

ILLUMINATION OF SITES

8.1 Illumination of Sites

1. With the exception of street lighting (height to be approved by the Municipality), outdoor lighting provided for security, display or attraction purposed for any development shall be arranged so that no direct rays of light are directed at any adjoining site or interfere with the effectiveness of adjacent traffic signals, and shall comply with the following provisions:
 - a) no light structure shall exceed a height of 7.62 m (25.0 ft);
 - b) no light shall be attached to a structure above a height of 7.62 m (25.0 ft);
 - c) no flashing or strobe, or revolving lights, which may impact the safety of motorists using adjacent public roadways, shall be installed on any structure or site, and;
 - d) LED lighting is preferred and encouraged.

HOME BASED BUSINESSES

9.1 General Provisions

1. Home based businesses are intended to permit the incidental use of a dwelling for purposes related to the operation of a business, provided that the business use does not cause excessive vehicular or pedestrian traffic or otherwise interfere with or detract from the peace and quiet of a residential neighbourhood. In determining if a particular business can be carried on as a home based business the Development Authority may refuse to consider a particular business as a home based business or refuse to approve a proposed home based business if, in the opinion of the Development Authority the proposed business use would be more appropriately located in a commercial or industrial district having regard for the overall compatibility of the business use with the residential character of the area. Uses that would typically not be approved as home based business uses include:
 - retail stores
 - auto body repairs
 - auto body painting
 - automotive repairs
 - vehicle or equipment storage or cleaning
 - sheet metal work
 - welding work
 - upholstery work
 - cabinet makingwith the exception of personal services, including but not limited to:
 - home offices
 - beauty parlours
 - hair styling establishments
 - barber shops
 - health care services
2. No person shall operate or permit or allow the operation of a home based business without a development permit and a current business license.

3. A development permit for a home based business shall only be valid for the address identified in the permit.
4. Only one (1) home based business may be operated per dwelling unit unless otherwise approved by the Development Authority.
5. Where any of the provisions of this Bylaw dealing with home based businesses are breached, the Development Authority, in addition to the power to cancel or suspend a development permit under Section 3.11 of Part Two, may take such action as may be available under the law,
6. The issuance of a Stop Order is appealable to the Subdivision and Development Appeal Board in accordance with the provisions of the Municipal Government Act.

9.2 Application for Home Based Business

1. An application for a development permit for a home based business shall be made to the Development Officer in writing on the form prescribed in accordance with Section 3.4 of Part Three and shall describe:
 - a) the nature of the business;
 - b) the hours of operation;
 - c) the materials, equipment and/or vehicles that will be used and where they will be stored;
 - d) the number of resident and non resident employees;
 - e) the number of business visits per day expected to the property, and;
 - f) the number of parking spaces on the property.
2. If the applicant is not the registered owner of the property, a letter from the owner is required granting the applicant permission to use the property for the proposed business.

9.3 Regulations for a Minor Home Based Business

1. There shall be no exterior signage, display or advertisement other than a business identification plaque or sign 20.0 cm (8.0 in) by 30.5 cm (12.0 in) in size located on or in the dwelling.
2. No mechanical or electrical equipment shall be used which creates unreasonable external noise, or visible and audible interference with home electronics equipment in adjacent dwellings. The operation of such business shall not create any nuisance by way of noise, dust, odour or smoke or anything else of an offensive or objectionable nature.
3. The business shall not employ any person on site other than a resident of the dwelling. Not more than two (2) adult residents of the home are permitted to work in the business.
4. There shall be no outside business activity, or storage of materials or equipment associated with the business allowed on the site. Indoor storage shall only be permitted inside the dwelling. The home based business shall not use any dangerous goods which would not be used in association with the residential use of the dwelling.
5. No physical changes to the external appearance of the dwelling shall be allowed as a result of the establishment of the home based business.

6. In addition to the parking spaces required pursuant to Section 6(1) of *Schedule B*, the Development Officer may require one off street parking space to be provided for exclusive use of the home based business.
7. Not more than one commercial vehicle used in the operation of the home based business shall be parked on site or an adjacent street.
 - a) The one commercial vehicle used in the operation of the home based business shall conform to the Town of Blackfalds Highway Traffic Bylaw and amendments thereto.
 - b) In a residential district, the one commercial vehicle shall be restricted to a maximum gross vehicle weight of 7,500 kg (20,938 lbs).
 - c) The home based business shall not create a level of additional traffic or parking, in the opinion of the Development Officer, which will be detrimental to the amenities and safety of residents in the vicinity of the parcel.

