

District of Kitimat

Home Business Fact Sheet



Home Business Address (HBA) HBA is permitted in all residential (R) zones and greenbelt (G) zones, which allow residential development. Please see reverse for regulations.

Home Occupation (HO) HO is permitted in all residential (R) zones and greenbelt (G) 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 Use Permit (TUP). Please see reverse for regulations.

Temporary Use Permits (TUP) Every Home Occupation Business in R1-A zone must comply with Home Occupation Regulations (see reverse) and have a valid TUP. TUPs may be granted by Kitimat Council following the process below.

Application Submission & Payment of Fee	Public Notice (Owners and Residents within 90 m of site)	Community, APC and Staff Comments Considered	Permit Decision (May be valid up to 3 years and may have conditions)	Renewal (One renewal request per permit)
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Overview of Properties Zoned R1-A by Street and Civic Address

Albatross	1310-1409, 1415, 1421, 1427-1475 odd 1476-1522 even	Margetts	All
Angle	1-15, 25-151	Meldrum	All
Baker	All	Oersted	All
Banyay	40-70 even	Robinson	All
Bartholomew	All	Smith	2-20, 38-60, 80-84, 104-148 even, 21-147 odd
Bayer	All	Sparks	40, 56-90 even, 3-89 odd
Bunting	All	Stickney	2-22, 46-64 even
Charles	All	Stikine	4-56 even, 5-109 odd
Columbia	850-913	Turney	All
Cormorant	1461	Tweedsmuir	1316
Currie	All	Wakita	37-117
Deville	All	Whittlesey	All
Farrow	All	Wozney	All
Kingfisher	1675 & 1681	Wilson	All
		Yukon	All

The above list is provided as a guide and for convenience. Please confirm zoning of any property with the Community Planning & Development Department, dok@kitimat.ca or 250-632-8910.

Regulations for both “Home Business Address” and “Home Occupation” activities appear below. Every home business must fully comply with one set of regulations and be licensed accordingly. Please refer to the *Kitimat Municipal Code* Part 9, Division 1 for complete information.

- 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 25m² (square meters)
 - 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