


**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
DEVELOPMENT PERMIT APPLICATION
May 6, 2026**

APPLICATION INFORMATION		File No. 26D 066
	DATE APPLCIATION DEEMED COMPLETE: February 26, 2026	
	LEGAL DESCRIPTION: Ptn. NW 25-19-27 W4M	
	MUNICIPAL ADDRESS: 450002 Highway 799	
	LANDOWNER(S): Jocelyn Hastie	
	AREA OF SUBJECT LANDS: 118.97 Acres	
PROPOSAL: Development Permit application for a Direct Control District #27 (DC #27) property to allow for a Home Based Business, Type III, for an Equine Retreat.		
DIVISION NO: 1	REEVE: Rob Siewert	FILE MANAGER: Stacey Kotlar

EXECUTIVE SUMMARY:

Summary of Proposal:

The application requests approval to allow for a Home Based Business, Type III to allow the operation of an Equine Retreat “The Cowgirl’s Code”. The development will support small-group, equine-facilitated leadership retreats, with accommodations for up to six (6) guests.

Location:

The subject parcel is located:

- Adjacent to and east of Highway 799
- 850 m north of 466 Ave E
- 850 m west of 272 St E
- 1.6km south of 434 Ave E

Background:

April 22, 2026 – Council granted 2nd and 3rd reading to Bylaw 01/2026 authorizing the redesignation of +/- 40 acre portion of Ptn. NW 25-19-27 W4M from Agricultural District to Direct Control #27 for use as a Home Based Business, Type III, Retreat Centre, with an approximate +/- 80 acre Agricultural District balance parcel.

PURPOSE OF APPLICATION:

The application requests Council’s review and approval of the following:

- Home Based Business Type III
 - Accommodations for up to six (6) guests within the residence as four (4) room Bed and Breakfast
 - Operating seasoning from May through October as single day events or weekend sessions

- Two (2) non-resident employees to work as full-time ranch hand and part-time assistant, as well as subcontractors for housekeeping and catering.
- Hours of operation for single day events is 9:00am-5:00pm, Weekend sessions propose the guests arriving Friday afternoon and departing Sunday afternoon.
- On-site activities are described as grooming and leading the horses, no riding involved, with discussion groups, individual and group coaching.
- Twenty-five (25) events per year;
 - Ten (10) weekend events with 10 participants (including guests and staff)
 - Twelve (12) one-day events with 15 participants (including guests and staff)
 - Three (3) open house events with maximum 30 participants
- Vehicle generation is expected to concentrate on arrival/departure days
 - Six (6) guests
 - Three (3) daily trips for the caterer
 - Two (2) daily trips for the assistant
 - One (1) daily trip of potential additional facilitator

SITE CONSIDERATIONS:

Access:

There is one (1) existing approach that provides access to the subject property off of Highway 799. Alberta Transportation and Economic Corridors (ATEC) has commented that they do not require any additional upgrades to the existing approach.

Physiography:

The subject property is generally flat with mild undulation in the subject 40 acres. The eastern portion of the land to remain as Agricultural District is hayed. There are a number of dugouts on the property; located just west of the dwelling and animal shelters, the southwest corner, and southeast of the barn.

The application notes there may be overall yard and parking area levelling required, as well as construction of septic field to accommodate the additional use. Public Works may require a Lot Grading/Overland Drainage Plan depending on the extent of the Lot Grading proposed. Further discussion is to occur at the Development Permit Stage to determine if required.

Existing Development:

Dwelling with Attached Garage, Barn (12.2 x 5.5m), and 10 small Animal Shelters.

POLICY CONSIDERATIONS:

Municipal Development Plan (MDP2010):

- The proposal aligns with some policies within the Economy Section of the MDP2010, regarding encouraging Home Based Businesses and encouraging existing businesses to introduce sustainable initiatives.
- It does not align with other policies such as encouraging economic development in identified employment areas, such as the Highway 2A corridor, and minimizing land use conflicts and negative impact on area residents and adjoining lands.
- The Economy section of the MDP notes that it is intended to provide for agricultural-related business in agricultural areas and that proposals for commercial uses should be developed to be compatible with the surrounding area and existing land uses. Consideration should be given to size, design, noise, odor, traffic, dust, and the visual impact of the proposal on adjacent lands.

