

## 3. Interpretation

### 3.1 Rules of Interpretation

- 3.1.1 Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa.
- 3.1.2 The word 'person' includes a corporation, firm, partnership, trust and other similar entity as well as an individual.
- 3.1.3 Words have the same meaning whether they are capitalized or not.
- 3.1.4 The words 'shall' and 'is' require mandatory compliance except where a variance has been granted pursuant to the *Local Government Act*.
- 3.1.5 The phrase 'used for' includes 'arranged for', 'designed for', 'maintained for' or 'occupied for'.
- 3.1.6 Words, phrases and terms neither defined in this bylaw nor in the *Local Government Act* or the *Community Charter* or the *Interpretation Act* shall be given their usual and customary meaning.
- 3.1.7 Where a regulation involves two or more conditions, provisions or events connected by conjunction:
  - a) 'and' means all the connected items shall apply in combination;
  - b) 'or' indicates that the connected items may apply singly or in combination, depending on the context; and
  - c) 'either-or' indicates the items shall apply singly but not in combination.
- 3.1.8 Any enactments, codes or regulations referred to in this bylaw are references to Federal or British Columbia enactments, codes or regulations as amended, revised, consolidated or replaced from time to time and any bylaw referred to in this bylaw is a bylaw of the **City** as amended, revised, consolidated or replaced from time to time.
- 3.1.9 The headings given to sections, paragraphs and subsections are for convenience of reference only and do not form part of this bylaw and will not be used for interpretation.
- 3.1.10 The purpose of a **zone** is to provide information about that **zone** and does not form part of the regulations of the **zone**.
- 3.1.11 Where calculation of **density** yields a fractional number, the maximum number of units shall be the next lowest whole number and the maximum **floor area ratio** shall be rounded to the nearest second decimal point.

### 3.2 Zone Boundaries

- 3.2.1 Where a **zone** boundary is shown on the Zoning Map as approximately following, parallel to or as an extension of a **lot line**, the **City** boundary, the edge, shoreline or high water mark of a river, lake or other water body, a topographic contour line or a top of bank line, or a centre line of a **road** or **lane**, the **zone** boundary is deemed to follow that line. In the event of slow and imperceptible change, the **zone** boundary will be deemed to move with the edge or shoreline.

- 3.2.2 In circumstances not provided for in Section 3.2.1, the **zone** boundary shall be determined by the **City** by scaling the boundary from some known location on the Zoning Map.
- 3.2.3 When any **road** or **lane** is closed, it will be deemed to have the same zoning as the **abutting** land. When different **zones** govern **abutting** lands, the centre of the **road** or **lane** will be deemed to be the **zone** boundary. If the **road** or **lane** is consolidated with an **adjoining lot**, the zone applicable to that **lot** will be deemed to apply to the closed **road** or **lane**.
- 3.2.4 Where a **lot** is located in more than one **zone**, regulation for the **use** of land, **buildings** and **structures**; the **density** of the **use** of land, **buildings** and **structures**; the siting, size, and dimension of **buildings**, **structures** and **uses** permitted on the land; the location of **uses** on the land and within the **building** and **structures**; and the shape, dimension and area of all parcels of land that may be created by **subdivision**; shall apply as if the **zone** boundary were a **lot line**, and in the case of **subdivision**, be in compliance with the minimum **lot area** and minimum **lot width** of the applicable **zone** for the portion of the **lot** being created. For certainty, this Section 3.2.4 does not confer any rights to develop the **lot** as two separate **lots**.

### 3.3 Definitions

- 3.3.1 Individual **uses** are grouped into definitions with common functional or physical effects or characteristics. These **uses** define the range of **uses** that are principal and secondary, with or without conditions, within the **zones**.
- 3.3.2 Examples listed in a **use** definition are not intended to be exclusive or restrictive.
- 3.3.3 Where a specific **use** applied for does not conform to the wording of any **use** or generally conforms to the wording of two or more **uses**, the **use** shall be deemed to conform to and be included in that **use** which is most appropriate in character and purpose, as determined by the **City**.
- 3.3.4 The **uses** and terms described in Section 3.4 shall have the meaning assigned to them in those sections.
- 3.3.5 Definitions used as a noun include the verb and in the singular include the plural and vice versa.

### 3.4 Use and Term Definitions

#### A

<b>Abut</b>	means immediately contiguous to or physically touching, and when used with respect to <b>lots</b> or <b>sites</b> means two <b>lots</b> or <b>sites</b> that share a common <b>lot line</b> .
<b>Access</b>	means to approach, enter, exit or pass to and from a place for <b>vehicles</b> , cyclists and pedestrians.
<b>Active flood plain</b>	means an area of land that supports <b>floodplain plant species</b> and is: <i>[Bylaw 9871, Sep 4/18]</i> <ul style="list-style-type: none"> <li>a) adjacent to a <b>watercourse</b> that may be subject to temporary, frequent or seasonal inundation by water; or <i>[Bylaw 9871, Sep 4/18]</i></li> <li>b) within a boundary that is indicated by the visible <b>high water mark</b>. <i>[Bylaw 9871, Sep 4/18]</i></li> </ul>

<b>Adjacent</b>	means land that <b>abuts</b> a <b>site</b> and land that would <b>abut</b> if not for a <b>road, lane, walkway, watercourse</b> , pipeline <b>right of way</b> , power line, railway or similar feature.
<b>Affordable housing reserve</b>	means collectively, the statutory Capital Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812 and Operating Reserve Fund created by Affordable Housing Reserve Fund Establishment Bylaw No. 8206.
<b>Affordable housing unit</b>	means a <b>dwelling unit</b> that is subject to a <b>housing agreement</b> .
<b>Agrarian materials, fence</b>	<p>The following are suitable materials and design for the construction of agrarian fencing in agriculture zones. <i>[Bylaw 10122, Nov 16/20]</i></p> <ol style="list-style-type: none"> <li>1. Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m. <i>[Bylaw 10122, Nov 16/20]</i> <ol style="list-style-type: none"> <li>a) Diagonal cross bracing permitted if bracing between posts. <i>[Bylaw 10122, Nov 16/20]</i></li> </ol> </li> <li>2. Metal post and rail, minimum 0.3 m spacing between horizontal members. <i>[Bylaw 10122, Nov 16/20]</i></li> <li>3. Wood Post and welded wire mesh. <i>[Bylaw 10122, Nov 16/20]</i></li> <li>4. Steel Post and welded wire mesh. <i>[Bylaw 10122, Nov 16/20]</i></li> <li>5. Wood pickets, 8 cm minimum distance between pickets. <i>[Bylaw 10122, Nov 16/20]</i></li> </ol>
<b>Agriculture</b>	means the <b>use</b> of land outside of the <b>Agricultural Land Reserve</b> for the growing of crops or the raising of domesticated animals and allotment gardens where land is divided into plots for exclusive <b>use</b> as vegetable, fruit or flower gardens such as private and community gardens but does not include a <b>medical cannabis production facility</b> or <b>non-medical cannabis production facility</b> . <i>[Bylaw 10062, Sep 3/19]</i>
<b>Agricultural Land Reserve</b>	means land designated as such under the <i>Agricultural Land Commission Act</i> .
<b>Agricultural buildings and structures</b>	means <b>buildings</b> or <b>structures</b> used for <b>farm business</b> but not including <b>single detached housing</b> and principal or additional <b>dwelling units</b> .
<b>Agri-tourist accommodation</b>	means accommodation for an <b>agri-tourist operation</b> on a farm, limited to 10 sleeping units in total of seasonal campsites, seasonal cabins or the short-term use of <b>bedrooms</b> . <i>[Bylaw 9647, May 8/17]</i>

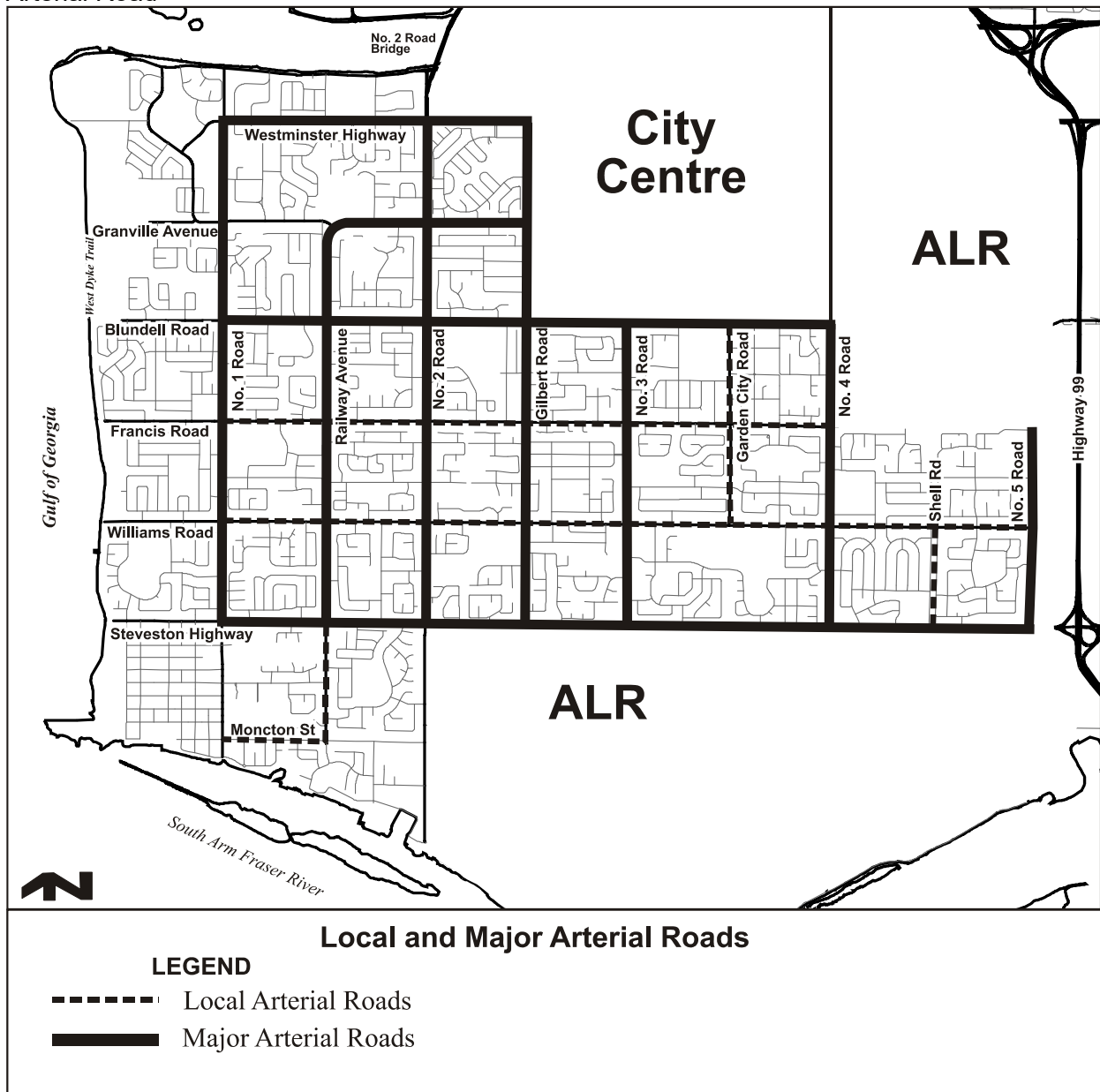
<b>Agri-tourist operation</b>	means an activity defined as “agri-tourism” under the <i>Agricultural Land Reserve Use, Subdivision and Procedure Regulation</i> (as amended from time to time), which is carried out on land used as a <b>farm operation</b> and/or <b>farm business</b> , and classified as a “farm” under the <i>Assessment Act</i> , to which the public are invited and where permanent facilities are not constructed or erected and includes ancillary services. <small>[Bylaw 9699, Jun 19/17]</small>
<b>Airport</b>	means an area designed, prepared, equipped or set aside for the arrival, departure, parking, storage, movement or servicing of aircraft, float planes and helicopters; and includes any associated <b>buildings</b> , installations, open space and equipment in connection therewith.
<b>Air space parcel</b>	means a volumetric parcel shown on an air space plan, whether or not occupied in whole or in part by a <b>building</b> or other <b>structure</b> .
<b>Alter</b>	means soil relocation due to <b>building</b> or parking lot construction or alteration; removal, alteration, disruption or destruction of vegetation; soil removal or filling; construction or alteration of retaining walls, <b>patios</b> , lawns, or agricultural activity; any structural change to a <b>building</b> or <b>structure</b> that results in an increase or decrease in the area or the volume of the <b>building</b> ; any change in the area, <b>frontage</b> , depth or width of a <b>lot</b> that affects the required <b>yard</b> , landscaped open space or parking requirements of this bylaw; and to discontinue or change the <b>use</b> of the <b>lot</b> , <b>building</b> or <b>structure</b> .
<b>Amenity space</b>	means common space for the active or passive recreation, cultural and social enjoyment of the residents of a <b>site</b> .
<b>Amenity space, community</b>	means space provided for the active or passive recreation, cultural and social enjoyment of the community at large.
<b>Amusement centre</b>	means any <b>building</b> , room or area having five or more table games, electronic games, or computers played by patrons for entertainment, but does not include internet cafés, <b>casinos</b> and other gaming establishments.
<b>Amusement, outdoor</b>	means facilities for entertainment or amusement that primarily take place outdoors where patrons are the primary participants, which may include amusement parks, go-cart tracks and miniature golf establishments, but which does not include drive-in movie theatres, car, truck and motorcycle racing tracks and <b>golf course &amp; driving range</b> .
<b>Ancillary</b>	means customarily subordinate or assisting and, in the case of a <b>structure ancillary</b> to a <b>building</b> , includes essential structural components necessary to the <b>building</b> function, such as mechanical penthouses, elevator housings, mechanical rooms, communication <b>structures</b> or chimneys.

<b>Animal breeding and boarding</b>	means breeding, buying, selling or boarding of animals, including individual dogs, cats, horses or other domestic animals but does not include livestock.
<b>Animal day care</b>	means a facility for the supervision of dogs and cats during the day or evening, but does not include overnight animal accommodation.
<b>Animal grooming</b>	means the grooming of domestic animals.
<b>Animal shelter</b>	means temporary accommodation and care or impoundment of lost, abandoned or neglected animals in an enclosed <b>building</b> but does not include <b>animal daycare</b> , <b>animal breeding and boarding</b> or a <b>veterinary service</b> .
<b>Appurtenance</b>	means <b>telecommunication antenna</b> , <b>satellite dish/receiver</b> , pole or other similar attachment affixed to or on a <b>principal building</b> and which may extend in <b>height</b> above the <b>building</b> to a maximum <b>height</b> which is no greater than the maximum <b>height</b> permitted for <b>buildings</b> and <b>structures</b> within the <b>zone</b> .

