



Home Occupation and Home Industry Guide

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Note: This pamphlet is prepared for informational purposes only.
Please refer to the Cariboo Regional District bylaws for complete information.

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Starting a home based business?

So you are looking into starting your home based business? There is a lot of hard work and research that needs to happen before you open your doors, though. Part of that research needs to include looking into your local Cariboo Regional District (CRD) zoning and bylaws to ensure the business is in compliance. Our Frequently Asked Questions (FAQs) will help you get that process rolling. Good luck in your new venture!



Frequently Asked Questions

What is the difference between a Home Occupation and a Home Industry?

Home Occupation, as defined by the Cariboo Regional District, means an occupation or use which is clearly ancillary or secondary to a permitted residential use in accordance with the provisions of the bylaw, and may only be located within the principal residential dwelling.

On the other hand, **Home Industry**, refers to an occupation or use which is clearly ancillary or secondary to a permitted residential use in accordance with the provisions of the bylaw and may be located in an ancillary building.



What is allowed for Home Occupations and Home Industries?

Home Occupation:

Home Occupation must conform to the following criteria:

- a) The business needs to be confined to the interior of your home unless the business is laying hens or beekeeping;
- b) The activity must be subservient and incidental to traditional home and residential lot. The Home Occupation may only be permitted as a secondary use to the home when it is being occupied as a primary residence, but will not be allowed on a property which is not a permanent residence;
- c) The external appearance of the property must not be altered in order to identify the specific Home Occupation. However, one unilluminated sign not larger than 0.2 square metre (2.15 square feet) is allowed;
- d) The Home occupation must not produce additional noise, vibration, dust, smoke, odour, heat, or traffic outside of what the home would normally generate.;
- e) No external storage or outdoor display of materials, equipment, or finished products is allowed;
- f) Retail sales or commodities offered for sale are not permitted. Only catalogue sales, or those products or commodities produced on the premises can be sold;
- g) No more than 40 per cent of the gross floor area of the residential dwelling can be used for the Home Occupation use. The Home occupation can use a maximum area of 75 square metres (807 square feet); and
- h) No more than one person who is not a resident of the home may be employed in the Home Occupation activity.

Home Industry:

A Home Industry is required to follow the criteria outlined below unless there are specified exceptions within the zoning bylaw for the area:

- a) The activity is required to be confined to the interior of the primary home or the interior of an outbuilding with the exception of keeping of laying hens and beekeeping;
- b) The business will always be secondary to the residential home and property uses. A Home Industry will only be permitted when the home is deemed as a primary dwelling, but will not be allowed when it is not the primary residential home;
- c) Alteration may not be made to the external appearance of the property which indicates that a Home Industry is on the property with the exception of one unilluminated sign not larger than 0.2 square metre (2.15 square feet);
- d) The Home Industry cannot produce any noise, vibration, dust, smoke, odour, heat, or traffic generation other than that normally associated with the property.;
- e) There cannot be external storage or outdoor displays of materials, equipment, or finished products;
- f) There shall be no retail sales of commodities offered for sale except for catalogue sales, or those products or commodities produced on the premises;
- g) No more than 40 per cent of the gross floor area of the residential home can be used for the Home Industry, or a total maximum area of 75 square metres (807 square feet) in either the residential dwelling or in an ancillary building. On lots of 0.4 hectare or greater, a total maximum area of 150 square metres (1,614 square feet) may be devoted to the Home Industry; and
- h) No more than two persons who are not residents of the property to which the Home Industry is ancillary may be employed in the Home Industry.

What properties are allowed to have a home based business?

Properties zoned as R1, R3, and R4 are permitted to have a Home Occupation, while properties zoned as R2, RL, RL2, RR1, RR2, and RR3 are permitted to have either a Home Occupation or Home Industry.

Do I need a Business License?

Businesses within the CRD are not required to have business licenses. Instead, the business must be either on a property zoned for home based business or zoned for commercial use.

For information on getting your business started and registered, please see the Community Futures website at communityfutures.ca. To register your business and obtain a business number, visit bcregistryservices.gov.bc.ca.

How will it affect my taxes?

