of their neighbourhoods and ensuring greater accountability from operators.

There was support for different regulations in agricultural areas, and many residents shared their concerns about noise, large gatherings, and parking.

Homeowners and community associations strongly supported the proposed regulations, urging the County to enforce them more strictly and adhere to HOA bylaws in managing vacation rentals. Some residents were against the proposed rules and regulations, citing concerns about government overreach and control. A small number of participants believed that the County should not permit vacation rentals at all.

**Vacation Rental Current and Interested Operators**

Operators generally expressed a desire for flexibility in vacation rental regulations and provided mixed feedback on proposed regulations.

Many operators advocated for multi-year permitting options for compliant operators, highlighting the need for stability and predictability in managing costs. They also shared concerns that regulations were too rigid and didn’t consider circumstantial needs.

Nearly all participants emphasized the importance of considering adjacent neighbours’ needs and maintaining high community standards through responsible operation and management.

## Vacation Rental Use Public Engagement Review

<b>Proposed Regulatory Area</b>	<b>What We Heard</b> <i>Vacation Rental Neighbours, Homeowners' Associations and General Public</i>	<b>What We Heard</b> <i>Vacation Rental Current and Interested Operators</i>	<b>What We are Recommending</b> <i>Proposed Land Use Bylaw Amendments</i>
<b>Vacation rentals may only be offered by applicants on parcels which are also their primary residence</b>	Operators should be involved and have ownership of the home they are using as a Vacation Rental, and have accountability to the community they are operating in.	Consider Snowbirds who may choose to use their primary residence as a Vacation Rental during periods when they are away.	Vacation rentals may only be applied for by applicants who are landowners of the parcel, and where the parcel is also their primary residence. This would include snowbirds if their primary residence in Canada is the subject parcel. Evidence could be required showing the following: <ul style="list-style-type: none"> <li>➤ Applicants name listed on the land title;</li> <li>➤ Applicants name and subject parcel address listed on a valid driver's license;</li> <li>➤ Applicants name and subject parcel address listed on a recent utility / service bill.</li> </ul>
<b>Regulating the maximum number of guests allowed based upon the number of sleeping areas</b>	Consider children and different sleeping arrangements, be flexible in this regard. Focus more on large homes to limit maximum number of adults to avoid large gatherings / parties etc.	Consider additional sleeping arrangements such as extra beds in common rooms, lofts, bunk beds. Ensure flexibility.	Limiting the number of adults to a maximum of two per sleeping area, not including children. <ul style="list-style-type: none"> <li>➤ Each sleeping area to have a min 0.35 sq m openable portion for window egress;</li> <li>➤ Dwelling needs to pass a Home Occupancy Inspection by County Fire Services;</li> </ul> Maximum numbers will be reviewed depending on the context of the parcel and proximity to adjacent dwelling units.
<b>Requiring all guest parking to be located on the subject parcel</b>	Ensure guest parking is on the parcel to prevent guests from using on-street parking.	Avoid tying in parking requirements to number of bedrooms. Some shared a preference for ensuring all parking is on the property.	Requiring all guest parking in relation to the Vacation Rental use to be located on the subject parcel at all times. Ensuring a minimum parking requirement per sleeping area to the satisfaction of the Development Authority.

Vacation Rental Use Public Engagement Review

<p><b>Proposed Regulatory Area</b></p>	<p><b>What We Heard</b> <i>Vacation Rental Neighbours, Homeowners' Associations and General Public</i></p>	<p><b>What We Heard</b> <i>Vacation Rental Current and Interested Operators</i></p>	<p><b>What We are Recommending</b> <i>Proposed Land Use Bylaw Amendments</i></p>
<p><b>Requiring a submission of a noise and issues mitigation plan</b></p>	<p>Preserve the agricultural and residential integrity of areas, limit disruptive activities such as parties, fireworks, and other disturbances.</p>	<p>Most important consideration is proximity to neighbours. No concerns with providing a noise mitigation plan.</p>	<p>Operators shall submit a noise mitigation and site operations plan including:</p> <ul style="list-style-type: none"> <li>➤ Design and site plan considerations for appropriate business use area(s);</li> <li>➤ Operational arrangements/noise control measures for business use outdoor area(s);</li> <li>➤ Limiting hours of operation for outdoor areas;</li> </ul> <p>A noise complaint response process (contact information and steps to be taken to respond to any complaints)</p>
<p><b>Only granting temporary Development Permits</b></p>	<p>Greater accountability for operators who receive complaints.</p>	<p>Preference for multi-year development permits for operators who do not receive complaints, primarily due to concerns about costs.</p>	<p>Only issuing temporary development permits and only granting renewals if conditions of the previous permit have not been violated.</p> <ul style="list-style-type: none"> <li>➤ Length of Development Permits to range from maximum 1 Year for the first permit to maximum of 5 years for renewal permits;</li> <li>➤ Issue fines and cancel permit if needed</li> </ul>
<p><b>Requiring a letter of consent from a homeowners' association or condo board, confirming whether any restrictions against Vacation Rentals impact proposed use</b></p>	<p>Respect current HOA bylaws, rules and regulations.</p>		<p>Where restrictions exist, require a letter of exemption from the HOA to allow a Vacation Rental application to be submitted.</p>

**Next Steps**

Administration proposes amendments to the Vacation Rental use in the Land Use Bylaw be presented to Council at a public hearing prior to the end of Q2 2025.

**ALTERNATE DIRECTION**

Administration does not have an alternate direction for the Governance Committee's consideration.

**ATTACHMENTS**

Attachment A: What We Heard Report – Proposed Rules and Regulations for Vacation Rentals

