

Home Business Development Standards Maximum Requirements		
	Minor	Major
Maximum Area	20% of net floor area of dwelling or 30 sq. Meters	20% of net floor area, plus any additional area as approved by Development Authority of dwelling or 30 sq. Meters
Structural Alterations	None	May be allowed if necessary to accommodate the business at the discretion of the Development Authority
Exterior Impact	No nuisance and shall preserve privacy and enjoyment of adjacent residences and neighbourhood	
Equipment/ Material Storage	No exterior storage	May be allowed in an accessory building or with appropriate screening if necessary to accommodate the business.

Traffic Generation	5 or less business related vehicle trips per day	up to 6 to 15 business related vehicle trips per day, vehicle not exceeding 4,500 kg (GVW), restricted hours
Parking	1 off street space or at the discretion of the development authority	2 off street spaces or at the discretion of the Development Authority
Employees	No off-site employees	1 non-residential employee
Business-Related Vehicles	1 passenger vehicle without a commercial license	1 single axle, commercially licensed vehicle up to 4,500 kg(GVW) parked
Business-Related Vehicles Allowed	Mon-Sat 7AM-9PM; Sun & Statutory Holidays 10AM-6PM Emergencies excepted	
Signage	None	1 non-illuminated identification sign or plaque, no larger than .3 sq m attached to the dwelling or displayed in a window

NOTE: *In all residential districts in the Town of Chestermere, a Major Home Business is considered a discretionary use of land, and is therefore subject to approval by the Development Officer. The approval shall be advertised in the local newspaper with a two (2) week appeal period and a notice letter may be mailed to the adjacent neighbours.*

APPLICATION FEES

Up to date development and building permit application fees can be found:

Online: www.chestermere.ca

In person: Mon - Fri 9AM - 4PM

The Town of Chestermere

Development Services

105 Marina Drive

Chestermere, AB T1X 1V7

Telephone: 403-207-7075

Facsimile: 403-207-2817

WARNING! It is the responsibility of the applicant to ensure that the work being carried out does not contravene the requirements of restrictive covenants, caveats, or any other restrictions that are registered against the property.

HOME BUSINESS

Town of Chestermere

Development Services



This pamphlet is published as a public information service. It has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect.

June 2011

HOME BUSINESS



The **Town of Chestermere's Land Use Bylaw 022-10**, as amended, establishes regulations for home occupations.

HOME BUSINESS means the secondary use of a principal dwelling, or combination of a principal dwelling and an accessory building, in a residential neighbourhood to conduct a business activity.

Home Businesses shall be an incidental and subordinate Use to the principal residential building. Typical home occupations include dressmaking, hairdressing, and manufacturing of handicraft, music instruction and similar activities.



All home businesses shall:

- a) Require a development permit; and,
- b) Be considered temporary uses.



Uses that are not considered HOME BUSINESSES include, but are not limited to:

- a) Adult Entertainment Facilities;
- b) Escort services;
- c) Child Care Facilities; or
- d) Veterinary services.

- ❖ Personal Service Establishments, such as aesthetics and beauty establishments, will only be considered as Major Home Businesses.
- ❖ Retail Sales by Home Businesses shall be limited to goods and articles produced on the site and may include mail-order or telephone sales, and the sale of articles which are produced elsewhere but pre-packaged and held for distribution to customers, or pick up by customers.
- ❖ Only one Home Business permit shall be issued per residence. Multiple Home businesses may be allowed under the single permit provided that the requirements specified in Tables 1 and 2 are not exceeded by the combined businesses.
- ❖ Major Home Business permits may have a fixed expiry date specified in a development permit.
- ❖ The Development Authority has the discretion to refuse a Home Business permit application if the proposed use would be better suited in a commercial or industrial district



APPLYING FOR A DEVELOPMENT PERMIT

Submit the application, ensuring the inclusion of the following information, as appropriate:

- ✓ A detailed narrative of the proposal that includes a description of the materials and equipment used or stored on site;
- ✓ Floor plan showing location of the business area, including storage;
- ✓ Copy of the current Certificate of Title;
- ✓ The prescribed fee relative to the proposed Home Business
- ✓ A letter of authorization from the landowner when the applicant is not the registered owner of the property;
- ✓ Such other information that the Approving Authority deems necessary.

OTHER PERMITS

It is the property owner's responsibility to ensure all required permits (i.e. building, electrical, gas, plumbing, etc.) are obtained prior to commencement of the work.

NOTE: If development authorized by the Development Permit is not commenced within 12 months from the date of issue, and completed within 24 months of issuance, the Permit is deemed void unless an extension has been granted.