



C. Uses

The following Uses are identified either as Permitted Uses, Discretionary Uses or Prohibited Uses within each Use category. Definitions for each Use are found in Part 6: Definitions.

KEY

Permitted Use	P
Discretionary Use	D
Prohibited Use	

RESIDENTIAL

Dwelling Unit(s)	
Temporary Dwelling Unit(s)	D

LODGING

Short Term Lodging - General	
Campground	
Short Term Lodging - Large	D

BUSINESS

Arts & Crafts	P
Home Occupation - Major	
Home Occupation - Minor	
Office	P

COMMERCIAL

Entertainment Establishment	P
Golf Course	
Animal Boarding & Breeding	P
Restaurant / Café	P
Cannabis Retail	D
Retail & Service - General	D
Retail & Service - Large	P
Service Station	D
Show Home	
Pop-Up	P

INDUSTRIAL

Aerodrome	
Industrial - Medium	D
Industrial - Light	P
Outdoor Storage	P
Wash Station	D

INSTITUTIONAL

Death Care	P
Culture	D
Education	D
Government	P
Human Services	D
Recreation - Active	P
Recreation - Passive	P
Parking Lot - Independent	D
Special Events	P

AGRICULTURE

Agriculture - General	D
Agriculture - Intensive	D
Agriculture - Urban	P
Equestrian Facility	

OTHER

Accessory Building or Structure	D
Public Utility	P
Excavation, Stripping & Grading	P
Private Utility	P

(14-22)

D. Use Standards

The following standards are required for the identified Uses:

1. **Temporary Dwelling Unit(s)** must be greater than 10 square metres and must be associated with another Use.
2. **Animal Boarding & Breeding** may be restricted on the number of animals, the size or number of Buildings or Structures, the number of non-residential trips per day, manure management requirements, noise or other nuisance abatement measures, or any other matter the Development Authority deems necessary. (27-21)
3. **Cannabis Retail** must comply with all Alberta Gaming, Liquor and Cannabis requirements for operations and locations.
4. **Service Station** must be in a Building adjacent to a Primary Thoroughfare.
5. **Industrial - Medium** must be Buffered to the satisfaction of the Development Authority when adjacent to a non-industrial Use.
6. **Industrial - Light** must be Buffered to the satisfaction of the Development Authority when adjacent to a non-industrial Use.
7. **Outdoor Storage:**
 - A. For property lines to the side or rear of the Primary Building, additional landscaping, fencing and / or Setbacks may be required where not screened by a Building or Structure, to the satisfaction of the Development Authority;
 - B. Must not include occupation of any recreational vehicle; and
 - C. Must restrict the storage of salvage or derelict vehicles or equipment, freight vehicles, used products or similar discarded or recyclable materials where the storage of recreational vehicles is the Primary Use.
8. **Wash Station** must demonstrate water usage and water conservation methods to the satisfaction of the Development Authority.
9. **Human Services:**
 - A. Must be located on a Primary Thoroughfare;
 - B. Must be located on a Corner Site or have Access to a Lane;
 - C. Must have Access to parks or open space through a direct pedestrian connection; and
 - D. May require additional Setbacks or Buffering from adjacent Uses.
10. **Agriculture - General** must not include the keeping of Livestock.
11. **Agriculture - Intensive** must demonstrate water usage and water conservation methods to the satisfaction of the Development Authority.
12. **Excavation, Stripping & Grading** must have approved engineered drawings that meet all technical requirements of the Municipality.
13. **Pop-Ups** must:
 - A. Be limited to 2 per Site; and
 - B. Have no more than 1 non-illuminated Sign per Pop-Up up to 0.2 square metres. (14-22)

6.1 GLOSSARY OF TERMS

A

A-Board Sign means a self-supporting A-shaped Sign or sandwich board which is set upon the ground and has no external supporting Structure.

Access means the place, means or way by which pedestrians and / or vehicles and / or bicycles shall have ingress to and egress from a Site.

Accessibility Features means features of a Building, Structure, or Site that make it Accessible by everyone regardless of their ability, including (but not limited to) ramps, railings or other similar features.

Accessory Building or Structure means a Building or other Structure on a Site which is normally incidental and subordinate to the Primary Building on the same Site.

Act means the *Municipal Government Act, RSA 2000, c M-26*.

Active Transportation Network means a pathway or network of pathways used for pedestrians, bicycles, or other active means of transportation excluding automobiles.

