

- (v) Ventilating fan or skylight
- (w) Water storage tower or tank

#### 4.17 Holding Zones

- (a) Any parcel or area of land in any Zone may be further classified as a holding zone with the addition of the suffix "h-". The intent is to signify Council's approval in principle to future development of the land for the purposes indicated by the symbol. The holding classification added to a given zone shall restrict development of the land until such time as the demand for the development of the land is sufficient to warrant immediate development or the conditions as set out in the *Official Plan* for a holding zone have been met (e.g. rehabilitation of a contaminated site).
- (b) Where a holding zone applies, no lands shall be used and no buildings or structures shall be erected or used for any purpose other than those uses existing for such land, building or structure on the date of the passing of this By-law. Any change from the holding status shall require an amendment to this By-law and the *Municipality* may require that the applicant enter into an agreement for the development of the land prior to the amendment being approved where such agreement is authorized by the *Planning Act*.

#### 4.18 Home Based Businesses

Despite any other provisions contained in this By-law, for all residential zones within which *home based businesses* are permitted, the following provisions shall apply:

- (a) Scope of Permitted Businesses

The scope of home based businesses shall be any of those that fall within any of the following categories:

- i) professional and consulting services (*examples: architect, financial advisor, accountant, consultant, legal services, physician, teleworking, surveyor*);
- ii) instructional services (*examples: music lessons, dance, art and academic tutoring*) with a limit of 5 pupils;
- iii) home craft businesses (*examples: quilting, pottery, jewellery, visual arts, woodworking, small scale assembly*);
- iv) private daycare;
- v) distribution sales offices or mail order sales (*examples: cosmetics, clothing or small household supplies*);
- vi) offices for contractors and trades (*examples: plumbing, heating, electrician*);
- vii) repair services (*examples: small appliance, computers*);
- viii) high technology uses (*Internet services, office call centre services, desk top publishing, hardware and software development*);
- ix) person care services (*examples: hairdressing/cutting, massage therapist, esthetician*).

**(b) Prohibited Uses**

Prohibited uses include a retail or wholesale store, clinic, restaurant, nursing or convalescent home, adult entertainment parlor, video rental outlet, an automotive use including mechanical repairs and body work. The incidental and limited retailing of products specifically fabricated on site shall be permitted. Products sold by a distributor (distribution sales) shall be permitted provided there is no on-site storage.

**(c) General Criteria**

- i) The home based business shall be clearly secondary to the main permitted residential use and shall not create nor become a public nuisance with regard to noise, traffic, parking or health safety. A home based business is only permitted as an *accessory use* where listed in a zone category in this By-law.
- ii) The business may be conducted entirely within the practitioner's own residence wherein he/she must reside and/or in an accessory building.
- iii) There shall not be more than one (1) business conducted within any one dwelling and/or accessory building (where permitted) which, in combination, shall not occupy more than 25 % up to a maximum of 47 m<sup>2</sup> [505.9 ft.<sup>2</sup>] of the floor area of the residential dwelling.
- iv) No machinery or equipment shall be used that is not compatible with a residential area (e.g. back hoe, front end loader, transport tractor or trailer).
- v) No outdoor storage associated with the business shall be permitted.

**(d) Employees, Hours and Parking**

- i) The business shall be operated by the owner or occupant of the dwelling who resides in the dwelling within which it is located and shall not employ more than one (1) employee to work on-site who do not reside therein.
- ii) Not more than 15% of the lot area shall be used for parking, and off-street parking shall not be accommodated on a front lawn or yard. The maximum number of home based business related parking spaces permitted on a lot occupied by a home based business shall be four (4) including one per employee and up to two commercial spaces. Such parking spaces shall not include parking spaces required for the residential use of the building.
- iii) The business shall not generate excessive traffic and shall not create a traffic hazard.
- iv) All deliveries to the business shall take place on the same lot as the business.
- v) There shall not be more than two (2) commercially licensed vehicles parked at

any one time on the property of the home based business and any commercial vehicles shall be parked behind the *building line*.

- vi) The business shall maintain reasonable hours of business, and shall be subject to full compliance with the *Municipality's* Noise By-law.
- vii) The business shall not receive clients or deliveries between the hours of 21:00 h and 07:00 h.

(e) **Signage**

- i) There shall be no external signage or advertising anywhere on the property to indicate the nature of the business, other than a maximum of one non-illuminated *sign* having a total display area not exceeding 0.3 m<sup>2</sup> [3.2 ft.<sup>2</sup>].
- ii) Such permitted *sign* may be mounted, affixed, painted or imprinted onto the building where the business is being conducted, or erected perpendicular to a street or road (e.g. free standing sign) up to a maximum height of 2 m [6.56 ft.]. A permitted *sign* erected along a street or road shall be set back at least 3 m [9.84 ft.] from the *street line*.
- iii) In addition to the above provisions, any sign shall conform to the provisions of the Town of Parry Sound Sign By-law No. 89-3368 as amended.

#### 4.19 Illumination

Illumination of buildings and grounds shall be permitted provided that:

- (a) Illumination shall not cause direct or indirect glare on a street that may interfere with traffic or pedestrian safety.
- (b) Illumination shall not consist of a colour or be so designed or located that it may be confused with traffic signals.
- (c) Illumination shall not cause direct or indirect glare on land or buildings in a residential zone.
- (d) Illumination shall be directed downward. Lighting direction and location shall be addressed through site plan control under the provisions of the *Planning Act*.

#### 4.20 Keeping of Animals

No animals other than domestic pets shall be kept in any zone except in association with a permitted *kennel* or *animal hospital*. For the purposes of this By-law, a domestic pet shall not include any hoofed animal or animal otherwise prohibited by the Town of Parry Sound Animal Control By-law No. 96-3834, as amended. [See also **Section 4.1.1 (e)**] This provision shall not