

# Bylaw C-1269-23

## Land Use Bylaw Text Amendment - Home Occupations

Presentation for the Governance and Priorities  
Committee Meeting  
January 15, 2024

# Introduction

**Purpose:** Clarify and streamline the approval process for Home Occupations.

**Direction:** *Planning and Development Department Review*

- Separate Home Occupations into major and minor classifications.
- Allow Minor Home Occupations as a permitted use in residential districts.

**Process:**

- September 25, 2023 - First Reading.
- October 10, 2023 - Brought forward for Public Hearing, Second and Third Reading.
- November 20, 2023 - Brought forward for Second Reading.

# What is a Home Office

- Dedicated area within a home for a registered business entity.
- Involves office functions only.
- Examples include consulting and online retail.
- Does not include people working remotely.



Credit: Oladimeji Ajegbile

# Home Occupations

- Small scale business that does not impact the residential character of the home or neighbourhood.
- Approximately 513 active Home Occupation business licences in Spruce Grove.
- Majority of Home Occupations generate minimal community impacts with one visitor at a time.

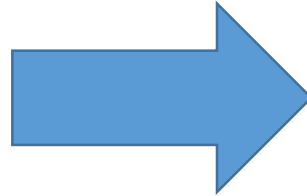


*Credit: Rai Vidanes*

# Purpose of the Proposed Land Use Bylaw Text Amendment

## Streamline Regulations

- 1) Create a separate definition for Major and Minor Home Occupations.
- 2) Make Minor Home Occupations a permitted use in the relevant districts.
- 3) Make Major Home Occupations a discretionary use in the relevant districts.



Estimated 90% of Home Occupation applications could be processed as a permitted use.

Permitted use permits do not require neighbourhood notification and cannot be appealed by community members.

More comprehensive review for higher impact Home Occupations and allows for appeals.

# Purpose of the Proposed Land Use Bylaw Text Amendment

## Clarify Regulations

- 4) Create a definition for Home Offices.
- 5) Incorporate performance standards.
- 6) Allow a maximum of two Home Occupations per dwelling.
- 7) Clarify Home Occupation are not allowed in Secondary/Garage/Garden Suites.
- 8) Allow Home Occupations to have a small sign within the dwelling unit.
- 9) Allow sites with a Secondary, Garage or Garden Suite to contain a Home Occupation, Minor in the principle dwelling.



# Proposed Regulations

## Home Office

- No Development Permit required
- No visitors allowed
- Only resident can work on site
- Business activity allowed in dwelling
- No signage is allowed

## Minor Home Occupation

- **Permitted Use**
- **1 visitor at a time**
- Only resident can work on site
- Business activity allowed in dwelling
- **Small sign within dwelling**

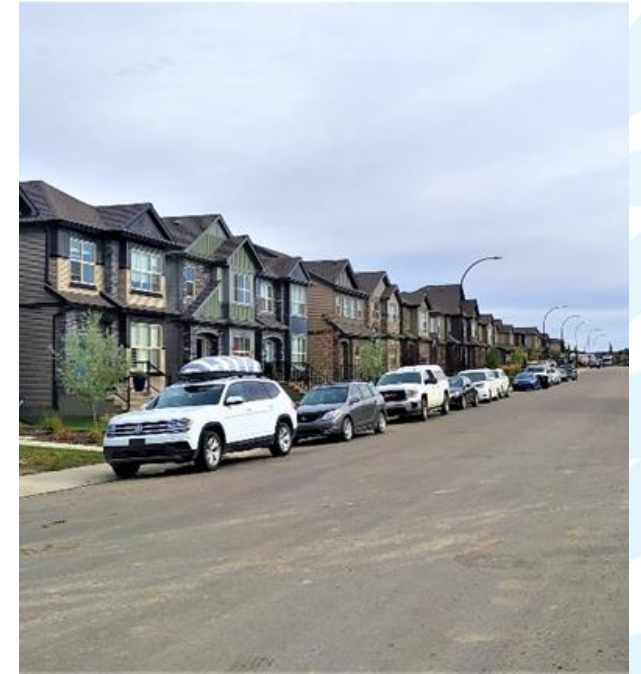
## Major Home Occupation

- Discretionary Use
- 6 visitors at a time
- Only resident can work on site
- Business activity allowed in dwelling/**accessory building**
- **Small sign within dwelling**

# Additional Clarity

## 1) Limiting Minor Home Occupations to one visitor at a time.

- Home Occupations proposing more than 1 visitor can apply for a Major Home Occupation.
- Limit Minor Home Occupations to 1 visitor (dependents not included) to reduce potential neighborhood impacts.
- Minor Home Occupations are approved as of right and cannot be appealed by impacted community members.
- Estimated 90% of currently approved Home Occupations have 1 visitor at a time.

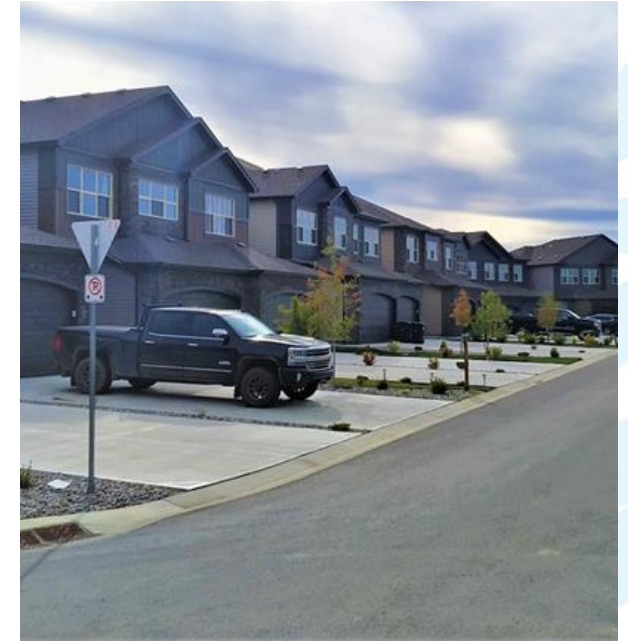




# Additional Clarity

## 2) Limiting on site employees for Home Occupations to the resident only.

- Employees typically at the home for extended and more frequent periods of time.
- Administration has only received one inquiry in recent years about employees.
- Allowing employees would impact a very small number of Home Occupation applications.
- Allowing employees requires more due diligence.



# Summary

- Intent of this bylaw is to streamline the regulations that apply to 90% of Home Occupations.
- Allowing more than 1 visitor at a time with Minor Occupations or employees are substantial regulatory changes.
- Administration has not received any requests from community members to change the regulations.
- Consider additional changes to the Home Occupation regulations with the comprehensive Land Use Bylaw Review in 2025.



# Options/Alternatives

## **Option #1 (Recommended)**

Support the proposed Bylaw C-1269-23 Land Use Bylaw Text Amendment- Home Occupations to streamline the regulations for 90 per cent of Home Occupations and undertake a further review of other Home Occupation requirements or options when the comprehensive Land Use Bylaw Review is undertaken in 2025.

## **Option #2**

Retain the current Land Use Bylaw regulations for Home Occupations and undertake an in-depth review of Home Occupations when the comprehensive Land Use Bylaw Review is undertaken in 2025.

# Questions for GPC

1) What option/alternative should Administration undertake?

# Bylaw C-1269-23

## Land Use Bylaw Text Amendment - Home Occupations

Questions and Comments