Aerodrome means the existing Okotoks runway and other facilities directly related to aviation.

Agriculture - General means Development for the rural production of farm or agricultural products and includes the breeding and raising of Livestock, and horticultural growing operations requiring smaller tracts of land. Small-scale farm gate sales may be included.

Agriculture - Intensive means Development for the rural production of farm or agricultural products which may require higher than normal energy, water, or other similar inputs, and includes the breeding and raising of Livestock and horticultural operations.

Agriculture - Urban means community oriented, small-scale agriculture including, (but not limited to), community gardens, edible landscaping, rooftop gardens. It excludes Cannabis production. It may only include keeping of animal(s) if expressly permitted by other relevant municipal and / or provincial regulations. (14-22)

Alteration means any construction or work that changes the external appearance of a Building or Structure or the Site.

Animal Boarding & Breeding means any premises on which horses and domesticated animals are maintained, boarded, trained, or cared for in return for remuneration or kept for purposes of sale. An outdoor exercise area for use during the day, limited product display, Retail Sales - General and Offices may be included.

Animal Unit means an animal unit as defined in the *Agricultural Operations, Part 2 Matters Regulation*.

Arts & Crafts means Development used for the custom production of certain products in limited quantities by hand or with a restricted level of automation. This use may also include associated product display, retail sales, and instructional classes.

B

Basement means that portion of a Building which is wholly or partly underground and has not more than one-half of its height from finished floor to finished ceiling above finished Grade. Walk-out basements are not included in height calculations.

Bay means a self-contained unit or part of a commercial or industrial Building which can be sold, or leased for individual Occupancy.

Bicycle Parking means a rack, railing, locker, or other structurally sound device which is designed for the securing of one or more bicycles in an orderly fashion.

Buffer means a row of trees, shrubs, earth berm, a grassed separation or fencing to provide Buffering, noise abatement and separation between Sites, Land Use Districts and / or incompatible Uses.

Building means anything constructed or placed on, in, over, or under land but does not include a highway or public road or a bridge that forms part of a highway or public road.

Building Height means the height of a Building as measured in Storeys up to the Eave and does not include the roof, attic, walk-out Basement, or other Accessory Structure.

Building Inspection Report means a report prepared by a qualified Structural Engineer in support of a Development Permit application addressing, as a minimum, the following:

- A. The conformity of the Building to provincial regulations and codes; and
- B. In the case of a Structure proposed to be moved, the suitability of the Structure for moving.

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

C

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

Campground means the Development of land for the seasonal short-term Use of holiday trailers, motor homes, tents, campers and recreation vehicles, and which is not used as year round storage or accommodation for residential Use.

Cannabis means Cannabis as defined in the *Cannabis Act* (Canada) and its regulations and any amendments or substitutions thereof.

Cannabis Retail means a retail establishment licensed under Alberta Gaming, Liquor and Cannabis for the sale of Cannabis for consumption off-premises and may include the retail sale of drug paraphernalia. Offices and instructional classes may be allowed; however, the production or consumption of Cannabis or any other Use are not included.

Cemetery means Development for the interment of the deceased, which may include (but is not limited to) the following Accessory Development: crematoria, cineraria, columbaria, and mausoleums. Cemeteries may include, but are not limited to, memorial parks, burial grounds and gardens of remembrance.

Commercial Vehicle means:

- A. A vehicle operated on a highway by or on behalf of a person for the purpose of providing transportation, in respect of a person's business, work or employment, the carriage of passengers or of goods, but does not include a private passenger vehicle and weighs in excess of 5,450kg;
- B. A vehicle registered as a commercial vehicle and has a registered weight in excess of 5,450kg; or
- C. A tractor, grader, road building or road maintenance equipment, or construction equipment, other than truck-type vehicles, regardless of weight. (14-22)

Community Information Sign means a sign sponsored directly or indirectly by the Municipality which provides information about the Town of Okotoks and may include space for information about special community events.

Comprehensive Site Plan means a plan drawn to scale showing the boundaries of the Site, the location of all existing and proposed Buildings upon that Site, and the Use or the intended Use of the portions of the Site on which no Buildings are situated. A Comprehensive Site Plan shall address Building Frontages, form and compatibilities, Site layout including Setbacks and possible Subdivisions, landscaping, Parking, Access, continuity of Pedestrian and Vehicular Circulation, Signs, fencing, Buffering if necessary, storm drainage and suggested colors and Building materials.

