

DEFINITION:

“**Home Occupation**” means any business, occupation, trade, profession, or craft carried on by an occupant of a dwelling as a use secondary to the residential use of the building, and which does not change the character thereof or have any exterior evidence of such secondary use other than a small sign as provided for in the home occupation section of the current Land Use Bylaw. For the purposes of the Land Use Bylaw, home occupations are divided into two sub-classifications—major and minor with specific regulations for each.

“**Home Office**” means an accessory development within a dwelling unit for a business that involves a professional or service office operated by a permanent resident and which does not involve any external signage, keeping of products or goods related to the business on-site, client or customer visitations including deliveries, and employees.

“**Bed and Breakfast**” means a development within a dwelling which shall not change the principal or external appearance of the dwelling where temporary sleeping accommodations up to a maximum of five bedrooms, with or without meals, are provided for remuneration to members of the public for periods of fourteen days or less. This use shall be secondary to the principal use as a permitted single family dwelling and does not include boarding house or group home.

“**Child Day Home**” means a child care facility within and accessory to a single detached, stacked duplex or side-by-side duplex dwelling unit or manufactured home unit where care and supervision, but not overnight accommodation, is provided to, including any resident children, not more than a total of ten infants, pre-school children, kindergarten children, and/or school-aged children as defined in the *Alberta Child Care Licensing Regulation*, as amended.

PERMITS:

It is the owner’s responsibility to obtain the appropriate permits and provide the required information, fees, and plans prior to operation.

Development Permits and **Business Licenses** are issued by the Town of Vermilion, the fees are \$100.00 each for a home occupation.



5021 - 49 Avenue
Vermilion, AB Canada T9X 1X1
Tel: 780 853 5358 Fax: 780 853 4910
vermilion.ca

Every effort has been made to ensure the accuracy of information contained in this publication. However, in the event of a discrepancy between this publication and the current Town of Vermilion Land Use Bylaw, the Bylaw will take precedence.

A complete copy of the Land Use Bylaw 1-2020 is available on the Town of Vermilion website vermilion.ca under Local Government → Town Departments → Planning Development.

Land Use Bylaw

Home Occupation Regulations



Land Use Bylaw 1-2020

Schedule B - Part Two

Accessory Use Provisions

Home Occupations

REGULATION:

1. All home occupations:
 - a. shall be incidental and subordinate to the principal use of the dwelling.
 - b. shall not be allowed on a site unless the principal operator of the home occupation is a permanent resident of the dwelling.
 - c. shall submit a letter of authorization from the Condominium Association if the home occupation is located within a condominium plan.
 - d. shall not change the principal character or external appearance of the dwelling involved, nor use more than 20% or 30 m² (322.9 ft²), whichever is less, of the dwelling unit for business usage.
 - e. shall not create any nuisance by way of noise, dust, odour, or smoke, or anything of an offensive or objectionable nature.
 - f. shall not operate mechanical or electrical equipment which creates external noise, or visible or audible interference with home electronics or computer equipment in adjacent dwelling.
 - g. may have one fascia sign placed on the dwelling or accessory building, providing that the sign does not exceed 0.186 m² (2.0 ft²) in area. Illuminated signs may be allowed at the discretion of the Development Authority providing they do not impact any adjacent residences.
 - h. shall be terminated should the applicant vacate the property for which the permit has been issued.
 - i. shall not involve:
 - activities that use or store hazardous material in quantities exceeding those found in a normal household; or
 - any use that would materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

- j. shall not be allowed if such use would be more appropriately located in a Commercial or an Industrial District having regard for the overall compatibility of the use with the residential character of the area.
- k. shall not generate pedestrian or vehicular traffic or parking in excess of that which is characteristic of the District in which it is located.
- l. shall not have outdoor business activity, or outdoor storage of material or equipment associated with the business allowed on the site. Business activity itself may be allowed inside the dwelling or in an accessory building.
- m. may have the hours of operation regulated by the Development Authority.
- n. may have the development permit revoked at any time by the Development Authority, if the use being undertaken is materially different from or has exceeded, in terms of scope, scale or intensity, that which was approved.

Home Occupation - Major

In addition to the above regulations a Home Occupation - Major shall comply with the following regulations:

1. Must notify adjacent property owners of the proposed use.
2. May have a limited volume of on-premises sales.
3. Shall not have more than one non-resident employee or business partner working on-site at any time.
4. Shall not have more than five clients or customers on-site at any time.
5. In addition to a Development Permit Application, each application 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.

Home Occupation - Minor

In addition to the above regulations a Home Occupation - Minor shall comply with the following regulations:

1. Shall not display any goods in the interior of the residence.
2. Shall not employ any person on-site other than a resident of the dwelling.
3. Shall only allow clients to come to the dwelling on an occasional basis (less than five times per week).

Schedule B - Part Two

Accessory Use Provisions

Bed & Breakfast

REGULATION:

1. A bed and breakfast establishment:
 - a. shall be accessory to a principal dwelling unit and always be considered as a discretionary use within the applicable land use districts in the current Land Use Bylaw.
 - b. shall not change the principal character or external appearance of the dwelling involved, and shall have a maximum of five rentable sleeping bedrooms.
 - c. shall not have cooking facilities located within the sleeping units.
 - d. shall have one additional parking space be provided for each sleeping unit.
 - e. shall comply with all of the requirements for a home occupation - major.

Schedule B - Part Two

Accessory Use Provisions

Child Day Home

REGULATION:

1. A child day home:
 - a. shall comply with all of the requirements for a home occupation - major, with the following exceptions:
 - Outdoor business activity may be allowed for outdoor play space;
 - There may not be a utility trailer used on-site; and
 - The maximum number of clients or customers on-site at one time shall be at the discretion of the Development Authority, taking into consideration the maximum number of children for which care may be provided.
 - b. shall comply with the Alberta Child Care Licensing Regulations with regards to the maximum number of children for which care may be provided for.