

Fee \_\_\_\_\_  
Paid \_\_\_\_\_



Permit Number \_\_\_\_\_

TOWN OF LABRADOR CITY  
317 Hudson Drive  
P. O. Box 280, Labrador City, NF  
A2V 2K5  
Tel: (709) 944-2621 Fax: (709) 944-6353

**APPLICATION FOR A BUSINESS IN A RESIDENTIAL AREA**

1. Proposed Business Name \_\_\_\_\_  
Name of Owner \_\_\_\_\_ Phone No. \_\_\_\_\_  
Civic Address \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Postal Code \_\_\_\_\_  
Is this your principal residence? \_\_\_\_\_  
2. Zone (circle one) R - 1 R - 2  
Class of business (circle one) Office Medical & Professional Personal Service  
If Medical and Professional, state Professional designation and affiliation \_\_\_\_\_  
\_\_\_\_\_  
If Personal Service, state occupation or business activity \_\_\_\_\_  
Description of service \_\_\_\_\_  
\_\_\_\_\_  
Size and location of business (please attach layout plan) \_\_\_\_\_ m<sup>2</sup>  
Size and location of storage area (if any) \_\_\_\_\_ m<sup>2</sup>  
Size and Location of sign (if any) \_\_\_\_\_ m<sup>2</sup>  
Method of customer contact and anticipated frequency of customers to the home \_\_\_\_\_  
\_\_\_\_\_  
Number and type of vehicles associated with the business activity \_\_\_\_\_  
\_\_\_\_\_  
Anticipated number of parking spaces needed (please provide a plot plan showing location)  
\_\_\_\_\_  
Estimated date of occupancy \_\_\_\_\_  
Will there be anyone else working for the company / business?  
\_\_\_\_\_ Yes \_\_\_\_\_ No Number of employees \_\_\_\_\_  
3. Is the business incorporated? \_\_\_\_\_  
Name under which it is incorporated \_\_\_\_\_  
Name of Officers: President \_\_\_\_\_  
Secretary \_\_\_\_\_  
If not incorporated, Owner's Name(s) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_  
\*\*\*\*\*

Occupancy Approval \_\_\_\_\_ Date \_\_\_\_\_  
Town Clerk

## REGULATIONS CONTROLLING BUSINESSES IN A RESIDENTIAL AREA

- a) Any Home Business must be wholly contained within the dwelling unit which is the principal residence of the operator of the business and shall be subsidiary to the residential use. The Home Business use may occupy a subsidiary building on the residential lot of the operator provided that it complies with Section (c) and any regulations in the Labrador City Development Regulations regarding accessory buildings.
- c) The Home Business shall not occupy more than 25% of the gross floor area or 54m<sup>2</sup>, whichever the lesser.
- d) The Home Business shall not alter the principal character or exterior appearance of the dwelling unless these changes are consistent with permitted home renovations.
- e) One non-resident employee is permitted, provided that the resident is the principal operator of the business.
- f) Parking:
- i) One off-street parking space must be provided for the non-resident employee;
  - ii) If the Home Business Use involves clients visiting the dwelling, off-street parking must be provided;
  - iii) Parking or storage of vehicles in the front yard or side yard shall be prohibited except on a driveway.
- g) Retail sales shall be restricted to articles manufactured on the premises. Product display is not allowed and any sales from the residence must be incidental and subsidiary to the proposed use. Incidental means a maximum of two sales per week.
- h) Any Home Business involving instructional activity shall be limited to a maximum of four (4) students at a time.
- i) There shall be no outdoor storage or display of goods, materials or equipment associated with the business allowed on site. Indoor storage, related to the business activity, shall be allowed either in the dwelling or accessory building.
- j) Noise and Disturbance:
- i) The Home Business shall not create noise, vibration, fumes, odour, dust, glare or radiation which is evident outside the dwelling unit and which exceeds limits established by town by-laws and provincial legislation;
  - ii) The Home Business shall not generate vehicular traffic or parking in excess of that which is characteristic of the district in which it is located; and
  - iii) There shall be no mechanical or electrical equipment used which creates external noise or visible and audible interference with home electronics equipment in an adjacent dwelling.
- k) There shall be no commodities sold or services rendered that require receipt or delivery of merchandise, goods or equipment by other than a passenger motor vehicle or by parcel or letter carrier mail service using vehicles typically employed in residential deliveries.
- l) No more than one sign shall be permitted for any home business and no such sign shall exceed 0.2m<sup>2</sup> in area. No illumination of the sign shall be permitted.
- m) Application:
- i) Home Businesses are discretionary uses in all Residential zones. Notice of the application must be advertised in the local newspaper at the developers' expense (minimum of one insertion). All public input is noted and referred to Council for consideration.
  - ii) In addition to the information requirements of this by-law, each application for a development permit for the use class Home Business shall include a description of the business to be undertaken at the dwelling, an indication of the anticipated number of business visits per week and details for the provision of parking, and where any materials or equipment associated with the business are to be stored.
- n) The provisions of these regulations shall not apply to Home Businesses which are deemed non-conforming. Non-conforming use shall be as defined in the Land Use Zoning and Subdivision Regulations for the Town of Labrador City, except that the building or space being used for a non-conforming home business shall not be enlarged, extended or altered to accommodate expansion of the use.
- o) The Home Business Development Permit Fee shall be set annually at the discretion of Council.
- p) No change shall be made in the type, class or extent of service provided without a permit.