Corner Site means a Site situated at the junction of 2 or more intersecting Thoroughfares.

Council means the Municipal Council of the Town of Okotoks.

Culture means Development used by one or more organizations for arts, religion, community and / or cultural activities, but does not include Entertainment Establishment.

D

Dark Sky Compliant means outdoor lighting that meets the International Dark Sky Associations (IDA) requirements for reducing waste of ambient light. Fixtures within this category are fully shielded.

PART 1: PURPOSE & AUTHORITY	Day Home means a child care facility operated from a private residence which complies with the Alberta Family Day Home Standards but does not include child care programs as defined by the Child Care Licensing Act, as amended. Death Care means Development where deceased persons or animals are prepared for burial display and / or for rituals before burial or cremation. Such facilities may include chapels, crematoria, columbaria and showrooms for the display and sale of caskets, vaults, urns, and other items related to burial services. A Cemetery requiring land and / or structures dedicated for the interment of human and / or animal remains may be included.	
PART 2: MAPS & OVERLAYS	Development means: A. An excavation or stockpile of soil 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 <i>Act</i> 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 <i>Act</i> 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.	E Easement means a documented and registered interest, held by 1 party in land owned by another party, which entitles the holder to specific limited Use of the land. Eave means the junction of a Building wall and an overhanging roof. Education means Development of public and private places of learning for any age including licensed child care facilities and / or research facilities, and excludes Day Homes.
PART 3: LAND USE DISTRICTS		Encroachment Policy means a policy adopted by the Town of Okotoks Council, from time to time, that governs the manner in which encroachments onto Municipal property, rights-of-way, and roads are considered. (14-22)
PART 4: SIGNS		Entertainment Establishment means Development for spectator or participatory activities, both indoor and outdoor, including (but not limited to) billiards, arcades, bowling alleys, theatres, movie theatres, fairgrounds, etc. Entrance means the Primary Entrance to a Building and the surrounding articulation that makes the Entrance visible and gives it character, including (but not limited to) porches, windows, projections over the Entrance, and Stoops, but does not include stairs or Accessibility Features.
PART 5: ADMINISTRATION	Development Authority means a Development Authority as provided for in the <i>Act</i>. Development Permit means a document that is issued under the Land Use Bylaw and authorizes a Development. Discretionary Use means a Use of land or of a Building which is listed as a Discretionary Use in a Land Use District in the Bylaw. An application for a Discretionary Use may, subject to the provisions of the Bylaw, be approved with or without conditions by the Development Authority.	Equestrian Facility means Development used for the training of horses and riders and may include facilities for horse boarding and grooming, horse shows and equestrian competitions.
PART 6: DEFINITIONS	Dwelling Unit(s) means a self-contained living premise with cooking, eating, living, sleeping and sanitary facilities for domestic Use by one or more individuals and includes a Single Detached Dwelling.	Escarpment means a continuous steep-sloped feature, including associated ravines, gullies, coulees, side draws and similar related natural elements, which have a slope of 15 per cent or greater. Excavation, Stripping & Grading means the physical Alteration of the land typically for the purpose of construction. Changes to drainage patterns are included in this Use; however, normal agricultural activity is excluded from this Use including (but not limited to) farm cultivation and grading activities for

regular agricultural maintenance.

F

Façade means the exterior wall of a Building.

Fascia Sign means a Sign that is mounted flush to a Building Façade or similar Structure that is directly related to the use in said Building or Site. This includes a Sign that is made up of individual letters / symbols that are affixed to a surface which functions as the Sign board.

Fence means a vertical physical barrier constructed out of typical Building material to provide visual Buffering, prevent unauthorized Access or to enclose a Site.

Flood Design Elevation means the vertical height above which all flood-proofing requirements must be located.

Flood Fringe means those lands abutting the flood way, the boundaries of which are indicated on the Flood Hazard Overlay Map, and which would be inundated by flood waters of a magnitude likely to occur once in 100 years.

Flood Way means the river channel and adjoining lands indicated on the Flood Hazard Overlay Map which would provide the pathway for flood waters in the event of a flood of a magnitude likely to occur once in 100 years.

Front Property Line means the Property Line(s) adjacent to a Primary Thoroughfare.

