

SECTION 2: Interpretation

▲ 2.1 Rules of Interpretation

- 2.1.1 The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".
- 2.1.2 Words, phrases, and terms neither defined in this section nor in the *Local Government Act*, *Community Charter* or the *Interpretation Act*, shall be given their usual and customary meaning for the purpose of interpreting this bylaw.

▲ 2.2 Zone Boundaries

- 2.2.1 The zone boundaries on the zoning map shall be interpreted as follows:
- .1 where a zone boundary follows a **Street, Laneway, Alley**, railway, pipeline, power line, utility right-of-way, or easement, it follows the centerline, unless otherwise clearly indicated on the zoning map;
 - .2 where a zone boundary is shown as approximately following the City boundary, it follows the City boundary;
 - .3 where a zone boundary is shown as approximately following the edge, shoreline, or **Natural Boundary** of a river, lake, or other water body, it follows the **Natural Boundary**. In the event of change, it moves with the **Natural Boundary**;
 - .4 where a zone boundary is shown as approximately following a **Lot Line**, it follows the **Lot Line**;
 - .5 where a zone boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line;
 - .6 where a zone boundary is shown as being generally parallel to or as an extension of any of the features listed above, it shall be so interpreted accordingly; and
 - .7 in other circumstances, the location of the zone boundary shall be determined by the scale of the zoning map.
- 2.2.2 When any **Street, Laneway** or **Alley** is closed by bylaw enacted under the *Community Charter*, the land is deemed to have the same zoning as the abutting land. If the right-of-way is consolidated with an adjoining parcel, the parcel's zoning designation applies to the consolidated portion.

2.3 General Definitions

- 2.3.1 The definitions of **Uses** group individual land **Uses** into a specified number of classes, with common functional or physical impact characteristics. They define the range of **Uses** which are **Principal** and **Accessory**, with or without conditions, within various zones of this bylaw.
- 2.3.2 In interpreting the **Use** class definitions:
- .1 Typical **Uses** listed in the definitions as examples are not intended to be exclusive or restrictive; and
 - .2 Where a specific **Use** generally conforms to the wording of two or more definitions, the **Use** conforms to and is included in that **Use** class which is most comparable in character, purpose and intensity.
- 2.3.3 The following words, terms, and phrases, wherever they occur in this bylaw, shall have the meaning assigned to them as follows:

Use Definitions

HOUSING USE

Large Scale Multi-Unit Housing means a **Building** that contains any number of **Dwelling Units** with a common entrance(s) or a combination of individual and common entrances.

Typical examples include: **Apartment Housing** and **Stacked Townhouses**.

Medium Scale Multi-Unit Housing means housing development consisting of five or more **Dwelling Units** or **Sleeping Units**.

Each **Dwelling Unit** will have an individual entrance, not necessarily at **Grade**.

This includes: **Townhouses** which may include **Secondary Suites** and **Stacked Townhouses**.

Mixed Use Housing means a **Building** that contains one or more **Dwelling Units** combined with at least one **Use** other than a housing **Use** or **Home Based Business**.

Mobile Home means a single or multiple section single detached **Dwelling Unit** (factory built to CSA Z240 standards) designed to be transportable.

This includes the **Uses** of **Mobile Home Site** and **Mobile Home Park**.

Security or Operator Dwelling Unit means an **Accessory Building** or portion of a **Building** used as a single **Dwelling Unit** to provide on-site accommodation for: persons employed on the property, a site caretaker, an operator of a commercial establishment, or an on-duty security personnel.



Small Scale Multi-Unit Housing means housing development consisting of three or more **Dwelling Units** or **Sleeping Units**.

Each **Dwelling Unit** must be **Ground Oriented** and have an individual entrance at **Grade**.

This includes: **Townhouses** which may include **Secondary Suites**.

Small Scale Housing means housing development consisting of up to two **Dwelling Units** or **Sleeping Units**. **Dwelling Units** may include **Secondary Suites** and/or **Accessory Dwelling Units**.

This includes: **Duplex Housing**, **Semi-detached Housing**, and **Detached Housing**, or any combination thereof.

COMMERCIAL USE

Accessory Parking means the use of premises for **Vehicle** parking in connection with the **Principal Use** of the same premises. This **Use** includes parking for fleet **Vehicles** with a gross vehicle weight of not more than 5,500 kg.

Typical examples include: **Surface Parking Lots** and **Parkades** on a **Site** with any **Principal Use**. This **Use** does not include **Standalone Parking Facilities**.

Animal Services means boarding, breeding, buying, selling or training of domesticated animals.

Typical examples include: animal shelters, kennels, and stables or a riding academy.

Auction Sales means premises used for the sale of goods and equipment at auction including the **Temporary Storage** of such goods and equipment.

Bar means premises used primarily for the sale of alcoholic beverages for on-site consumption. Food and non-alcoholic drinks may also be offered at these premises. Less than 10% of the total **Floor Area** is used for entertainment areas for dancing, performance stages and other ancillary activities.

Typical examples include: taverns, pubs, brew pubs, micro distilleries with sampling rooms, and cocktail lounges.

Cannabis Retail Store means a development where a business sells **Cannabis** to be consumed off-site as permitted by Provincial or Federal legislation. This **Use** includes retail sales of other related products.

This **Use** does not include **Cannabis Cultivation and Processing**.

Cannabis Lounge means a development where a business sells **Cannabis** to be consumed on-site by the public in a location permitted by Provincial or Federal legislation. This **Use** includes retail sales of other related products.

This **Use** does not include **Cannabis Cultivation and Processing**.

Campsite means the use of land for the seasonal short term accommodation of holiday trailers, motor homes, tents, campers and similar **Recreational Vehicles** for a period not to exceed 180 days by any one visitor in one year.



Typical examples include: tourist trailer parks, **Recreational Vehicle** sites, and tenting grounds.

Commercial Storage means use of land for open air storage of equipment, goods, or materials ancillary to the operation of a business on the same premises, where such storage of goods and materials does not involve the erection of permanent **Structures** or the material alteration of the land. This may include the use of **Shipping Containers** to accommodate the equipment, goods or materials.

Typical examples include: storage of tires, automotive parts, waste or recyclable materials, or goods related to the operation of the business.

Drive-through Services means the provision of services, food or other goods to customers seated in their **Vehicles** via one or more designated drive-through lanes or car attendant services, but does not include **Drive-through Vehicle Services**.

Food and Beverage Service means the sale of prepared food and drinks to the public for consumption on or off-site which may include the sale of alcoholic beverages. This **Use** does not include **Grocery Stores**.

Typical examples include: cafes, coffee shops, juice bars, and restaurants.

Grocery Store means indoor premises used for the retail sale of a range of fresh or packaged food products. Other household items may also be sold.

Health Service means the provision of physical or mental health services on an out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature.

Typical activities include: medical and dental offices, health clinics, medical laboratories, massage therapists and acupuncture clinics and counseling services.

Home Based Business means a business operated primarily inside a **Dwelling Unit** or an **Accessory Building** in a housing zone by a resident of that **Dwelling Unit**. A housing **Use** is the primary development on the site and the business activity is **Accessory**. This **Use** includes **Home Based Child Care**.

This **Use** does not include **Food and Beverage Service**, **Vehicle Support Services** or **Light Industrial Uses** of any kind.

Housing Sales Centre means the use of **Buildings** or **Structures** for a limited period of time for marketing housing land or **Buildings** on the same or an **Adjacent Site**.

Hotel means a **Building** providing temporary overnight accommodation in guest rooms or suites. Hotels may provide concierge service, cleaning service, meeting rooms, dining services, and other guest services or amenities.

Typical examples include: apartment hotels, hostels, inns, and motels.

Indoor Sales and Service means the provision of goods or services within a **Building** such as the retail sales of goods, repair services, personal services, or commercial instruction.



Typical examples include: art studios, convenience stores, commercial schools, electronics repair services, hair salons, household item repair services, indoor markets, pawnshops, pet care and grooming, pharmacies, second-hand stores, tailor shops, thrift shops, and tattoo parlours.

Light Manufacturing means the manufacture or crafting of products that may be sold to consumers or commercial businesses. Products may be consumed on-site where associated with food and beverage production activities. This **Use** does not include **Cannabis Cultivation and Processing**.

