



The definition of Accessory Home Occupation use “means an **Accessory Use** where a resident carries on a profession or occupation on the same **Lot**, that is clearly incidental and accessory to the **Principal Use** on the lot.”

Zoning Bylaw 5050-2009 – Section 107

A. General Regulations

1. Where permitted in this Zoning Bylaw as an *Accessory Use*, *Home Occupations* shall adhere to the following regulations:
 - a. *Home Occupations* shall be entirely enclosed within a *Building*.
 - b. No more than two (2) *Home Occupations* shall be permitted on any *Lot*.
 - c. In *Multiple Unit Residential Buildings* or *Mobile Home Parks*, *Home Occupations* shall be entirely enclosed within the *Dwelling Unit* to which they are accessory and shall not occupy more than 20% of the *Floor Area* of the *Dwelling Unit* in which it is being conducted or 15 sq m (161 sq ft), whichever is less.
 - d. In the RURAL area, where the *Lot Area* is 1.8 ha (4.4 ac) or more, *Home Occupations* shall not occupy more than 186.0 sq m (2,002 sq ft).
 - e. In the SUBURBAN and RURAL RESIDENTIAL areas where the *Lot* contains less than 1.8 ha (4.4 ac) *Home Occupations* shall not occupy more than 140 sq m (1,500 sq ft).
 - f. In all other URBAN areas, *Home Occupations* shall not occupy more than 56 sq m (603 sq ft) of *Floor Area* of a *Single Family Dwellings* or a *Duplex*.
 - g. *Home Occupations* shall not involve the external storage or display of materials or finished products associated with the *Home Occupation Use*.
 - h. *Home Occupations* on any one *Lot* shall be limited to a maximum of 10 patrons or students assembled at one time.
 - i. Retail sales of any goods shall be limited to a *Floor Space* of not more than 10 sq m (108 sq ft) provided the sale of any retail good is clearly an *Accessory Use* to the *Home Occupation* on the *Lot*.

B. Prohibited Uses

1. Home Occupations shall not include:
 - a. Occupations that discharge or emit odorous, noxious or toxic matters or vapours, heat, glare, noise or radiation, or recurrently generated ground vibrations;
 - b. Occupations that result in traffic congestion, electrical interference, fire hazard or health hazards;
 - c. The salvage, repair, maintenance or sales of *motor vehicles* or *motor vehicle* engines or parts;
 - d. Involve the use of a *Motor Vehicle* exceeding 4,500 kg (9,920 lbs) licensed gross vehicle weight unless such *Motor Vehicle* is completely enclosed within a *Building* except within the RURAL AREA or the RURAL RESIDENTIAL AREA; or

- e. Involve the use of more than one commercial *Motor Vehicle* unless such *Motor Vehicle* is completely enclosed within a *Building* except within the RURAL AREA, SUBURBAN AREA or the RURAL RESIDENTIAL AREA.

C. Parking

1. *Home Occupations* shall provide one parking space for each non-resident employee working at such facility.
2. A minimum of 2 *Off Street Parking* spaces are required for *Home Occupation* uses involving patrons, students and/or a *Child Care Centre*.

D. Employees

1. In the RURAL area, where the LOT contains 1.8 ha (4.4 ac) or more, *Home Occupations* shall have a maximum of 5 employees including not more than 4 non-resident employees.
2. In the RURAL, RURAL RESIDENTIAL or the SUBURBAN area, where the Lot contains less than 1.8 ha (4.4 ac), *Home Occupations* shall have a maximum of 4 employees, including not more than 3 non-resident employees.
3. In all other URBAN areas, *Home Occupations* shall have a maximum of 3 employees including not more than 2 non-resident employees.
4. Where the employees of a *Home Occupation* do not conduct their occupation on the subject property, there shall be no restrictions on the number of employees.

E. Bed and Breakfast Operation Regulations

1. In addition to other *Home Occupation* regulations, *Bed and Breakfast* operations shall comply with the following conditions:
 - a. Limited to residential land uses, including *Single Family Dwelling* and *Duplex*, and shall be contained entirely within a *Principal Building*.
 - b. Limited to not more than three (3) rental bedrooms accommodating not more than six (6) persons at any one time.
 - c. In addition to the *Off-Street Parking* requirements for the *Principal Use* itself, as stipulated in Section 109 - *Off-Street Parking Regulations*, one (1) additional *Off-Street Parking* space per every 2 guest rooms shall be required for a *Bed and Breakfast* operation.
 - d. All parking of vehicles must be accommodated on the *Lot* containing the *Bed and Breakfast* operation.
 - e. A *Bed and Breakfast* is prohibited in a *Mobile Home Park* or any other *Multiple Unit Residential Building*, except a *Duplex*.

F. Child Care Centre Regulations

- a. Where a *Home Occupation* is a *Child Care Centre*, the use shall be limited to not more than 8 children.
- b. Notwithstanding Section 107, Part A.1.c to A.1.f., where a *Child Care Centre* is located on a *Lot*, the *Use* shall not occupy more than 140 sq m (1,500 sq ft) of *Floor Space*.