



## HOME BUSINESS FACT SHEET

See other side for Home Business Address and Home Occupation Regulations.

- **Home Business Address**

Use is permitted in all residential zones and greenbelt zones which allow residential development.

- **Home Occupation**

Use is permitted in all residential zones, and greenbelt zones which allow residential development, *excluding lots zoned R1-A Residential Single Family or R5-A Multi-Family (Welfare or Rest Home)*. Individuals who wish to operate a home occupation business in the R1-A zone may do so only if Kitimat Council has granted a Temporary Commercial Use Permit (TECUP).

### Temporary Commercial Use Permit (TECUP)

Every Home Occupation business in the R1-A zone must comply with Home Occupation Regulations (see reverse) and have a valid TECUP. TECUPs may be granted by Kitimat Council following the process outlined below:

1. Written application is delivered and \$300 fee is paid;
2. Notice of proposal is published and mailed to owners and residents within 90m of site;
3. Comment by Advisory Planning Commission, local community, and the District of Kitimat is considered;
4. If issued, permit may be valid for up to two years and include performance conditions;
5. One permit renewal request may be considered by Council;
6. Application process must be repeated if use is to continue after TECUP has been renewed.

### R1-A Zone

Albatross	excluding multi-family and even numbered lots from 1266 to 1310	Kingfisher	1675 and 1681 only
Angle	All lots except 21	Margetts	
Baker		Meldrum	
Banyay	even numbered lots from 40 to 70	Oersted	
Bartholomew		Smith	excluding 1 - 17 odd, 24 - 32 even, and multi-family lots
Bayer		Sparks	excluding 2 - 40 even
Bunting		Stickney	2 - 22 even only and 46 - 64 even only
Charles		Stikine	excluding multi-family lots
Columbia	853 - 913 odd and 850 - 880 even	Turney	
Cormorant	1461 only	Tweedsmuir	1316 only
Currie		Whittlesey	
Deville		Yukon	
Farrow			

The above listing is provided as a guide and for convenience. Please confirm zoning of any property with the Community Planning & Development Department, Phone 632-8910.

# HOME BUSINESS REGULATIONS

## *Kitimat Municipal Code Part 9, Division 1*

Council adopted a bylaw May 14, 1990 to amend Section 9100 of the Kitimat Municipal Code with regard to home businesses. Regulations for both "Home Business Address" and "Home Occupation" activities appear below. Every home business must fully comply with applicable regulations and have a valid business license.

### **Home Business Address**

Use of a dwelling as a business address to oversee a trade, business, profession, or other occupation carried on for remuneration or profit. A home business address shall comply with the following conditions:

- a. Residential character of the dwelling, accessory buildings, site, and neighbourhood shall not be altered.
- b. Communication or contact between a business and any suppliers, employees, customers or clients, shall be limited to mail, telephone, computer and facsimile machine.
- c. No goods - including wares, merchandise and foodstuffs - associated with a business may be produced, displayed or sold in the dwelling or a building accessory to the dwelling.
- d. Goods associated with the business may be stored in the dwelling or a building accessory to the dwelling, provided storage area does not exceed 25m<sup>2</sup>.
- e. There shall be no exterior indication of business.
- f. Business activity at the dwelling shall be performed only by person(s) resident in the dwelling.
- g. Business activity shall be completely enclosed in the dwelling or a building accessory to the dwelling.
- h. Property owner must provide off-street parking for all vehicles associated with the business.
- i. Valid Business License.
- j. Business shall not create a fire hazard, electrical interference, or vehicle traffic. Noise, vibration, smoke, dirt, dust, odour, litter, flare and heat associated with the business, shall not impair quiet enjoyment of neighbourhood properties.

### **Home Occupation**

Trade, business, profession, or other occupation carried on for remuneration or profit in a dwelling or a building accessory to a dwelling. A home occupation shall comply with the following conditions.

- a. Residential character of the dwelling, accessory buildings, site, and neighbourhood shall not be altered.
- b. Business activity shall be performed only by person(s) resident in the dwelling.
- c. Unless related to horticulture or agriculture, business shall be completed enclosed in the dwelling or a building accessory to the dwelling.
- d. Only goods - including wares, merchandise, and foodstuffs - produced on the premises may be displayed or sold by a home occupation business.
- e. Exterior indication of business shall be limited to a single unilluminated sign. See Municipal Code sign regulations for details.
- f. Property owner must provide off-street parking for all vehicles associated with either dwelling or business.
- g. Valid Business License.
- h. Business shall not create a fire hazard, electrical interference, or traffic congestion. Noise, vibration, smoke, dirt, dust, odour, litter, glare and heat associated with the business, shall not impair quiet enjoyment of neighbourhood properties.