How, or if, your taxes will be affected is dependent on the business, how it is run and the zoning of the property. An online business or one without people coming directly to the home is class 01, while a business that is advertised by signage and has customers coming to the home will have a portion classed as 01 for residential, and a portion in class 06 for business. BC Assessment will determine this tax classification; please see the BC Assessment website for more helpful information.

What if I want to sell retail?

While Home Occupation and Home Industry do not permit for the sale of retail, there are other avenues that will allow for it.

- A Temporary Use Permit (TUP) allows a response from local government to special temporary needs. The permit takes precedence over uses allowed in a zoning bylaw or a rural land use bylaw and can apply to any temporary use. Conditions can be placed prior to approval or after completion of use. More

information on TUPs can be found in the Temporary Use Permit Development Services Guide pdf form at cariboord.ca/resources/application-forms-2.

- Rezoning to a Commercial zone will allow for the sale of retail. The rezoning application form can be found on the CRD website at cariboord.ca/resources/application-forms-2 under Planning Application Forms >Development Application Form

What am I not allowed to do as my home based business?

Home based businesses such as auto body work and painting, automotive repair, auto wrecking, commercial storage of vehicles, heavy equipment sales, repairs or storage, and transport terminal or depot are not permitted within the South Cariboo Area Zoning Bylaw No. 3501. However, they are permissible within other areas of the Cariboo Regional District provided only two vehicles are parked at any one time. Vacation Rentals are not permissible in any zoning bylaw; however, an alternative option is Bed and Breakfast accommodations.

Bed and Breakfasts are permitted in all zones except for Mobile Home Park (R 4). The regulations for B&B's are as follows:

- The business needs to be confined to the interior of the principal home, and may only be permitted ancillary to a permitted residential use, but not if the home is not a primary dwelling.
- The home must be occupied by the owner or operator of the bed and breakfast establishment;
- No more than four sleeping units to accommodate a maximum of eight adult guests shall be permitted and
- No alterations may be made to the external appearance of the property indicating that a bed and breakfast establishment is being conducted on the premises, except for one unilluminated sign not larger than 0.2 square metres (2.15 square feet).

More information about the classification of Bed and Breakfast properties can be found online at bcassessment.ca/Services-products/property-classes-and-exemptions/bed-and-breakfast-properties



What if I want to open a Day Care?

Licensed: Running a licensed day care requires an Institutional (P) property zoning designation. More information about Child Day Care Legislation and Standards of Practice can be found on the British Columbia provincial website at gov.bc.ca/gov/content/family-social-supports/caring-for-young-children/child-care/child-day-care-legislation-standards-of-practice.

Unlicensed: Unlicensed (or license-not-required) child care providers can care for two children or a sibling group at any one time – as long as the children are not related by blood or marriage to the child care provider. This is permitted as a home occupation.

More information regarding licensed and unlicensed day cares can be found online at gov.bc.ca/gov/content/family-social-supports/caring-for-young-children/running-daycare-preschool.

Where can I read the bylaw?

CRD Zoning Bylaws can be found on the CRD website at cariboord.ca/resources/bylaws. If you do not know the zoning or Bylaw for your property, you can also research this through the CRD Property Search app at cariboord.ca/maps or contact planning department staff at the CRD by emailing your request to zoning@cariboord.ca or calling 250-392-3351 or toll free at 1-800-665-1636.

Some Things to Consider

Be a Good Neighbour

Home-based businesses are ancillary to the primary residential use of a property. Respecting your neighbours and abiding by the zoning and regulations set out by the CRD will allow for the best possible business. Here are some great tips to help you in running your home-based business while being a good neighbour.

- Keep the business confined to the interior dwelling with the exception of laying hens and bee keeping
- Avoid making any noise, vibrations, dust, smoke, odour, heat or traffic generation that would be out of the ordinary for your property and area.

Next Steps

Now that you have more information about the zoning regulations for your home based business, here are a few helpful next steps.

- Determine if your property is zoned for a home based business through the Cariboo Regional District's mapping system at cariboord.ca/maps. Simply enter your civic address or property PID number into the 'Search' box.
- If your property is zoned for a home based business and is in compliance with the provisions set out in the bylaw, you are good to go!
- If you have any questions or concerns, feel free to give the CRD's Planning Department a call at 250-392-3351 or toll-free at 1-800-665-1636 and they will be happy to help you.

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