Frontage means the area of a Site between a Building Façade and a curb inclusive of its Building and landscape components and includes the Public Frontage and the Private Frontage.

Frontage Standard means a standard Frontage type as identified in the Bylaw for the relevant District.

Fully Shielded means the light fixture is constructed and installed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal plane through the fixture's lowest light-emitting part.
(14-22)

G

Golf Course means Development of a golf course including (but not limited to) fairways, greens, golfing activities, driving ranges, practice areas, supporting Offices, retail pro shops, and Outdoor Storage. A golf course may include a Restaurant or Café or Special Events.

Government means Development owned, operated, or occupied by a government agency including, (but not limited to), government departments, social service facilities, public works facilities and / or courthouses.

Grade means the elevation of the existing ground in an undisturbed natural state or an approved design Grade as described in a Grading Plan.

Grading Plan means a drawing or specification prepared by a professional surveyor or similar professional discipline which specifies elevations for Buildings, foundations, drainage features, Thoroughfares, Lanes, passages, and the finished ground levels of Development Sites.

Ground Sign means a Sign which is structurally independent from a Building and is mounted on a foundation, a pole, or is suspended between two or more poles.

H

Hard Landscaping means those non-living materials used in the landscaping features or which cover a Site that include (but are not limited to) paving material, wooden timbers, concrete products, playground equipment, and streetscape furniture.

High Quality Soil means natural, fertile, arable, agricultural soil meeting the following requirements:

- A. Contain no less than 6 per cent organic material;
- B. Have a pH value ranging from 6.0 to 8.5;
- C. Be non-toxic to plant growth;
- D. Have a soil texture of loam soil as defined by

PART 1: PURPOSE & AUTHORITY	Canadian System of Soil Classification; and E. Be reasonably free from subsoil, slag, clay, stone, lumps, live plants, roots, sticks, quack-grass, noxious weeds and foreign matter. Home Occupation - Major means a moderate impact business or commercial Use within a residential Building or Accessory Building or Structure that does not change the external appearance of the Buildings or Site and does not create any external impacts beyond the Site.	include Outdoor Storage. All Sites shall be Buffered from adjacent Sites and roads to the satisfaction of the Development Authority.
PART 2: MAPS & OVERLAYS	Home Occupation - Minor means a low impact business or commercial Use within a residential Building or Accessory Building or Structure that does not change the external appearance of the Buildings or Site and does not create any external impacts beyond the Site.	J K
PART 3: LAND USE DISTRICTS	Human Services means Development that provides services to persons in need of assistance or medical treatment due to age, physical or mental disability, addiction, illness, or injury.	L Landscaped Area means that portion of a Site planted with trees, shrubs or other vegetation including the soil or bedding material areas associated with plantings. A Landscaped Area does not include the footprint of a Building, decks, patios, sidewalks, driveways, Parking Lots, or other similar Hard Landscaping. Landscaping means the modification and enhancement of a Site or Development through the use of the following elements: A. Soft or natural landscaping consisting of vegetation such as trees, shrubs, hedges, grass and other ground cover; or B. Hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile and wood and excluding monolithic concrete and asphalt. Lane means a secondary vehicular Access located to the side or rear of a Site and provides Access to service areas, parking, Accessory Structures, and / or contains utility Easements. Livestock means animals kept or raised including (but not limited to) buffalo, camels, cattle, elk, goats, horses, llamas, mules, rabbits, sheep, poultry, swine and zebras, but does not include bees. Loading Space means a space for parking a Commercial Vehicle while being loaded or unloaded.
PART 4: SIGNS	I Identification Sign means a sign which contains no advertising, but is limited to the name, address and number of a Building, institution or the occupation of the person.	
PART 5: ADMINISTRATION	Industrial - Light means the manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities, or any industrial activities primarily within a Building or Structure which does not produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts. Industrial - Light may include limited Outdoor Storage not located adjacent to a road and must be Buffered to the satisfaction of the Development Authority.	
PART 6: DEFINITIONS	Industrial - Medium means the processing, manufacturing, or compounding of materials, products, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts detectable beyond the Site and may	

M

Municipality means:

- A. The Municipal Corporation of the Town of Okotoks; and
- B. Where the context requires, means the area of land contained within the boundaries of the Municipality's corporate limits.

N

Natural Asset means limited stocks of naturally occurring living and non-living resources / ecosystems, relied upon to provide ecosystem services, including ecological or eco-assets, and can be managed alongside naturalized assets and green infrastructure to maintain functionality.

