

PART 9 – DEFINITIONS

A

General Definitions

ABUTTING means immediately contiguous to or physically touching, and when used with respect to a lot or site, means that the lot or site physically touches upon another lot, site or piece of land, and shares a property line or boundary line with it.

ACCESSORY BUILDING means a detached building naturally or normally incidental, subordinate, and exclusively devoted to the principal building and which is located on the same lot or site as the principal building. Accessory buildings are not intended to support any occupancy. Typical accessory buildings include, but are not limited to, detached garages, sheds, gazebos, storage buildings and farm shops.

ACCESSORY STRUCTURE means a detached structure naturally or normally incidental, subordinate, and exclusively devoted to the principal building and which is located on the same lot or site as the principal building. Typical accessory structures include, but are not limited to, flagpoles, swimming pools, hot tubs, satellite dishes, play structures, and solar collectors.

ACCESSORY USE means a use incidental and subordinate to the principal use, located on the same lot or site as the principal use.

ACT or MUNICIPAL GOVERNMENT ACT means the Municipal Government Act, R.S.A. 2000, c.M-26, as amended.

ADJACENT means contiguous to, or would be contiguous if not for a river, stream, railway, road, utility right-of-way or public utility lot.

AMENITY AREA means in a residential development, an indoor and/or outdoor space provided for the active or passive recreation and enjoyment of the occupants of a residential development, which may be for private or communal use and owned individually or in common; and/or

Use Definitions

ABATTOIR means a building where livestock is slaughtered and the meat may be cut, cured, smoked, aged, wrapped, or frozen for distribution to retail stores.

ACCESSORY DEVELOPMENT means a development (building, structure or use) that is subordinate to, incidental to and located on the same site as the principal building or use. Where a structure is attached to a principal building on a site by a roof, an open or enclosed structure, a floor or foundation, or any structure below grade

allowing access between the building and the accessory development, it shall be considered part of the principal building. This use may include, but is not limited to sheds, detached garages, and gazebos.

ADULT ENTERTAINMENT means a development where products or services are provided that are of a sexual nature and show or display nudity or partial nudity. This use may include, but is not limited to adult mini theatres, erotic dance clubs, adult video stores, and retail love boutique/shops.

AGRICULTURE means the raising of crops or rearing of livestock, either separately or in conjunction with one another. This may include apiculture, aquaculture and vermiculture. This does not include confined feeding operations.

AMUSEMENT CENTRE means premises where amusement-oriented activities occur outdoors or, in an enclosed structure and which includes, but is not limited to, indoor laser tag and paintball arenas, billiard halls, mini-golf, go-karts, playgrounds, or coin or token-operated, video, computer, or electronic games. This use shall not include video lottery terminals.

ANIMAL BREEDING AND BOARDING FACILITY means a development used for the breeding, boarding and training of domestic animals overnight or for periods greater than twenty-four (24) hours. Typical uses are kennels and pet boarding establishments.

ANIMAL SERVICE FACILITY, MAJOR means a development for the purpose of treatment, medical procedures, boarding and training, includes retail sales of associated products, and may require outdoor enclosures, pens, runs or exercise areas. This includes animal hospitals, impounding and quarantining facilities, but does not include the sale of animals.

ANIMAL SERVICE FACILITY, MINOR means a development primarily for the purpose of outpatient care, small animal training not to exceed ten animals on the premises at any one time for training purposes, treatment or grooming of animals and includes retail sales of associated products. Boarding of small animals is permitted when associated with a veterinary clinic. Outside enclosures, pens, runs or exercise areas are not permitted. This use includes pet grooming salons and small animal veterinary clinics but does not include animal hospitals.

ASSISTED LIVING FACILITY – see Special Care Facility

AUCTIONEERING FACILITY means a development intended for the auctioning of goods and equipment, including the temporary storage of such goods and equipment, but does not include livestock, farmers/flea markets or second-hand retail stores.

AUTOBODY REPAIR AND PAINT SHOP means a development where automobiles, trucks, and other vehicles undergo body repair and painting.

