

# BYLAW INFORMATION FOR SAPRAE CREEK ESTATES RESIDENTS

The use of land in the Regional Municipality of Wood Buffalo is regulated by a number of different bylaws. These bylaws promote health, safety and community standards for the citizens of the Municipality.

## Land Use Designation

The community of Sprae Creek has the following land use designations within its boundaries: Suburban Estate, Park and Recreation, and Environment Preservation (refer to Land Use Bylaw 99/059 for more details). The intent of the Suburban Estate District is to provide multi-lot

(more than 3) country residential development in a semi-rural atmosphere.

Residents should always make a formal application for a Development Permit and verify any development with the Municipality's Planning and Development Department.

## Operating a Home Business and/or Home Occupation in the Sprae Creek Estates

Two common development permits for businesses are the Home Business and Home Occupation. There are important differences between the two:

Home Occupation (Section 69, Land Use Bylaw)	Home Business (Section 70, Land Use Bylaw)
<p>...is defined as the secondary use of a principal dwelling by the permanent residents of the dwelling to conduct a business activity that does not require client visits to the residence (eg. consulting service, making crafts for sale elsewhere, etc.).</p> <p>No parking or maintenance of a commercial vehicle.</p> <p>No exterior storage or storage with an accessory building allowed. Storage of material is allowed within the principal building and accessory building(s)/garage.</p> <p>No employees</p> <p>No on-site parking space is required.</p> <p>Advisory Note: A Home Occupation shall not be approved if, in the opinion of the Development Authority if it meets the Home Business criteria.</p> <p>No exterior storage allowed.</p> <p>Restricts the amount of noise, vibration, dust, smoke and other nuisance.</p>	<p>... is defined as the secondary use of a principal dwelling and/or its accessory buildings and site, by at least one (1) permanent resident of the dwelling, to conduct a business activity or occupation.</p> <p>One commercial vehicle of a gross vehicle weight of 7,000kg can be parked or maintained on site.</p> <p>Storage of material is allowed within the principal building and accessory building(s)/garage.</p> <p>One employee permitted (non-resident).</p> <p>At least one on-site parking space in addition to residential parking spaces shall be provided. Parking in the front or side yard is prohibited except on a driveway. Where a commercial vehicle is associated with a business, a separate off-street parking space shall be provided unless the vehicle is also used for non-business personal travel.</p> <p>Advisory Note: A Home Business shall not be approved if, in the opinion of the Development Authority the business is more appropriately located in a Commercial or Industrial District.</p> <p>No exterior storage allowed.</p> <p>Restricts the amount of noise, vibration, dust, smoke and other nuisance.</p>

Both designations do not permit exterior storage, and restrict the amount of noise, vibration, dust, smoke and other nuisance. While Home Occupation does not permit client or associated traffic, traffic related to a Home Business is to be kept to a minimum and not significantly impact the neighbourhood.

Additionally, as is indicated in the Municipality's

Business License Bylaw 01/031, no person within the Municipality shall carry on or operate a business, calling, trade or occupation unless they hold a valid Business License.

Business Licenses expire annually on April 30<sup>th</sup> and business owners must reapply each year.

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## BYLAW INFORMATION FOR SAPRAE CREEK ESTATES RESIDENTS **CONT.**

Prior to a Business License being issued, operators must make a formal application for a Home Business/Home Occupation Development Permit from the Municipality's Planning and Development Department.

### **Storage on Property**

Through its Nuisance 00/078 and Land Use Bylaw 99/059, the Municipality explains what can be stored on a property, and how that property may be used. A nuisance is defined as any use of, or activity upon any property which is offensive to any person, or has or may have a detrimental impact upon any person or other property in the neighbourhood. These bylaws:

- Prohibit the use or storage of hazardous materials: dismantled or wrecked motor vehicles, any excavation, stockpiling or storage of materials, explosives, flammable liquids, diesel fuel and gasoline products.
- Prohibit exterior storage: any storage of materials or goods related to the home business must be located within the principal building and accessory building(s)/garage.
- Restrict or Prohibit Storage of Commercial Vehicle: Except as otherwise permitted (home business) no motor vehicle other than a passenger vehicle, recreational vehicle and/or one (1) commercial vehicle having a GVW of more than 3,000kg but less than 7,000kg shall be parked on a site in a residential district for longer than is necessary for loading and unloading. A home business may have up to one (1) commercial vehicle of a gross vehicle weight (GVW) of 7,000kg gross vehicle weight used in conjunction with the home business parked and maintained on site.

### **Roads & Transportation**

Roads & Transportation Bylaw 02/079 controls and regulates the use of highways and public places within the Urban Service and Rural Service Areas of the Regional Municipality of Wood Buffalo. It also restricts or prohibits the movement of any vehicle exceeding any one of the following:

- 1) two (2) axles,
- 2) eleven (11) metres in length, and
- 3) weight restriction.

In order to move and/or remove any heavy equipment, heavy vehicle or Sea Can Container, a route or haul permit is required:

- Route Permits are required when transporting items, such as heavy and/or oversized equipment, mobile home, etc.
- Haul Permits are required if transporting items that could cause debris such as sand, gravel, sod, etc.

The following exemptions apply:

- Vehicles in the service of the Municipality
- Vehicles delivering or collecting passengers, merchandise, or goods; for example: sewage retrieval and water distribution trucks

### **Business License Application**

For more information on business licenses and obtaining one:

- Consult the License and Permit section under the Municipal Services tab of the Wood Buffalo website at [www.woodbuffalo.ab.ca](http://www.woodbuffalo.ab.ca)

Or

- Contact the Municipality's Planning and Development Department at: [current.planning@woodbuffalo.ab.ca](mailto:current.planning@woodbuffalo.ab.ca)

### **Permit Application**

To obtain a Route/Haul Permit:

- Consult License and Permit section under the Municipal Services tab of the Wood Buffalo website: [www.woodbuffalo.ab.ca](http://www.woodbuffalo.ab.ca)

To obtain a Development Permit:

- Contact: Planning and Development  
780.799.8695

For more details, please consult:  
[www.woodbuffalo.ab.ca/bizbylaws](http://www.woodbuffalo.ab.ca/bizbylaws)

For any complaints contact:  
Bylaw Services Branch Complaint Line  
780.788.4200

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REGIONAL MUNICIPALITY  
OF **WOOD BUFFALO**