

HOME BASED BUSINESSES

It is anticipated that the Town will face increased requests for home based businesses in the future. The proposed amendment introduces a more comprehensive approach to the approval of home based business ventures by adding a set of development standards applicable to Type I and Type II Home Based Businesses (HBB), as described below.

Without limiting the authority of the Development Officer to approve other types of HBB applications, the following uses are specifically permitted:

- art restoration
- beauty parlours, beauty shops
- art and hand craft studios
- dressmaker, seamstress or tailor
- electrology, acupuncture, reflexology, and massage therapy
- the instruction of art, craft knowledge and skills, dancing or music
- office of a professional
- photography studio
- typing, word processing and computer programming services

Without limiting the authority of the Development Officer to deny application for other types of HBB which do not meet the requirements of this bylaw, the following uses are prohibited:

- businesses using large stationary industrial power tools
- restaurants or tea rooms
- health or fitness clubs
- trucking, delivery or towing operation headquarters
- hotels and hospitals
- laundry services
- motion picture or recording studios
- painting, repairing, refitting, cleaning, refurbishing, or selling of motor vehicles or machinery.
- rental services
- veterinary services, boarding or care of animals
- septic trucks
- welding or metal works

Type I Home Based Businesses (Permitted Uses)

- Only residents of the dwelling shall be employed in the HBB
- No more than 7 client or business related visits per day

Type II Home Based Business (Discretionary Use)

- One non-resident employee is permitted
- No more than 14 client or business related visits per day

GENERAL LIGHT INDUSTRIAL DISTRICT

Proposed changes to the bylaw also include accommodating a greater range of permitted and discretionary light industrial uses in the district. It is proposed that the current provision “manufacturing and processing” (permitted use) is replaced with “light manufacturing” (discretionary use).

New permitted uses that are proposed in the amendment include:

- Retail stores associated with an approved permitted use in the district
- Repair service shops
- Pet grooming services, small animal clinics and hospitals
- Art and handcraft studios

New discretionary uses that are proposed in the amendment include:

- Light manufacturing
- Recycling depots
- Kennels
- Membrane covered structures
- Outdoor storage, including the storage of garbage
- Shipping containers
- Service stations and car washes
- Autobody shops (a permitted use under the current bylaw)
- Shops of plumbers, pipe fitters, metal workers and other industrial trades people (a permitted use under the current bylaw)
- Lumber and building supply establishments (a permitted use under the current bylaw)

Discretionary uses in the General Light Industrial District will be subject to an evaluation criteria and development standards, (as set out in the proposed amendment and discussed on an earlier board).

The proposed amendment will provide the Town with the ability to consider the approval of new discretionary use light industrial development within the context of evaluation criteria. In addition to this, the Town will be able to set conditions for development such as screening, landscaping, etc., to soften the impact of new development on adjoining land uses.