

THE CORPORATION OF THE CITY OF KENORA

BY-LAW NUMBER 150 - 2005

**A BY-LAW TO AMEND COMPREHENSIVE ZONING
BY-LAW NUMBER 160-2004 WITH RESPECT TO HOME OCCUPATIONS.**

WHEREAS Section 34(1) of The Planning Act, RSO 1990, as amended, authorizes Council to pass zoning by-laws; and

WHEREAS the City of Kenora passed By-law Number 160-2004, being a by-law to regulate the use of lands, character, location and use of buildings and structures within the City on December 13, 2004; and,

WHEREAS it is deemed advisable and expedient to amend By-law Number 160-2004; and

NOW THEREFORE the Council of the Corporation of the City of Kenora hereby enacts as follows:

1. THAT Section 5.1.4. – Home Occupations is hereby amended as set out below:-

- i. The introductory section of Section 5.4.1 be amended to read: Home Occupations are permitted only in any “Single Family Detached Dwellings” or “Duplex and Semi-Detached Dwellings” in any Residential Zone that permits such uses.
- ii. Section (iii) is amended by adding the provision: “and shall not exceed 41.8 square metres (450 square feet) in total floor area.
- iii. Section (iv) is amended as follows – “the residential character of the dwelling shall not be altered or changed in any way as a result of the home occupation”.
- iv. Section (v) is amended as follows – “there shall be no retail sale of goods not produced on the premises”
- v. Section (ix) is amended as follows – “there shall be no display, other than a non illuminated sign of less than 0.3 square metres, attached to the residence, to indicate to persons outside that any part of the dwelling is being used for a purpose other than residential”.
- vi. Except for one licensed vehicle, which shall be a car, van or pick up truck (maximum $\frac{3}{4}$ ton), no business related materials, including machinery or vehicles, shall be visible at any time on any lot upon which a home occupation is carried out, nor shall any machinery or vehicles be parked or stored on the lot unless completely enclosed within a building.
- vii. Accessory structures or garages (attached or detached) shall not be used exclusively or permanently for a home occupation.
- viii. Section (x) is added: “the hours of operation shall be limited to the hours of 8:00 a.m. to 6:00 p.m.”.

- ix. Section (xi) is added: “the width of the driveway, or any area utilized for off street parking on the premises, shall not exceed 40% of the width of the front lot line”.
- x. Section (xii) is added – Permitted uses as a Home Occupation are as follows:
 - a. Business and professional offices such as professions in the field of engineering, accounting, planning, architecture/landscape architecture, lawyer, family and personal counseling;
 - b. Health related professionals such as a physician, dentist or veterinarian, physiotherapist, drugless practitioner, or chiropractor, so long as the use is a general practice and does not a function as a clinic for any type of surgical procedure;
 - c. Personal service businesses services such as a hairdresser, aesthetician and pet grooming, dressmaker, tailor, seamstress, tutor, music teacher;
 - d. Artist’s studio for the production and sale of arts and crafts;
 - e. Mobile services such as boat cleaning/repair, business equipment repair, chimney cleaning services, physical therapy, window cleaning services, gardening/landscaping, handyman/maintenance, janitorial services, so long as the service is not provided on the premises;
 - f. Catering services;
 - g. Mail order services, providing no merchandise is sold to customers attending the property on which the dwelling, or home occupation is located;

2. THAT this by-law shall take effect and come into force following the 20 day appeal period.

BY-LAW read a FIRST & SECOND Time this 21st day of November, 2005
BY-LAW read a THIRD & FINAL Time this 21st day of November, 2005

THE CORPORATION OF THE CITY OF KENORA

per _____ **A/MAYOR**
Rory McMillan

per _____ **CLERK**
Joanne L. McMillin