

THE CITY OF SPRUCE GROVE

BYLAW C-1269-23

LAND USE BYLAW AMENDMENT FOR HOME OCCUPATION UPDATES

WHEREAS, pursuant to the *Municipal Government Act*, RSA 2000 cM-26, a municipality shall pass a land use bylaw and may amend the Land Use Bylaw;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-824-12, the Land Use Bylaw;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

1. Bylaw C-824-12 is amended as follows:

1.1 By deleting the following in strikethrough and adding the following in bold:

SECTION 7 DEFINITIONS

COMMERCIAL SCHOOL

A Development for privately funded instruction and education which may or may not offer courses equivalent to those at public education facilities. ~~This use may include private instruction as a Home Occupation.~~

COMMERCIAL SCHOOL, NON-INDUSTRIAL

A Development for privately funded instruction and education which may or may not offer courses equivalent to those at public education facilities but shall not offer courses related to industrial training. ~~This use may include private instruction as a Home Occupation.~~

HOME OCCUPATION, MAJOR

A business venture carried on within a Dwelling and/or accessory structures that does not affect the residential character of the property. Such an operation is secondary to the residential Use of the Dwelling and does not change the character thereof. This Use

does not include Family Day Homes. ~~and Automobile Service Centres.~~

HOME OCCUPATION, MINOR

A business venture carried on within a Dwelling which is not visible in any manner from the outside of the Dwelling. Such an operation is secondary to the residential Use of the Dwelling and does not change the character thereof. This Use does not include Family Day Homes. ~~and Automobile Service Centres.~~

~~HOME OCCUPATION~~

~~A business venture carried on within a Dwelling which is not visible in any manner from the outside of the Dwelling. Such an operation is secondary to the residential Use of the Dwelling and does not change the character thereof. This Use does not include Family Day Homes.~~

HOME OFFICE

An accessory development contained within a dwelling unit for a business that involves office functions only and is operated by a permanent resident of the dwelling unit. Home Offices do not have any visitors and only employ the resident of the Dwelling.

- 1.2 By adding the following in bold:

SECTION 66 FAMILY DAY HOMES

- (1) A Family Day Home:

(a) Shall not be located in a Dwelling containing a Home Occupation, **Major or Minor.**

- 1.3 By adding the following in bold:

SECTION 67 GARAGE AND GARDEN SUITES

- (15) A Garage Suite or Garden Suite shall not be allowed within the same Site containing a Secondary Suite, Group Care Facility or Limited Group Home, or Home Occupation, **Major.**

- 1.4 By deleting the following in strikethrough, adding the following in bold and renumbering as required within Part 7 Special Regulations, Section 70 Home Occupations:

SECTION 70 HOME OCCUPATIONS, **MAJOR AND MINOR**

- (1) A Home Occupation, **Major and Minor** shall not be allowed in a residence if, in the opinion of the Development Officer, it would be more appropriately located in a Commercial or Industrial District.
- (2) A resident who intends to carry out a Home Occupation, **Major and Minor** ~~where allowed as a Discretionary Use~~, shall make application for a Development Permit and shall, if given approval, comply with the following provisions:
 - (a) The Home Occupation, **Major and Minor** shall be operated as a secondary Use only and shall not change the principal character or external appearance of the Dwelling involved.
 - (b) There shall be no outside **business activity**, display or storage of materials, commodities, or finished products.
 - (c) **Indoor storage related to the business activities of the Home Occupation, Major shall be allowed in either the Dwelling or Accessory buildings.**
 - (d) **Indoor storage related to the business activities of the Home Occupation, Minor shall be allowed only inside the Dwelling.**
 - (e) There shall be no mechanical or electrical equipment used which creates visual, audible, or electrical interference with radio or television reception.
 - (f) No commodity other than the product or service of the Home Occupation, **Major and Minor** shall be sold on the premises.
 - (g) No employee of a Home Occupation, **Major and Minor** other than a resident of the Dwelling, shall undertake any work at the Dwelling, including parking of their motor vehicle.
 - (h) If, at any time, any of the requirements for Home Occupations, **Major and Minor** have not been complied with, the Development Officer may suspend or cancel the Development Permit.

- (i) A Home Occupation, **Major** that attracts clients, customers, or students to the premises shall be limited to a maximum of up to six persons, **not including dependents**, in attendance at any one time.
- (j) A Home Occupation, **Minor** that attracts clients, customers, or students to the premises shall be limited to a maximum of **one person, not including dependents**, in attendance at any one time.
- (k) A Home Occupation, **Major and Minor** shall not create nuisances including noise, smoke, steam, odor, dust, fumes, or excessive deliveries.
- ~~(h)~~ (l) A Site containing a Home Occupation, **Major** shall not contain a Secondary Suite, Garage Suite, or Garden Suite.
- (m) A Home Occupation, **Major or Minor** is not allowed within a **Secondary Suite, Garage Suite, or Garden Suite**.
- (n) A maximum of two Home Occupations, **Major or Minor** is allowed per Dwelling.
- ~~(o)~~ (o) Not more than one business related vehicle, no heavier than 5,000 kg, shall be parked on the property at any time.
- ~~(p)~~ (p) A utility trailer parked on the property associated with the business shall not exceed 6.0 m in length.
- (q) A Home Occupation, **Major and Minor** shall not display an exterior Sign or advertisement, except a Sign from inside the Dwelling to a maximum size of 46 cm X 13 cm.

