

DISTRICT OF HIGHLANDS

3.5 Home-Based Business

- (1) A *home-based business* use shall be subject to the following regulations in addition to any regulations in the *Zone* in which it is located:
- (a) The owner or operator of a *home-based business* shall have their principal residence on the property on which the *home-based business* is located;
 - (b) Persons employed in a *home-based business* are limited to the persons who reside in a *dwelling unit* on the *lot* on which that *home-based business* is operated, and to not more than one person who does not reside on the *lot* on which that *home-based business* is operated;
 - (c) With the exception of on-site *vehicle* parking for the employees and customers of a *home-based business* subject to section 3.5(1)(l), a *home-based business* may only be operated or maintained wholly within a *dwelling unit* on the *lot* on which the *home-based business* is operated;
 - (d) Despite section 3.5(1)(c), on a *lot* of 5000 m² or more in area, a *home-based business* may only be operated or maintained wholly within a *dwelling unit* and wholly within a *building* which is accessory to the *dwelling unit*, on the *lot* on which that *home-based business* is operated;
 - (e) The combined *floor area* of all *accessory buildings* any parts of which are used for a *home-based business* shall not exceed 70 square metres (753 sq. ft.), and any such *accessory building* so used must be sited at least 20 metres from the *front lot line* and 10 metres from each *side lot line* and the *rear lot line* of the *lot* on which they are located;
 - (f) Storage or placement on a *lot* of any object or material associated with the operation of a *home-based business* is permitted only if the object or material is associated with the *home-based business* operated on that *lot*, and is permitted only within a *dwelling unit* or within an *accessory building* used for that *home-based business* pursuant to section 3.5(1)(d);
 - (g) A *Bed and Breakfast use* or the accommodation of persons as *boarders* or *lodgers* is permitted only in any Rural Residential, Rural or Greenbelt *Zone*, subject to the regulations in this Bylaw;
 - (h) A *Bed and Breakfast use* or the accommodation of persons as *boarders* or *lodgers* may, despite section 3.5(1)(d), only be operated or maintained wholly within a *dwelling unit* on the *lot* on which the *Bed and Breakfast use* or *boarding* or *lodging* use is operated;
 - (i) The accommodation of persons as guests of a *Bed and Breakfast use* is limited to a maximum of eight (8) persons on any single night;
 - (j) The accommodation of persons as *boarders* or *lodgers* is limited to a maximum of 2 rooms within a *dwelling unit*;
 - (k) A *home-based business* shall not generate more than eight (8) departures or arrivals of *vehicles* per day from or to the *lot* or a parking area on a *highway* within 250 metres from a *lot*, on which the *home-based business* is operated or maintained; and
 - (l) An operator or an employee of a *home-based business* shall not allow or permit to be stored or parked on a *lot*, on which the *home-based business* is operated or within 250 metres from that *lot*, more than one (1) *vehicle* or one (1) *unlicensed vehicle* that is being or has been repaired or serviced by that *home-based business*.

- (m) No use of land, *buildings* or *structures* in the conduct of a *home-based business* shall create any noise, odour, heat, smoke, dust, glare, vibration or electrical interference which is detectable to a person of ordinary sensitivity or that interferes with ordinary residential uses of land outside the boundary of the *lot* which contains *the home-based business*.

HOME-BASED BUSINESS means an activity that provides employment on a *lot* the *principal use* of which is *residential*;

BUILDING means any *structure* used or intended to be used for supporting or sheltering any use, persons, animals or property;

FLOOR AREA means the total area of all storeys of a *building* measured to the outer surface of the exterior walls;

PRINCIPAL USE means the primary purpose for which land, *buildings* or *structures* are sited, placed, constructed or used;

DWELLING UNIT means a set of rooms contained in a single *building* and used or capable of being used as the permanent home or residence of one or more individuals living together as a household, of which not more than one room is equipped, or capable of being equipped, for household activities related to the storage, preparation and consumption of food;

BOARDER means an individual who for consideration receives accommodation together with meals from a *home-based business*;

LODGER means an individual who for consideration receives accommodation but not meals, from a *home-based business*;

BED AND BREAKFAST USE means a *home-based business* which provides for temporary accommodation of transient guests and may provide breakfast as the only meal to be served for those guests;

VEHICLE means a device in, on or by which a person or thing is or may be transported or drawn upon a *roadway* but does not include a device designed to be moved by human power;

UNLICENSED VEHICLE means a *vehicle* which does not have attached or affixed thereto in the manner prescribed in the Motor Vehicle Act Regulations:

- (a) motor *vehicle* number plates and validation decal for the current license year issued in respect of that *vehicle*, or
- (b) a valid interim vehicle license issued in respect of that *vehicle* pursuant to the Motor Vehicle Act Regulations;

COMMERCIAL VEHICLE means a *vehicle* upon which is displayed or required to be displayed a valid and subsisting commercial license plate issued pursuant to the Commercial Transport Act;