Typical examples include: commercial kitchens, makerspaces, microbreweries, small-scale electronic manufacturing or assembly, small-scale manufacturing, as well as wineries and distilleries.

Liquor Store means premises used for the retail sale of packaged liquor for consumption off the premises.

Marina means docking or mooring facilities where boats and other vessels and their accessories are berthed, fueled, stored, serviced, repaired, constructed or kept for sale or for rent.

Major Indoor Entertainment means the use of indoor facilities for entertainment, recreation, conferences, or similar public assembly purposes or for the collection, preservation or exhibition of works or objects of historical, scientific, or artistic value.

Supporting activities may include merchandise, food, or beverage sales, including alcoholic beverages.

Typical examples include: auditoriums, aquariums, arenas, casinos, concert halls, convention centres, amusement centres, botanical gardens, museums, planetariums, stadiums, theatres, and sports or entertainment complexes.

Minor Fuel Station means premises used for the sale of motor fuel, lubricating oils, automotive fluids and associated convenience store products. The facility may be a self-service, full service, key lock, card lock, or other similar operation and may include **Vehicle** washing facilities as an **Accessory Use**. This does not include **Vehicle Support Services, Drive-through Vehicle Services** or **Minor Industrial Uses**.

Typical examples include: fueling stations with convenience retail stores or a car wash as an **Accessory Use**.

Minor Indoor Entertainment means the use of indoor facilities for entertainment or active recreation serving a local population.

Typical examples include: arcades, bingo halls, bowling alleys, climbing facilities, fitness facilities, gyms, gymnastic facilities, indoor playgrounds, trampoline centres.

Office means premises used for the provision of professional, management, administrative, consulting, or financial services.

Typical examples include: offices for accountants, administrative services, architects, corporations, financial institutions, employment or call centres, real estate, law, and insurance firms.



Outdoor Entertainment means the use of land for outdoor entertainment purposes that typically require large spaces. Supporting activities may include merchandise, food, or beverage sales.

Typical examples include: amphitheatres, drive-in movie theatres, go-kart tracks, mini-golf courses, amusement parks, water parks, botanical gardens, racing tracks, and zoos.

Outdoor Sales and Service means premises used for sales and service activities taking place primarily outdoors. This may include **Vehicle Storage** or display.

Typical examples include: sales, service and rentals of automotive and **Recreation Vehicles** (with a gross vehicle weight rating (GVWR) of less than 5,500 kg), light construction equipment, recreational watercraft, and plant nurseries and garden centres.

Outdoor Vending means the use of an independently operated **Vehicle, Structure**, or mobile apparatus occupying public or private space for retail sale of products, food or beverages, to passers-by.

Typical examples include: food and beverage trucks, and retail sales or services conducted in a temporary **Structure** such as a tent or booth.

Resort Accommodation means accommodations provided to members of the public at a property, in exchange for remuneration, in a resort area.

Typical examples include: strata-titled hotels and motels in resort areas.

Shopping Centre means one or more **Buildings** containing more than six retail stores and other businesses exceeding 2500 m² of **Gross Floor Area** in total, which share common services, parking, and other facilities on one or more **Lots**.

Typical examples include: shopping malls and indoor or outdoor shopping complexes.

Short-term Rental Accommodation means the commercial provision of overnight accommodation in a **Dwelling Unit**, to members of the public for a period of less than 90 consecutive days or such other period of time as may be prescribed under the *Short-Term Rental Accommodations Act*.

Typical examples include: bed and breakfasts, Short-Term Rentals (STRs), or tourist accommodation **Uses** permitted by this bylaw in housing or resort areas.

Standalone Parking Facility means is the use of land or a parking structure for **Vehicle** parking as a **Principal Use**.

Typical examples include: **Parkades** and **Surface Parking Lots**.

Temporary Storage means the use of land for the outdoor storage of equipment, goods, or materials for a period of 180 days or less in a calendar year, where such storage does not involve the erection of permanent **Structures** or the material alteration of the land. This may include the use of **Shipping Containers** to accommodate the equipment, goods or materials.

Typical examples include: storage of construction materials in connection with an unexpired building permit, and overnight storage of seasonal goods related to a temporary garden supply **Use**, holiday tree sale or outdoor activities.



Vehicle Storage means the use of land or **Buildings** for the storage of cars, trucks, **Recreational Vehicles**, campers, or similar **Vehicles**, as well as boats and other marine equipment. This **Use** does not include the servicing, sales or repair of **Vehicles**, on-site fuel dispensing or the storage of **Vehicles** that are not in operating condition.

Vehicle Support Service means the use of land for the repair, maintenance, or fueling of automobiles and other **Vehicles** with a gross vehicle weight rating (GVWR) of less than 5,500 kg.

Typical examples include: vehicle repair shops, such as transmission, muffler, tire, automotive glass, and upholstery shops. This **Use** does not include **Minor Industrial Uses**.

INDUSTRIAL USE

Aerospace Research and Development means the use of land for the research, design, manufacturing and distribution of products used in the fields of aeronautics, such as airplanes and related technology.

Aircraft Services means the use of land for the storage, retail sale or rental of aircraft together with repairs and maintenance services, as well as the manufacturing and sales of aircraft parts and accessories.

Airport Terminal and Navigation Facilities means facilities providing services to passengers embarking and disembarking from aircraft, providing for the loading and unloading of luggage or cargo and providing for the navigation of aircraft on the ground and in the air. The **Uses** may include, **Indoor Sales and Services**, **Food and Beverage Services**, and **Bars**.

Crematorium means the use of a **Building** for cremation of human or pet remains and includes everything incidental or ancillary to it.

Drive-through Vehicle Services means the provision of rapid cleaning, lubrication, and maintenance or repair services to **Vehicles**, where the customer typically remains within the **Vehicle** or waits on-site. Typical examples include: automatic or coin operated car washes, rapid lubrication shops, or specialty repair shops.

Heavy Industrial means premises used primarily for one or more of the following activities:

- i. asphalt plants;
- ii. chemical plants;
- iii. concrete plants;
- iv. contaminated soil treatment facilities; or
- v. recycling plants.

Indoor Self Storage means the storage of personal items and goods in **Buildings** with separate compartments, each having its own access which may be external or from a common space such as a corridor.



Light Industrial means premises used primarily for one or more of the following activities:

- i. auto body repair and paint shops;
- ii. automotive and equipment repair shops;
- iii. **Cannabis Cultivation and Processing**;
- iv. contractor and construction services;
- v. equipment or **Vehicle** repair and storage facilities;
- vi. laboratories;
- vii. **Landscaping** supply facilities;
- viii. materials storage yards;
- ix. research facilities;
- x. taxi or limousine services;
- xi. truck storage yards;
- xii. **Vehicle** and equipment sales and rentals;
- xiii. aircraft sales and rentals;
- xiv. **Mobile Home** sales and storage yards; and
- xv. warehouses.

Major Alcohol Production means production of alcoholic beverages or alcohol products in quantities greater than 10,000 hectoliters (219,969 imperial gallons) per year, with alcoholic content exceeding 1% by volume. This **Use** excludes small-scale alcohol production (see **Light Manufacturing**).

Major Fueling Station means premises used for the bulk storage and distribution of petroleum products including key lock or card lock retail sales.

Natural Resource Development means the removal, extraction, and primary processing of natural resources. This **Use** does not include the processing of raw materials transported to the **Site**.

Typical examples include: clay pits, coal mining, gravel pits, oil and gas wells, sandpits, and stripping of topsoil.

Shipping Container Storage means the storage of **Shipping Containers** where the contents are not accessible by the public or customers of the business storing the **Shipping Containers**.

Shipping Container Storage Facility means the storage of **Shipping Containers** where the contents are accessible by the owners of the contents.

Wrecking Yard means the use of premises for the collection, demolition, dismantling, storage, salvage, recycling or sale of waste materials including scrap metal, **Vehicles**, machinery, and other discarded materials.



COMMUNITY USE

Child Care Service means premises used to provide temporary housing-based care and supervision of children, licensed under the *Community Care and Assisted Living Act* and subject to the *Child Care Licensing Regulation*. This **Use** includes facility-based early learning and child care programs. This **Use** does not include a **Home Based Business** operating as **Home Based Child Care**.

Typical examples include: daycares, out-of-school care, and preschools.

Community Service means premises used for public institutional, cultural, recreational, religious, spiritual, social, arts, or educational activities. This **Use** does not include **Child Care Services**, **Libraries**, or **Schools**.

