

Home-based business FAQs

What is a home-based business?

The City of Calgary Land Use Bylaw refers to a home-based business as a “Home Occupation”. It is defined as “the incidental use by a resident of a Dwelling Unit for business purposes”.

(Details at www.lub.calgary.ca, Bylaw 1P2007, Part 4: Uses and Use Rules, Defined Uses D to H, Sections 207 and 208)

How are Home Occupations classified?

There are two types: Class 1 and Class 2.

The basic rule for a home occupation - class 1 is that the home-based business must not be visible from outside the home. The business must be conducted in the home by a resident and have minimal impact on the surrounding neighbourhood. If your business follows the rules, this application is approved and issued instantly.

Class 1 is for a homeowner without any non-resident employees while a Class 2 allows for one non-resident to work in the home. (see below)

What rules apply for a home occupation?

(c) may have a maximum of three (3) business associated vehicle visits per week which includes but is not limited to drop-offs, pick-ups, deliveries, and visits from customers or consultants;	(c) may have more than three (3) business associated vehicle visits per week which includes but is not limited to drop-offs, pick-ups, deliveries, and visits from customers or consultants;
(d) may only have residents of the Dwelling Unit work on the parcel where the use is located;	(d) may only have one (1) non-residents of the Dwelling Unit work on the parcel where the use is located;
(e) must not use the private garage or Accessory Residential Building for business related activities, including storage;	(e) may use the private garage or Accessory Residential Building for business related activities, including storage;
(f) is limited to a maximum of two (2) per Dwelling Unit, with a combined maximum of three (3) business associated vehicle visits per week, as described in section 207(c);	(f) is limited to one (1) per Dwelling Unit;
(g) must not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable to normal sensory perception, outside the building containing the use;	(g) must not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable to normal sensory perception, outside the building containing the use;
(h) must not display any form of signage related to the use on the parcel;	(h) must not display any form of signage related to the use on the parcel ;
(i) must not advertise the address of the use to the general public;	(i) must not advertise the address of the use to the general public;
(j) may only occupy the lesser of 20.0 per cent of the cumulative floor area of the Dwelling	(j) may only occupy the lesser of 20.0 per cent of the cumulative floor area of the Dwelling

Unit, or 30.0 square metres;	Unit, or 30.0 square metres;
(k) must not have any activities related to the use take place outside of a Dwelling Unit, which includes the outside storage of materials, tools, products or equipment;	(k) must not have any activities related to the use take place outside of a Dwelling Unit, which includes the outside storage of materials, tools, products or equipment;
(l) may only have one (1) vehicle, associated with the use, provided that vehicle is not a large vehicle;	(l) may only have one (1) vehicle, associated with the use, provided that vehicle is not a large vehicle;
	(m) must not generate more than five (5) business associated vehicle visits to the parcel on any one day, to a maximum of 15 business associated vehicle visits per week;
(m) must not directly sell any goods at the premises, unless they are incidental and related to the services provided by the use;	(n) must not directly sell any goods at the premises, unless they are incidental and related to the services provided by the use;
(n) does not require additional motor vehicle parking stalls; and	(o) requires a minimum of 1.0 motor vehicle parking stalls in addition to the motor vehicle parking stalls required for the Dwelling Unit the use is located in, where the number of business associated vehicle visits per week exceeds three (3); and
(o) does not require bicycle parking stalls – class 1 or class 2.	(p) does not require bicycle parking stalls – class 1 or class 2.

Further information can be found at www.calgary.ca, enter “home-based businesses”.