

## Section 49 Home Business

- 49.1 Both a development permit and a business license are required for a Home Business; whereas only a business license is required for a Home Office.
- 49.2 A development permit does not exempt the applicant from compliance with federal or provincial health or licensing regulations or any other City permit requirements.
- 49.3 If the Home Business relocates, a new application is required.
- 49.4 A maximum of one (1) Home Business and one (1) Home Office is allowed per dwelling. The area occupied by the Home Business and the Home Office cannot exceed 30% of the gross cumulative area of the principal dwelling and accessory buildings. The total area used cannot exceed 60m<sup>2</sup>:
- 49.5 Home Businesses are discretionary uses and may be considered for single detached dwellings and all other residential dwelling units except for secondary suites and boarding houses.
- 49.6 As part of the application process for a Home Business, the application shall be circulated to the adjacent landowners as identified by the Development Authority as per Section 21.2.
- 49.7 A Home Business shall not be approved if, in the opinion of the Development Authority, it would be more appropriately located in a commercial or industrial district regarding, among other matters, potential traffic generation and potential interference with the residential character of the area.
- 49.8 Home Businesses shall not have more than one (1) customer at the dwelling at any time. Customer traffic generation shall be in accordance with Sections 49.11 and 49.13.
- 49.9 The development permit for a Home Business may be reviewed for compliance with this Bylaw by the Development Authority at any time. If, at that time, any of the requirements for the Home Business are not complied with, the Development Authority may revoke the Development Permit.
- 49.10 For the purpose of a Home Business or Home Office, the location of a business is the address at which the operations of the business are managed.
- 49.11 A food catering Home Business may establish one additional kitchen provided that its installation is required by the Health Authority.
- 49.12 All home businesses shall comply with the following standards:

| Standard                  | Home Office  | Home Business  |
|---------------------------|--|--|
| a) Maximum Area           | 25% of the gross floor area of the principal dwelling, including the area of the basement, up to a maximum of 20m <sup>2</sup> . | 30% of the total combined gross floor area of the principal dwelling and accessory buildings. The total area used cannot exceed 50m <sup>2</sup> . |
| b) Structural Alterations | Must comply with local bylaws and the Alberta Building Code.   | Must comply with local bylaws and the Alberta Building Code.   |
| c) Exterior Impact        | Shall not create any nuisance and shall preserve the privacy and the enjoyment of adjacent residences and the neighbourhood.     | Shall not create any nuisance and shall preserve the privacy and the enjoyment of adjacent residences and the neighbourhood.                       |

| Standard                             | Home Office  | Home Business  |
|--------------------------------------|--|--|
| d) Equipment and/or Material Storage | No exterior storage of supplies associated with the Home Office.   | No exterior storage of equipment or materials associated with the business. Any equipment must be stored off-site and proof of storage agreement must be provided to the Development Authority. Only one (1) utility trailer used in conjunction with the home business not exceeding 2,000kg maximum gross vehicle weight, 4.0m in length and 2.0m in height can be parked in the garage or in the backyard. In addition, the utility trailer may be parked on the driveway in the front yard or side yards provided it does not occupy or obstruct access to any required off-street parking, it is located no closer than 1.52m from the interior edge of the sidewalk or where no sidewalk exists from the curb, and it is not parked within any corner visibility triangle. |
| e) Customer Traffic Generation       | No Home Office related vehicle trips.  | A maximum of six (6) home business related vehicle round trips per day, commercial deliveries allowed only during restricted hours [vehicle shall not exceed 5,000kg (GVW)].   |
| f) Parking Spaces                    | No additional parking required.  | An additional on-site paved parking space on top of those required under Table 72-5 - Parking Requirements for Residential Developments is required if there are customers or if there is an employee or a utility trailer associated with the Home Business.  |
| g) Employees                         | Only those who reside within the residence.  | May employ a maximum of one non-resident employee. Additional non-resident employees may be employed off-site, but not visit the residence for business reasons.   |
| h) Business-Related Vehicles         | One (1) commercially licensed vehicle up to 5,000kg (GVW).<br><b>(Bylaw C-1260-61-December 12, 2016)</b> | One (1) commercially licensed vehicle up to 5,000kg (GVW).<br><b>(Bylaw C-1260-61-December 12, 2016)</b>   |
| i) Signage                           | No signs permitted other than signs on the vehicle.  | One (1) non-illuminated identification sign, no larger than 0.3m <sup>2</sup> .  |

49.13 Uses that are not permitted as Home Businesses or Home Offices include, but are not limited to:

- a. Adult Entertainment Facilities;
- b. Dating and Escort Service;
- c. Automotive, industrial or recreational vehicle sales, rentals, storage, services or repairs;
- d. Industrial uses, including but not limited to welding, metal works, salvaging, recycling, warehousing, cabinet making or furniture making;
- e. Storage of hazardous, noxious or dangerous goods;

- f. Animal services conducted at the home. This does not include Animal Services, Off-Site;
- g. Notwithstanding Subsection 49.12(f), pet grooming is permitted as a Home Business, subject to the following:
  - i) No veterinary services to be provided on the premises;
  - ii) No breeding, boarding or overnight accommodation of pets be permitted on the premises; and
  - iii) No pets that are brought into the premises for grooming shall be permitted outside of the dwelling.
- h. Home Businesses utilizing large power tools and machinery or requiring external venting, vacuums, blowers or exhaust ports;
- i. Any Home Business utilizing radio transmission equipment;
- j. The sale, storage or service of firearms, fireworks or ammunition; or
- k. Any use that creates noise, vibration, smoke, dust, odour, air pollution, heat, glare, bright light, hazardous or unacceptable waste, electrical, or television or radio interference, at or beyond the boundaries of the building, or beyond the unit walls within a multi-attached dwelling or an apartment building containing the Home Business.

49.14 All Home Business customer vehicle trips shall be restricted to:

- a. Monday to Saturday between 7:00 am and 7:00 pm; and
- b. Sundays and Statutory Holidays between 10:00 am and 6:00 pm.

**(Bylaw C-1260-59 - September 6, 2016)**

49.15 The Development Authority may approve a Home Business involving a use that is not permitted under Section 49.13 when:

- a. The activities related to the non-permitted use occur off-site, such as a mobile business;
- b. On-site activities are limited to the office and storage that is allowed under Section 49; and
- c. The proposed development adheres to all other requirements of this Bylaw.

**(Bylaw C-1260-146 - April 4, 2022)**