

To: Warden and Council, Municipality of the District of Yarmouth
Submitted by: Madelyn LeMay, LPP, MCIP
Date: July 2, 2026 Council Meeting
Subject: LUB Amendments: Home Occupations
Council Public Hearing and Second Reading Report; File 26-13

1.0 LEGISLATIVE AUTHORITY

Municipal Government Act Section 220.

2.0 POSSIBLE MOTION

Following conclusion of the Public Hearing on June 24, should Council wish to complete the proposed amendment, the following motion would be in order:

... that Council amends the Land Use By-law to allow pet grooming as an additional home occupation in a manner substantively the same as shown in Appendix C of the staff report to PAC dated May 19, 2026.

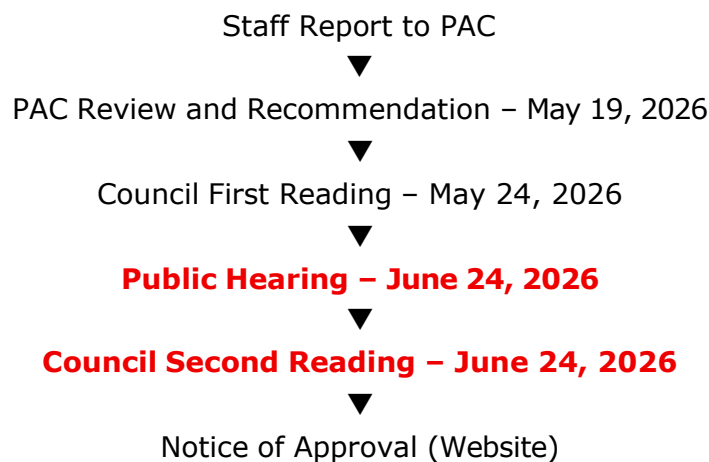
3.0 BACKGROUND

On May 19, 2026 staff presented a recommendation report to the Planning Advisory Committee (PAC) (Attachment A). PAC recommended in favour of the proposed amendments.

Council held First Reading on May 27, 2026 and a motion to hold a public hearing and second reading was approved.

4.0 NEXT STEPS

Approval Process



5.0 ATTACHMENTS

Attachment A May 19, 2026 Home Occupation Report to PAC

Report Prepared by: Madelyn LeMay, MCIP, LPP

Report Approved by: Victoria Brooks

To: Planning Advisory Committee (PAC)
Municipality of the District of Yarmouth (MODY)

Submitted by: Madelyn LeMay, LPP, MCIP

Date: May 19, 2026 PAC Meeting

Subject: LUB Amendments: Home Occupations
Recommendation Report to PAC

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1.0 LEGISLATIVE AUTHORITY

Municipal Government Act Section 220.

2.0 RECOMMENDATION

Should the Planning Advisory Committee (PAC) wish to forward a positive recommendation, the following motion would be in order:

... that Council give First Reading and hold a Public Hearing to consider amending the Land Use By-law to allow pet grooming as an additional home occupation in a manner substantively the same as shown in Appendix C of the staff report to PAC dated May 19, 2026.

3.0 BACKGROUND

On March 18, 2026, Keri-Anne Goreham applied for an amendment to the Land Use By-law (LUB) to permit the use of a portion of her home as a dog grooming facility. Although Home Occupations are supported by the Municipal Planning Strategy (MPS) and regulated through the LUB, dog or pet grooming is not listed as a permitted Home Occupation.

4.0 DISCUSSION

4.1 Municipal Government Act

Section 220(4) of the Municipal Government Act enables Council to determine where specific uses are permitted and what regulations will be placed on them; this includes home occupations.

4.2 Municipal Planning Strategy

Council supports Home Occupations in the MPS: Policy 4-70 states: *“Council shall, through the Land Use By-law, permit low-impact home occupations within all zones that permit dwellings, with controls around parking, signage, and floor area.”*

Policy 4-71 enables several additional specific Home Occupations by site plan approval in the Hamlet Residential Zone, Hamlet Commercial Zone, Rural Development Zone, and Rural Commercial Zone. The applicant’s lot is located in the Residential General (RG) Zone.

4.3 Land Use By-law

The LUB sets out the requirements for Home Occupations and lists the potential uses in Section 7.6.1 (Appendix A).

4.4 Statements of Provincial Interest

One of the Statements of Provincial Interest is a Statement regarding Housing. It does not address the use of dwellings for home occupations.