## Arterial road

means a major **road** which straddles a boundary line between two surveyed quarter-sections of land, historically referred to as a section line **road**. Where a **zone** refers to a local **arterial road** or major **arterial road**, the following map shall be used for reference purposes. In cases where a **zone** is located outside of this map, the Director of Transportation or his designate shall determine if the road is a local or major **arterial road**.

Arterial Road



## Auction, major

means the sale of livestock, motor **vehicles**, industrial or construction equipment and parts to the highest bidder, including the repair and temporary storage of such goods and equipment, but does not include flea markets, **garage sales** or **secondhand retail**.

<b>Auction, minor</b>	means the sale of <b>household</b> goods and smaller equipment to the highest bidder, which includes the temporary storage of such goods and equipment, and the temporary sale of motor <b>vehicles</b> , industrial and construction equipment for no more than 3 consecutive days twice every calendar year, but does not include flea markets, <b>garage sales</b> or <b>secondhand retail</b> .
<b>Attic</b>	means the unfinished space between the roof and the ceiling of the top <b>storey</b> .
<b>Awning</b>	means a roof-like cover that projects from the wall of a <b>building</b> for the purpose of shielding a doorway or window from the elements and may be able to periodically be retracted into the face of a <b>building</b> .
<b>B</b>	
<b>Balcony</b>	means a platform, attached to and projecting from the face of a <b>building</b> located without a supporting <b>structure</b> to the ground, located above the first <b>storey</b> , normally surrounded by a balustrade or railing with <b>access</b> only from within the <b>building</b> for <b>use</b> as an outdoor amenity area, which is never enclosed but may have a roof or <b>balcony</b> floor above it and may have 2 walls on either side of the <b>balcony</b> .
<b>Banquet hall</b>	means a <b>premise</b> or a portion of <b>premises</b> whose principal purpose is for banquets and conventions, commercial entertainment, dances, meetings and seminars, parties, trade shows, weddings, and the like.
<b>Basement</b>	means the <b>storey</b> or <b>storeys</b> located below the <b>first storey</b> .
<b>Basic universal housing features</b>	means the set of permanent <b>building</b> features designed, built, installed or affixed in accordance with Section 4.16 of this bylaw to facilitate universal <b>access</b> to and the <b>use</b> of a <b>dwelling unit</b> , including <b>access</b> and <b>use</b> by a person with a physical disability.
<b>Bay window</b>	means a glazed composite of windows, usually made up of a large center unit and two flanking units to the wall, that protrudes from the wall to which it is attached and may be structurally supported other than by a foundation wall.
<b>Bed and breakfast</b>	means the commercial accommodation of <b>guests</b> for periods of 30 days or less, in a <b>single detached housing dwelling unit</b> in accordance with Section 5.5 of this bylaw. <i>[Bylaw 8672, Jan 24/11]</i>
<b>Bedroom</b>	means a room located in a <b>dwelling</b> which, due to its design or location in the <b>dwelling</b> , is or may be used primarily for sleeping regardless of its <b>use</b> .

<b>Boarding and lodging</b>	means <b>sleeping unit</b> accommodation, without cooking facilities in the <b>sleeping units</b> , that is supplied for remuneration for not more than 2 <b>boarders</b> , and which may or may not include meal service, but does not include senior citizen lodges, <b>hotels, motels, congregate housing, bed and breakfasts, agri-tourist accommodation, minor or major community care facilities, secondary suite</b> or <b>coach house</b> . <small>[Bylaw 8684, Jan 17/11]</small>
<b>Boarder</b>	means a non-family member who is a lodger, roomer or person who pays for and takes regular lodging, with or without meals.
<b>Boat shelter</b>	means a <b>structure</b> used for the parking of boats or other marine vessels.
<b>Body painting studio</b>	means any <b>premise</b> or part of such <b>premises</b> where, directly or indirectly, a fee is paid for any application of paint, powder or similar materials to the body of another person.
<b>Body rub studio</b>	means any <b>premise</b> or part of such <b>premises</b> where a body rub is performed, offered or solicited, which includes the manipulating, touching or stimulating by any means, of a person's body or part of that body, but does not include medical, therapeutic or cosmetic massage treatment given by a person duly licensed and registered under any statute of the Province of British Columbia governing such activities other than the <i>Local Government Act</i> , or a therapeutic touch therapy.
<b>Botanical show garden</b>	means land and <b>buildings</b> used for the commercial display of horticultural products.
<b>Broadcasting studio</b>	means a <b>building</b> or portion of a <b>building</b> used for the production or broadcasting of audio and visual programming typically associated with radio, television and motion picture studios.
<b>Building</b>	means a temporary or permanent <b>structure</b> having a roof supported by columns or walls, for the shelter or enclosure of persons, animals, materials, chattels or equipment.
<b>Building, accessory</b>	means a <b>building</b> normally detached and customarily <b>ancillary</b> , incidental, subordinate and on the same <b>site</b> as the <b>principal building</b> or <b>use</b> , and includes <b>garages</b> and garden sheds.
<b>Building, principal</b>	means a <b>building</b> that accommodates the <b>principal use</b> of a <b>site</b> .
<b>Building envelope</b>	means a 3-dimensional area of the <b>lot</b> within which a possible <b>building</b> or <b>structure</b> can be located after <b>yard</b> and <b>height</b> requirements have been accounted for and which may be further restricted by other regulations on <b>lot coverage</b> or <b>amenity space</b> .



<b>Building or garden supply</b>	means a <b>business</b> involving the retail sale or wholesale of <b>building</b> and/or <b>landscaping</b> materials and equipment, fixtures or hardware, garden furniture and animal feed, and includes a lumber yard, <b>building</b> supply outlet, home improvement centre or farm supplies.
<b>Building separation space</b>	means an open space measured at the least horizontal distance between <b>principal buildings</b> and <b>accessory buildings</b> on the <b>lot</b> , required to be clear and unobstructed by <b>buildings</b> .
<b>Bulk fuel depot</b>	means the bulk storage and distribution of petroleum products and which may include key lock retail sales but does not include <b>service stations</b> .
<b>Business</b>	means a commercial or industrial activity or undertaking of any kind or nature; or the provision of professional, personal or other services for the purposes of gain or profit either: <ul style="list-style-type: none"> <li>a) in, or from, <b>premises</b> within the <b>City</b>; or</li> <li>b) within the <b>City</b> from <b>premises</b> located elsewhere.</li> </ul>
<b>Bylaw Enforcement Officer</b>	means a person authorized by <b>Council</b> to enforce <b>City</b> bylaws.
<b>C</b>	
<b>Cannabis Research and Development Facility</b>	means a facility for the research and development, including testing, of cannabis in a fully enclosed <b>building</b> or <b>structure</b> in accordance with the appropriate federal and provincial legislation and regulations. <i>[Bylaw 9838, Jun 18/18]</i>
<b>Cantilevered roof</b>	means a roof, anchored to the <b>building</b> wall and unsupported by columns, that projects beyond the exterior wall of the <b>building</b> .
<b>Capstan station reserve</b>	means the statutory Capital Reserve Fund created by Reserve Fund Establishment Bylaw No. 8854. <i>[Bylaw 8839, Mar 12/12]</i>
<b>Carport</b>	means a roofed <b>structure</b> that is either free standing or attached to the <b>principal building</b> and has not more than 60% of the perimeter walls enclosed and is used by the <b>building</b> occupants to shelter <b>vehicles</b> .
<b>Car wash</b>	means a facility for the washing of motor <b>vehicles</b> with a rated gross <b>vehicle</b> weight of 5,000.0 kg or less on an automated, semi-automated or manual basis.
<b>Car or truck wash</b>	means a facility for the washing of motor <b>vehicles</b> of any size on an automated, semi-automated or manual basis.
<b>Casino</b>	means a gaming facility licensed under the <i>Gaming Control Act</i> , which may include slot machines, table games, off track betting, food and liquor services and <b>spectator entertainment</b> .

<b>Certified Passive House</b>	<p>means a <b>building</b> that has completed initial design review (prior to Building Permit submittal), where all drawings, specifications and calculations are reviewed by a Certified Passive House Designer or Certified Passive House Consultant registered with <i>Passive House Canada</i>, to verify that the proposed design should achieve the <b>Passive House Standard</b>. At completion, a Passive House Certifier, registered with <i>Passive House Canada</i>, must be engaged to review post-construction documentation and verify the project meets all certification requirements, whereby a certificate is issued.</p> <p><i>[Bylaw 10237, Mar 15/21]</i></p>
<b>Child care</b>	<p>means a facility for the care of children either licensed under the <i>Community Care and Assisted Living Act</i> or a license-not-required <b>child care</b> operation, is distinct from <b>community care facility</b>, <b>major</b> and <b>community care facility</b>, <b>minor uses</b> which also permits residential care.</p>
<b>Child care program</b>	<p>means a <b>home business</b> with a maximum of 8 children either (a) licensed in compliance with the <i>Community Care and Assisted Living Act</i> and the <i>Child Care Licensing Regulation</i> (both as amended from time to time), or (b) a license-not-required <b>child care</b> operation. <i>[Bylaw 9699, Jun 19/17]</i></p>
<b>Child care reserve fund</b>	<p>means together, the Child Care Development Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812 and the Child Care Operating Reserve Fund created by Child Care Operating Reserve Fund Establishment Bylaw No. 8877. <i>[Bylaw 8878, May 22/12]</i></p>
<b>City</b>	<p>means the <b>City</b> of Richmond.</p>
<b>City Centre</b>	<p>means the area included in the <b>City Centre</b> Area Plan.</p>
<b>Coach house</b>	<p>means a self-contained <b>dwelling</b> that: <i>[Bylaw 8922, Nov 19/12]</i></p> <ul style="list-style-type: none"> <li>a) is accessory and either attached or detached to the <b>single detached housing</b> unit, except in Edgemere where it must be detached from the <b>principal dwelling unit</b>;</li> <li>b) has at least 75% of its <b>floor area</b> located above the <b>garage</b>, except in Edgemere where a maximum of 60% of its <b>floor area</b> must be located above a detached <b>garage</b>;</li> <li>c) has cooking, food preparation, sleeping and bathing facilities that are separate from those of the <b>principal dwelling unit</b> located on the <b>lot</b>;</li> <li>d) has an entrance separate from the entrance to the <b>garage</b>; and</li> <li>e) is a separate and distinct <b>use</b> from a <b>secondary suite</b>, and does not include its own <b>secondary suite</b>.</li> </ul>

<b>Commercial theme park</b>	means a commercial amusement park, including an <b>amusement centre, spectator entertainment</b> , retail and other services, that is organized around a theme.
<b>Commercial storage</b>	means a <b>building</b> or group of <b>buildings</b> containing lockers available for rent for the storage of personal goods of a non-hazardous nature.
<b>Commercial use</b>	means an occupation, employment or enterprise that is carried on for gain or monetary profit.
<b>Commercial vehicle parking and storage</b>	means the outdoor parking or storage of <b>commercial vehicles</b> and <b>recreational vehicles</b> . <small>[Bylaw 8582, Apr. 19/10]</small>
<b>Community care facility, major</b>	<p>means the <b>use</b> of a principal <b>dwelling</b> for:</p> <ul style="list-style-type: none"> <li>a) residential care of more than 10 people on a temporary or permanent basis (not including employees or resident care givers) not related by blood or marriage, in a facility which may or may not be licensed under the <i>Community Care and Assisted Living Act</i>, including supervision provided to minors through a prescribed residential program, or adults who are vulnerable because of family circumstances, age, disability, illness or frailty and are dependent on caregivers for continuing assistance or direction; or</li> <li>b) care under the <i>Community Care and Assisted Living Act</i>, for more than 10 children (not including employees or <b>child care</b> givers) such as nursery school, emergency care, out of school care, family day care, special needs day care (not including employees or residential <b>child care</b> givers), group day care and occasional, casual or short term supervised care for children and which may include limited overnight accommodation for minors who are supervised under a prescribed program.</li> </ul>
<b>Community care facility, minor</b>	<p>means the <b>use</b> of a principal <b>dwelling</b> for:</p> <ul style="list-style-type: none"> <li>a) residential care of up to 10 people on a temporary or permanent basis (not including employees or resident care givers) who are not related by blood or marriage, in a facility which may or may not be licensed under the <i>Community Care and Assisted Living Act</i>, including supervision provided to minors through a prescribed residential program, or adults who are vulnerable because of family circumstances, age, disability, illness or frailty and are dependent on caregivers for continuing assistance or direction; or</li> </ul>

<b>Community care facility, minor con't</b>	b) care under the <i>Community Care and Assisted Living Act</i> , for up to 10 children (not including employees or <b>child care</b> givers) such as nursery school, emergency care, out of school care, family day care, special needs day care, group day care and occasional, casual or short term supervised care for children and which may include limited overnight accommodation for minors who are supervised under a prescribed program and is distinct from a <b>child care program</b> which is a <b>home business</b> .
<b>Concrete/asphalt plant</b>	means a facility for the processing, manufacturing, recycling and sales of concrete and asphalt and the accessory manufacture and sales of products made from concrete and asphalt.
<b>Congregate housing</b>	means a multiple-unit residential <b>building</b> which contains two or more independent or semi-independent units which shall be supplemented by professional medical care, lay supervision and care, communal dining facilities and housekeeping services.
<b>Continuous wall</b>	means an exterior wall of a <b>building</b> containing <b>single detached housing, two-unit housing</b> or <b>small-scale multi-unit housing</b> , which does not include an inward articulation of 2.4 m or more, with a minimum horizontal measurement of 2.4 m. <i>[Bylaw 10573, Jun 24/24]</i>
<b>Contractor service</b>	means premises used for the provision of <b>building</b> and <b>road</b> construction services including <b>landscaping</b> , concrete, logging, electrical, excavation, drilling, carpentry, cabinet-making, drywall, flooring, roofing, heating and plumbing or similar services of a construction nature which require on-site storage within a <b>building</b> and warehouse space.
<b>Cooperative housing unit</b>	means a <b>dwelling unit</b> in a multi-family residential development owned and operated by a housing cooperative association incorporated under the <i>Cooperative Association Act</i> , as may be amended or replaced from time to time. <i>[Bylaw 10014, Feb 22/22]</i>
<b>Council</b>	means the <b>Council</b> of the <b>City</b> .
<b>Crawl space</b>	means an interior <b>building</b> space at or below <b>finished site grade</b> , between the underside of the floor system next above and the top of the floor slab on the ground surface below, having a vertical clearance less than 1.2 m.
<b>Cranberry Processing Facility</b>	means land and <b>buildings</b> used for an agricultural processing operation involved in the weighing, receiving, sorting, testing, washing, packing and distribution of harvested cranberries. <i>[Bylaw 8581, Sep 13/10]</i>
<b>CSA</b>	means the Canadian Standards Association.

## D

### DBH (Diameter at Breast Height)

means the diameter of the trunk of a tree measured at a point 1.4 m above the **natural grade**, except where the diameter of a tree having multiple trunks 1.4 m above the **natural grade** shall be the sum of 100% of the diameter of the largest trunk and 60% of the diameter of each additional trunk.

