

# Home Occupations



Town of Coaldale  
Planning & Development

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## What is a Home Occupation?

A Home Occupation is a secondary use of a residential building by any trade, profession or craft carried on for gainful employment involving the manufacture, processing, provision or sale of goods and/or service.

Home occupations are intended to allow small commercial uses to exist in residential areas while not changing the character of the neighbourhood.

### Home Occupations require a Development Permit and a Business License.

A completed Development Permit application must be submitted to the Development Officer with the appropriate fee.

A clear description of the business is required as part of the application. The description should stress how the adjacent residential development will be affected (e.g. noise, traffic, parking, etc.) and other details of the enterprise such as number of employees, storage areas, etc.

## Processing Home Occupation I & II Applications

The Development Officer will review the information in the application and may approve an application for a Home Occupation 1 provided that:

- » the use involves a phone and office only
- » the use involves no outdoor storage
- » there is no display of goods from the interior of the residence
- » all sales occur off the premises
- » the use complies with the general standards section of Schedule 7 found in the Land Use Bylaw

The Municipal Planning Commission (MPC) will review and may approve an application for Home Occupation 2 provided that:

- » there is limited volume of on-premises sales
- » the proposed storage is not exposed to the public view
- » there is a limited display proposed for the inside of the residence
- » the use complies with the general standards section of Schedule 7 found in the Land Use Bylaw

# Home Occupations (continued)



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## Certain uses may not be Approved

Although the Municipal Planning Commission (MPC) and Development Officer have considerable discretion, no Home Occupation may be approved that involves:

- » activities that use or store hazardous materials
- » any use that would, in the opinion of the Municipal Development Authority (MDA) materially interfere with or affect the use, enjoyment, or value of the neighbouring properties
- » any use declared by Resolution of Council to be undesirable as a Home Occupation

## Is the Development Officer's and/or MPC's Decision Final?

The decision of the MPC or the Development Officer may be appealed within 21 days from the issuance of the Notice of Decision. Development should not commence prior to the end of the appeal period. An appeal may be launched by either the applicant or a person affected by the decision.

A body has been established to hear appeals called the Subdivision & Development Appeal Board.

## Conditions that will Apply

All Home Occupations will be subject to the following conditions:

- » only the residents/applicants may be engaged in the activity unless the Municipal Development Authority (MDA) has approved otherwise
- » the external appearance of the dwelling can **not** be changed
- » traffic and parking shall not be detrimental to the surrounding land uses
- » the use can **not** cause nuisance for neighbours (e.g. noise, glare, dust, etc)

## Protecting the Neighbourhood

All permits issued for Home Occupations are subject to the condition that the permit may be **revoked** at any time it, in the opinion of the Municipal Development Authority (MDA) the use is or has become detrimental to the amenities of the neighbourhood.