1.5 By adding the following in bold:

SECTION 75 SECONDARY SUITES

- (5) A Secondary Suite shall not be allowed within the same Site containing a Group Care Facility, Limited Group Home, Home Occupation, **Major**, Garden Suite, or Garage Suite.

1.6 By adding the following in bold:

SECTION 85 NUMBER OF ON SITE PARKING STALLS REQUIRED

- (2) The minimum number of On Site Parking Stalls required for each Use of Building or Development shall be as follows:

RESIDENTIAL	MINIMUM NUMBER OF PARKING STALLS
Home Occupations, Major and Minor	As required by the Development Officer. (Bylaw C-942-15, Jan. 29, 2016)

- 1.7 By deleting the following in strikethrough:

SECTION 113 PROHIBITED SIGNS

Unless otherwise provided for under this Bylaw, the following Sign types are prohibited within the City.

- (1) Signs that interfere with traffic lines-of-sight;
- (2) Continuous Sign Band Signs;
- (3) Animated Signs;
- (4) Flashing Signs;
- (5) Rotating or moving signs (not including clocks);
- ~~(6) Signs associated with Home Occupations;~~

- 1.8 By adding the following in bold:

SECTION 115 R1 - MIXED LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT

- (1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Home Occupation, Minor 	<ul style="list-style-type: none"> • Home Occupation, Major

- 1.9 By adding the following in bold:

SECTION 116 R2 - MIXED MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Home Occupation, Minor 	<ul style="list-style-type: none"> • Home Occupation, Major

a) **Notwithstanding Section 116 (1), a Home Occupation, Minor shall be a discretionary Use in Multi-Unit Dwellings.**

1.10 By adding the following in bold:

SECTION 116A R2CC - CITY CENTRE HIGH DENSITY RESIDENTIAL DISTRICT

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
	<ul style="list-style-type: none"> • Home Occupation, Minor

1.11 By deleting the following in strikethrough and adding the following in bold:

SECTION 117 GPL - GREENBURY PLANNED LOT DISTRICT

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Home Occupation, Minor 	<ul style="list-style-type: none"> • Home Occupation

1.11 By adding the following in bold:

SECTION 118 RE1 - ESTABLISHED NEIGHBOURHOOD RESIDENTIAL DISTRICT 1

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Home Occupation, Minor 	<ul style="list-style-type: none"> • Home Occupation, Major

1.14 By adding the following in bold:

SECTION 119 RE2 - ESTABLISHED NEIGHBOURHOOD
RESIDENTIAL DISTRICT 2

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
• Home Occupation, Minor	• Home Occupation, Major

1.15 By adding the following in bold:

SECTION 120 RMHC - MANUFACTURED HOME COURT DISTRICT

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
	• Home Occupation, Minor

1.16 By adding the following in bold:

SECTION 121 RMHS - MANUFACTURED HOME SUBDIVISION
RESIDENTIAL DISTRICT

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
	• Home Occupation, Minor

1.17 By deleting the following in strikethrough and adding the following in bold:

SECTION 122 HLC - HAWTHORNE LIFESTYLE COMMUNITY
DISTRICT

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
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• Home Occupation, Minor	• Home Occupation
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a) Notwithstanding Section 122 (1), a Home Occupation, Minor shall be a discretionary Use in Multi-Unit Dwellings.

1.18 By adding the following in bold:

SECTION 131 UR - URBAN RESERVE DISTRICT

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
• Home Occupation, Minor	• Home Occupation, Major

1.19 By adding the following in bold:

SECTION 133 UAT - URBAN AGRICULTURAL TRANSITION DISTRICT

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
• Home Occupation, Minor	• Home Occupation, Major

1.20 By deleting the following in strikethrough and adding the following in bold:

SECTION 150 DC.10 - PRESCOTT DIRECT CONTROL DISTRICT

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
• Home Occupation, Minor	• Home Occupation

1.21 By deleting the following in strikethrough and adding the following in bold:

SECTION 151 DC.11 - LAKEWOOD DIRECT CONTROL DISTRICT

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• Home Occupation, Minor	<ul style="list-style-type: none">• Home Occupation

1.22 By adding the following in bold:

SECTION 152 DC.12 - FENWYCK SEMI-DETACHED DIRECT CONTROL DISTRICT

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• Home Occupation, Minor	<ul style="list-style-type: none">• Home Occupation, Major

1.23 By deleting the following in strikethrough and adding the following in bold:

SECTION 153 DC.13 - FENWYCK ROW HOUSING DIRECT CONTROL DISTRICT

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• Home Occupation, Minor	<ul style="list-style-type: none">• Home Occupation

1.24 By deleting the following in strikethrough and adding the following in bold:

SECTION 154 DC.14 - WESTWIND DIRECT CONTROL DISTRICT

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• Home Occupation, Minor	<ul style="list-style-type: none">• Home Occupation

1.25 By deleting the following in strikethrough and adding the following in bold:

SECTION 156 DC.16 - WESTWIND DIRECT CONTROL DISTRICT

(1) GENERAL PURPOSE

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• Home Occupation, Minor	<ul style="list-style-type: none">• Home Occupation

1. This amending bylaw shall be consolidated into Bylaw C-824-12.
2. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried 25 September 2023

Public Hearing Held 10 October 2023

Second Reading Carried [Click here to enter a date.](#)

Third Reading Carried [Click here to enter a date.](#)

Date Signed

Mayor

City Clerk