9.4 Regulations for a Major Home Based Business

1. There shall be no exterior display or advertisement other than a business identification plaque or sign 20.0 cm (8.0 in) by 30.5 cm (12.0 in) in size located on or in the dwelling.
2. No mechanical or electrical equipment shall be used which creates unreasonable noise, or visible and audible interference with home electronics equipment in adjacent dwellings. The operation of such business shall not create any nuisance by way of noise, dust, odour or smoke or anything of an offensive or objectionable nature.
3. The business shall not, in the opinion of the Municipal Planning Commission, generate pedestrian or vehicular traffic or parking in excess that would be detrimental to the amenities and safety of the residents in the vicinity of the parcel.
4. The business shall not employ any person on site other than a resident of the dwelling, unless otherwise approved by the Municipal Planning Commission. Not more than two (2) adult residents of the home are permitted to work in the home based business unless otherwise approved by the Municipal Planning Commission.
5. There shall be no outside business activity, or outdoor storage of materials or equipment associated with the business on the site. Indoor storage related to the business activity will be allowed within the dwelling unit or an accessory building provided that such materials or equipment are not, in the opinion of the Municipal Planning Commission, likely to result in a hazard. The home based business shall not use any dangerous good which would not be used in association with the residential use of the dwelling or accessory building.
6. No physical changes to the external appearance of the dwelling or any accessory building shall be allowed as a result of the establishment of the home based business.
7. A home based business may be accommodated in a private garage, provided that the parking requirements of any Bylaw continue to be met. Therefore, in addition to the parking spaces required pursuant to Section 6(1) of *Schedule B*, the Development Authority may require additional off street parking spaces to be provided.
8. At the discretion of the Development Authority, not more than one commercial vehicle used in the operation of the home based business shall be parked on site or on an adjacent

street. The commercial vehicle used in the operation of the home based business shall conform to the Town of Blackfalds Highway Traffic Bylaw and amendments thereto.

- a) In a Residential District, the commercial vehicle shall be restricted to a maximum gross vehicle weight of 7,500 kg (20,938 lbs).
9. The home based business shall not create a level of additional traffic or parking, in the opinion of the Development Officer that will be detrimental to the amenities and safety of residents in the vicinity of the parcel.
10. A home based business does not exempt the applicant from compliance with any federal or provincial regulation, or any municipality Bylaw or regulation.

BED AND BREAKFAST ESTABLISHMENTS

10.1 Bed and Breakfast Establishments

1. Bed and breakfast establishments are allowed in the Town provided that they are secondary to the residential use of the dwelling. Such accommodation shall not interfere with the use and enjoyment of the neighbourhood as a residential area. The planning, operation, and appearance of a bed and breakfast shall be compatible with and sensitive to the general residential character of its immediate surroundings, in terms of atmosphere, privacy, enjoyment, landscaping, architecture, scale, activity and retaining the appearance of a detached dwelling. In this regard, bed and breakfast establishments shall comply with the following standards:
 - a) alterations to the residence shall be limited so that a home can be easily converted back to a residence. Any alterations are to be approved by the Municipal Planning Commission;
 - b) there shall be a maximum of two (2) rooms available for guests at a bed and breakfast establishment;
 - c) the property owner or bed and breakfast host shall occupy the subject dwelling as his or her primary residence.
 - d) the maximum length of stay for a guest at a bed and breakfast shall be 14 nights in any 30 day period;
 - e) guest rooms shall not be self contained dwelling units, i.e. There shall not be any cooking facilities available in the guest rooms for the use of guests to prepare meals;
 - f) one sign only shall be permitted to identify, rather than advertise the establishment. The sign must not exceed 20.0 cm (8.0 in) by 30.5 cm (12.0 in) in size, and;
 - g) off street parking shall be provided as follows:
 - i) two (2) parking spaces for the dwelling unit plus one (1) space per guest room;
 - h) no other services or retail sales may be offered at or from the same premises than that of a bed and breakfast, and no home occupation is permitted on the premises of a bed and breakfast;
 - i) there shall be no accessory suite on the premises of a detached dwelling where a bed and breakfast is being lawfully operated.
2. A development permit issued for a bed and breakfast establishment does not exempt compliance with health regulations or any other permit requirements.