

Fee: _____

Paid: _____



Permit Number: _____

TOWN OF LABRADOR CITY

317 Hudson Drive
P.O. Box 280, Labrador City, NL
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) RMD RSL

Class of business (circle one) Office Medical and Professional Personal Service

If Medical and Professional, state Professional designation and affiliation _____

Type of Business _____

Description of service _____

Size and location of business _____ m²

(please attach layout plan) _____ m²

Size and location of storage area (if any) _____ m²

Size and location of sign (if any) _____ m²

Method of Customer Contact and Frequency _____

Number and Type of Vehicles Associated with the Use _____

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 # Of Employees _____

3. Is the business incorporated? _____

Name under which it is incorporated _____

Name of Officers _____

If not incorporated, Owner's Name(s) _____

Signature: _____ Date: _____

FOR OFFICE USE ONLY

APPROVAL _____ DATE _____

TOWN CLERK

FIRE DEPARTMENT _____ DATE _____

Please turn over for requirements

**REGULATIONS CONTROLLING
BUSINESSES IN A RESIDENTIAL AREA**

- a) Any Home Based Business, Office, Personal Service, General Service, Catering, Medical and Professional Uses 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. Catering shall be restricted to food preparation and the serving of food away from the premises.
- b) The use may occupy a subsidiary building on the residential lot of the operator if it complies with Condition 6.7.4.6(c) and any regulations in the Labrador City Development Regulations regarding accessory buildings.
- c) The use shall not occupy more than 25% of the gross floor area of the principal residence or 54 metres, whichever the lesser.
- d) The use 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 (paid or volunteer) is permitted, if 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 use involves clients visiting the dwelling, off-street parking must be provided;
 - and
 - iii. parking or storage of vehicles in the front yard or side yard shall be prohibited except on a driveway.
- g) Any use involving instructional activity shall be limited to a maximum of four (4) students at a time.
- h) 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.
- i) Noise and Disturbance
 - i. the use 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 regulations and provincial legislation;
 - ii. the use 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.
- j) No more than one sign shall be permitted for any home business and no such sign shall exceed 0.2 metres in area. No illumination of the sign shall be permitted.
- k) No change shall be made in the type, class or extent of service provided without a permit.
- l) Approval is subject to a mandatory Fire and Life Safety Inspection and the development meeting all requirements. Where the type of business requires clients to visit the residence, application to and approval from the Government Service Centre shall be part of the municipal permitting process.
- m) Approval shall be restricted to one business operating from any one residential property or unit.