

**Guelph/Eramosa Proposed Amendments**  
**April 15<sup>th</sup> 17<sup>th</sup>, 2024**

#	Zoning By-Law 40/2016 Section	ZBA Section	Existing Provision/Section	Proposed Provision/Section	Recommendation
1	<b>Section 3 Definitions</b>	<b>Definitions</b>		<i>Add Definition for <b>Home Occupation – Trade</b> – a small scale trade or artisan craft conducted for gain or profit within an <b>accessory</b> building as an <b>accessory</b> use to the <b>main</b> dwelling. The trade, artisan craft, or service must be conducted by a person that resides in the <b>main</b> 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 <b>wholesale outlet, warehouse, contractor or tradesperson establishment, retail store, automobile service, transport establishment or automobile body/repair shop</b> as defined herein.</i>	Add definition for new use
2	<b>Section 4 General Provisions</b>	<b>4.12 Home Occupation</b>	<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"> <li>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;</li> <li>2. Only two employees in addition to the</li> </ol>	<p><i>Revise 4.12 <b>Home Occupation</b></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"> <li>1. Is clearly secondary to the <b>main</b> residential <b>use</b> 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;</li> </ol>	<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 <b>dwelling unit</b> may be employed;</p> <p>4. The parking requirements of this by-law shall apply to any <b>home occupation</b> and <b>home occupation –trade</b> use, in addition to the required spaces for the <b>dwelling unit</b>;</p> <p>5. There is no <b>open storage</b> 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 <b>gross floor area</b> 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><b>dwelling unit</b> may be used for a <b>home occupation</b></p> <p><b>4.12.3 Home Occupation – Trade</b></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 m<sup>2</sup> (1,076 ft<sup>2</sup>) 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 <del>2 ha</del> <b>1 ac.</b></p> <p>3. No building or structure used for a Home Occupation-Trade shall be located within <del>22.0 m</del> <b>xx m</b> of a lot line and 60.0 m of a <b>dwelling</b> unit on a separate lot.</p> <p>4. Only one <b>Home Occupation – Trade</b> or <b>Farm Home Industry</b> 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 <b>Home Occupation-Trade</b> 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