

## **Town of Grand Falls-Windsor**

### **Home-Based Business Regulations**

Pursuant to the authority conferred by Section 414 of the Municipalities Act, 1999, Chapter M-24, the Town of Grand Falls-Windsor has made the following Home-Based Business Regulations.

### **Home-Based Business Regulations**

#### 1. Definitions

“Home Occupation” A development consisting of the use of an approved dwelling by a resident of that dwelling for one business.

“Home-Based Business” A for-profit enterprise that is owned and/or operated by a self-employed entrepreneur(s) working from their home or an adjacent building on a home or residence property who may or may not employ additional individuals either from the family or beyond.

“Carrying On a Business” That which occupies the time, attention and labor for the purpose of a livelihood or profit; involves the incurring of liabilities to other persons, or the purpose of a livelihood or profit; if a person is engaged in a “hobby” but is charging money for their goods or services, they are a Home-Based Business for the purposes of these Regulations and shall be considered same.

“Employee” Anyone who engages in the Home-Based Business for the purpose of livelihood or profit.

#### 2. **Home Occupations are Discretionary Uses in All Residential Districts**

- For all residential zones, Home Occupations shall include Office, Medical, Professional Service, Personal Service and Light Industry uses. Office uses shall be limited to small business services and professional services including medical and dental. Light industry uses shall be limited to small appliance repair and sporting goods repair.
- All activities, including those associated with Light Industry, shall not be hazardous and will not cause noticeable noise, odor, dust or fumes, or inconvenience and will not be a nuisance to the occupants of adjoining residents.
- For R4 (Residential High Density) Zones only: In addition to the parking required by the Residential use, one off-street parking space shall be required for every 18.5 square meters of floor area occupied by the professional or business use.

3. **Home Occupants Shall Comply with the Following Regulations**

- (a) On-site advertisements shall be non-illuminated and non-luminous with a maximum sign face area of 0.2 square meters and shall meet the requirements of the Authority in terms of shape and material constructions of the advertisement, having regard to the safety and convenience of users of adjacent streets and sidewalks and the general amenities of the surrounding area. Signs shall not be erected on the property beyond the front line of the residence, but may be attached to the front of the dwelling.
  - (b) There shall be no mechanical or electrical equipment, which creates external noise or visible or audible interference with home electronics equipment in an adjacent dwelling.
  - (c) The home occupation shall employ no more than one person on site in addition to a resident of the dwelling. The resident shall be the principle operator of the business.
  - (d) There shall be no outdoor business activity or storage of materials or equipment associated with the business allowed on the site. Indoor storage related to the business activity shall only be allowed either in the dwelling or accessory building.
  - (e) A home occupation shall not change the principal character or external appearance of the dwelling involved, and will not detract from the residential character of the neighborhood. The business use must be secondary to the residential use of the building and no aspects of the business operation shall be detectable from the outside of the property with the exception of signage as approved in these regulations.
4. In addition to the information requirements of this by-law, each application for a development permit for the use of class home occupation shall include a description of the business to be undertaken in the dwelling, an indication of the anticipated number of business visits per week and details for the provision of parking, and where any materials or equipment associated with the business are to be stored.
5. The fee for a Development permit shall be \$25.00 payable prior to receipt of the permit.
6. Home-Based Business shall be taxed at an annual rate of:
- |         |          |                                       |
|---------|----------|---------------------------------------|
| Class 1 | \$250.00 | Basic                                 |
| Class 2 | \$350.00 | Insurance/Professional Offices/Trades |
| Class 3 | \$500.00 | Cleaning/Contractors/Trucking         |
7. Repairs to vehicles or heavy equipment shall not be permitted business uses.
8. Not more than 25 percent of the total floor area of the dwelling, up to a maximum of 45 square meters, shall be devoted to business use.

9. No regular parking of commercial vehicles except for one vehicle related to the Home-Based Business use with a payload capacity of no greater than two tons will be permitted on the lot or on the road reservation adjacent to the lot.
10. The Home Occupation use shall not result in increased traffic flow or vehicular congestion in the area.
11. No change shall be made in the type, class or extent of service provided without a permission of the Town.
12. No product display, wholesale sales or storage of goods shall be carried out and any retail sales shall be incidental and subsidiary to the approved use.
13. Home-Based Businesses shall be subject to an internal review process prior to being issued their permit. This process will include review of any complaints laid against the business, compliance with regulations, any changes in the nature of the business, and any other aspects deemed necessary by the Town. Applications, which do not fit the parameters of these Regulations, shall be considered by Council and staff on an individual basis.
14. The Town of Grand Falls-Windsor shall publish a list of approved Home-Based Business as of March 31 of each year, stating that these are the only approved Home-Based Businesses in the Town.
15. For any violation of the provisions of these Regulations, prosecutions may be made pursuant to the Town of Grand Falls-Windsor Development Regulations under the authority of the Urban and Rural Planning Act.

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Michael Pinsent  
Town Manager/Clerk

Approved by Council at Meeting #167  
On December 15<sup>th</sup>, 1998.