Land Use Bylaw 60/2014:

BUSINESS VISITS means round trips to and from the site by individuals for the purpose of doing business on site of a home based business. Business visits do not include vehicle trips to the site by residents or employees, nor is it intended that the occupants of the vehicle be counted each as a business visit. A load of individuals transported by bus are excluded from this definition as this implies a larger scale operation than a home based business.

VEHICLE TRIP means one motor vehicle travelling to and from a specific site (round trip).

See Appendix C of this report – Direct Control District #27.

BED AND BREAKFAST means the secondary use of a principal dwelling unit where the owner/operator of the dwelling provide temporary lodging or sleeping accommodation (maximum 14 day stay) of no more than four (4) guest rooms and the guests may be provided with meals. This use shall be subordinate to the principal use of the dwelling as a residence and the accommodation shall be hosted (where the dwelling owner/operator are on site during the majority of the visitor’s stay)

See Appendix C of this report - Bed and Breakfast.

Growth Management Strategy (GMS):

- The subject property is located within the East District of the GMS. Very little growth is anticipated within this district and the proposal does not generally align with the predominantly Agricultural land use within the East District.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	-Recommend that a PSTS assessment be done to determine what upgrades are required to handle the additional flow
EXTERNAL	
Alberta Transportation and Economic Corridors (ATEC)	-In reviewing the application, the proposed development falls within the permit area of a provincial highway and will require a permit from the Ministry of Transportation and Economic Corridors. -Please note that as RPATH0068298 has already be issued ATEC considers the noted requirement to obtain a development for the current scale and type of development fulfilled.
Bighorn Energy	-no objection
Sunshine Gas	-no concerns
PUBLIC	<i>Public notification/referral does not occur with respect to Development Permits on Direct Control District lands unless review of the application involves a Public Meeting.</i>

SUMMARY

Request for approval of Development Permit application 26D 066 for Home Based Business, Type III on Ptn. NW 25-19-27 W4M to allow the operation of an Equine Retreat “The Cowgirl’s Code”. The development will support small-group, equine-facilitated leadership retreats, with accommodations for up to six (6) guests.

OPTIONS FOR COUNCIL CONSIDERATION:

OPTION #1 –APPROVAL

Should Council choose to approve Development Permit 26D 066, the following motion has been provided for consideration.

Moved that Development Permit application 26D 066 for Home Based Business, Type III be approved subject to the following conditions and requirements.

APPROVAL DESCRIPTION

This approval allows for the following development on a portion of NW 25-19-27 W4M for:

- a. The Cowgirl’s Code operating under the criteria for a Home Based Business, Type III, in accordance with the submitted and accepted Development Permit Application;
- b. Bed and Breakfast accommodation within the residence as four (4) rooms for a maximum of six (6) guests;
- c. Seasonal operation from May through October;
- d. Twenty-five (25) events per year;
 - o Ten (10) weekend events with 10 participants (including guests and staff)
 - o Twelve (12) one-day events with 15 participants (including guests and staff)
 - o Three (3) open house events with maximum 30 participants
- e. Two (2) non-resident employees.

CONDITIONS OF APPROVAL

The following requirements must be completed within the twenty-four (24) month completion period for this Development Permit unless a time extension is issued under agreement between the Development Authority and the Applicant. Failure to complete the conditions of approval will see the Development Permit deemed null and void.

1. The applicant shall construct and maintain the development in accordance with all conditions of approval, advisory requirements, and plans that have been accepted by the municipality to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals;
2. The applicants are required to obtain all necessary building, plumbing, gas, septic, and electrical permits and inspections applicable to use and occupancy of the existing development used in conjunction with the business;
3. It is the applicant’s responsibility to contact the County’s Fire Inspector and obtain all necessary approvals and inspections prior to the operations of the business. Proof of such is to be submitted to the Development Authority;
4. An Emergency Response Plan shall be submitted for review and acceptance by the County’s Director of Emergency Management;

5. It is the applicant's responsibility to obtain and properly post independent County address(es) for the business building. Please contact the County's GIS Department to be assigned the new address and obtain information regarding address signage.
6. The applicant is required to maintain an annual business license with Foothills County;
7. All waste materials are to be handled and disposed of under guidelines provided by governing Provincial regulatory bodies, at an approved waste disposal and/or recycling site. There shall be no long term storage of waste materials on the property, nor burning of waste materials on the property. Garbage and waste must be stored in weatherproof and animal proof containers and must be fully screen from neighboring lands;
8. The applicants are to submit a written verification of waiver or approval of Commercial Well License from Alberta Environmental Protection Agency to the satisfaction of the Development Authority.
9. The applicants shall provide written notification to the Development Authority upon completion of the development, as approved herein;

ADVISORY REQUIREMENTS

The following requirements are provided by Foothills County to inform applicant(s) and landowner(s) of their necessity and do not form part of the approval description or conditions of approval. It is the sole responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements.

