

Guelph/Eramosa Proposed Amendments
April 15th, 2024

#	Zoning By-Law 40/2016 Section	ZBA Section	Existing Provision/Section	Proposed Provision/Section	Recommendation
1	Section 3 Definitions	Definitions		<i>Add Definition for Home Occupation – Trade – a small scale trade or artisan craft conducted for gain or profit within an accessory building as an accessory use to the main dwelling. The trade, artisan craft, or service must be conducted by a person that resides in the main dwelling and includes uses such as skilled craft work, including; wood working, small engine repair, or other similar crafts; individuals employed in the building trades, including; stonemasons, carpenters, electricians, painters, plumbers, sheet metal workers, general contractors, carpet layers, or other similar trades; but does not include wholesale outlet, warehouse, contractor or tradesperson establishment, retail store, automobile service, transport establishment or automobile body/repair shop as defined herein.</i>	Add definition for new use
2	Section 4 General Provisions	4.12 Home Occupation	<p>4.12 Home Occupation A home occupation is permitted within a dwelling unit by a resident of said dwelling unit, subject to the following regulations:</p> <ol style="list-style-type: none"> 1. The home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling unit nor create or become a public nuisance in particular in regard to noise, traffic or parking; 2. Only two employees in addition to the 	<p><i>Revise 4.12 Home Occupation</i> Where permitted, home occupations are subject to the following regulations:</p> <p>4.12.1 General Provisions</p> <ol style="list-style-type: none"> 1. Is clearly secondary to the main residential use and does not change the residential character of the dwelling unit and does create or become a public nuisance in particular regarding noise, traffic, storage or parking; 	<p>Add new use for Home Occupation – trade to allow more flexibility to residential lots in the A zone where there is appropriate size for more intensive uses.</p> <p>Clearly distinguish between a home occupation permitted in all residential zones and a</p>

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			<p>permanent residents of the dwelling unit may be employed;</p> <p>3. No external storage, external display of goods or materials, or accessory buildings may be used in relation to a home occupation;</p> <p>4. No external display or advertising other than a fascia or ground sign having a maximum area of 0.2 m2 which does not include changeable copy or internal illumination.</p> <p>5. No mechanical equipment, except that which is customarily used in dwellings for domestic or household purposes, or for use by a dentist, drugless practitioner, physician, or other professional persons;</p> <p>6. Up to 25% of the gross floor area of the dwelling unit may be used for home occupation purposes; and</p> <p>7. The parking requirements of this By-law shall apply to any home occupation use, in addition to the required spaces for the dwelling unit.</p>	<p>2. Only two (2) employees in addition to the permanent residents of the primary dwelling unit may be employed;</p> <p>4. The parking requirements of this by-law shall apply to any home occupation and home occupation –trade use, in addition to the required spaces for the dwelling unit;</p> <p>5. There is no open storage of goods, materials, supplies, equipment or vehicles including heavy equipment such as excavation machinery, or any vehicles not licensed for the road;</p> <p>6. No external display or advertising other than a fascia or ground sign having a maximum area of 0.2 m2 which does not include changeable copy or internal illumination.</p> <p>7. Where a Home Occupation is permitted, it shall comply with the yard and setback requirements of the zone the use is permitted in.</p> <p>4.12.2 Home Occupation</p> <p>1. Shall be in accordance with Section 4.12.1 (General Provisions)</p> <p>2. No external storage, external display of goods or materials, or accessory buildings may be used in relation to a home occupation</p> <p>2. Up to 25% of the gross floor area of the</p>	<p>home occupation – trade permitted in the A zone only.</p> <p>A definition for Farm Home Industry is permitted in the A zone, a Home Occupation – Trade would be in addition to the existing Home Occupation and Farm Home Industry provisions.</p>

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				<p>dwelling unit may be used for a home occupation</p> <p>4.12.3 Home Occupation – Trade</p> <p>1. A building accessory to the main dwelling may be used for the Home Occupation – Trade, including for the storage of equipment, vehicles and supplies, provided that not more than 100 m² (1,076 ft²) of accessory building floor area shall be devoted to the use.</p> <p>2. Shall only be permitted on a lot that has a minimum lot area of 2 ha.</p> <p>3. No building or structure used for a Home Occupation-Trade shall be located within 22.0 m of a lot line and 60.0 m of a dwelling unit on a separate lot.</p> <p>4. Only one Home Occupation – Trade or Farm Home Industry is permitted on a lot in the Agricultural Zone.</p> <p>5. Shall comply with Section 4.12.1 (General Provisions)</p> <p>6. A Home Occupation-Trade is not permitted within a dwelling; however, nothing in these provisions shall apply to prohibit a tradesperson from operating an office in the main dwelling in accordance with the provisions of Section 4.12.2.</p>	

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				7. Servicing of the structure shall be provided to the satisfaction of the Township	
3	Section 6 Agricultural (A) Zone	6.1 Permitted Uses		<i>Add Home Occupation - Trade</i> as a permitted use in the Agricultural Zone	Permit in A zone only