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Date: August 6, 2021

To: Mayor and Council

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Manager, Planning Services

RE: Outline of the Current Home Occupation Regulation -
Section 4.18 of the Kingsville Comprehensive Zoning By-law

Report No.: PS 2021-055

RECOMMENDED ACTION

There is no recommended action.

BACKGROUND

At the June 14, 2021 meeting of Council a notice of motion was presenting asking, "That Council, at a future meeting of Council, be provided with a brief plain language report explaining exactly what a home occupation (in a residential zone) is, and information as to how the Town deals with complaints in regard to same."

DISCUSSION

A home occupation can represent a couple of different types of businesses. It can be a secondary income source such as Mary Kay, Avon, Tupperware or some type of part-time work a homeowner undertakes in their spare time. A home occupation can also be a small-scale main business such as a consultant, accountant, one-person law office, hair stylist/barber or massage therapist. Often this helps to permit one person to remain at home and perhaps care for children or retired persons to supplement income or just remain engaged.

The Kingsville Zoning By-law, under Section 4.18 attached as Appendix A, permits a home occupation in all residential zones. This section also provides specific guidance on the type and scale of use. These main items are as follows:

- i) Not more than 25% of the dwelling is used for a home occupation
- ii) Limited to one additional employee
- iii) Owner occupied
- iv) Contained within a home and not a garage or outbuilding
- v) Limited retail sales

- vi) Limited signage
- vii) Generally not creating a nuisance
- viii) Residential remains the predominate use of the property

Many home occupations are registered with the Town however many more are not, as it is voluntary. Enforcement is generally complaint-based and related to the scale, location or type of home occupation under operation. Individuals are advised of the issue or issues related to their business operation and advise of what corrective actions are required. Generally, home occupations are not encouraged to make application for zoning changes to commercial zoning as the type, scale and location of commercial businesses permitted in residential areas is limited.

LINK TO STRATEGIC PLAN

Support growth of the business community.

Link to Council 2021-2022 Priorities

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☐ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☐ A development plan for Downtown Kingsville / Main Street
- ☐ Financial savings: Schools closings, Migration Hall
- ☐ Economic Development: strengthen tourism/hospitality
- ☐ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- ☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- ☐ Committees / Boards: Review and Report
- ☐ Policy Update: Procedural Bylaw
- ☐ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☒ No direct link to Council priorities

FINANCIAL CONSIDERATIONS

Home occupations form an important part of the economy of any area. They can act as an incubator and often lead to the development of larger-scale businesses developing elsewhere on appropriately zoned lands.

CONSULTATIONS

SMT

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