

- (8) The Development Authority may establish the maximum number of residents allowed in a group home facility on a case specific basis with attention given to the land use district in which the use is located and the type of facility seeking approval;
- (9) In any residential district, no exterior alterations shall be which would be inconsistent with the residential character of the building or property or adjacent buildings or property;
- (10) The applicant is required as part of the development permit application, to provide information on the following:
 - (a) the type of client served;
 - (b) the number of clients accommodated;
 - (c) potential risk to adjacent landowners; and
 - (c) the number of staff employed
- (11) The total occupancy by clients and staff shall be specified for each development by condition of a development permit;
- (12) The use shall not generate traffic problems within the neighborhood.

4.3 GROUP HOME, LIMITED

In addition to Section 4.2, a Group Home, Limited application is subject to the following requirements:

- (1) If operating within a single detached dwelling, the dwelling must be located on a street with a rear lane and is not permitted to be located within cul-de-sacs or lane-less streets.

4.4 GROUP HOME

In addition to Section 4.2, a Group Home application is subject to the following requirements:

- (1) If operating within a single detached dwelling, siting considerations will include that the dwelling:
 - (a) is located on a corner lot;
 - (b) shall have a rear lane;
 - (c) provide space for a loading area; and
 - (d) provide or be located adjacent to open space.

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 a Bed and Breakfast, Day Homes, Group Homes, 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 7 (Signage);
- (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 Administration Section 3.9;
- (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.

- (16) the applicant shall be responsible for compliance with applicable Alberta Health Standards and Guidelines and National Building Code: Alberta Edition 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	1 window	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 7 (Signage), the signage associated with a Home Occupation shall be:
 - (a) for all Home Occupation categories, window signage, no larger than 0.37 m² (4 ft²);
 - (b) for Home Occupation 3 one freestanding sign no larger than 0.37 m² (4 ft²) in area and 1.52m (5 ft) in height;
 - (c) for any signage associated with a Home Occupation, made of a material that is complementary to the principal dwelling;
 - (d) 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.