AUTOMOTIVE SERVICE CENTRE means a development used for the repair and maintenance of vehicles, which excludes the sale, or distribution of petroleum products.

AUTOMOTIVE AND RECREATION VEHICLE REPAIR SHOPS means a development used for the servicing and mechanical repair of automobiles, light trucks, utility vehicles, motorcycles, snowmobiles and similar vehicles and/or the sale, installation or servicing of related accessories and parts. This includes transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops.

AUTOMOTIVE AND RECREATION VEHICLE SALES/RENTAL means a development used for the retail sale or rental of new or used automobiles, trucks, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light RV vehicles or crafts, together with incidental maintenance services and sale of parts. This includes auto dealerships, RV dealerships, car rental agencies and motorcycle dealerships. This does not include commercial vehicle (truck dealerships or farm equipment dealerships) or the sale of motorhomes.

B

General Definitions

BALCONY means a platform, attached to and projecting from the face of a building with or without a supporting structure above the first storey, normally surrounded by a balustrade or railing and used as an outdoor porch or sundeck where the only means of access is provided from within the building.

BASEMENT means a portion of the building located below the first storey.

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

Use Definitions

BED AND BREAKFAST means a development of an owner-occupied dwelling whereby temporary accommodation is provided to the public for remuneration with three (3) or fewer guest rooms and where breakfast, but no other meals, may also be provided.

BULK FUEL SALES DEPOT means a development used for the bulk storage and distribution of petroleum products primarily to commercial and industrial vehicles and fleets and may include key lock retail sales.

BUSINESS SUPPORT SERVICE means a development used to provide support services to businesses, typical uses include but are not limited to printing establishments, testing laboratories, janitorial firms, and office equipment sales,

rental or servicing, repair establishments, and sign shops.

C

General Definitions

CANOPY means a projection extending from the outside wall of a building normally for the purpose of shielding a part of the building from the weather.

CANTILEVER means a projection of part of an exterior wall of a building not supported by a foundation wall for the purposes of accommodating a bow window, shelving units, closets, a fireplace or a portion of a bathroom. At no time shall a cantilevered wall section extend the entire length of the room.

CARPORT means a roofed structure either free standing or attached to a building, which is not enclosed on the front and at least one side, to shelter parked vehicles.

CHANGE OF USE means the act of changing the use occupying a tenant space, building or parcel of Land to a different use.

COMMERCIAL VEHICLE means any motorized vehicle that is designed or used for any activity with the main purpose of financial gains, and shall include, but is not limited to:

(a) Any vehicle licensed or used for commercial purposes and having a gross vehicle weight (GVW) rating in excess of 4,000kg or exceeding seven meters in length or any trailer licensed or used for commercial purposes; ^[1]_[SEP]

(b) Any piece of construction equipment or agricultural equipment; ^[1]_[SEP]

(c) Any vehicle not licensed as a commercial vehicle, but is used for the collection or delivery, or both, of merchandise or commodities in the ordinary course of a business undertaking; or ^[1]_[SEP]

(d) Any vehicle that incorporates a boom (cherry picker) or similar mechanical fitting; ^[1]_[SEP]

