

## CITY OF TORONTO

### Bill 1479

### BY-LAW - 2025

#### **To amend Zoning By-law 569-2013, as amended, with respect to home occupation permissions.**

Whereas Council of the City of Toronto has the authority pursuant to 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 has held at least one public meeting in accordance with the Planning Act, as amended;

The Council of the City of Toronto enacts:

1. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
2. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 150.5.20.1(1)(B), (C) and (D), so that they read:
  - (B) be a **personal service shop**, except as permitted in regulation 150.5.20.1(7);
  - (C) be an office or medical office for a professional regulated under the College of Physicians and Surgeons of Ontario, except as permitted in regulation 150.5.20.1(8);
  - (D) be an office or medical office for a professional regulated under the Regulated Health Professions Act, 1991, S.O. 1991, c. 18, as amended, except as permitted in regulation 150.5.20.1(8);
3. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 150.5.20.1 (2), so that it reads:
  - (2) Home Occupation – Limitations on Customer or Client Attending the Premises for Specified Reasons
    - (A) A home occupation, other than one for an **education use, artist studio, office, service shop or custom workshop**, may not have clients or customers attending the **premises** for:
      - (i) consultations; or
      - (ii) receiving services

(iii) obtaining physical goods.

4. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 150.5.20.1 (4) by adding the words "or a detached **ancillary building**" after the words "**detached house**", so that it reads:

"(4) Home Occupation – Music or Dance Instruction Permitted in a Detached House Only

A **home occupation** for music or dance instruction and training may only be in a **detached house** or a detached **ancillary building**."

5. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 150.5.20.1 (6), so that it reads:

"(6) Home Occupation – Employees

A **home occupation** may have two employees working in the **dwelling unit** in addition to the business operator."

6. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 150.5.60.1 (1) so that it reads:

"(1) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)"

7. Zoning By-law 569-2013, as amended, is further amended by adding to Section 150.5 Home Occupation, a new Article 150.5.80 Parking and Bicycle Parking, Clause 150.5.80.1 General, and Regulation 150.5.80.1(1) so that it reads:

**"150.5.80      Parking and Bicycle Parking**

**150.5.80.1      General**

(1) Parking Space Requirement for a Lot with a Home Occupation

Despite the parking space requirements in regulations 200.5.10.1(1) and 200.5.10.11(1)(C):

(A) A **lawful parking space** located inside a **residential building** or an **ancillary building** may be used as **interior floor area** for a **home occupation**, and no further **parking space** is required for the associated **dwelling unit** that is the principal residence of the business operator."

8. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 150.5.20.1 a new Regulation (9) so that it reads:

"(9) Home Occupation – No Warehouse

The **premises** used as a **home occupation** must not operate as a **warehouse** for the distribution of goods or commodities;"

9. Zoning By-law 569-2013, as amended, is further amended by replacing Clause 150.5.40.40 so that it reads:

150.5.40.40 Floor Area

(1) Home Occupation - Maximum Interior Floor Area

The floor area for a **home occupation** may not exceed the lesser of:

- (A) 25 percent of total **interior floor area** of the **dwelling unit** or living accommodation the **home occupation** is located in; or
- (B) 100 square metres.

(2) Home Occupation - Interior Floor Area Calculation

For the calculation of **interior floor area** for a **home occupation** referred to in regulation 150.5.40.40(1)(A), the **interior floor area** includes all areas that the **dwelling unit** or living accommodation exclusively and separately occupies, including **ancillary buildings** or **structures**.

10. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 800.50(345) so that it reads:

(345) Home Occupation

means a business use within a **dwelling unit**, living accommodation or **ancillary building** or **structure**, where the **dwelling unit** or living accommodation is the principal residence of the business operator.

Enacted and passed on December , 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)