

HOME OCCUPATION INFORMATION SHEET FOR THE CITY OF SARNIA

1. DEFINITIONS

"HOME OCCUPATION (RESIDENTIAL)" shall mean an occupation or business conducted as a secondary use for gain or profit within a dwelling unit and/or a permitted accessory structure on the same lot by a resident of the dwelling unit or employee or volunteer in compliance with the regulations contained in this By-law. A home occupation may include licensed home day care for 6 children or less, unlicensed home day care for 5 children or less; offices; consulting rooms; workrooms; a studio for a teacher of fine art, or academic subjects; a photographer or commercial artist; or other uses of a similar nature which conform to the provisions and standards found in the home occupation regulations; or which the Committee of Adjustment of the City of Sarnia, upon application, permits. **"HOME OCCUPATION"** shall not include the following uses as defined in this By-law: a rooming/boarding or lodging house, bed and breakfast establishment, nursing home, day nursery, medical centre/clinic, kennels or animal grooming or the breeding or sale of birds or animals, engine or automobile repair, medical centre/clinic or a retail store except for accessory retail sales or rental as permitted by the home occupation regulations. (See *regulations below*)

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

"RETAIL" shall mean the sale of goods, wares, merchandise, substances and articles to the final consumer or end user.

"RETAIL ESTABLISHMENT" means a building or part of a building in which goods, wares, merchandise, substances, articles or things are offered or kept for retail sale to the public.

2. HOME OCCUPATION (RESIDENTIAL) REGULATIONS

A home occupation shall be permitted in all permitted dwelling units and permitted accessory structures, and shall be conducted in accordance with all of the following provisions and standards:

- (1) The home occupation shall be conducted only by a person or persons residing in the dwelling unit except that there may be **1** non-resident employee or volunteer on the premises. The premises shall not be used to assemble or rally persons for transportation of either goods or materials or such persons to a work site.
- (2) The sale or rental of goods produced on the premises is permitted. The sale or rental of goods which are not produced on the premises shall be limited to those which are accessory or related to the home occupation use. An example is a music teacher selling sheet music to a student.
- (3) External alterations to the dwelling unit to accommodate the home occupation shall not be permitted.
- (4) There shall be no exterior advertising of the home occupation or the display of goods or merchandise visible from the outside of the dwelling unit which provides evidence of the use conducted therein except that notwithstanding the City of Sarnia Sign By-law, as amended, where a Home Occupation Permit has been issued, the

holder of the permit can post a sign which includes only the name of the business and the address relating to the Home Occupation subject to the following regulations:

- (a) the sign shall be a facia sign. A facia sign is defined as an on-premises sign attached to the exterior wall of a building and projecting not more than **15cm** therefrom and with the sign face parallel to the wall of the building or structure;
 - (b) the maximum sign face area shall be **0.2m²**;
 - (c) there shall be a maximum of **1** sign per dwelling unit; and
 - (d) animation, neon and flashing illumination are prohibited.
- (5) The home occupation shall not 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.
 - (6) The home occupation shall not permit on the property the parking or storage of vehicles with a curb weight in excess of **3,000kg** and no delivery of materials to the property shall be permitted from a vehicle with a curb weight in excess of **5,000 kg**.
 - (7) The home occupation shall not constitute activities which are either incompatible with or disruptive to the adjacent residential area.
 - (8) The home occupation shall not generate a volume of pedestrian or vehicular traffic or on-street parking which would cause a disruption of normal activities of adjacent residential properties.
 - (9) The home occupation shall not create a safety hazard for the existing residential activities on the lot, or in the area.
 - (10) The home occupation shall not have outdoor storage of materials, containers or finished products.
 - (11) No more than **25%** of the total floor area of the dwelling unit and accessory buildings, including basement or cellar area shall be used for home occupations.
 - (12) Prior to the establishment of any home occupation use, the occupant shall obtain a "Home Occupation Permit" from the City.

3. 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 \$20,000 for a first conviction. A corporation may face a fine of up to \$50,000 for a first conviction.

- * **Please contact the Planning Department to confirm the permit fee at 519-332-0330 x 3344**
- * **Please note that copies of all Home Occupation Certificates are submitted to the Assessment Office and may affect your property taxes.**