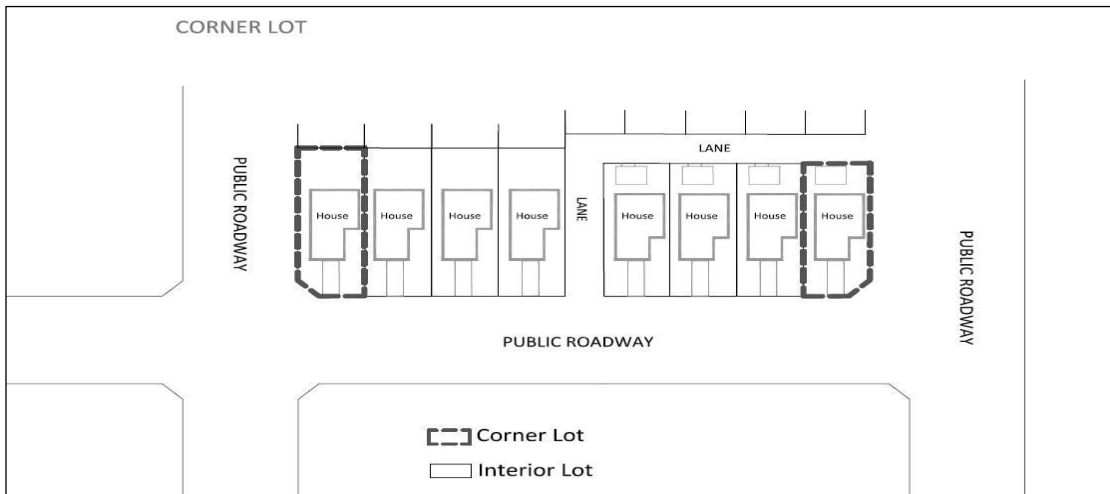
COMPLIANCE CERTIFICATE means a document which may be issued by a Development Officer, upon request and payment of the required fees, indicating whether a building(s) located on a site is (are) located in accordance with the setback regulations of this bylaw. A compliance certificate shall not operate as a development permit nor shall it approve any variance to the setback regulations of this bylaw not previously approved.

CONDOMINIUM means a condominium development containing condominium units that assign ownership to units of land, created specifically through subdivision and registered as a condominium plan in accordance with the Condominium

Property Act.

CORNER means the intersection of any two property lines of a site.

CORNER LOT means a lot that abuts two intersecting streets, other than a lane.



COUNCIL means the Council of the municipal corporation of the Town of Mundare

CURB CUT means the lowering of a curb, sidewalk or boulevard to provide a driveway for vehicular and pedestrian access to a site.

Use Definitions

CAMPGROUND means development which has been planned and improved for the short and long-term use of holiday trailers, campers, motor homes, and similar recreation vehicles within a defined area. Related facilities that are accessory to and support the campground such as an administrative office, laundromat, convenience store, picnic grounds and playgrounds may be included on-site.

CANNABIS means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations as amended from time to time and includes edible products that contain cannabis.

CANNABIS ACCESSORY – means cannabis accessory as defined in the Cannabis Act (Canada) and its regulations, as amended from time to time.

CANNABIS LOUNGE/CAFE – means development where the primary purpose of the facility is the sale of cannabis to the public, for the consumption within the premises that is authorized by provincial or federal legislation. This use does not include

cannabis production and distribution, bars and neighborhood pubs, nightclubs, private clubs, etc.

CANNABIS PRODUCTION AND DISTRIBUTION – means development used principally for one or more of the following activities as it related to cannabis:

- (a) The production, cultivation, and growth of cannabis;
- (b) The processing of raw materials;
- (c) The making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished good and products;
- (d) The storage or transshipping of materials, goods and products; or
- (e) The distribution and materials, goods and products to cannabis retail sales stores or to individual customers.

CANNABIS RETAIL SALES – means a development used as a retail store, licensed by the Province of Alberta, where non-medical cannabis and cannabis accessories are available for sale to the general public. This does not include cannabis production and distribution.

CAR WASH means a development providing interior and/or exterior cleaning services to motor vehicles. Typical uses include interior and exterior automotive/drive through or coin/time operated car washes, which may or may not be accessory to a service station or gas bar.

CEMETERY means development of a parcel of land primarily as landscaped open space for the entombment of the deceased, and may include the following accessory developments: crematoria, columbaria and mausoleums. Typical uses include memorial parks, burial grounds and gardens of remembrance.

CHILD CARE SERVICES means a development to provide care, educational activities and supervision, without overnight accommodation, for groups of seven or more children under the age of 13 years. This includes daycare centres, out of school care centres, and preschools.

COMMERCIAL SCHOOL means a development used for the training, instruction and/or certification in a specific trade, skill, or service for the financial gain of the individual or company owning the school. Typical uses include business, hair stylist, dance or music schools.

