



CANMORE LAND USE (ZONING)

This is the most common zoning that homebuyers will encounter in Canmore:

Residential – detached and semi-detached dwellings, and multi-residential condominiums

This is the most typical type of dwellings for residents where the owner can live full-time in the home, or rent out on a long-term basis longer than 30 days.

- Ideal for homeowners with little restrictions, the disadvantage is the inability to rent short-term less than 30 days.

Tourist Home - multi-residential condominiums

Allows for more flexibility of use either as a full-time living space or part-time use. If occupied part-time rental booking agencies such as Airbnb and VRBO, or a property management company, can rent out the unused days.

- Homeowners can rent out the space either long-term or short-term, however property taxes will be higher if used for rental purposes.
- If used for rental purposes standard mortgage financing may be challenging, typically with a higher down payment.

Visitor Accommodation - hotel condominiums

The owner can use the hotel suite anytime but is limited to a stay of up to 30 days at one time. When not used it can be placed in a rental pool to generate income or self managed through Airbnb or VRBO type websites.

- Mostly for vacation use and short-term stays with hotel front desk management. Property taxes are higher and mortgage financing can also be difficult with higher down payments.

Please contact me for any questions and I can refer you to a representative at the Town of Canmore or put you in touch with a qualified mortgage broker to assist in the financing.