



BYLAW C-8640-2025

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*.

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8640-2025*.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

- (1) **“Council”** means the duly elected Council of Rocky View County;
- (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
- (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3 THAT *Land Use Bylaw C-8000-2020* be amended as per Schedule 'A' attached to and forming part of this bylaw.

Effective Date

4 Bylaw C-8640-2025 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this _____ day of _____, 2025

READ A SECOND TIME this _____ day of _____, 2025

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2025

READ A THIRD AND FINAL TIME this _____ day of _____, 2025

Reeve

Chief Administrative Officer

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8640-2025

Amendment #1

THAT Part 8, Definitions of *Land Use Bylaw C-8000-2020* be amended to replace the current definition of Bed and Breakfast with the following:

“Bed and Breakfast” means a use where temporary sleeping accommodation is provided for compensation within a Dwelling Unit, accommodating up to a maximum of three guest rooms. This use is operated by the property owner and permanent residents who reside on-site and oversee business operations as hosts who may provide breakfast and other services to guests during their stay.

Amendment #2

THAT Part Four, Specific Uses and Activities in *Land Use Bylaw C-8000-2020* be amended to replace the current Section 127 with the following in its entirety:

- a) A Development Permit application will respond to Section 125 and 126, and
- b) The maximum term of the first Development Permit issued for a Bed and Breakfast is one (1) year.
- c) For subsequent applications to extend the first development approval, a development permit may be issued for a period of up to five (5) years if:
 - i. The application is for the same business intensity, and
 - ii. The Bed and Breakfast is not in violation of any conditions of the first development permit at the time of permit renewal.
- d) For subsequent applications to extend the second development approval, a development permit may be issued with no time expiration if:
 - i. The application is for the same business intensity, and
 - ii. The Bed and Breakfast is not in violation of the conditions of the second development permit at the time of permit renewal.

Amendment #3

THAT Part Four, Specific Uses and Activities in *Land Use Bylaw C-8000-2020* be amended to add the following new sections after the existing section 164:

VACATION RENTAL

164.1 Vacation Rental General Requirements:

- a) The use shall only be allowed on parcels where the landowner can prove the property is their primary residence. The applicant shall demonstrate this by providing evidence showing:
 - i. the applicant's name listed on the land title;
 - ii. the applicant's name and subject parcel listed on a valid driver's license;and,



- iii. the applicant's name and subject parcel listed on a recent utility or service bill.
- b) Shall only be considered on parcels where no restrictions exist in relation to restrictive covenants or any Homeowners Association and Condominium Board Bylaws.
- c) Shall have a maximum of two (2) adults (not including children), per bedroom or sleeping area.
 - i. Each bedroom or sleeping area shall have a minimum of one (1) window with a minimum 0.35 sq. m openable portion for window egress.
- d) Shall have a minimum of one (1) parking stall, per bedroom or sleeping area located on the subject parcel.
- e) Shall submit a site operations and noise mitigation plan.

164.2 Vacation Rental Site Requirements:

- a) Hours of operation occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 10:00 p.m.
- b) Notwithstanding Section 165.2 a), the Development Authority may extend the hours of operation occurring outside of an enclosed building up to 12:00 p.m., subject to:
 - i. The type and scale of the uses being undertaken in the extended hours and the rationale provided; and
 - ii. The submitted site operations and noise mitigation plan providing specific measures on how noise during evening hours will be minimized; and
 - iii. The distance of the proposed Vacation Rental use area to dwellings not located on the subject parcel.
- c) Shall not have any signs that describe or advertise the Vacation Rental, excluding wayfinding signs.

164.3 Vacation Rental Development Permit Requirements:

- a) A Development Permit application will respond to Section 164.1 and Section 164.2.
- b) The maximum term of the first Development Permit issued is one (1) year.
- c) For subsequent applications to extend the first development approval, a development permit may be issued for a period of up to three (3) years if:
 - i. The application is for the same business intensity; and
 - ii. The Vacation Rental is not in violation of any conditions of the first development permit at the time of permit renewal.
- d) For subsequent applications, a development permit may be issued for a period of up to five (5) years if:
 - i. The application is for the same business intensity; and
 - ii. The Vacation Rental is not in violation of any conditions of the previous development permit at the time of permit renewal.



ROCKY VIEW COUNTY

Amendment #4

THAT section 236, Table 5 – Parking Minimums of *Land Use Bylaw C-8000-2020* be amended to replace the Vacation Rental required parking stalls

~~Vacation Rental – Same as Dwelling Type~~

Vacation Rental – 1 per bedroom or sleeping area

Amendment #5

THAT *Land Use Bylaw C-8000-2020* be renumbered and formatted accordingly.