COMMUNICATION TOWER means the components; either individually or in combination, needed to operate wireless transmitters or receivers, antennas, control equipment, and possible equipment shelter. A wireless communication facility is not normally staffed on a permanent basis and only requires periodic maintenance

COMMUNITY GARDEN means a plot of land used by a group of community members to grow vegetables and fruit for personal use and consumption.

COMMUNITY SERVICE FACILITY means a development for use by the public or public groups for cultural or community activities. Typical uses include museums, libraries, tourist information/interpretive centres.

CONGREGATE HOUSING means housing in multiple unit form for semi-independent persons and may provide living and sleeping facilities, meal preparation, laundry services, transportation, counseling and room cleaning. This does not include Group Home Major, Group Home Minor, or Special Care Facility.

CONTRACTOR SERVICE, GENERAL means development used for the provision of building and road construction services, landscaping, concrete, and electrical, excavation, drilling, heating, plumbing or similar services of a construction nature which require on-site outdoor storage space for materials, equipment, and vehicles. Any sales, display, office or technical support service areas shall be accessory to the principal use only.

CONTRACTOR SERVICE, LIMITED means development used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building, and there are no outdoor manufacturing activities or fleet storage of more than four (4) vehicles.

CONVENIENCE RETAIL STORE means a development used for the retail sale of goods from premises that do not exceed 235m² in gross floor area. This includes but is not limited to a small food store, a drug store or variety stores selling confectionery tobacco, groceries, beverages, pharmaceutical and personal care items, or printed matter. This definition does not include cannabis retail sales.

CUSTOM INDOOR MANUFACTURING means development used for on-site manufacturing, production, assembling of semi-finished or finished goods, products and equipment normally associated with building or household use. This includes but it not limited to toy and musical instrument manufacturing, cabinet and furniture manufacturing and computer components. This does not include repair shops or those uses identified under custom workshops.

CUSTOM WORKSHOPS means development used for the production by a trade, craft or guild for the manufacture or processing of clothing, articles or craft objects. Typical uses may include a photography studio, pottery and sculpture studio, and art studio. This may include the provision of classes; however, this shall be accessory to the principal use. This does not include those uses listed under custom indoor manufacturing.

D

General Definitions

DANGEROUS GOODS means Dangerous Goods as defined in the Alberta Fire Code, as amended from time to time, and are produced, handled, stored, used or disposed of on any site.

DECK (or PATIO) means an uncovered horizontal structure, without a roof or walls (except for railings), which is designed and intended for use as a private amenity space.

DENSITY means the number of dwelling units on a site divided by the land area of the site.

DEVELOPMENT means:

(a) An excavation or stockpile and the creation of either of them; ^[L]_[SEP]

(b) A building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land; ^[L]_[SEP]

(c) A change of use of land or a building or an act done in relation to land or a building that results in, or is likely to result in, a change in the use of the land or building; or

(d) A change in 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 AUTHORITY means a person or body appointed as the Development Authority for the Town who exercises development powers and duties, as contemplated by, and in accordance with, the Municipal Government Act.

DEVELOPMENT OFFICER means any Town employee, person or organization designated as the Development Officer for the Town.

DEVELOPMENT PERMIT means a planning application that allows the Town to review a development, pursuant to the Land Use Bylaw, which includes the plans and conditions of approval.

DISCRETIONARY USE means those uses of land, buildings or structures for which a development permit may be approved or refused at the discretion of the Development Officer. This allows for flexibility in design but reduces certainty of approval.

DRIVE AISLE means an area used for access to and from on-site parking spaces but does not include an access driveway.

DRIVEWAY means an area that provides access for vehicles from a public or private roadway to a garage or parking area.

DWELLING means a self-contained living accommodation comprised of a kitchen, washroom, sleeping and living area with a separate private entrance from the exterior or interior of a building. This does not include a recreational vehicle, a park model trailer or a room in a hotel or a motel. Dwelling shall also mean dwelling unit.

