

In Lamont County Land Use Bylaw 675/07 a home occupation is defined as follows:

**"home occupation"** means any business, occupation, trade, profession, or craft carried on by an occupant of dwelling as a use secondary to the residential use of the building, and which does not change the character thereof. Home occupations are either "minor home occupations" or "major home occupations" in accordance with the provisions of Section 6.24 of this Bylaw;

**Minor home occupations are a permitted use** within the Agricultural, Hamlet, Country Residential, Heartland Industrial and Heartland Agricultural Districts.

**"permitted use"** means the use of land or a building provided for in this Bylaw for which a development permit **shall be issued upon an application having been made, provided that all of the regulations of this Bylaw are satisfied;**

A "minor home occupation" **does not require a development permit.**

**Major home occupations are a discretionary use** within the Agricultural, Hamlet, Country Residential, Heartland Industrial and Heartland Agricultural Districts.

**"discretionary use"** means the use of land or a building provided for in this Bylaw for which a development permit **may be issued upon an application having been made;**

A "major home occupation" **requires a development permit.** Please refer to residential package.

## **6.24 Home Occupations**

1. All development permits issued for home occupations shall be revocable at any time by the Development Authority, if, in its opinion, the use is or has become detrimental to the amenities of the neighbourhood in which it is located.
2. All home occupations shall comply with the following requirements:
  - (a) In addition to a development permit application, each application for a home occupation shall be accompanied by a description of the business to be undertaken in the dwelling, an indication of the anticipated number of business visits per week, and details for the provision of parking along with other pertinent details of the business operation.
  - (b) When a development permit is issued for a home occupation, such permit shall be terminated should the applicant vacate the property for which the permit has been issued.
  - (c) Home occupations shall not involve:
    - (i) activities that use or store hazardous material in quantities exceeding those found in a normal household; or
    - (ii) any use that would, in the opinion of the development authority, materially interfere with or affect the use, enjoyment, or value of neighbouring properties.
  - (d) No offensive noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance detectable beyond the boundary of the lot on which the minor home occupation is located shall be produced by the home occupation.
  - (e) There shall be no exterior signage, display or advertisement other than a business identification sign which shall not exceed 1 sq. m (10.8 sq. ft.) in size unless otherwise granted in a separate development permit.
  - (f) In the Country Residential (CR), and Hamlet (H) Districts, no more than one (1) commercial vehicle, up to the size of a tandem truck, to be used in conjunction with the home occupation, shall be parked or maintained on the site. The parking space of the commercial vehicle shall be either within a garage or adequately screened and sited behind the main building to the satisfaction of the Development Authority.

## Information for Home Occupation

Planning & Development Department 5303 –50 Avenue, Lamont, Alberta T0B 2R0 Phone (780) 895-2233 Fax (780) 895-7404

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- (g) In the Agricultural (A) District, not more than four (4) commercial vehicles, each with one (1) accessory trailer, to be used in conjunction with the major home occupation, shall be parked or maintained on the site.
3. In addition to the requirements of Section 6.24.2 above, a **minor home occupation** shall comply with the following regulations:
- (a) A minor home occupation shall not occupy more than 30% of the gross floor area of the principal dwelling.
  - (b) Except in the Agricultural (A) District, there shall be no outdoor business activity, or outdoor storage of material or equipment associated with the minor home occupation allowed on the site. Storage related to the minor home occupation shall be allowed in either the dwelling or accessory buildings.
  - (c) Up to two (2) business visits per day are allowed.
  - (d) Exterior alterations or additions to accommodate a minor home occupation shall not be allowed.
  - (e) A minor home occupation shall not employ any person on-site other than the occupants of the dwelling.
4. In addition to the requirements of Section 6.24.2 above, a **major home occupation** shall comply with the following regulations:
- (a) The number of non-resident employees working on-site shall not exceed two (2) on-site.
  - (b) Up to 8 business visits per day are allowed in the Agricultural (A) District. In all other Districts, up to 4 business visits per day are allowed.
  - (c) Any interior or exterior alterations or additions to accommodate a major home occupation may be allowed at the discretion of the Development Authority, as long as such alterations comply with this Bylaw and the Alberta Safety Codes Act and the regulations made thereunder.
5. A permit issued for a home occupation is valid for one year or longer as determined by the Development Authority. It is the obligation of the developer to seek renewal of a development permit prior to the expiry of the time period for which the initial permit was issued. The Development Authority shall consider the renewal on its merits.
6. A stop order may be issued at any time if, in the opinion of the Development Authority, the operator of the home occupation has violated any provisions of this Bylaw or conditions of the approval of the development permit.
7. All of the information and plans relating to this request shall conform to the Land Use Bylaw and any of its amendments.

Consult Lamont County Land Use Bylaw 675/07 for information on:

- Part 6 – Special Land Use Provisions
- Part 7 – Land Use Districts – Uses & Regulations

**For any development abutting a public highway** contact Alberta Transportation for setback requirements. Government rite # 310-0000, then at the prompt put in the following phone number 780-853-8178.

Please note: This information has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. **Users are advised to refer to the Land Use Bylaw 675/07 and Municipal Development Plan 674/07 which are posted on our website at [www.countylamont.ab.ca](http://www.countylamont.ab.ca) or contact the County Planning Department (780)895-2233 for more information.** Lamont County accepts no responsibility for persons relying solely on this information.