HOME BASED BUSINESS LEVEL 1 REQUIREMENTS

Max. Floor Area	25% of the gross floor area of the home, or 50m², whichever is less. Does not apply to bed and breakfasts or day cares.
Outdoor Storage and Display	Not Permitted
Max. On-site, Non-resident Employees	2

HOME BASED BUSINESS LEVEL 2 REQUIREMENTS

Max. On-site, Non-resident Employees	4
Outdoor Storage and Display	The total area of outdoor display and storage (combined) can not exceed the max. allowed floor area of the home business
Max. Floor Area - When located in a home, the business can not occupy more than 40% of the total floor area of the home. Does not apply to bed and breakfasts or daycares.	Lots under 5000m² in area: 100m² max total floor area
	Lots from 5000m² to 10,000m² in area: 150m² max total floor area
	Lots over 10,000m² in area: 200m² max total floor area

municipality of cumberland

Contact

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Upper Nappan Service Centre

1395 Blair Lake Rd, Upper Nappan
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Zoning information can be found in the Land Use Bylaw, and zoning maps are in the Schedules of the Land Use Bylaw. All documents are available on our website at: plancumberland.ca/documents

This guide is intended as a summary. For the complete extent of all regulations listed, please consult the Land Use Bylaw, or contact the Municipality's Planning Department.

HOME BASED BUSINESS

ZONING & OPERATIONAL REQUIREMENTS

plancumberland

WHAT IS A HOME-BASED BUSINESS?

A business that is on the same lot as a dwelling, where the dwelling is the principal residence of the business operator.

Opportunities for home-based operations lower the barriers to entry for new businesses by allowing prospective business owners to take advantage of an asset they already own: their home.

Because they are designed for residential areas, policies for home-based businesses are structured to be flexible and encouraging for smaller, less intensive businesses.

Home-based businesses can also provide services and business opportunities in rural communities where dedicated commercial properties may not be available, and provide additional resources for the upkeep of large existing homes.

HOME-BASED BUSINESS LEVEL 1

Permitted in the following zones:

Low Density Residential	RLow	CDwn	Downtown Commercial
Multi-unit Residential	RMul	CGen	General Commercial
Country Residential	RCou	CCou	Country Commerical
Recreational Residential	RRec	Rsrc	Rural Resource
Mixed-use	CMix	AG	Agriculture
Commercial Recreation	CRec		

Level 1 Home-Based Businesses include:

- Business Office
- Household Item Repair
- Catering Kitchen
- Craft Product
- Commercial School - 6 or less students
- Day Care Center - 6 or less dependants
- Bed and Breakfast -10 or less sleeping units
- Retail Store
- Art Gallery Sales
- Wood Craft Shop
- Personal Service Shop
- Pet Grooming

HOME-BASED BUSINESS LEVEL 2

Permitted in all of the same zones as Home-Based Business Level 1, except CRec and RLow, where Site Plan Approval is required.

Level 2 Home-Based Businesses include all Level 1 Businesses, and the following:

- Automotive Sales - 6 or less vehicles
- Building & Construction Contractors
- Automotive Service
- Outdoor Display
- Commercial School - 12 or less students
- Take Out Restaurant - Ice Cream
- Outdoor Storage → Not Permitted in CMix and CGen

The following Home-Based Businesses are allowed with no development permit:

- Personal Office
- Outdoor Display
- Commercial School - 1 student at a time