



TOWN OF STRATFORD

RESOLUTION

No. PH005-09 - DP007-09 Home Occupation - Creative Home Concepts - Troy LeBlanc,
18 Gordon Gay Drive

Motion Carried √
Motion Lost
Motion Withdrawn

Council Chambers
Town Hall

Committee Planning & Heritage
Moved by Councillor Gary Clow
Seconded by Councillor Emile Gallant

March 11, 2009

WHEREAS an application has been received from Troy LeBlanc to operate a Home Occupation (Creative Home Concepts) out of his home located at 18 Gordon Gay Drive; and

WHEREAS Creative Home Concepts is a systems integration design and installation company. It provides engineered solutions for electronic systems within the home, including home theatre, multi-room audio and video, home automation such as lighting and shade control, climate control, intercom, security and surveillance systems and computer networking. It will also offer services to small businesses as well as pre-wiring packages to builders and contractors; and

WHEREAS the office space in the home will be used for things such as system design, estimate writing, record-keeping, sending & receiving phone calls, faxes and email. The supplies on hand are relatively small (connectors, adapters, AV cables, speaker wire, etc.) and will be stored in cabinets, along with basic office supplies; and

WHEREAS the owner will, for the most part, meet clients at their location for a site survey or in-home consultation. Occasionally the client may come to the office to go over some design ideas or schematics.

WHEREAS In accordance with the Town's Bylaw Section **5.9 Home Occupation**, since this proposed Home Occupation does not fall within any of the uses listed in the Town's Bylaw (See previous section) the application is being forwarded to Council to determine if the proposed use may create a nuisance in the opinion of Council.

BE IT RESOLVED Grant approval to an application from Troy LeBlanc to operate a Home Occupation (Creative Home Concepts) out of his home located at 18 Gordon Gay Drive subject to the applicant entering into a Development Agreement pursuant to which the property owner agrees with the Town's bylaw requirements.

the Dwelling is occupied as a residence by the principal operator and the external appearance of

the Dwelling is not changed by the Home Occupation;

- i. no more than two non-resident assistants are employed in the Home Occupation;
- ii. not more than 25 % of the total Floor Area of the Dwelling is devoted to the Home Occupation;
- iii. not more than 50% of the total Floor Area of any Accessory Building(s) is devoted to the Home Occupation;
- iv. adequate off-street parking, separate from that required for the Dwelling, in accordance with this Bylaw, is provided;
- v. Premise Signs shall be restricted to a maximum of 0.3 sq. m. (465 sq. in.) and are non-illuminated;
- vi. there is no Open Storage or Display area;
- vii. no mechanical equipment is used except what is reasonably consistent with the Use of the Dwelling;
- viii. the level of intensity of the Use shall not be increased to a level which would damage the integrity of the existing neighbourhood; and
- ix. a Development Agreement shall be registered on the title of the Property at the expense of the Developer.

This Resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on March 9, 2009