

- ii. Type A Group Homes may be permitted in single-detached dwellings and in both units of semi-detached and duplex dwellings, provided that both units are occupied by one group home operation and that the total number of residents (excluding staff or receiving family) in both units does not exceed ten.
- b) Type B Group Homes shall be permitted subject to a site specific zoning By-Law amendment.

6.17 Height Exceptions

The regulations prescribing the maximum height of any building or structure shall not, in any zone, apply to flag poles, radio or television receiving or transmitting equipment serviced and owned by the occupant of a detached dwelling, grain elevators, windmills, farm silo or barns, church spires, belfries, cupolas, towers or domes not used for human occupancy, chimneys, smoke stacks, ventilators, sky-lights, water tanks, scenery lofts, bulk heads, firewalls and similar features and necessary mechanical appurtenances accessory to the building on which they are erected; provided however, that such features are erected only to such heights as are necessary to accomplish their purposes.

6.18 Home Occupation – Domestic and Household Arts

Where listed as a permitted use, a home occupation - domestic or household art may be conducted within a dwelling unit and may include dressmaking, private day nursery, instruction in music, dancing, arts and crafts, tailoring, weaving, painting, sculpting, pottery, picture framing, furniture refinishing and repair, and moulding or otherwise making or repairing of garden or household ornaments, articles of clothing, personal effects or toys in accordance with the following provisions:

- a) The said dwelling unit is occupied as a place of residence by the individual operating the home occupation.
- b) The home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling nor create or become a public nuisance; in particular in regard to noise, noxious odours, emission of smoke, traffic or parking.
- c) Not more than thirty-three percent (33%) of the gross floor area of the dwelling, or 60 m² (645 ft²) whichever is the lessor, is devoted to the occupation.
- d) The occupation is carried on by a member of the household residing on the premises and all articles sold are produced by members of the household. One

additional employee, other than a household member residing on the premises, shall be permitted provided one additional parking space is provided on the lot.

- e) The residential character of the dwelling is not changed, nor does the home occupation become a public nuisance, in particular, in regard to noise, traffic, vibration, fumes, dust, effluent, odour, or parking.
- f) There is no display of goods or advertising other than a plate or sign which is not larger than 0.55 square metres (6.0 square feet) in area, not flashing.
- g) Home occupations involving instructional or educational activities shall be limited to a maximum of 3 students at a time per dwelling unit, or if the activity requires that there be 4 or more students this may be permitted provided that all requirements of fire, health and life safety have been met through a building permit application, if required.
- h) The home occupation use(s) shall not interfere with telephone, television, radio, or satellite reception.
- i) The rental or retail sales permitted as part of the home occupation shall be limited to those items produced, assembled, repaired or otherwise has value added to, within the dwelling unit or is associated with a service being provided as part of the home occupation.
- j) There is no outside storage of goods or material.

6.19 Home Occupation – Professional Uses

Where listed as a permitted use, Home Occupation - Professional Use may be carried on within a dwelling unit by professional practitioners such as trades persons, accountants, architects, auditors, engineers, insurance agents, land surveyors, lawyers, notaries, realtors, medical practitioners, chiropractors, dentist, veterinarians, photographers, professional consultants, telecommuters, and hair dressers for professional purposes in accordance with the following provisions:

- a) The said dwelling unit is occupied as a place of residence by the professional user.
- b) The home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling nor create or become a public nuisance; in particular in regard to noise, noxious odours, emission of smoke, traffic or parking.

- c) Not more than thirty-three percent (33%) of the gross floor area of the dwelling, or 60 m² (645 ft²) whichever is the lessor, is devoted to the occupation.
- d) The occupation is carried on by a member of the household residing on the premises and all articles sold are produced by members of the household. One additional employee, other than a household member residing on the premises, shall be permitted provided one additional parking space is provided on the lot.
- e) The residential character of the dwelling is not changed, nor does the home occupation become a public nuisance, in particular, in regard to noise, traffic, vibration, fumes, dust, effluent, odour, or parking.
- f) There is no display of goods or advertising other than a plate or sign which is not larger than 0.55 square metres (6.0 square feet) in area, not flashing.
- g) No mechanical equipment is used except that reasonably consistent with the use of a dwelling. The home occupation uses(s) shall not interfere with telephone, television, radio, or satellite reception.
- h) The rental or retail sales permitted as part of the a home occupation shall be limited to those items produced, assembled, repaired or otherwise has value added to, within the dwelling unit or is associated with a service being provided as part of the home occupation.
- i) There is no outside storage of goods or material.
- j) One off-street parking space is provided for every 19 square metres (204.5 square feet) of floor space occupied by the professional use.
- k) Where the Home Occupation – Professional Use is in the form of a trades person business, the storage of equipment and material necessary to conduct the home occupation shall be permitted within an accessory building, provided the area devoted to the home occupation is not more than 60 square metres (645 square feet) and the accessory building complies with all other setbacks and provisions of this By-Law.

