Guide to Establishing A Home-Based Business

For more information, contact the Planning Department at:
(705) - 526 - 4275 ext. 2214  planning@midland.ca  www.midland.ca
If you wish to operate a Home-Based business in the Town of Midland but do not know where to begin, this Guide has been created as a resource to help establish your business.

**What is a ‘Home-Based Business’?**

A Home-Based Business, or Home Occupation, is a business or occupation that is carried on as a use accessory to the residential use of a dwelling unit.

**Where are Home Based businesses permitted in Town?**

Home-Based businesses are permitted in any Residential and Rural zone in the Town of Midland. Home-Based businesses must comply to the following:

- The Home Occupation use shall be contained within the dwelling unit and/or accessory building(s),
  - Accessory buildings include garages and sheds,
- The Home Occupation shall be secondary to the use of the dwelling and shall not change the external residential character of the dwelling or lot, with the exception of a permitted sign.

To find out the zoning of your property, please contact our Planning Department or utilize Midland’s Online Zoning Tool:

https://www.midland.ca/townhall/dpt/plan/zoning
What types of businesses can be run out of my home?

Any type of business is permitted; except the following businesses which are NOT permitted:

- Adult Entertainment Parlour
- Automobile Body Shop
- Automobile Car Wash
- Automobile Gas Bar
- Automobile Sales Agency
- Automobile Service Station
- Dry Cleaning Establishment
- Eating Establishment
- Funeral Home
- Kennel
- Storage Yard
- Salvage Yard
- Tavern
- Veterinary Clinic

- Storefront retail sales are not permitted. If you produce items on-site, you may sell them.
- Direct sales made via telephone, internet, or mail order are permitted.

Are there any rules my Home-Based business must follow?

As outlined in Midland’s Zoning By-Law, there are a few rules that you must follow in running your Home-Based Business:

1. Your Home-Based Business must not become offensive or obnoxious, or create a public nuisance with respect to hours of operation, emission of odour, dust smoke, noise, gas, or similar impacts.
2. Your business must not interfere with your neighbours’ electrical services or communications reception.
3. Your business shall not create vehicular traffic, on-street parking, or delivery impacts on your residential neighbourhood.
4. No outside storage or display of goods, equipment, or materials associated with your business is permitted.

Do I need any approvals from the Town of Midland before opening 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
How big can my Home-Based Business be?

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

Can my business have employees?

Yes, your Home-Based Business may have employees. There are no restrictions on the number of employees you are able to have working at your Home-Based Business.

Can I prepare and sell food from my business?

If you plan to sell food products to the public, you must prepare the food in a separate 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.

How many customers can visit my business at one time?

There is no restriction as to how many customers can visit your Home-Based Business at one time.

What about parking?

- Additional parking for your employees and customers is not required. However, all employee and customer vehicles must be parked on the surfaced driveway of your property.
- Where street parking is permitted, your employees and customers may park on the street in accordance with Midland’s Parking By-Law.

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 business out of the house. It does not matter who lives in the home.
I want to renovate my home to accommodate my Home-Based Business. Do I need a Building Permit?

If you are making structural changes, finishing your basement, or installing plumbing for sinks and bathrooms, 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 (ESA). You may contact the ESA at 1 - (877) - 372 - 7233.

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

Yes, but you must obtain a Sign Permit from the Town of Midland before you erect the sign.

For Home Based-Businesses, you are permitted to have one (1) Projecting Sign. Depending on your Residential zone, you may be permitted to have other types of signs on your property. Below is an outline of permitted signs by Residential zone.

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<th>Residential Zone</th>
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<td>Residential Apartment – RA</td>
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<tr>
<td>Residential Mobile Home – RM</td>
<td>Directory</td>
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<td>Residential Office – RO</td>
<td>Canopy, Ground</td>
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If the location of your Home-Based Business is zoned Rural, you are permitted the following signs:
- Sandwich Board
- Fascia
- Ground

For more information regarding the allowable size and location of signage, contact Planning Staff at (705) - 526 - 4275 ext. 2214, by email at planning@midland.ca, or refer to the Town of Midland’s Sign By-Law.
BUSINESS SUPPORT SERVICES

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
☎ (705) - 526 - 1371
✉ admin@nscfdc.on.ca
🌐 www.nscfdc.on.ca

Small Business Centre of Barrie, Simcoe, and Orillia
P.O. Box 400
Barrie, Ontario
L4M 4T5
☎ (705) - 720 - 2445
✉ smallbusiness@barrie.ca
🌐 www.barriebusinesscentre.ca

Economic Development Corporation of North Simcoe
105 Fourth Street
Midland, Ontario
L4R 4K6
☎ (705) - 526 - 1371 ext. 114
🌐 www.edcns.ca

YMCA Employment Services
334 King Street
Midland, Ontario
L4R 3M8
☎ (705) - 528 - 0845
✉ midlanderc@ymca.ca