

Home-Based Businesses in RU and AG Zones (Section 128)

- 128.** On lots zoned RU-Rural Countryside or AG-Agricultural, ME – Mineral Extraction or MR – Mineral Aggregate Reserve that are a minimum size of 0.8 ha, the following additional regulations apply to home-based businesses: (By-law 2020-299)
- (1) The regulations of Sections 127(1), 127(2), Section 127(4) through 127(9), and Sections 127(12) through 127(14) apply. (By-law 2012-334)
 - (2) Despite the unlimited number of businesses permitted, a maximum of three, on-site, non-resident employees are permitted per principal dwelling unit or oversize dwelling unit. (By-law 2018-206)
 - (3) 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 150 m², excluding outdoor storage associated with the home-based businesses. (By-law 2018-206)
 - (4) Section 127(6) applies with all necessary modifications. (By-law 2012-334)
 - (5) 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 25% of the unit's gross floor area or 28 m² whichever is the greater; 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.
 - (6) Section 127(2) applies with all necessary modifications.
 - (7) In addition to the types of licensed businesses permitted under subsection 127(13), snow plough contractors, drain contractors, antique dealers and any business of storing automobiles, buses, boats and recreation vehicles are also permitted, subject to paragraph 127(1)(e). (By-law 2012-334) (By-law 2008-386)
 - (8) Sales areas are restricted to within principal dwelling units, oversize dwelling units and accessory buildings only. (By-law 2018-206)
 - (9) No part of any garage or accessory building used for a home-based business may be located closer than 10 metres to any residential use on another lot, or to the side lot line if the neighbouring lot is not developed with a residential use.
 - (10) A maximum cumulative 5% of the lot area or 100 m², whichever is the lesser is permitted to be used for outdoor storage associated with all of the home-based businesses combined.
 - (11) The permitted outdoor storage is restricted to the rear yard or to an interior yard adjacent to the rear yard.
 - (12) The outdoor storage is not to be located within 10 metres of any side lot line.
 - (13) The outdoor storage must be screened from view from any abutting public street, or abutting property, with an opaque screen or fence, with a minimum height of 1.4 metres.
 - (14) On-site storage of hazardous chemicals or explosives is prohibited.
 - (15) No open storage may lead to the creation of a salvage yard.
 - (16) Section 126 sets out the regulations applicable to the parking of heavy vehicles.
 - (17) For lots zoned in an EP subzone where a dwelling is permitted, the associated home-based businesses are subject to the regulations of Section 127 only and Section 128 does not apply.