



## Land Use Bylaw Amendment A08

### THE CORPORATION OF THE TOWN OF FOX CREEK, ALBERTA

#### BYLAW 824-2019-A08

Being a bylaw of the Town of Fox Creek, in the Province of Alberta, Revised Statutes of Alberta, under the provisions of the *Municipal Government Act*, Chapter M-26 and amendments thereto, to amend the Town of Fox Creek Land Use Bylaw.

**WHEREAS**, the *Municipal Government Act*, Chapter M-26, provides that Council may pass, amend or repeal a bylaw;

**AND WHEREAS**, Council is satisfied that it is appropriate to amend the Land Use Bylaw to rezone Lot 12, Block 44, Plan 132 3938 from C-1 Service Commercial to M-1 Light Industrial, and to amend the definition for "Home Occupation Minor".

**NOW THEREFORE**, the Town of Fox Creek, in Council duly assembled, enacts as follows:

#### 1. SHORT TITLE

- 1.1. This Bylaw may be cited as the "Land Use Bylaw Amendment A08".

#### 2. AMENDMENT

- 2.1. That Lot 12, Block 44, Plan 132 3938 is rezoned from C-1 Service Commercial to M-1 Light Industrial, and as recommended by the Municipal Planning Commission's motion number 04-2025, that
- 2.2. The definition for Home Occupation Minor is removed  
 "HOME OCCUPATION, MINOR" means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building, and which does not change the residential nature of the building nor the neighbourhood or have any exterior evidence of such secondary use. A Minor Home Occupation does not include the outside storage of materials, goods or equipment. No paid employees other than the occupants of the residence are permitted on site. No clients shall access the business at its location. Home Occupation, Minor does not include Cannabis Lounge, Cannabis Retail, or Cannabis Production and Distribution, and that,
- 2.3. The definition for Home Occupation Minor is replaced with.  
 "HOME OCCUPATION, MINOR" means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building, and which does not change the residential nature of the building nor the neighbourhood or have any exterior evidence of such secondary use. A Minor Home Occupation does not include the outside storage of materials, goods or equipment. No paid employees other than the occupants of the residence are permitted on site. Home Occupation, Minor includes day homes, hairdressers, accountants, cosmetic sales, seamstresses and other similar uses but does not include Cannabis Lounge, Cannabis Retail, or Cannabis Production and Distribution.

#### 3. SEVERABILITY

- 3.1 Every provision of this Bylaw is independent of all other provisions, and the Council intends that if any provision of this Bylaw is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

#### 4. EFFECTIVE DATE

- 4.1. This Bylaw shall come into effect upon the day of the third and final reading.



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READ A FIRST TIME THIS 14<sup>TH</sup> DAY OF JULY 2025.

PUBLIC HEARING HELD THIS 11<sup>TH</sup> DAY OF AUGUST 2025.

READ A SECOND TIME THIS 11<sup>TH</sup> DAY OF AUGUST 2025.

READ A THIRD AND FINAL TIME THIS 11<sup>TH</sup> DAY OF AUGUST 2025.

  
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Sheila Gilmour,  
Mayor

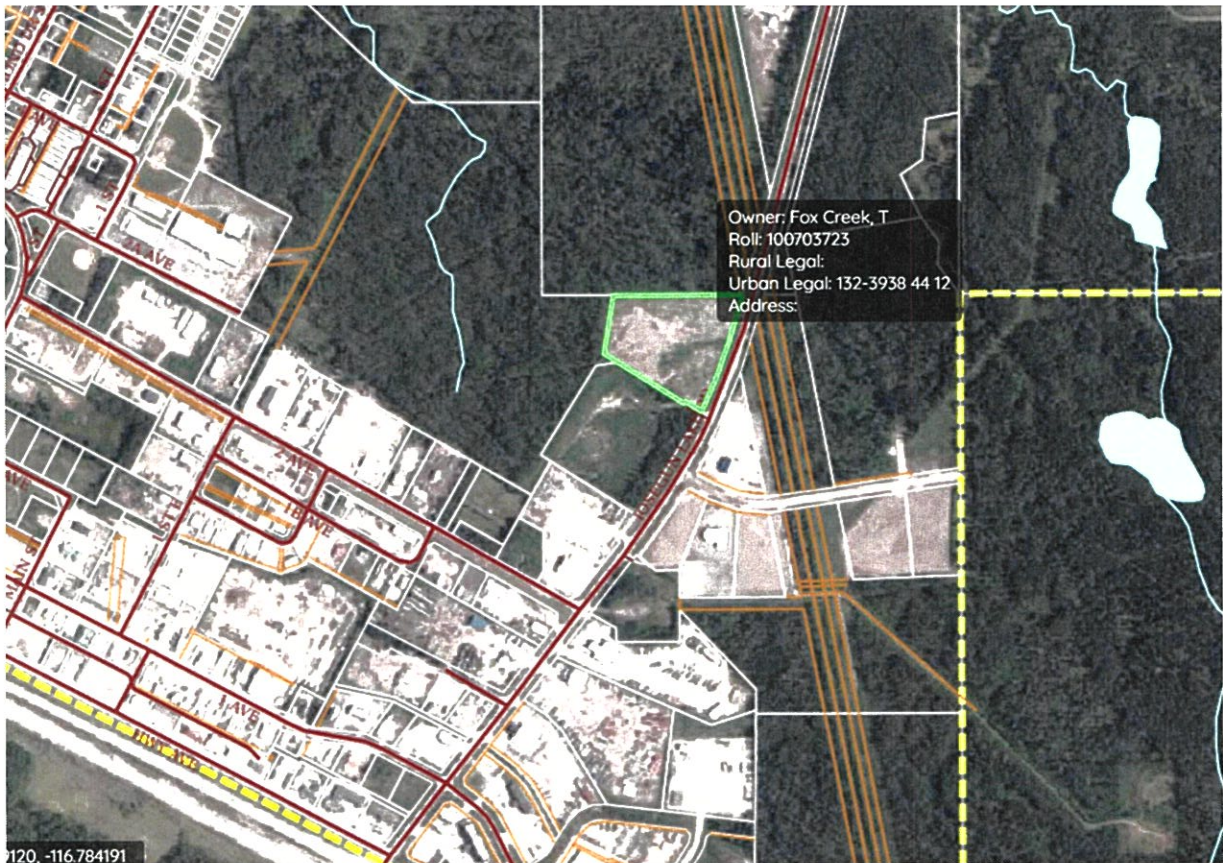
  
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Kristen Milne,  
Chief Administrative Officer





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Schedule “A”



Location of Lot 12, Block 44, Plan 132 3938 is shown outlined in GREEN

## Municipal Planning Commission Motion No. 04-2025

**04-2025** The Municipal Planning Commission recommends to Council that the Land Use Bylaw definition for Home Occupation, Minor be amended to remove “No clients shall access the business at its location” and add “includes day homes, hairdressers, accountants, cosmetic sales, seamstresses and other similar uses but” before does not include Cannabis Lounge, Cannabis Retail, or Cannabis Production and Distribution.

CARRIED UNANIMOUSLY