Use Definitions

DRIVE-THROUGH SERVICE means a development that provides rapid customer service where the customer typically remains within the vehicle or waits in the premises. This land use includes but is not limited to coffee shops, lubrication shops.

DWELLING, APARTMENT means a building containing three or more dwelling units that share a common external access and a common corridor system.

DWELLING, BACKYARD SUITE means an accessory use on the same lot as the principal dwelling, which is either a separate one (1) storey building having no garage component, or a suite above an accessory (garage) building or to the rear of an accessory building (at grade), or a suite within an accessory building. A backyard suite has cooking, food preparation, sleeping and sanitary facilities which are separate from those of the principal dwelling. The ground floor area of a backyard suite forms part of the total accessory ground floor area allowed in the District. This may include a Tiny Home, which is constructed in accordance with the Alberta Building Code but does not include a Park Model and Recreational Vehicle Dwelling or Secondary Suite.

DWELLING, DUPLEX means a building containing only two dwelling units on the same site with one dwelling placed over the other in whole or in part, each with a separate and individual access. This does not include a semi-detached dwelling or secondary suite.

DWELLING, PARK MODEL and RECREATIONAL VEHICLE – CSA Z241 and CSA Z240 RV certification, sized to a maximum 50m² gross floor area, including lofts. These units are intended for seasonal occupancy only and shall only be allowed in land use districts where the use is a listed use in the district.

DWELLING, MULTI-ATTACHED means development consisting of three or more dwelling units separated by common walls and located either on a single lot or with each unit on an individual lot, each dwelling unit having at least one separate entrance. Typical uses include townhouses and row houses.

DWELLING, SECONDARY SUITE means development consisting of a dwelling unit located within, and accessory, to a structure in which the principal use is a single detached dwelling. A Secondary Suite shall not be permitted within any other use class. A Secondary Suite has self-contained living accommodation which is

physically separate from those of the principal dwelling within the structure. A Secondary Suite shall have an entrance separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the side or rear of the structure. This may include the development or conversion of basement space or above-grade space to a separate dwelling, or the addition of new floor space for a Secondary Suite to an existing Single Detached Dwelling.

DWELLING, SEMI-DETACHED means development consisting of two dwelling units joined in whole or in part at the side with no dwelling being placed over another in whole or in part. Each dwelling is located on a separate site and has individual, separate and direct access to grade. A semi-detached dwelling cannot accommodate a secondary suite. This does not include a duplex dwelling or secondary suite.

DWELLING, SINGLE DETACHED means development consisting of a detached building containing one dwelling unit, except where a secondary suite may be considered in accordance with this Bylaw. This may include modular homes or Ready-To-Move (RTM) homes subject to compliance with the regulations of the district and architectural requirements. This does not include Tiny Homes.

DWELLING, TINY HOME – means a development consisting of a detached building containing one dwelling unit of less than 400 sq. ft in size. All Land Use bylaw regulations, and safety requirements, including building and fire codes must be met. These permits and codes include a provision that to be permanently occupied, the structure must be built on a permanent foundation and be fully serviced with utilities such as water and sewer lines. A Tiny home shall only be considered if a Dwelling, Backyard Suite is a listed use in the land use district.

E

General Definitions

EASEMENT means a registered right to use land owned by another, generally for access to other property or as a right of way for a public utility.

Use Definitions

EDUCATION, PRIVATE means a development for instruction and education which is not maintained at public expense and which may or may not offer courses of study equivalent to those offered in a public school or private instruction. This use may include accessory uses such as a dormitory, an accessory building, or school bus parking. This use does not include commercial schools.

EDUCATION, PUBLIC means a development that is publicly supported and involves public assembly for education, training or instruction purposes. This use includes the administration offices required for the provision of such services on the same site. Typical uses include, but are not limited to public and separate schools,

community colleges, universities and technical and vocational schools. This use does not include private education or commercial schools.

EMERGENCY SERVICE means a development used for the public protection of persons and property. Typical uses include police stations, fire stations and ancillary training facilities.

