

3.10 HOME OCCUPATIONS

3.10.1 All Home Occupations (B/L 107/2010)

Unless specified otherwise in this By-law, a Home Occupation shall be Permitted as an Accessory Use to any Dwelling, subject to the following provisions:

- a) "Employed", for the purposes of this section, means contracted, engaged or otherwise employed to perform or carry out work. Employed includes employed as a volunteer or as an employer.

neighbourhood character & amenity

- b) The Home Occupation shall not cause any individual or cumulative effects that change the residential character of the Dwelling or Lot. The Use shall not:
- (i) be visible or apparent from adjacent Lots, other than due to Permitted Signs,
 - (ii) cause a nuisance or annoyance or loss of enjoyment of property to neighbours, or
 - (iii) cause a significant increase in traffic on Streets serving the Dwelling.
- c) The Home Occupation shall not generate noise, vibration, fumes, dust, smoke, heat, odour, odorous material, humidity, effluent, glare, magnetic fields, radiation, refuse or any other objectionable emission which is evident outside of the Dwelling Unit or which exceeds any legal limits.
- d) The Home Occupation shall not interfere with any communication signals.
- e) The Home Occupation shall not present a health, life or fire safety hazard under the Building Code, National Fire Code, or any local, provincial or federal legislation and shall not present any serious threat of site contamination.

scale of activity

- f) The Home Occupation shall be entirely enclosed within the Dwelling Unit or Accessory Building(s). Goods, materials or equipment associated with the Home Occupation shall be stored or displayed only within the floor area Permitted for Home Occupation Uses and shall not be visible from adjacent Lots.
- g) The amount of floor area used by the Home Occupation shall not exceed 33% of the total finished floor area of the Dwelling Unit, shall not exceed 40m² in all Accessory Buildings combined, and shall not exceed 56m² in total.
- h) Not more than two (2) Persons not residing permanently on the premises shall be employed at the premises.

parking areas

- i) One additional off-street Parking Space shall be required for each Person employed by the Home Occupation that drives to work and also for each guest room in a Bed and Breakfast.
- j) Interior Parking Spaces may be used for work vehicles and shall not be counted as part of the Home Occupation's floor area. A maximum of one work vehicle shall be parked out of doors, or two in an A1 or A2 Zone. Work vehicles may include small machinery like a small tractor or a Commercial Motor Vehicle, but shall not include a transport truck's trailer or heavy equipment such as a dump truck.

- k) No more than 50% of both the Front Yard and any Exterior Side Yard shall be used as Parking Area and the Lot shall meet minimum Landscaped Open Area requirements in Table A.

servicing requirements

- l) Any Home Occupation which requires a significant volume of water and/or produces a significant volume of sewage shall require approval from the service provider and, if the Dwelling is serviced by a private septic system, shall also require approval under Part 8 of the Building Code.

retail sales

- m) The Home Occupation shall permit rental or retail sales at the Dwelling Unit of only merchandise that is:
- (i) produced, assembled, repaired, or otherwise has value added, within the Dwelling Unit or its Accessory Building(s), or
 - (ii) associated with a service being provided as part of the Use.
- n) Sales transactions are Permitted where orders are placed by phone and merchandise is either picked up by the customer or delivered to the customer from the Dwelling or another location.

instructional activities

- o) The Home Occupation may involve instructional or educational activity. More than 4 students may be Permitted only if the activity requires additional participants and all requirements of fire, health and life safety have been investigated and met. The teaching of music, dance, or other physical activity that is likely to create noise or vibration shall be Permitted only within Single-Detached Dwelling Units.

deliveries

- p) The Home Occupation shall not involve the receipt or delivery of goods or equipment by transport truck or methods other than those typical of regular residential deliveries.
- q) Where located within 100m of a Dwelling on a separate Lot, no deliveries to or from the Home Occupation shall occur between the hour of 7pm of one day and 7am of the following day.

