



## 2.15 Home Based Business – Regulations

1. A Home Based Business shall:
  - a) be accessory to the residential use of a lot;
  - b) be conducted by the permanent residents of the lot on which the home based business activity is located;
  - c) be located within a Dwelling Unit, attached garage or accessory building and may include accessory outdoor storage;
  - d) not be carried out in an area that exceeds 400 m<sup>2</sup> of the floor area of the Dwelling Unit, attached garage or accessory building, including all accessory outdoor storage;
  - e) notwithstanding subsection d), not occupy more than 49% of the floor area of the Dwelling Unit;
  - f) have a maximum of 2 non-resident employees working on the lot;
  - g) limit sales of related or unrelated goods combined with home based business product sales to a maximum of 1/3<sup>rd</sup> of home based business floor area <sup>1</sup>;
  - h) not include on-site retail sale of foods designed for immediate consumption other than breakfast served by a bed and breakfast to guests who have been provided overnight accommodation;
  - i) in the case of a bed and breakfast, provide a maximum of three (3) guest rooms located only within the dwelling unit for use by members of the traveling public.
2. Notwithstanding the regulations in Section 2.15.1(d), for parcels zoned A-1, the Home Based Business shall not be carried out in an area that exceeds 200 m<sup>2</sup> of the floor area of the Dwelling Unit, attached garage or accessory building, and may include accessory outdoor storage in an area that does not exceed 200 m<sup>2</sup>.
3. Section 2.15.1(d) does not apply to outdoor areas used for the cultivation of fruit, vegetables, flowers or other crops grown as part of a home based business.
4. Home Based Business may install a sign as outlined in Section 2.14.
5. The following uses are **not permitted** as a Home Based Business:
  - a) animal breeding in excess of two litters per lot per calendar year;
  - b) animal boarding;
  - c) public assembly use or recreation facility;
  - d) school pursuant to the **Schools Act**;
  - e) processing or manufacturing of chemicals, solvents, paint, varnish, lacquer, rubber;
  - f) slaughtering or butchering of animals;
  - g) seafood processing or canning of foods with a pH level greater than or equal to 4.5;
  - h) laundries or dry-cleaning;

<sup>1</sup> Bylaw No. 1285.05, adopted October 25, 2005



- i) primary mineral processing;
  - j) funeral home, cemetery, or crematorium;
  - k) vehicle wrecking yard or dismantling of vehicles;
  - l) waste disposal facility, recycling facility, or recycling other than the reuse of a recyclable material in the production of another finished product;
  - m) marshalling of vehicles, equipment, or machinery;
  - n) sale of automotive fuel, oil, or fluids;
  - o) warehousing or storage of goods or chattels of a person other than an owner or occupant of the lot;
  - p) retail sales where no products are produced or processed as part of the Home Based Business;<sup>1</sup>
  - q) cannabis production<sup>2</sup>.
6. Home Based Business shall not be permitted within a secondary suite.
7. Bed and Breakfast shall not be permitted on a lot that contains a suite.
8. Where a secondary suite is located on a lot less than 8,000 m<sup>2</sup> in area, the Home Based Business must be contained in a building.

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<sup>1</sup> Bylaw No. 1285.05, adopted October 25, 2005

<sup>2</sup> Bylaw No. 1285.31, adopted April 24, 2018