### DC fast charging

means **electric vehicle supply equipment** that provides direct current (DC) power to a **vehicle** with an output voltage of 50–1000V and typically supplies output power between 25 and 400kW.

*[Bylaw 10463, Sep 5/23]*

### Density

means the measure of the intensity of **development** to the area of the **site**, including the number of units on a **site** measured in units/area or **floor area ratio**, as the case may be.

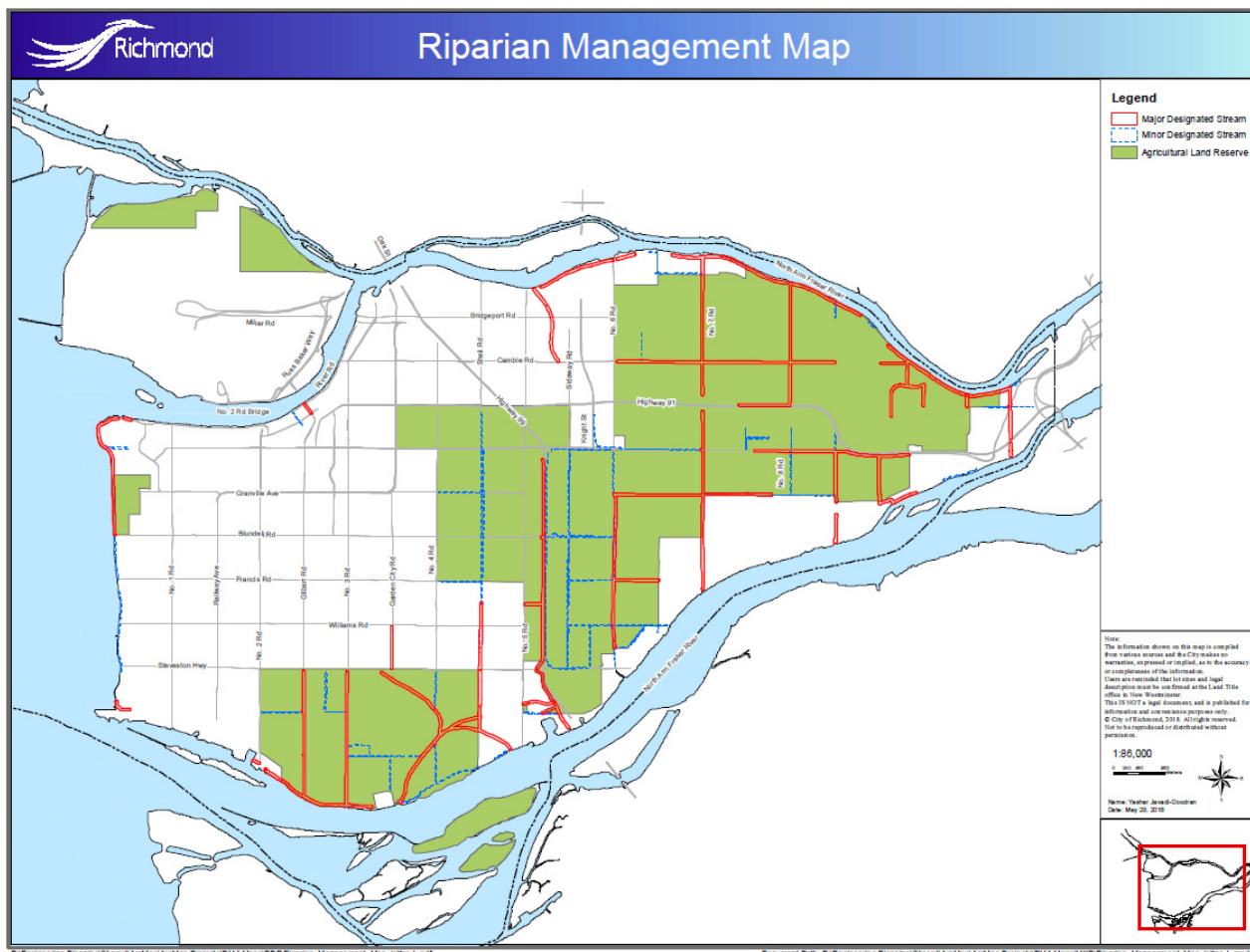
### Density bonus

means a regulation applied to a **zone** that entitles an **owner** to a higher **density** if applicable conditions are met, including:

- a) conditions relating to the conservation or provision of amenities;
- b) conditions relating to the provision of affordable and special needs housing; and
- c) a condition that the **owner** enters into a **housing agreement** under Section 905 of the *Local Government Act* before a building permit is issued in relation to property to which the condition applies.

## Designated stream

means a major or minor **watercourse**, that may or may not contain fish, as shown in the following map. Where this bylaw refers to a minor **designated stream** or a major **designated stream**, the following map shall be used for reference purposes, and may be revised and updated from time to time by the Director of Engineering or his designate. [Bylaw 9871, Sep 4/18]



## Development

means 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; 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 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 site

means one or more contiguous **lots** assembled for the purpose of a comprehensive **development**.

<b>District Energy Utility</b>	means the <b>City</b> owned <b>district energy utility</b> system for the generation, storage, transmission, and distribution of energy for heating and cooling of space and water at any designated property within the service area. <i>[Bylaw 9531, May 16/16]</i>
<b>Dormitory</b>	means a <b>building</b> containing <b>sleeping units</b> for occupancy by students or staff members affiliated with a school, <b>religious assembly</b> , hospital, university or similar institution, and which is regulated by such institution.
<b>Dwelling or dwelling unit</b>	means accommodation providing sleeping, washrooms and <b>kitchens</b> to be used permanently or semi-permanently for a <b>household</b> , but which does not include a motor home or a room in a <b>hotel</b> or a <b>motel</b> . <i>[Bylaw 8684, Jan 17/11]</i>
<b>Dwelling unit, principal</b>	means either a <b>dwelling unit</b> for which a building permit was issued prior to any other <b>dwelling unit</b> on a <b>site</b> or a <b>dwelling unit</b> which occupies the entirety of a <b>building</b> or a larger <b>gross floor area</b> than another <b>dwelling unit</b> in the same <b>building</b> .
<b>E</b>	
<b>Eave</b>	means the projecting lower edges of a roof overhanging a wall of a <b>building</b> , free of enclosed walls, without supporting columns. This may include a <b>cantilevered roof</b> .
<b>Education</b>	means a school, provincial school or francophone school as defined by the <i>School Act</i> and independent school as defined by the <i>Independent School Act</i> normally offering kindergarten to Grade 12 classes, and which may include, on the same <b>site</b> , accessory administration, food and beverage service, and student, recreational, religious and cultural services, patron participation entertainment, and subordinate housing for students, staff and faculty of that <b>education</b> facility, but does not include <b>commercial education</b> .
<b>Education, commercial</b>	means a <b>building</b> used for training, instruction and certification in a specific trade, skill or service for the financial gain of the individual or company owning the school, which may include technical and vocational schools including the teaching of secretarial, construction, electrical, computer, <b>business</b> , hairdressing, beauty, culture, dancing or music skills.
<b>Education, university</b>	means community colleges, universities, and accessory <b>uses</b> commonly associated with a university or college, such as research, high technology, <b>dormitories</b> within the core facilities, athletics, cultural facilities, <b>child care</b> , student organizations and maintenance facilities.

<b>Electric vehicle</b>	means a <b>vehicle</b> that uses electricity for propulsion, and that can use an external source of electricity to charge the <b>vehicle</b> 's batteries. <i>[Bylaw 9756, Dec 18/17]</i>
<b>Electric vehicle energy management system</b>	means a system used to control <b>electric vehicle supply equipment</b> loads through the process of connecting, disconnecting, increasing, or reducing electric power to the loads and consisting of any of the following: a monitor(s), communications equipment, a controller(s), a timer(s), and other applicable device(s). <i>[Bylaw 10463, Sep 5/23]</i>
<b>Electric vehicle supply equipment</b>	means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an <b>electric vehicle</b> . <i>[Bylaw 9756, Dec 18/17]</i>
<b>Emergency service</b>	means a <b>building</b> or land used by fire protection, police, ambulance or other such services as a base of operations, and includes a <b>fire hall</b> .
<b>Enclosed parking</b>	means an area for off-road parking within a <b>structure</b> .
<b>Energized outlet</b>	means a connected point in an electrical wiring installation at which current is taken and a source of voltage is connected to supply utilization equipment. <i>[Bylaw 10463, Sep 5/23]</i>
<b>Enhancement</b>	means the establishing of natural native vegetation to help restore the natural features, functions and conditions that support fish and wildlife life processes in <b>riparian management areas</b> that have been recently or historically disturbed by human activity. <i>[Bylaw 9871, Sep 4/18]</i>
<b>Entertainment, spectator</b>	means an enclosed <b>building</b> designed specifically for the presentation of live artistic performances or the showing of motion pictures, which includes but is not limited to auditoria, cinemas, theatres and concert halls, but does not include <b>adult retail establishments</b> . <i>[Bylaw 8582, Apr. 19/10]</i>
<b>Equestrian centre</b>	means a facility for the training of horses and riders, which a capacity of boarding a maximum of 40 horses in permanent stalls.
<b>Equipment, major</b>	means the sale, rental, service or repair of <b>commercial vehicles</b> , machinery or mechanical equipment typically used in <b>building</b> , roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations, and agricultural production, but does not include <b>manufactured home sales/rentals</b> .
<b>Equipment, minor</b>	means the sale or rental of tools, appliances, personal recreational equipment, <b>office</b> machines, furniture, light construction equipment or similar items but does not include rental of motor <b>vehicles</b> or industrial equipment.



**Exhibition & convention facilities**

means a **building** or **site** intended to provide permanent facilities for meetings, seminars, conventions, product and trade fairs and similar exhibitions but does not include a **hotel**.

**F**

**Family member**

means, with respect to a person: *[Bylaw 9647, May 8/17]*

- a) the person's spouse; *[Bylaw 9647, May 8/17]*
- b) the person's child; *[Bylaw 9647, May 8/17]*
- c) the person's spouse's child. *[Bylaw 9647, May 8/17]*

**Farm-based winery**

means a British Columbia licensed winery or cidery, and includes directly associated processing and storage, if: *[Bylaw 9699, Jun 19/17]*

- a) at least 50% of the farm product used to make the wine or cider produced each year is grown on the farm on which the winery or cidery is located, or *[Bylaw 9699, Jun 19/17]*
- b) the farm on which the winery or cidery is located is more than 2 ha in area and at least 50% of the farm product used to make the wine or cider produced each year is grown: *[Bylaw 9699, Jun 19/17]*
  - i) on the farm, or *[Bylaw 9699, Jun 19/17]*
  - ii) both on the farm and on another farm located in British Columbia that provides that farm product to the winery or cidery under a contract having a term of at least three (3) years; and *[Bylaw 9699, Jun 19/17]*
- c) other **ancillary uses** as set out in the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*. *[Bylaw 9699, Jun 19/17]*

## Farm business

means a **business** in which one or more of the following farm activities are conducted, and includes a farm education or farm research institution to the extent that the institution conducts one or more of the following farm activities: [Bylaw 10062, Sep 3/19]

- a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals; [Bylaw 10062, Sep 3/19]
- b) clearing, draining, irrigating or cultivating land; [Bylaw 10062, Sep 3/19]
- c) using farm machinery, equipment, devices, materials and **structures**; [Bylaw 10062, Sep 3/19]
- d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying; [Bylaw 10062, Sep 3/19]
- e) conducting any other agricultural activity on, in or over agricultural land; [Bylaw 10062, Sep 3/19]
- f) intensively cultivating in plantations, any: [Bylaw 10062, Sep 3/19]
  - i) specialty wood crops, or [Bylaw 10062, Sep 3/19]
  - ii) specialty fibre crops prescribed by a Minister of the Province of BC; [Bylaw 10062, Sep 3/19]
- g) conducting turf production in an **Agricultural Land Reserve** with the approval under *Agricultural Land Commission Act* of the Provincial Agricultural Land Commission; [Bylaw 10062, Sep 3/19]
- h) aquaculture as defined in the *Fisheries Act* when carried on by a person licensed, under Part 3 of that Act, to carry on the **business** of aquaculture; [Bylaw 10062, Sep 3/19]
- i) raising or keeping game, within the meaning of the *Game Farm Act*, by a person licensed to do so under that Act; [Bylaw 10062, Sep 3/19]
- j) raising or keeping fur bearing animals, within the meaning of the *Fur Farm Act*, by a person licensed to do so under that Act; [Bylaw 10062, Sep 3/19]
- k) processing or direct marketing by a farmer of one or both of: [Bylaw 10062, Sep 3/19]
  - i) the products of a farm owned or operated by the farmer, and [Bylaw 10062, Sep 3/19]
  - ii) within limits prescribed by a Minister of the Province of BC, of products not of that farm, to the extent that the processing or marketing of those products is conducted on the farmer's farm, but [Bylaw 10062, Sep 3/19]

**Farm business** con't

**farm business** does not include: [Bylaw 10062, Sep 3/19]

- a) an activity, other than grazing or hay cutting, if the activity constitutes a forest practice as defined in the *Forest and Range Practices Act*; [Bylaw 10062, Sep 3/19]
- b) breeding pets or operating a kennel; [Bylaw 10062, Sep 3/19]
- c) growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed by a Minister of the Province of BC; [Bylaw 10062, Sep 3/19]
- d) a **medical cannabis production facility**, subject to the provisions contained in Section 5.21 (Cannabis Production and Cultivation in the **Agricultural Land Reserve**); [Bylaw 10062, Sep 3/19]
- e) a **non-medical cannabis production facility**, subject to the provisions contained in Section 5.21 (Cannabis Production and Cultivation in the **Agricultural Land Reserve**); and [Bylaw 10062, Sep 3/19]
- f) a **cannabis research and development facility**. [Bylaw 10062, Sep 3/19]

**Farm home plate**

means the portion of a **lot** including or located between a **principal dwelling unit**, additional **dwelling unit(s)**, and any **accessory buildings** or **accessory structures**, including driveways to **dwelling unit(s)**, decorative **landscaping**, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and sewerage septic tanks and fields, in one contiguous area. [Bylaw 9967, Dec 17/18]

**Farm home plate setback**

means the distance that the rear of a **farm home plate** may be set back from a **lot** line or any other features specified by this Bylaw. [Bylaw 9707, May 17/17]

**Farm operation**

means land classified as a 'farm' under the *Assessment Act*. A **farm operation** may consist of one or more **lots** that form and are managed as a single farm for the principal purpose of **farm business**.