specifically prohibited activities

- r) The following Uses shall not be Permitted as a Home Occupation or a part thereof:
- i) a Use which does not comply with the preceding provisions.
 - ii) any Use prohibited in Section 3.2.
 - iii) Animal Hospital
 - iv) Use involving the presence of Livestock.
 - v) drug store;
 - vi) Dry Cleaning Establishment or Depot;
 - vii) Institutional Use providing overnight residency and/or care.
 - viii) Laundromat;
 - ix) Restaurant of any type;
 - x) Retail Store;
 - xi) Motor Vehicle Repair, Service, Washing, or Wrecking Establishment;
 - xii) sale, repair or service of Motor Vehicles, machinery, equipment or appliances; or
 - xiii) sale or installation of Motor Vehicle audio parts, products or accessories.

signs

- s) One non-illuminated Sign advertising the Home Occupation shall be Permitted with a maximum size of 0.3m².

clinics

- t) Where a Home Occupation is a Clinic, a minimum of 1.5 parking spaces for each Person employed shall be provided.
- u) No more than one (1) physician, dentist or drugless practitioner shall practice in a Clinic where such Clinic constitutes a Home Occupation.
- v) A Single-Detached Dwelling may be entirely converted for use as a Clinic in which case no Person shall be required to reside on site and the number of employees may be as many as six.

3.10.2 Rural Home Occupations (B/L 107/2010)

A Home Occupation may be operated as an Accessory Use to a Dwelling on a Lot in an A1 or A2 Zone and shall be subject to the regulations of Section 3.10.1 with the following modifications:

- a) The Use shall not change the main residential or Agricultural character and Use of the Lot.
- b) The amount of floor area used by the Home Occupation shall not exceed 33% of the total finished floor area of the Dwelling Unit or 56m², whichever is the lesser and, outside the Dwelling, shall not exceed 93m² in all Buildings combined.
- c) Open Storage or Outdoor Display totalling up to 93m² shall be Permitted and shall be screened from view of Streets and neighbouring Dwellings by solid fences, Buildings or hedges.
- d) A transport truck and trailer or heavy equipment that is operated by only the Home Occupation owner may be parked on site as an Accessory Use.
- e) Instructional or educational activities for more than 4 students shall be Permitted provided all fire, health and life safety requirements have been investigated and met.
- f) One non-illuminated Sign shall be Permitted having a maximum area of 2m² and displaying the name of the business or Person engaged in such Home Occupation on the Lot.

additional activities Permitted where no immediate neighbours

- g) Where a separation of 200m or more exists to the nearest neighbouring Dwelling or any Use defined as a Type B Use for MDS II purposes and the Home Occupation would not contravene Sections 3.10.1 b), d), and e), the following modifications shall apply:
 - i) Emissions that are perceptible outside the Dwelling or Building but within all legal limits shall be Permitted.
 - ii) Receipt or delivery of goods or equipment shall be Permitted by any form of transportation provided such vehicles have no need to park or make reversing manoeuvres on public roadways.
 - iii) The following Uses shall be Permitted provided any Open Storage or Outdoor Display is surrounded by a solid board fence at least 2.4m in Height and the Use does not change the character of the Main Use or become a nuisance to neighbouring properties:
 - 1. sale, repair or service of Motor Vehicles, machinery, equipment or appliances.

2. sale or installation of Motor Vehicle audio parts, products or accessories.
3. Parking of construction equipment and construction vehicles within the Permitted floor area and Open Storage limits.

3.10.3 Value Added Industries (B/L 107/2010)

A Value Added Industry shall be Permitted as an Accessory Use to a Farm Dwelling and shall comply with the regulations of Section 3.10.1 subject to the following modifications:

- a) Home Occupations that do not make use of a commodity produced as part of the Agricultural Use of the Lot are not Value Added Industries.
- b) A Value Added Industry may be visible from neighbouring properties and may be notable as a separate component to an Agricultural Use.
- c) A Value Added Industry may result in increases in traffic volumes on Streets serving the Use.
- d) The total floor area used by a Value Added Industry shall not exceed 375m² outside of the Dwelling and not more than 33% of the Dwelling's finished floor area.
- e) Open storage of up to 190m² shall be Permitted.
- f) A Value Added Industry may employ up to 10 Persons not residing on the Lot.
- g) A maximum of 2 delivery vehicles required for delivering finished product may be kept on site.
- h) One non-illuminated Sign shall be Permitted having a maximum area of 2m² and displaying the name of the business or Person engaged in such business on the Lot.