NEF means Noise Exposure Forecast.

NEF Contour means a number contour as shown in the Aerodrome Overlay Map.

O

Occupancy means the utilization of a Building or land for the Use for which it has been approved.

Office means Development for the processing, manipulation, or application of business information or professional expertise, and may or may not include services to the public. An Office is not materially involved in fabricating, assembling, or warehousing of physical products for the retail or wholesale market, but may be Accessory thereto.

Open Style Fence means a Fence that is of an open design such as chain link, wrought iron, or rail, where the ratio between space and fence material is at least 50:50 or its equivalent. This type of fence includes wrought iron (or aluminum or steel alternatives), chain-link, or spaced vertical or horizontal rails that allows for visibility through the fence. The fence must not be

constructed with barbed wire, metal spikes, or have any sharp points extending upward along the top of the fence. (24-23)

Outdoor Storage means Development where goods, materials, or equipment are (or may be placed) outside of a Building.

P

Parcel means the aggregate of the 1 or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in the land titles office.

Parking Lot - Independent means a parking area that is not Accessory to a separate Use or Development on the same Site.

Parking Stall means a space set aside for the parking of one, or any, vehicle, which within the Municipality, and must be hard-surfaced to the satisfaction of the Development Authority.

Peace Officer means a member of the Royal Canadian Mounted Police, a Community Peace Officer as appointed by the Solicitor General of Alberta, or a Bylaw Officer as appointed by the Municipality to Enforce bylaws of the Municipality.

Permitted Use means the Use of land or of a Building which is listed as a Permitted Use in a Land Use District of the Bylaw.

Pop-up means a Commercial Use that is temporarily located within an existing Building, temporary structure, or outdoors without significant or any modification to the Site. A pop-up use can include retail sales and service, food or beverage sales, artisan manufacturing by hand or with a limited level of automation, fitness instruction, outdoor theatre, or a combination of these uses provided all provincial health and safety regulations are adhered to and there is no impact beyond the Site. A pop-up use does not include Cannabis Retail, Livestock, or any service that is not same-day. (14-22)

Primary Building means the main Building or Structure on a Site.

Primary Frontage means the area abutting the Primary Thoroughfare from the curb to the Building Façade and includes the Public Frontage and Private Frontage. For a Corner Site, the Primary Frontage includes the corner area of the Site by extending the Building Façade line to the Secondary Thoroughfare.

Primary Thoroughfare means the Thoroughfare clearly associated with the front Façade of Primary Buildings along a Block Face. Where a Corner Site abuts more than two Thoroughfares, the Development Officer may determine that all Thoroughfares, except for one, are a Primary Thoroughfare, if such a determination is in the interest of protecting the quality of the Public Realm. If the position of the Primary Thoroughfare in relation to the Corner Site is unclear, the Development Officer will make a determination on this matter, taking into account the following factors:

- A. The orientation of Primary Buildings at the intersection. Where Primary Buildings at the intersection are oriented toward one of the Thoroughfares, this Thoroughfare will generally be considered the Primary Thoroughfare.
- B. The Lot Width. The Lot Width is among the Lot Lines that abut the Thoroughfares. The narrowest Lot Width will generally be associated with the Primary Thoroughfare.
- C. The width of the Thoroughfares. The Thoroughfare with the widest pedestrian space will generally be considered the Primary Thoroughfare.
- D. Pedestrian Counts. The Thoroughfare with the highest weekday, peak-hour pedestrian counts will generally be considered the Primary Thoroughfare.

Primary Use means the main Use of a Site and constitutes the main purpose for which the Site is used. Primary Uses may be located within a Building or Structure, or a portion of a Building or Structure that is separated structurally from other Uses within the same Building or Structure. One or more Primary Uses may occur on a Site.

Private Frontage means the area between the Building Façade and the Property Line, and applies to the Primary Frontage and Secondary Frontage.

Private Utility means systems or works that are owned by private individuals, societies or corporate entities,

associated with water, wastewater, storm, power, heating and cooling, energy waste, transportation, and telecommunications for private use.

Prohibited Use means a Use that is not a prescribed Use for the applicable District.

Projecting Sign means a Sign which is mounted on and project form a Building either on an awning or canopy, or projects in a perpendicular fashion from a Building Façade.