4.5 Municipal Climate Change Action Plan

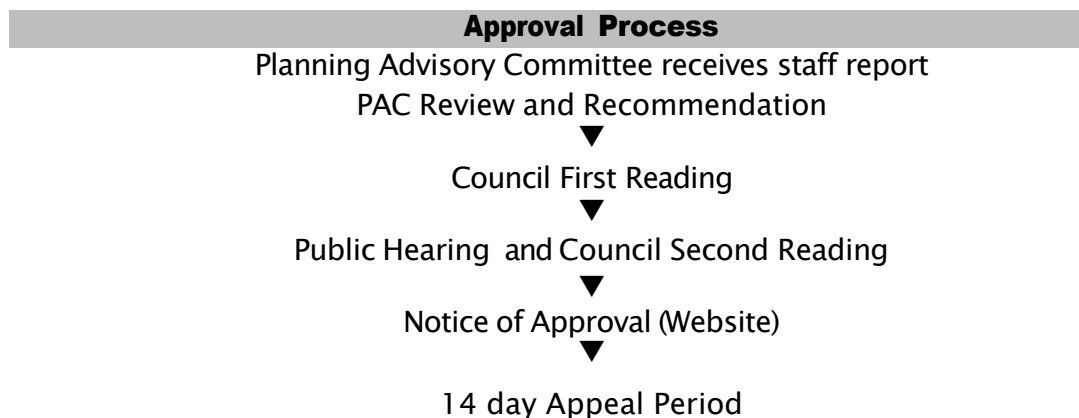
The MCCAP has no direct relevance to Home Occupations.

4.6 Draft Amendments

The proposed amendments are straightforward; they involve adding the term “pet grooming” to the definition section of the Land Use By-law and adding the term to the list of permitted Home Occupations. Appendix B shows the proposed amendment in colour for ease of reading; Appendix C is the amendment in the formal style required by the Province.

5.0 NEXT STEPS

As noted above, the proposed amendments have been considered within the context of the specific policies of the MPS and are consistent with the intent, objectives and policies of the MPS. The proposed amendment to permit pet grooming as an additional Home Occupation reflects the intent of the existing MPS policies. As a result, planning staff recommends proceeding with the approval process for the proposed amendments.



6.0 FINANCIAL IMPLICATIONS

There are no financial implications related to this amendment for the Municipality.

7.0 ALTERNATIVES

In response to the application, PAC may:

- request further information on a specific topic;
- determine that the application does not meet the criteria of the MPS and make this recommendation to Council.

8.0 APPENDICIES

Appendix A	LUB: Existing Home Occupation regulations
Appendix B	Draft Amendments (in colour)
Appendix C	Draft Amendments (formal)

Report Prepared by Madelyn LeMay

Report Approved by Victoria Brooks, CAO

APPENDIX A

Taken from the Land Use By-law April 2, 2026 Existing Home Occupation Regulations

- 7.6.1 The following *home occupations* shall be permitted accessory to a *dwelling* in all zones that permit dwellings as a *main* use, subject to the following requirements:

Table 4: Low-impact Home Occupation Requirements

(a) permitted uses	i. accommodations ii. assembly processing iii. building contractor iv. business or professional offices v. manufacturing vi. personal services vii. private teaching viii. small item repair shops – excluding small engine repair ix. retail use x. studios
(b) Maximum Number of On-site, Non-resident Employees	2
(c) Maximum Floor Area of Home Occupation if in the Dwelling	25% of dwelling, except accommodations, which shall be limited to 5 sleeping units
(d) Maximum Combined Floor Area of Dwelling and Home Occupation if in an Accessory Building i. Lot Size Under 2,787 m² ii. Lot Size 2,787 m² or more iii. Mini/Mobile Home Park	152 m² 305 m² 23 m²
(e) Minimum Side Setback	3.0 m
(f) Minimum Rear Setback	3.0 m
(g) Outdoor Display and Storage i. Rear or Side Yards ii. Front Yards	Display and storage shall be screened from abutting residential <i>uses</i> and the nearest road by the <i>dwelling, accessory building</i>, opaque fence, natural landform, <i>existing</i> or planted vegetation, or a combination of the above. No more than 15% of total minimum <i>front yard area</i> to a maximum of 37 m², whichever is less, shall be used for display. Display shall not be located within the minimum front yard <i>setback</i>. Storage shall not be permitted within the front yard.

