

Attachment 2: Draft Zoning By-law Amendment: Specific Use Regulations, Home Occupations

Authority: **Planning and Housing Committee** Item [-], as adopted by City of Toronto Council on [-]

**Explanatory Comment:** This by-law adds permissions for home occupations that would allow a limited number of clients and employees to attend a home occupation, and allow home occupations to occur in an ancillary building, including music or dance instruction. The majority of the current Use Specific Regulations for Home Occupations remain unchanged.

**CITY OF TORONTO**

**BY-LAW [Clerks to insert By-law number]**

**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.

**Explanatory Comment:** Provision 2 would remove the prohibition against allowing clients or customers to attend a home occupation for certain specified use types. Currently, only an education use is excluded from this prohibition.

2. 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, pet services, production studio, 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.

**Explanatory Comment:** Provisions 3 and 6 would remove the prohibition against a home occupation in an ancillary building.

3. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 150.5.20.1 (4) by adding the words “or an **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 an **ancillary building**.”

**Explanatory Comment:** Provisions 4 and 5 would allow a home occupation to have up to three employees, at least one of which must be the business operator. The dwelling unit must still be the principal residence of the business operator.

4. 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.”

**Explanatory Comment:** Provisions 3 and 6 would remove the prohibition against a home occupation in an ancillary building.

5. 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)”

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)