



City of Chestermere
PROVINCE OF ALBERTA

Bylaw #015-25

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Short-Term Rentals Land Use Bylaw Amendment

A BYLAW OF THE CITY OF CHESTERMERE, IN THE PROVINCE OF ALBERTA, TO AMEND THE LAND USE BYLAW #020-24, AS AMENDED.

WHEREAS the *Municipal Government Act, RSA 2000, c. M-26* and amendments thereto provides that Municipal Council must pass a Land Use Bylaw;

AND WHEREAS Council deems it desirable to amend Bylaw #020-24, being the Land Use Bylaw, as amended;

NOW, THEREFORE THE COUNCIL OF THE CITY OF CHESTERMERE, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. Add “Short-Term Rentals” as a Discretionary Use in the following districts:

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| Section 10.2 | Residential Single Detached District (R-1); |
| Section 10.3 | Residential Single Detached District (R-1); |
| Section 10.3 | Residential Estate District (R-1E); |
| Section 10.4 | Residential Estate Modified District (R-1EM); |
| Section 10.6 | Residential Planned Lot Rear-Lane District (R-1PRL); |
| Section 10.7 | Residential Planned Lot Front-Drive District (R-1PFD); |
| Section 10.8 | Residential Semi-Detached District (R-2); |
| Section 10.9 | Residential Multi-Unit District (R-3); and |
| Section 10.10 | Low Rise Multi-Unit Residential District (R-4). |

2. Amend Part 7 General Regulations to add Section 7.35 Short-Term Rentals to state:

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| Section 7.35.1 | No person shall engage in or operate a Short-Term Rental except in compliance with this Section. |
| Section 7.35.2 | No person shall engage in or operate a Short-Term Rental within the City without a valid Short-Term Rental license. |
| Section 7.35.3 | Only one (1) Short-Term Rental license is permitted per legal unit or lot as applicable. |
| Section 7.35.4 | A Short-Term Rental shall comply with the <i>Safety Codes Act, RSA 2000, c S-1</i> and any other applicable municipal, provincial or federal legislation. |
| Section 7.35.5 | At least one on-site parking space shall be provided for each bedroom in addition to the parking requirements for the principal dwelling pursuant to Part 8 of this Bylaw. |

- Section 7.35.6 No Bed and Breakfast Accommodation, Boarding House, Minor Home Business, Major Home Business, other rental accommodation shall be permitted in any dwelling unit which contains a Short-Term Rental.
- Section 7.35.7 All Development Permits for Short-Term Rentals will be approved as a temporary permit for a maximum of one (1) year.
- Section 7.35.8 After three (3) successful one-year renewals of a temporary development permit, the temporary permit may be granted for up to three (3) years.
- Section 7.35.9 All Short-Term Rental development permits are not transferable to a new owner. If ownership changes on title for a parcel with an approved Short-Term rental development permit, the new owner must apply for a new development permit.

1. SEVERABILITY

If any sections or parts of this Bylaw are found in any court of law to be illegal or beyond the power of Council to enact, such sections or parts shall be deemed to be severable and all other Sections or parts of this Bylaw shall be deemed to be separate and independent there from and to be enacted as such.

2. GENERAL

This Bylaw shall take effect on the day which it is finally passed.

READ A FIRST TIME: December 9, 2025
READ A SECOND TIME: February 10, 2026
READ A THIRD TIME: February 10, 2026

RESOLUTION NUMBERS:

251209-16
260210-15
260210-16



Mayor, Shannon Dean



Chief Administrative Officer, Kent Edney