



Home-Based Businesses

See Section 4.27 of the Town of Lumsden Zoning Bylaw for more information.

A home-based business is an occupation carried out by the residents of a dwelling unit ancillary to the principle residential use which does not change the residential character of a building or site.

Home-based businesses may only occur in residential districts:

Estate Residential (RE), Residential District (R1), Multiple Use Residential (R2), High Density Residential (R3), Canyon Creek Subdivision Residential (R4), and Mobile Home Park (RM).

All home-based businesses require an approved Development Permit.

What are the types of home-based businesses?

A **Type I Home-Based Business** is a home-based business owned and operated only by the resident(s) of a site. Type I home-based businesses are permitted in all residential zoning districts.

A **Type II Home-Based Business** is a home-based business owned by the resident(s) of a site, with a maximum of one non-resident person employed on site. Type II home-based businesses are discretionary in all residential zoning districts.

Please see the reverse side of this document for a list of development standards applicable to Type I and Type II home-based businesses.

What are permitted as Home-Based Businesses in the Town of Lumsden?

Permitted home-based businesses are:

1. Art restoration
2. Beauty and barber shops
3. Art and craft studios
4. Tailor or clothes making shops
5. Small medical practices e.g. massage therapy, reflexology, etc.
6. Instruction of arts, craft, or skill classes for a max. of three students at a time
7. Professional office spaces
8. Photography studios
9. Computer and technology services

Prohibited home-based businesses are:

1. Operations using stationary power tools or mass-producing items
2. Restaurants
3. Gyms and health clubs
4. Base operation for trucking, delivery, or towing operations
5. Hotels
6. Hospitals
7. Laundry services
8. Film or music recording studios
9. Motor vehicle maintenance or sales
10. Rental services
11. Veterinary, boarding, or care services for animals
12. Septic trucks
13. Welding or metal works

Please note, a Town of Lumsden Development Officer may approve or refuse other types of home-based business applications than those listed in this section.

Development Standards

Type I Home-Based Businesses

1. Only the residents of the dwelling may work for the home-based business.
2. Home-based businesses must be operated completely indoors.
3. A maximum of 25% of the gross floor area of the dwelling, including any basement or attached garage. A maximum of 30 m² may be used by the business.
4. The business may operate in an attached or detached garage, up to a maximum of 30 m² used by the business.
5. Parking spaces required for the principal dwelling may not be used by the business.
6. No outdoor storage may be used for the business.
7. No exterior alterations related to the business may be done to any buildings or the site except for one permitted sign with a maximum area of 0.4 m².
8. The business cannot produce any noise, vibration, dust, odours, or other disturbances. Additionally, the business cannot interfere with electrical, television, radio, or satellite (including WiFi) systems.
9. One business related vehicle may be stored within the site area. The vehicle must weigh less than 5,000 kg, and be less than 6.0 m in length.
10. A maximum of seven (7) business-related visits per day may be made to the site. Seven (7) visits per day applies if there are more than one home-based business on a site.
11. No deliveries may be made to the business by a vehicle more than 5,000 kg in weight or 6.0 m in length.

Type II Home-Based Businesses

1. One non-resident of the dwelling may work for the home-based business.
2. Home-based businesses must be operated completely indoors.
3. A maximum of 25% of the gross floor area of the dwelling, including any basement or attached garage. A maximum of 40 m² may be used by the business.
4. The business may operate in an attached or detached garage, up to a maximum of 40 m² used by the business.
5. Parking spaces required for the principal dwelling may not be used by the business.
6. No outdoor storage may be used for the business.
7. No exterior alterations related to the business may be done to any buildings or the site except for one permitted sign with a maximum area of 0.4 m².
8. The business cannot produce any noise, vibration, dust, odours, or other disturbances. Additionally, the business cannot interfere with electrical, television, radio, or satellite (including WiFi) systems.
10. One off-street parking space must be provided for the non-resident employee.

Additional parking may be permitted by a Town of Lumsden Development Officer. Siting and screening additional parking must be done to the satisfaction of Council.
11. One business related vehicle may be stored within the site area. The vehicle must weigh less than 5,000 kg, and be less than 6.0 m in length.
12. A maximum of fourteen (14) business-related visits per day may be made to the site. Fourteen (14) visits per day applies if there are more than one home-based business on a site.
9. No deliveries may be made to the business by a vehicle more than 5,000 kg in weight or 6.0 m in length.