



# PART 3

## LAND USE DEFINITIONS

---

---

# PART 3

## DEFINITIONS

---

### ADMINISTRATIVE AND LAND USE DEFINITIONS

The following definitions shall apply to the entire bylaw.

#### A

**ABATTOIR** means the use of land or buildings as a facility for the confinement and slaughter of animals and may include the processing of meat products.

**ACCESSORY BUILDING** means any building that is physically separate from the principal building on the lot on which both are located, and which is subordinate and incidental to that of the principal building. The use is subordinate and incidental to that of the principal use of the site on which it is located, and examples of a typical accessory building are a private garage or shed. No accessory building shall be used for human habitation. Ancillary building has the same meaning.

**ACCESSORY STRUCTURE** means a structure that is detached from the principal building. It is ancillary, incidental, and subordinate to the principal building or use. Typical accessory structures include flagpoles, swimming pools, storage tanks, and satellite dishes. When a structure is attached to the principal building by a roof, a floor, a wall, or a foundation, either above or below grade, it is considered part of the principal building. No accessory structure shall be used for human habitation. Ancillary structure has the same meaning.

**ACCESSORY USE** means a use or development customarily incidental and subordinate to the principal use or building and is located on the same parcel as such principal use or building. A principal use must be legally established or approved before an accessory use can be approved. Ancillary use has the same meaning.

**ADDITION** means construction that increases the footprint of an existing building or structure on the parcel of land. Typically, there will be a common connection from the existing building to the addition that includes a foundation of some type beneath the addition.

**ADJACENT LAND or ADJACENT** means land that is contiguous to a parcel of land proposed for development, subdivision or redesignation and includes land that would be contiguous if not for a road, railway, walkway, watercourse, water body, utility lot, right-of-way, reserve land or other similar feature.

---

**AGRICULTURAL EQUIPMENT SALES AND SERVICE** means the use of land or buildings for the sale, service and/or rental of agricultural implements, vehicles over 5,900 kg (13,000 lbs.) tare weight and heavy machinery used in the production, operation and maintenance of agricultural uses related to the cultivation, harvesting, seeding, ploughing, or irrigating of land for crop, food or forage production and its associated uses. Cleaning, repairing and sale of parts and accessories may be allowed as part of the principal use or as accessory uses.

**AGLC** means *Alberta Gaming, Liquor and Cannabis Commission*.

**AIRPORT FACILITY** means a development as recognized by Transport Canada that includes aviation related structures and buildings necessary for navigation, maintenance and storage.

**ALBERTA LAND STEWARDSHIP ACT (ALSA)** means the *Alberta Land Stewardship Act, Statutes of Alberta, 2009, Chapter A-26.8*. The Act and its Regulation are the legislated legal basis for regional land-use planning in Alberta which, for the Town of Bow Island, is the South Saskatchewan Regional Plan.

**ALTER or ALTERATION** means any structural change to a building that results in an increase or decrease in the area or volume of the building; any change in the area frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements of this bylaw; structural change to a sign; and to discontinue or change the principal use of the site or building with a use defined as being distinct from the discontinued use.

**ALTERNATIVE ENERGY, INDIVIDUAL SOLAR** means a structure that collects energy derived from the sun and is for the sole or primary consumption of the landowner, resident or occupant and will produce less than 1MW of power and is typically mounted to the exterior wall or roof of the building or dwelling.

**ALTERNATIVE ENERGY, INDIVIDUAL SWEC** means a Small Wind Energy Conversion system which is a structure, typically a blade or rotor, that collects energy derived from the wind and is for the sole or primary consumption of the landowner, resident or occupant and will produce less than 1MW of power.

**AMENITY AREA** means an area(s) within the boundaries of a development intended for recreational purposes. These may include landscaped areas, patios, balconies, swimming pools, beaches, and other similar items that are intended for public use.

**AMUSEMENT FACILITY** means a commercial development for entertainment and amusement pastimes and may incorporate eating facilities as an accessory use. Such uses may include but are not limited to, amusement arcades, billiard parlours, games rooms, bingo halls, bowling alleys, video gaming rooms, escape rooms, and indoor mini putting, for the purpose of furnishing entertainment or amusement to the public for a fee.

**ANHYDROUS AMMONIA STORAGE** means a development of a building and/or containment facility used for the safe storage of ammonia and ammonia products normally associated with use for agricultural purposes.

**ANIMAL CARE SERVICE** – See VETERINARY CLINIC

---

**APARTMENT BUILDING** means a multi-unit higher density residential development with several self-contained dwelling units (see definition of dwelling unit), each of which occupies a portion of the same building. Such a building will typically consist of several storeys (floors) and five or more apartments for rent or lease includes an area for tenant and visitor parking and have a common entrance.

**APPROVED USE** means a legal use of land and/or building for which a development permit has been issued by the Development Officer, Municipal planning Commission, or the Subdivision and Development Appeal Board.

**AREA REDEVELOPMENT PLAN** means a statutory plan, prepared in accordance with Sections 634 and 635 of the *Municipal Government Act* for the purpose of all or any of the following:

- (a) preserving or improving land and buildings in the area;
- (b) rehabilitating buildings in the area;
- (c) removing buildings from the area;
- (d) constructing or replacing buildings in the area;
- (e) establishing, improving or relocating public roadways, public utilities or other services in the area;
- (f) any other development in the area.

**AREA STRUCTURE PLAN** means a statutory plan prepared for the purpose of providing a framework for subsequent subdivision and development of a defined area of land (*Municipal Government Act*, Section 633) and that may be adopted by a Council by bylaw.

**AQUACULTURE** means a development of an agricultural operation, also known as aqua-farming or cultured fish, where the use of land or building produces aquatic organisms such as fish, crustaceans, mollusks and aquatic plants. Aquaculture involves cultivating freshwater and saltwater populations under controlled conditions. This use must comply with all regulations and permitting of Alberta Agriculture.

**AQUAPONICS** means development of an agricultural operation where the use of land or building combines conventional aquaculture with hydroponics (cultivating plants in water) in a symbiotic environment for food production. This use must comply with all regulations and permitting of Alberta Agriculture.

**ASSISTED LIVING** means a development with a special combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. The facility may include a central or private kitchen, dining, recreational, and other facilities, with separate dwelling units or living quarters, where the emphasis of the facility remains residential. Senior citizen housing or assisted living facilities are separate uses in this bylaw.

**ATTACHED GARAGE** means a building or portion of a building that is used for the storage of motor vehicles, which is attached to the principal building by sharing a common wall with the dwelling, and usually contains an access doorway into the principal building. For the purpose of calculating setbacks and site coverage requirements, an attached garage is deemed to be part of the principal building.

---

**AUCTION FACILITY** means a development where household items, antiques, goods, vehicles, equipment, or animals are regularly bought, displayed, sold, or traded to the highest bidder at a public sale. The facility may include viewing areas, transport facilities, spectator seating, and administrative offices. An Auction Facility Livestock development may also include holding pens for animals. For the purpose of administering this bylaw, Auction Facility Non-livestock is a distinct and separate use from Auction Facility Livestock. This definition does not apply to individual sales of animals or goods by private owners.

**AUTO BODY AND PAINT SHOP** means a development of a building where motor vehicles are repaired and also where motor vehicle bodies and parts, and other metal machines, components, or objects may be painted. Painting of this type shall not be done outdoors but must be set up in a properly ventilated building. This use may also include an outdoor storage area, towing and impound yard and an office component.

**AUTOMOTIVE REPAIR** means a development primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune ups and transmission work, provided it is conducted within a completely enclosed building. Outdoor storage is a separate use.

**AUTOMOTIVE SALES AND SERVICE** means a development for the retail sale, lease, or rental of new or used automobiles and/or recreational vehicles and/or a facility for the repair and servicing of automobiles and/or recreational vehicles including, but not limited to, mufflers, oil changes, transmissions, engine replacement, glass repair, auto detailing. Such facilities do not include the sale of gas but may include towing services as an accessory use.

**AUTO WRECKAGE** means a development or operation specifically intended for the dismantling of automotive vehicles and the sale of those parts to the general public. Such a facility may include an administrative office, work areas, towing and impound yard, and outdoor storage. The parcel of land on which the facility exists must be completely fenced according to Town standards.

## B

**BAKERY** means a retail development of a small-scale, on-site production of baked food products, typically breads and pastries, that may include retail sales, display, storage and eating facilities.

**BALCONY** means a platform, attached to and projecting from the face of a principal building with or without a supporting structure above the first storey, where the projecting platform is elevated greater than 0.6 m (2 ft) from grade and normally surrounded by a baluster railing and used as an outdoor porch or sundeck with access only from within the building. It may be cantilevered from the building or supported from below.



**BASEMENT** means the portion of a building or structure which is partially or wholly below grade and having its floor below grade by a distance greater than one-half the distance from floor to ceiling.

**BASEMENT SUITE – SEE SECONDARY SUITE**

**BED AND BREAKFAST** means a development of an accessory use carried out in an owner-occupied residential dwelling where temporary accommodation is provided to non-residents of the dwelling for remuneration, and where meals, if provided for guests, are prepared in the common kitchen of the principal residence.

**BERM** means a barrier, typically constructed of mounded earth, used to separate incompatible areas, uses, or functions, or to protect a site or development from noise.

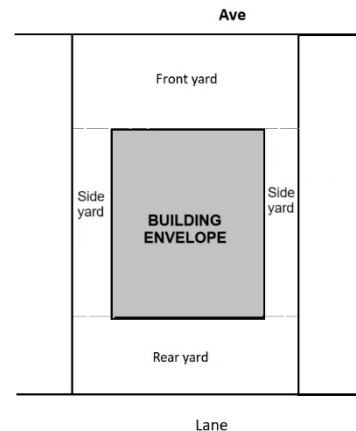
**BOARDING HOUSE** means a commercial residential development of a private dwelling in which lodgers rent room(s) for one night or even more extended periods of weeks or months. The common parts of the house, such as bathroom(s), kitchen, and living areas, are maintained by the private owner. Meals, laundry, or cleaning may be provided as part of the lodging agreement.

**BREEZEWAY** means a roofed often open passage connecting two buildings (such as a house and garage) or halves of a building that allows sheltered passage and is an architectural feature similar to a hallway that allows the passage of a breeze between structures to accommodate high winds, allow aeration, or provide aesthetic design variation; sometimes it can be much more like a tunnel with windows on either side.