Typical examples include: community halls, community league buildings, community recreation centres, **Religious Assemblies**, **Seasonal Shelters**, **Temporary Shelter Services**, and **Year-round Shelters**.

Government Services means premises used to provide municipal, provincial or federal government services directly to the public. This does not include protective and **Emergency Services**, **Detention Facilities**, **Major or Minor Utility Services**, or public education services.

Typical examples include: city hall, taxation **Offices**, courthouses, employment **Offices**, and social service **Offices**.

Housing Care Centre means premises used to provide housing-based care to children, youth, or adults, licensed under the *Community Care and Assisted Living Act* and subject to the *Residential Care Regulation*.

Typical examples include: long-term care, community living, hospice, mental health and substance use treatment facilities, acquired injury and adult, child or youth housing-based **Uses**.

Library means premises holding a collection of books, art, music, video, computer programs, or other reference and creative materials available for people to use or borrow.

Outdoor Recreation Facility means the use of land for outdoor recreation purposes.

Typical examples include: golf courses and sports fields that may require paid entry or have restricted access.

Park means the use of public or private land for active or passive recreation. These may include facilities, playing fields, **Buildings** and other **Structures** that serve a recreational purpose of the park.

Typical examples include: open green space, environmentally sensitive areas, wildlife sanctuaries, green belts, conservation areas, buffer areas, natural interpretation areas, **Landscaping**, trails and paths, walkways, picnic grounds, plazas, sports fields, tennis courts, and associated **Structures** such as band shells, ice rinks, outdoor pools, tot-lots, playgrounds, and spray parks.



School means premises used to provide education, training or instruction to children or adults. It may include **Offices**, **Food and Drink Services**, **Indoor Sales and Services**, or other related facilities. This **Use** does not include private commercial facilities used for training and instruction in a specific trade, skill, service or artistic endeavour.

Typical examples include: charter **Schools**, community colleges, public and private elementary and secondary **Schools**, universities, technical **Schools** and their administrative **Offices**.

Special Event means the use of land for temporary activities in an indoor or outdoor space.

Typical examples include: carnivals, circuses, festivals, markets, and pop-up events.

Supportive Housing means the use of a **Building**, or part of a **Building**, containing one or more **Sleeping Units** or **Dwelling Units** to provide accommodations and on-site social, physical, or mental health supports to ensure an individual's daily needs are met.

BASIC SERVICES USE

Cemetery means the use of land for interment of human remains, and may include columbaria, mausoleums, and **Buildings** used for funeral services.

Detention Facility means the use of land and **Buildings** for the detention and imprisonment of persons serving custodial sentences.

Typical examples include: corrections facilities, jails, prisons, and remand centres.

Emergency Services means the use of land for the provision of protective services to the public. It may include incidental training facilities, as well as equipment and **Vehicle** storage.

Typical examples include: ambulance services, fire stations, police stations, emergency operations centres, and associated training facilities.

Essential Utility means infrastructure which forms a necessary part of a public or private utility.

Typical examples include: electrical power transformers, water and sewage pumping stations, regulating stations, stormwater management facilities, and above ground or underground water reservoirs.

Health Care Facility means premises used for the provision of health care services, medical treatment, and accommodations for people requiring care, and may include out-patient services and staff residences.

Typical examples include auxiliary hospitals, continuing care facilities, convalescent homes, detoxification centres, and hospitals.



Major Utility Services means premises used primarily for utility infrastructure including one or more of the following activities:

- i. sanitary land fill sites;
- ii. sewage treatment plants;
- iii. water treatment plants;
- iv. major pump houses;
- v. water towers or tanks;
- vi. sewage lagoons;
- vii. snow dumping sites;
- viii. sludge disposal beds;
- ix. garbage transfer and compacting stations;
- x. power terminal and distributing stations;
- xi. power generating stations;
- xii. cooling plants;
- xiii. equipment and material storage yards for **Vehicles**;
- xiv. utilities and services;
- xv. district heating plants;
- xvi. incinerators; and
- xvii. waste recycling plants.

Minor Utility Services means premises used primarily for utility infrastructure including one or more of the following activities:

- i. telephone exchanges;
- ii. wire centres;
- iii. switching centres;
- iv. surface reservoirs or storm water lakes including **Adjacent Landscaping** and walkways;
- v. minor pump houses;
- vi. communication towers;
- vii. gate stations for natural gas distribution; and
- viii. transit terminals.

Recycling Drop-off Centre means premises used for the buying, collection, drop off, sorting, and **Temporary Storage** and pick up location for recyclable materials. Recyclable materials include, but are not limited to cardboard, plastics, paper, metal, bottles and similar household goods or return for deposit items.

Transit Facility means the use of land for the provision of publicly or privately-operated transit services. This **Use** does not include **Vehicle Storage** and maintenance facilities.

Typical examples include: bus stops, bus exchanges, regional bus stations, transit centres, and transit plazas.



AGRICULTURAL USE

Additional Agricultural Dwelling means a **Dwelling Unit** on a farm used to house permanent or seasonal farm workers employed on the premises.

Agriculture means the use of land for raising animals and production of dairy products, or growing crops, including grains, vegetables and fruits and other plants for economic gain such as food, **Landscaping**, fibre, or fuel and includes ancillary related **Uses**. This may include the sale of agricultural products raised or grown on-site and related **Accessory** products.

Typical examples include: farms, greenhouses and orchards.

Agricultural Stand means an **Accessory Building** or **Structure** used for retail sales of agricultural products on a farm.

Agri-tourist Accommodation means the use described in section 33 of the *Agricultural Land Commission Act*.

Typical examples include: guest ranches, farm inns, bed and breakfast homes, tourist campsites, and **Recreational Vehicle** pads.

Urban Agriculture means the growing of fruits, vegetables, plants, or raising chickens or bees in urban areas for sale rather than personal consumption. This **Use** does not include **Cannabis Cultivation and Processing**.

Typical examples include: community gardens, food gardens, hen enclosures, hydroponic or aquaponic systems, and vertical farms.



General Definitions

A

Accessory means a **Use**, **Building** or **Structure** that is customarily incidental, subordinate, and devoted to the **Principal Use** or **Building**, and located on the same **Lot**.

Accessory Dwelling Unit (ADU) means an **Accessory Building** used in whole or part as a **Dwelling Unit**, that is **Accessory** to a principal **Dwelling Unit** located on the same **Lot**. A **Dwelling Unit** connected to the principal **Dwelling Unit** by covered outdoor passage or breezeway is considered an **Accessory Dwelling Unit**.

Adjacent means land that abuts and is contiguous to a **Site**, and also includes land that would be contiguous if not for a **Street**, **Laneway**, **Alley**, walkway, stream, utility **Lot**, underground pipeline, power line, drainage ditch, **Watercourse**, or similar feature.

Agri-Tourism means an activity described in section 12 of the *Agricultural Land Commission Act*. This land **Use** excludes **Agri-Tourist Accommodations**.

Alley means an unimproved narrow roadway primarily intended to give access to the rear of **Buildings** and parcels of land.

Alternative Fuel Infrastructure means any one of the following:

- i. Direct Current Fast Charger (DCFC; Level 3 EV Charger), Level 2 Charger, or its equivalent; or
- ii. Hydrogen **Vehicle** refueling station.

Amenity Area means:

- i. with respect to housing **Uses**, space outside a **Dwelling** or **Sleeping Unit** provided for the active or passive recreation and enjoyment of the occupants of a housing development, which may be for private or communal use and owned individually or in common, subject to the regulations of this bylaw;
- ii. with respect to non-housing **Uses**, space provided for the active or passive recreation and enjoyment of the public, during the hours the development is open to the public, that is owned and maintained by the **Owners** of the development or the business operating on-site, subject to the regulations of this bylaw; and
- iii. with respect to both housing and non-housing **Uses**, may include indoor or outdoor spaces, **Platform Structures**, **Rooftop Terraces**, and **Accessory Structures**.

Typical examples include a **Common Amenity Area**, a **Private Amenity Area**, or a **Public Amenity Area**.

Apartment Housing means a multi-unit housing **Use** of at least three attached **Dwelling Units**, which does not conform to the definition of any other housing **Use** class. The **Dwelling Units** within **Apartment Housing** may include any configuration of number of bedrooms.

