

# Planning for a Business in Frontenac

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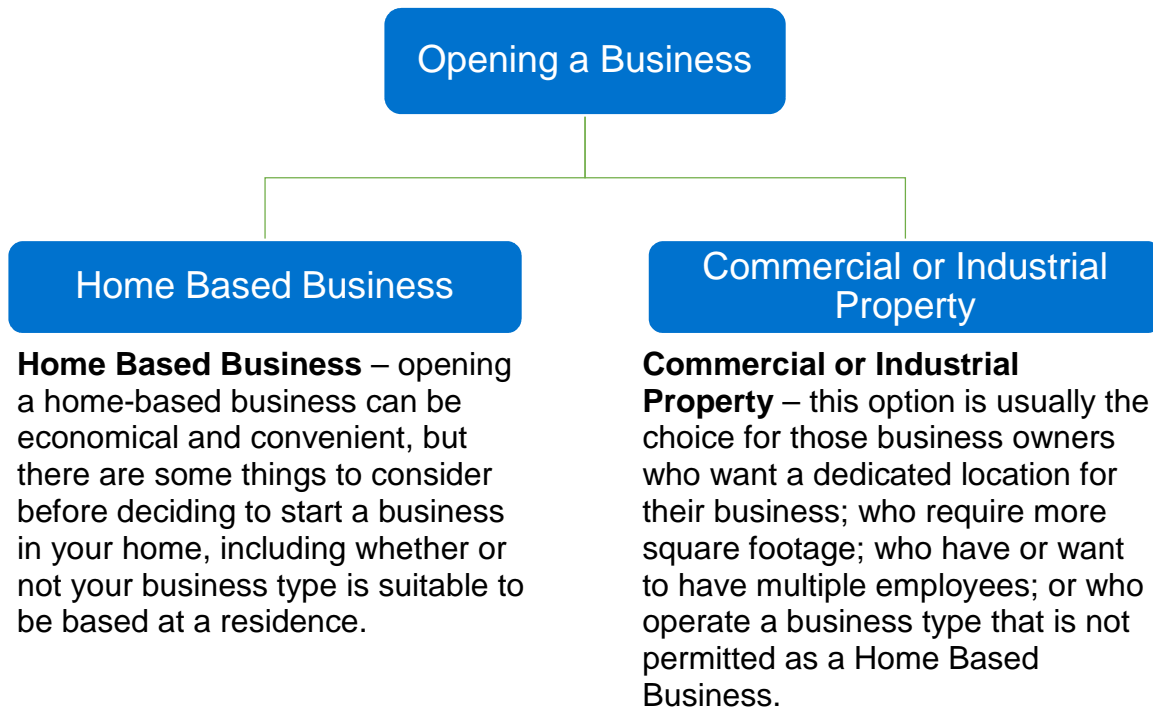
## Starting or Growing a Business in Frontenac

Are you interested in starting or relocating a business in Frontenac County? Perhaps you already have a home based business and are looking to expand and grow into a larger commercial enterprise. Whatever your vision is, it is important to understand the land use planning regulations that will impact your business.

[Frontenac Maps](#) is an excellent resource for viewing properties and learning more about the regulations that may be in place before starting or growing a business.

## Where to Start

The first step is to determine the type of business in which you are interested, either a Home Based Business or a Commercial or Industrial property separate from your place of residence.



**BUSINESS  
INFRONTENAC**

## Home Based Business

Each of the four Townships that make up Frontenac County has a Zoning By-law, and each of those contain provisions which permit the creation of a Home Based Business without the need for a Zoning By-law Amendment or Site Plan Control approval. While each Township has requirements specific to their municipality there are many commonalities. Home Based Businesses:

- Are already a permitted use in many zones
- Can be operated on the same property which you reside
- Typically require no municipal requirements for business licencing
- Are subject to limits on area used for the business (often a percentage of the square footage of the dwelling)
- Must maintain the existing residential character of the property
- Are subject to limits on size/type/location of any signage for the business
- Are not permitted to store goods or materials outside
- Limited to uses that will not impact neighbouring residences
- Are subject to limitations on number of employees permitted

## Commercial or Industrial Property

When considering operating a business on a scale or of a type which is not permitted as a home based business there are several items which need to be considered/addressed before you can open your doors to customers. These often include:

- **Consent (Severance) Application** – if no property exists which will meet your business needs, you may consider creating a new lot through the consent application process. This will ensure the lot has sufficient area on it to meet all the Zoning By-law provisions for a commercial/ industrial use.
- **Zoning By-law Amendment (Rezoning)** – may be required if the property which works best for your business is not currently zoned for commercial/industrial uses. The zoning of the property must permit the type of business you are proposing.
- **Site Plan Control** – all four Townships within Frontenac County have by-law requirements for Site Plan Control for commercial/industrial business operations. Site Plan Control includes both detailed site drawings and a site plan agreement, which must be jointly entered into by the property owner and the Township and registered on title of the property.



## Other Considerations

Depending on the scale of the business venture, you may require the assistance of professionals to assist with submitting applications and study/report requirements. Staff can direct you to local resources.

There may be funding opportunities available through local Community Improvement Plans (CIP). Through CIPs, municipalities can provide financial support to property owners for improvements that fit the criteria of the plan. Please refer to the appropriate [Township Community Improvement Plan](#) for more information on eligible criteria.

Beyond planning, you may wish to consider a number of other aspects surrounding starting or expanding a business. Depending on the scale of business and construction requirements, you may require permits from the Township Building Department, Conservation Authority or other agencies. You will also need to ensure adequate sewage and water capacity as well as utility, internet and cellular services.

## Additional Resources

- **Frontenac County Economic Development** – Frontenac County Economic Development staff are well positioned to connect you to the resources you need for success. Whether that's business coaching, marketing opportunities and education, grants or loans, navigating a municipal process, or another business owner to collaborate with, the staff in the Economic Development department have a vast network of connections to help you succeed. [Connect with Frontenac Economic Development](#) staff first and they can point you in the right direction depending on your specific business needs.
- **Township Economic Development Department** – If you are located in either the Townships of North Frontenac or South Frontenac, both have local economic development staff which can connect you to initiatives and potential funding.
- **Frontenac Community Futures Development Corporation** – The [Frontenac Community Futures Development Corporation](#) is a federally funded agency that provides business support in the form of business counselling, loans and grants. Staff are also very knowledgeable about the business landscape and other resources in the region.
- **Kingston Economic Development Corporation** – The Small Business Enterprise Centre operated by [Kingston Economic Development](#) is located in the City of Kingston, but also serves Frontenac County and offers a variety of supports for entrepreneurs starting or growing a business.