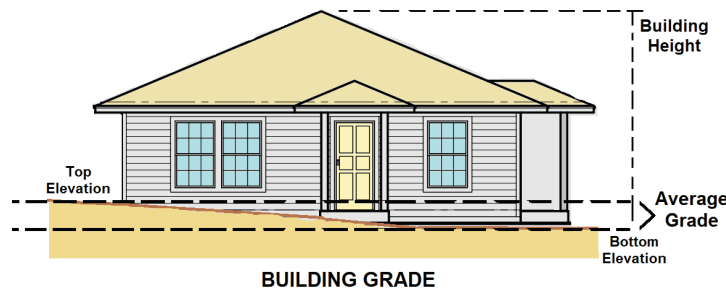
**BUFFER** means open spaces, landscaped areas, fences, walls, hedges, trees, shrubs, berms, or other similar features used to physically and/or visually separate incompatible uses, areas, functions, sites, buildings, roadways, districts, etc.

**BUILDING** has the meaning defined in the *Municipal Government Act* and includes anything constructed or placed on, in, over or under land, but does not include a highway or road or a bridge that forms part of a highway or road.



**BUILDING ENVELOPE** means the space created on a lot or parcel within which a building may be constructed once the setback requirements for a specific Land Use District have been considered.

**BUILDING GRADE** (as applied to the determination of building height) means the average elevation of the finished ground adjacent to the building.



---

**BUILDING HEIGHT** means the vertical distance between grade and the highest point of a building excluding a roof stairway entrance, elevator housing, a ventilating fan, a skylight, a steeple, a chimney, a smokestack, a fire wall or a parapet wall and a flagpole or similar device not structurally essential to the building.

**BUILDING INSPECTOR** means the accredited person or persons hired or contracted to be the chief building inspector or building inspectors in and for the Town of Bow Island.

**BUILDING PERMIT** means a certificate or document issued by the Safety Codes Officer pursuant to provincial legislation authorizing commencement of construction.

**BUILDING SETBACK** means the closest or shortest distance between the exterior foundation wall of the building and the nearest lot line. Depending on the Land Use District, the minimum setback will vary.

**BUILDING WIDTH, MINIMUM** means the minimum horizontal distance of the building's living space measured parallel to the shortest exterior wall of the building and perpendicular to the longest exterior wall of the building and excludes porches, decks, patios, balconies, carports, garages, unheated storage space, porte-cochere and other similar architectural features.

**BUILDING SUPPLY OUTLET** means an industrial premise used for storage, milling, and wholesale sales of a broad range of building materials and tools, and which may include a retail operation. This use includes lumber yards, carpet flooring shops, supply shops, and plumbing, heating, sheet metal, electrical supply shops. It may also include fire and safety supplies, paint stores, and hardware and tool stores.

**BULK FUEL STORAGE AND SALES** means development where refined or crude oil, fuel, or liquid or solid chemical is stored or sold, and includes the storage of dangerous/hazardous substances, as defined by the *Alberta Dangerous Goods Transportation and Handling Act* and the Major Industrial Accidents Council of Canada (MAICC). The development may include facilities for cleaning, blending, or packaging of bulk oil, fuel or chemicals, but does not include manufacture of any of these products. This use includes supplementary tanker vehicle storage and card lock or key lock fuel distribution facilities but does not include a service station/gas bar.

**BULK STORAGE AND SALES** means a building, warehouse or facility used for the storing and sorting of relatively large quantities of commercial goods or products. Usually, products are stored in original containers without any packaging for faster access for sales and the shipping of products.

**BUSINESS** means a commercial, merchandising, or industrial activity or undertaking, a profession, trade, occupation, calling or employment or an activity providing goods or services, whether or not for profit and however organized or formed, including a cooperative or association of persons.

**BUSINESS SUPPORT SERVICE** means a development primarily engaged in providing services for other business establishments such as advertising, copying, equipment, financial services, employment services, and other similar services.

**BYLAW** means the Land Use Bylaw of the Town of Bow Island.

---

## C

**CAMPGROUND** means a development intended for seasonal occupancy by holiday or tent trailers, recreation vehicles, tents and similar equipment and which may include supplementary bathroom and recreational facilities, eating shelters, convenience retail, laundry facilities, and dwelling accommodations for the operator.

**CANNABIS** means cannabis as defined by the *Federal Cannabis Act*.

**CANNABIS ACCESSORIES** means accessories that promote the responsible and legal consumption and storage of cannabis.

**CANNABIS PRODUCT** means a product that contains cannabis.

**CANNABIS PRODUCTION FACILITY** means development where medical marihuana is grown, processed, packaged, tested, destroyed, stored, or loaded for shipping.

**CAR WASH** means a commercial development providing for the washing and cleaning of motor vehicles but does not include SERVICE STATIONS/GAS BARS.

**CARPORT** means a partially enclosed accessory structure intended for the shelter of one or more motor vehicles with at least 40 percent (40%) of the total perimeter open and unobstructed.



**CEMETERY AND INTERMENT SERVICES** means a development by a municipality or religious organization in accordance with the provincial *Cemeteries Act* for the entombment of the deceased and may include such facilities as crematories, cinerarium, columbarium, mausoleums, memorial parks, burial grounds, cemeteries and gardens of remembrance. See PUBLIC AND INSTITUTIONAL.

**CERTIFICATE OF COMPLIANCE** means a document signed by the Development Authority, certifying that a development complies with this bylaw with respect to yard requirements and insofar as represented on an Alberta Land Surveyors' Real Property Report.

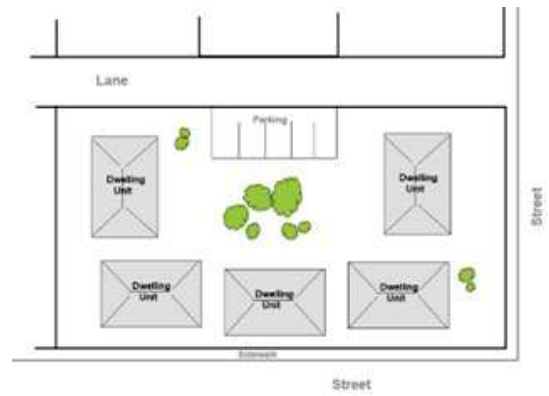
**CHANGE OF USE** means the conversion of land or building, or portion thereof from one land use activity to another in accordance with the permitted or discretionary uses as listed in each Land Use District.

**CHILD CARE FACILITY** means a development used for the provision of care, maintenance and supervision of seven or more children, for periods not exceeding 24 consecutive hours and includes all child-care centres, day cares, nurseries and after-school or baby-sitting programs which meet the conditions of this definition, and which are subject to provincial licensing. Day homes are separate home occupation uses.

**CHURCH** means a development whose primary purpose is to facilitate meetings of a group of people for public worship or religious services. See RELIGIOUS ASSEMBLY.



**CLUSTER OR COTTAGE HOUSING** means a type of preplanned residential development that feature a cluster – often between four and twelve – of smaller dwelling units built around a common open space, on either a single parcel of land or on a site in such manner that the units may be individually titled through a condominium plan. Typically, each cottage or dwelling unit is around 500 to 1,000 square feet.



**CLUSTER HOUSING**

**CLUB OR FRATERNAL ORGANIZATION** means a development for the assembly of members of non-profit clubs or organizations, including charitable, social service, ethnic, athletic, business or fraternal organizations. This use may include eating, drinking, entertainment, sports, recreation, and amusement facilities as accessory uses but “Campground” is a separate use.

**COMMERCIAL RECREATION** means a for-profit development for recreational activities that charges a fee and is not operated by a public body such as the municipality. Such uses include, but are not limited to, gymnasiums, athletic/sport fields, bowling alleys, climbing walls, shooting ranges, paintball, go-cart tracks, golf courses and driving ranges, outdoor min-golf, recreation centres, indoor/outdoor ice rinks, campgrounds retreats and country clubs. Fitness facility is a separate use.

**COMMON WALL** means a vertical separation completely dividing a portion of a building from the remainder of the building and creating in effect a building which, from its roof to its lowest level, is separate and complete unto itself for its intended purpose, such wall being owned by one party but jointly used by two parties, one or both of whom is entitled to such use by prior arrangement or jointly owned by both parties.

**COMMUNITY ASSOCIATION BUILDING or COMMUNITY HALL** means a development whose primary purpose is to accommodate use by community group(s). The building may include such features as meeting rooms, kitchen, stage and open floor area, bar/liquor area, multi-purpose rooms, washrooms, coat room, storage room(s) and administrative offices. Exterior uses may include parking, playground areas, outdoor shelters, and sitting areas.

**CONTRACTOR, GENERAL** means development used for industrial service support and construction. Typical uses include cleaning and maintenance contractors, building construction, landscaping, concrete, electrical, excavation, drilling heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas shall be accessory to the principal general contractor use.

**CONTRACTOR, LIMITED** means a development used for the provision of electrical, plumbing, heating, painting, catering and similar contractor services primarily to individual household and the accessory sales of goods normally associated with the contractor services where all material are kept within an enclosed building, and there are no accessory manufacture activities or fleet storage of more than four vehicles.

---

**CONVENIENCE STORE** means a small retail development that sells a limited line of groceries, snack foods, beverages, lottery tickets, and minor household goods for the convenience of the neighbourhood or local area.

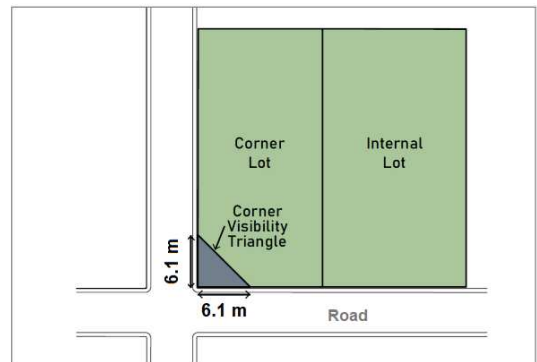
**CONCEPTUAL DESIGN SCHEME** means a professionally drawn detailed site layout plan for a parcel of land which typically addresses the same requirements as an Area Structure Plan, but which is not adopted by bylaw which:

- (a) shows the location of any existing or proposed buildings; and
- (b) describes the potential effect and/or relationship of the proposed development on the surrounding area and the municipality as a whole; and
- (c) provides for access roads, water, sewer, power and other services to the satisfaction of the Municipal Planning Commission or Council.

**CONDOMINIUM** means a building or structure where there exists a type of title ownership of individual units, generally in a multi-unit development or project where the owner possesses an interest as a tenant in common with other owners in accordance with the provisions of the *Condominium Property Act*. This may consist of residential units or commercial/industrial units.

