

Home Occupation Guidelines

"Home Occupation" means any occupation, trade, profession, or craft carried out by an occupant of a residential building as a use accessory to the residential use of the building, and which does not change the character thereof, or have any exterior evidence of such accessory use. A home occupation does not include the keeping of stock-in-trade unless otherwise approved by the Development Authority. Home occupations are divided into two categories:

- a) **Minor** - home occupations are those which do not employ any person outside of the home, nor generate traffic uncharacteristic of the area, nor extend beyond the confines of the residential unit, and
- b) **Major** - home occupations are those which may utilize accessory buildings, employ up to two persons and may not generate traffic uncharacteristic to the neighbourhood or visible outside storage

13.2.0 Home Occupations

Home occupations are divided into two categories, major and minor and are guided by the following general provisions:

13.2.1 Minor Home Occupations

- a) The home occupation shall be operated as an accessory use only, and shall not change the principal character or external appearance of the dwelling in which it is located.
- b) The home occupation shall not employ any person who lives outside of the home.
- c) Home occupations shall not generate traffic uncharacteristic to the residential area.
- d) The home occupation may not extend beyond the confines of the primary residential dwelling. There shall be no outside storage of materials, goods or equipment on the site.
- e) There shall be no form of advertising relating to the home occupation discernable from outside the building.
- f) One on-site parking stall shall be provided for each vehicle used by the home occupation, plus the requirements of the dwelling.

13.2.2 Major Home Occupations

- a) A major home occupation shall be operated as an accessory use only, and shall not change the principal character or external appearance of the dwelling in which it is located.
- b) The home occupation may employ up to two persons who do not live on the site or within the primary residence.
- c) The home occupation may not generate traffic uncharacteristic to the area.
- d) One on-site parking stall shall be provided for each employee and each vehicle used by the home occupation, plus those required for the residential use.
- e) There shall be no visible outside storage of materials, goods or equipment on the site, but the utilization of accessory buildings may be acceptable.
- f) Advertising relating to the home occupation and discernible from the outside of the building shall be limited to one non-illuminated sign which does not exceed 1,000 cm² (155 sq. in).

13.2.3 General Regulations Governing Home Occupations

- a) There shall be no mechanical or electrical equipment used which creates visual, audible or electrical interference with radio or television reception.
- b) No commodity other than the product or service of the home occupation shall be sold on the premises.
- c) Any vehicles parked on-street or off-street as a result of the home occupation shall, in the opinion of the Development Authority, not be a source of inconvenience to adjacent landowners or tenants or exceed 5,500 kg (12,125.22 lbs.).
- d) The home occupation shall not, in the opinion of the Development Authority, be a source of inconvenience, materially interfere with or affect the use, enjoyment or value of neighbouring properties, by way of excessive noise, smoke, steam, odour, dust, vibration or refuse matter which would not commonly be found in the neighbourhood.
- e) If at any time any of the requirements for a home occupation have not, in the opinion of the Development Authority, been complied with, the Development Authority may suspend or cancel the development permit for the home occupation, pursuant to the provisions under the MGA.