**Fence**

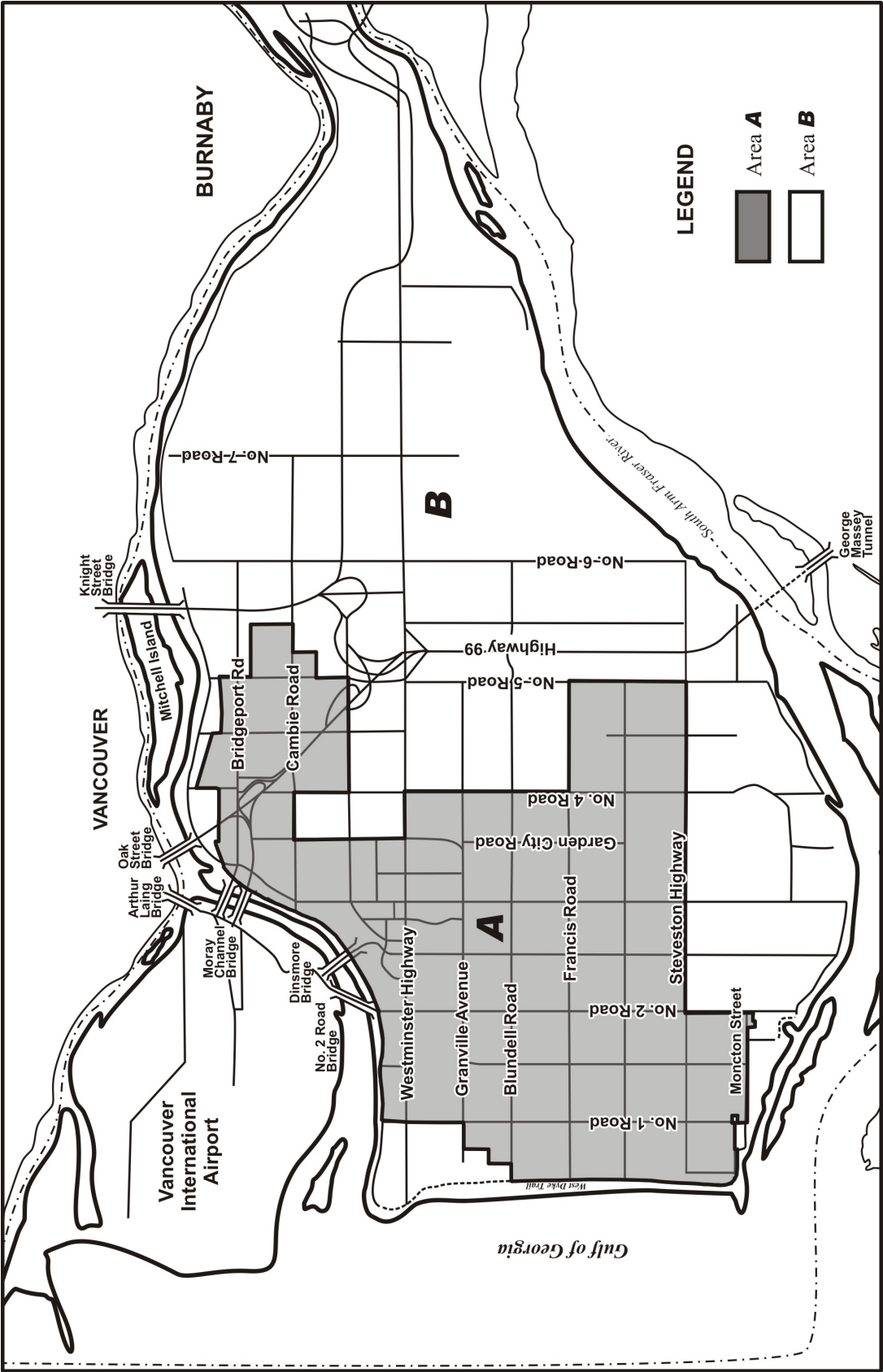
means a **structure** used as an enclosure or for **screening** purposes around all or part of a **lot**.

**Fire hall**

means a **structure** for firefighter workspace and accommodation and storage of firefighting apparatus.

<b>Fleet service</b>	means a facility using a fleet of <b>vehicles</b> for the delivery of people, goods or services, where such <b>vehicles</b> are not available for sale or long-term lease, and which may include taxi services, bus lines, mobile catering, towing and messenger and courier services, and a place where new, unlicensed <b>vehicles</b> are stored or where <b>vehicles</b> are impounded for breach of the law, and to which <b>vehicles</b> may be taken, towed and stored temporarily until reclaimed, but does not include moving or cartage firms involving <b>vehicles</b> with a gross <b>vehicle</b> weight of more than 10,885.0 kg or a <b>wrecking yard</b> . <i>[Bylaw 8582, Apr. 19/10]</i>
<b>Flex space</b>	means, for <b>small-scale multi-unit housing</b> only, a portion of <b>floor area</b> permitted within a <b>building</b> for use as <b>habitable space</b> , <b>enclosed parking</b> , <b>ancillary</b> uses or some combination of those uses. <i>[Bylaw 10573, Jun 24/24]</i>
<b>Flood plain construction level</b>	means the minimum elevation level identified in Flood Plain Designation and Protection Bylaw.
<b>Floodplain plant species</b>	means plant species that are typical of an area of inundated or saturated soil conditions and that are distinct from plant species on freely drained, adjacent upland areas. <i>[Bylaw 9871, Sep 4/18]</i>
<b>Floor area</b>	means the total <b>floor area</b> of the <b>building</b> or <b>structure</b> , contained within the exterior face of the structural system of the exterior and <b>basement</b> walls.
<b>Floor area ratio</b>	means the numerical value of the <b>floor area</b> of the <b>building</b> or <b>structure</b> relative to the <b>site</b> upon which it is located divided by the area of the <b>site</b> .
<b>Floor area, gross (GFA)</b>	means the total area of all horizontal floors, measured to the outer <b>building</b> limits, including all <b>uses</b> and all areas giving <b>access</b> such as corridors, hallways, landings, foyers, staircases and stairwells, and includes enclosed <b>balconies</b> and mezzanines, enclosed <b>porches</b> or verandas, elevator shafts and <b>accessory buildings</b> , except those used for parking.
<b>Floor area, gross leasable</b>	means the total <b>floor area</b> designed for tenant occupancy and exclusive <b>use</b> including <b>basements</b> and upper floors.
<b>Frontage</b>	means the common boundary shared by the <b>front lot line</b> and a <b>road</b> , but which on a <b>corner lot</b> shall be deemed to be the shorter of the <b>road</b> boundaries, regardless of which way the <b>buildings</b> on the <b>lot</b> face.
<b>G</b>	
<b>Garage</b>	means an <b>accessory structure</b> , or part of a <b>principal building</b> , designed and used primarily for the parking/storage of motor <b>vehicles</b> and includes a <b>carport</b> .

<b>Garage sale</b>	means the occasional sale of secondhand <b>household</b> goods belonging to the <b>owner</b> or tenant from residential <b>premises</b> that is an accessory <b>use</b> only to a residential <b>use</b> , but does not include the sale of <b>vehicles</b> , new goods or goods on consignment.
<b>Gas station</b>	means a facility for the sale of motor fuel, lubricating oils and automotive fluids and which may be full service or other similar operation, but does not include auto repair or servicing, or <b>service stations</b> .
<b>Golf course &amp; driving range</b>	means an area for golf and includes executive and regulation <b>golf courses &amp; driving ranges</b> and <b>ancillary</b> outdoor mini-golf on natural grass surfaces and may include accessory <b>uses</b> such as clubhouses that have the retail sale of sporting goods, food and beverage services and <b>offices</b> .
<b>Government service</b>	means municipal, provincial or federal and Crown corporation services, and includes but is not limited to municipal <b>government service</b> works yard and <b>recycling drop off</b> , provincial or federal and Crown corporation <b>uses</b> including but not limited to taxation <b>offices</b> , courthouses, manpower and employment <b>offices</b> , social service <b>offices</b> and other <b>uses</b> that often have significant client visitation.
<b>Grade</b>	means a ground level around a <b>building</b> or <b>yard</b> .
<b>Grade, finished site</b>	<p>means in Area 'A', the average ground elevation identified on a <b>lot</b> grading plan approved by the <b>City</b>, not exceeding 0.3 m above the highest elevation of the crown of any public <b>road abutting</b> the <b>lot</b>, and <small>[Bylaw 9737, Jul 24/17]</small></p> <p>means in Area 'B', the average ground elevation identified on a <b>lot</b> grading plan approved by the <b>City</b>, not exceeding the following specifications unless approved by the <b>City</b>: <small>[Bylaw 9737, Jul 24/17]</small></p> <ul style="list-style-type: none"> <li>a) 0.6 m above the highest elevation of the crown of any public <b>road abutting</b> the <b>lot</b>; or <small>[Bylaw 9737, Jul 24/17]</small></li> <li>b) where the average ground elevation calculated pursuant to a) is more than 1.2 m below the required <b>floodplain construction level</b>, the average ground elevation may be increased to 1.2 m below the required <b>floodplain construction level</b>. <small>[Bylaw 9737, Jul 24/17]</small></li> </ul>



<b>Grade, natural</b>	means the elevation of the ground surface in its state before man-made alteration and on sloping or irregular sites the angled plane, before man-made alteration.
<b>Granny flat</b>	<p>means a self-contained <b>dwelling</b> that: <i>[Bylaw 8922, Nov 19/12]</i></p> <ul style="list-style-type: none"> <li>a) is accessory to and detached from the <b>single detached housing</b> unit;</li> <li>b) is located totally on the ground floor in the <b>rear yard</b> of a <b>single detached housing lot</b>;</li> <li>c) has cooking, food preparation, sleeping and bathing facilities that are separate from those of the <b>principal dwelling unit</b> located on the <b>lot</b>;</li> <li>d) has an entrance separate from the entrance to the <b>garage</b>; and</li> <li>e) is a separate and distinct <b>use</b> from a <b>secondary suite</b>, and does not include its own <b>secondary suite</b>.</li> </ul>
<b>Green building system</b>	<p>means: <i>[Bylaw 9845, Jul16/18]</i></p> <ul style="list-style-type: none"> <li>a) equipment that converts, stores, or transfers energy from a renewable energy source. This includes equipment used to support solar collectors, small wind energy systems, air or ground source heat pump systems, waste heat recovery systems, and biomass systems; or <i>[Bylaw 9845, Jul16/18]</i></li> <li>b) equipment that stores and treats rainwater, grey water, or both. <i>[Bylaw 9845, Jul16/18]</i></li> </ul>
<b>Greenhouse &amp; plant nursery</b>	means a facility for the raising, storage and sale of produce bedding, <b>household</b> , ornamental plants and related materials such as tools, soil, fertilizers and garden furniture but does not include a <b>medical cannabis production facility</b> or <b>non-medical cannabis production facility</b> . <i>[Bylaw 9838, Jun 18/18]</i>
<b>Grocery store</b>	means a premises where the <b>principal use</b> is the sale of goods to the general public including canned, dry, fresh and frozen food, fresh fruits and vegetables, fresh and prepared meats, fish and poultry, dairy products, baked products, snack foods, cut flowers, household cleaning supplies, household supplies, and a pharmacy as a <b>secondary use</b> to the sale of food products. <i>[Bylaw 9591, Sep 6/16]</i>
<b>Guest</b>	means a person or non-permanent resident who pays for the services of an establishment (e.g. <b>hotel</b> ; <b>boarding and lodging</b> , <b>motel</b> , <b>bed and breakfast</b> ).
<b>H</b>	
<b>Habitable space</b>	means an interior <b>building</b> space designed or intended to be used for living, sleeping, eating or food preparation, including living room, dining room, <b>bedroom</b> and <b>kitchen</b> .

<b>Hamilton</b>	means the area included in the Hamilton Area Plan. <i>[Bylaw 9681, Oct 15/19; Bylaw 9214, Apr 26/21]</i>
<b>Hamilton Area Plan community amenity capital reserve</b>	means the statutory Capital Reserve Fund created by Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276. <i>[Bylaw 9261, Jun 12/17; Bylaw 9681, Oct 15/19; Bylaw 9214, Apr 26/21]</i>
<b>Hardsurfacing</b>	means a durable ground surface, constructed of cast-in-place concrete, brick or concrete unit pavers, turfstone, stone, asphalt or similar materials (but excluding gravel and clay).
<b>Health service, major</b>	means a facility providing room, board and surgical or other medical treatment for the sick, injured or infirm including outpatient services and accessory staff residences, including but not limited to hospitals, nursing homes with health care for dependant residents, mental care facilities, detoxification centres and adult day care.
<b>Health service, minor</b>	means a facility for the provision of physical and mental health services on an outpatient basis of a preventive, diagnostic, treatment, therapeutic, rehabilitative or counselling nature, which includes medical and dental <b>offices</b> , health clinics, acupuncture clinics and counselling services, and providing or furnishing a therapeutic massage as defined by the <i>Massage Therapist Regulation</i> and as practiced by a massage therapist designated under the <i>Health Professions Act</i> , but does not include <b>massage services</b> or <b>body rub studio</b> or <b>body painting studio</b> .
<b>Height, building</b>	means the vertical distance between <b>finished site grade</b> and the highest point of the <b>building</b> , whether such <b>building</b> has a flat roof, pitched roof or more than one type of roof. <i>[Bylaw 9280, Sep 14/15]</i>
<b>Height, ceiling</b>	the vertical distance from top of the finished floor of a <b>storey</b> to: <i>[Bylaw 9280, Sep 14/15]</i> <ul style="list-style-type: none"> <li>a) the underside of the floor joist; <i>[Bylaw 9280, Sep 14/15]</i></li> <li>b) the underside of the roof joist; <i>[Bylaw 9280, Sep 14/15]</i></li> <li>c) the underside of the bottom chord of a structural truss; or <i>[Bylaw 9280, Sep 14/15]</i></li> <li>d) the underside of a structural deck <i>[Bylaw 9280, Sep 14/15]</i></li> </ul> above that <b>storey</b> , whichever is the greatest distance from the finished floor. <i>[Bylaw 9280, Sep 14/15]</i>
<b>Height, fence</b>	means the vertical distance between the average <b>finished site grade</b> measured at a point 1.0 m from both sides of the <b>property line</b> to the top of the <b>fence</b> . <i>[Bylaw 10122, Nov 16/20]</i>
<b>Height, structure</b>	means the vertical distance between the highest point on the <b>structure</b> and the point at which the <b>structure</b> intersects the ground.