**CONDOMINIUM PLAN** means a plan of survey registered at a Land Titles Office prepared in accordance with the provisions of the *Condominium Property Act*, Revised Statutes of Alberta 2000, Chapter C-22, as amended to depict units of ownership.

**CORNER VISIBILITY OR CLEAR VISION TRIANGLES** means a triangular area on a corner lot that is comprised of two sides which are measured from the intersection corner for a distance specified in this bylaw. The third side of the triangle is a line joining the ends of the other two sides. Where the lot lines at intersections have rounded corners, the lot lines will be extended in a straight line to a point of intersection.



**COUNCIL** means Council of the Town of Bow Island.

**COUNTY** means County of Forty Mile.

## D

**DAY HOME** means a development within a private residence where care, development and supervision are provided for a maximum of six children between the ages of 0-12 years, including children under the age of 12 who reside in the home, for periods not exceeding 24 consecutive hours.

**DECK** means a wooden, or other similar hard-surfaced platform, with or without a roof, walls or railings intended for outdoor living space or amenity area and which is generally attached to a building, or if

---

unattached to a building is considered an accessory structure. Other specific deck meanings include the following:

- (a) A **raised deck** means a horizontal structure with a surface height 0.6 metre (2 ft.) or greater above grade at any point, but generally no higher than the first storey floor level and is intended for use as a private outdoor amenity space.
- (b) A **ground level deck** means an unenclosed (no roof or walls) amenity area of wood, or other similar hard-surface material, that is constructed less than 0.6 metre (2 ft.) above grade and is typically attached to a dwelling.
- (c) A **ground level patio** means an unenclosed (no roof or walls) amenity area of concrete, brick, stone, wood, or other material that is constructed at grade and may or may not be or attached to a dwelling.



**DELI** or delicatessen means a commercial retail or boutique food store where ready-to-eat food products (such as cooked meats, prepared salads, pickles, spreads, preserves, dips and breads) are prepared, packaged and sold for take-out, but the use may include a small seating or counter area for patrons to eat on the premises.

**DEMOLITION** means the pulling down, tearing down, or razing of a building or structure.

**DENSITY** means the number of dwelling or accommodation units on a site expressed in units per acre or hectare, or alternatively as the site area required per dwelling unit.

**DETACHED GARAGE** means an accessory building designed and used primarily for the storage of motor vehicles that is not physically attached or is separate from the principal dwelling or building.

**DEVELOPER** means a person or an owner of land in accordance with the Statutes of the Province of Alberta or authorized person who wishes to alter the title to the property, or build upon the property, and change the use of the property from its existing use or vacant state.

**DEVELOPMENT** in accordance with the *Municipal Government Act* means:

- (a) an excavation or stockpile and the creation of either of them;
- (b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land;
- (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or

- 
- (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

**DEVELOPMENT AGREEMENT** means a contractual agreement completed between the municipality and an applicant for a development permit or subdivision approval which specifies the roadways, walkways, public utilities, and other services to be provided by the applicant as a condition of a development permit or subdivision approval, in accordance with the *Municipal Government Act*.

**DEVELOPMENT AUTHORITY** means the body established by bylaw to act as the municipal development authority in accordance with Section 624 of the *Municipal Government Act*.

**DEVELOPMENT OFFICER** means a person(s) authorized by Council to act as a development authority pursuant to Section 624 of the *Municipal Government Act* and in accordance with the Municipal Planning Commission Bylaw.

**DEVELOPMENT PERMIT** means a municipal permit issued with or without conditions pursuant to this bylaw authorizing a development. A development permit does not constitute a building permit.

**DISCRETIONARY USE** means the use of land or building(s) provided for in the Land Use Bylaw for which a development permit may be issued, following receipt by the Development Officer of a completed application with appropriate details and fees.

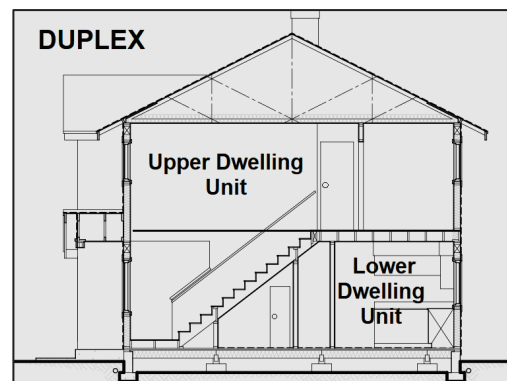
**DISTRICT** – See LAND USE DISTRICT

**DRIVE-IN/DRIVE-THROUGH RESTAURANT** - See RESTAURANT and DRIVE-THRU RESTAURANT.

**DRIVEWAY** means a private drive on land individually or freehold simple titled providing vehicular access to a lot, parcel, parking area, garage, dwelling or other building, use or facility in conformance with the Land Use Bylaw, and may be utilized for the off-street parking of vehicles when designed to accommodate such.

**DUPLEX DWELLING** means a residential development that contains two separate dwelling units connected by a common floor/ceiling between units. A semi-detached dwelling is a separate use.

**DWELLING** means a development designed for human habitation and which is intended to be used as a residence for one or more individuals but does not include travel trailers, motor homes, recreational vehicles, or other mobile living units, hotel, motel, dormitory, boarding house, or other similar accommodation. Dwelling includes the following:



---

**Single-unit dwelling** means a development containing a single dwelling unit which is to be constructed on site and is to be placed on a basement or permanent slab foundation and includes a single-detached. See SINGLE-DETACHED.

**2-unit dwelling** means a development that contains two separate dwelling units connected either by a common floor/ceiling, or by a common wall (party wall) between units and includes a duplex or semi-detached.

**3-unit dwelling** means a development comprised of three dwelling units, each unit having a separate, direct entrance from grade or a landscaped area. Each dwelling unit will be connected either by a common floor/ceiling, or by a common wall (party wall) between units. See TOWNHOUSE or ROW DWELLING.

**4-unit dwelling** means a development comprised of four dwelling units, each unit having a separate, direct entrance from grade or a landscaped area. Each dwelling unit will be connected either by a common floor/ceiling, or by a common wall (party wall) between units and may include a four-plex and a row dwelling or townhouse. See FOUR-PLEX DWELLING.

**Row dwelling** means development consisting of a building containing a row of four or more dwelling units each sharing a common wall extending from the first floor to the roof, at the side only with no dwelling being placed over another in whole or in part. Each dwelling unit shall have separate, individual, and direct access to the building at grade.

**DWELLING UNIT** means a building or portion thereof designated or used exclusively as the habitable living quarters (construed as including sleeping, cooking and toilet facilities) for one family.

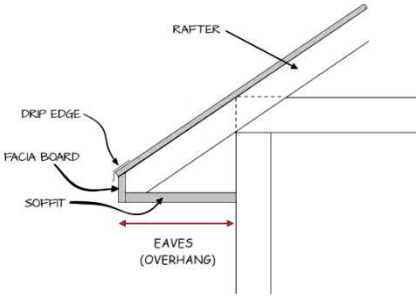
## E

**EATING ESTABLISHMENT** means a development where food is prepared and served on the premises for sale to the public in accordance with *Alberta Health* standards and may include supplementary on- or off-premises catering services. This term includes restaurants, cafes, lunch and tea rooms, ice cream parlours, banquet facilities, take-out restaurants, and other uses similar in character and nature. See RESTAURANT.

**EDUCATIONAL FACILITY** means a development intended for instructional learning and offering continuing education or specialized courses of study. Included in the category may be public, private, and commercial institutions. See SCHOOL.

**EASEMENT** means a legal right pertaining to land held by one party in land owned by another, typically for access or to accommodate a public utility or to allow access.

**EAVE** means the overhang or extension of a roof line beyond the vertical wall of a building.



---

**EXCAVATION** means the process of altering the natural elevation of the ground by grading, cutting, digging, stripping, filling or breaking of ground, but does not include common household gardening and ground care, excavation made for the building of basements, structures, landscaping, or parking for which a development permit has been issued, or extensive agriculture. Gravel pit, mineral extraction and any other similar extractive use are not classified as excavation and are a separate use.

**ENTERTAINMENT ESTABLISHMENT** means a development such as a theatre, auditorium, concert hall, lounge or cabaret providing dramatic, musical, or other entertainment indoors or outdoors and may include facilities for supplementary food and beverage consumption.

**EQUIPMENT SALES, RENTAL AND SERVICE** means a development for the retail sale, wholesale distribution, rental and/or service of hand tools, small construction, farming, gardening and automotive equipment, small machinery parts and office machinery and equipment. AGRICULTURAL SALES, RENTAL AND SERVICE is a separate use.

**EXTENSIVE AGRICULTURE** means a development for the production of crops or livestock or both by expansive cultivation or open grazing only. Barns, Quonsets, and other similar buildings associated with extensive agriculture are classified as accessory structures. This use does not include agricultural-related industry buildings or uses such as packaging plants, processing plants, agricultural support services or any other similar uses or structures.

## F

**FABRIC BUILDING** means a structure, truss, or tube-frame building system, which is covered with fabric, generally of canvas, vinyl, plastic, or cotton material, which is typically used as an accessory building, garage or for storage. For use purposes these may be considered as an **Accessory building**.



**FARMER'S MARKET** means a development where fresh farm or garden produce is sold in a retail or wholesale setting and where goods are typically displayed in bulk bins or stalls for customer selection. This use includes vendors of fruit, vegetables, meat products, baked goods, dry goods, spices and non-food products such as handicrafts, provided that the sale of fresh food products remains the primary function. The market may be permanent in a building or a seasonal or temporary use.

**FARM SUPPLIES AND SERVICE** means a development for the sale, storage and distribution of grain (including grain bins), livestock feed, fertilizer and chemicals used in agriculture.

**FENCE** means an accessory structure usually made of wood, rails, bricks, aluminum, or wire intended to mark parcel boundaries, provide enclosure, and provide yard privacy or security.

**FERTILIZER FACILITY/DEALER** means a building, property or facility where a business is operating a commercial development that is engaged in the distribution and sale of agricultural fertilizer products. This use does not include anhydrous ammonia storage or sales.

---

**FINANCIAL INSTITUTION** means a development primarily for providing the service of banking or lending money, such as a bank, savings and loan institution, or credit union.

**FITNESS FACILITY** means a development where space, equipment or instruction is provided for people to pursue physical fitness or skills relating to physical activities and may include the incidental sale of products relating to the service provided. See **PERSONAL SERVICE**.

**FLANKAGE** means the same as a yard's secondary front. See **SECONDARY FRONT**.

**FLOOR AREA** means the sum of the gross horizontal area of the several floors and passageways of a building, but not including cellars, attached garages and open porches. All dimensions shall be outside dimensions. Basement floor areas shall be included only where the building contains a basement suite.