1. Development is to comply with the criteria for Home Based Business Type III that exists at the time of issuance of this approval, and includes:
 - a. One or more residents of the parcel must be the primary owner of the business;
 - b. Parking is provided in accordance with the requirements set out in Section 9.19 of this bylaw;
 - c. Home business shall not generate noise, smoke, odor, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Development Authority;
 - d. Signage no larger than 0.55 sq. m. (5.92 sq. ft) in area. This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner's property and not in the road right of way;
 - e. At all times, the privacy of the adjacent residential dwellings shall be preserved. The home based business shall not in the opinion of the Development Authority, unduly offend or otherwise interfere with live ability or enjoyment of the neighboring properties and is required to comply with the Community Standards Bylaw.
2. No topsoil shall be removed from the subject property and natural drainage of the property must be maintained. Alterations to natural drainage may proceed only under the authorization of an issued Development Permit for Lot Grading;
3. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
4. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land. This includes, but is not limited to:
 - a. Compliance with the requirements of Alberta Environment and Parks respecting any use of well water for business uses;
 - b. Compliance with the requirements of Alberta Transportation and Economic Corridors;
 - c. Compliance with the requirements of Alberta Health Services;

5. The landowner/applicant indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the Owner(s) arising from the use of the subject property;
6. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit;

Notes:

1. Contravention of any of the above conditions and/or requirements will result in this permit being considered null and void.
2. This Development Permit shall thereafter be null and void if the development or use is abandoned for a period of six months.
3. The conditions of this Development Permit must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit.

OPTION #2 REFUSAL

Council may choose to refuse the application, and consider the following motion:

Moved that Development Permit application 26D 066 for Home Based Business, Type III be refused for the following reasons:

In consideration of Section 10.12 of Land Use Bylaw 60/2014, the purpose of a Home Based Business is to accommodate small, non-intrusive, low risk, low intensity developments to support business activities that can be integrated into, and are compatible with, adjacent non-commercial or non-industrial properties. Council did not find sufficient merit in the proposal to consider approval of this application to be appropriate.

APPENDICES

APPENDIX A: MAP SET:

