

Examples of Home Industry Regulations

1. Strathcona Regional District, Quadra Island Zoning Bylaw¹

- Home industrial uses permitted on parcels larger than 0.4 hectares (0.99 acres).
- Home-based sawmill uses permitted on parcels larger than 4.0 hectares (9.88 acres).
- 30 metre (100 foot) setback from all lot lines.
- The home industry may employ two persons in addition to immediate family residing on the property.
- All articles sold through the home industry must be manufactured on site with the exception of goods not manufactured on site but directly related to other site activity.

2. District of Saanich²

The District of Saanich Zoning Bylaw contains specific regulations pertaining to Excavating Contractor uses in rural residential zones.

- An accessory building intended for use in an excavating contractor home occupation shall not exceed a height of 6.5 metres (21 feet).
- All equipment and machinery specific to the excavating contractor occupation shall be stored within a permitted building.
- Only two (2) vehicles used in the conduct of an excavating contractor home business shall be stored on the lot in an unenclosed manner.
- The mixing of soil on site is prohibited.

Home Industry

As the economic situation in the Alberni Valley changes, more people are looking at self employment as a viable option. The ACRD Zoning Bylaw contains regulations regarding home based occupations but currently states that a home occupation must not include manufacturing or light industrial uses.

Allowing home industry to exist on larger parcels, within the existing home occupation guidelines, would provide an opportunity for rural residents to run a low impact industrial operation from their primary residence. It would also give residents a chance to try out a business idea on a small scale to test it's viability before expanding into a larger industrial operation.

What is currently permitted in the Alberni-Clayoquot Regional District?

While the Zoning Bylaw currently prohibits light industry on residential properties, the South Long Beach Official Community Plan encourages home industry as a way of diversifying the economy and generating household income.

The community plan states that a home industry could be established on a minimum 2.0 hectare (4.94 acre) lot with up to four full time employees, two of which must be occupants of the residence. The home industry would be subject to adequate buffering, screening and setback requirements. Suggested uses include:

- Arts and crafts
- Food Processing
- Wood processing, including furniture manufacturing and small sawmills
- Repair of non-motorized vehicles
- Storage of construction, marine or fishing related equipment

Where would home industry be appropriate?

Home industry uses in the Alberni Valley would be most appropriate on large rural parcels of 2 hectares (5 acres) or more. Currently, there are a number of properties that would fit this criteria across the Alberni Valley.

The requirements for operating a home industry business would include increased setbacks, screening of outdoor work areas, limits on the total work area both outdoors and within an accessory building and any other potential nuisance issues.

Examples of Home Industry Regulations

3. Comox Valley Regional District³

- The maximum permitted area for domestic industrial use is 200 m² (2,152.8 ft²) within an accessory building and 75 m² (807.3 ft²) for a designated outdoor work area.
- Outdoor work areas must be screened from adjacent properties and roads and is limited to three pieces of equipment and a maximum of two fuel tanks.
- Two additional pieces of equipment, including trucks and trailers, are permitted on lots larger than 2.0 hectares.
- All goods sold through a domestic industrial use must be manufactured on site and a maximum of four persons, at least one of whom resides on the lot, may be employed by the operation.
- The Regional District also requires those intending to operate a domestic industry to obtain prior written approval.

4. Capital Regional District, Sooke Land Use Bylaw⁴

- Home industry uses permitted on lots over 1.0 hectare (2.47 acres).
- 15 metre (50 foot) setback from all lot lines if housed in an accessory building or a 30 metre (100 foot) setback from lot lines if unhoused.
- Outdoor work area must be screened with landscaping or solid screen fencing.
- Limited use of a portable sawmill for a home industry, dependant on lot size.

Sources:

- 1 - Strathcona Regional District. Quadra Island Zoning Bylaw, 1990. <http://www.strathconard.ca>
- 2 - District of Saanich. Saanich Zoning Bylaw, 2003. <http://www.saanich.bc.ca>
- 3 - Comox Valley Regional District. Comox Valley Zoning Bylaw, 2008. <http://www.rdcv.bc.ca>
- 4 - Capital Regional District. Sooke Zoning Bylaw, 1992. <http://www.crd.bc.ca>