The **Apartment Housing Use** includes any **Building** configured for **Supportive Housing**.



Architectural Elements mean **Building** details used to accentuate entrances, windows, storefronts or other prominent **Building** features to create visual interest. Architectural Elements include details such as varying rooflines, mouldings, arches, lintels, columns, cornices, and sills.

Awning means a covering of non-rigid materials such as canvas or similar fabric projecting from the exterior wall of a **Building**.

B

Balcony means an unenclosed platform, attached to and projecting from the face of a **Building**, above the first **Storey**, which is only accessed from within the **Building**.

Barrier-free means an absence of obstacles, allowing people with physical, cognitive or sensory impairments safer or easier access to **Pathways**, open spaces, amenities, facilities, services, activities, or areas within a **Building**.

Typical examples of obstacles include doorways that project into a **Barrier-free** path and a lack of access between **Building** floors.

Basement means any portion of a **Building** or **Structure** that is wholly or partially below ground level, the ceiling of which measured to the top of the floor system above is 1.83 m or less from **Grade**.

Bike Parking Space means a space designed for parking a bike in an orderly and secure manner. A **Bike Parking Space** can be designed to secure a bike horizontally (including stacked) or vertically and can also be designed as **Inclusive Bike Parking**.

A **Bike Parking Space** can be provided as **Short-term Bike Parking** or **Long-term Bike Parking**.

Building means a **Structure** having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals, materials, chattels or equipment.

Building Envelope that portion of a **Lot** that is not a **Setback** area or subject to a restrictive covenant that prohibits the construction of **Buildings** or the disturbance of the land.

Building Frontage means the length of a **Building** wall that faces a **Street**.

C

Caliper means the trunk diameter of a tree measured at a point 300 mm above the top of the root ball.

Cannabis has the meaning prescribed in the *Cannabis Control and Licensing Act*.



Cannabis Cultivation and Processing means the use of premises for one or more of the following activities:

- i. producing, cultivating, or growing **Cannabis**;
- ii. processing raw **Cannabis** materials; or
- iii. making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products made from **Cannabis**.

Canopy means a non-retractable hood cover or marquee which projects from the wall of a **Building**. It does not include an **Awning**, projecting roof, roof eaves, or an enclosed **Structure**.

Cluster Housing means two or more **Principal Dwelling Units**, other than **Accessory Dwelling Units**, on a **Site** that includes common property, such as communal **Parking Areas**, private roadways, **Pathways**, **Amenity Areas**, or maintenance areas that are shared.

Commercial Frontage means non-housing **Uses** located at ground level and oriented towards an abutting **Street**.

Commercial Vehicle means a **Vehicle** that is intended or designed for commercial purposes or is used for commercial purposes exceeding 5,500 kg licensed Gross Vehicle Weight (GVW).

Typical examples include long box trucks, oversized transit vans, specialized single-unit trucks, front- and side-loading collection trucks, buses, and semi-truck and trailers.

Common Amenity Area means an **Amenity Area** that provides communal space for the active or passive recreation and enjoyment of all occupants of a housing development and must not be located within the required **Setback** areas.

Community Sewer System means a sanitary sewer or a system of sewage disposal works that is owned, operated and maintained by the City.

Community Water System means a system of waterworks, which is owned, operated and maintained by the City, Greater Vernon Water, or an Improvement District under the *Water Utility Act*.

Corner Lot means a **Lot** that is:

- i. located at the intersection of two **Streets**, if the angle of the intersection is less than 135 degrees; or
- ii. Abutting a **Street** that is curved less than 135 degrees where it abuts the **Lot**.

Corner Site means a **Site** where at least one **Lot** is a **Corner Lot**.



D

Dangerous Goods means products, materials or substances that are:

- i. regulated by the Transportation of Dangerous Goods Regulations SOR/2001-286; or
- ii. classified as controlled products under the Hazardous Products Regulations SOR/2015-17.

Deck means a **Structure** more than 0.6 m above **Grade** without a roof or walls, except for visual partitions and railings, used as an **Amenity Area**.

Density means:

- i. when used in reference to housing development, the number of **Dwelling Units** on a **Site**, expressed as **Dwelling Units** per hectare or **Floor Area Ratio**, as the case may be; or
- ii. when used in reference to non-housing development, **Floor Area Ratio**.

For clarity, a **Secondary Suite** and an **Accessory Dwelling Unit** are **Dwelling Units** for the purposes of calculating the **Density** of a **Site**.

For the purposes of calculating **Density** for developments containing **Sleeping Units**, each **Sleeping Unit** is considered a **Dwelling Unit**.

Detached Housing means a **Building** that contains one **Principal Dwelling Unit** with direct access to ground level.

Director of Planning & Community Services means the person appointed to that position by the City and includes a person acting for the Director or appointed to act in that office and the deputy of the Director.

Double Fronting Lot means a **Lot** other than a **Corner Lot**, that abuts two **Streets**.

Drive Aisle means the area that provides on-site circulation for **Vehicles** within **Parkades** or **Surface Parking Lots**, and does not include a **Street**, **Laneway**, **Alley**, **Pathway**, or **Vehicle** access.

Driveway means an area that provides **Vehicle** access to the **Garage** or **Parking Area** of a **Small Scale Housing** development from a **Street**, **Laneway**, **Alley**, or private roadway. A **Driveway** may be used for **Vehicle** parking spaces and does not include a **Pathway**.

Dwelling Unit means one or more rooms within a **Building** used for housing purposes including a bathroom, living room, and kitchen and one or more bedrooms unless the unit is a **Studio Apartment**. A **Dwelling Unit** includes a **Private Amenity Area** for the use of residents of the **Dwelling Unit**.

For clarity, a **Secondary Suite** and an **Accessory Dwelling Unit** are **Dwelling Units** for the purposes of calculating the **Density** of a **Site** and a **Mobile Home** is a permitted **Dwelling Unit** type in a zone that permits **Mobile Home Parks**.



E

Exterior Lot means a **Lot** bordered by another **Lot** on one **Side Lot Line** and by a **Flanking Street** on the other **Side Lot Line**.

F

Finished Grade means the elevation of the finished surface of the ground at the base of the outside walls of a **Building** or **Structure**. **Finished Grade** is determined by taking the level of the finished ground surface at every location of **Grade** change along the outside walls of a **Building** or **Structure**. **Finished Grade** must be at least 1.5 m wide measured from the base of the wall or the width of the **Setback** in that location (whichever is less). The **Finished Grade** can increase or decrease at a maximum rate of 15% from the base of the wall to the width of the **Setback** at that location or at least 1.5 m wide (whichever is less). Window wells and access stairwells are exempted for determination of **Finished Grade**.

Finished Grades shall follow specific grading regulations outlined in Section 4.4 Height and Grade.