APPENDIX B

Note: coloured text and text with ~~strikeout~~ indicates a change from the present LUB and is provided only for the convenience of the reader.

Proposed Changes: Additions in blue.

In Chapter 32, *Definitions*, add:

Pet grooming: means the care of the physical appearance of domesticated animals including maintaining a pet's hygiene and appearance through services such as bathing, brushing, hair trimming, nail clipping, and ear cleaning. Pet grooming does not include keeping animals overnight or in outdoor kennels. Only retail sales of products used in the pet grooming business shall be permitted.

7.6.1 The following *home occupations* shall be permitted accessory to a *dwelling* in all zones that permit dwellings as a *main* use, subject to the following requirements:

Table 4: Low-impact Home Occupation Requirements

(a) permitted uses	i. accommodations ii. assembly processing iii. building contractor iv. business or professional offices v. manufacturing vi. personal services vii. private teaching viii. small item repair shops – excluding small engine repair ix. retail use x. studios xi. pet grooming
(b) Maximum Number of On-site, Non-resident Employees	2
(c) Maximum Floor Area of Home Occupation if in the Dwelling	25% of dwelling, except accommodations, which shall be limited to 5 sleeping units
(d) Maximum Combined Floor Area of Dwelling and Home Occupation if in an Accessory Building i. Lot Size Under 2,787 m² ii. Lot Size 2,787 m² or more iii. Mini/Mobile Home Park	152 m² 305 m² 23 m²
(e) Minimum Side Setback	3.0 m
(f) Minimum Rear Setback	3.0 m

(g) Outdoor Display and Storage i. Rear or Side Yards	Display and storage shall be screened from abutting residential <i>uses</i> and the nearest road by the <i>dwelling, accessory building</i>, opaque fence, natural landform, <i>existing</i> or planted vegetation, or a combination of the above. No more than 15% of total minimum <i>front yard area</i> to a maximum of 37 m², whichever is less, shall be used for display. Display shall not be located within the minimum front yard <i>setback</i>. Storage shall not be permitted within the front yard.
ii. Front Yards	
(h) Signs NOTE: This amendment is in process	Signs shall be regulated in the same manner as all other commercial signs in the zone in which they are located.

Appendix C Proposed Amendments

Purpose:

Text amendments to the Land use By-law to allow pet grooming as an additional home occupation.

Amend the text of the Land Use By-law of the Municipality of the District of Yarmouth as follows:

1. In Chapter 32, *Definitions*, between the definitions of “Personal Service Shop” and “Places of Worship”, add the definition of *Pet Grooming* as follows:

Pet Grooming means the care of the physical appearance of domesticated animals including maintaining a pet’s hygiene and appearance through services such as bathing, brushing, hair trimming, nail clipping, and ear cleaning. Pet grooming does not include keeping animals overnight or in outdoor kennels. Only retail sales of products used in the pet grooming business shall be permitted.

2. In *Table 4: Low-impact Home Occupation Requirements* of s.7.6.1 add the term “pet grooming” as item xi. At the end of the list of permitted uses, so that Table 4 reads as follows:

Table 4: Low-impact Home Occupation Requirements

(a) permitted uses	i. accommodations ii. assembly processing iii. building contractor iv. business or professional offices v. manufacturing vi. personal services vii. private teaching viii. small item repair shops – excluding small engine repair ix. retail use x. studios xi. pet grooming
(b) Maximum Number of On-site, Non-resident Employees	2
(c) Maximum Floor Area of Home Occupation if in the Dwelling	25% of dwelling, except accommodations, which shall be limited to 5 sleeping units
(d) Maximum Combined Floor Area of Dwelling and Home Occupation if in an Accessory Building i. Lot Size Under 2,787 m² ii. Lot Size 2,787 m² or more iii. Mini/Mobile Home Park	152 m ² 305 m ² 23 m ²
(e) Minimum Side Setback	3.0 m
(f) Minimum Rear Setback	3.0 m

(g) Outdoor Display and Storage i. Rear or Side Yards	Display and storage shall be screened from abutting residential <i>uses</i> and the nearest road by the <i>dwelling, accessory building</i>, opaque fence, natural landform, <i>existing</i> or planted vegetation, or a combination of the above.
ii. Front Yards	No more than 15% of total minimum <i>front yard area</i> to a maximum of 37 m², whichever is less, shall be used for display. Display shall not be located within the minimum front yard <i>setback</i>. Storage shall not be permitted within the front yard.