**FLOOR AREA RATIO** means the net floor area divided by the gross lot area.

**FOURPLEX DWELLING** means a form of grouped housing containing four attached dwelling units, where:

- (a) each unit has two contiguous or abutting walls which provide fire separation from the adjacent dwelling units;
- (b) two of the dwelling units ordinarily face the front yard, and two dwelling units ordinarily face the rear yard; and
- (c) each unit is provided with its own separate primary access to the outdoors.

**FOUNDATION** means the supporting base structure of a building or structure that is engineered to support the designed load and is constructed to all Building Code requirements.

**FOOD PROCESSING PLANT** means a development, other than a restaurant or catering establishment, in which agricultural food products are prepared, processed, preserved, graded or stored for eventual commercial sale and human consumption, and includes a flour mill, a dairy, an industrial bakery, or an egg grading station, but does not include an abattoir or any premises used for the slaughtering of animals or the boiling of blood, tripe or bones.

**FRONT YARD** means a yard extending across the full width of a lot and situated between the front lot line and the nearest portion of the principal building. For *Secondary Front or Flankage yard* refer to [Part 4, Standards of Development](#).

**FRONTAGE** means the front lot line and the side of a lot abutting a public roadway. Frontage does not include any side of a lot abutting a lane unless the lane is the only means of physical access.

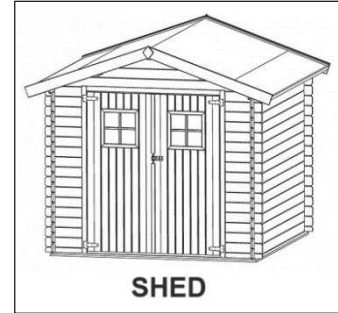
**FUNERAL HOME** means a development used for the arrangement of funerals, the preparation of the deceased for burial or cremation, and the holding of funeral services.

## G

**GARAGE** means an accessory detached private building or part of the principal building (attached), designed and used primarily for the storage of motor vehicles.

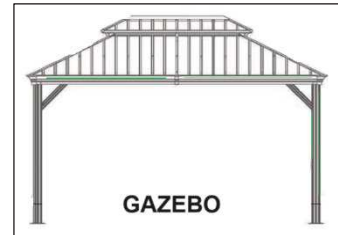
---

**GARDEN CENTRE** means a commercial retail development for the supply and sale of goods associated with house, yard and garden work, such as tools, products, plants, and equipment on the premises and may also involve an associated greenhouse for the growing and sale of vegetables, flowers, trees or other plants for transplanting or sale. See GREENHOUSE.



**GARDEN SHED** means an accessory structure to store household and garden equipment and supplies, typically portable and not on a permanent foundation.

**GAZEBO** means a type of accessory outdoor structure consisting of posts or columns that support a roofing grid of rafters and the roofing grid is typically covered with solid material or fabric so as to create an area sheltered from the natural elements.



**GENERAL WAREHOUSING AND STORAGE** means a development for the storage of goods, equipment, and/or merchandise. The building may include administrative offices, loading areas, parking areas, storage rooms and the retail sale of goods stored in the warehouse. No outdoor storage is permitted with this use.

**GOLF COURSE** means a recreational development of varying size where the land is developed primarily to accommodate the game of golf. Accessory uses include a pro shop, driving range, practice putting area, food service, and other commercial uses typically associated with a golf course clubhouse facility.

**GRAIN ELEVATOR** means a development for the collection, grading, sorting, cleaning, storage, and transshipment of various agricultural crop seeds and grains. This definition also includes 'inland grain terminal'.

**GREENHOUSE** means a building specially designed and used for the growing of vegetables, flowers or other plants for transplanting or sale. This use does not include Cannabis Production Facility which is a separate use. See GARDEN MARKET.

**GROSS FLOOR AREA** means the sum of the areas of all floors of a building measured to the outside surface of the exterior walls or, where buildings are separated by firewalls, to the centre line of the common firewalls and includes all floors totally or partially above the finished ground surface excluding an artificial embankment but including all mechanical equipment areas.

**GROUP CARE FACILITY** means a development which provides residential accommodation and rehabilitative services to four or more persons who are handicapped, disabled or undergoing rehabilitation and are provided assistance or care to meet their needs. Persons are typically referred to a group care facility by hospitals, courts, government agencies or recognized social service agencies or health professionals but may also voluntarily request care. This use includes supervised uses such as group homes, half-way houses, and convalescent homes. This use does not include child care facility, senior citizen housing or assisted living which are separate uses in this bylaw.



---

**GROUP CARE MINOR** means a group care facility development where the home or facility is limited to eight or less clients on the premises at any one time who are handicapped, disabled or undergoing rehabilitation and are provided care to meet their needs. See GROUP CARE FACILITY.

**GEOTECHNICAL REPORT** means a comprehensive land site analysis and report prepared by a qualified and registered professional with the Association of Professional Engineers, Geologists, and Geophysicists of Alberta (APEGGA).

**GRADE, LANDSCAPED** (as applied to the determination of height of balconies, decks and architectural features and landscape structures) means the average level of finished landscaped ground under the four principal corners of the balcony, deck, architectural feature or landscape structure. For buildings see BUILDING GRADE.

## H

**HABITABLE BUILDING or STRUCTURE** means any building or structure used, or intended for use, on a day-to-day basis by people for residential purposes, or for purposes of conducting a commercial or industrial business, or for purposes of a similar nature, which meet minimum health and safety standards.

**HEDGE** means a row of closely planted vegetation, shrubs, bushes, or any kind of plant forming a uniform boundary, enclosure, or fence.

**HOLIDAY TRAILER** – see RECREATIONAL VEHICLE

**HOME OCCUPATION** means an occupation, trade, profession, or craft carried on by a resident or occupant of a residential dwelling unit as a use secondary and incidental to the residential use of the dwelling and lot, and which does not change the character thereof or have any exterior evidence of such secondary use, or negatively affect adjacent landowners.

**HOSPITAL** means a healthcare development operated by provincial health authorities providing medical treatment on both an in-patient and out-patient basis and may include provision for outdoor amenity areas, laundry facilities, maintenance buildings and air transport facilities.

**HOTEL/MOTEL** means a commercial development primarily for offering temporary sleeping accommodation and ancillary services provided in rooms or suites of rooms which may contain kitchen facilities. Hotels typically have rooms that are accessed from within the building along common hallways whereas a motel will typically have accommodation rooms entered from outside individual exterior doors. The building may also contain commercial or other uses and may offer such additional services as parking facilities or lounge, dining room, room service, health/leisure services, or public convention facilities. An associated restaurant is categorized as a separate use.

## I

---

**ILLUMINATED SIGN** means any sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed towards the sign.

**IMPROVEMENT** means any installation or physical change made to a property or building with a view to increasing its value, utility or beauty.

**INDOOR STORAGE** means a building or portion of a building or indoor area within which goods, products, equipment or materials are allowed to be stored, sorted, dispensed, used, or handled with or without building attendants present and is similar to a warehouse. For the purposes of this bylaw, this definition is limited to those uses that require minimal on-site improvements, service and public amenities or facilities and does not include those goods or materials which are hazardous.

**INTENSIVE HORTICULTURAL OPERATION** means a development used for the intensive production of plants or plant material for the high yield production and/or sale of specialty plants or crops and located within a building or facility where typically artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.

## K

**KENNEL** means a commercial development where dogs or cats or other domestic pets are maintained, boarded, bred, trained or cared for or kept for the purposes of sale but excludes an Animal Care Service or Veterinary Clinic.

## L

**LAUNDROMAT** means a commercial establishment equipped with washing machines and dryers for public use for the cleaning of clothing or other textiles, usually by self-service and card or coin operated.

**LANDOWNER** – see REGISTERED OWNER

**LANDSCAPING** means the modification, beautification and enhancement of a site or development through the use of the following elements:

- (a) natural landscaping consisting of vegetation such as trees, shrubs, hedges, grass, flowers and other ground cover or materials;
- (b) hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile and wood, excluding monolithic concrete and asphalt; and
- (c) excludes all areas utilized for driveways and parking.

**LANDSCAPING MATERIALS SALES AND SERVICE** means a commercial establishment primarily engaged in providing landscape materials and products, such as sod, gravel, stone, brick, pavers, yard ornaments, along with care and maintenance services and/or installing trees, shrubs, plants, lawns or gardens, and walkways, retaining walls, decks, fences, ponds, and similar structures.

---

**LAND USE DISTRICT** means a specifically identified and delineated area or zone within which the development standards of this bylaw govern the use, placement, spacing, and size of land and buildings. All Land Use Districts referred to in this bylaw are shown on the Land Use District Map found in [Part 4 to this bylaw](#).

**LANE or LANEWAY** means a public thoroughfare, which provides a secondary means of access to a lot or lots, typically at the rear of the parcel or lot(s).

**LIGHT FABRICATION SHOPS** means an industrial development including the assembly of metal parts, such as blacksmith and welding shops, sheet metal shops, machine shops, and boiler shops, that produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products.

**LIGHT INDUSTRIAL** means a development used for processing, assembly, production or packaging of goods or products, as well as administrative offices and warehousing and wholesale distribution uses which are accessory uses to the above, provided that the use does not generate any detrimental impact, potential health or safety hazard or any nuisance beyond the boundaries of the developed portion of the site or lot upon which it is situated.

**LIQUOR STORE** means a development licensed under provincial authority for the sale of any or all of, alcoholic beer, wine, or spirits for consumption off premises. Full walls must physically separate the premises from any other business.

**LICENSED LOUNGE / BAR / DRINKING ESTABLISHMENT** means a development, licensed by the Alberta Gaming Liquor Cannabis commission, in which alcoholic beverages are served for a fee for consumption on the premises, and any preparation or serving of food is accessory thereto, and includes a licensed lounge that is ancillary to a restaurant.

**LIGHT MANUFACTURING** means an industrial development for manufacturing, assembling or fabricating activities on a small or large scale, as well as administrative offices and warehousing and wholesale distribution uses which are accessory uses to the above, provided that the use does not generate any detrimental impact, potential health or safety hazard or any nuisance beyond the boundaries of the site or lot upon which it is situated.

**LOADING AREA OR SPACE** means an open area used to provide free, unencumbered access for vehicles and transport trucks to a loading door, platform or bay of a commercial, industrial or institutional building or facility.