<b>High water mark</b>	means the visible high water mark of a <b>watercourse</b> , where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the <b>watercourse</b> a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself; and includes the <b>active flood plain</b> . <i>[Bylaw 9871, Sep 4/18]</i>
<b>Hobby dog kennel</b>	means a shelter where two, but not more than five, dogs at any time are provided with temporary accommodation and care in an enclosed <b>building</b> , but does not include the boarding, grooming, harbouring, training or keeping of any dogs for any other purpose.
<b>Home business</b>	means a <b>secondary use</b> of a <b>dwelling unit</b> by a resident of the <b>dwelling unit</b> , to conduct a <b>business</b> activity or occupation which does not indicate from the exterior that the <b>building</b> is being utilized for any purpose other than residential.
<b>Home-based business</b>	means a <b>home business</b> that allows for other <b>uses</b> , such as <b>studios</b> for artists, dance, radio, television or recording.
<b>Hotel</b>	means the provision of rooms or suites in a commercial <b>development</b> for sleeping accommodation where the rooms have <b>access</b> from a common interior corridor, including hostels, and which may include accessory food services, a <b>banquet hall</b> , <b>liquor primary establishment</b> , nightclubs, meeting rooms and <b>personal services</b> primarily for the convenience of <b>guests</b> .
<b>Housing agreement</b>	means an agreement in a form satisfactory to the <b>City</b> that limits the occupancy of the <b>dwelling unit</b> that is subject to the agreement to persons, families and <b>households</b> that qualify for affordable housing based on their <b>household</b> income level, that restricts the occupancy of the <b>dwelling unit</b> to rental tenure, and that prescribes a maximum rental rate and rate of increase of rental rate for the <b>dwelling unit</b> .
<b>Housing, apartment</b>	means a <b>building</b> consisting of two or more <b>dwellings</b> in which the <b>dwellings</b> are arranged in any horizontal or vertical configuration and have <b>access</b> from a common interior corridor.
<b>Housing, manufactured</b>	means a detached <b>building</b> containing only one <b>dwelling</b> exclusively for occupancy by one <b>household</b> , whether ordinarily equipped with wheels or not, and may be moved from one place to another by being towed or carried.
<b>Housing, semi-detached</b>	means a <b>dwelling unit</b> attached to another <b>dwelling unit</b> located on a separate fee simple <b>lot</b> . <i>[Bylaw 9324, Nov 24/15]</i>

**Housing, single detached**

means a detached **building** containing only one **dwelling unit**, designed exclusively for occupancy by one **household**, and may include one room that, due to its design, plumbing, equipment and furnishings, may be used as a secondary **kitchen** (e.g., a wok **kitchen**) provided that no more than two **kitchens** are located in one **single detached housing dwelling unit**, and includes modular homes that conform to the **CSA A277** standards, but does not include a **manufactured home** designed to **CSA Z240** standards or **town housing**.

**Housing, small-scale multi-unit**

means a **building** or group of **buildings** on a **lot** designed to accommodate one or more households in separate ground-oriented **dwelling units**, each having a separate exterior entrance directly accessible from a **road** or a common **open space** (i.e. without passing through a common lobby or corridor), and which may share walls with adjacent **dwelling units**, may be arranged above, below or beside each other, and may include detached **dwelling units**.

*[Bylaw 10573, Jun 24/24]*

**Housing, three-unit**

means a **building** commonly referred to as a triplex designed exclusively to accommodate three separate **dwelling units** living independently above, below or beside each other, designed and constructed as three **dwelling units** at initial construction, and where each **dwelling unit** in the **three-unit** housing may include one room that, due to its design, plumbing, equipment and furnishings, may be used as a secondary **kitchen** (e.g. a wok **kitchen**), provided that no more than two **kitchens** are located in one **dwelling unit** in the **three-unit housing**. *[Bylaw 9976, Feb 19/19]*

**Housing, town**

means a **building** or group of **buildings** containing three or more ground-oriented **dwelling units** with a separate exterior entrance directly accessible (i.e. without passing through a common lobby or corridor) from a **road** or an open space or a common roof deck landscaped as an **amenity space**, and which may share walls with **adjacent dwelling units**, may be arranged two deep, either horizontally so that **dwelling units** may be attached at the rear as well as the side, or vertically so that **dwelling units** may be placed over each other, and may also contain detached **town housing** with individual **dwelling units** on the **strata lot**.

**Housing, two-unit**

means a **building** commonly referred to as a duplex designed exclusively to accommodate two separate **dwelling units** living independently above, below or beside each other, designed and constructed as two **dwelling units** at initial construction, and where each **dwelling unit** in the **two-unit** housing may include one room that, due to its design, plumbing, equipment and furnishings, may be used as a secondary **kitchen** (e.g., a wok **kitchen**), provided that no more than two **kitchens** are located in one **dwelling unit** in the **two-unit housing**. *[Bylaw 9865, Jun 18/18]*

**Housing, waterborne**

means **single-detached housing** that floats on water.

**Household**

means

- a) a person;
- b) two or more persons related by blood, marriage or adoption; or
- c) a group of not more than 6 persons, including **boarders**, who are not related by blood, marriage or adoption;

all living together in one **dwelling unit** using the same cooking facilities shared in common, and unrelated persons may include **owners**, renters, tenants, **boarders**, paid domestic servants or foster children.

**Hutch**

means a walled **structure**, not including a **bay window**, usually made up of a large centre unit and two flanking units to the wall, that protrudes from the wall to which it is attached and may be structurally supported other than by a foundation wall.

**I****Individual registered owner**

means with respect to land, any individual person who is: *[Bylaw 9647, May 8/17]*

- a) the registered owner of an estate in fee simple; or *[Bylaw 9647, May 8/17]*
- b) the tenant for life under a registered life estate. *[Bylaw 9647, May 8/17]*

**Indoor shooting range**

means a facility which is wholly enclosed within a **building** or **buildings** designed for the safe **use** of the discharge of firearms. Firearm for the purpose of this definition includes any gun using propellant, compressed air, explosives or gas. *[Bylaw 8554, Dec 14/09]*

**Industrial, general**

means the processing, storage, assembly, fabrication, distribution, cleaning, servicing, repairing or testing and manufacturing of materials or equipment for institutions, industrial or commercial **businesses** for their direct **use** or for resale to individual business customers but not the general public, where the activities are wholly enclosed within a **building** or **buildings**, and this **use** does not include other **uses** defined separately. This **use** includes **ancillary** office space provided it is only used to administer the industrial **use**, and is not a stand-alone **office** space. *[Bylaw 10181, Feb 16/21]*

<b>Industrial, heavy</b>	means the processing, storage, distribution, cleaning, servicing, repairing or testing and manufacturing of materials or equipment for institutions, industrial or commercial <b>businesses</b> for their direct <b>use</b> or for resale to individual business customers but not the general public, and includes those <b>developments</b> which may have a significant detrimental effect on the safety, use, amenity, enjoyment of <b>adjacent</b> or nearby <b>sites</b> due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods such as a sawmill, planing mill, veneer and plywood plant, wood preserving plant, brewing or distilling plant, paint manufacturing plant, carpet mill, and iron or steel foundry, but does not include other <b>uses</b> that are defined separately or hazardous waste and outdoor demolition waste transfer stations. This <b>use</b> includes <b>ancillary office</b> space provided it is only used to administer the industrial <b>use</b> , and is not a stand-alone <b>office</b> space. <i>[Bylaw 10181, Feb 16/21]</i>
<b>Industrial, manufacturing</b>	means the use of <b>buildings</b> or <b>structures</b> that are primarily used for the making of goods by hand or by machine. This <b>use</b> includes <b>ancillary office</b> space provided it is only used to administer the industrial <b>use</b> , and is not a stand-alone <b>office</b> space. <i>[Bylaw 10181, Feb 16/21]</i>
<b>Industrial, warehouse</b>	means the use of <b>buildings</b> or <b>structures</b> for the storage and distribution of goods in large quantities by a warehouse operator, a distributor, a manufacturer or a supplier, and also includes e-commerce logistics facilities, but does not include <b>retail, general</b> . This <b>use</b> includes <b>ancillary office</b> space provided it is only used to administer the industrial <b>use</b> , and is not a stand-alone <b>office</b> space. <i>[Bylaw 10181, Feb 16/21]</i>
<b>Interment facility</b>	means the storage of cremated remains only.
<b>Intersection</b>	means an area of connection of two or more <b>roads</b> .
<b>K</b>	
<b>Kitchen</b>	means a space with facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing or wiring which taken together, may be used for the preparation or cooking of food.

## L

### Landscaping

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

- a) soft **landscaping** elements, such as trees, shrubs, plants, lawns, or ornamental plantings;
- b) decorative **hardsurfacing** with permeable elements, such as bricks, pavers, shale, or crushed rock;
- c) concrete and asphalt in the form of **patios**, **walkways** and paths;
- d) architectural elements, such as decorative **fencing**, walls, sculpture.

### Lane

means a **road abutting** the rear or sides of parcels, having a maximum width of 9.0 m and intended primarily to give **access** to the rear of residences or **businesses**.

### Level 2 charging

means a Level 2 **electric vehicle** charging level as defined by SAE International's J1772 standard. *[Bylaw 9756, Dec 18/17]*

### Library and exhibit

means a **building** for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public **use**; or a **building** for the collection, preservation and public exhibition of works or objects of historical, scientific, natural or artistic value, and includes libraries, museums and art galleries.

### Licensed crafts and teaching

means traditional crafts and handicrafts as an extension of a hobby and instruction in the arts on a one-to-one basis by a resident of the **dwelling unit** where the **home business** takes place.

### Licensed residential registered office

means a home **office** for **use** by a resident where any other **use** related to the **business** is carried out entirely off the premises (e.g., plumbing contractor; electrician; landscaper).

### Licensed residential business office

means a home **office** for **use** by a resident where the **business** is carried out entirely within the **dwelling unit** (e.g., accountant; engineer).

### Liquor primary establishment,

means **premises**, licensed under the *Liquor Control and Licensing Act*, where liquor is served for consumption on-site.

### Live/work dwelling

means a **dwelling** where the occupant also works in part of the **dwelling** for an **office**, **child care**, **commercial education**, **minor health service**, **personal service** or **studio** for artists. *[Bylaw 8684, Jan 17/11] [Bylaw 9490, Mar 21/16]*

<b>Loading space</b>	means an on-site <b>parking space</b> reserved for temporary parking for the purpose of loading or unloading goods and materials.
<b>Lot</b>	means a parcel of land or air, including Crown Land, which is legally defined either by <b>registered plan</b> or description.
<b>Lot, corner</b>	means a <b>lot</b> situated at the <b>intersection</b> of two or more <b>roads</b> , or a <b>lot</b> that has two adjoining <b>lot lines abutting a road</b> that substantially changes direction at any point where it <b>abuts</b> the <b>lot</b> .
<b>Lot, double fronting</b>	means a <b>lot</b> which <b>abuts</b> two <b>roads</b> that are parallel or nearly parallel and do not intersect at the boundaries of the <b>lot</b> .
<b>Lot, interior</b>	means a <b>lot</b> other than a <b>corner lot</b> .
<b>Lot, strata</b>	means a <b>lot</b> shown on a strata plan according to the <i>Strata Property Act</i> .
<b>Lot area</b>	means the total horizontal area within the <b>lot lines</b> of a <b>lot</b> , to be used to determine the minimum <b>lot</b> size at time of <b>subdivision</b> or for a <b>permitted use</b> and not for the size of a zoning district or rezoning application.
<b>Lot coverage</b>	means the percentage of the total horizontal <b>lot area</b> which is covered by <b>buildings</b> and all enclosed and/or supported <b>structures</b> , but excluding <b>eaves</b> , <b>balconies</b> , unroofed patios and raised decks, and landscaped roofs over <b>parking spaces</b> , and is calculated by adding portions of a <b>lot</b> that are covered by <b>buildings</b> and <b>structures</b> with a supported roof, measured to the outer limit of the <b>buildings</b> and <b>structures</b> (i.e., the outside edge of supporting walls or columns) and dividing that total area by the <b>lot area</b> .
<b>Lot depth</b>	means the least horizontal distance between the <b>front</b> and <b>rear lot lines</b> , but where the <b>lot</b> has an irregular shape, the minimum <b>lot depth</b> may be the average of the <b>lot line</b> with the least <b>lot depth</b> and the <b>lot line</b> with the most <b>lot depth</b> , provided that the <b>City</b> is satisfied that this <b>lot depth</b> is consistent with the shape of <b>abutting lots</b> and provides a comparable buildable area to <b>adjacent lots</b> .
<b>Lot line</b>	means a legally defined boundary of any <b>lot</b> or <b>property line</b> .
<b>Lot line, front</b>	means, in the case of an <b>interior lot</b> , a <b>lot line</b> separating the <b>lot</b> from the <b>road</b> ; or in the case of a <b>corner lot</b> , a line separating the narrowest <b>road frontage</b> of the <b>lot</b> from the <b>road</b> not including a corner rounding or corner cut; or in the case of a <b>double fronting lot</b> , the <b>front lot line</b> shall be determined based on the location of permitted <b>access</b> and the orientation of other <b>buildings</b> in the block, and in the case of a <b>lot abutting</b> a watercourse, the <b>front lot line</b> is the <b>lot line abutting the road</b> .

<b>Lot line, rear</b>	means either the <b>lot line</b> opposite to, and most distant from, the <b>front lot line</b> , or, where there is no <b>front lot line</b> , the <b>lot line</b> that connects to <b>side lot lines</b> .
<b>Lot line, side</b>	means any <b>lot</b> boundary line that is not a <b>front</b> or <b>rear lot line</b> .
<b>Lot width</b>	means the average distance between the <b>side lot lines</b> measured at the <b>front lot line</b> and the <b>rear lot line</b> , but where the <b>lot width</b> cannot be reasonably calculated by this method, the <b>City</b> shall determine the <b>lot width</b> having regard to the <b>access</b> , shape and buildable area of the <b>lot</b> , and the <b>lot width</b> and location of <b>buildings</b> on <b>abutting lots</b> .

## M

<b>Manufacturing, custom indoor</b>	means the small scale on-site indoor manufacture of goods by hand primarily involving the <b>use</b> of hand tools and goods or services which are specialized, which includes but is not limited to jewellery, toy and musical instrument manufacturing, and pottery and sculpture studios, but does not include <b>businesses</b> which primarily sell mass-produced goods at retail.
<b>Marina</b>	means docking or mooring facilities where boats, other water vessels and their accessories are berthed, stored, serviced, repaired, constructed or kept for sale or for rent, and includes accessory facilities such as sani-dump and marine fuel sales, and an <b>office</b> used exclusively for the <b>marina</b> .
<b>Marine sales &amp; rentals</b>	means a facility that sell or rent boats, boating supplies and equipment.
<b>Marine sales and repair</b>	means the servicing and mechanical repair of boats and marine equipment, including the <b>ancillary</b> sale, installation or servicing of related marine accessories and parts.
<b>Maritime</b>	means <b>uses</b> which are part of the <b>maritime</b> economy, with an emphasis on <b>uses</b> which support primarily the commercial fishing fleet and other services related to the <b>maritime</b> industry.
<b>Maritime mixed use</b>	means the service and repair of boats and marine equipment, fish auction and off-loading.
<b>Market rental agreement</b>	means an agreement in a form satisfactory to the <b>City</b> that limits the tenure of a <b>dwelling unit</b> to rental only, and at prevailing market rental rates. <i>[Bylaw 9886, Sep 4/18]</i>
<b>Market rental unit</b>	means a <b>dwelling unit</b> that is rented at prevailing market rates and is subject to a <b>market rental agreement</b> . <i>[Bylaw 9886, Sep 4/18]</i>

## Medical Cannabis Production Facility

means a facility for the cultivation or processing of medical cannabis in a fully enclosed **building** or **structure** in accordance with the appropriate federal and provincial legislation and regulations, including supporting accessory **uses** related to cultivation, processing, testing, research and development, packaging, storage, distribution and administrative **office** functions that are directly related to and in support of cultivation and processing activities. [Bylaw 9838, Jun 18/18]

*Medical Marihuana Research and Development Facility repealed and replaced by Cannabis Research and Development Facility [Bylaw 9838, Jun 18/18]*

## Microbrewery, Winery and Distillery

means a **premises**, licensed under the *Liquor Control and Licensing Act*, on which there is manufacturing of beer, ale, cider, wine or spirits for sale to business customers and shall include **ancillary** retail sale of these liquor products and related non-liquor products to the public within the manufacturer's store and lounge provided that their combined **floor area** and any outdoor lounge patio area do not exceed the manufacturing **floor area**. [Bylaw 9295, Nov 9/15]

## Motel

means a **building** divided into self-contained accommodation units rented on a short term basis, each with a separate exterior entrance and convenient **access** to on-site parking, and which may include food services and **personal service** establishments primarily for the convenience of **guests**.