Diagram 2.1a —Finished Grade: Single Detached Housing

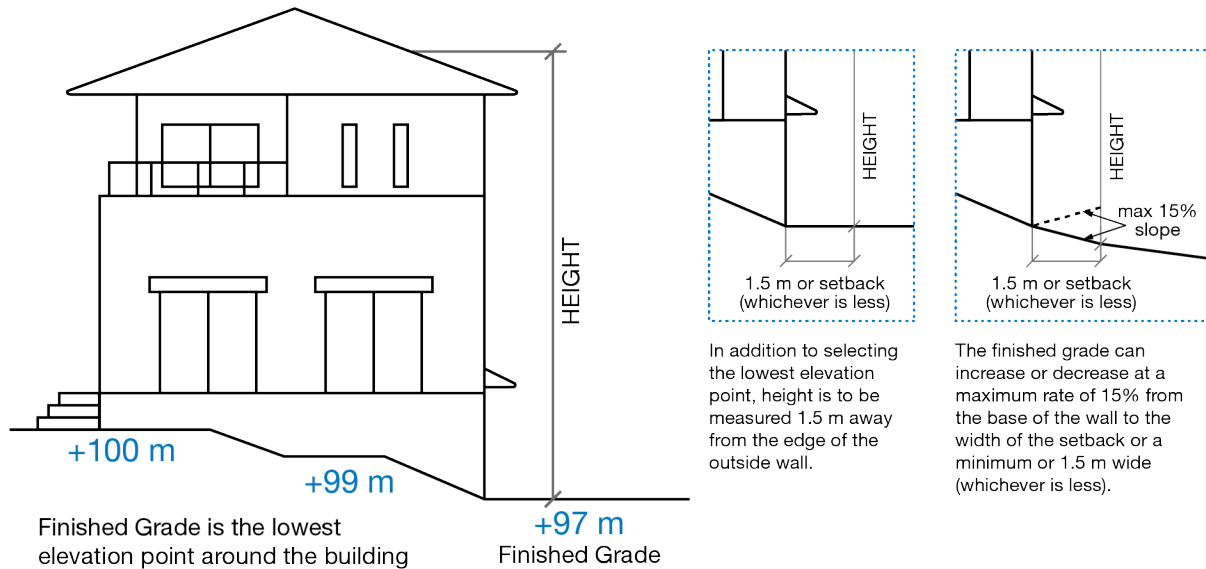


Diagram 2.1b — Finished Grade: Apartment

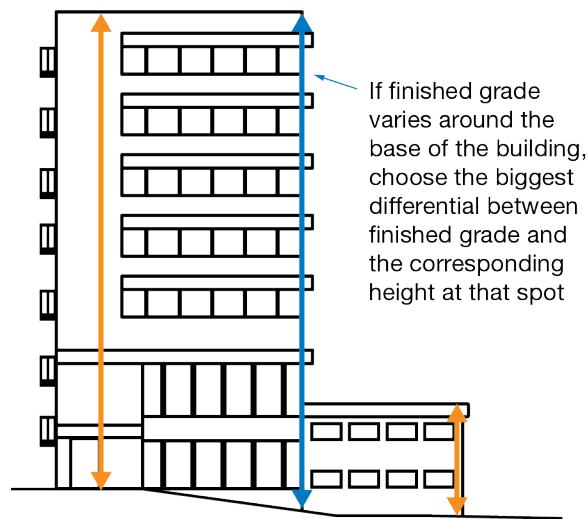
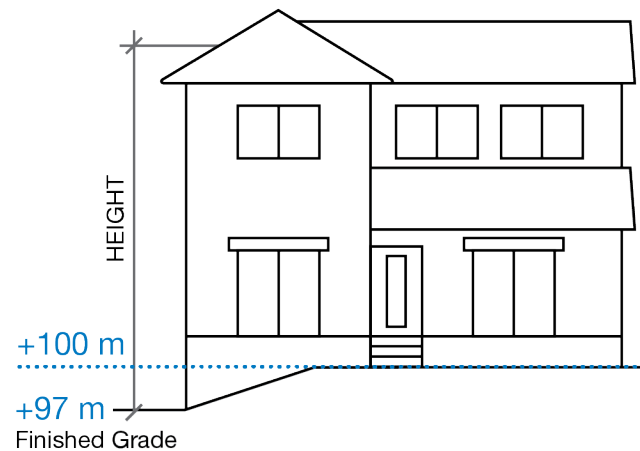


Diagram 2.1c — Finished Grade: Sloped Fronting Road



Height is taken from the lowest elevation point along sloping frontages

Flanking Side Lot Line means a **Lot Line**, other than a **Front Lot Line**, that abuts a **Street** on a **Corner Site**.

Flanking Side Setback means the minimum distance specified in this bylaw between a **Building** or **Structure** and a **Flanking Side Lot Line**. A **Flanking Side Setback** is not a **Flanking Side Yard**.

Flanking Side Yard means the portion of a **Site** abutting the **Flanking Side Lot Line**, extending between the **Front Yard** and the **Rear Yard** and located between the **Flanking Side Lot Line** and the nearest wall of the **Principal Building**, not including projections.

Flanking Street means a **Street** abutting a **Flanking Side Lot Line**.

Floor Area means the area of a **Building** or **Structure**, contained within the outside surface of the exterior walls. Where a wall contains windows, the glazing line of windows may be used.

Floor Area Ratio (FAR) means the numerical value of the **Net Floor Area** on all levels of all **Buildings** and **Structures** on a **Lot**, divided by the **Lot Area**.

Floor Plate means the **Floor Area** of a **Storey** of a **Building**.

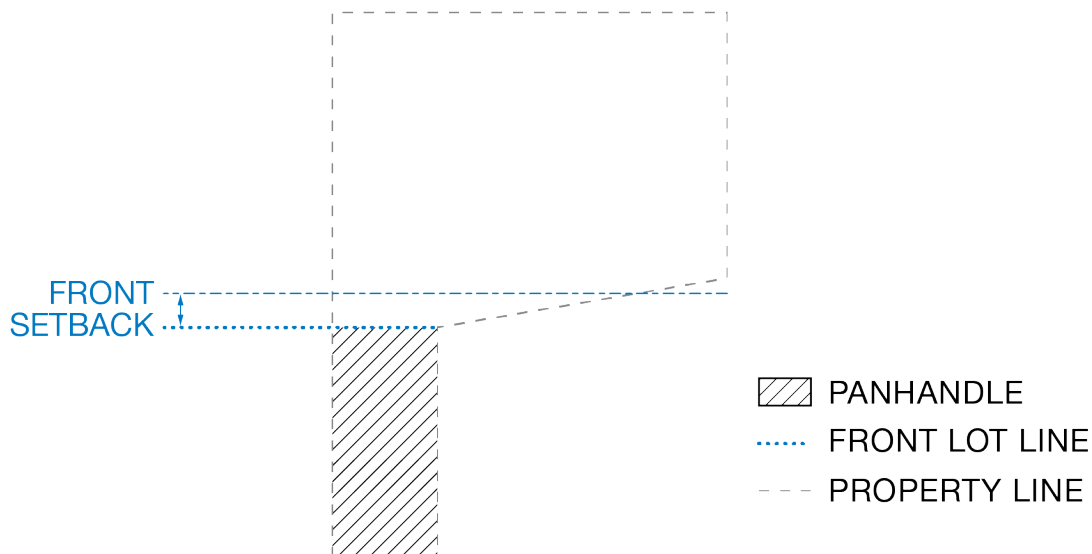
Frequent Transit Route means a bus route that provides frequent transit services meeting the frequency and span levels established by the Province, typically with service every 15-minutes or less during operational periods.



Front Lot Line means:

- i. the **Lot Line** separating a **Lot** from an abutting **Street**;
- ii. in the case of a **Corner Lot**, the shorter of the **Lot Lines** abutting a **Street**;
- iii. in the case of a **Corner Lot** formed by a curved **Street**, the shorter of the two **Lot Line** segments between the point determined to be the actual corner, and the two points at the endpoints of that **Lot Line**;
- iv. in the case of a **Double Fronting Lot**, both **Lot Lines** separating the **Lot** from an abutting **Street**;
- or
- v. in the case of a **Panhandle Lot**, the **Front Lot Line** is the **Lot Line** indicated in the following figure.

Diagram 2.2 — Front Lot Line: Panhandle Lot



Front Setback means the minimum distance specified in this bylaw between a **Building** or **Structure** and a **Front Lot Line**. A **Front Setback** is not a **Front Yard**.

Frontage means:

- i. where used with reference to **Buildings**, the total linear distance measured along the length of all facades facing a **Street**; or
- ii. where used with reference to **Sites** or **Lots**, the total linear distance measured along the length of all **Lot Lines** that abut a **Street**.

Front Yard means the portion of a **Site** abutting the **Front Lot Line** extending across the full **Lot Width**, between the **Front Lot Line** and the nearest wall of the **Principal Building**, not including projections.



G

Garage means an **Accessory Building**, or part of a **Principal Building**, designed and used primarily to store **Vehicles** and includes **Carports**. A **Garage** does not contain a **Drive Aisle**.

Garage / Yard Sale means the sales of used household goods on a housing-based **Lot** by the **Owner** or occupier of the property.

Grade means a geodetic elevation from which the **Height** of a **Building** or **Structure** is measured.

For the purpose of a **Parking Area**, means the percent slope of a **Driveway** or **Drive Aisle** that is sloped for access over an area with a change in elevation or between floors in a **Parkade**.

Green Parking Lot means a **Surface Parking Lot** with limited impermeable material, substantial tree cover and plant material, and surface runoff directed toward **Landscaped** basins, thus encouraging on-site stormwater management and eliminating or reducing the need for mechanical drainage connections.

Environmental performance targets are required to be considered in the design including measures for reducing the urban heat island effect, improving pedestrian infrastructure, comfort and safety, using energy efficient fixtures and recycled materials, managing stormwater runoff on-site, and preserving and enhancing the environment.

