

## OTHER CONSIDERATIONS

A home occupation shall not include social escort services, automotive services and tow-truck operations.

A bed & breakfast is considered a home occupation, but does have policies over and above those described in this pamphlet. Contact the Municipal Planning Department for more information.

How a home business will affect your taxes is determined by the Manitoba Assessment Branch. Any assessment questions should be directed to them.

There may be loans and grants offered for your business to help with start-up etc. Contact the Municipal Economic Development Office @ 204-937-8333 ext. 224 for more info.

### IMPORTANT NUMBERS

Municipal Assessment—204-622-2117

MB Public Health—204-622-2062

Roblin Municipal Office—204-937-8333

Environment Officer—204-622-2123

Agriculture Go Center—204-937-6460



## MUNICIPALITY OF ROBLIN PLANNING DEPARTMENT

## HOME BUSINESS GUIDE

### MUNICIPALITY OF ROBLIN PLANNING DEPARTMENT

125 1st Ave NW  
Box 998  
Roblin, MB

Phone: 204-937-8333 ext.227  
Fax: 204-937-4382  
E-mail: [planning@roblin.ca](mailto:planning@roblin.ca)  
Website: [roblinmanitoba.com](http://roblinmanitoba.com)



Copyright 2017

## Home Industry vs Home Occupation



### What is the difference between a Home Industry and Home Occupation?

**Home Occupation** means an occupation, trade, profession or craft carried on, in or from a dwelling unit or its accessory building for consideration and which is clearly incidental or accessory to the residential use of the dwelling unit.

**Home Industry** means an industry or profession carried out in a building accessory to a dwelling as a secondary use generally in keeping with the trade or calling of the occupant.



### Is a business license required for a home based business?

Yes, a business license can be purchased at the Municipal Office.

### Are there any other permits, licenses etc. required?

Yes, a development permit is required, it can be picked up at the Municipal Office. A building permit may be required if renovations etc. are being done.



### Are advertising signs allowed to be placed on property?

Yes, depending on the zone, the sign area can range from 12 sq ft to 32 sq ft and must be attached to and parallel with the wall of the principal or accessory building.

### Is a permit for a Home Occupation / Industry transferable to a new homeowner?

No, a new home owner must reapply.

## Home Occupation

Home Occupation must conform to the following criteria:

- The business needs to be confined to the interior of your home;
- The home occupation cannot generate pedestrian/vehicular traffic or parking in excess of that which is normal for that zone;
- The home occupation must not produce additional noise, vibration, dust, smoke, odor, heat or traffic outside of that which is normal for that zone;
- The home occupation shall be conducted solely by one or more of the residents living in the dwelling on the premises, without the employment of any other person;
- The home occupation shall be operated as a secondary use only, and shall not change the principal character or external appearance of the dwelling unit involved;
- The home occupation within a dwelling unit or accessory building shall not exceed a maximum floor area of 400 sq ft or 20% of the floor area, whichever is lesser;
- Retail sales or commodities offered for sale are not permitted. Only catalogue sales, or those products or commodities produced on the premises can be sold;
- Home occupations shall be limited to those uses which do not interfere with the rights of other residents to quiet enjoyment of their neighborhood; and
- The home occupation shall not be permitted if, in the opinion of the Municipality, such use would be more appropriately located in another zoning district having regard for, potential traffic generation and potential interference with the residential character of the area.

## Home Industry

Home Industry must conform to the following criteria:

- The home industry shall operate as a secondary use and be carried out in a building that is an accessory to the dwelling and does not exceed 1000 sq ft;
- The character and scale of the home industry shall not create offensive or objectionable impacts on any adjoining sites;
- The employment of family and non-family members is allowed as part of the home industry;
- The selling of goods or services related to the home industry is allowed;
- Outside storage of goods and materials is allowed as part of the home industry as long as the storage is located to the rear of the building, the storage area is fenced or screened from public view and the storage does not project above the height of the fence or screening;
- The home industry shall not be permitted if, in the opinion of the Municipality, such use would be more appropriately located in another zoning district; and
- The home industry shall comply with all environmental and public health standards of the Province of Manitoba. If the Municipality determines that a proposed home industry may conflict with these standards, the application shall be referred to the appropriate Provincial department(s) prior to issuing a development permit.