**LODGING HOUSE** – See BOARDING HOUSE

**LOT** means a lot as defined in the *Municipal Government Act* and shall include a bare land condominium unit.

**LOT AREA** means the total horizontal area of a lot as defined by the property boundaries.

**LOT, CORNER** means a lot located at the intersection or junction of two or more streets.

**LOT DEPTH** means the average horizontal distance between the front and rear lot boundaries.

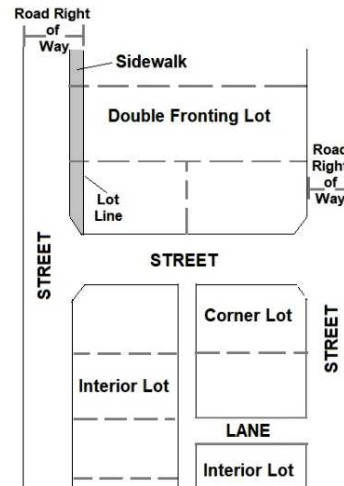
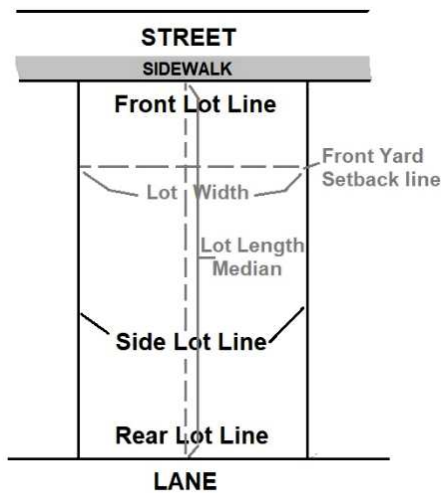
**LOT, DOUBLE FRONTAGE** means a site abutting two parallel or approximately parallel streets.

**LOT, INTERIOR** means any lot other than a corner lot.

**LOT, LENGTH** means the horizontal distance between the front and rear lot lines vertically projected and measured along the median between the side lot lines.

**LOT LINE** means the legally defined limits of any lot, referred to as the property line.

**LOT, WIDTH** means the horizontal measurement between the side lot lines measured at a point where the building front setback line is established at a perpendicular distance from the front boundary of the lot.



**LUMBER YARD AND BUILDING SUPPLIES** means a commercial development where lumber, building and construction materials and supplies, and other building-related goods are stored, displayed, and sold. See BUILDING SUPPLY OUTLET.

## M

**MACHINERY SALES, RENTAL AND SERVICE** means a development where the land and buildings are used for the sale, service and rental of machinery, equipment, vehicles, and heavy machinery used in the operation, construction or maintenance of buildings, roadways, pipelines, oil fields, mining, or forestry operations, and in freight hauling operations. Cleaning, repairing and sale of parts and accessories may be allowed as part of the principal use. Such a facility may include an administrative office, ancillary structures, outdoor work areas, parking, and outdoor storage areas.

**MAINTENANCE** means the upkeep or repair of a building or property that does not involve structural change, the change of use, or the change of intensity of use.

---

**MANUFACTURED HOME** means a completely self-contained residential dwelling unit, designed and constructed entirely within a factory setting to current CSA standards. Typically, it is transported to a site in not more than one piece on its own chassis and wheel system or on a flatbed truck. For the purposes of this bylaw, a manufactured home does not include Prefabricated dwellings.



**MANUFACTURED HOME COMMUNITY or PARK** means a comprehensively planned residential development intended for the placement of multiple manufactured/mobile homes on a single parcel or title of land so that each home site is not individually subdivided onto a separate titled lot.

**MANUFACTURING AND FABRICATION** means a development where the land and buildings are used for the manufacture or fabrication of products or parts, and also the retail sale of such products or parts to the general public. Such a facility may include an administrative office, ancillary structures, outdoor work areas, parking, and outdoor storage areas.

**MARKET GARDEN** means a development for the growing of vegetables or fruit for commercial purposes. This use includes an area for the display and sale of goods or produce grown or raised on site.

**MASS WASTING** means a general term describing a variety of processes including, but not limited to slumping, sloughing, fall and flow, by which earth materials are moved by gravity.

**MEDICAL CANNABIS** means a substance used for medical purposes authorized by a license issued under the federal government's Marihuana for Medical Purposes Regulations (MMPR) or any subsequent legislation which may be enacted in substitution.

**MEDICAL/DENTAL/HEALTH FACILITY** means a development for the provision of human health services without overnight accommodation for patients and may include associated office space. Typical uses include physiotherapy, registered massage therapy, doctor, dentist, orthodontist, optometrist, and chiropractic offices.

**MINI-STORAGE** means a development with compartmentalized buildings, a series of enclosed storage bays or lockers, or a designated site set up for the storage of equipment, household or business materials, or vehicles, but excludes storage of hazardous goods or materials. Accessory to this use is the exterior screened storage of recreational vehicles, boats, trailers, and similar items.

**MINOR BUILDING ADDITIONS OR RENOVATIONS** to existing residential structures means changes to a structure or part thereof that the exterior, size, or appearance of a building and/or increases the net floor area of the building but are cosmetic, minor in nature, or do not generally exceed 10% of the net floor area.

**MIXED-USE COMMERCIAL/RESIDENTIAL** means a development where a building is used partly for residential and partly for commercial use within the same building.

---

**MOBILE HOME** means a factory-built dwelling used or constructed in such a manner that enables it to be conveyed upon public streets or highways notwithstanding that its running gear may be removed or that it may be placed on a temporary or permanent foundation. It does not meet the year 2000 manufactured housing industry standards (or either the CSA Z241 or CSA A277 standard) and does include Prefabricated or Sectional dwellings. The term mobile home includes “Double-wide” and “Single-wide” mobile homes, as defined, but the term does not include motor homes, travel trailers, recreation vehicles and any similar vehicles that are neither intended for permanent residential habitation nor subject to the current provincial building requirements. For the purposes of this bylaw mobile homes and manufactured homes are deemed to be the same use. See MANUFACTURED HOME.



**DOUBLE-WIDE MOBILE HOME** means a “Mobile home” (as defined) that is permanently fixed to two chassis or is permanently fixed to one chassis and has a section which can be expanded or telescoped from the mobile home for additional floor area. Double-wide mobile homes are typically not less than 6.1 metres (20 ft.) in width.

**SINGLE-WIDE MOBILE HOME** means a “Mobile home” which is:

- (a) typically not greater than 4.9 metres (16 ft.) in width; and
- (b) permanently fixed to a single chassis; and
- (c) not intended to be expanded, telescoped or twinned for additional floorspace. “Double-wide mobile home” is a separate use.

**MODULAR** means a prefabricated dwelling unit consisting of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. See PREFABRICATED DWELLING.

**MOVED-IN BUILDING** means a previously used or existing, established and working non-residential building, which is removed from a site, and then transported and re-established on another site.

**MUNICIPAL DEVELOPMENT PLAN** means a municipal statutory plan adopted by bylaw in accordance with Section 632 of the *Municipal Government Act*.

**MUNICIPAL GOVERNMENT ACT (MGA)** means the *Municipal Government Act*, Revised Statutes of Alberta, 2000, Chapter M-26, as amended.

**MUNICIPAL PLANNING COMMISSION (MPC)** means the committee authorized by Council to act as the Subdivision Authority pursuant to Section 623 of the *Municipal Government Act* and Development Authority pursuant to Section 624 of the *Municipal Government Act*, and in accordance with the municipal Development Authority Bylaw and Municipal Planning Commission Bylaw.

**MUNICIPAL/SCHOOL RESERVE** means the land specified to be municipal and school reserve by the Subdivision Authority pursuant to Section 666 of the *Municipal Government Act*.

---

**MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)** means the committee established, by bylaw, to act as the municipal appeal body for subdivision and development applications.

**MUSEUM** means a development used for the preservation, collection, restoration, display or demonstration of articles of historical significance and may include archival records of a geographic area or of a time period. See INSTITUTIONAL.

## N

**NON-COMPLIANCE** means a development constructed or use undertaken after the adoption of the current Land Use Bylaw and does not comply with the current Land Use Bylaw and the Bylaw standards.

**NON-CONFORMING BUILDING** means a building:

- (a) that is lawfully constructed or lawfully under construction at the date of a Land Use Bylaw or any amendment thereof affecting the building or land on which the building is situated becomes effective; and
- (b) that on the date the Land Use Bylaw or any amendment thereof becomes effective does not, or when constructed will not, comply with the Land Use Bylaw.

**NON-CONFORMING USE** means a lawful specific use:

- (a) being made of land or a building or intended to be made of a building lawfully under construction, at the date of a Land Use Bylaw or any amendment thereof affecting the land or building becomes effective; and
- (b) that on the date the Land Use Bylaw or any amendment thereof becomes effective does not, or in the case of a building under construction, will not comply with the Land Use Bylaw.

**NON-SERVICED** means, in respect to a lot or parcel, that neither a municipal potable water system nor a municipal sewage waste system service the property or development.

**NUISANCE** means any use, prevailing condition or activity which has a detrimental or negative effect on standard living or working conditions.

**NURSERIES** - see GREENHOUSE.

## O

**OCCUPANCY PERMIT** means a permit issued by the municipality that authorizes the right to occupy or use a building or structure for its intended use.

**OFF-SITE LEVY** means the rate established by the municipal Council that will be imposed upon owners and/or developers who are increasing the use of utility services, traffic services, and other services directly attributable to the changes that are proposed to the personal property. The revenues from the off-site

---

levies will be collected by the municipality and used to offset the future capital costs for expanding utility services, transportation network, and other services that have to be expanded in order to service the needs that are proposed for the change in use of the property.

**OFFICE** means a development primarily for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include but are not limited to the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies. This excludes public and institutional uses, the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacturing or handling of a product.

**OFF-STREET LOADING SPACE** means an open, unencumbered area, not exceeding 9.1 m (30 ft) in width, typically located in the rear yard space, designed expressly on a lot for the parking of haulage vehicles while loading or unloading. See **LOADING SPACE** or **BAY**.

**OFF-STREET PARKING** means a lot or portion thereof (on-site), excluding a public roadway, which is used or intended to be used as a parking area for motor vehicles.

**OFF-STREET PARKING SPACE** means an off-street area available for the parking of one motor vehicle, and may typically include a driveway, a parking pad, a garage, or the space under a carport. Every off-street parking space shall be accessible from a street, lane, or other public roadway.

**ORIENTATION** means the arranging or facing of a building or other structure with respect to the points of the compass.

**OUTDOOR STORAGE** means a development of land with or without attendant buildings for the open, outdoor storage of equipment, materials, or vehicles, or processed or unprocessed resources or materials. For the purposes of this bylaw, this definition is limited to those uses that require minimal on-site improvements, service and public amenities or facilities and does not include those goods or materials which are hazardous.

