

HOME OFFICES AND HOME-BASED BUSINESSES

The difference between home offices and home-based businesses

A home office and a home-based business are two different things. Here's what you need to know.

THE DEFINITION OF A HOME OFFICE

A home office is exactly what you think it is.... a room (or rooms) in your home where you can conduct the business of running your life. The Land Use Bylaw defines a home office as "accessory to a residential use, not to exceed a total of 25 square meters (269 square feet) where business of a quiet and isolated nature may be conducted by the residents of the dwelling but **shall not include the manufacturing or on-site provision of any goods and services.**"

THE DEFINITION OF A HOME-BASED BUSINESS

A home-based business is a business run out of your home rather than a commercial establishment. The Land Use Bylaw defines a home-based business as "accessory to a residential use, carried on wholly within the boundaries of the property". It involves "the manufacture of goods or the provision of services and marketing of those goods and services."

WHAT YOU CAN DO

The Land Use Bylaw definition includes examples of allowable home-based businesses.... i.e. "shall include, but not be limited to, home businesses and offices, dressmaking, tailoring, photography, arts and crafts, ceramics, pottery, upholstery, dealing in antiques, household appliance repair and small motor repair."

WHAT YOU CAN'T DO

The definition also includes what you can't do. Retail merchandising operations are not allowed in a home-based business. These include such things as "operating a store, restaurant or canteen, or operating a noisy or potentially disruptive enterprise such as a trucking or transport business, taxi services or automotive repair and autobody shops." See the Land Use Bylaw, Part 5, section 5.2, for a complete listing.

DO I NEED A PERMIT TO OPERATE A HOME-BASED BUSINESS?

Yes, you need an annual permit, available at Town Hall. The cost is \$50.00.

CAN I PUT UP A SIGN ADVERTISING MY HOME-BASED BUSINESS?

Yes, you may put up one sign, but that sign cannot be larger than .2 square meters (2.15 square feet), and you must apply for and receive a sign permit before installing it.

IF YOU LIVE IN FORTIER MILLS

If you have a home-based business in Fortier Mills, you are governed by the subdivision's own Development Agreement, which has different regulations. If you don't have a copy, contact Town Hall.

PLANNING DOCUMENT REFERENCE

The Municipal Planning Strategy, Part 1, Residential Development – 1.2.1 Uses Permitted within the Residential Designation

https://annapolisroyal.com/wp-content/uploads/2019/12/MPS_September-2019_Updated-Oct.-7_Low-res._Single-Pages.pdf

The Land Use Bylaw, Part 5 – General Provisions for Residential Zones – 5.1 Home-Based Businesses and 5.2 – Prohibited Home-Based Businesses

https://annapolisroyal.com/wp-content/uploads/2019/12/LUB_September-2019_Single-Pages.pdf

IF YOU HAVE QUESTIONS

Call Town Hall at 902 532-2043 to discuss your questions with the Community Development Coordinator.