Green Roof means the installation of vegetated roofs and **Site** or **Building** systems that either reduce the amount of stormwater runoff and/or reuse stormwater on-site or within **Buildings**.

“Extensive” **Green Roofs** are lightweight **Green Roof** retrofits on an existing **Building’s** roof or as a design feature of new **Buildings**, and cannot usually accommodate foot traffic except for maintenance activities.

“Intensive” **Green Roofs** usually involve a deeper soil layer, and are easier to incorporate into new **Building** designs where adequate structural support can be included.

Gross Floor Area (GFA) means the sum of the **Floor Areas** of all floors of a **Building**.

Ground Floor means the first **Storey** of a **Building** or **Structure**.

Ground-Oriented (Commercial) means any commercial premises that have an entrance or exit door to the exterior of the **Building**, entered directly from a fronting publicly accessible **Street**, walkway, or open space (i.e., without passing through a shared indoor lobby or corridor). **Ground-oriented Commercial Units** can also have a second access and egress via a shared lobby or common corridor.

Ground-Oriented Dwelling Unit means **Dwelling Units** of one or more **Storeys** in **Height**, each of which has its primary entrance (i.e., front door) on the exterior of the **Building**, entered directly from a fronting publicly accessible **Street**, walkway, or open space (i.e., without passing through a shared indoor lobby or corridor). Ground-oriented housing can also have a second access and egress via a shared lobby and/or common corridor.



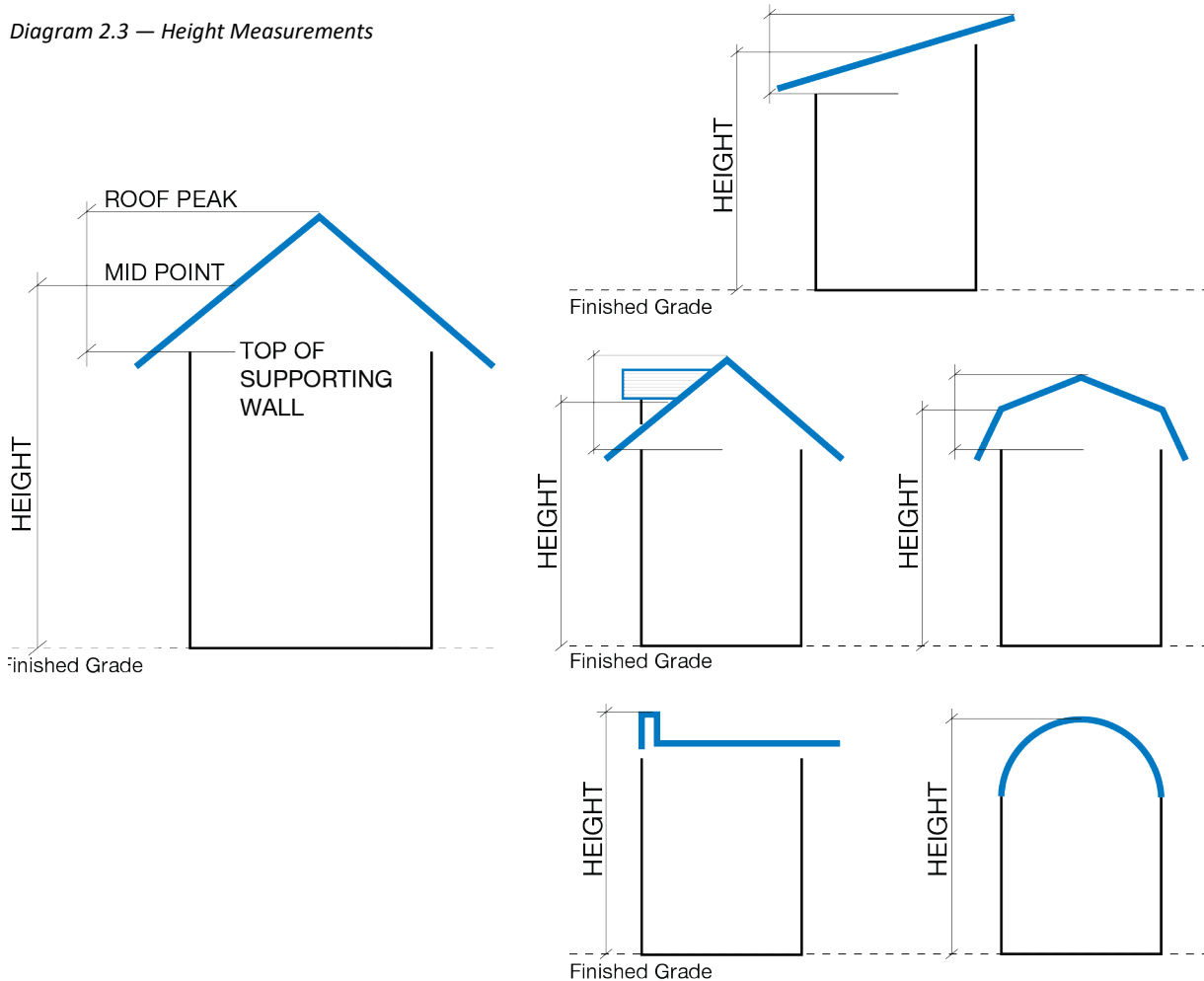
H

Hard Surfaced means covered with a durable, dust-free material which may be permeable or impermeable.

Typical examples include concrete, asphalt, pavers, grasscrete, or similar material but excludes gravel, clay and decorative rock.

Height with respect to a **Building** refers to the vertical distance between **Finished Grade** and the highest point of the **Structure** of a flat roof, or the mid-point of a sloping roof.

Diagram 2.3 — Height Measurements



Hillside Area means land in its natural state having a slope angle of 10% and greater for an elevation change of 6 m or more.

Home Based Child Care means a **Home Based Business** providing temporary daytime care and supervision for up to 8 non-resident children.



I

Identification Sign means a sign that contains only the name and addresses of a **Building, Site**, premises or occupants and the activity carried on in the **Building, Site** or premises.

Inclusive Bike Parking means a horizontal **Bike Parking Space** that accommodates non-standard bikes, or spaces for bikes that are difficult to lift.

Typical examples of non-standard bikes include cargo bikes, fat tire bikes, e-bikes, handcycles, or bikes with trailers.

Interior Lot means a **Lot** other than a **Corner Lot**.

Interior Side Lot Line means the **Lot Line** other than a **Front Lot Line, Flanking Side Lot Line** or **Rear Lot Line**.

Interior Side Setback means the minimum distance specified in this bylaw between a **Building** or **Structure** and an **Interior Side Lot Line**. An **Interior Side Setback** is not an **Interior Side Yard**.

Interior Side Yard means the portion of a **Site** abutting an **Interior Side Lot Line**, extending between the **Front Yard** and the **Rear Yard**, and located between the **Interior Side Lot Line** and the nearest wall of the **Principal Building**, not including projections.

Interior Site means a **Site** other than a **Corner Site**.

L

Landscape Buffer an area where **Landscaping** is installed, or suitable existing natural vegetation is preserved, to provide screening or privacy, abate land use impacts or minimize perceived building massing.

Landscaping means the preservation or modification of the natural features of a **Site** through the placement or addition of any or a combination of the following:

- i. soft Landscaping elements such as trees, shrubs, ground covers, lawns, gardens, or ornamental plantings of perennials or annual flowers;
- ii. decorative **Hard Surfacing** elements in the form of patios, **Pathways**, and paths consisting of materials such as bricks, pavers, shale, crushed rock, or other suitable materials, excluding monolithic concrete and asphalt; and
- iii. **Architectural Elements** such as decorative fencing, walls, trellises, pergolas, permanent site furniture, or sculpture.

In all cases where a combination of soft landscaping, **Hard Surfacing** or **Architectural Elements** are used, soft landscaping must constitute a majority of the Landscaping area.



Laneway means an improved highway more than 3.0 m but not greater than 8.0 m in width that is intended for access to the rear of a **Lot**.

Loading Space means an on-site area reserved for temporary parking for the purpose of loading or unloading goods and materials from a **Commercial Vehicle**.

Long-term Bike Parking means a weather-protected, secure location for the storage of bicycles where access to the enclosure is limited to authorized individuals only.

