

Township of *Uxbridge*

Home Occupation & Home Industry

Proposed Zoning By-law Amendment

OPEN HOUSE

September 2009

Home Occupation & Home Industry Zoning By-law Amendment

WHAT IS A HOME OCCUPATION?

A home occupation is a small-scale business being carried out as an accessory use within a dwelling unit that involves personal or professional services or producing custom or artisanal products, including any office use. This use may be permitted any where in the Township

WHAT IS A HOME INDUSTRY?

A small-scale business carried out as an accessory use to a single detached dwelling or agricultural operation which may occupy a single detached dwelling and/or an accessory building on the lot, and which provides a service such as carpentry or, electrical work primarily to the farming community. This use would be permitted in the rural areas of the Township.

ARE HOME OCCUPATIONS CURRENTLY PERMITTED IN UXBRIDGE?

YES, Home occupations are permitted in the Township Official Plan and Zoning By-law subject to certain conditions. Home occupations are also permitted by the Province and the Region of Durham. No rezoning or other approval is required provided the conditions on the Zoning By-law are met.

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WHAT ARE THE CONDITIONS FOR PERMITTING HOME OCCUPATIONS NOW?

- Only members of the family living on the premises are permitted to be engaged in the business, however a dentist, physician or drugless practitioner may have one assistant not living on the premises.
- No signage or other display outside the dwelling, other than a sign permitted by the Township Sign By-law.
- Use to be clearly secondary to the main residential use.
- Use does not change the character of the dwelling unit or create or become a public nuisance
- No goods, wares or merchandise offered for sale on the premises other than arts and crafts produced on the premises.
- No outside animal enclosures or external storage of goods and materials.
- Not more than 25% of the gross floor area of the dwelling unit used for the home occupation.
- Home occupation conducted entirely within the dwelling unit.
- No mechanical or other equipment used except that customarily employed in the dwelling house or for use by a dentist, physician or drugless practitioner or other professional person.

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WHAT CHANGES ARE PROPOSED TO THE CONDITIONS FOR HOME OCCUPATION?

- All home occupations would be able to have one employee who does not reside in the dwelling unit, **in addition** to the people who live in the dwelling unit.
- Home occupations would not be able to create noise, vibration, fumes, odour, dust, glare or radiation which is evident outside the dwelling unit.
- Telephone, internet or mail order sale of goods, wares and merchandise is permitted
- No outside processing or outdoor display of materials or finished products is permitted.
- Clarification that commercial motor vehicles shall only be permitted to be parked on the lot in conformity with Section 5.15(g) of the By-law.
- One parking space for an employee who does not reside in the dwelling unit.

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ARE HOME INDUSTRIES PERMITTED IN UXBRIDGE?

Home industries are permitted by the Province and the Region of Durham subject to conditions. However, the Township Zoning By-law does not currently permit such uses.

WHERE IS THE TOWNSHIP PROPOSING TO PERMIT HOME INDUSTRIES?

The Township is proposing to permit home industry uses in the following zones which are applicable in the rural area and permit farming:

- Rural (RU) Zone
- Recreational Open Space (OS) Zone
- Rural Resource Extraction (M3) Zone
- Aggregate Processing (M5) Zone

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WHAT CHANGES ARE PROPOSED TO APPLY TO HOME INDUSTRY USES?

- Permitted in any legally existing single detached dwelling and/or accessory building to a single detached dwelling or farm.
- All home industries would be able to have up to 3 employees who do not reside in the dwelling unit, **in addition** to the people who live in the dwelling unit.
- No signage other than a sign permitted by the Township Sign By-law.
- Use to be clearly secondary to main residential and/or farm use.
- Use does not change the character of the dwelling unit or create or become a public nuisance or create noise, vibration, fumes, odour, dust, glare or radiation which is evident outside the dwelling unit.
- There shall be no goods, wares or merchandise offered for sale on the premises, other than those produced on the premise, with the exception that the telephone, internet or mail order sale of goods, wares and merchandise shall be permitted, provided that the customer does not enter the premises to inspect, purchase or take possession of goods.

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WHAT CHANGES ARE PROPOSED TO APPLY TO HOME INDUSTRY USES? (cont'd)

- There shall be no outside animal enclosures or external storage of goods or materials associated with the home industry use.
- An underground or above-ground storage tank may be permitted provided it is equipped with an approved secondary containment device.
- Not more than 25% of the gross floor area of the single detached dwelling shall be used for the purposes of the home industry. Where an accessory building or buildings is
- being used, either solely for the home industry or in addition to the space in the single detached dwelling, the maximum gross floor area of an accessory building or buildings
- being used for the home industry shall be 93 square metres.

There shall be no more than four (4) commercial motor vehicles or pieces of equipment parked on the lot. The commercial motor vehicle shall not exceed a one (1) tone capacity. In addition, one parking space shall be provided for each employee who does not reside in the dwelling unit.

Any accessory building or buildings being used for the home industry use shall be located a minimum of 6 metres from any property line.