



London  
CANADA

City of London  
Department of Planning  
& Development  
Building Division

## **HOME OCCUPATION**

(Extracted from By-law Z-1)

### **Section 2 Definitions:**

**"DOG OR DOMESTIC CAT GROOMING"** means the grooming of a dog or domestic cat as defined in the City of London Animal Control By-law (PH-3) and Dog Licensing and Control By-law (PH-4) and includes bathing, cutting of hair, trimming of nails, and other services generally associated with the act of grooming. (Z-1-061498)

**"HOME OCCUPATION"** means an occupation or business conducted for gain or profit within a dwelling unit by any permanent resident of that dwelling unit. Where the use of the dwelling unit by a permanent resident is for professional or service office which does not involve external signage, client visitations and employees such office shall be considered as an accessory use. (Z-1-97466)

**"OFFICE, PROFESSIONAL"** means a building or part thereof in which a legal or other personal professional service is performed or consultation given, includes the offices of a lawyer, a planner, an architect, a surveyor, an engineer or a chartered accountant, but does not include a personal service establishment, a medical/dental office, a clinic, an animal hospital, a body-rub parlour or any adult entertainment parlour as defined in the Municipal Act, as amended. (Z-1-97466 AND Z-1-94236)

**"OFFICE, SERVICE"** means a building, or part thereof, in which one or more persons is employed in the management, direction or conducting of a travel agency, an insurance agency, or a real estate agency.

### **Section 4 General Regulations:**

#### **4.10 HOME OCCUPATION**

"Home occupations are permitted in any dwelling unit within a single detached dwelling, semi-detached dwelling, duplex dwelling, converted dwelling, triplex dwelling, fourplex dwelling and townhouses dwelling, subject to the following provisions:" (Z-1-94293)

- (1) The home occupation shall be clearly ancillary to the use of the dwelling unit and carried out by a resident of the unit. (O.M.B. File #R910387 – Appeal #9002 June 4, 1993)
- (2) The floor area taken up by all home occupations shall be no more than 25 percent (25%) of the total floor area of the dwelling unit and shall be confined to one area and shall not exceed 28.0 square metres (301.4 sq. ft.).
- (3) In no case shall any outdoor use or outdoor storage be permitted. (Z-1-97466)
- (4) The home occupation shall not involve the use or employment within the dwelling unit of more than one person who does not reside in the dwelling unit. The function of such non-resident person shall be restricted to a secretarial, accounting, clerical or support role.
- (5) The home occupation shall not involve the use of the premises as a base of operations for persons who are employed by or associated with the home occupation, nor shall the premises be used to assemble or rally such persons for transportation to a work site.
- (6) No more than five persons shall be present in the dwelling unit at any time to receive treatment, services or instructions.
- (7) No retail use of the dwelling unit shall be permitted as a home occupation.
- (8) No manufacturing, assembly or repair process shall be carried on except for the fabrication of hand made articles of clothing, arts or crafts.



- (9) No institutional use of the dwelling unit shall be permitted as a home occupation.
- (10) The use of a swimming pool shall not be permitted as a home occupation.  
(O.M.B. File #R910397 – Appeal #9002 June 4, 1993)
- (11) No food preparation or food service shall be permitted as a home occupation.
- (12) No animal, corpse, bacteria or virus shall be brought into the dwelling in connection with a home occupation.
- (a) Notwithstanding Subsection 4.10(12), a dog and domestic cat grooming business is permitted as a home occupation, subject to the following:
- i) A maximum of three (3) dogs and two (2) domestic cats be allowed on the premises at any one time in conformity with the City of London Animal Control By-law (PH-3) and Dog Licensing and Control By-law (PH-4);
  - ii) No veterinary services be provided on the premises;
  - iii) No breeding, boarding or overnight accommodation of dogs or domestic cats for grooming be permitted on the premises;
  - iv) dogs and domestic cats that are licensed or identified as per the City of London Animal Control By-law (PH-3) and Dog Licensing and Control By-law (PH-4), or dogs and domestic cats that are legally licensed by any other municipality in the Province of Ontario, be allowed on the premises at any one time;
  - v) No dogs or domestic cats that are brought into the premises for grooming shall be permitted outside of the dwelling; and
  - vi) other provisions of Section 4 – General Provisions, Subsection 4.10, Home Occupation, shall apply. (Z-1-061498)
- (13) No additional commercial vehicles shall be permitted in connection with a home occupation. (Z-1-97466)
- (14) No lodging shall be provided in the dwelling unit in connection with a home occupation.
- (15) No delivery of materials to the dwelling unit shall be permitted from a vehicle which has a registered gross weight exceeding 5,000 kilograms (11,023 lbs.).
- (16) No additional outdoor mechanical equipment, other than that normally associated with a residential use, shall be used, the operation of which would result in any undue noise, fumes, dust or odor escaping to any adjacent or neighbouring lot.
- (17) The home occupation shall not require the creation of additional on-site parking spaces, except in accordance with this By-law.

#### 4.19 PARKING

##### 2) DIMENSIONS OF PARKING SPACES

A parking space required hereby shall have a minimum area of 2.7 metres by 5.5 metres (8.9 ft. by 18.0 ft.).

##### 4) YARDS WHERE PARKING AREAS PERMITTED

- a) No person shall use any land or cause or permit the use of any land situated in any zone for the purpose of parking or storage of a vehicle in any front yard or exterior side yard.
- b) No person shall use any land or cause or permit the use of any land situated in any zone for the purposes of uncovered surface parking areas in any front yard or exterior side yard.