

**EXCERPT FROM THE CITY OF OWEN SOUND
ZONING BY-LAW 2010-078, AS AMENDED
HOME OCCUPATIONS**

This is a portion of the Zoning By-law which details the general provisions for "Home Occupations". Other sections of the Zoning By-law may apply and amendments can be expected from time to time. You are advised to contact the Planning Division at 519-376-1440 to discuss.

5.17.9 Home Occupations

A home occupation shall be permitted as an accessory use to any residential use, in accordance with the following:

- a) The home occupation shall be conducted secondarily to the main use of the lot or building, or part thereof, which is residential, and shall not change the residential character of the dwelling unit;
- b) The home occupation shall be operated solely by the occupants of the dwelling unit. A single employee who does not permanently reside within the same dwelling unit containing the home occupation shall only be permitted for uses identified in subsection (1.1) below;
- c) The home occupation shall not create or become a nuisance in regard to noise, odours, vibrations, traffic generated or parking;
- d) The home occupation shall not create or become a fire, health or building hazard;
- e) There shall be no open storage or materials or goods in support of the home occupation; there shall be no external display or advertising or the home occupation except in accordance with the City of Owen Sound Sign Bylaw;
- f) There shall be no more than one vehicle, which is either commercially licensed or otherwise used in conjunction with the home occupation, permitted on the premises.
- g) In Residential Zones, the home occupation including its accessory buildings and structures, shall not occupy exclusively more than 25.0m² of the gross floor area of the dwelling unit or, 25% of the gross floor area of the dwelling unit to a maximum of 40.0 m², whichever is the greater.
- h) A home occupation shall not occupy exclusively more than 50% of the gross floor area of any dwelling unit located in a commercial zone.
- i) There shall be no more than 4 cubic metres of storage of materials of a non toxic or non hazardous nature and such storage shall be wholly within the portion of the building containing the home occupation.
- j) Notwithstanding any statement in this By-law to the contrary, two home occupations otherwise permitted by this definition may be permitted within one dwelling unit provided the two home occupations cumulatively do not

exceed the gross floor area requirements for home occupations as set out in this definition;

- k) An additional parking stall is provided for the home occupation in addition to those required by the By-law for other permitted uses on the property. Notwithstanding, if there is no parking requirement for the main use as determined Section 5.18 of this By-law then no additional parking is required.
- l) Uses that may be considered as a home occupation include:
 - 1. an office for an architect, stenographer, lawyer, medical practitioner, engineer, businessperson or other professional person or agent, service use, hawker, pedlar, door-to-door or other sales representative, skilled tradesworker such as a house builder, painter, electrician or plumber;
 - 2. the instruction of music, art or academic subjects provided facilities are limited to serve a maximum of three students at one time;
 - 3. a studio;
 - 4. a private home day care;
 - 5. a hair, barber, beauty, aesthetics, tailor, dressmaker, or shoemaker establishment containing no more than one chair and one operator;
 - 6. a home catering service which is limited to the preparation of meals in full or in part for consumption at a location other than the premises in which said food is prepared;
 - 7. grooming of dogs, cats or other household pets provided all pens and holding areas for pets are within completely enclosed buildings and there is no overnight accommodation of such pets; and
 - 8. any other use which conforms to the above criteria and which is approved by the Owen Sound Committee of Adjustment.

Notwithstanding any of the home occupation uses listed above, retail sales and taxi dispatch office shall be prohibited.

5.18.8 Commercial Motor Vehicles, Tractor Trailers and Buses in Residential Zones

No person shall use any lot, building or structure in a Residential Zone for the parking or storage of any commercial motor vehicles unless he is the owner or occupant of such lot, building or structure, and provided that said vehicles shall not exceed 2,721.6 kilograms gross vehicle weight and provided that not more than one commercial motor vehicle is stored in accordance with this Section.

No person shall use any lot, building or structure in a Residential Zone for the parking or storage of any tractor trailer or part thereof. This provision shall not include commercial motor vehicles, and tractor trailers which attend a residential premise for the purposes of delivery and service.