6.20 Home Occupation – Rural Business

Where listed as a permitted use, a Home Occupation – Rural Business may be conducted within a dwelling, a farm building or an accessory building and shall be limited to welding, machining, seed dealing, small machinery repair, cabinet making, furniture making or repair, arts and craft studio, carpentry, the sale and service of

equestrian equipment and trades person business purposes in accordance with the following provisions:

- a) The said dwelling unit is occupied as a place of residence by the individual operating the business.
- b) The home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling nor create or become a public nuisance; in particular in regard to noise, noxious odours, emission of smoke, traffic or parking.
- c) Not more than thirty-three percent (33%) of the gross floor area of the dwelling is devoted to the occupation.
- d) Where the rural home occupation is located within an accessory building, such accessory building must be a minimum of 70 metres (230 feet) from any part of a dwelling located on surrounding properties and must comply with all other setbacks and provisions of this By-Law. Not more than 100 square metres (1,076 square feet) of an accessory building shall be devoted to a rural home occupation. Any change in use of an accessory structure to accommodate a rural home occupation will require a permit under the *Building Code Act*, Chap. 23, R.S.O. 1992.
- e) The occupation is carried on by a member of the household residing on the premises and all articles sold are produced by members of the household. One additional employee, other than a household member residing on the premises, shall be permitted provided one additional parking space is provided on the lot.
- f) Such home occupation is clearly secondary to the main use and does not change the rural character of the area.
- g) There is no advertising other than a plate or sign which is not larger than 1 square metre (10.8 square feet) in area and not flashing.
- h) The rental or retail sales permitted as part of the a home occupation shall be limited to those items produced, assembled, repaired or otherwise has value added to, within the dwelling unit or is associated with a service being provided as part of the home occupation.
- i) There is no outside storage of goods, materials or equipment unless fully enclosed by a fence or other enclosure which provides visual screening.

6.21 Home Occupation – Farm Vacation

Where listed as a permitted use, a Home Occupation – Farm Vacation business may be conducted within a farm dwelling provided that:

- a) The lot and detached dwelling in which the Home Occupation – Farm Vacation establishment is located must meet all the requirements of the zone in which it is located.
- b) The home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling nor create or become a public nuisance; in particular in regard to noise, noxious odours, emission of smoke, traffic or parking.
- c) No person, other than members of the household who operate the establishment shall be employed except as is necessary for housekeeping purposes.
- d) Each guest room shall have a minimum floor area of 10.5 square metres (113 square feet).
- e) Guestrooms are not permitted within an attic.
- f) No Home Occupation – Farm Vacation shall provide more than 3 guestrooms for overnight accommodation.
- g) No food or drink shall be offered or kept for sale for persons who are not guests of the establishment.
- h) A sign shall be permitted provided such sign is not greater than 0.55 square metres (6.0 square feet) in area.
- i) A maximum eight (8) guests shall be permitted to stay within a Home Occupation – Farm Vacation.

6.22 Home Occupation – Bed And Breakfast

Where listed as a permitted use, a bed and breakfast business may be conducted within a detached dwelling provided that:

- a) The lot and detached dwelling in which the Bed and Breakfast establishment is located must meet all the requirements of the zone in which it is located.
- b) The home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling nor create or become a

public nuisance; in particular in regard to noise, noxious odours, emission of smoke, traffic or parking.

- c) No person, other than members of the household who operate the establishment shall be employed except as is necessary for housekeeping purposes.
- d) Each guestroom shall have a minimum floor area of 10.5 square metres (113 square feet).
- e) Guestrooms are not permitted within an attic.
- f) No Bed and Breakfast shall provide more than 3 guestrooms for overnight accommodation.
- g) No food or drink shall be offered or kept for sale for persons who are not guests of the establishment.
- h) A sign shall be permitted provided such sign is not greater than 0.55 square metres (6.0 square feet) in area.
- i) A maximum eight (8) guests shall be permitted to stay within a Bed and Breakfast.

6.23 Kennels

- a) A kennel, as defined in this By-Law, shall only be permitted in the Special Agricultural Kennel (SAK) or the Special Rural Kennel (SRK) zones, except for those kennels which were licenced and legally in existence on the date of passing of this By-Law in the former Township of South Gower and hereby deemed to be legal non-conforming uses.
- b) A kennel shall be set back a minimum of 30 metres (100 ft.) from all adjacent lot lines that are held in separate and distinct ownership.
- c) The establishment of a new kennel shall be subject to a site-specific amendment to this By-Law and to a site plan agreement with the Municipality regarding (but not limited to) the following: size, location, design, hours of operation, signage and breed of dog to be kept.

6.24 Lands Adjacent to Environmental Protection (EP) Zone

The Environmental Protection (EP) zone only applies to lands which have been identified as provincially or locally significant wetlands.