Projection means any horizontal structural or architectural element, Building feature or other object that juts out, overhangs, or protrudes into the prescribed Setback and is located above the foundation.

Property Line means the identified and surveyed boundaries of a Site identified by a Land Title Certificate.

Public Frontage means the area abutting a Thoroughfare between the curb and the front Property Line, and applies to the Primary Frontage and Secondary Frontage.

Public Realm means all exterior places, linkages, and built-form elements that are physically Accessible regardless of ownership. The Public Realm includes (but is not limited to) Rights-of-Way, parks, squares, plazas, courtyards, paths, boulevards, and sidewalks.

Public Utility means systems or works owned by (or on behalf of) a utility company or government associated with water, wastewater, storm, power, heating and cooling, energy waste, transportation, and telecommunications for public use.

Q

R

Recreation - Active means Development for leisure activities requiring indoor and / or outdoor facilities, including (but not limited to) parks, swimming pools, gyms, field sports or arenas but does not include Entertainment Establishments.

Recreation - Passive means Development for leisure activities that require little to no Alteration or formal Development of a Site for public or private enjoyment.

Recreation Vehicle means a portable structure intended to be carried on a vehicle, or a unit intended to be transported on its own wheels to provide temporary living accommodation for travel and recreational purposes. It includes such vehicles as a motor home, a camper, a travel trailer, a tent trailer and a boat, but does not include a manufactured home.

Restaurant / Café means Development where prepared food and beverages, including alcoholic beverages, are offered for sale to the public for consumption on- or off-premises.

Retail & Service - General means Development that provides goods or services directly for sale to the consumer where such goods or services are available on the premises to a maximum of 420.0 square metres. Outdoor display that does not hinder pedestrian movement may be allowed. Retail & Service - General does not include Cannabis Retail.

Retail & Service - Large means Development, often with outdoor display, which provides goods or services for consumer purchase or rental and includes (but is not limited to) vendors of lumber and Building supplies, landscaping supplies and equipment, vehicles, watercraft and / or outdoor Structures such as prefabricated shed, decks, patios, swimming pool and play equipment. Outdoor displays that are Accessory may occur, providing the scale of such activities does not unduly conflict with or dominate the use of the Site. Seasonal displays or seasonal outdoor retail may be allowed. Retail & Service - Large does not include Cannabis Retail.

Retaining Wall means a Structure designed and constructed to resist the lateral pressure of soil, loose rock or similar material, which creates a change to Site Grades.

Right-Of-Way means an area of land reserved or dedicated as a Thoroughfare, Lane, Active Transportation Network, or Public Utility.

Roof Sign means a Sign that projects above the top Eaves or which is erected upon or above a roof or a parapet of a Building.

S

Secondary Frontage means the area abutting the Secondary Thoroughfare from the Curb to the Building Façade and includes the Public Frontage and Private Frontage. For a Corner Site, the Primary Frontage includes the corner area of the Site by extending the Building Façade line to the Secondary Thoroughfare.

Secondary Thoroughfare means a Thoroughfare that is not a Primary Thoroughfare, and can include a Lane if Façade standards are required in the opinion of the Development Officer.

Service Station means a business engaged in the servicing of vehicles or machines and / or the sale of vehicle fuel and Accessory or convenience products and does not include farm fuel on agricultural Parcels.

Setback means the minimum distance between the foundation of a Building or Structure and a Property Line. In the case of an irregular shaped Property Line, an average of three points is used to determine the distance between the Building or Structure and a Property Line. (14-22)

Short Term Lodging - General means Development used for the provision of rooms or suites for temporary sleeping accommodation with less than four units in one Building or on one Site.

Short Term Lodging - Large means Development used for the provision of rooms or suites for temporary sleeping accommodation with four or more units in one Building or on one Site.

Show Home means a permanent Dwelling Unit that is constructed for the temporary purpose of illustrating to the public the type or character of a dwelling or dwellings to be constructed in other parts of a Subdivision or Development area. Show Homes may contain Offices for the sale of other Lots or dwellings in the area. A Show Home may not be occupied by any person for the purpose of habitation and may only remain in Use for a period of 2 years or less.

Sign means a visual medium used to convey information by way of words, pictures, images,

graphics, emblems or symbols, or any device used for the purpose of providing direction, identification, advertisement, business promotion, or the promotion of a person, product, activity, service, event, or idea.

