

Agricultural Home Occupation Information Sheet

“Agricultural Home Occupation” shall mean an occupation or business conducted for gain or profit within a permitted building or structure as an accessory use, by any resident of the farm dwelling unit in compliance with the regulations contained in this by-law, such as: a carpenter, electrician, welder, machine shop, as well as small tool, equipment repair or small engine repair shop.

“Accessory” shall mean a use, building or structure subordinate, incidental and exclusively devoted to the main use, building or structure located on the same lot therewith.

An agricultural home occupation shall be allowed in permitted accessory structures and shall be in accordance with the following provisions:

1. The agricultural home occupation shall be conducted on a lot with a minimum area of 4 hectares (10 acres);
2. The agricultural home occupation shall be clearly secondary to the main agricultural use and shall not change the agricultural character of the farm;
3. No agricultural home occupation shall be noxious or offensive by reason of the hours of operation or the emission of; noise, electrical interference, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse or other objectionable emission;
4. No agricultural home occupation shall create a safety hazard for the existing residential and agricultural activities on the property;
5. There shall be no open storage of materials, or equipment which are used for, or result from the agricultural home occupation;
6. The agricultural home occupation shall be limited to accessory structures and shall not occupy more than ninety (90) square metres of gross floor area; and
7. Prior to the establishment of any agricultural home occupation use, the occupant shall obtain an “Agricultural Home Occupation Permit” from the City.

Penalty for Violation

Every person contravening any of the provisions of the Zoning By-law is guilty of an offence and upon conviction may be liable to a fine of up to \$25,000.00 for a first conviction.

A corporation may face a fine of up to \$50,000.00 for a first conviction.

Please note that copies of all Home Occupation Certificates are submitted to the Sarnia Property Assessment Office (MPAC) and may affect your property taxes.

(Zoning By-law 85 of 2002)