

- (2) the site must allow for secure storage and pick up of garbage and recycling material located away from public areas;
- (3) the use shall not generate traffic problems within the district;
- (4) off-street parking is required in accordance with Schedule 3, Section 19;
- (5) signage for group care facilities shall be in accordance with Schedule 6; and
- (6) all applications for group care facilities shall, as a condition of approval, obtain the necessary approvals required from regulatory agencies and the group home shall comply with all provincial standards.

SECTION 5 HOME OCCUPATIONS

5.1 APPLICABILITY

The requirements of this section are applicable to all home occupations, as defined by this bylaw, with the exception of defined uses such as Bed and Breakfasts, Day Homes and Group Care Facilities that serve a maximum of five (5) residents, and Lodging Houses. Home occupations in the Town are categorized based on the level of measurable impact that each category of home occupation may have on the dwelling, lot, adjacent properties and the street on which the occupation may be located.

5.2 GENERAL REQUIREMENTS

Regardless of category, all home occupations shall meet the following requirements:

- (1) except with the approval of the Development Authority, no person other than the applicant shall be engaged in home occupations on the premises;
- (2) the applicant shall be a permanent resident of the dwelling;
- (3) no variation from the external appearance and residential character of land or building shall be permitted;
- (4) home occupations shall be operated as a secondary or subordinate use to the principal use of the lot with a residence or dwelling unit;
- (5) home occupations shall not be permitted in any residential land use district if, in the opinion of the Development Authority, the use would be more appropriately located in a commercial or industrial land use district;
- (6) no use requiring electrical or mechanical equipment shall cause a fire rating change in the structure or the district in which the home occupation is located;
- (7) advertising may only be permitted in compliance with this section and Schedule 6: Signage Standards;
- (8) home occupations shall not generate vehicular traffic or parking, in excess of that which is characteristic of the district within which it is located;
- (9) off-street parking shall be provided and utilized for all business vehicles associated with a home occupation;

- (10) no offensive noise, vibration, smoke, dust, odours, heat or glare discernible beyond the property lines shall be produced by the use;
- (11) the development permit shall be applicable only for the period of time the property is occupied by the applicant. Any permit issued is non-transferable;
- (12) all permits issued for home occupations shall be subject to the condition that the permit may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the amenities of the neighbourhood;
- (13) a home occupation permit issued may be subject to review each year by the Development Officer to determine if the home occupation is in compliance with the Land Use Bylaw and any conditions placed on the approved permit;
- (14) a home occupation permit may be issued temporarily in accordance Section 3.9 of Administration;
- (15) home occupations shall not include:
 - (a) activities that use or store hazardous materials;
 - (b) any use that would, in the opinion of the Development Authority, materially interfere with or affect the use, enjoyment or value of neighbouring properties;
 - (c) any use declared by resolution of Council to be undesirable as a home occupation;
- (16) the applicant shall be responsible for compliance with applicable Alberta Health Standards and Guidelines and Alberta Building Code requirements;
- (17) the issuance of development permit in no way exempts the applicant from obtaining a business license from the Town and any other Provincial approvals that may be required; and
- (18) the total number of home occupations per dwelling unit shall be determined based on the cumulative impact to the site, as determined by 5.4 of this section.

5.3 APPLICATION REQUIREMENTS

The following information shall be provided when applying for a home occupation:

- (1) proof of ownership or residency;
- (2) description of business;
- (3) materials, equipment and/or vehicles to be used;
- (4) number of resident and non-resident employees;
- (5) number of business/client visits per day;
- (6) number of parking spaces on the property;
- (7) type of signage proposed;
- (8) whether the sale of goods is proposed and if so, what volume per day;

- (9) if outdoor storage is proposed; and
- (10) any other information the Development Authority may require to determine the category of home occupation.

5.4 ASSESSMENT OF MEASURABLE IMPACT

The defining factor categorizing home occupations is measurable impact. The cumulative impact of factors identified through the information provided in 5.3 of this section shall form the basis by which the category of home occupation is determined, by the Development Authority, as outlined in the following table:

Impact Factor	Home Occupation Categories		
	1	2	3
Non-resident employees	None	1	2
Commercial vehicles	None	None	1
Commercial trailers	None	None	1
Outdoor storage	None	None	Development Authority's discretion
Off-street Parking stalls	None	2	3
Client visits	None	1 – 5 per day	5 + per day
Signage	None	1 window	1 window + 1 free-standing
On-site sales	None	Development Authority's discretion	Development Authority's discretion
Development Permit	Not required	Required	Required

5.5 CATEGORY-SPECIFIC REQUIREMENTS

- (1) A Home Occupation shall meet all requirements of the category that it is determined to fit within;
- (2) the off-street parking stalls required of category 2 and 3 Home Occupations may be made up of those stalls required for the principal dwelling unit(s) on the lot, but shall not be considered to meet the parking requirements of the Home Occupation if any vehicles associated with the Home Occupation displace personal vehicles associated with the dwelling unit(s) on the lot;
- (3) for a category 3 Home Occupation, a commercial vehicle and/or trailer associated with the Home Occupation shall:

- (a) be parked off-street and in a location on the lot where the visual impact to the street is minimized;
- (b) not be parked for any length of time in a laneway on on-street, except in instances where loading of the vehicle or trailer requires this temporarily;
- (4) in accordance with Schedule 6 (Signage Standards), the signage associated with a Home Occupation shall be:
 - (a) for Home Occupation 2 and 3, window signage, no larger than 0.37 m² (4 ft²);
 - (b) for any signage associated with a Home Occupation, made of a material that is complementary to the principal dwelling;
 - (c) not be directly illuminated in any way;
- (5) the sales of goods and/or services associated with the Home Occupation shall be to the discretion of the Development Authority;
- (6) outdoor storage associated with a Home Occupation 3 shall be screened in such a way that the storage of associated materials is not visible outside of the lot, to the Development Authority's satisfaction.

SECTION 6 INDUSTRIAL PERFORMANCE STANDARDS

6.1 APPLICABILITY

Any operation including production, processing, cleaning, testing, repairing, storage or distribution of any material, regardless of the land use district of the lot(s) on which the operation is undertaken, shall meet the standards of this section and all other applicable sections of this bylaw.

6.2 GENERAL REQUIREMENTS

- (1) No noise may be emitted above levels allowed by applicable national and provincial standards and/or local bylaws, audible beyond the boundary of the lot;
- (2) no process involving the use of solid fuel is permitted, except the use of waste disposal incinerators of a design approved by the Municipal Planning Commission;
- (3) no process involving the emission of dust, fly ash, or other particulate matter outside of the boundaries of the lot on which the use is approved is permitted;
- (4) the emission of any odorous gas or other odorous matter that may be detectable beyond the boundary of the lot is prohibited;
- (5) the emission of toxic gases or other toxic substances is prohibited;
- (6) no operation shall be carried out that would produce glare or heat discernible beyond the property line of the lot concerned;
- (7) external storage of goods or materials is permitted if kept in a neat and orderly manner, or suitably screened in accordance with Section 22 (Screening) of Schedule 3 (General Standards of Development), to the satisfaction of the Development Authority;
- (8) all buildings and improvements shall be constructed to applicable local, provincial and national building requirements and Town construction standards; and