

DISTRICT OF MACKENZIE

Bylaw No. 1536

A Bylaw of the District of Mackenzie
to amend Zoning Bylaw No. 1368, 2017

WHEREAS the Council of the District of Mackenzie deems it desirable to amend the District of Mackenzie zoning bylaw:

NOW THEREFORE Council of the District of Mackenzie, in open meeting, **HEREBY ENACTS AS FOLLOWS:**

1. That "District of Mackenzie Zoning Bylaw No. 1368, 2017" be amended as follows:

(a) By adding the following to Section 3 (Definitions):

"SHORT-TERM RENTAL means the use of a dwelling unit, a portion of a dwelling unit, or an accessory dwelling unit on a host's property to provide temporary accommodation to a guest in exchange for payment for a period of less than 90 consecutive days."

PRINCIPAL RESIDENCE means the usual place where an individual makes their home."

(b) By adding the following to Section 4.20 (Bed and Breakfasts):

"(ix) A Bed and Breakfast use shall not be operated concurrently with a Short-Term Rental on the same parcel"

(c) Section 4 (General Regulations) is amended by inserting a new Section 4.21 "Short-Term Rentals" as follows:

"Where permitted within a zone, a Short-Term Rental must comply with the following regulations:

- i. Short-Term Rentals are prohibited in all zones except where explicitly permitted in this bylaw
- ii. All operators of Short-Term Rentals must hold a valid Business Licence from the District of Mackenzie

- iii. A Short-Term Rental must be clearly incidental and secondary to the residential use of the dwelling
- iv. The Principal Residence must be the usual place where the owner makes their home and resides for the majority of the calendar year. An individual or household may have only one Principal Residence at any given time
- v. Short-Term Rentals are not permitted:
 - a) in dwelling units where the owner does not reside on the property
 - b) within recreational vehicles, including but not limited to motorhomes, trailers, or other forms of temporary or mobile accommodation
- vi. The maximum number of guest bedrooms used for Short-Term Rental accommodation within the Principal Residence shall not exceed fifty percent (50%) of the total number of bedrooms within the dwelling unit.

Notwithstanding the above, A Short-Term Rental may be operated within an accessory building in its entirety, provided that:

- a) the accessory building is located on the same parcel as the Principal Residence; and
 - b) the Principal Residence is occupied by the owner in accordance with this bylaw
- vii. One (1) additional off-street parking space must be provided for each bedroom used for Short-Term Rental accommodation, in addition to the required parking for the principal residential dwelling unit. All required parking spaces must be located on the same parcel.
- viii. No exterior alterations shall be made that would change the residential character of the property, and all alterations shall comply with applicable District bylaws and permit requirements.
- ix. The Short-Term Rental will not involve the parking of vehicles in excess of 5,500 kg GVW except to make deliveries to the premises
- x. A Short-Term Rental use shall not be operated concurrently with a Bed and Breakfast on the same parcel
- xi. No goods or services other than accommodation shall be provided to guests

- xii. All signage must comply with the District of Mackenzie bylaws
- xiii. The owner/operator is responsible for compliance with all applicable municipal, provincial and federal legislation"

Sections following this amendment are renumbered accordingly.

(d) By removing section 4.22 (4) Suites and replaced as follows:

"The day-to-day or week-to-week occupancy of suites is prohibited, except where permitted as a Short-Term Rental in accordance with Section 4.21."

(e) By removing Table 3 – *Off-Street Parking Requirements (Residential)* and replacing it with the following:

Column 1	Column 2
Use of a Building or Parcel	Minimum Required Number of Spaces
Residential	
Accessory dwelling unit	1 space per dwelling unit
Apartment	1 space per dwelling unit (bachelor unit) 1 spaces per dwelling unit (1 bedroom) 1 spaces per dwelling unit (2 plus bedrooms) 1 guest parking space per 10 dwelling units
Attached or detached suite	1 space per dwelling unit in addition to principal dwelling unit requirements
Bed and Breakfast	1 space per each bedroom used for accommodations in addition to principal dwelling unit requirements
Community Care Facility	1 space per employee plus 1 space per 5 beds
Daycare	1 space per every 4 children in addition to principal dwelling unit requirements
Duplex (Semi-Attached)	1 spaces per dwelling unit
Homed Based Business	1 space in addition to principal dwelling unit requirements

Home Industry	1 space in addition to principal dwelling unit requirements
Rowhouse or Townhouse	2 spaces per dwelling unit 1 guest parking space per 10 dwelling units
Short-Term Rental	1 space per each bedroom used for accommodations in addition to principal dwelling unit requirements
Single-detached dwelling	1 space per dwelling unit

(f) By amending section 7.2 to include the following:

“(ix) Short-Term Rentals” as an Accessory Use.

(g) By making the following changes to Section 8:

- i. By amending Section 8.1 (Rural Residential 1 Zone) to include “Short-Term Rentals” as a permitted Accessory Use.
- ii. By amending Section 8.2 (Rural Residential 2 Zone) to include “Short-Term Rentals” as a permitted Accessory Use.
- iii. By amending Section 8.3 (Residential 1 Zone) to include “Short-Term Rentals” as a permitted Accessory Use.
- iv. By amending Section 8.4 (Residential 2 Zone) to include “Short-Term Rentals” as a permitted Accessory Use.
- v. By amending Section 8.5 (Residential 3 Zone) to include “Short-Term Rentals” as a permitted Accessory Use.

(h) By making the following changes to Section 9:

- i. By amending Section 9.1 (Comprehensive Development 1 Zone) to include “Short-Term Rentals” as a permitted Accessory Use.

2. Notwithstanding any other provision of this Bylaw, the amendments contained herein shall come into force and take effect on January 1, 2027, and shall remain in force until December 31, 2031, unless otherwise extended or amended by Council by bylaw.

READ a first time this _____ day of _____, 2026.

READ a second time this _____ day of _____, 2026.

READ a third time this _____ day of _____, 2026.

ADOPTED this _____ day of _____, 2026.

I hereby certify the foregoing
to be a true and correct copy of
District of Mackenzie Bylaw
No. 1536 cited as "Zoning Amendment
Bylaw No. 1536, 2026".

Mayor

Corporate Officer

Corporate Officer