

4.23 Home Business – Tradesperson

Where permitted in this Zoning By-law, Home Business – Tradesperson may be established within a Residential Building – Single Detached and/or a permitted accessory building on Agricultural (A) zoned properties up to 6 hectares in area, in accordance with the following:

- a) A Home Business -Tradesperson is limited to:
 - i) Individuals employed in the building trades, including bricklayers and stonemasons; concrete contractors, carpenters and joiners; electricians; lathers; painters; decorators and paper-hangers; plasterers; plumbers and steamfitters; sheet metal workers; general contractors; landscapers; flooring and carpet layers or home decorators or other similar trades which provide an installation service but do not include the wholesale or retail sale of construction materials or supplies, home improvement supplies or a personal service shop, contractors yard or retail store as defined herein; and
 - ii) Small dry-industrial manufacturing operations, including wood working shop (fabricating which involves wood, such as furniture making and wood bending, but not including pallet making) and small engine repair.
- b) The Home Business – Tradespersons shall be clearly secondary to the principal residential use of the lot and/or building.
- c) The dwelling on the property is occupied by the owner/operator of the Home Business – Tradesperson.
- d) There shall be no employees permitted other than a homeowner/operator or resident of the main dwelling for a use noted in Section 4.23 a) ii) or iii) noted above.
- e) For uses noted in Section 4.23 a).i) there shall be no more than an equivalent of two full time employees based on a standard workday, who are not a resident in the main dwelling, operating, employed or sub-contracted as part of the business from the property.
- f) An accessory building to the residence may be used for the small dry-industrial manufacturing operation, small engine repair, and the storage of equipment, vehicles and supplies related to the Home Business - Tradesperson, provided that not more than a total floor area 112 sq. m. shall be devoted to such use and that no exterior alterations shall be made to any buildings or premises in connection with the Home Business – Tradesperson.
- g) The amount of the dwelling's total floor area utilized by the Home Business for office space shall not exceed 35 sq. m..
- h) There is no outdoor storage of goods or materials, including heaving equipment such as excavation machinery, or any vehicles not licensed for the road.
- i) Shall not include any retail sales area including retail sale of building or construction supplies nor automobile, small engine or machinery repair.
- j) Shall not include any processing for uses noted in Section 4.23.a) above.
- k) All buildings/structures and storage, display, parking and loading areas used in connection with a Home Business must be separated by at least 150 metres from

buildings used for residential, recreational or institutional purposes located on an adjacent lot. New residences on an adjacent property must be a minimum of 180 metres from buildings housing a Home Business for which a Zoning Compliance Certificate has been issued.

- l) The home business shall not create or become a nuisance in regard to noise, odour, dust, smoke, fumes, vibration, refuse matter or water-borne wastes, traffic generated or parking.
- m) Shall not be in addition to a Home Occupation in Section 4.24 and
- n) No Home Business – Tradesperson shall be permitted until a Zoning Compliance Certificate has been issued by the Township, which shall be renewed annually. No change of use shall be made without the issuance of a new Zoning Compliance Certificate.