EQUIPMENT SALES AND SERVICE, MAJOR means a development used for the sale, rental, service, or repair of commercial and industrial vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations, and agricultural production. This use includes the sale, installation, servicing or storage of related accessories and parts, and includes truck and heavy equipment shops.

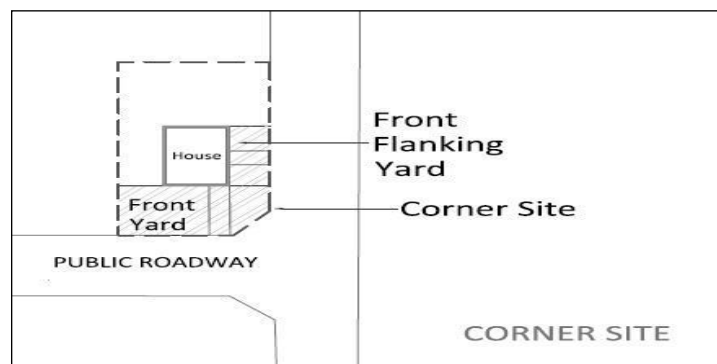
EQUIPMENT SALES, SERVICE AND RENTALS means a development where residential, industrial and/or commercial equipment is kept for sale, lease or rental to the public. The equipment may include items such as lawn and garden tools, floor cleaning equipment, and masonry tools, painting and decorating equipment, moving tools, plumbing tools, power tools and other similar products.

F

General Definitions

FENCE means a structure constructed at ground level to prevent or restrict passage, provide visual screening, noise attenuation or to mark a boundary.

FLANKING YARD means the portion of a lot or site abutting the flanking lot line extending from the front yard to the rear yard. The front flanking yard is situated between the flanking lot line and the nearest wall of the principal building.



FLANKING YARD SETBACK means the distance that a development or a specified portion of it must be setback from the flanking lot line. A flanking yard setback is not a front yard, amenity space or separation space

FLOOR AREA RATIO means the numerical value of the gross floor area on all levels

of all buildings on a lot, divided by the area of the lot.

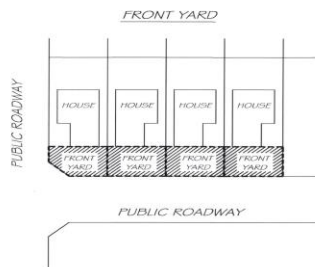
FOUNDATION means the lower portion of a building, usually concrete or masonry, including the footings that transfer the weight loads of a building to the ground.

FRONTAGE means the length of a public roadway boundary measured along the front lot lines of a site. On corner sites or double fronting sites, all sides of a site adjacent to public roadways shall be considered frontage.

FRONT LOT LINE means the property line separating a lot from an abutting public roadway other than a lane. In the case of a corner lot, the front lot line is the shorter of the property lines abutting a public roadway other than a lane.

FRONT SETBACK means the distance that a development or a specified portion of it must be setback from a front lot line. A front setback is not a front yard, amenity space or separation space.

FRONT YARD means the portion of a site abutting the front lot line extending across the full width of the site, situated between the front lot line and the nearest wall of the principal building, not including projections.



Use Definitions

FAMILY DAY HOME means an accessory use in a dwelling used to provide care and supervision, but not overnight accommodation, to a maximum of six children. This number shall include any children under the age of five who are otherwise permanent residents of the dwelling.

FARMERS MARKET means a development used for the sale of new or used goods by multiple vendors renting tables or space either in or out of an enclosed building. Vendors may vary from day to day, although the general layout of space to be rented remains the same. Such uses are usually of a seasonal nature.

FOOD AND BEVERAGE PRODUCTS means a commercial facility in which food or beverage products or both are manufactured, produced or otherwise prepared for human consumption but not consumed on the premises. This may include a retail component; however, this retail component shall be accessory to the principal use. Typical uses may include a bakery, pre-packaged foods, water bottling and catering facilities. This does not include food service, mobile catering. The impact of this use shall not extend beyond the boundaries of the building.