## N

### n/a

means not applicable, that there is no particular regulation in that **zone** for that category, but that the other regulations in this bylaw still apply.

## Neighbourhood public house

means a **premises**, licensed under the *Liquor Control and Licensing Act*, where liquor is served for consumption on-site, with a maximum occupant load of 125 persons.

## Non-market housing unit

means a **dwelling unit** that: [Bylaw 10014, Feb 22/22]

- a) has received upfront (capital) and/or ongoing (operating) direct government funding, [Bylaw 10014, Feb 22/22]
- b) has a rental rate at or below average rent in the City of Richmond as defined by the Canada Mortgage and Housing Corporation, or such other national governmental housing agency as may replace the Canada Mortgage and Housing Corporation, and [Bylaw 10014, Feb 22/22]
- c) is targeted for occupancy by households who earn less than median income. [Bylaw 10014, Feb 22/22]



<b>Non-medical Cannabis Production Facility</b>	means a facility for the cultivation or processing of non-medical cannabis in a <b>building</b> or <b>structure</b> , as well as outdoor cultivation, in accordance with the appropriate federal and provincial legislation and regulations, including supporting accessory <b>uses</b> related to cultivation, processing, testing, research and development, packaging and storage and administrative <b>office</b> functions that are directly related to and in support of cultivation and processing activities. <i>[Bylaw 9838, Jun 18/18]</i>
<b>Non-porous surfaces</b>	means any constructed surface on, above or below ground that does not allow precipitation or surface water to penetrate directly into the underlying soil. Surfacing materials considered as non-porous are concrete, asphalt, and grouted brick or stone. <i>[Bylaw 9737, Jul 24/17]</i>
<b>Nuisance</b>	means anything that is obnoxious, offensive or interferes with the <b>use</b> or enjoyment of property, endangers personal health or safety, or is offensive to the senses, and which may include anything which creates or is liable to create a <b>nuisance</b> : through emission of noise, smoke, dust, odour, heat, light, fumes, fire or explosive hazard; results in the unsightly or unsafe storage of goods, salvage, junk, waste or other materials; poses a hazard to health and safety; or adversely affects the amenities of the neighbourhood or interferes with the rights of neighbours to the normal enjoyment of any land or <b>building</b> .
<b>O</b>	
<b>Office</b>	means a facility that provides professional, management, administrative, consulting or monetary services in an <b>office</b> setting, including research and development, which includes <b>offices</b> of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies, but excludes the servicing and repair of goods, the sale of goods to the customer on the <b>site</b> , the manufacturing or handling of product and a <b>cannabis research and development facility</b> . <i>[Bylaw 9838, Jun 18/18]</i>
<b>Official Community Plan</b>	means the <b>City</b> of Richmond's <b>Official Community Plan</b> bylaw and related Area Plans and Sub-Area Plans.
<b>Open space</b>	means a portion of a <b>lot</b> not occupied by parking or <b>vehicle</b> areas or <b>buildings</b> , and accessible to and suitable for gardens, <b>landscaping</b> and recreational <b>use</b> by <b>building</b> tenants or residents.
<b>Operator</b>	means the person who operates the <b>bed and breakfast</b> . <i>[Bylaw 9647, May 8/17]</i>
<b>Opportunity charging</b>	means <b>Level 2 charging</b> (or higher) for an <b>electric vehicle</b> supported by a minimum 40A, dedicated electrical circuit for each <b>parking space</b> . <i>[Bylaw 10463, Sep 5/23]</i>

**Owner** means any person who is an **owner** of land as defined in the *Community Charter* or any agent or other applicant on behalf of an **owner**.

**Outdoor storage** means the storage of equipment, goods and materials in the open air, but does not include a **wrecking yard**.

## P

**Parapet or parapet wall** means a portion of a perimeter **building** wall that rises above the roof.

**Park** means outdoor land specifically for passive or active recreation including open space, par 3 golf course, tot-lots, playgrounds, **walkways**, trails, environmentally sensitive areas, band shells, forest reserve, natural areas, wildlife sanctuary, greenbelts, conservation areas, buffers, nature interpretation areas and similar land **uses**, and which includes all natural and man-made **landscaping**, facilities, sports fields, **accesses**, trails, recreational, social and cultural facilities and activities, authorized commercial activities, **buildings** and **structures** consistent with the general purpose of **park** land.

**Parking, non-accessory** means parking that is not primarily intended for the **use** of residents, employees or clients of a particular **building**, which includes surface parking lots and **enclosed parking** located above or below **grade**.

**Parking space** means an on-site **parking space** of the size and dimensions to park one **vehicle** in compliance with Section 7.

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

**Passive House** has the meaning given to that term in the **Passive House Standard**.  
*[Bylaw 10237, Mar 15/21]*

<b>Passive House Standard</b>	<p>has the meaning given to it by the <i>International Passive House Institute</i> and <i>Passive House Canada</i>, which set the following energy performance requirements for a new <b>building</b>: <i>[Bylaw 10237, Mar 15/21]</i></p> <ul style="list-style-type: none"> <li>a) Maximum annual space heating demand of 15 kWh per m<sup>2</sup> of conditioned floor area per year, or 10 Watts per m<sup>2</sup> of peak heating demand; <i>[Bylaw 10237, Mar 15/21]</i></li> <li>b) Building air leakage of no more than 0.6 air changes per hour at 50 Pascals of pressure difference (ACH50), as verified by an onsite blower-door test (in both pressurized and depressurized states); and <i>[Bylaw 10237, Mar 15/21]</i></li> <li>c) Maximum Primary Energy (PE) demand of 120 kWh per m<sup>2</sup> annually. <i>[Bylaw 10237, Mar 15/21]</i></li> </ul>
<b>Patio</b>	means a <b>structure</b> or deck with the top of the floor not more than 0.6 m above landscaped <b>grade</b> without a roof or walls, except for railings, with <b>access</b> from within and/or outside of the <b>building</b> , for <b>use</b> as an outdoor amenity area.
<b>Penthouse, utility</b>	means a <b>structure</b> projecting above a <b>building</b> roof or parapet, housing an elevator shaft or stairwell or forming a wall or <b>screen</b> around equipment mounted on the roof.
<b>Porch</b>	means a roofed, open <b>structure</b> which is never enclosed projecting from the exterior wall of a <b>building</b> with walls which are open or <b>screened</b> to facilitate <b>use</b> as an outdoor amenity area or as covered <b>access</b> to a <b>building</b> and includes a veranda.
<b>Premises</b>	means an area of land, including a <b>lot</b> or parcel of land with or without <b>buildings</b> .
<b>Prescribed bus stop</b>	means a planned or existing bus stop served by at least one bus route with an average frequency of 15 minutes or less on weekdays (between 7:00am and 7:00pm) and weekends (between 10:00am and 6:00pm), as determined to the satisfaction of the <b>City</b> . <i>[Bylaw 10573, Jun 24/24]</i>
<b>Principal residence</b>	means a <b>dwelling</b> in which an <b>operator</b> ordinarily resides. A person can only have one <b>principal residence</b> . <i>[Bylaw 9647, May 8/17]</i>
<b>Private club</b>	means a facility for the meeting, social, educational or recreational activities of members of a philanthropic, social service, non-profit, athletic, <b>business</b> or fraternal organization, and which may include rooms for eating, drinking and general assembly, but does not include gaming facilities, <b>casino</b> or retail sales activities.
<b>Private outdoor open space</b>	means a usable open area (common or individual) that is developed for the recreational <b>use</b> of the residents of a multiple housing <b>development</b> or bare land strata <b>subdivision</b> , and may include <b>balconies</b> , terraces, decks, required <b>yards</b> and level landscaped recreation areas.

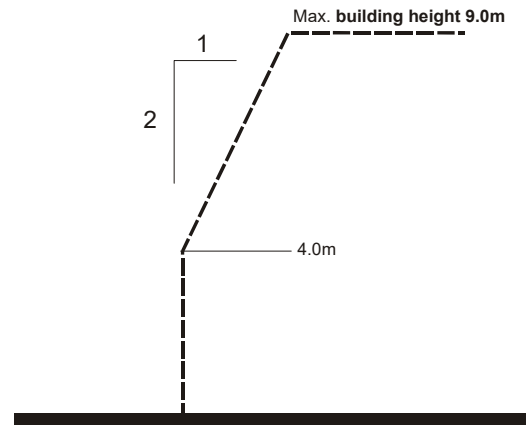
<b>Property line</b>	means a legal boundary of a <b>lot</b> extending up into the air.
<b>R</b>	
<b>Recreation, indoor</b>	means facilities within an enclosed <b>building</b> for sports, active recreation and performing and cultural arts where patrons are predominantly participants or which are principally intended for local community purposes, which may include arenas, athletic clubs, health and fitness clubs, dance studios, gymnasiums, swimming pools, bowling alleys, racquet clubs, community halls, non-profit social service and outdoor recreation clubs, paintball, pool or billiard rooms, centres operated by a local community association and <b>ancillary</b> outdoor facilities, such as basketball or tennis courts and swimming pools, but does not include gaming facilities, rifle and pistol ranges, <b>indoor shooting ranges</b> , or <b>banquet halls</b> . <small>[Bylaw 8582, Apr. 19/10]</small>
<b>Recreation, outdoor</b>	means facilities for sports and active recreation primarily conducted outdoors, which may include sports fields, equestrian trails and facilities, boating facilities, waterslides, ball fields, riding stables, recreational trails, and accessory eating and drinking facilities, but does not include rifle and pistol range, or accommodation facilities.
<b>Recycling depot</b>	means a facility for the buying, collection, sorting and temporary storage of bottles, cans, newspapers and similar <b>household</b> goods for reuse where all storage is contained within an enclosed <b>building</b> .
<b>Recycling drop-off</b>	means the collection and temporary storage of recyclable materials on a local or neighbourhood basis, such as cardboard, plastics, glass, paper, metal and similar <b>household</b> goods, but does not include <b>recycling depots</b> or <b>hazardous recycling</b> .
<b>Recycling, hazardous</b>	means the storage of used automotive petroleum products, batteries and containers.
<b>Registered plan</b>	means a <b>subdivision</b> plan registered in the Land Titles Office.
<b>Religious assembly</b>	means a <b>building</b> wherein people regularly assemble for religious worship and related activities which may include churches, chapels, mosques, temples, synagogues, convents and monasteries, and as an accessory <b>use</b> , a rectory or a manse and religious educational activities. This <b>use</b> does not include <b>education</b> nor any other <b>uses</b> defined separately. <small>[Bylaw 10259, May 17/21]</small>

<b>Residential rental tenure</b>	<p>means, in relation to a <b>dwelling unit</b> in a multi-family residential <b>building</b>: <i>[Bylaw 10014, Feb 22/22]</i></p> <ul style="list-style-type: none"> <li>a) occupancy of a <b>dwelling unit</b>, including a <b>market rental unit</b> or <b>non-market housing unit</b>, governed by a tenancy agreement that is subject to the <i>Residential Tenancy Act</i> (BC), as may be amended or replaced from time to time; <i>[Bylaw 10014, Feb 22/22]</i></li> <li>b) occupancy of a <b>non-market housing unit</b> governed by a tenancy agreement which may or may not be subject to the <i>Residential Tenancy Act</i> (BC), as may be amended or replaced from time to time, and where the landlord is B.C. Housing Management Commission or a non-profit society incorporated under the <i>Societies Act</i> (BC), as may be amended or replaced from time to time, where the society's objectives include the provision of rental housing; and <i>[Bylaw 10014, Feb 22/22]</i></li> <li>c) occupancy of a <b>cooperative housing unit</b>. <i>[Bylaw 10014, Feb 22/22]</i></li> </ul>
<b>Residential sales centre</b>	means a <b>building</b> used for the purpose of marketing residential land or <b>buildings</b> .
<b>Residential security/operator unit</b>	means an <b>accessory structure</b> or portion of a <b>building</b> used to provide one <b>dwelling unit</b> for on-site accommodation by the employer for persons employed on the property, a residence for the caretaker or operator of a commercial establishment, or for the on-duty security personnel at a storage facility when permitted in a <b>zone</b> , limited to one unit on a property and not permitted in aircraft noise sensitive areas that prohibit residential <b>uses</b> .

**Residential vertical lot depth envelope**

means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question used for **single detached housing, two-unit housing** and **three-unit housing** only, calculated from the **finished site grade**, and formed by the plane rising vertically 4.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.

[Bylaw 9976, Feb 19/19]



Residential Vertical Envelope (Lot Depth)

**Residential vertical lot width envelope**

means the vertical envelope within which **single detached housing, two-unit housing, three-unit housing** or **small-scale multi-unit housing** must be contained, as calculated in accordance with Section 4.18. [Bylaw 10573, Jun 24/24]

**Restaurant**

means a facility for the sale of prepared foods and beverages to the public for consumption on or off **site** which includes restaurants, coffee, donut, bagel or sandwich shops, ice cream parlours and dessert shops, but does not include **drive-through restaurants** and **banquet halls**.

**Restaurant, drive-through**

means a facility for the sale of limited-menu prepared foods and beverages to the public for consumption on or off the **site**, and includes one or more of car attendant services, drive-through food pickup services or parking primarily intended for the on-site consumption of food within a **vehicle**.

**Retail, adult**

means a facility that offers for rent, viewing or sale of an object (other than a contraceptive device), or entertainment, that is designed or intended to be used in, or is a depiction of, a sexual act, and includes adult video stores, video stores where the distribution, sale or rental of adult motion pictures exceed 25% of the video store area and adult paraphernalia stores.

