

SECTION 14.4 – HOME-BASED BUSINESSES

14.4.1 General Requirements for all Home-based Businesses

- (a) Home-based businesses shall be permitted accessory to residential units in all zones subject to the requirements of the level of home-based business;
- (b) All home-based businesses must be operated by a resident of the residential unit;
- (c) A home-based business shall be located entirely within the residential unit or within an accessory structure located on the same lot as the residential unit;
- (d) Personal Offices and Studios:
 - (i) Nothing in this By-law shall prevent the use of a portion of any residential unit or building accessory to a dwelling unit as a personal office or studio that does not involve visits from members of the public and does not have employees who do not live in the dwelling unit;
 - (ii) No signs shall be permitted, and no development permit shall be required;
- (e) Teaching One Student at a Time:
 - (i) Nothing in this By-law shall prevent the use of a portion of any residential unit or building accessory to a residential unit for teaching or tutoring one student at a time; and
 - (ii) No signs shall be permitted, and no development permit shall be required.

14.4.2 Home-based Businesses – Level 1

Are required to meet the following requirements:

	REQUIREMENT
Permitted number of employees who do not live in the dwelling unit	0
Permitted Uses	Business offices Craft product workshop Goods and services shop Home day cares Personal service shops Small home care operations Studios for the instruction of classes containing up to five students
Retail sales	Retail sales of products is limited to products made, refinished, or repaired on the premises and products associated with the business
Size	Up to a maximum of 500 square feet of gross floor area or 25% of the gross floor area of the residential unit, whichever is less, The maximum size does not apply to home day cares and small home care operations.
Outdoor storage and display	Not permitted
Parking – Automobile spaces required in addition to the parking required for dwelling units	1 space
Parking – Location requirements	Required parking spaces do not need to be independently accessible.

14.4.3 Home-based Businesses – Level 2

Are required to meet the following requirements:

	REQUIREMENT
Permitted number of employees who do not live in the dwelling unit	2
Permitted Uses	Antique shops Bed and breakfast operations up to four bedrooms Business offices Consignment shop Craft product workshops Domestic animal grooming Food and Drink Production Goods and services shops Home day care Household item repair services Personal service shops Small home care operations Studios for the instruction of classes containing up to five students
Retail sales	Retail sales of products is limited to antiques, consignment goods or products made, refinished, or repaired on the premises and products associated with the business
Size	Up to a maximum of 1,000 square feet of gross floor area or 40% of the gross floor area of the residential unit, whichever is less The maximum size does not apply to bed and breakfast operations, home day cares and small home care operations.
Outdoor storage and display	Not Permitted
Parking – Spaces required in addition to the parking required for dwelling units	Subject to section 14.5.1 and 14.5.2
Parking – Location requirements	Where home-based business parking is required for more than two vehicles on the lot, parking for two vehicles shall be permitted in the front yard, and all additional parking shall be located at the side or rear of the lot.

14.4.4 Home-based Businesses – Level 3

Are required to meet the following requirements:

	REQUIREMENT		
Permitted number of employees who do not live in the dwelling unit	4		
Permitted Uses	Animal Boarding facilities Antique Shops Automotive Repair and Heavy Equipment Facilities subject to the special requirements set in section 14.4.5, below Bed and breakfast operations up to four bedrooms Building and Construction Contractors Business offices Consignment Shops Convenience stores Craft product workshops Domestic animal grooming Firewood processing and sales Food and Drink Production Goods and Services Shops Home day care Household item repair services Indoor storage of cars, boats, recreational vehicles and similar items Personal service shops Plant sales Professional Trades Small home care operations Studios for the instruction of classes Other uses that are similar to the uses listed above		
Retail sales	Retail sales of products is limited to antiques, consignment goods or products made, refinished, or repaired on the premises and products associated with the business, except for convenience stores		
Size	<i>Lots under 50,000 sq ft. in area:</i> 1,000 sq ft. of gross floor area	<i>Lots between 50,000 sq ft. & 100,000 sq ft. in area:</i> 1,500 sq ft. of gross floor area	<i>Lots greater than 100,000 sq ft. in area:</i> 2,000 sq ft. of gross floor area
Size	No more than 40% of the gross floor area of the residential unit shall be used for the home-based business. The maximum size shall not apply to: (i) indoor storage of cars, boats, recreational vehicles and similar items within existing structures, which is not limited in size but cannot be expanded from existing building footprint; The maximum size and percentage shall not apply to: (ii) Bed and breakfast operations; (iii) Home Day cares; and (iv) Small home care operations.		
Outdoor storage and display	Limited to an area equal in size to the permitted gross floor area.		
Parking – Spaces required in addition to the parking required for dwelling units	Subject to section 14.5.1 and 14.5.2		
Parking – Location requirements	No special requirements		