FOOD SERVICE, MOBILE CATERING means the delivery and sale of food to the public using a fleet of vehicles.

FOOD SERVICE, RESTAURANT means a development where the primary purpose is the sale of prepared foods and beverages to the public for consumption on or off the site. This use includes licensed restaurants; this use may also include seasonal outdoor patio seating. This definition does not include cannabis retail sales or cannabis lounge/café.

FOOD SERVICE, SPECIALTY means a development where limited types of prepared foods and beverages, excluding alcoholic beverages, are offered for sale to the public for consumption on or off the site. Typical uses are coffee, donut, bagel, sandwich or dessert shops. This use may also include seasonal outdoor patio seating. This definition does not include cannabis lounge/café.

FLEET SERVICE means a development using a fleet of vehicles for the delivery of people, goods and services, where such vehicles are not available for sale or long-term lease. This includes but is not limited to bus lines (including school buses), messenger and courier services. This does not include moving or cartage firms involving trucks.

FUNERAL SERVICE means a development for the preparation of the deceased for burial or cremation, and the holding of associated services. This includes funeral homes and crematoriums.



General Definitions

GARAGE means an accessory structure or part of the principal building, designed and used primarily for the storage of motor vehicles.

GRADE means the ground elevation established for the purpose of regulating the number of stories and the height of a building or structure.

GRADE, BUILDING means the average level of finished ground adjoining the main front wall of a building (not including an attached garage), except for areas such as vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground.

GROSS FLOOR AREA (GFA) means the total floor area of a building within the exterior and basement walls. This does not include basement areas used exclusively for storage or service to the building, parking areas below grade, and areas devoted exclusively to mechanical or electrical equipment servicing the development.

GROSS VEHICLE WEIGHT (GVW) means the total weight of a vehicle, including its maximum allowable load.

Use Definitions

GAS BAR means a development for the sale of motor fuel, lubricating oils, automotive fluids, and associated convenience store products. This does not include service stations or car wash facilities.

GENERAL INDUSTRIAL means a development used for one or more of the following activities: manufacturing, processing, assembling, cleaning, repairing, servicing, testing, storage, warehousing or distribution of materials, products or equipment; and may include the training of personal in general industrial operations. Accessory uses may include indoor display, office, technical or administrative support areas or any sales operation directly associated with the general industrial activities on-site. This use shall exclude natural resource development. This definition does not include cannabis production and distribution.

GOLF COURSE means an outdoor facility designated primarily for the game of golf. Accessory uses may include a pro shop, golf driving range or practice facility or both, food and beverage services, temporary RV camping and other commercial uses typically associated with a golf course facility.

GOVERNMENT SERVICE means a development providing municipal, provincial or federal government services directly to the public. Typical uses include, but are not limited to taxation offices, courthouses, postal stations, manpower and employment offices, and social service offices. This use does not include detention and correctional service, emergency services or utility services, either major or minor.

GREENHOUSE means a facility used for the raising, storage and sales of produce, bedding, ornamental plants, trees as well as associated products. The main part of the building must be plant related and any aggregate sales must be a minor accessory component only. This use does not include cannabis production and distribution.

GROUP HOME, MAJOR means a care facility licensed by the Province of Alberta to provide room and board for more than six (6) residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision. The character of the use is that the occupants live together as a single housekeeping group and use a common kitchen. This does not include Congregate Housing or Special Care Facilities.