<b>Retail, convenience</b>	means a facility for the retail sale of those goods required by area residents or employees on a day-to-day basis, which includes but is not limited to small food stores, selling groceries, meats, fruits and vegetables, flowers and confectionaries, drug stores and variety stores selling tobacco, beverages, postal services, personal care items, lottery tickets, printed matter or the rental/sale of videos, but does not include <b>adult retail</b> , stand alone video stores or <b>retail, cannabis</b> operations. <i>[Bylaw 9838, Jun 18/18]</i>
<b>Retail, general</b>	<p>a) means a premises where goods, merchandise, other materials and services are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations, which includes but is not limited to <b>grocery store</b>, hardware, pharmaceutical, appliance and sporting goods stores, bicycle/scooter sales and rentals, and a farmers' market, and minor <b>government services</b>, such as postal services, but does not include warehouse sales and the sale of <b>building</b> supplies, gasoline, heavy agricultural and industrial equipment, alcoholic beverages, <b>retail pawnshop</b>, <b>retail secondhand</b>, <b>adult retail</b>, retail stores requiring <b>outdoor storage</b> and <b>retail, cannabis</b> operations. <i>[Bylaw 9838, Jun 18/18]</i></p> <p>b) The sale of wine—limited to wines produced in British Columbia, as per the regulations of the Liquor Control and Licensing Act—is permitted within a <b>grocery store</b>, if the <b>floor area</b> of the <b>grocery store</b> exceeds 2,322 m<sup>2</sup>. <i>[Bylaw 9838, Jun 18/18]</i></p>
<b>Retail, liquor 1</b>	means a facility for the retail sale of beer, wine, spirits, cider and coolers to the public as an <b>secondary use</b> to a <b>neighbourhood public house</b> , and includes liquor stores and wine and beer stores.
<b>Retail, liquor 2</b>	means a facility for the retail sale of beer, wine, spirits, cider and coolers to the public, having a total <b>floor area</b> not exceeding 510.0 m <sup>2</sup> that is not accessory to a <b>neighbourhood public house</b> and is licensed under the regulations of the <i>Liquor Control and Licensing Act</i> or has an appointment or agreement under the <i>Liquor Distribution Act</i> , and includes liquor stores and wine and beer stores.
<b>Retail, pawnshop</b>	means a <b>premises</b> for the loaning of money at interest on the security of personal property deposited, but does not include <b>retail, secondhand</b> .

<b>Retail, secondhand</b>	means a facility for the retail sale of second-hand or used major and minor <b>household</b> goods, including the refurbishing and repair of the goods being sold, which includes but is not limited to the resale of items such as antique, used furniture, major appliances, and the resale of clothing, jewellery, stereos and musical instruments, but does not include <b>retail pawnshops</b> , the sale of used <b>vehicles</b> , recreation craft or construction and industrial equipment, flea markets, <b>garage sales</b> or auctioneering establishments.
<b>Retail, showroom</b>	means the use of <b>buildings</b> or <b>structures</b> which displays products for retail sale, similar to <b>warehouse sales</b> , but does not stock the majority of the inventory on-site, does not sell goods and products that are manufactured on-site, and uses the majority of the <b>floor area</b> for product display. This <b>use</b> includes <b>ancillary office</b> space provided it is only used to administer the industrial <b>use</b> , and is not a stand-alone <b>office</b> space. <i>[Bylaw 10181, Feb 16/21]</i>
<b>Retaining wall</b>	means a <b>structure</b> constructed to hold back, stabilize or support an earthen bank as a result of differences in <b>lot grades</b> .
<b>Right-of-way</b>	means a legal document, usually a plan of survey, where land is required for an easement or statutory <b>right-of-way</b> .
<b>Riparian Area Regulation</b>	means <i>Riparian Area Regulation</i> , B.C. Reg. 376/2004, as may be amended or replaced. <i>[Bylaw 9871, Sep 4/18]</i>
<b>Riparian management area</b>	<p>means: <i>[Bylaw 9871, Sep 4/18]</i></p> <ul style="list-style-type: none"> <li>a) the area on either side of a <b>designated stream</b> from <b>high water mark</b> to <b>top of bank</b>; and <i>[Bylaw 9871, Sep 4/18]</i></li> <li>b) the area measured perpendicular 5 m from <b>top of bank</b> of a minor <b>designated stream</b> or 15 m from <b>top of bank</b> of a major <b>designated stream</b>. <i>[Bylaw 9871, Sep 4/18]</i></li> </ul> <p>However, where a <b>designated stream</b> is <b>adjacent</b> to a <b>road</b>, on the <b>road</b> side of the <b>designated stream</b> the <b>riparian management area</b> shall only extend to the crown of <b>road</b>. <i>[Bylaw 9871, Sep 4/18]</i></p>
<b>Riparian parcel area</b>	means an area of water and its associated riparian land which may be comprised of one or more <b>lots</b> .
<b>Road</b>	means land shown as <b>road</b> on a plan of survey that has been filed or registered in the Land Titles Office or used as a public <b>road</b> , including land in public ownership or secured for public <b>use</b> for <b>access</b> and transportation purposes, and includes a <b>lane</b> having a width of greater than 9.0 m.
<b>Roadside stand</b>	means a <b>structure</b> , <b>building</b> or part of a <b>building</b> for farm retail sales.



## S

<b>Satellite dish/receiver</b>	means an <b>accessory structure</b> designed to send or receive telecommunication signals from a satellite.
<b>Screen</b>	means a continuous wall, <b>fence</b> , compact evergreen hedge or combination thereof, supplemented with landscape planting, which would effectively <b>screen</b> from view the area that it encloses.
<b>Seasonal farm labour</b>	means agricultural work carried out by individuals employed on a temporary, seasonal basis on a <b>farm operation</b> .
<b>Seasonal farm labour accommodation</b>	means a <b>building</b> used solely for the purpose of providing living, cooking, sanitary and sleeping facilities to accommodate <b>seasonal farm labour</b> on a <b>farm operation</b> as necessary for its agricultural purpose for a period of no longer than 10 consecutive months in any 12 month period.
<b>Secondary suite</b>	means an un-stratified, accessory, self-contained <b>dwelling</b> located within a <b>principal dwelling unit</b> , and exclusively used for occupancy by one <b>household</b> in accordance with Section 5.4 of this bylaw. <i>[Bylaw 10139, Apr 20/20]</i>
<b>Service, business support</b>	means a facility that provides services to <b>businesses</b> and which are characterized by one or more of the <b>use</b> of minor mechanical equipment for printing, duplicating, binding or photographic processing, secretarial services, the provision of <b>office</b> maintenance or custodial services, the provision of <b>office</b> security, and the sale, rental, repair or servicing of <b>office</b> equipment, <b>office</b> furniture and <b>office</b> machines, which includes but is not limited to printing establishments, testing laboratories, film processing establishments, janitorial firms and <b>office</b> equipment sales, repair establishments and sign shops but does not include a <b>cannabis research and development facility</b> . <i>[Bylaw 9838, Jun 18/18]</i>
<b>Service, financial</b>	means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker or related <b>business</b> .
<b>Service, funeral</b>	means the preparation of dead people for burial or cremation and the holding of memorial services, which includes funeral homes and undertaking establishments, but does not include a <b>cemetery</b> and <b>interment facility</b> .
<b>Service, household repair</b>	means the repair of goods, equipment and small appliances normally found within the home which includes but is not limited to radio, television, computer and appliance repair, chainsaws, lawnmowers, furniture refinishing, and upholstery shops, but does not include <b>personal services</b> .

<b>Service, massage</b>	means the providing or furnishing of a massage involving application of physical external manipulation of the soft tissues of the human body by another person, but does not include a <b>body rub studio</b> , <b>body painting studio</b> , massages administered as part of a skin care treatment by an aesthetician (where the massage is for the purpose of product application and is a minor or incidental part of the treatment) or <b>minor health service</b> .
<b>Service, personal</b>	means services to an individual that are related to the care and appearance of the body or the cleaning and repair of personal effects, which includes but is not limited to services provided by barber shops, hairdressers, manicurists, acupuncture clinics, tailors, dress makers, shoe repair shops, dry cleaning establishments and laundries, and includes <b>service, massage</b> but does not include <b>body rub studio</b> or <b>body painting studio</b> . <i>[Bylaw 8684, Jan 17/11]</i>
<b>Service station</b>	means the servicing or repair of <b>vehicles</b> (excluding <b>vehicle</b> body repair or paint shop) within a <b>building</b> and the sale of batteries, tires and automotive products, but does not include the sale of gasoline and is distinct from <b>vehicle repair</b> .
<b>Setback</b>	means the distance that a <b>building</b> must be set back from a <b>lot line</b> or any other features specified by this bylaw, which has the same meaning as <b>yard</b> , and in the case of a <b>porch</b> the <b>setback</b> or <b>yard</b> is measured to the closest column to a <b>lot line</b> .
<b>Shared vehicle</b>	means a four-wheeled automobile, van, or light truck operated by a <b>shared vehicle organization</b> which provides <b>vehicle-sharing</b> services to its members. <i>[Bylaw 10463, Sep 5/23]</i>
<b>Shared vehicle organization</b>	means a legal entity whose principal business objective is to provide its members, for a fee, with a car-sharing service by which such members have access to a fleet of <b>shared vehicles</b> which they may reserve for use, and which the Director of Transportation has approved. <i>[Bylaw 10463, Sep 5/23]</i>
<b>Shrine</b>	means an area of worship together with associated <b>office</b> , reception and storage areas.
<b>Site</b>	means land consisting of a <b>lot</b> or two or more <b>abutting lots</b> .
<b>Sleeping unit</b>	means an habitable room, or a group of two or more habitable rooms, not equipped with self contained cooking facilities, providing accommodation for <b>guests</b> .
<b>Stadium</b>	means a facility intended for sports and athletic events that are held primarily for public entertainment, where patrons attend on a recurring basis.

<b>Storey</b>	means that portion of a <b>building</b> which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it, but does not include an intermediate level between floor and ceiling occupying a partial area of the floor space, referred to as a mezzanine.
<b>Storey, first</b>	means the uppermost <b>storey</b> having its floor level not more than 2.0 m above <b>grade</b> .
<b>Storey, half (½)</b>	<p>means the uppermost <b>storey</b> of a <b>building</b> meeting the following criteria: <i>[Bylaw 9223, Apr 20/15]</i></p> <p>For a <b>single detached housing dwelling unit</b>, or a <b>two-unit housing dwelling</b>: <i>[Bylaw 9223, Apr 20/15]</i></p> <ul style="list-style-type: none"> <li>a) the <b>habitable space</b> is situated wholly under the framing of the roof; <i>[Bylaw 9223, Apr 20/15]</i></li> <li>b) the <b>habitable space</b> does not exceed 50% of the <b>storey</b> situated immediately below; <i>[Bylaw 9223, Apr 20/15]</i></li> <li>c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such <b>storey</b> on any two <b>adjacent</b> exterior walls; <i>[Bylaw 9223, Apr 20/15]</i></li> <li>d) a maximum of two opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such <b>storey</b>; <i>[Bylaw 9223, Apr 20/15]</i></li> <li>e) roof framing proposed to contain a <b>storey, half (½)</b> must be a minimum pitch of 5:12 and a maximum pitch of 12:12 (i.e. no <b>habitable space</b> is permitted under the roof framing for a flat roof, a gambrel roof, or a mansard roof); <i>[Bylaw 9223, Apr 20/15]</i></li> <li>f) the exterior wall plate of a <b>Storey, half (½)</b> shall be set back a minimum of 1.2 m from an <b>exterior side yard</b> or <b>interior side yard</b> exterior wall plate of the <b>storey</b> below and a minimum of 1.5 m from a <b>front yard</b> or <b>rear yard</b> exterior wall plate of the <b>storey</b> below; <i>[Bylaw 9223, Apr 20/15]</i></li> <li>g) the roof ridge of a gable end dormer or a shed dormer shall be no higher than 0.5 m below the roof ridge of the main roof; <i>[Bylaw 9223, Apr 20/15]</i></li> <li>h) the slope of a shed dormer roof must be a minimum of 2.5:12; and <i>[Bylaw 9223, Apr 20/15]</i></li> <li>i) no <b>balcony</b> or deck is permitted on a <b>Storey, half (½)</b>. <i>[Bylaw 9223, Apr 20/15]</i></li> </ul>

## Storey, half (½) con't

For **housing, town**: [Bylaw 9223, Apr 20/15]

- a) the **habitable space** is situated wholly under the framing of the roof; [Bylaw 9223, Apr 20/15]
- b) the **habitable space** does not exceed 50% of the **storey** situated immediately below; [Bylaw 9223, Apr 20/15]
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such **storey** on any two **adjacent** exterior walls; and [Bylaw 9223, Apr 20/15]
- d) a maximum of two opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such **storey**. [Bylaw 9223, Apr 20/15]

For **housing, small-scale multi-unit**: [Bylaw 10573, Jun 24/24]

- a) no **balcony** or deck is permitted at a **storey, half (½)**, except that a recessed deck (i.e., with a roof above and solid walls on either side) is permitted where the deck is entirely located within 12.0 m of a public **road** and only opens towards that public **road**; [Bylaw 10631, Mar 24/25]
- b) the **habitable space** is situated wholly under the framing of the roof; [Bylaw 10573, Jun 24/24]
- c) the **habitable space** does not exceed 50% of the **storey** situated immediately below; [Bylaw 10573, Jun 24/24]
- d) roof framing proposed to contain a **storey, half (½)** must be a minimum pitch of 5:12 and a maximum pitch of 12:12 (i.e. no **habitable space** is permitted under the roof framing for a flat roof, a gambrel roof or a mansard roof); [Bylaw 10573, Jun 24/24]
- e) gable end dormers and shed dormers are permitted provided that: [Bylaw 10573, Jun 24/24]
  - i) the dormer roof slope is a minimum of 2.5:12; [Bylaw 10573, Jun 24/24]
  - ii) the dormer roof ridge is no higher than 0.5 m below the roof ridge of the main roof; and [Bylaw 10573, Jun 24/24]
  - iii) the exterior dormer wall is set back at least 1.5 m from a required **front yard** or **rear yard** and at least 1.2 m from a required **exterior side yard** or **interior side yard**. [Bylaw 10573, Jun 24/24]
- f) notwithstanding section e), one gable end dormer per **dwelling unit** is not required to be set back from a **front yard, rear yard, exterior side yard** or **interior side yard** provided that: [Bylaw 10631, Mar 24/25]
  - i) the dormer accommodates interior stair access to the **storey, half (½)**; [Bylaw 10631, Mar 24/25]
  - ii) the dormer roof slope is a minimum of 12:12; [Bylaw 10631, Mar 24/25]

<b>Storey, half (½) con't</b>	<ul style="list-style-type: none"> <li>iii) the dormer roof ridge is no higher than 0.5 m below the roof ridge of the main roof; and <i>[Bylaw 10631, Mar 24/25]</i></li> <li>iv) the lowest point of the dormer's sloping roof terminates on or below the <b>building's</b> main roof. <i>[Bylaw 10631, Mar 24/25]</i></li> </ul>
<b>Structure</b>	means a construction of any kind whether fixed to or supported by or sunk into land or water including towers, flag poles, swimming pools, docks, signs and tanks, but does not include areas of <b>hardsurfacing</b> .
<b>Structure, accessory</b>	means a <b>structure</b> normally detached and customarily <b>ancillary</b> , incidental, subordinate and on the same <b>site</b> as the <b>principal building</b> or <b>use</b> , and includes flagpoles, swimming pools, propane tanks, satellite dishes/receivers, <b>telecommunication antenna</b> , wind turbines, tennis courts and similar <b>appurtenances</b> . <i>[Bylaw 8684, Jan 17/11]</i>
<b>Studio</b>	means a space for artist, dance, radio, television, recording, display or performance, but excluding residential <b>use</b> .
<b>Subdivision</b>	means the division of a parcel by an instrument; including a strata plan, and the consolidation of or boundary change to two or more adjoining parcels.
<b>T</b>	
<b>Tandem arrangement</b>	means two <b>parking spaces</b> , one behind the other, with a common or shared point of <b>access</b> to a manoeuvring aisle, <b>lane</b> or <b>road</b> .
<b>Telecommunication antenna</b>	means telecommunication equipment, <b>buildings</b> and installation, including antenna designed for the purpose of receiving and transmitting communication signals.
<b>Top of bank</b>	<p>means: <i>[Bylaw 9871, Sep 4/18]</i></p> <ul style="list-style-type: none"> <li>a) for a <b>designated stream</b> with an <b>active flood plain</b> contained in a ravine, the point closest to the boundary of the <b>active flood plain</b> of the <b>designated stream</b> where a break in the slope of the land occurs such that the <b>grade</b> beyond the break is flatter than 3:1 at any point for a minimum distance of 15 m measured perpendicularly from the break; and <i>[Bylaw 9871, Sep 4/18]</i></li> <li>b) for a <b>designated stream</b> with an <b>active flood plain</b> not contained in a ravine, the edge of the <b>active flood plain</b> of the <b>designated stream</b> where the slope of the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 m measured perpendicularly from the edge. <i>[Bylaw 9871, Sep 4/18]</i></li> </ul>
<b>Traffic control device</b>	means a sign intended to regulate, warn or guide vehicular or pedestrian traffic.

