

## Home Based Businesses in Villages (Section 128A)

- 128A.** On lots zoned V1 – Village Residential First Density, V2 – Village Residential Second Density, V3 – Village Residential Third Density and VM – Village Mixed-Use zones that are subject to the Village Residential – Enterprise Overlay, the following regulations apply to home-based businesses:
- (1) Section 127 applies, except for subsections (2), (3) and (9).
  - (2) Subsection 127(14) applies, with modifications such that 127 (2), (3) and (9) do not apply.
  - (3) Any number of home-based businesses are permitted in the dwelling unit, oversize dwelling unit, additional dwelling unit, rooming unit, garage and accessory buildings to a cumulative maximum of 75 m<sup>2</sup>. (By-law 2018-206)
  - (4) In the case of subsection (3) the cumulative total is for all home- based businesses within the principal dwelling unit, garage and accessory buildings combined, with a separate cumulative total applicable to the additional dwelling unit, and not for the principal dwelling unit, garage, accessory buildings and additional dwelling unit combined. If within a dwelling unit or additional dwelling unit, the cumulative size of all home-based businesses per dwelling unit or additional dwelling unit must not exceed 45% of the unit's gross floor area or 75 m<sup>2</sup> whichever is the lesser; and if within a rooming unit, no maximum size limit applies, but the home-based business must take place solely within the rooming unit and not within any communal area within the building.
  - (5) Despite the unlimited number of businesses permitted, a maximum of two, on-site, non-resident employees are permitted per principal dwelling unit or oversize dwelling unit. (By-law 2013-58) (By-law 2018-206)