

HOME OCCUPATIONS

CURRENT ZONING BYLAW PROVISION

The current Zoning Bylaw primarily regulates home-based commercial activities under the category of Home Based Businesses.

These uses are generally subject to stricter regulations and approval processes because some home-based businesses may:

Generate increased traffic;
Require additional parking;
Involve outdoor storage;
Employ non-residents; or
Create impacts on neighbouring residential properties.

The current bylaw does not clearly distinguish between larger home-based businesses and smaller low-impact work-from-home activities. Presently an accountant who “conducts his commercial activity entirely within his dwelling” is still required to obtain discretionary approval to work from home.

PROPOSED NEW BYLAW PROVISION

5.17 HOME OCCUPATIONS

5.17.1 Home Occupations are permitted within residential dwellings, subject to the following regulations:

- (1) The use must be clearly secondary to the principal residential use.
- (2) The use shall not alter the residential character of the dwelling or site.
- (3) The use shall be operated entirely within the principal dwelling unit.
- (4) No outdoor storage or display of goods or materials is permitted.
- (5) The use is limited to residents of the dwelling only; no non-resident employees permitted.
- (6) The use shall not generate customer or client visits that exceed typical residential traffic.
- (7) No additional parking spaces required beyond those for the residence are permitted.
- (8) One non-illuminated sign, not exceeding 0.2 m², may be permitted.
- (9) The use shall not create noise, vibration, smoke, dust, odour, heat, glare, or other nuisance detectable beyond the property boundary.

WHAT WOULD CHANGE?

Under the proposed amendment low-impact work-from-home activities would be separately classified as Home Occupations. Home Occupations would be permitted uses and would not require discretionary approval. Residents would have greater flexibility to work remotely or operate small-scale businesses from home.

Clear regulations would ensure these uses remain compatible with residential neighbourhoods.

Larger or higher-impact commercial activities would continue to be regulated separately as Home Based Businesses and would require discretionary approval.

IMPLICATIONS OF THE CHANGE

The proposed Home Occupation category supports the growing trend of residents working remotely or operating low-impact businesses from home. This changing lifestyle allows people to live and work in our community while remaining employed or operating businesses online or remotely.

Residential neighbourhoods remain protected from commercial impacts because Home Occupations:

- Occur entirely indoors;
- Do not involve outdoor storage;
- Do not involve non-resident employees; and

- Are not expected to generate significant traffic or nuisance impacts, the likelihood of negatively affecting neighbouring properties is considered low.

The proposed amendment is intended to encourage permanent residency within the community. They support economic flexibility and entrepreneurship. They accommodate modern remote-work lifestyles and reduce unnecessary regulatory barriers for low-impact home-based work activities while maintaining residential neighbourhood character.

PLACE A DOT

Green (Agree) 3
Yellow (Unsure)
Red (Disagree)