LOCATION MAP

SITE PLAN

ORTHO PHOTO

APPENDIX B: COUNCIL MEETING MINUTES

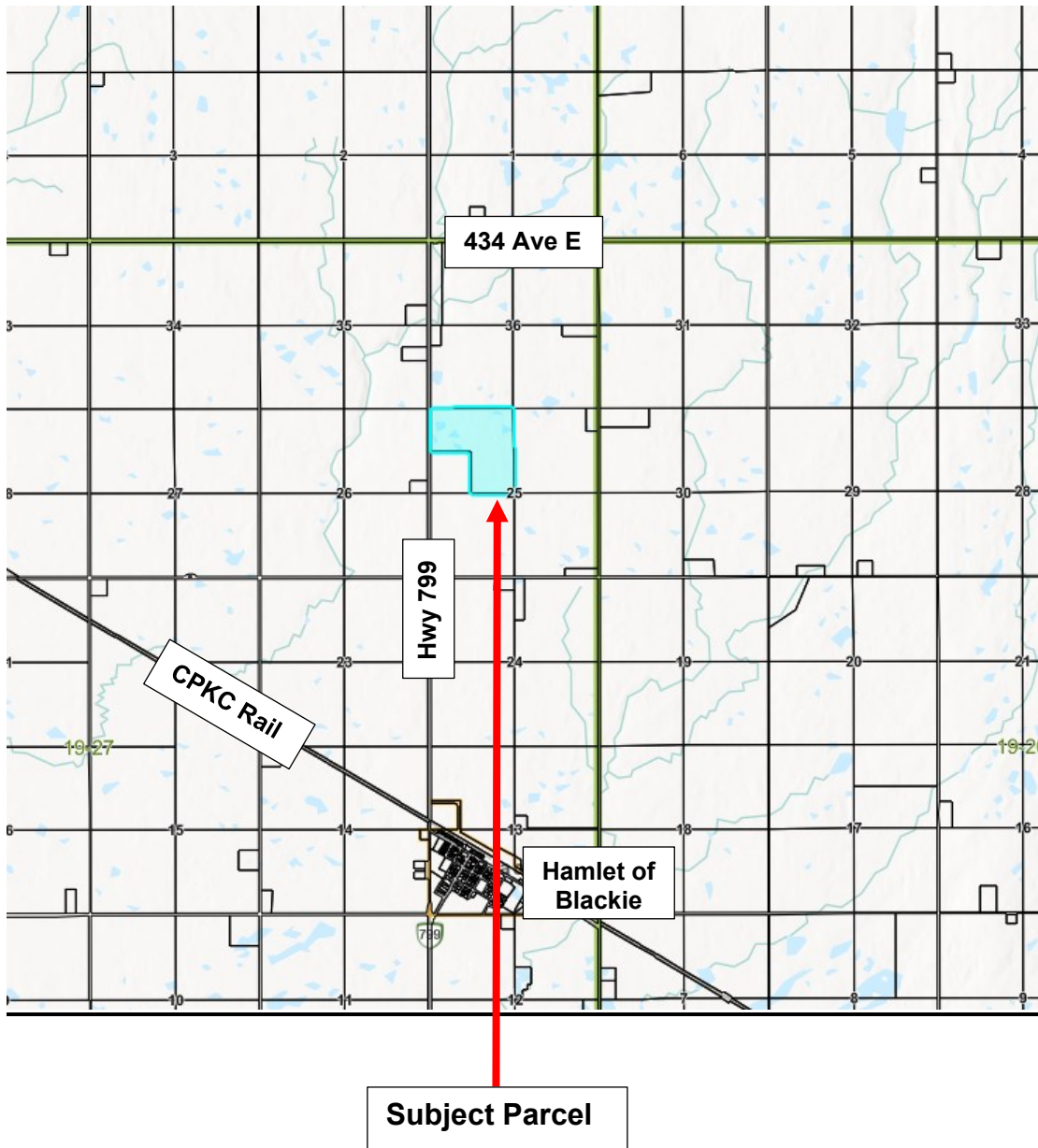
APPENDIX C: LAND USE BYLAW

DIRECT CONTROL #27

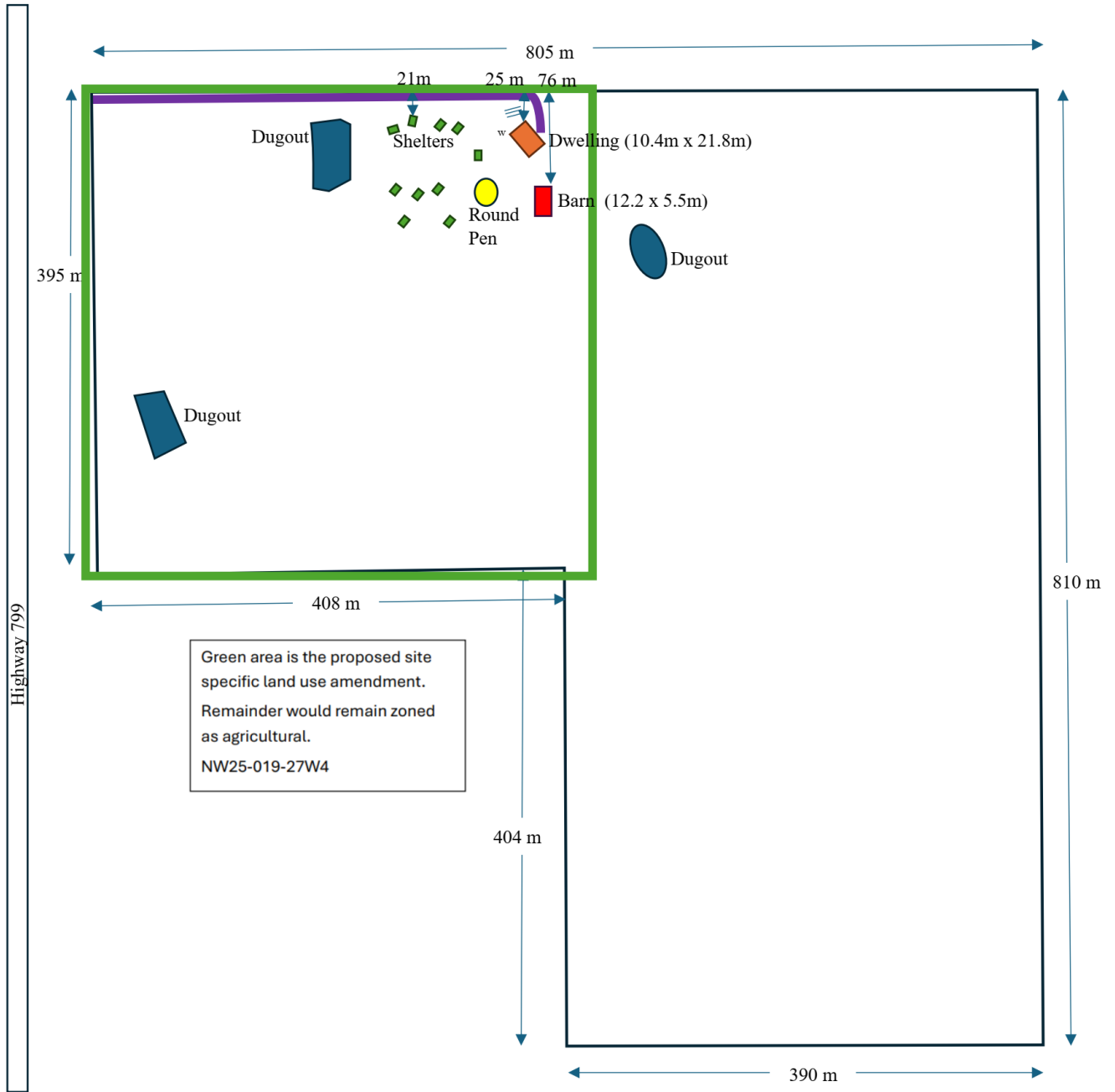
BED AND BREAKFAST

HOME BASED BUSINESS, TYPE III

APPENDIX A: LOCATION MAP



APPENDIX A: SITE PLAN



APPENDIX A: ORTHO PHOTO



C. SCHEDULED MEETINGS & PUBLIC HEARINGS

C.2 1:30 p.m. - Hastie - NW 25-19-27 W4M - Redesignation (A to DC#27)

J. Hastie was in attendance for the public hearing in connection to the proposed redesignation of a 40 +/- acre portion of the subject property being NW 25-19-27 W4M from Agricultural District to Direct Control District #27 to allow for the future operation of the equine retreat center as a Home-Based Business Type III.

Also in attendance were J. Thompson and C. Sebastian.

The public hearing was closed.

C.2.1 Hastie - NW 25-19-27 W4M - Decision

Bylaw 01/2026

Bylaw 01/2026 was introduced into the meeting to authorize the redesignation of a 40 +/- acre portion of the subject property being NW 25-19-27 W4M from Agricultural District to Direct Control District #27 to allow for the future operation of the equine retreat center as a Home-Based Business Type III.

In their consideration of the criteria within the MDP2010, LUB 60/2014, and GMS; Council is of the opinion that the proposed redesignation of a 40 +/- acre portion of the subject property would not be detrimental to the nature of the area and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

Subsequent approval and issuance of a Development Permit for a Home-Based Business, Type III, will be required prior to the property being developed/used for the operation of a Home-Based Business, Type III.

Prior to further consideration of the bylaw, the following will be required:

1. Final redesignation application fees to be submitted; and
2. Submission of a development permit application for Home-Based Business Type III.

Resolution 24-26

Moved by: Councillor Alger

That Bylaw 01/2026 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

Foothills County Land Use Bylaw |

**18.27 DIRECT CONTROL DISTRICT #27 (DC 27)
HOME BASED BUSINESS TYPE III DISTRICT**

DC#27

18.27.1 PURPOSE AND INTENT

To allow for the development of Type III home based businesses to operate, on lots with a single family residence and to allow for the Direct Control by Council over development on the following lots:

