

Callander Policies & Provisions for Home Occupations & Home Industries

General Official Plan (2011) Policy Direction

Section 3.3.4: *"To encourage the development of home-based businesses provided the proposed use is compatible with adjacent land uses."*

Section 4.13.1: *"Home-based business are permitted in all designations where a dwelling is a principle permitted use." (i.e. R1, R2, R3, RE, RR, RM, RUR and RU Zones).*

Zoning By-law (2014-1407) Definitions

Home Occupation: *"an occupation, business, trade or craft carried on by the occupant of a dwelling on his premises as a secondary use in connection with which there is no display, no stock in trade."*

Home Industry: *"any occupation of a light industrial nature conducted entirely within a building or part of a building accessory to a single-detached dwelling, and shall not include auto body shops, repair garages."*

Zoning By-law (2014-1407) Provisions

Section 2.11 Home Occupation

Where a Home Occupation is a permitted use (R1, R2, R3, RE, RR, RM, RUR and RU Zones) the following regulations shall apply:

- a) In addition to persons living on the premises, a **maximum of one assistant, may be engaged in the occupation** of providing merchandise and/or services to customers;
- b) **No display, other than a non-illuminated sign having a maximum area of 0.5 square metres**, shall indicate that a home occupation is being carried on in the dwelling unit;
- c) **There shall be no goods, wares, or merchandise offered for sale or rent from the dwelling which are not manufactured or processed on the premises.** The resale of products not manufactured or proposed on the property is prohibited;
- d) **Not more than 25 percent of the gross floor area of the dwelling or a maximum of 50 square metres, whichever is lesser, shall be used for the purpose of home occupation, and such home occupation shall be conducted entirely within the dwelling;**
- e) There shall be **no outside animal enclosures or external storage of goods or materials** in conjunction with the home occupation use;
- f) A home occupation shall not include a boarding or lodging house, a restaurant, or a group home, but may include an unlicensed day nursery;

- g) A maximum of 15 percent of the total lot area shall be devoted to parking facilities; and
- h) There shall be no emission of noise, fumes, odour, dust or traffic which is not normally attributed to the use of the land for residential uses.

Section 2.12 Home Industry

Where a Home Industry is a permitted use (RU – Rural Zone) the following provisions shall apply:

- a) A maximum of four (4) persons may be engaged in the home industry;
- b) Such home industry may be located in part of a dwelling, or in any accessory building on a lot on which a dwelling is in existence, provided the total gross floor area utilized by the home industry does not exceed a maximum of 150 square metres;
- c) There shall be no outside storage of goods, materials or articles;
- d) Notwithstanding section 2.11(c) a maximum of three currently licensed motor vehicles associated with the home industry may be parked or stored on the lot but only within an interior side or rear yard;
- e) There shall be no emission of noise, fumes, odour, dust or traffic which is not normally attributed to the use of the land for residential uses;
- f) A home industry shall be clearly secondary to the main residential use and shall not change the residential character of the dwelling on the lot; and,
- g) The home industry shall comply with the following minimum lot area, yard and setback provisions:

i. Minimum lot area	0.8 ha
ii. Minimum setback from all lot lines for home industry uses	30.0 m
iii. Minimum separation from dwelling in existence on another lot	100.0m
- h) Maximum sign size: 2.0m²

Existing buildings that do not meet the setback requirements of subsection ii) may be used for home industries provided that all of the other provisions in this section are met.