

THE CORPORATION OF THE TOWNSHIP OF CHAPLEAU

BY-LAW NO. 94-50

Being a By-Law to amend By-Law 89-19
the Comprehensive Zoning By-Law for the
Township of Chapleau.

WHEREAS authority is granted under Section 34 of the Planning Act, Chapter P.13,
R.S.O. 1990; And

WHEREAS the Council of the Township of Chapleau deems it necessary and
expedient to amend By-Law 89-19 with respect to Home Occupations;

NOW THEREFORE the Council of the Township of Chapleau ENACTS AS
FOLLOWS:

1. That Section 2.64 be and is hereby repealed in its entirety and replaced with the following:
 - 2.64 Home Occupation shall mean the use of a part of a dwelling, dwelling unit or accessory building for an occupation which provides gain or support for only members of the household permanently residing in such dwelling or dwelling unit and which is clearly secondary to the main use of the dwelling or dwelling unit as a private residence.
2. That the following definition be added to Section 2:
 - 2.67(1) Inventory shall mean articles for the use by home occupations permitted to carry on the repair and servicing of manufactured items.
3. That Section 4.9 be and is hereby repealed in its entirety and is replaced with the following:
 - 4.9 Home Occupation
Where a Home Occupation is permitted in any zone, the following provisions shall apply:
 - 4.9.1 That only the members of the household permanently residing in the dwelling or dwelling unit shall be engaged in the home occupation.
 - 4.9.2 That any dwelling or dwelling unit containing a home occupation shall be occupied as a residence by the person running the business.
 - 4.9.3 That that portion of the home occupation which is conducted on the premises shall be conducted entirely within the dwelling or dwelling unit or accessory building.
 - 4.9.4 That the home occupation is clearly secondary to the use of the dwelling or dwelling unit as a private residence.
 - 4.9.5 That the home occupation does not change the character of the neighbourhood, of the dwelling, or of the dwelling unit or accessory building.

- 4.9.6 That the home occupation does not produce any evidence except, for a sign as described in Section 4.9.9, apparent from the exterior that such use is conducted therein. In addition no part of the lot shall be used as an open storage area necessary to the home occupation. Only a monument dealership located on Lot 868 of Plan 43S shall be permitted to utilize 15 square meters (161.40 sq. ft.) of yard space for exterior storage of a maximum of 10 upright monuments and 20 flat type monuments.
- 4.9.7 That the home occupation does not create or become a public nuisance, particularly in regard to odour, noise, lighting, vibration, traffic or parking.
- 4.9.8 That the floor area dedicated to the home occupation use shall not exceed 25% of the gross liveable floor area of the dwelling or dwelling unit. The calculation of the gross floor area for the home occupation shall include storage areas, shops, offices, waiting or reception areas, hallways and washrooms entirely dedicated to the home occupation use, whether in the home or in the accessory building.
- 4.9.9 That there shall be no interior or exterior display of any type of sign indicating the home occupation, on the lot or premises where the home occupation is being carried out, any larger than a 2,000 square centimetre (2.15 sq.ft.) unlit, non-reflective plaque of professional quality, attached to the building.
- 4.9.10 That there shall only be permitted sales by catalogue except those products wholly produced or manufactured within the home occupation area. Direct sales shall not be permitted from the premises of any home occupation and there shall be no storage of inventory for retail sale on the site of the home occupation. There shall be permitted the storage, within the home occupation area, of inventory for wholly produced or manufactured products and the repair and servicing of manufactured items. Only home occupations of this nature shall be permitted to carry an inventory within the home occupation area.
- 4.9.11 That there shall only be permitted the display of sample products within the designated area of the home occupation.
- 4.9.12 That products or items sold as part of the home occupation shall be delivered to the purchaser and not made available for pick up at the premises of the home occupation.
- 4.9.13 That only the following home occupations shall be permitted:
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| a) a lawyer | m) electronics repairs |
| b) an engineer | n) music teacher |
| c) an accountant | o) firearms catalogue sales and repairs |
| d) tradepersons | p) the manufacture of items wholly produced on the site |
| e) an electrician | q) a consultant |
| f) a dressmaker/tailor /seamstress | r) catering & cake decorating |
| g) a bed & breakfast | s) a detached insurance representative |
| h) a hairdresser/barber | t) a tourist business office |
| i) the facilities required for a day nursery | u) clerical support services |
| j) a mail order service | |
| k) a general contractor | |
| l) a photographer or picture framing service | |

- 4.9.14 That due to their nature as high volume traffic generators with large parking demands, their unsuitability within residential areas, and/or their tendency to grow rapidly and thus become a distraction to the residential character of their neighbourhoods, the following are prohibited as home occupations:
- a) an office for treatment or diagnosis of patients
 - b) a veterinarian's office
 - c) any business serving food and/or beverages other than those facilities that would be used in association with a bed and breakfast establishment
 - d) a rooming or boarding house
 - e) a convalescent home
 - f) a mortuary or funeral home
 - g) a dance studio or school
 - h) any storage yard or plant for any trade
 - i) any home occupation which utilizes hazardous materials in quantities that are unsafe or could be detrimental to the occupants of the dwelling unit or its immediate neighbours.
 - j) any mechanical, electrical or gas equipment processes which creates external audible, visible, or odorous effects, or that produces electromagnetic interference with home electronics in adjacent dwellings or dwelling units.
4. That all other provisions of By-Law 89-19 shall remain in full force and effect.
5. That this By-Law shall come into force and take effect on the day it is passed if no appeal is filed pursuant to Section 34(18) of the Planning Act, Chapter P.13, R.S.O. 1990.

READ a FIRST TIME, SECOND and THIRD TIME and FINALLY PASSED this 5th day of December , 1994.

Reeve.

C.A.O.

Exceptions:

4.9.15 57 King Street, Lot 22, Plan 67 S

Notwithstanding the provisions of Section 4.9.10 of this By-Law the following special regulations shall apply to the lands identified above.
A) There shall be permitted the sale of spa and pool products, soft tub sales and rentals and swimming pool sales by order only.