Typical examples include a room within a housing-based **Building** or workplace, an enclosure within a **Parkade** or a cluster of bike lockers or cages.

Lot means a parcel of land, which is legally defined either by registered plan or description.

Lot Area means the total area within the **Lot Lines** of a **Lot**. The panhandle portion of a **Panhandle Lot** shall be excluded from the area for the purpose of determining compliance with minimum **Lot Area** specified in this bylaw for subdivision.

Lot Line means the legally defined boundary of any **Lot**.

Lot Width means the horizontal distance between **Side Lot Lines** of a **Lot** measured at the **Front Setback** for a **Principal Building** or **Structure**, except:

- i. in the case of a **Reverse Pie Shaped Lot**, the horizontal distance between the **Side Lot Lines** measured at the **Rear Setback** for a **Principal Building** or **Structure**; or
- ii. in the case of a **Panhandle Lot**, the horizontal distance between the **Side Lot Lines** measured at the **Front Setback** for a **Principal Building** or **Structure** excluding the panhandle.

M

Main Street Development means human scale and people-focused development that creates an active street front and comfortable public realm through:

- i. **Building** or **Podium** placement close to the **Street**;
- ii. orienting **Buildings** and main entrances towards the **Street**;
- iii. high quality **Building** design that provides visual interest, weather protection, and articulation to minimize the perception of massing;
- iv. transparent windows along the **Ground Floor** to support pedestrian interaction and visible storefront displays; and
- v. locating **Vehicle** parking underground or to the rear or side of **Buildings**.

Mobile Home Park means premises used for the placement of two or more **Mobile Homes**.

Mobile Home Space means an area designated within a **Mobile Home Park** for the placement of a **Mobile Home**, including access to an internal road and space for the exclusive **Accessory Use** by the **Owner** or occupant of that **Mobile Home**.



N

N/A means not applicable.

Natural Boundary means the visible high-water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

Natural Grade means the elevation of the ground surface in its natural state, before human alteration, or on sloping or irregular sites, the angled plane, before human alteration.

Net Floor Area (NFA) means the **Gross Floor Area** exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one **Owner**), service to the **Building**, attics, **Garages**, carports, breezeways, porches, **Balconies**, exit stairways, common/public corridors, **Parkades**, terraces, **Common Amenity Areas**, and **Building** mechanical systems.

In the case of **Supportive Housing**, communal dining and kitchen facilities are excluded.

O

Owner means the registered **Owner** of an estate in fee-simple or their agent authorized in writing, and includes the tenant for life under a registered life estate, the registered holder of the last registered agreement for sale, and the holder or occupier of land held in the manner described in the *Community Charter*.

P

Panhandle Lot means a **Lot** which has its primary legal access from a **Street** through a narrow strip of land which is an integral part of the **Lot**.

Parapet or **Parapet Wall** means that portion of a perimeter **Building** wall that rises above the level of the roof.

Parkade means a **Structure** that includes one or more **Parking Areas** and one or more **Drive Aisles**. A **Parkade** may include **Loading Spaces** or **Bike Parking Spaces** and does not include a **Surface Parking Lot**.

Parking Area means an area that is used for **Vehicle** parking. A **Parking Area** may include one or more **Vehicle** parking spaces, a **Surface Parking Lot**, a **Parkade**, a **Garage**, one or more **Loading Spaces**, one or more **Bike Parking Spaces**, but does not include a **Vehicle** access, a **Driveway**, or and a **Drive Aisle**.



Party Wall means a wall jointly **Owned** and jointly used by two parties under easement agreement or by right in law and erected at or upon a line separating two parcels of land, each of which is, or is capable of being, a separate real estate entity.

Pathway means a **Hard Surfaced** path of travel that is located on private property and that cannot be accessed by **Vehicles** except authorized service **Vehicles**.

Pick-up / Drop-off Area means an on-site **Parking Area** reserved for temporary parking for the purpose to pick-up or drop-off of passengers, or goods and materials, from a **Vehicle**.

Typical examples of users include taxi services, ride-hailing services, food and prescription delivery services, and shipping delivery services.

Pie Shaped Lot means a **Lot** which is generally configured such that the **Lot Width** at the **Rear Lot Line** is greater than at its **Front Lot Line**.

Pie Shaped Lot (Reverse) means a **Lot** which is generally configured such that the **Lot Width** at the **Front Lot Line** is greater than at its **Rear Lot Line**.

Platform Structure means a **Structure** intended for use as an outdoor **Amenity Area** that may project or be recessed from the wall of a **Building**. It may include guardrails, **Parapet Walls**, pergolas, or similar features.

Typical examples include: **Balconies**, **Decks**, porches, raised patios and verandas. This definition does not include a **Rooftop Terrace**.

Podium means the base of a **Tower** that:

- i. occupies a larger **Floor Plate** than the rest of the **Tower**; and
- ii. does not exceed six **Storeys** in **Height**, unless otherwise specified in a zone.

Principal Use means the main or primary **Use** of land, **Buildings** or **Structures** which is provided for in the list of permitted **Uses** in the zones of this bylaw.

Privacy Screen means a **Structure** located on a **Platform Structure** or **Rooftop Terrace** that provides a visual barrier by obscuring sightlines from abutting **Sites**, **Streets**, **Laneways** or **Alleys**.

Typical examples include lattices, trellises, **Parapet Walls**, wooden boards, translucent glass, or any combination of these or similar features. Railings, balustrade systems and fences are not considered **Privacy Screens**.

Private Amenity Area means that portion of a **Lot** not occupied by **Parking** or **Vehicle Areas**, **Buildings**, accessible to, and suitable for gardens, **Landscaping**, and recreational use by **Building** tenants or residents. A **Private Amenity Area** also includes any **Decks**, patios or **Balconies** designed for the exclusive use of an individual **Dwelling Unit**. **Private Amenity Areas** must not be located within the required **Setback** areas.



Private Water System means a privately-owned utility system certified as a public convenience and necessity under the *Water Utility Act* that provides water services to more than a single **Lot**.

Public Amenity Area means an **Amenity Area** including open spaces, **Parks**, plazas, locations of art, seating areas, and other amenities at ground level that are complementary to the **Adjacent** streetscape and are visually and physically accessible to the public.

Public Park and Ride Facility means a **Surface Parking Lot** or **Parkade Owned** by the City of Vernon that is intended to serve a **Surface Parking Lot**, where drivers leave their **Vehicles** in order to take public transit.

Public Space means space that is part of an establishment and which is open to the public and not restricted to only employees. **Public Space** includes any private non-sale hospitality area where products manufactured within the premises are provided to private groups for tasting and sampling. This definition does not include kitchens, administration **Offices**, bathrooms, or food or drink preparation areas.

R

Rear Lot Line means:

- i. the **Lot Line** that is furthest from and opposite the **Front Lot Line**; or
- ii. where there is no such **Lot Line**, the point of intersection of any two **Lot Lines** that are furthest from and opposite the **Front Lot Line**.

Rear Setback means the minimum distance specified in this bylaw between a **Building** or **Structure** and a **Rear Lot Line**. A **Rear Setback** is not a **Rear Yard**.

Rear Yard means the portion of a **Site** abutting the **Rear Lot Line**, extending across the full width of the **Lot**, and located between the **Rear Lot Line** and the nearest wall of the **Principal Building**, not including projections.

Recreational Vehicle means a **Vehicle** designed for recreation and travel purposes.

Typical examples include motor homes, travel trailers, fifth wheel trailers, truck campers, tent trailers, park model recreational vehicles, or camper van conversions.

Religious Assembly means the use of premises for the assembly of persons for worship and related religious activities.

Typical examples include chapels, churches, convents, gurdwaras, monasteries, mosques, parish halls, synagogues, and temples.

Rooftop Terrace means a **Structure** located on a roof of a **Building** that is intended for use as an outdoor **Amenity Area** that may be surrounded by guardrails, **Parapet Walls** or similar features and, in the case of a **Dwelling Unit**, is located above the uppermost habitable room.



A **Rooftop Terrace** does not include a **Platform Structure**.

Row Housing means a **Building** that contains three or more **Principal Dwelling Units** joined in whole or in part at the side, the rear, or the side and the rear, with none of the **Principal Dwelling Units** being placed over another. Each **Principal Dwelling Unit** has separate, individual, and direct access to ground level.

