

Can I operate a Bed and Breakfast in my home?

Bed and breakfast establishments are Conditional Uses in most residential zones, and therefore require a Conditional Use Order approved by Council.

Approved bed and breakfast establishments shall comply with the following regulations:

- There shall be no exterior display or advertisement larger than 0.74 sq. m. (8.00 sq. ft.) in area, provided that no sign shall be illuminated and any sign must be compatible with the residential character of the area.
- The bed and breakfast home shall not generate vehicular traffic or parking that is in excess of what is normally characteristic of the area.
- The bed and breakfast establishment shall be operated by a live-in owner as a secondary use only, have a maximum of two accommodation units, and shall not change the principal residential character or external appearance of the dwelling.
- Guest stays are limited to less than seven (7) days.
- Meals shall be limited to the occupants of the dwelling and resident guests with no cooking facilities allowed in guest rooms.
- Catering to social functions is not permitted.
- In addition to the parking requirements for the primary use, one additional on-site parking space shall be provided for each accommodation unit.
- Approved, electrically hard-wired smoke alarms shall be required:
 - a) in every sleeping room in the bed and breakfast home; and
 - b) in the common corridor of every storey or floor level, even if no sleeping accommodation is provided on that storey or floor level.
- An approved 2.20 kg. (4.85 lb.) multi-purpose portable fire extinguisher shall be visibly mounted near the kitchen exit door, preferably the door leading directly outdoors.

Planning Department Office Hours Monday to Friday 8:30am to 5:00pm



**RM of East St. Paul
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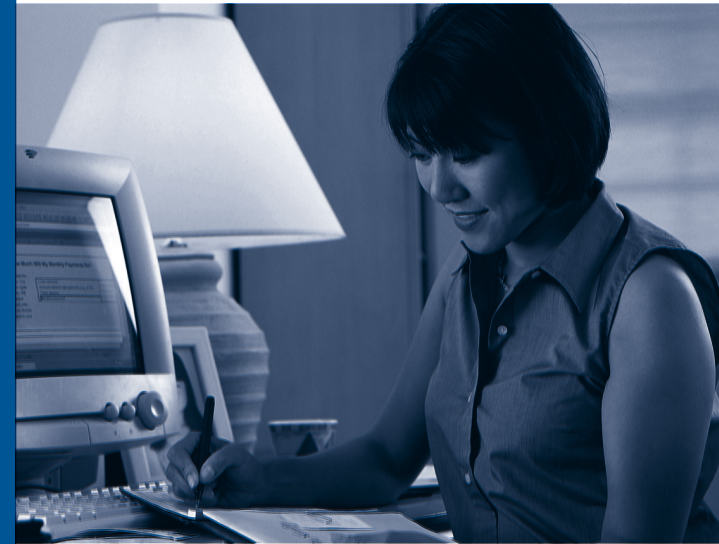
**Email:
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**Web:
www.eaststpaul.com**

This pamphlet provides general guidance only. For definitive requirements and procedures, please consult The Planning Act, the East St. Paul Development Plan, the East St. Paul Zoning By-Law or the Manitoba Department of Local Government.

Please consult the RM of East St. Paul Planning Department for further information or to make an application.

Home Occupations



Rural Municipality of
EAST ST. PAUL
Planning Department

Do I need a permit for a home business?

YES. A permit must be obtained for any home occupation. This permit is valid for one calendar year and must be renewed annually. You can apply for a permit at the municipal office (Unit 1 - 3021 Birds Hill Road).

What information is required to apply for a permit?

- A completed application form;
- Description of the proposed type of Home Occupation;
- Indication of where any materials, equipment or vehicles associated with the office use are to be stored; and
- \$50.00 permit fee.

In the case of rental properties, the applicant will be required to obtain the permission of the owner of the premises before a Home Occupation Permit is issued.

Do I need a Home Occupation Permit to instruct piano lessons?

Yes. A permit is required and there shall not be more than four pupils at one time.

Can I have a sign to advertise my home business?

Any exterior display or advertisement for the home occupation must be approved by the Development Officer. The home occupation may have one identification sign not exceeding 0.56 sq. m. (6 sq. ft.) in area, indicating the name and/or home occupation of the occupant, provided the sign is attached to and parallel with the wall of the principal or accessory building.

If I sell my home, can the new owners run the home occupation as well?

A permit for a home occupation is not transferable to a new homeowner. The new homeowner will have to re-apply for a home occupation permit.

Can I employ persons from within the community?

No. The home occupation must be carried on solely by the members of the family residing at the same dwelling unit, without the employment of other persons.

Can I use my garage as my home office?

Detached accessory buildings can be utilized for a home occupation. A home occupation within a dwelling unit or accessory building shall not exceed a maximum floor area of 37.16 sq. m. (400 sq. ft.).

My home business is landscaping. Can I store extra materials in my backyard?

No. There shall be no outdoor business activity, or storage of material or equipment associated with the home occupation. This also includes trailers and machinery.

Can I operate an automotive repair shop in my garage?

No. Automotive service uses, as well as tow-truck operations and construction equipment storage are not permitted as home occupations.

Additionally, there can be no mechanical or electrical equipment used which creates noise, or visible and audible interference in radio or television reception in adjacent dwellings.

Is a home occupation allowed anywhere within the Municipality?

The approval of a home occupation is determined by the relevant zoning regulations, and proposed type of business activity.

The home occupation shall not be permitted if, in the opinion of the Development Officer, such a use would be more appropriately located in a Commercial or Industrial Zone having regard for, among other matters, potential traffic generation and potential interference with the residential character of the area.

Can I run a daycare in my home?

A Child Care Service is a Conditional Use in most residential zones, and therefore requires a Conditional Use Order approved by Council.

A Child Care Service must meet Provincial Government regulations and comply with the following regulations:

- The number of children within a Child Care Service established as a secondary use within a Dwelling shall not exceed eight.
- A Child Care Service shall not be a principal use of a building within Residential Zones.
- Council shall, in deciding whether to approve or refuse a Child Care Service which is a Conditional Use, consider, among other matters, if the development would be suitable for the location proposed, taking into account, among other matters, potential traffic generation, proximity to park or other open or recreation areas, isolation of the proposed site from other residential uses, buffering or other techniques designed to limit any interference with other uses or the peaceful enjoyment of their properties by nearby residents, and consistency in terms of intensity of use with other development in the area.

Can I sell cars from my home?

No. Car broker operations are no longer permitted in the municipality.