- NW 36-20-29-W4M, PLAN 0012098, BLOCK 1
- SE 32-19-02-W5, PLAN 0910606, BLOCK 2, LOT 1
- SE 24-21-29-W4, PLAN 1113203, BLOCK 1, LOT 1
- NW 31-21-28-W4, PLAN 0112113, BLOCK 7, LOT 1
- SE 26-21-01-W5, PLAN 0413714, BLOCK 2, LOT 3
- SW 20-20-01-W5, PLAN 9412786, LOT 1
- NW 21-20-28-W4, PLAN 9211875, BLOCK C
- SW 21-20-03-W5, PLAN 9112603, BLOCK 3
- NE 05-21-29-W4, PLAN 0312952, BLOCK 1, LOT 1
- SE 14-20-01-W5, PLAN 1912019, BLOCK 2, LOT 2
- SW 25-21.01-W5, PLAN 0010571, BLOCK 1, LOT 3
- SW 01-21-29-W4, PLAN 0813661, BLOCK 4, LOT 7 (7.42 ACRE PTN. OF SITE)
- NW 33-18-02-W5 (2.5 ACRE PTN OF SITE)
- NE 01-20-29-W4 PLAN 9010611, BLOCK 13, LOT 2, (8.97 ACRES)
- SW 30-20-27-W4, PLAN 1411521, BLOCK 1, LOT 1, (8.30 ACRES PTN.)
- NW 01-19-28-W4 (13.95 ACRE PTN)
- SW 12-22-29-W4, PLAN 1210863, BLOCK 1, LOT 2 (3.68 ACRES PTN.)

18.27.2 PERMITTED USES

- Accessory Buildings not requiring a development permit (accessory to the Dwelling)
- Agricultural, General
- Accessory Uses to the dwelling
- Dwellings, Single Family
 - No more than 1 such dwelling is permitted on a single lot less than 32.4 ha (80 ac) in size
 - No more than 2 such dwellings are permitted on a single lot 32.4 (80 ac) or greater in size
- Dwelling, Mobile Home
 - Permitted use only on lots 32.4 (80 acres) or greater in size
- Home based business Type I
- Home based business Type II
- Home Office
- Public Works
- Signs not requiring a development permit
- Solar Power System, Private (Not requiring a Development Permit)
- Temporary storage of up to 5 unoccupied recreation vehicles
- Utility services, minor

18.27.3 DISCRETIONARY USES

- Accessory Uses to the major home based business
- Accessory Building to the major home based business
- Dwelling, Mobile Home - one only
 - Discretionary use on lots less than 80 acres in size
- Dwelling, moved on,
- Home based business Type III
- Kennel (Private)
- Lot Grading
- Man-made water bodies, privates requiring a permit
- Signs requiring a Development Permit
- Solar Power System, Private (Requiring a Development Permit)
- Secondary Suite, Detached
- Secondary Suite, Principal
- Special Event (accessory to the business use)
 - Discretionary use only on parcels over 21 acres in size
- Temporary storage of between 6-10 unoccupied recreation vehicles
- Public Quasi Public Installations and Facilities

18.27.4 LAND USE REQUIREMENTS

- 18.27.4.1 Standards of the development shall be at the discretion of Council.

18.27.5 DEVELOPMENT REQUIREMENTS

18.27.5.1 Maximum Height of Structures:

- a. Principal buildings, first vehicle garage, and car ports:
 - i. 12m (39.37 ft.)
- b. Accessory Buildings and Arenas:
 - i. 10.67m (35 ft.)
- c. Radio antennas, internet towers and wind turbines:
 - i. 16m (52.49 ft.);
- d. Or as determined by Council

18.27.5.2 Maximum Lot Coverage

- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than sixty (60) percent of the lot area.

18.27.5.3 Maximum Dwelling Unit Density

- a. Maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary, where the use is listed as a permitted or discretionary use in the specific district in accordance with Section 10.26 Secondary Suites and Section 10.10 on Dwellings.

- b. Maximum dwelling unit density for a parcel 80 acres or larger in size is two Dwellings, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary, where the use is listed as a permitted or discretionary use in the specific district in accordance with Section 10.26 Secondary Suites and Section 10.10 Dwellings.

18.27.5.4 Minimum Yard Setback Requirements

- a. Front Yard Setback:
 - i. 15m (49.21 ft.) from the right of way of an Internal Subdivision Road.
 - ii. 48m (157.48ft.) from the centre line of a Municipal Road.
 - iii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
 - iv. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater.
 - v. Or as determined by Council.
- b. Side Yard Setback:
 - i. 15m (49.21 ft.) from property line
 - ii. Or as determined by Council
- c. Rear Yard Setback
 - i. 15m (49.21 ft.) from property line
 - ii. Or as determined by Council
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.