## P

**PACKING AND PROCESSING** means an industrial development within a building or warehouse facility involved in the business of storing, sorting, assembly and packaging of goods and products to protect them and ship them to facilitate marketing and distribution to manufacturers, distributors, and consumers. Mechanical equipment, automation AI-robotics, may be involved in carrying out the packaging processes of picking, placing, palletizing, inspection, and packaging. This use may be an accessory use to other principal industrial developments.

**PANELIZED DWELLING** means a prefabricated dwelling unit consisting of factory-built wall panels which are assembled on site. All service systems and connections must comply with Alberta Safety Codes. See **PREFABRICATED DWELLING**.



---

**PARCEL** means an area of land described in a certificate of title either directly or by reference to a plan and registered with the Alberta Land Titles Office.

**PARKING FACILITY** means a development including parking areas, parking spaces and parking structures which are defined as follows:

- (a) **Parking lot** means a development set aside for and capable of providing space for the parking of a number of motor vehicles at grade;
- (b) **Parking space** means a development of a space set aside for and capable of being used for the parking of one motor vehicle; or
- (c) **Parking structure** means a development designed for parking automobiles in tiers on a number of levels above each other whether or not above or below the ground.

**PARK MODEL TRAILER** means a recreational vehicle that is either:

- (a) built on a single chassis mounted on wheels designed for infrequent towing by a heavy-duty tow vehicle but is restricted in size and weight so that it does not require a special highway movement permit and conforms to the CSA-Z-240 standard for recreational vehicles; or
- (b) a recreational vehicle intended for temporary residence or seasonal use built on a single chassis mounted on wheels, which may be removed and returned to the factory, requiring a special tow vehicle and highway permit to move on the road and conforms to the CSA Z-241 standard for recreational vehicles.

**PATIO** means an outdoor area of a lot developed and used for leisure or recreation purposes.

**PERGOLA** means a type of accessory outdoor structure consisting of columns that support a roofing grid of beams and rafters. This roofing grid is typically left open but may be covered so as to create an area sheltered from the elements.



**PERMITTED USE** means the use of land or building(s) which is permitted in a district for which a development permit shall be issued if the standards of the bylaw are met, following receipt by the Development Officer of a completed application with appropriate details and fees.

**PERSONAL SERVICE** means a development that provides services to an individual that are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include, but are not limited to, barber shops, beauty salons, hairdressers, manicurists, aestheticians, fitness facility, tailors, dress makers, shoe repair shops, dry cleaning establishments, and laundries but does not include health services.

**PLAN OF SUBDIVISION** means a plan of survey prepared by a certified Alberta Land Surveyor in accordance with the relevant provisions of the *Land Titles Act* for the purpose of effecting subdivision.

---

**PLANNING ADVISOR** means the person or persons, or organization appointed or retained by the Town of Bow Island pursuant to the requirements of this bylaw to provide development and land use planning-related advice and services.

**PORCH** means a covered, open accessory structure (unenclosed) that is attached to the exterior of a building, often forming a covered entrance to a doorway. The structure does not have solid walls but may be screened.

**PREFABRICATED DWELLING** means a development where a dwelling unit or portions of a dwelling unit that is built in a factory or portions of dwelling units that are built in a factory or location other than on the lot intended for occupancy and includes modular, ready-to-move and panelized dwellings. The dwelling is a factory built structure that is manufactured in accordance with CSA and the Alberta Building Code, is transportable in one or more Sections, and is used as a place for human habitation; but which is not constructed with a permanent hitch, chassis or other device allowing transport of the unit other than for the purpose of delivery to a permanent site. This definition does not include manufactured or mobile homes, park model recreational units, park model trailers or travel trailers.



**PREVIOUSLY OCCUPIED DWELLING** means a conventional previously or currently occupied house or dwelling that has been physically removed from one site, transported and re-established on another approved site. This use does not include manufactured homes, prefabricated dwelling, motor home, travel trailer, recreation vehicle and any similar vehicles that are neither intended for permanent residential habitation nor subject to the current provincial building requirements.

**PRINCIPAL BUILDING** means a building which:

- (a) occupies the major or central portion of a lot;
- (b) is the chief or main building on a lot; or
- (c) constitutes, by reason of its use, the primary purpose for which the lot is used.

**PRINCIPAL USE** means the main purpose, in the opinion of the Development Officer or Municipal Planning Commission, for which a lot is used.

**PROHIBITED USE** means a development that is not listed as permitted or discretionary, or is not considered similar, within a Land Use District and is therefore not allowed.

**PUBLIC AND INSTITUTIONAL** buildings or uses means a development for any of the following public or semi-public developments:

- (a) tourist information centre;
- (b) library;
- (c) museum;
- (d) government and municipal offices, including post office;

- 
- (e) courthouses;
  - (f) exhibition ground;
  - (g) incubator business;
  - (h) protective services, including fire hall, police station, and ambulance service; and
  - (i) cemetery and interment services.

**PUBLIC OPEN SPACE** means parkland, greenspace, open space, or municipal public areas of land which is not in private ownership and is open to use by the public.

**PUBLIC RECREATION FACILITIES** means the use, facilities or areas such as a public park, playground, indoor or outdoor rink, gymnasium, sports field, leisure centre, swimming pool, historic or archaeological site or any similar facility or use of land or building that is owned or administered by any level of government or not-for-profit organization.

**PUBLIC OR PRIVATE UTILITY** means a development that includes any one or more of the following:

- (a) systems for the distribution of gas, whether artificial or natural;
- (b) facilities for the storage, transmission, treatment, distribution or supply of water;
- (c) facilities for the collection, treatment, movement or disposal of sanitary sewage;
- (d) storm sewage drainage facilities;
- (e) systems for the distribution of artificial light or electric power;
- (f) facilities used for the storage of telephone, cable, remote weather stations or internet infrastructure;
- (g) any other things prescribed by the Lieutenant Governor in Council by regulation.

**PUBLIC PARK** means a development for public recreational activities that do not require major buildings or facilities, and includes picnic areas, playgrounds, pedestrian and bicycle paths, passive greenspace, landscaped areas and associated public washrooms. This may include public open space, which is not in private ownership and is open to use by the public.

**PUBLISHING, PRINTING, BROADCASTING OR RECORDING ESTABLISHMENT** means a development, building or use for the creation, preparation, and publication/or transmission of printed material and/or audio or visual material or programming.

**PUBLIC ROADWAY** means land shown as a road on a plan of survey that has been filed or registered in a land titles office, or used as a public road, or any municipal controlled road allowance in the municipality whether developed or undeveloped and includes a bridge forming part of a public road and any structure incidental to a public road. Once registered as a road it is a right-of-way maintained by the Town and is open to the public for the purpose of vehicular traffic.

## Q

---

**QUEUING AISLE** means an area of a lot designed to accommodate vehicles waiting in line at a vehicle-oriented facility.

**QUEUING SPACE** means the part of a queuing aisle need to accommodate a single vehicle.

**QUONSET** means an accessory building made from metal having a semicircular roof and/or cross section and end walls typically used for agricultural related use or storage.

## R

**RAILWAY AND RAILWAY RELATES USES** related uses means a transportation railway line and any use connected with the direct operation or maintenance of a railway system and also includes any loading or unloading facilities but excludes seed cleaning plants or bulk oil depots which are separate uses.

**READY-TO-MOVE (RTM) DWELLING** means a dwelling unit that would normally be constructed on the site intended for occupancy, but for various reasons, is constructed at an off-site manufacturing facility, construction site, plant site or building yard. It is then loaded and transported as one unit onto the proper moving equipment and delivered to the site intended for occupancy and placed on a concrete slab or basement or other approved foundation. See PREFABRICATED DWELLING.

**REAL PROPERTY REPORT (RPR)** means a legal document that illustrates in detail the location of all relevant, visible public and private improvements relative to property boundaries prepared by a registered Alberta Land Surveyor.

**RECREATIONAL FACILITIES** means buildings or structures associated with accommodating recreational uses used exclusively for those recreational pursuits which require physical alteration to the area in which they are performed, or those facilities used exclusively for the preparation, maintenance, and storage of equipment used in recreational activities. Play apparatus such as swing sets and slides, sandboxes, poles for nets, unoccupied boats and trailers, picnic tables, benches, barbecue stands, and similar equipment or structures, business operations and non-residential shelter facilities for persons engaged in said activities; for example, trailers housing field offices for recreation rental equipment companies, may also be included.

**RECREATIONAL VEHICLE / HOLIDAY TRAILER** means a transportable living unit, designed to be moved on its own wheels or by other means (including units permanently mounted on trucks), designed or constructed to be used for sleeping or living purposes on a short-term, temporary basis. Such living units are subject to highway safety standards rather than housing standards. Typical units include, but are not limited to, motor homes, campers, holiday trailers, travel trailers, fifth wheel trailers, tent trailers and park model trailers. These units are not permitted as either temporary or permanent dwellings.

**RECREATIONAL VEHICLE STORAGE** – see OUTDOOR STORAGE

**RECYCLING FACILITY** means a development for the purchasing, receiving and/or temporary storage of discarded articles, provided that the use does not generate a detrimental effect or nuisance beyond the

---

parcel or lot upon which it is situated. This use may involve supplementary production of by-products or materials and includes bottle, can, and paper recycling depots.

**REGISTERED OWNER** means:

- (a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land; or
- (b) in the case of any other land:
  - (i) the purchase of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title in the land, and any assignee of the purchaser's interest that is the subject of a caveat registered against the certificate of title; or
  - (ii) in the absence of a person described in paragraph (i), the person registered under the *Land Titles Act* as the owner of the fee simple estate in the land.

**RELIGIOUS ASSEMBLY** means a development used for public meetings, worship and related religious or social activities, and includes accessory rectories, manses, meeting rooms and classrooms. Typical uses would include churches, chapels, temples, mosques, synagogues, parish halls and convents, community, or civic halls/clubs.

**RESTAURANT** means a development where food and beverages are prepared and served. The development may include supplementary alcoholic beverage service and catering services. This term will include restaurants, cafes, diners, lunch and tea rooms, ice cream parlors, banquet facilities, take-out restaurants and such other uses as the Municipal Planning Commission considers similar in character and nature to any one of these uses. Restaurant Drive-thru is considered a separate use.

**RESTAURANT DRIVE-THRU** means a development where food and beverages are prepared and served on the premises for sale to the public and includes pick-up or car attendant and/or drive-through window service with outside order boards and queuing-aisle lanes for vehicles and may or may not include dining inside the restaurant building. See RESTAURANT.

