

Authority: Etobicoke Community Council Report No. 9, Clause No. 15,
as adopted by City of Toronto Council on August 1, 2, 3 and 4, 2000
Enacted by Council: August 3, 2000

CITY OF TORONTO

BY-LAW No. 509-2000

**To amend Chapter 304-21(Supplementary Regulations) of the Etobicoke Zoning Code to
establish supplementary regulations for home occupations throughout the former
City of Etobicoke.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and held at least one public meeting in accordance with the *Planning Act*; and

WHEREAS the matters herein set out are in conformity with Official Plan Amendment No. 49-97 of the former City of Etobicoke Official Plan;

THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

1. THAT Section 304-21 of the Zoning Code is hereby amended to include the following subsection:

Supplementary Regulations for Home Occupations

Home occupations shall be permitted as a secondary use in all residential dwelling units subject to the following provisions:

- A. Subject to Subsection B of these supplementary regulations, a home occupation is any occupation conducted for gain or profit within a residential dwelling by any permanent resident(s) of the dwelling.
- B. Any home occupation conducted in a dwelling other than a single detached or semi-detached dwelling unit shall be limited to business office uses whose operations are conducted solely by means of telecommunication equipment utilizing a phone line, such as but not limited to, a telephone, computer and fax machine.
- C. The home occupation is secondary to the main use of the dwelling and does not change the character of the dwelling as a private residence.
- D. The total area devoted to a home occupation shall not exceed 25% of the gross floor area of the dwelling (up to a maximum of 100 square metres), the calculation of which shall not include the area of the basement, garages or accessory structures. The 25% gross floor area devoted to the home occupation may be permitted to locate in the basement of the dwelling.

- E. Storage in connection with a home occupation shall only be permitted within the main residential dwelling and the area occupied by such storage shall be included in the calculation of the permitted gross floor area for a home occupation.
- F. No exterior storage, including storage on balconies, or display of goods, materials or equipment shall be permitted in connection with the home occupation.
- G. No portion of a garage, or an accessory structure, shall be used in connection with a home occupation.
- H. A business identification plaque may be permitted in connection with home occupations conducted in a single or semi-detached dwelling. The plaque must be located on the main front wall of the dwelling and must be no larger than 10.8 centimetres by 28 centimetres.
- I. There shall be no goods, wares or merchandise offered, sold or kept for sale on the premises other than those produced on the premises.
- J. The following shall not be permitted as a home occupation or in connection with a home occupation:
 - (i) the repair and servicing of gas powered or electric motor vehicles and equipment;
 - (ii) any use that involves food preparation such as catering;
 - (iii) any use, which from its nature of operation creates a nuisance by the creation of noise, traffic, vibration or by reason of the emission of gas, fumes, dust, glare or objectionable odour, or any other use which may be considered to be an obnoxious or offensive trade, business or manufacture; and
 - (iv) use of a satellite dish in dwellings other than single or semi-detached dwellings.

2. Where the provisions of this by-law conflict with the Zoning Code, the provisions of this by-law shall take precedence, otherwise the Zoning Code shall continue to apply.

ENACTED AND PASSED this 3rd day of August, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)