18.27.5.5 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

18.27.5.6 Other Minimum Setback Requirements:

- a. See Section 9.27 "Special Setback Requirements" of Land use bylaw for additional setback requirements that may apply.
- b. The Approving Authority may require a greater building setback for any industrial use which, in the opinion of the Approving Authority, may interfere with the amenity of adjacent uses.

18.27.5.7 Minimum habitable area per dwelling;

- a. 100 m² (1,077 sq. ft.)

18.27.6 SPECIAL PROVISIONS

- 18.27.6.1 Home based businesses do not include Cannabis Production or Cannabis Sales.
- 18.27.6.2 No more than six (6) non-resident employees working on the property; OR as determined by the Approving Authority in Direct Control Districts;
- 18.27.6.3 Maximum of twelve (12) Business Visits per day; OR as determined by Approving Authority in Direct Control Districts;

- 18.27.6.4 A maximum of Twelve (12 business vehicles on the property per day; OR as determine by the Approving Authority in Direct Control Districts.
- 18.27.6.5 The business or occupation must be conducted within a dwelling and/or accessory building(s) or on a parcel on which a dwelling is located and where one or more residents of the parcel is/are involved in the occupation or business.
- 18.27.6.6 Large commercial vehicles, used in conjunction with the business, may be permitted on the parcel at the discretion of the Approving Authority based on parcel size, proximity of adjacent residences, and site screening.
- 18.27.6.7 Material Storage:
 - a. Outdoor storage of business-related goods and materials, large commercial vehicles, trailers, and equipment may be allowed if, in the opinion of the Approving Authority, the outdoor storage is adequately screened from adjacent lands.
- 18.27.6.8 Landscaping and Screening:
 - a. Landscaping shall be completed in accordance with the Municipal Screening Standards.
 - b. Levels and methods of screening of the site shall be completed in accordance with the Municipal Screening Standards.
- 18.27.6.9 Nuisance:
 - a. Home business shall not generate noise, smoke, odour, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Approving Authority.
 - b. At all times, the privacy of the adjacent residential dwellings shall be preserved, and the home-based business shall not in the opinion of the Development Authority, unduly offend or otherwise interfere with liveability or enjoyment of the neighbouring properties.
- 18.27.6.10 The Approving Authority, may, as a condition of issuing a Development Permit impose any condition that addresses a relevant planning and development matter, including but not limited to:
 - a. Location and maximum size of facilities to be constructed.
 - b. Development setbacks.
 - c. Hours of operation.
 - d. Number of non-resident employees.
 - e. Number of vehicle visits per day.
 - f. Noise.
 - g. Buffering.
 - h. Lighting.
 - i. Outdoor storage.
 - j. Parking requirements.
 - k. Screening of facilities.

18.27.6.11 Design Guidelines:

- a. All development located within the Highway 2A Industrial Area structure plan (H2AI Area Structure Plan) area shall comply with the Highway 2A Corridor Design Guidelines (2021), as may be amended, or replaced by Council from time to time.

18.27.6.12 Lighting:

- a. All lighting must be in accordance with Section 9.15 of this Land use bylaw and with the Municipal Dark Sky Bylaw.

18.27.6.13 Lot Drainage:

- a. A Development agreement shall be entered into for lot grading to the satisfaction of the Director, Public Works and Engineering.
- b. Lot grading and drainage shall be in accordance with Section 9.17 of the Land use bylaw.

18.27.7 PROCEDURE

18.27.7.1 Notwithstanding the procedure established for development permit applications in Section 4, an application for development permit in respect of lands referred to in Section 18.27.1 shall be referred by the Development Officer to the Council for its approval or refusal.

18.27.7.2 Notwithstanding the procedure established for the issuance of development permits in Section 5, the Council shall decide on all applications for development permits with respect to lands referred to in Section 18.27.1. The council may approve a development permit application with or without conditions or may refuse an application for development permit.

18.27.7.3 There is no appeal to the Development Appeal Board from a decision of the Council on an application for a development permit in respect of the lands referred to in Section 18.27.1.