**RETAIL** means a development where goods, merchandise, substances, articles, and other materials, are offered for sale to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, bakery, hardware, pharmaceutical, appliance, clothing, and sporting goods stores. These uses exclude warehouse sales and the sale of gasoline, heavy agricultural and industrial equipment, alcoholic beverages, retail stores requiring outdoor storage and retail cannabis stores. Minor government services, such as postal services, are permitted within general retail stores. This use does not include RETAIL CANNABIS STORE which is a separate use.

**RETAIL CANNABIS LICENCE** means a licence under the *Gaming, Liquor and Cannabis Act* that authorizes the purchase, sale, transport, possession, and storage of cannabis.

**RETAIL CANNABIS STORE** means a use where recreational cannabis can be legally sold and has been licensed by the AGLC. All cannabis that is offered for sale or sold must be from a federally approved and

---

licensed producer. No consumption shall be on premises. This may include ancillary retail sale or rental of cannabis accessories, and where counselling on cannabis may be provided.

**RIGHT-OF-WAY** means an area of land that contains a legal right, established by usage or grant, to pass along a specific route through grounds or property belonging to another, and that is dedicated for public or private use to accommodate a transportation system and necessary public utility infrastructure (including but not limited to water lines, sewer lines, storm water drainage pipes, electrical power lines, gas lines and other shallow utilities).

**ROAD** – see PUBLIC ROADWAY

## S

**SAFETY CODES** means a government code, regulations, standard, or body of rules regulating things such as building, electrical systems, elevating devices, gas systems, plumbing or private sewage disposal systems, pressure equipment, fire protection systems and equipment, barrier free design and access in accordance with the *Safety Codes Act*, RSA 2000, Chapter S-1, as amended.

**SALVAGE, WRECKING AND RECYCLING YARD** means the use of land or buildings for the receiving, dismantling, resale or transportation of inoperable motor vehicles, machinery, equipment, parts metals, construction material or other similar materials. Such uses include, but are not limited to, junkyards, auto wreckers, and salvage and scrap yards.

**SAND & GRAVEL STORAGE AND CLEANING** means the processing and cleaning of aggregates used in the manufacture of bricks, mortar, cement, concrete, plasters, paving materials, and other construction applications, in an industrial yard with the sand and gravel products being stored for sale and distribution in bags, totes or bulk shipment.

**SCHOOL** means a development of instruction offering courses of educational study. Included in the category are public, private, and separate schools.

**SCREENING** means a fence, wall, berm, or hedge used to visually separate areas or functions that detract from the street or neighbouring land uses.

**SECONDARY FRONT** means a side yard on a corner lot adjacent to the side street, extending from the front wall of the principal building or dwelling to the rear wall of the building lying between the side street and the building.

**SECONDARY SUITE** means a secondary or accessory residential development containing cooking facilities, food preparation area, sleeping and sanitary facilities, which is physically separate from those of the principal dwelling within the structure and is smaller in size or scale than the principal dwelling. It may be inside an existing dwelling (such as a basement suite), a separate standalone unit (such as a garden suite) or located above a garage either attached or detached (carriage house). A secondary suite shall also have an entrance separate from the entrance to the principal dwelling, either from a common indoor landing

or directly from the side or rear of the structure and is constructed to provincial codes. A Secondary Suite may also commonly be referred to as a Secondary Dwelling Unit or an Accessory Dwelling Unit.

**SEED CLEANING** – See AGRICULTURAL CROP (SEED) CLEANING, STORAGE AND PACKING.

**SEED CLEANING, STORAGE AND PACKING** means an agri-industrial development consisting of a building or facility where grains or seeds are brought after threshing, to process and clean the grains (or shells, in the case of groundnuts) which are contaminated by impurities (earth, small pebbles, plant and insect waste, seed cases, etc.) "Cleaning" means the phase or phases of the post-harvest system during which the impurities mixed with the grain mass are eliminated. This operation, which may be accompanied by sorting and packaging of the products according to quality for distribution or sale.

**SEMI-DETACHED DWELLING** means a building containing two separate dwelling units, side by side, connected by a common wall, with separate exterior access to each unit. For the purposes of this Bylaw, this term excludes a duplex which means a building containing two separate dwelling units connected by a common floor or ceiling.



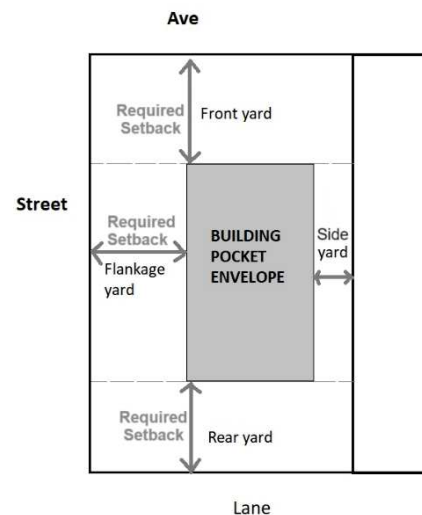
**SENIOR CITIZENS HOUSING** means a housing development sponsored and administered by any public agency or any non-profit organization, either of which obtains its financial assistance from Federal, Provincial, or Municipal Governments or agencies or public subscriptions or donation or any combinations thereof. Senior citizen accommodation may include lounge, dining, health care, and recreation facilities. Also see ASSISTED LIVING.

**SENIOR RESIDENTIAL CARE HOME (private)** means a type of residential dwelling that provides housing accommodation and care to small groups of adults, usually typically age 60 or older, with the homes having 6 or fewer residents and several care staff may assist on site with meal preparation and personal care. Residential care homes are typically located amongst the regular residential neighbourhoods based on the allowances and standards of the applicable Land Use District. These uses may also be known as a board and care home or personal care home.

**SERVICE STATION or GAS BAR** means a development for the retail sale of motor accessories, gasoline or other fuels and the supply of washing, greasing, cleaning, and minor repair services for motor vehicles. As opposed to a gas bar, a service station may include full attendant service and/or a component to repair or service vehicles whereas the gas bar does not.

**SETBACK** means the minimum distance required between a property line of a lot and the nearest part of any building foundation, structure, development, excavation or use on the lot and is measured at a right angle to the lot line.

**SETBACKS**



---

**SHEET METAL WORKS** means an industrial development typically consisting of a building used to fabricate ferrous and non-ferrous metals which are designed, shaped, and cut to size, as the sheet metal is formed into thin, flat pieces, usually by an industrial process. The use may involve associated machining, welding and fabricating.

**SHIPPING CONTAINER** means any container that is or was used for transport of goods by means of rail, truck or by sea. These are generally referred to as a C-Container, sea cargo container, sea can or cargo container. Such containers are typically rectangular in shape and are generally made of metal. For the purposes of this bylaw, when such a container is used for any purpose other than transporting freight, it will be considered as a structure, must conform to these regulations and may require a permit.



**SHOPPING CENTRE** means a development of two or more commercial establishments planned, developed, owned and managed as a unit, having internal access or external access, or both, to any or all establishments and provided with off-street parking and loading facilities on the site. The term SHOPPING MALL shall have the same meaning as the term SHOPPING CENTRE.

**SIGN** means any object, structure, fixture, placard, device and components, or portion thereof, which is used to advertise, identify, communicate, display, direct or attract attention to an object, matter, thing, person, institution, organization, business, product, service, event or location by any means. Refer to Part 7 for all other individual sign definitions.

**SIMILAR USE** means a use of land or building(s) for a purpose that is not specifically provided in any district designated in this Bylaw but is deemed by the Development Officer or Municipal Planning Commission to be similar in character and purpose to another use of land or buildings that is included within the list of uses prescribed for that district.

**SINGLE-DETACHED DWELLING** means a residential building constructed to all applicable safety codes and intended for human occupancy containing a single dwelling unit, which is not attached to any other dwelling by any means, and typically will consist of a site-built dwelling of stick-framed construction.

**SITE** means that part of a parcel or a group of parcels on which a development exists or which an application for a development permit is being made.

**SITE COVERAGE** means the percentage of the lot area which is covered by all buildings and structures on the lot.

**SITE COVERAGE, PRINCIPAL** means the percentage of the lot area which is covered by the principal building including any structure attached to the principal building by an open or enclosed roofed structure, including but not limited to attached garages, carports, verandas, covered balconies, covered decks, and porches.

**SITE COVERAGE, ACCESSORY** means the percentage of the lot area which is covered by the combined area of all accessory buildings and structures and includes uncovered decks.



---

**SITE PLAN** means a plan drawn to scale illustrating the locations of all proposed and existing development prepared in accordance with the requirements of this Bylaw.

**SMALL WIND ENERGY CONVERSION SYSTEM (SWECS)** means a development that generates electricity from a wind turbine, either building or tower mounted, including associated control and conversion electronics and tower guy wires, which has a limited generation capacity to be used primarily for the applicant's own use and which will be used primarily to reduce onsite consumption of utility power and is CSA approved. See ALTERNATIVE ENERGY, INDIVIDUAL SWECS.

**SOLAR COLLECTOR** means a device or structure that is capable of collecting and distributing solar energy for the purpose of transforming it into thermal, chemical or electrical energy.

**SOUTH SASKATCHEWAN REGIONAL PLAN** means the regional plan and regulations established by order of the Lieutenant Governor in Council pursuant to the *Alberta Land Stewardship Act*.

**SPECIALTY FOOD MARKET** means a retail commercial outlet that specializes in the sale of unique and high-value food items, both fresh and prepackaged, made in small quantities from high-quality ingredients, artisan foods, ethnic, international, or special food items such as sales of cheese and plant-based cheese, spices, preserves, non-RTD cocoa and coffee, refrigerated and frozen poultry/seafood/meat, yogurt, candy, pretzels/snacks/chips, bread & baked goods, and other specialty foods.

**SPECIALTY MANUFACTURING** means development for small scale on-site production of goods in a building not exceeding 510 m<sup>2</sup> (5,490 ft<sup>2</sup>) gross floor area, including retail sales, display and storage areas. Typical uses include, but are not limited to, breweries, distilleries, pottery or sculpture studios, furniture makers, coffee roasters and specialty food production.

**STOCKPILE** means the temporary storage of materials on or off of a hard surface. Materials stored may include: soil, gravel, sand, rocks & stone, forage crop or machinery.

**STOP ORDER** means an order issued by the Development Officer or Municipal Planning Commission pursuant to Section 645 of the *Municipal Government Act*.

