

ZONING BYLAW AMENDMENT BYLAW NO. 612  
A BYLAW OF THE VILLAGE OF TAHSIS

A BYLAW TO AMEND THE VILLAGE OF TAHSIS ZONING BYLAW NO. 176, 1981.

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Under its statutory powers, including section 479 of the *Local Government Act* [RSBC 2015] c. 1, the Council of the Village of Tahsis, in an open meeting assembled, enacts the amendments to the *Zoning Bylaw No. 176, 1981* ("the *Zoning Bylaw*") as follows:

**Title**

1. This Bylaw may be cited as the "Zoning Amendment Bylaw No. 612"

**Amendments to the *Zoning Bylaw***

2. The *Zoning Bylaw No. 176, 1981* is amended:

- 1) In Part 2, section 2.2 Definitions by deleting the definition of "home occupation" and replacing it with the following:

"HOME BASED BUSINESS" means an occupation, profession service or other business which is clearly accessory and incidental to the use of a dwelling unit for residential purposes, or to the residential use of a lot occupied by a dwelling, and which conforms to the regulations under section 6.1(1) of this Bylaw. Activities that qualify as home based businesses include but are not limited to the following:

- a) retail establishments;
- b) service establishments;
- c) small engine repair;
- d) assembly, processing, and repair of finished products; and
- e) artist's studio and gallery;
- f) bakery; and
- g) hair salon, barbershop, or other personal services.

but exclude professional occupations.

- 2) In Part 2, section 2.2 Definitions, by adding the following definition immediately after the definition of "principal building":

“PROFESSIONAL OCCUPATION” means the following professions:

- a) doctor;
- b) dentist;
- c) chiropractor;
- d) veterinary surgeon;
- e) lawyer; and
- f) accountant.

and which conforms to the regulations under section 6.1(2) of this Bylaw.

3) In Part 6, section 6.1 Occupations Permitted in a Residential Zone:

- i. by deleting section 6.1(1) and replacing it with the following:

6.1(1) Home Based Business: A home based business is permitted in any zone subject to compliance with the following regulations:

- a) the home based business must not alter the essential residential character of the premises where the home based business is situated;
- b) there shall be no external indication that any building on the lot is utilized for any purpose other than normally associated with a residential use except for a single sign not exceeding 3600 cm squared (.36m squared);
- c) the home based business shall not generate any off-site parking or vehicular traffic beyond that which is normally associated with a residential use within the Village;
- d) the home based business shall not produce, discharge or emit any smoke, dust, litter, vibrations, odours, effluent, noise, fumes, or glare such as to create a nuisance to persons residing in the surrounding area;
- e) the home based business shall be conducted entirely within a building that conforms with the other regulations under this Bylaw with the exception that, subject to compliance with section 6.1(1)(d), activities associated with the home based business may be conducted on the lot exterior to the building between the hours of 9:00 a.m. and 5 p.m. daily;

- f) there shall be no external storage of materials, equipment, containers or finished products;
- g) the home based business must be operated by a person who permanently resides within a dwelling unit on the lot where the home based business is situated;
- h) the gross floor area of the home based business shall not exceed 50% of the gross floor area of the part of the dwelling unit that is used for a residential purpose;
- i) for certainty, a home based business may be carried out in whole or in part in an accessory structure, provided that the accessory structure conforms with the other regulations under this Bylaw; and
- j) a maximum of one person who does not reside within a dwelling unit located on the lot where the home based business is situated may be employed by the home based business.

ii. By deleting section 6.1(2) and replacing it with the following:

**6.1(2) Professional Occupations:** a professional occupation is permitted in any zone, subject to compliance with the following regulations:

- a) the professional occupation must not alter the essential residential character of the premises where the professional occupation is situated;
- b) there shall be no external indication that any building on the lot is utilized for any purpose other than normally associated with a residential use except for a single sign not exceeding 3600 cm squared (.36m squared);
- c) the professional occupation shall not generate any off-site parking or vehicular traffic beyond that which is normally associated with a residential use within the Village;
- d) the professional occupation shall not produce, discharge or emit any smoke, dust, litter, vibrations, odours, effluent, noise, fumes, or glare such as to create a nuisance to persons residing in the surrounding area;

- e) the professional occupation shall be conducted entirely within a building that conforms with the other regulations under this Bylaw;
  - f) there shall be no external storage of materials, equipment, containers or finished products; and
  - g) there shall be no external storage of materials, equipment, containers or finished products.
- 4) By deleting section 7.1(d) General Provisions: Uses Permitted in all Zones, and replacing it with the following:
- d) home based businesses.

**Effective Date**

3. This Bylaw comes into force upon adoption.

READ A FIRST TIME the 5th day of February , 2019.

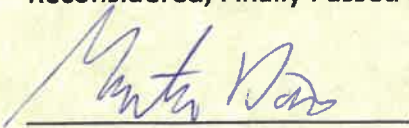
READ A SECOND TIME the 5th day of February , 2019.


PUBLIC HEARING held the 21st day of February , 2019.

READ A THIRD TIME the 5th day of March , 2019.

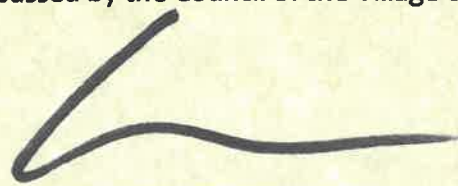
ADOPTED on the 19th day of March , 2019.

Reconsidered, Finally Passed and Adopted this 19<sup>th</sup> day of March, 2019

  
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Mayor

  
\_\_\_\_\_  
Chief Administrative Officer

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 612, 2019 duly passed by the Council of the Village of Tahsis on this 19th day of March, 2019.

  
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CORPORATE OFFICER