

Prohibited Home-Based Businesses

Without limiting the authority of the Bylaw Inspector to deny applications for other home-based businesses which do not meet the requirements of the City's Zoning Bylaw, the following uses are prohibited home-based businesses:

- laundry services;
- veterinary services, boarding, grooming or care of animals;
- photographic or video studio involving adult or sexually oriented subject material;
- any business activity that requires the use of commercial or industrial equipment;
- hotels and hospitals;
- the painting, repairing, cleaning, selling or any activity relating to motor vehicles or machinery;
- industrial uses such as welding, metal works, salvaging, recycling, cabinet or furniture making, but not including homecraft;
- businesses utilizing large power tools and machinery or that require external venting, blowers and exhaust ports;
- any business utilizing radio transmission equipment;
- on-site sale of any products, goods or merchandise except sales incidental to a personal service trade;
- restaurants, take-out food services, and drinking establishments;
- the sale, storage or service of firearms, fireworks, or ammunition;
- any use that creates noise, vibration, smoke, dust, odour, air pollution, heat, glare, bright light, hazardous waste, etc. beyond the boundaries of the business.

Note: This brochure is for reference only. Please refer to Section 5.29 of The City of Saskatoon Zoning Bylaw for full details of home-based business development standards and prohibited home-based businesses.



For more information contact:

Business Licence Program
Community Standards
222 3rd Avenue North
Saskatoon SK S7K 0J5

Phone: (306) 975-2760

Fax: (306) 975-7712

Website: www.saskatoon.ca/businesslicence

Email: business.licence@saskatoon.ca

Office Hours

Monday - Friday, 8:00 a.m. to 5:00 p.m.

This pamphlet has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact Community Standards for assistance, as the City of Saskatoon accepts no responsibility to persons relying solely on this information.

January 2025



Home-Based Business Licence



Home-Based Business Licence

The City of Saskatoon Zoning Bylaw allows occupants to conduct business from their principal residence. The standards for home-based businesses are intended to seek a balance between supporting a quiet, safe, and aesthetic residential environment while supporting the aspirations of home-based entrepreneurs. Home-based businesses are a positive alternative for the business community that reflects the City of Saskatoon's sustainable growth policies, supporting a sustainable live-work environment for current and future generations of the City of Saskatoon.

The proportion of home-based businesses has grown steadily over the past five years, and now accounts for over 41% of the total number of licensed businesses in the city. A home-based business is a permitted accessory use in any district where dwellings are a permitted or discretionary use. However, business activities which do not meet home-based development standards must locate in commercial or industrial areas.

Development Standards

The following regulations apply to all home-based businesses:

- No more than one (1) non-resident employee may be present at the home-based business at any one time;
- One (1) off-street surface parking space must be available for a non-resident employee, except in the B6, DCD1, MX2 and M4 zoning districts;
- Business shall be conducted entirely indoors and include no more than 20% of the gross floor area of the dwelling, including the area of the basement and the garage. Up to a maximum of 40 m² (430.6 ft²), may be occupied by home-based businesses;
- There shall be no outside storage on the site in relation to the home-based business;
- No more than eight (8) client or business-related visits per day (3 client or related business visits at any one time and up to a maximum of 40 per week) shall be made to a home-based business;
- Signs advertising or identifying the home-based business are not permitted on the property;
- No more than one (1) business-related vehicle and one (1) trailer may be stored on or in the vicinity of the site, the gross vehicle weight must not exceed 8000 kg with a total length of no more than 6.0 m (20 ft);
- Deliveries of merchandise, goods or equipment to the home-based business cannot be delivered by a vehicle with a gross weight exceeding 8000 kg and a total length of 6.0 m (20 ft). Deliveries must not cause a nuisance to other residents of the neighbourhood;
- A maximum of 2.0 cubic metres of storage may be permitted within a dwelling and a maximum of 4.0 cubic metres of storage may be permitted within the garage, shed or other accessory building;
- A garage or accessory building may be occupied by a home-based business provided the total area of the home-based business does not exceed 40 m² (430.6 ft²) on the site.



We're here to help...

Business Licence Program offices are open 8:00 a.m. to 5:00 p.m.

Monday through Friday (excluding statutory holidays).

Please feel free to stop in or call us at (306) 975-2760.

You can also email us at business.licence@saskatoon.ca.

Important References

The Business Licence Program has developed a variety of publications that provide helpful information to start and grow your home-based business. These are available for pickup at:

Business Licence Program
Community Standards
3rd Floor, City Hall
222-3rd Avenue North
Saskatoon, SK S7K 0J5

Website: www.saskatoon.ca/businesslicence

Business Start-Up Guide

The Business Start-Up Guide is a convenient resource for starting your business. The Guide provides information pertaining to a variety of home-based businesses, along with a companion Business Start-Up Checklist.

BizPaL (www.bizpal.ca)

BizPaL is an innovative online project designed to help Canadian businesses save time when accessing licensing and permit information from multiple levels of government. Simply answer a series of questions on the type of businesses you want to start. BizPaL will automatically generate a list of all required permits and licences from the three levels of government along with other basic information.

The Business Licence Bylaw (Bylaw No. 9746)

The Business Licence Bylaw No. 9746 contains information regarding special types of businesses and lists all regulations and development standards for commercial and home-based businesses.

Business Licence Fees (subject to change)

New Business	\$135.00
Annual Renewal	\$95.00
Change of Location (CoL)	\$135.00
CoL within 3 months of Renewal	\$40.00
Change of Ownership	no charge
Change of Business Name	no charge