<b>Transit-oriented area</b>	means the area designated by Transit-Oriented Areas (TOA) Designation Bylaw 10560. <i>[Bylaw 10561, Jun 24/24]</i>
<b>Transportation Demand Management Reserve Fund</b>	means the statutory Capital Reserve Fund created by the Transportation Demand Management Reserve Fund Establishment Bylaw No. 10563. <i>[Bylaw 10616, Mar 24/25]</i>
<b>Transportation depot</b>	means a facility providing for the receiving and discharge of passengers traveling by rail, water, bus, taxi or other motor <b>vehicle</b> , and includes the transshipment of goods.
<b>Truck or rail terminal</b>	means a transportation facility providing a break-of-bulk or assembly point for commodities which enter or leave a <b>site</b> by rail, common carrier trucking lines or freight forwarders, and includes the storage, maintenance or repair of related motor <b>vehicles</b> , trailers, materials-handling equipment or rolling stock, warehousing or <b>office uses</b> .
<b>U</b>	
<b>Urban services</b>	means the provision of utility infrastructure consisting of a community water system, a storm drainage system, a municipally provided sanitary sewer collection system and paved roadways <b>adjacent</b> to the <b>site</b> .
<b>Use</b>	means a purpose or purposes for which land or a <b>building</b> is arranged or intended, or for which either land, a <b>building</b> or a <b>structure</b> is, or may be, occupied and maintained.
<b>Use, principal</b>	means one or more <b>uses</b> in the list of permitted <b>uses</b> in the <b>zones</b> of this bylaw which are the main or primary activity for which a <b>site</b> or its <b>buildings</b> are designed, arranged, developed or intended, or for which it is occupied or maintained.
<b>Use, secondary</b>	means one or more <b>uses</b> in the list of <b>secondary uses</b> in the <b>zones</b> of this bylaw that must be: <ul style="list-style-type: none"> <li>a) in conjunction with a <b>principal use</b>;</li> <li>b) located on the same <b>lot</b> as the <b>principal use</b>; and</li> <li>c) clearly accessory to the principal use. For example, a home business is a secondary use to the principal use of a single detached housing.</li> </ul>

<b>Utility, major</b>	means the utility infrastructure that may have a major impact on <b>adjacent uses</b> by virtue of its potential emissions or effects, or their appearance, and includes but is not limited to works yards for <b>government services</b> , pipelines, sewage treatment plants, water treatment plants, major pumphouses, water towers or tanks, sewage lagoons, sludge disposal beds, garbage transfer and compacting stations, power terminal and distributing stations, power generating stations, cooling plants, utilities and services, district heating plants and incinerators, and may include accessory <b>vehicle</b> , equipment and material storage, but does not include <b>waste management sites</b> .
<b>Utility, minor</b>	means utility infrastructure that may have a minor impact on the environment or <b>adjacent uses</b> by virtue of its appearance, noise, size, traffic generation or operational characteristics, which includes but is not limited to the unattended equipment necessary for the operation of water, sewer, gas, automatic telephone exchange, navigational aid, electrical substation, wire centres, switching centres, surface storm water reservoir, minor pumphouses, pipelines and gate stations for natural gas distribution.
<b>V</b>	
<b>Vapour Compressor</b>	means equipment using liquid refrigerant as the medium which draws heat from a source and subsequently rejects that heat into the conditioned space. <i>[Bylaw 9531, May 16/16]</i>
<b>Vehicle</b>	means a <b>vehicle</b> as defined in the <i>Motor Vehicle Act</i> or a device in, on or by which a person or thing is or may be transported or drawn on a highway, but does not include a device designed to be moved by human power, a device used exclusively on stationary rails or tracks or a motor assisted cycle.
<b>Vehicle body repair or paint shop</b>	means <b>premises</b> where automobiles, trucks and other <b>vehicles</b> undergo body repair and painting.
<b>Vehicle &amp; equipment services, industrial</b>	means the sale, rental, service or repair of heavy <b>vehicles</b> , machinery or mechanical equipment that are typically used in <b>building</b> , roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations and agricultural production, but does not include truck and <b>manufactured home sales/rentals</b> .

<b>Vehicle, commercial</b>	<p>means any motor <b>vehicle</b> that is:</p> <ul style="list-style-type: none"> <li>a) a truck or truck tractor with a licensed <b>gross</b> vehicle weight of 5,000.0 kg or greater;</li> <li>b) a truck or truck tractor with a maximum <b>height</b> in excess of 2.25 m;</li> <li>c) a bus with seating capacity greater than 9 people; or</li> <li>d) as defined in the Commercial Transport Act.</li> </ul>
<b>Vehicle, recreational</b>	<p>means a transportable conveyance intended as a temporary accommodation for travel, vacation or recreational <b>use</b> and includes <b>travel trailers</b>, motorized homes, slide-in campers, chassis-mounted campers, boats, all terrain vehicles, snowmobiles and tent trailers, but does not include <b>manufactured housing</b>.</p>
<b>Vehicle rental, convenience</b>	<p>means the rental of new or used automobiles and light trucks and utility <b>vehicles</b> with a gross <b>vehicle</b> rating of 1,815.0 kg or less, and includes those establishments that are not strictly <b>office</b> in nature, but form integral parts of the main operation, such as a facility for minor <b>vehicle</b> servicing, storing facility, fuelling facility or a <b>car wash</b>.</p>
<b>Vehicle repair</b>	<p>means a facility for the servicing and mechanical repair of automobiles, light trucks and utility <b>vehicles</b>, motorcycles, snowmobiles, boats and similar <b>vehicles</b> and the accessory sale, installation or servicing of related parts and accessories, and includes but is not limited to transmission shops, muffler shops, tire shops, automotive glass shops and upholstery shops, but does not include autobody repair shops, paint shops, <b>service stations</b> or <b>wrecking yards</b>.</p>
<b>Vehicle sale/rental</b>	<p>means a facility for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational <b>vehicles</b>, together with incidental maintenance services and sales of parts, and includes automobile dealerships but does not include dealerships for the sale of trucks with a gross <b>vehicle</b> weight of more than 4,100.0 kg, the sale of motor homes with a gross <b>vehicle</b> weight rating of more than 5,500.0 kg or a length greater than 6.7 m, or truck and <b>manufactured home sales/rentals</b>.</p>
<b>Veterinary service</b>	<p>means a facility for the care, examination, diagnosis and treatment of sick, ailing, infirm or injured pets, including medical intervention and surgery, and may include accessory short-term accommodation of pets, pet grooming and the sale of medicine and pet supplies, and includes pet clinics, but does not include <b>animal breeding and boarding</b>, <b>animal shelters</b> or <b>animal day care</b>.</p>



## W

<b>Walkway</b>	means a <b>right-of-way</b> or area dedicated to carry pedestrian and non-motorized traffic only, except that a <b>walkway</b> may be designed for maintenance and emergency <b>vehicle use</b> .
<b>Warehouse, cannabis</b>	means the processing, storage and distribution of cannabis (medical and non-medical) in a fully enclosed <b>building</b> or <b>structure</b> in accordance with the appropriate federal and provincial legislation and regulations. <i>[Bylaw 9838, Jun 18/18]</i>
<b>Warehouse sales</b>	means the wholesale or retail sale of a limited range of bulky goods from within an enclosed <b>building</b> where the size and nature of the principal goods being sold typically require large <b>floor areas</b> for direct display to the purchaser or consumer, and includes but is not limited to <b>buildings</b> where principal goods being sold are such bulky items as furniture, carpet, major appliances and <b>building materials</b> , but does not include <b>buildings</b> used for the retail sale of food or a broad range of goods for personal or <b>household use</b> .
<b>Waste management</b>	means the storage, disposal and filling of clean clay, waste concrete and paving materials, non-noxious scrap <b>building materials</b> and similar non-hazardous wastes which normally do not generate any environmental pollution to the <b>site</b> and surrounding lands, and includes a dry waste <b>site</b> .
<b>Watercourse</b>	means any natural depression with visible banks, which contains water at some time, and includes any lake, river, stream, creek, spring, ravine, swamp, gulch, coulee, wetland or surface source of water, whether containing fish or not, including intermittent streams, and drainage works which contain fish.
<b>Wine store</b>	means a premises where goods offered for sale to the general public are limited to wine or wine products, including mead, sake and cider, as per the regulations of the <i>Liquor Control and Licensing Act</i> . <i>[Bylaw 9591, Sep 6/16]</i>
<b>Wrecking yard</b>	means any land or <b>building</b> used for the collection, demolition, dismantling, storage, salvage, recycling or sale of waste materials including scrap metal, inoperable or unlicensed <b>vehicles</b> , machinery and other discarded materials.

## Y

<b>Yard</b>	means an area created by <b>setback</b> .
<b>Yard, exterior side</b>	means a <b>side yard</b> that <b>abuts a road</b> .
<b>Yard, front</b>	means the area between <b>side lot lines</b> extending from the <b>front lot line</b> to the nearest wall of a <b>building</b> , but on a <b>corner lot</b> , it is the <b>yard</b> associated with the <b>front lot line</b> .

<b>Yard, interior side</b>	means a <b>side yard abutting</b> another <b>lot</b> .
<b>Yard, rear</b>	means the area between the <b>side lot lines</b> extending from the <b>rear lot line</b> to the nearest wall of a <b>building</b> .
<b>Yard, side</b>	means the area between <b>side lot lines</b> and the nearest wall of a <b>building</b> extending from the <b>front yard</b> to the <b>rear yard</b> .

## Z

<b>Zone</b>	means an area of the <b>City</b> as defined in Sections 8 to 26.
<b>Zone, agricultural &amp; golf</b>	means any AG or GC <b>zones</b> included in Section 14.
<b>Zone, commercial</b>	means any C <b>zone</b> included in Section 9 and 10.
<b>Zone, industrial</b>	means any I <b>zone</b> included in Section 12.
<b>Zone, marina</b>	means any MA <b>zone</b> included in Section 11.
<b>Zone, institutional</b>	means any AIR, SI, ASY or HC <b>zone</b> in Section 13.
<b>Zone, residential</b>	means any R <b>zone</b> included in Section 8.
<b>Zone, site specific</b>	means any <b>zone</b> included in Sections 15 to 26 of this bylaw.

## 3.5 Non-Permitted Uses and Definitions

3.5.1 The following **uses** are not permitted in any **zone**:

- a) **Abattoir**
- b) **Cemetery**
- c) **Manufactured home park**
- d) **Manufactured home sales/rentals**
- e) **Retail, cannabis** *[Bylaw 9838, Jun 18/18]*

3.5.2 The non-permitted **uses** are defined as follows:

<b>Abattoir</b>	means a facility for the penning and slaughtering of animals where more than 50% of the livestock being slaughtered is from other <b>sites</b> than the <b>abattoir</b> , and the meat is cut, cured, smoked, aged, wrapped or frozen for distribution and consumption.
<b>Cemetery</b>	means land, <b>buildings</b> and <b>structures</b> for the burial of human or animal remains. This does not include an <b>interment facility</b> or memorial park.

<b>Manufactured home park</b>	means a <b>development</b> used for <b>manufactured housing</b> and not having a registered plan of <b>subdivision</b> of individual <b>lots</b> . Spaces, or spaces with individual <b>manufactured housing</b> already sited on them, may be rented. Ownership and responsibility for the maintenance of internal <b>roads</b> , underground services, communal areas and <b>buildings</b> , snow clearance and garbage collection, together with general park management, rests with the management. This does not include the situation where an additional agricultural <b>dwelling unit</b> is located on a <b>lot</b> where the <b>principal dwelling unit</b> is <b>manufactured housing</b> .
<b>Manufactured home sales/rentals</b>	means a <b>development</b> used for the sale or rental of new or used mobile homes and <b>manufactured housing</b> together with incidental maintenance services and the sale of parts and accessories.
<b>Retail, cannabis</b>	means a <b>business</b> or other operation involving the sale, barter, storage, distribution or dispensing of cannabis (medical and non-medical) or any products containing or derived from cannabis intended for consumption by individuals in accordance with the appropriate federal and provincial legislation and regulations. <i>[Bylaw 9838, Jun 18/18]</i>

- 3.5.3 The storage of **commercial vehicles** and shipping containers is not permitted in **residential zones** and **site specific zones** which permit residential **uses**.
- 3.5.4 The parking, storage or servicing of **commercial vehicles** and equipment on lands is not permitted within the **Agricultural Land Reserve** unless: *[Bylaw 9490, Mar 21/16]*
- a) the **commercial vehicles** and equipment are owned and/ or operated by the **owner** or occupant of the lands; *[Bylaw 9490, Mar 21/16]*
  - b) the **commercial vehicles** and equipment are not parked within the required **building setbacks**; and *[Bylaw 9490, Mar 21/16]*
  - c) the **commercial vehicles** and equipment are utilized as part of a **farm operation**. *[Bylaw 9490, Mar 21/16]*

