

Municipality of Trent Lakes

Policies and Regulations on Home Based Business

Trent Lakes Official Plan

The following is a summary of the general policy that addresses home based business in Section 5.1.29 of the OP:

- Home occupations and home industries are not intended to be activities that are more appropriately located on lands specifically designated for a commercial or industrial use;
- Home occupation is defined as a business or occupation conducted entirely within a dwelling;
- Home industry is defined as a small-scale commercial or industrial business operating within a separate accessory building;
- Home occupations shall be permitted in all designations that permit residential use and shall be regulated by zone provisions; and,
- Home industries shall only be permitted in the Rural designation and shall be subject to zone regulations;

Trent Lakes Zoning By-law

A Home Occupation is defined as:

"an occupation or business conducted for gain or profit within a dwelling unit by a person residing therein. Home occupations include uses such as an office for a professional or trades person, an art or photographic studio, a work room for a dressmaker, seamstress, hairstylist, art or music teacher or similar activity, and a private-home day care operation in a dwelling unit that does not require a license under the Day Nurseries Act".

A Home Industry is defined as:

"a small-scale commercial or industrial establishment that operates entirely within a separate accessory building on the same lot as the home of the proprietor. Home industries include uses such as a carpentry shop, a metal/welding shop, an electrical shop, a plumbing shop, small engine repair, a landscaping or landscape contracting business, a nursery greenhouse, and a bus-truck parking and maintenance facility".

Home Occupations are subject to the following zoning regulations:

1.1 Home Occupations

A home occupation shall be permitted in any Zone where a dwelling or dwelling unit is a permitted use, provided the home occupation complies with the following provisions:

1.1.1 Relationship to Principal Use

The home occupation shall be clearly secondary to the main use on the lot and shall not change the residential character of a dwelling unit or the lot upon which it is located.

1.1.2 Occupancy

Any dwelling containing a home occupation shall be occupied as a residence by the operator of such home occupation. No person other than a resident of the dwelling shall be engaged in a home occupation, plus a maximum of one (1) employee.

1.1.3 Size

A home occupation may be operated or located in any part of a dwelling, provided that the area devoted to such use shall not occupy more than a floor area equivalent to 25 percent of the gross floor area of the dwelling or 50 square metres (538.2 square feet) of floor area, whichever is the lesser.

1.1.4 Advertising Signage

There shall be no external display of advertising other than a non-illuminated sign not exceeding 0.4 square metres (4.3 square feet) in area and the highest point of the sign or supporting post shall not be higher than 1.8 metres (5.9 ft.) above the surrounding average grade level to indicate to persons outside that any part of the dwelling or lot is being used for a purpose other than residential.

1.1.5 Display of Goods and Outside Storage

There shall be no outside storage or outside display of materials, supplies, equipment, tools, products or goods which are used for, or result from, the home occupation.

1.1.6 Sales or Rentals

Only those goods, wares, merchandise or services that are directly related to the permitted home occupation and are produced on the premises may be offered or exposed for sale or rent.

1.1.7 Public Nuisance

The operation of a home occupation shall not create nor become a public nuisance, in particular in regard to traffic or parking, or through the use of equipment or processes that create noise, vibration, glare, fumes, odours, or electrical interference in excess of that normally experienced in a residential neighbourhood.

1.1.8 Parking

All parking spaces shall be provided on the same lot as the home occupation, and shall be provided in accordance with the requirements of Section 4.25.

Home Industries are subject to the following zoning regulations:

1.2 Home Industries

A home industry shall only be permitted in the Rural Residential (RR) Zone and Rural (RU)

Zone, providing such home industry complies with the following provisions:

1.2.1 Relationship to Principal Use

The home industry may be operated or located in any part of an accessory building or on any part of a lot subject to the applicable provisions of this By-law. A home industry shall not be permitted to operate or locate in any part of a dwelling house on a lot.

The maximum number of accessory buildings used for a home industry on a lot shall be one (1).

1.2.2 Occupancy

A home industry shall only be operated by the occupant of a dwelling which is located on the same lot.

Not more than three (3) persons, other than the occupants of the premises, shall be employed in the home industry.

1.2.3 Size

The maximum floor area of a home industry shall be 100 square metres (1,076.4 square feet) on a lot in a Rural Residential (RR) Zone, or 230 square metres (2,475.8 square feet) on a lot in any other Zone where permitted.

1.2.4 Lot and Yard Requirements

A home industry shall only be permitted on a lot with the following minimum lot area and which meets the following yard and setback provisions:

(a) A home industry shall not be permitted on a lot with an area less than 3,000 square metres (0.7 acres).

(b) Notwithstanding any other provision of this By-law, a home industry shall not be permitted to locate in a front yard in a Rural Residential (RR) Zone;

1.2.5 Advertising Signage

There shall be no external display or advertisement other than a sign which is a maximum size of 1.0 square metre (10.8 square feet).

1.2.6 Buffering

Any area used for any outdoor activity or parking associated with the home industry shall be screened from view from a public street or road, and from adjacent properties.

1.2.7 Parking

Any vehicles associated with such a home industry shall be parked in an area other than a public street or a required front yard. Parking spaces shall be provided in accordance with the requirements of Section 4.25.

1.2.8 Display of Goods and Outside Storage

There shall be no outside storage or display of materials, supplies, equipment, tools, products or goods which are used for, or result from, the home industry.

Home Occupations are permitted in the following zones:

1. *Rural (RU)*
2. *Rural Residential (RR)*
3. *Hamlet Residential (HR)*
4. *Shoreline Residential (SR)*
5. *Shoreline Residential Private Access (SR-PA)*
6. *Rural Residential Private Access (RR-PA)*
7. *Island Residential (IR)*
8. *General Commercial (GC)*
9. *Hamlet Commercial (HC)*
10. *Tourist Commercial (TC)*

Home Industries are permitted in the following zones:

1. *Rural (RU)*
2. *Rural Residential (RR)*