



TOWN OF VIEW ROYAL BYLAW NO. 1178

A BYLAW TO AMEND ZONING BYLAW NO.900, 2014, PERTAINING TO CHANGES TO THE HOME OCCUPATION REGULATIONS

The Council of the Town of View Royal, in open meeting assembled, enacts as follows:

CITATION

1. This Bylaw may be cited as “Zoning Bylaw No.900, 2014, Amendment Bylaw No. 1178, 2026”.

AMENDMENTS

2. Zoning Bylaw No.900, 2014 is amended as follows:

- a) By repealing definitions under Section 2.0 Definitions for “Home Crafts”, “Home Occupation” and “Residential Antenna.”
- b) By adding the following definition for “Home-Based Business” under Section 2.0 Definitions:

“Home-Based Business” means the accessory use of the residential dwelling unit by its resident for commercial purposes that does not change the residential character of the dwelling unit. A home-based business can be one of three types: 1) Home office home-based business, 2) Minor home-based business, or 3) Major home-based business.

- c) By adding the following definition for “Residential Antenna” under Section 2.0 Definitions:

“Residential Antenna” is an antenna installation at a residential location used in a residential context, for hobby use or to support a permitted home-based business use.

- d) By repealing Section 1.3.1 in its entirety and replacing it with the following:

1.3.1 The Municipal Building Inspector, Approving Officer, Bylaw Compliance Officer or any other employee appointed by Council to administer this Bylaw are hereby authorized to enter, at all reasonable times, upon any properties subject to this Bylaw to ascertain whether this Bylaw is being obeyed.

- e) By repealing Section 4.2 in its entirety and replacing it with the following:

4.2 HOME-BASED BUSINESS

- 4.2.1 Where a home-based business is permitted by this Bylaw, the maximum number

of home-based businesses per lot is as follows:

- a) No more than two home office home-based businesses per dwelling unit.
- b) No more than one minor home-based business per lot.
- c) No more than one major home-based business per lot.
- d) A home office home-based business can be located on the same lot as a minor home-based business or a major home-based business.

4.2.2 All home-based businesses, where permitted by this Bylaw, are subject to the following requirements:

- a) Only persons who reside in the dwelling are permitted to engage in the home-based business, except where stated in this Bylaw.
- b) Must be accessory to the residential use of the dwelling unit.
- c) Must be carried out wholly within the dwelling unit or within an accessory building.
- d) A home-based business must not cause or result in any variation or alteration in the external residential appearance of the building.
- e) Parking requirements associated with any home-based business must be in accordance with all parking regulations in Section 5.10 of this Bylaw.
- f) A home-based business must not produce offensive noise, smoke, dust, odour, exhaust, flammable/explosive vapours or gasses under ordinary temperatures, toxins, or contamination.
- g) Must not involve the sale or display of any goods, wares, merchandise or foodstuffs which are not produced or made on the lot.
- h) Must not involve the exterior storage of any materials used directly or indirectly in the processing or result from the processing of any product of the business.
- i) Must not be located on a lot with a daycare, small, or any facility licensed under the *Community Care and Assisted Living Act*.
- j) The following uses are specifically prohibited as a home-based business:
 - i. Brewery
 - ii. Café
 - iii. Catering;
 - iv. Clubs;
 - v. Combustion engine service and repair,
 - vi. Daycare, large or;
 - vii. Distillery
 - viii. Kennels;
 - ix. Medical Clinic, except registered massage therapists and acupuncturists
 - x. Pharmacy
 - xi. Radio Dispatch Services, which require on-lot commercial vehicles;
 - xii. Restaurants;

- xiii. Retail sale of items other than items produced by the home-based business;
- xiv. Salvage and Recycling Lots;
- xv. Storage Lots;
- xvi. Transient accommodation, as a principal or secondary use, except a Bed and Breakfast when permitted.

4.2.3 A home office home-based business is subject to the following requirements:

- a) A home office home-based business is permitted within any dwelling unit, secondary suite, garden suite, or accessory building, but must not occupy more than 20% of the floor area of the dwelling to a maximum of 37m².
- b) A home office home-based business must not generate any client or customer visits to the lot within or from which it is being operated on any calendar day.

4.2.4 A minor home-based business is subject to the following requirements:

- a) A minor home-based business is only permitted within a residential, detached dwelling unit, and must not occupy more than 40% of the floor area of the dwelling unit to a maximum of 74m².
- b) A minor home-based business must not generate more than two client or customer visits to the lot within or from which it is being operated at any given time.
- c) Where a secondary suite or garden suite is permitted in this Bylaw, both a secondary suite or garden suite and a minor home-based business are permitted on the same lot, subject to parking and building regulations.