S

Seasonal Shelter means a **Community Service** activity whose primary purpose is to provide seasonal accommodation for people requiring shelter for a temporary period. This may also include health, cultural, or recreational programming, individual support services, meal service, and administrative **Offices**, where such services support the primary purpose of the **Seasonal Shelter**.

Secondary Suite means a **Dwelling Unit** that is subordinate to, and located within, a **Building** used for **Detached Housing**, **Semi-detached Housing** or **Townhouses**.

Secondary Use means those **Uses** in the lists of **Secondary Uses** in the zones of this bylaw which may be conducted only in conjunction with a **Principal Use**.

Setback means the minimum distance specified in this bylaw between a **Building** or **Structure** and a **Lot Line**. A **Setback** is not a **Yard**.

Shipping Container includes intermodal metal cargo containers whether or not modified, and bodies of transport trucks or straight truck boxes, whether in their original form or modified.

Short-term Bike Parking means a convenient and publicly-accessible parking location for bicycles that can be easily located from the main entrance of the **Building** it serves.

Typical examples include bicycle racks or bicycle corrals.

Side Lot Line means any **Lot Line** which is not a **Front** or **Rear Lot Line**.

Side Setback means the minimum distance specified in this bylaw between a **Building** or **Structure** and a **Side Lot Line**. A **Side Setback** is not a **Side Yard**.

Side Yard means the portion of a **Site** abutting the **Side Lot Line**, extending across the full depth of the **Lot**, and located between the **Side Lot Line** and the nearest wall of the **Principal Building**, not including projections.

Site means an area of land consisting of one or more abutting **Lots**.

Site Coverage means the percentage of the area of a **Lot** or **Lots** that is covered by **Buildings** or **Structures** including **Accessory Buildings** or **Structures** (including carports and covered patios which are 23 m² or larger).



Sleeping Unit means a room in a housing-based **Building** that is used primarily for sleeping and relaxation for a maximum of two persons and containing no cooking or sanitary facilities. **Sleeping Units** have shared access to facilities such as cooking, dining, laundry, sanitary facilities, or general living facilities in the same housing-based **Building**.

Stacked Townhouses means a **Building** in which **Townhouses**, are arranged vertically so that **Townhouse** units are placed wholly or partially over other **Dwelling Units**. Each **Dwelling Unit** will have an individual access to outside, not necessarily at **Grade**.

Stepback means the horizontal distance a **Building** facade is stepped back from the **Building** facade immediately below it.

Storey means that portion of a **Building** that is between the top of any floor and the top of the floor above it.

If there is no floor above, the **Storey** is the portion of the **Building** that is between the top of any floor and the ceiling above it.

If the top of the floor directly above a **Basement** is greater than 1.83 m above **Grade**, the **Basement** is considered a **Storey**.

Street means any public roadway other than a **Laneway** or **Alley** and includes boulevards and sidewalks.

Street Wall means a series of continuous **Building** facades that are typically parallel to a **Street**.

Structure means a construction of any kind whether fixed to or supported by or sunk into land or water including but not limited to towers, flag poles, swimming pools, docks, signs and tanks, and excludes areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials.

Structural Alteration means any change or addition to the supporting members of a **Building** or **Structure**, including but not necessarily limited to the foundation, bearing walls, rafters, columns, beams or girders where the total value of the change or alteration does not exceed 75% of the assessed value of the existing **Building** or **Structure**.

Studio Apartment means a **Dwelling Unit** in which the sleeping and living areas are combined.

Surface Parking Lot means an unenclosed area wholly at ground level that includes one or more **Vehicle** parking spaces and one or more **Drive Aisles**. It may also include one or more **Loading Spaces** and one or more **Bike Parking Spaces**.

T

Tandem Parking means two **Vehicle** parking spaces, one behind the other, with a common or shared point of access to a **Drive Aisle**, **Laneway**, **Alley** or **Street**.



Temporary Shelter Services means the provision of communal, transient accommodation sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time. This **Use** includes an ancillary **Supportive Housing Use** if the majority of the **Gross Floor Area** is used for **Temporary Shelter Services**.

Typical examples include hostels and over-night shelters.

TOD Area Map means the maps identified in Schedule B of this bylaw that specifies the **TOD Areas** that apply to specific lands within the City.

Tower means, unless otherwise specified in a zone, a **Building** greater than 28.0 m in **Height**, with special design constraints applying to life/safety measures, structural support, wind, sunlight, and skyline impacts.

Townhouses means a **Building** containing three or more **Dwelling Units**, which each having a direct entrance at **Grade**.

For the purposes of this bylaw, the **Use** of **Townhouses** shall include the **Use** of **Row Housing**.

Transit Oriented Development Areas (TOD Areas) means the areas within the City that are required to be designated under the *Local Government Act* for the location of high-density, mixed-use development within walking distance of transit services.

U

Urban Containment Boundary (UCB) means a geographic boundary that separates urban from rural land **Uses**. It identifies an area where growth is intended to be directed.

Urban Services means the provision of utility infrastructure consisting of a **Community Water System**, a storm drainage system, a **Community Sewer System**, and paved roadways **Adjacent** to the **Site**.

Use means the purposes or activities for which a parcel of land or its **Buildings** are designed, arranged, developed or intended, or for which it is occupied or maintained.

V

Vehicle means any motor vehicle as defined in the *Motor Vehicle Act*.

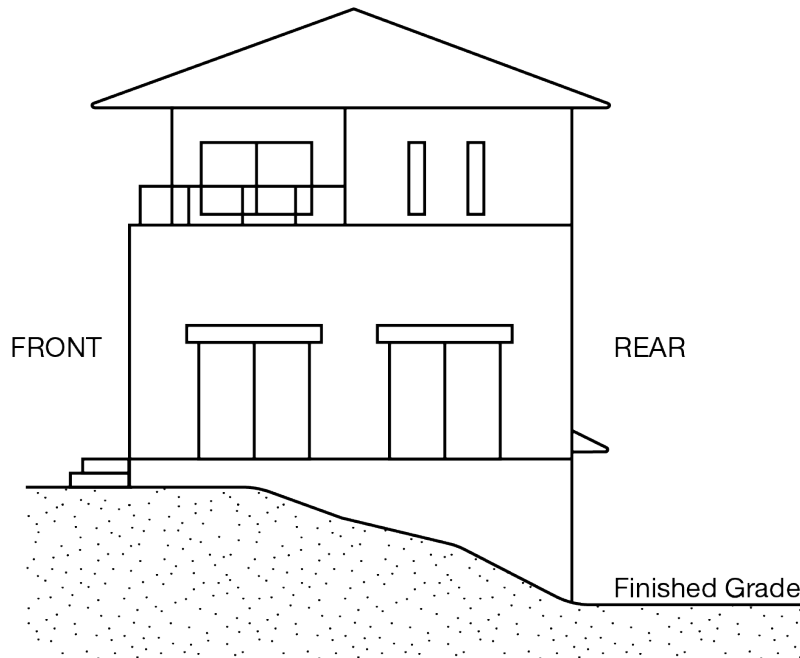
Violation Notice means the document issued by the City to a person who has committed an offence under Section 3 of this bylaw.



W

Walkout Basement means a portion of a **Building** which is partly underground, and which has an entrance or exit at separate **Grade** levels between the **Front** and **Rear Yards**. The absolute **Height** level from the front of the **Building** must be less than the absolute **Height** level at the rear of the **Building**.

Diagram 2.4 — Walkout Basement



Watercourse means any natural depression with visible banks, which contains water at some time, and includes any lake, river, stream, creek, spring, ravine, swamp, gulch, coulee, wetland, or surface source of water, including intermittent streams.

Water Retention Structure means a **Structure** designed to retain at least 0.378 m³ of water.

Typical examples include swimming pools, skating rinks, ornamental ponds, hot tubs, whirlpools, and spas.

Wet Bar means a counter with a sink and cabinets used for preparing beverages and snacks not requiring cooking.

Wide Lot means a **Lot** whose width exceeds its depth.

Y

Yard means the part of a **Lot** that is unoccupied by any portion of a **Building** or **Structure**. A **Yard** is not a **Setback**.



Year-round Shelter means a **Community Service** activity whose primary purpose is to provide accommodation for people requiring shelter for a temporary period that may exceed one season. This may also include health, cultural, or recreational programming, individual support services, meal service, and administrative **Offices**, where such services support the primary purpose of the **Year-round Shelter**.

