

307. **HOME OCCUPATION**

General

1. A home occupation must be located on or within a residential premises and must be clearly accessory to the primary residential use and may include group day care facilities in a single family dwelling and bed and breakfast accommodations; BUT excludes a body shop, metal fabricating, and repair and maintenance of vehicles, boats, and other equipment, AND is subject to all other provisions of this and other bylaws of the District of Sechelt.

External Indications

2. No external indication shall exist that a building is used for a purpose other than that normally associated with a residential building, EXCEPT for a single non-internally illuminated sign not to exceed 0.3 m². Signs are not permitted for home occupations carried out in multiple family buildings.

Outdoor Use Limited

3. All uses shall be conducted entirely within a completely enclosed building permitted under this Bylaw, EXCEPT in the case of a group day care where outdoor recreation uses are required under the Community Care Facilities Act; and there shall be no outdoor storage of materials, equipment, containers, or finished products.

See next page

Employees

4. The home occupation shall be conducted by residents in the dwelling unit, plus one other person. A home occupation in a secondary suite shall be conducted only by residents of the secondary suite. (Where the employees of a home occupation do not frequent or conduct their occupation on the subject property, there shall be no restriction to the number of employees).

Product

5. No product which is highly combustible, toxic, or potentially harmful shall be made or sold on the premises
6. No product shall be sold on the premises except that which is made or produced on the premises.

Vehicles

7. Not more than one vehicle shall be used in connection with the home occupation and no such vehicle shall be in excess of 5,000 kg. GVW.

Customers

8. A home occupation shall not generate pedestrian/vehicular traffic or parking so as to cause a nuisance to the neighbourhood or to a person in the vicinity in which it is located. No customers are permitted to home occupations located in multiple family buildings. Home occupations that attract customers or clients not permitted on a lot that contains a secondary suite.

Regulations

9. A home occupation must have a District of Sechelt business licence. If the applicant is not the land owner, written permission from the owner must also be provided.

10. A Group Day Care facility (maximum eight children) requires approval from the Ministry of Health in accordance with the requirements of the Community Care Facilities Act and Child Care Regulation.
11. A home occupation must conform to all Federal and Provincial statutes and regulations including, but limited to, the Agricultural Land Commission Act.

Bed and Breakfast

12. Despite any other provisions of this Bylaw:
 - (a) Accessory buildings situated on lots with a lot area of less than two thousand (2000) square metres may not be used for Bed and Breakfast operations;
 - (b) Bed and breakfast operations must be conducted within a single dwelling unit;
 - (c) Not more than three (3) sleeping rooms in the dwelling unit may be used for Bed and Breakfast operations;
 - (d) Not more than six (6) guests may use the bed and breakfast facility at any one time;
 - (e) For the purposes of this Section 307 (12), "guests" shall mean an individual who uses and directly or indirectly pays for the use of bed and breakfast facilities.
 - (f)
 - (i) Each Bed and Breakfast operation shall provide 1 guest parking space for each guest room in addition to the parking provided for residential purposes.
 - (ii) Any guest parking or guest outdoor amenity space shall be landscaped to buffer that area from abutting residential premises.
 - (iii) Guest bedrooms in Bed and Breakfast operations shall not exceed 40% of the gross floor area of the residence.
 - (iv) No Bed and Breakfast operation shall be permitted in a residence containing a secondary suite.

Number of Home Occupations

13. Up to two home occupations are permitted on a lot.

Safety

14. Each home occupation must be equipped with an installed smoke alarm and a minimum 5lb ABC extinguisher on site and mounted.