



Town of Midland

Guide to Establishing

A Home Based
Business

in Midland

For More Information, Contact Us At:

✉ planning@midland.ca

● 705-526-4275 x 2214



GUIDE TO ESTABLISHING A HOME-BASED BUSINESS IN THE TOWN OF MIDLAND

If you want to operate a Home-Based Business in Midland but you don't know where to begin, this Guide has been designed to help establish your Home-Based Business.

Where can I operate a Home-Based Business?

Any Residential (except Residential Office - RO Zone) or Rural Zone allows Home-Based Businesses.

To find out the zoning of your property, contact Planning at 705-526-4275 ext. 2214 or planning@midland.ca.

What types of businesses are allowed to be run out of my home?

Any type of business is permitted except the following businesses are not permitted:

- Adult Entertainment
- Auto Body Shop
- Auto Repair Shop
- Bar
- Car Dealership
- Car Wash
- Dry Cleaning
- Funeral Home
- Kennel
- Restaurant
- Retail Store*
- Storage Yard
- Salvage Yard
- Veterinary Clinic

* If you produce items on-site, you can sell them. You can sell retail if it is accessory to the service your Home-Based Business is offering. Direct Sales are permitted.

What rules does my Home-Based Business need to follow?

1. The house must be used as a residence.
2. No items are allowed to be stored or displayed outside.
3. Do not create a nuisance with respect to hours of operation, odour, dust, smoke, noise, gas, glare, fumes, light, vibration, radiation, debris, heat, humidity, or garbage.
4. Do not interfere with your neighbours' enjoyment of their property with respect to traffic, parking, or deliveries.
5. Do not interfere with your neighbours' communications reception or electrical service.

Am I allowed to have employees?

Yes. There are no restrictions on the number of employees you're allowed to have working at your Home-Based Business.

Is there a restriction on the maximum number of customers that can visit my Home-Based Business at any one time?

No. You can have any number of customers visiting your business at one time. They must park on your surfaced driveway or on the street only in locations where on-street parking is permitted.

Do I need to provide additional parking on my property for my employees and customers?

No additional parking is required. However, your employees and customers must park on the surfaced driveway on your property. Where on-street parking is permitted, your customers and employees may park on the street in accordance with the Town's By-laws.

Can I operate my Home-Based Business out of my garage or shed?

Yes. A Home-Based Business can be run out of your house, garage and/or shed.

I'm planning to rent out the house that I operate my Home-Based Business from. Is this allowed?

Yes. As long as the house is being used as a residence you may operate your Home-Based Business out of the house. It doesn't matter who lives in the house just as long as someone resides in the home.

Is there a maximum size that my Home-Based Business can be?

There are no size restrictions for a Home-Based Business. As long as the Home-Based Business is secondary to the house being used as a residence, the Home-Based Business can be as large or as small as you need.

Can I store materials on the property or display items for sale on my lawn?

No. Outside storage or display of goods, equipment, materials or supplies is not allowed for Home-Based Businesses. You are allowed to store these items inside your house, garage, and/or shed.

What approvals do I need from the Town of Midland before opening up my Home-Based Business?

You may not require any approvals from the Town. The Town does not require business licenses.

However, you may need a Building Permit for a Change of Use Building Permit or for any proposed renovations to the building.

For more information contact Building Staff at 705-526-4275 ext. 2252 or building@midland.ca.

I want to renovate my home to accommodate my Home-Based Business, do I need to get a Building Permit?

If you are making structural changes, finishing your basement, or installing plumbing for sinks or washrooms, you will require a Building Permit.

For more information contact Building Staff at 705-526-4275 ext. 2252 or building@midland.ca.

Separate electrical permits are required by the Electrical Safety Authority. You may contact the Electrical Safety Authority at 1-877-372-7233.

I want to make food and sell it to the public from my Home-Based Business. What approvals do I need?

If you plan to sell food products to the public, you must prepare the food in a separate, inspected kitchen (i.e. kitchen located in a detached garage or basement/back room with a separate entrance). You cannot use your home kitchen.

For more information, contact the Simcoe County Health Unit at 705-526-9324.

Can I put up a sign to advertise my Home-Based Business?

Yes, but you must get a Sign Permit from the Town of Midland before you put up the sign. The fee is \$80.00.

If you are in a Residential zone, you are only allowed one (1) sign on the property. You can choose from a Projecting Sign, Ground Sign, Sandwich Board Sign, or Fascia Sign.

For more information about the allowable size and location of the sign, contact Planning Staff at 705-526-4275 ext. 2214 or planning@midland.ca.

If your property is zoned Rural, you are allowed to have:

- 1 Sandwich Board Sign
- 1 Fascia Sign
- 1 Ground Sign

For more information about the allowable size and location of signage in the Rural Zone, contact Planning Staff at 705-526-4275 ext. 2214 or planning@midland.ca.

CONTACT & MORE INFORMATION

If you have any inquiries about establishing a Home-Based Business or to find out the zoning of your property, contact Planning Staff at 705-526-4275 ext. 2214 or planning@midland.ca.

The Town's Zoning By-law, and the full Home-Based Business regulations, is available at the Town's website at www.midland.ca/Pages/zoning.aspx.

The Town's Sign By-law, and full Home-Based Business sign regulations is available at www.midland.ca/Pages/plan.aspx.

BUSINESS SUPPORT SERVICES
Need help setting up your Home-Based Business?

There are several organizations in the area that can help you set up your Home-Based Business.

North Simcoe Community Futures Development Corporation

P.O. Box 8, 105 Fourth Street

Midland, Ontario

L4R 4K6

Tel: 705-526-1371

Email: admin@nscfdc.on.ca

Web: www.nscfdc.on.ca

Small Business Centre of Barrie, Simcoe County and Orillia

P.O. Box 400

Barrie, Ontario

L4M 4T5

Tel: 705-720-2445

Email: smallbusiness@barrie.ca

Web: www.barriebusinesscentre.ca

Shop Midland

270 King Street

Midland, Ontario

L4R 3M5

Tel: 705-527-3064

Web: www.shopmidland.ca

YMCA Employment Services

334 King Street

Midland, Ontario

L4R 3M8

Tel: 705-528-0845

Email: midlanderc@ymca.ca