Sign Area means the total area within the outer edge of the frame or border of a Sign. Where a Sign has no frame or border, the Sign Area shall be the area contained within the shortest line surrounding the whole group of letters, figures or symbols of such Sign. In the case of a multi-faced sign, only one side of the Sign shall be counted.



Single Detached Dwelling means a Building which contains only one Dwelling Unit and which is used for residential purposed only, except as otherwise allowed in this Bylaw, but does not include a Temporary Dwelling Unit, Short-Term Lodging General, or a manufactured home or recreational vehicle.

Site means an area of land on which a Building or Use exists or for which an application for a Development Permit is made, which may include 1 or more Parcels.

Site Area means the total area enclosed within the boundaries of the Site as shown in a plan of Subdivision or described in a Land Title Certificate.

Site Coverage means the combined area of all Buildings or Structures on a Site (including Accessory Buildings, decks, balconies and other Structures) that have a height of 0.6 metres or more above the Grade but excluding Eaves, cornices and other similar projections that have a clearance greater than 2.4 metres above Grade.

Site Depth means the perpendicular horizontal distance between the front and rear boundaries of the Site. In the case of an irregular shaped Lot, an average

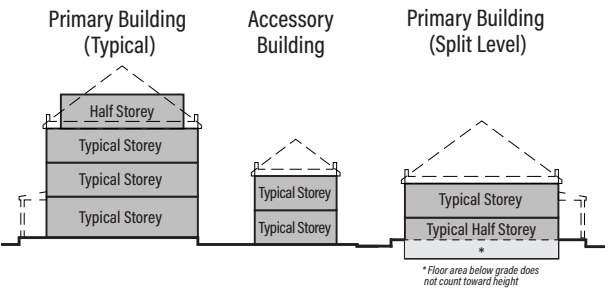
of three points is used to determine the depth. (14-22)

Site Width means the perpendicular horizontal distance between the side boundaries of the Site, measured at the Front Property Line, or in the case of an irregular shaped Site, as measured at 6 metres from the Front Property Line.

Soft Landscaping means the natural living features of a Site including (but not limited to) lawn, trees, shrubs, and ornamental plantings.

Special Events means Development for temporary cultural and / or entertainment activities.

Storey means the vertical space between the top of any floor and the top of the next floor above it, and if there is no floor above it, to the ceiling above it or to the base of the Eave, up to a maximum of 4.5 metres tall for all Buildings except industrial Uses which can be higher. A half Storey is where the full height of a regular Storey can be fit within a smaller area.



Structural Alteration means:

- A. Major means a fundamental and significant change in the configuration or framework of the exterior of a Building; or
- B. Minor means changes to the exterior of a Building of little or no structural significance or impact such as moving or replacing a window or door.

Structure means anything constructed or erected on the ground, or attached to something on the ground and includes all Buildings.

Subdivision means the division of land into one or more smaller Parcels by a plan of Subdivision or other instrument.

Subdivision Authority means a Subdivision Authority as provided for in the *Act*.

Subdivision Servicing Agreement means an

agreement respecting an area to be subdivided as provided for in the *Act*.

T

Temporary Development means Development that the Development Authority has added a time condition to a Development Permit that specifies the length of time a Use may operate.

Temporary Dwelling Unit(s) means a Dwelling Unit built on a frame that allows it to be easily moved from time-to-time. A Temporary Dwelling Unit does not include recreation vehicles, must have an approved Building Permit, and must only be placed on a Site for a period of two years or less.

Thoroughfare means a right-of-way, typically publicly owned, serving primarily pedestrian and vehicular travel, providing Access to adjacent Sites, and which may also be used to provide space for bicycle facilities, transit, surface water management, trees and / or utilities. Lanes may be considered Thoroughfares at the discretion of the Development Officer. A Thoroughfare does not have to accommodate vehicular travel. Active Transportation Network routes may be considered Thoroughfares at the discretion of the Development Officer.

U

Use means the utilization of a Parcel for a particular Development activity.

V

W

Wash Station means Development for the washing of

vehicles or pets, which may include production-line methods, mechanical devices, or hand-wash facilities.

Window Sign means a Sign that is attached to, painted on or displayed on the interior or exterior of a window of a Building so that its content is visible to a viewer outside of the Building. It includes Signs that are erected 0.9 metres or less behind a window, but does not include any type of product or window display that is intended to be visible to a viewer outside of the Building.

X

Y

Z