

Draft Amendments to Section 150.5 of Zoning By-law 569-2013 for Local Retail and Services (EHON)

**Proposed changes shown in red below would expand certain existing permissions from the R zone only, to all zones in the Residential Zone Category.

150.5 Home Occupation

150.5.1 General

(1) Application of this Section

The regulations in Section 150.5 apply to **home occupations**.

150.5.20 Use Requirements

150.5.20.1 General

(1) Home Occupation - Uses Not Permitted

A **home occupation** may not:

- (A) sell, rent or lease physical goods directly from the **dwelling unit**;
- (B) be a **personal service shop**;
- (C) be an office or medical office for a professional regulated under the College of Physicians and Surgeons of Ontario;
- (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;
- (E) be an **animal shelter** or **kennel**;
- (F) be a **vehicle repair shop**, a **vehicle service shop**, or a **vehicle washing establishment**; or
- (G) be a **manufacturing use**.

(2) Home Occupation - No Customer or Client Attending the Premises for Specified Reasons

A **home occupation**, other than one for an **education use**, may not have clients or customers attending the **premises** for:

- (A) consultations;
- (B) receiving services; or
- (C) obtaining physical goods.

(3) Home Occupation - No Outdoor Activities, Services, Display or Storage

A **home occupation** may not have outdoor activities, services, display or **open storage**.

(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**.

(5) Home Occupation - Not Permitted with a Group Home or Residential Care Home

A **home occupation** is not permitted with a **group home** or a **residential care home**.

(6) Home Occupation - No Employee Other than the Business Operator

A **home occupation** may not have an employee working in the **dwelling unit** who is not the business operator.

(7) Home Occupation - Personal Services Permitted in the Residential Zone Category

Despite regulations 150.5.20(1) and (2), a **home occupation** in the **Residential Zone Category** may be a **personal service shop**, limited to the following types of services:

- (A) barber;

- (B) hairdresser;
- (C) beautician;
- (D) dressmaker;
- (E) seamstress; and
- (F) tailor.

(8) Home Occupation - Health Related Professionals Office Permitted in the Residential Zone Category

- (A) Despite regulations 150.5.20.1(1) and (2), a **home occupation** in the **Residential Zone Category** may be:
 - (i) an office or medical office for a professional regulated under the College of Physicians and Surgeons of Ontario; and
 - (ii) an office or medical office for a professional regulated under the Regulated Health Professions Act, 1991, S.O. 1991, c. 18, as amended; and
- (B) Despite regulation 150.5.20.1(6), a **home occupation** in the **Residential Zone Category** described in (A), above, may have one employee working in the **dwelling unit** in addition to the business operator.

150.5.40 Building Requirements

150.5.40.1 General

(1) Home Occupation - No Exterior Alteration to Building

There may be no exterior alteration to a **building** to accommodate a **home occupation**.

(2) Home Occupation - Health Related Professionals Office in an Apartment Building in the Residential Zone Category

In the **Residential Zone Category**, if a **dwelling unit** in an **apartment building** has a **home occupation** that is a service provided by a professional regulated under the College of Physicians and Surgeons of Ontario or under the Regulated Health Professions Act, 1991, S.O. 1991, c. 18, as amended, the **dwelling unit** must be located on the **first floor** or in the **basement**.

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

150.5.60 Ancillary Buildings and Structures

150.5.60.1 General

(1) Home Occupation - Not Permitted in an Ancillary Building

A **home occupation** is not permitted in an **ancillary building** or **structure**.