

3.3 HOME-BASED BUSINESS

All Home-Based Businesses in the City shall comply with the following regulations:

- 3.3.1 A Home-Based Business may be operated only by a Person whose normal and principal place of residence is in the Dwelling Unit together with not more than two other Persons who do not reside in the Dwelling Unit, except where the Home-Based Business is either:
- (a) located in a Small-Scale Multi Family Residential development or a Multi-Unit Residential Development, in which case, not more than one other Person who does not reside in the Dwelling Unit may assist in the Home-Based Business; or
 - (b) a business of a type listed in subsection 3.3.11 below that allows customers to enter the Dwelling Unit, in which case no Person who does not reside in the Dwelling Unit may assist in the Home-Based Business.
- 3.3.2 The storage of goods, materials, equipment, or finished products is permitted only where it is accessory to the Home-Based Business and only when such storage is wholly contained within the Dwelling Unit or a Building accessory to the Dwelling Unit, both of which must comply with all City bylaws.
- 3.3.3 The floor space used by a Home-Based Business in a Dwelling Unit and Accessory Building shall not exceed the lesser of:
- (a) 50 m²; or
 - (b) 20% of the gross floor area of the Dwelling Unit.
- 3.3.4 A Home-Based Business shall produce no offensive noise, vibration, smoke, dust, odour, heat, glare, radiation, or electrical interference; and the operation of noise-producing machinery related to the business, such as backhoes or excavators, must only occur in order to load or unload the machinery for the purposes of storage and transport.
- 3.3.5 A Home-Based Business, its employees, and its suppliers shall not use on Street parking.
- 3.3.6 Motor vehicles using on-Site parking shall include no more than one vehicle related to the Home-Based Business, which may be a car or truck and includes one trailer that has a maximum length of 7.3 m and is restricted to one piece of machinery stored on top of the trailer.
- 3.3.7 A Home-Based Business shall give no exterior indication of the Home-Based Business, including no storage of supplies or material, no displays of goods or products, no floodlighting, and no Signs visible from the outside, except there may be one single, unilluminated nameplate not exceeding 0.28 m² in area and placed within or flat against the Dwelling Unit or any Accessory Building.
- 3.3.8 The salvage, repair, storage, maintenance, detailing, or sales of motor vehicles; the sale, repair, maintenance, detailing, or servicing of motor vehicle engines or parts; and motor vehicle body repairs, detailing, or painting are not permitted as Home-Based Businesses.

- 3.3.9 Materials and commodities shall not be delivered to or from the Dwelling Unit in such bulk or quantity as to require delivery by motor vehicles with detachable trailers.
- 3.3.10 Home-Based Business shall not operate between the hours of 22:00 (10:00 pm) and 07:00 (7:00 am).
- 3.3.11 The client or customer of a Home-Based Business is not permitted to enter the property, the Dwelling Unit any Accessory Building to inspect or pick up goods or to receive any service, except as follows:
- (a) music/art instruction and tutoring to a maximum of two students at any one time;
 - (b) in Single-Detached Residential and Two-Unit Residential Units and Manufactured Homes on their own lot or strata lot, Personal Services, personal training, registered massage therapy, animal grooming, or artisan and photography studio to a maximum of one client or customer at any one time; and
 - (c) in the A1, CR1, CR2, CR3, RS7, or RS8 Zones, sale of agriculture products produced on Site to a maximum of three customers at any one time.
- 3.3.12 For those Home-Based Businesses where customers or clients are permitted to enter the business:
- (a) a maximum of one business of this type is permitted per lot or bare land strata lot except in the case of a single unsubdivided Two-Unit Residential Building on a Lot in which case each Unit may have such a business;
 - (b) such businesses shall not be located in, or the same lot or bare land strata lot as, a Residential Suite; and
 - (c) one additional parking space must be provided, over and above the minimum parking requirements of the zone, which may be provided in a stacked configuration.
- 3.3.13 In Single-Detached Residential and Two-Unit Residential Dwelling Units, a second Cooking Facility is permitted where required for a Home-Based Business licensed in accordance with Interior Health requirements and the Home-Based Business Regulations
- 3.3.14 Enforcement shall be in accordance with any applicable Council Policy or bylaw.