**STORAGE DISPLAY AREA** means a limited or defined area on a commercial or industrial lot which provides examples of equipment, products, vehicles or items sold by the business use and located on the subject site containing the display area, but not located within any required setback, or located on any required and approved landscaping area unless approved by the Development Authority.

**STOREY** means the space between the top of any floor and the top of the next floor above it and if there is no floor above it, the portion between the top of the floor and the ceiling above it but does not include a basement.

**STREET** means a public thoroughfare which is used or intended to be used for passage or travel of motor vehicles and pedestrians and includes the sidewalks and land on each side of and contiguous to the prepared surface of the thoroughfare. It does not include lanes.

---

**STRUCTURE** means anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground. Among other things, structures include buildings, walls, fences, poles, billboards and poster panels.

**SUBDIVISION AND DEVELOPMENT REGULATION** means regulations established by order of the Lieutenant Governor in Council pursuant to Section 694 of the *Municipal Government Act* and is officially established as *Matters Related to Subdivision and Development Regulation*.

**SUBDIVISION AUTHORITY** means the body established by bylaw to act as the subdivision authority in accordance with Section 623 of the *Municipal Government Act*.

**SUBDIVISION OR SUBDIVIDE** means the division of a parcel by an instrument. Subdivision is the dividing of a single parcel of land into two or more parcels, each to be given a separate title and is also used for existing lot line adjustments.

**SUBSIDENCE** means a localized downward settling or sinking of a land surface.

**SUCH AS** means an example of what it includes but is not limited to the list of items provided.

**SURVEILLANCE SUITE** means a building containing a living area not exceeding 50.0 m<sup>2</sup> (538 sq ft) in size, that may contain an office, kitchen, sleeping and washroom facilities, but is not intended for permanent occupation and is not a dwelling. A Surveillance suite is an accessory use that is developed in conjunction with a principal use, and which is intended to be used solely to accommodate a person or persons, whose function is to provide surveillance, maintenance and/or security, typically on a construction, commercial or industrial site use that must be in operation while the suite is located on the lot.

## T

**TAKE OFF/APPROACH SURFACE** means an imaginary surface, prescribed by the Ministry of Transport, consisting of an inclined plan sloping upward and outward from the end of the basic strip of an airport runway, under which the height of buildings is regulated.

**TELECOMMUNICATION (ANTENNA) TOWERS** means a structure and any associated system, including all masts, towers and other antenna supporting structures that is used for the transmission, emission or reception of television, radio or telecommunications.

**TEMPORARY DEVELOPMENT or USE** means a development for which a development permit has been issued (unless otherwise exempted) for a limited time period, typically for 6 to 12 months maximum, upon which the expiry of the permit the use will cease operations.

**TOURIST INFORMATION CENTRE** means a development intended to provide information to the travelling public and may include washroom and picnic facilities and accessory retail sales. See PUBLIC AND INSTITUTIONAL.

**TOWN** means the Town of Bow Island.

---

**TOWNHOUSE** means a form of attached residential dwelling which is a type of terraced housing that is usually multi-story and has at least two floors that share a wall with another house. Unlike duplexes or fourplexes, however, each townhouse is individually owned. The primary difference between townhouses and row houses is in how they may be arranged. Row houses are typically lined up all in a row, while townhouses can often be configured differently such as alternating or staggered frontages.

**TRANSITIONAL SURFACE** means an imaginary surface, prescribed by the Ministry of Transport, consisting of an inclined plan sloping upward and outward from the end of the basic strip of an airport runway, under which the height of buildings is regulated.

**TRANSPORTATION/DELIVERY SERVICE** means development involving the use of one or more vehicles to transport people, mail, currency, documents, packages, and articles for compensation such as a mobile catering service, the rental or lease of vans and trucks, taxi service, limousine or bus service and may include limited storage and repair of the vehicles used. This use does not include towing operations.

**TRANSPORTATION DISPATCH/DEPOT** means a development for the purpose of storing and/or dispatching trucks, buses, fleet vehicles, and transport vehicles and may include towing operations. The use may also involve the transfer of goods primarily involving the loading and unloading of freight-carrying trucks.

**TRAVEL TRAILER** – see RECREATIONAL VEHICLE / HOLIDAY TRAILER.

**TRUCK STOP** means a commercial development which a business, service or industry involved in the maintenance, servicing, support, storage or repair of commercial vehicles is conducted or rendered including the dispensing of fuel products, the sale of accessories and/or equipment for trucks and similar commercial vehicles. A truck stop may also include convenience stores, restaurant facilities, and may include overnight accommodation facilities solely for the use of truck crews.

**TRUCK WASH** means a development of a commercial vehicle washing facility associated with large vehicles such as transport trucks, tractor, or semi-trailers.

## U

**USE** means the purposes for which land or a building is arranged or intended, or for which either land, a building or a structure is, or may be, occupied and maintained.

**UTILITIES** – see PUBLIC OR PRIVATE UTILITY

**USE** means the purposes for which land or a building is arranged or intended, or for which either land, a building or a structure is, or may be, occupied and maintained.

**UTILITIES** means any one or more of the following:

- (a) systems for the distribution of gas, whether artificial or natural;
- (b) facilities for the storage, transmission, treatment, distribution or supply of water or electricity;

- 
- (c) facilities for the collection, treatment, movement or disposal of sanitary sewage;
  - (d) storm water drainage facilities;
  - (e) any other things prescribed by the Lieutenant Governor in Council by regulation;

but does not include those systems or facilities referred to in clauses (a) to (d) that are exempted by the Lieutenant Governor in Council by regulation.

## V

**VARIANCE** means a relaxation of measurable standards of the Land Use Bylaw.

**VETERINARY CLINIC, LARGE ANIMAL** means any development maintained and operated by a licensed veterinarian for the on-site or off-site treatment of larger animals such as horses or livestock. The development may also be used for on-site boarding, breeding or training of animals and livestock. The facility may also include outside buildings and pens associated with the service and the supplementary sale of associated animal care products. Typically, this use will include veterinary offices or hospitals, animal shelters, and facilities for impounding and quarantining animals.

**VETERINARY CLINIC, SMALL ANIMAL** means a development for the on-site treatment and/or grooming of small animals such as household pets (cats, dogs, rabbits), where on-site accommodation may be provided and where all care and confinement facilities are enclosed within one particular building. This use may also include the supplementary sale of associated animal products. Typically, this use will include pet grooming salons, pet clinics and veterinary offices.

## W

**WAIVER** means the relaxation of a development standard as established in this bylaw. For the purpose of this bylaw, only the Development Officer in accordance with the authorized powers, Municipal Planning Commission or, on appeal, the Subdivision and Development Appeal Board can waive provisions of the Land Use Bylaw.

**WAREHOUSE** means a commercial or industrial building used for the storage of goods, products, materials or equipment for use by a business or company.

**WASTE MANAGEMENT SITES** means a development for the commercial receiving of spent materials, provided that no detrimental effects or nuisances are generated beyond the parcel upon which it is situated. This use includes a dry waste site, a hazardous waste management facility, salvage or scrap yard, and a waste sorting station. This use does not include a Recycling facility or Auto wreckage.

**WATER TREATMENT PLANT** means a utility development that treats raw water, so that it is safe for human consumption, and then distributes it for human use as potable water.

**WELDING AND METAL FABRICATION** means an industrial operation engaged in the fabrication, assembly or structural repair of machinery, equipment or vehicles by welding. Such a facility may include offices and a general area for the repair and servicing of machinery, equipment or vehicles and storage of parts and equipment related to the operations of the business.

**WHOLESALE OUTLETS** means a development for the retail sale of a limited range of bulky goods the size and nature of which typically require large floor areas for direct display to the purchaser, and include, but are not limited to, such bulky goods as furniture, carpets and floor coverings, major appliances, paints and wall coverings, light fixtures, plumbing fixtures and building materials and equipment, food, clothing, or other personal goods, wares, substances, articles or things.

**WIND ENERGY CONVERSION SYTSEM (WECS)** means one or more structures designed to convert wind energy into mechanical or electrical energy.

## Y

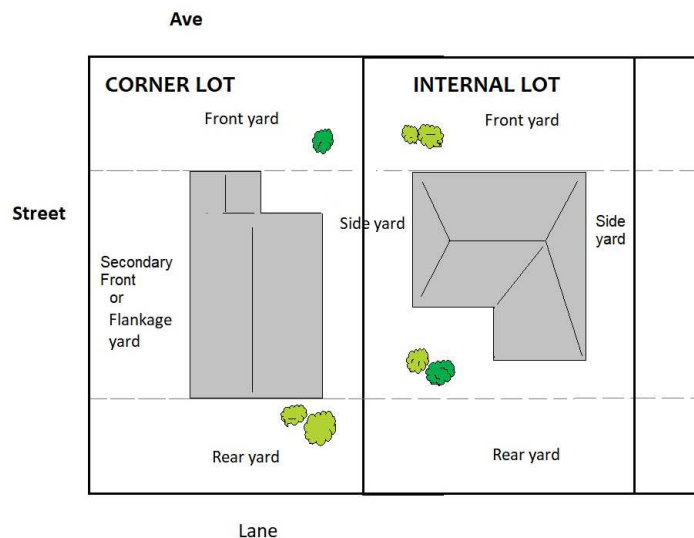
**YARD** means outdoor space as a part of a lot upon or over which no building or structure other than a boundary fence is erected, unless otherwise hereinafter permitted.

**YARD, FRONT** means a yard extending across the full width of a lot and situated between the street and the first lot line and the nearest portion of the principal building.

**YARD, REAR** means a yard extending across the full width of a lot and situated between the rear lot line and the nearest portion of the principal building. If there is a rear lane to the property it will be situated between the principal building and the lane.

**YARD, SIDE** means a yard extending from (or between) the front yard to the rear yard and situated between the side lot lines and the nearest portion of the principal building.

**YARD, SECONDARY FRONT** means a yard on a corner lot with street frontage, but which is not the principal frontage where the main entrance to the dwelling or building is oriented or is the yard which is designated the secondary front by the Development Authority. It is the side yard on a corner lot adjacent to the side street, extending from the front wall of the principal building or dwelling to the rear wall of the building, lying between the side street and the building. Sometimes referred to as the flankage yard.



---

## Z

**ZERISCAPE** means a landscaping method developed especially for arid or semi-arid climates that utilizes water-conserving techniques but excludes hard landscaping such as concrete, paving bricks or stones, and compacted gravel that creates impermeable surfaces.

**ZONING** – see LAND USE DISTRICT.

**All other words and expressions not otherwise defined in this Land Use Bylaw have the meaning assigned to them in the *Municipal Government Act*.**