10.4 BED AND BREAKFASTS

- 10.4.1 Bed and breakfast homes shall comply with the following:
- a. A bed and breakfast shall be operated by a live-in owner(s) as a secondary use only, in the existing dwelling only, with a maximum of four (4) commercial accommodation units in each development and shall not change the residential character and external appearance of the dwelling involved.
 - b. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent. All facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority.
 - c. No accommodations unit shall include a kitchen.
 - d. Maximum stay of 14 days per person is permitted.
 - e. A Sign no larger than 0.55 sq. m. (5.92 ft.) in area may be erected to identify a bed and breakfast facility. This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner's property and not in the road right of way; and
 - f. Bed and breakfasts shall meet the minimum requirements of the applicable Building Code.

10.12 HOME BASED BUSINESSES

The purpose of a home based business is to accommodate small, non-intrusive, low risk, low intensity developments to support business activities that can be integrated into, and are compatible with, adjacent non-commercial or non-industrial properties. Uses that exceed the business standards of a home based business should be located within an alternative and compatible land use district.

Home Based Businesses:

10.12.5 A Development Permit is required for all Home Based Businesses that are not exempt from obtaining a Development Permit under Section 4.2.1 of this Bylaw.

10.12.6 Upon issuance of a Development Permit for any home based business, the applicant shall obtain a Foothills County Business Licence from the County. If the business licence is not obtained or is revoked or suspended, the Development Permit shall be and remain suspended until the business licence is obtained or re-instated.

10.12.7 All *Home Based Business* shall provide parking in accordance with Section 9.19 of this bylaw.

10.12.8 Large commercial vehicles to be used in conjunction with a Type II and Type III Home Based Business, may be permitted at the discretion of the Approving Authority based on parcel size, proximity of adjacent residences, site screening, etc.

10.12.9 Home Based Businesses must comply with the criteria in the corresponding Home Based Business Tables as follows:

- a. Home Based Business Type I - Table 10.12A.
- b. Home Based Business Type II - Table 10.12B
- c. Home Based Business Type III - Table 10.12C

If more than one Home Based Business is operating on a parcel, the cumulative numbers of employees, business visits and vehicles stored on site shall be utilized to determine the level of Home-Based Business that is applicable.

10.12.10 A Home Based Business Type I, II, or III shall not be operated from a *Dwelling temporary* on a parcel.

10.12.11 A Home Based Business Type I, II, or III, listed as a permitted use in a land use district shall be considered a Discretionary Use, and require a Development Permit where situated in a Secondary Suite on a parcel.

10.12.12 Home based businesses do not include Cannabis Production or Cannabis Sales.

10.12.13 The cumulative impact of things such as business visits to the site, number of employees, vehicles or equipment stored on site, for all businesses or uses outside of the principal use on the site (for example Kennels, Event venue) shall be taken into consideration when Development Permits are being considered.

Table 10.12 C: Home Based Business Type III

Home Based Business – Type III	
Development Permit required	Yes, Development Permit is required
Employees	Maximum six (6) non-resident employees working on the site; <u>OR</u> as determined by the Approving Authority in Direct Control Districts.
Business visits	Maximum twelve (12) business visits to the site per day; <u>OR</u> as determined by the Approving Authority in Direct Control Districts.
Business Vehicles on Site	Maximum twelve (12) business vehicles on the site per day; <u>OR</u> as determined by the Approving Authority in Direct Control Districts.
Storage of Business Material	<p>Outdoor storage of business related goods and materials, large commercial vehicles, trailers, and equipment may be allowed if, in the opinion of the Approving Authority, the outdoor storage is adequately screened from adjacent lands.</p> <p>Large commercial vehicles, used in conjunction with the business, may be permitted on the parcel at the discretion of the Approving Authority based on parcel size, proximity of adjacent residences, and site screening;</p>
Nuisances	Home business shall not generate noise, smoke, odor, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Development Authority.
Privacy	At all times, the privacy of the adjacent residential dwellings shall be preserved, and the home-based business shall not in the opinion of the Approving Authority, unduly offend or otherwise interfere with livability or enjoyment of the neighboring properties.
Parking	Minimum 1 parking stall per non-resident employee on the property, plus a minimum of 1 additional parking space for each business visitor on the property at the same time, all in addition to the required residential parking or as determined by the Development Authority as a condition of Development Permit.
Signage	Sign no larger than 0.55 sq. m. (5.92 ft.) in area. This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner’s property and not in the road right of way.
Business license	Yes, annual Foothills County Business license required.