4.2.5 A major home-based business is subject to the following requirements:

- a) A major home-based business is only permitted within a residential single detached unit and must not occupy more than 40% of the floor area of the dwelling unit to a maximum of 93m².
- b) A maximum of one non-resident employee is permitted to be engaged in the major home-based business along with the home occupant.
- c) A major home-based business must not generate more than five client or customer visits to the lot within, or from which it is being operated at any given time.
- d) A secondary suite or garden suite is not permitted on the same lot as a major home-based business.
- e) A bed and breakfast is subject to the following requirements:
 - i. Must only contain up to two sleeping units.
 - ii. Must not accommodate more than 5 guests at any given time.
 - iii. Prohibited on a lot with a daycare, or any facility licensed under the *Community Care and Assisted Living Act*.

c) By deleting Section 4.3 in its entirety.

d) By deleting Section 5.3.b in its entirety and replacing it with the following:

- b) An R-1, R-1A, R-1B, A-1, or A-3 zone, in which case up to three parking spaces may be located in a front yard in association with a secondary suite, garden suite, or home-based business use so long as the portion of the front yard occupied by parking spaces does not exceed 50m² exclusive of driveway to the parking spaces. The 50m² limit does not apply to parking space width in excess of 2.6m, provided this excess width does not itself equal or exceed 2.6m.

- e) By adding the following rows under the heading “Commercial” in Table 5.2:

Minor Home-Based Business	1 parking space
Major Home-Based Business	2 parking spaces
Daycare, Small	1 parking space required for each non-resident employee

- f) By repealing Section 5.13.2 and replacing it with the following:

5.13.2 Every required residential parking space, excepting secondary suites, garden suites and home-based business parking requirements, must be an Energized Electric Vehicle Space.

- g) By deleting “Accessory Uses” in Section 7.1 A-1: Rural in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business
- b) Secondary Suite
- c) Kennel

- h) By deleting “Accessory Uses” in Section 7.2 A-2: Pike Lake Rural Residential in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business
- b) One additional detached residential dwelling for the purpose of housing agriculture employees or caretakers
- c) Secondary Suite
- d) Kennel

- i) By deleting “Accessory Uses” in Section 7.3 A-3: Rural Residential in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business
- b) Secondary Suite

- j) By deleting “Accessory Uses” in Section 8.1 R-1: Detached Residential (Large Lot) in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business
- b) Secondary Suite
- c) Garden Suite, subject to Schedule D

- k) By deleting “Accessory Uses” in Section 8.2 R-1A: Detached Residential in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business
- b) Secondary Suite
- c) Garden Suite, subject to Schedule D

- l) By deleting “Accessory Uses” in Section 8.3 R-1B: Detached Residential (Medium Lot) in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business
- b) Secondary Suite
- c) Garden Suite, subject to Schedule D

- m) By deleting “Accessory Uses” in Section 8.4 R-1C: Detached Residential (Small Lot) in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business
- b) Secondary Suite
- c) Garden Suite, subject to Schedule D

- n) By deleting “Accessory Uses” in Section 8.5 R-2: Duplex Residential in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business
- b) Secondary Suite within a Residential, Detached dwelling only
- c) Garden Suite, subject to Schedule D

- o) By deleting “Accessory Uses” in Section 9.1 RT-1: Attached Residential in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business

- p) By deleting Section 9.2 RM-1: Ground-Oriented Multiple Unit Residential in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business

- q) By deleting “Accessory Uses” in Section 9.3 RM-2: Apartment Residential in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business

- r) By deleting “Accessory Uses” in Section 9.4 RM-3 Zone: Mixed Residential in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business

- s) By deleting “Accessory Uses” in Section 10.1 C-1: Community Commercial in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business

- t) By deleting “Accessory Uses” in Section 10.3 C-4: Tourist Commercial in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business

- u) By deleting “Accessory Uses” in Section 10.6 C-7: Business Park Commercial in its entirety and replacing it with the following:

Accessory Uses

- a) Greenhouse a part of a Garden Centre
b) Home-based business

- v) By deleting Section 13.2.2 in its entirety and replacing it with the following:

13.2.2 Accessory Uses

- a) Home-based business

- w) By deleting Section 13.3.2 in its entirety and replacing it with the following:

13.3.2 Accessory Uses

- a) Home-based business

- x) By deleting “Accessory Uses” in Section 13.4 CD-5: Comprehensive Development (Gibraltar Bay) in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business
b) Garden Suite, subject to Schedule D
c) Secondary Suite

- y) By deleting “Accessory Uses” in Section 13.5 CD-5A: Comprehensive Development (Mixed Residential – Small Lot) in its entirety and replacing it with the following:

Accessory Uses

a) Home-based business

z) By deleting Section 13.8.2.b in its entirety and replacing it with the following:

b) Accessory Uses

i) Home-based business

aa) By deleting Section 13.8.3.b in its entirety and replacing it with the following:

b) Accessory Uses

i) Home-based business

bb) By deleting Section 13.8.4.b in its entirety and replacing it with the following:

b) Accessory Uses

i) Home-based business

cc) By deleting Section 13.8.5.b in its entirety and replacing it with the following:

b) Accessory Uses

i) Home-based business

dd) By deleting Section 13.8.6.b in its entirety and replacing it with the following:

b) Accessory Uses

i) Home-based business

ee) By deleting Section 13.11.5.b in its entirety and replacing it with the following:

b) Accessory Uses

i) Home-based business

ff) By deleting Section 13.11.6.b in its entirety and replacing it with the following:

b) Accessory Uses

i) Home-based business

gg) By deleting Section 13.11.7.b in its entirety and replacing it with the following:

b) Accessory Uses

i) Home-based business

hh) By deleting Section 13.12.2.b in its entirety and replacing it with the following:

13.12.2 Accessory Uses

a) Home-based business

ii) By deleting “Accessory Uses” in Section 13.13 CD-13: Comprehensive Development (Island Highway) in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business
- b) Garden Suite, subject to Schedule D
- c) Secondary Suite

jj) By deleting Section 13.15.2 in its entirety and replacing it with the following:

13.15.2 Accessory Uses

a) Home-based business

kk) By deleting “Accessory Uses” in Section 13.16 CD-16: Comprehensive Development (Mill Hill) in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business
- b) Garden Suite, subject to Schedule D

ll) By deleting Section 13.18.2 in its entirety and replacing it with the following:

13.18.2 Accessory Uses

- a) Home-based business
- b) Garden suite, subject to Schedule D
- c) Secondary suite

mm) By deleting “Accessory Uses” in Section 13.19 CD-19: Comprehensive Development (Mixed Residential) Subzone A in its entirety and replacing it with the following:

b) Accessory Uses

- i) Home-based business
- ii) Garden Suite, subject to Schedule D
- iii) Secondary Suite

nn) By deleting “Accessory Uses” in Section 13.19 CD-19: Comprehensive Development (Mixed Residential) Subzone B in its entirety and replacing it with the following:

b) Accessory Uses

- i) Home-based business

oo) By deleting “Accessory Uses” in Section 13.20 CD-20: Comprehensive Development (Eagle Creek Village) in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business

- pp) By deleting “Accessory Uses” in Section 13.21 CD-21: Detached Multiple-Unit Residential (102 Atkins Road) in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business
- b) Garden suite, subject to Schedule D
- c) Secondary suite

- qq) By deleting “Accessory Uses” in Section 13.22 CD-22: Christie Point Residential in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business

- rr) By deleting “Accessory Uses” in Section 13.23 CD-23: Comprehensive Development (Thetis Lake) in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business

- ss) By deleting “Accessory Uses” in Section 13.24 CD-24: Burnside Helmcken Residential in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business

- tt) By deleting “Accessory Uses” in Section 13.25 CD-25: Erskine Lane Residential in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business

- uu) By deleting Section 13.26.2 in its entirety and replacing it with the following:

13.26.2 Accessory Uses

- a) Home-based business

- vv) By deleting “Accessory Uses” in Section 13.27 CD-27: Comprehensive Development (Island Highway – Portage) in its entirety and replacing it with the following:

Accessory Uses

- a) Home-based business

- ww) By deleting “Accessory Uses” in Section 13.28 CD-28: Comprehensive Development (Glentana Village) Sub-Zone CD-28A in its entirety and replacing it with the following:

b) Accessory Uses

- a. Home-based business
- b. Office

xx) By deleting “Accessory Uses” in Section 13.28 CD-28: Comprehensive Development (Glentana Village) Sub-Zone CD-28C in its entirety and replacing it with the following:

- b) Accessory Uses
 - a. Home-based business
 - b. Garden Suite, subject to Schedule D
 - c. Secondary Suite

yy) By deleting “Accessory Uses” in Section 13.28 CD-28: Comprehensive Development (Glentana Village) Sub-Zone CD28-D in its entirety and replacing it with the following:

- b) Accessory Uses
 - a. Home-based business
 - b. Garden Suite, subject to Schedule D
 - c. Secondary Suite

zz) By deleting “Accessory Uses” in Section 13.28 CD-28: Comprehensive Development (Glentana Village) Sub-Zone CD28-E in its entirety and replacing it with the following:

- b) Accessory Uses
 - a. Home-based business
 - b. Garden Suite, subject to Schedule D
 - c. Secondary Suite

aaa) By deleting “Accessory Uses” in CD-28: Comprehensive Development (Glentana Village) Sub-Zone CD28-F in Section 13.28.1.b in its entirety and replacing it with the following:

- b) Accessory Uses
 - a. Home-based business

bbb) By deleting Section 13.29.2 in its entirety and replacing it with the following:

- 13.29.2 Accessory Uses
 - a) Home-based business

ccc) By deleting Section 13.30.2 in its entirety and replacing it with the following:

- 13.30.2 Accessory Uses
 - a) Home-based business
 - b) Accessory building and other structures, subject to the regulation in Section 4.6

EFFECTIVE DATE

3. This bylaw comes into force on January 1, 2027.

READ A FIRST TIME THIS DAY OF , 2026.

READ A SECOND TIME THIS DAY OF , 2026.

READ A THIRD TIME THIS DAY OF , 2026.

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CORPORATE OFFICER, AND
SEALED WITH THE SEAL OF THE TOWN OF VIEW ROYAL THIS _____ DAY OF _____,
2026.

MAYOR

CORPORATE OFFICER