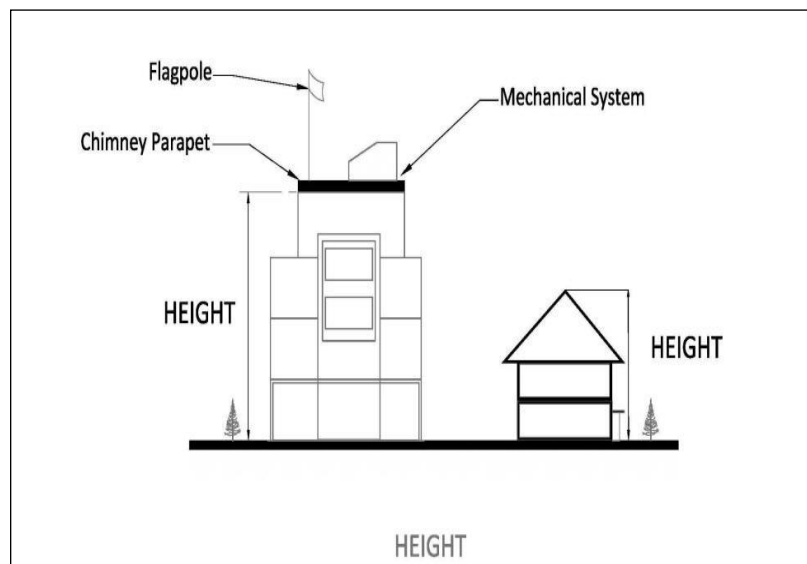
GROUP HOME, MINOR means the use of one dwelling unit as a care facility licensed by the Province of Alberta to provide room and board for residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision. A group home, minor may include, to a maximum of six (6), any combination of staff, residents requiring care, and residents not requiring care. The character of the use is that the occupants live together as a single housekeeping group and use a common kitchen. This does not include Congregate Housing or Special Care Facilities.

H_{SEP}

General Definitions

HARDSURFACING means the provision of a durable, dust free material such as asphalt, concrete, paving stone or similar material that is used in the construction of a driveway or parking area. This does not include gravel or clay.

HEIGHT means the vertical distance between grade (at the base of the building) and the highest point of the building, excluding an elevator housing, a mechanical housing, a roof stairway entrance, a ventilating fan, a skylight, a steeple, a chimney, a smoke stack, a firewall, a parapet wall, a flagpole or similar device not structurally essential to the building.



HIGHWAY means a highway as defined under the Highways Development and Protection Act, as amended.

HOME BUSINESS VEHICLE means any vehicle or any trailer that is used in the operation of the home business that is normally maintained, parked, or stored on the lot of the home business. This shall not include commercial vehicles.

Use Definitions

HEALTH SERVICE, MAJOR means a development for provision of surgical or other medical treatment for the sick, injured or infirmed including outpatient services and accessory staff residences. This includes but is not limited to hospitals, clinics, continuing care facilities, mental health facilities and community health sites.

HEALTH SERVICE, MINOR means a development for provision of physical and mental health services on an outpatient basis. Services may be of a preventive, diagnostic, treatment, and therapeutic, rehabilitative or counseling nature. This includes medical and dental offices, health clinics, acupuncture clinics, physiotherapy, massage therapy and counseling services. This definition does not include cannabis retail sales.

HOME BUSINESS, MAJOR means the use of a principal dwelling, or combination of a principal dwelling and an accessory building, by a resident of the dwelling unit and a maximum of one (1) non-resident on-site employee for a business activity that may generate more than six (6) business associated visits per day. The business use must be secondary to the residential use of the building; shall not change the residential character of the dwelling or accessory structure; and, shall occupy a maximum of 30 percent of the dwelling unit's gross floor area plus a maximum of 30 percent of the gross floor area of all accessory buildings. This definition does not include cannabis retail sales or cannabis production and distribution.

HOME BUSINESS, MINOR means the use of a principal dwelling by a resident of the dwelling for a business activity which shall not require any business associated visits; shall not be detectable from outside the property; shall not have any non-resident employees and shall not extend to the use of the garage or outside yard. This use shall not include family day homes. This definition does not include cannabis retail sales or cannabis production and distribution.

HOTEL means development used for the provision of rooms or suites for temporary or short-term sleeping accommodation where the rooms have access from a common interior corridor. This use may include accessory eating and drinking establishments, meeting rooms, personal services and retail stores.

HOUSEHOLD REPAIR SERVICES means development used for the provision of repair services to goods, equipment and appliances normally found within the home. This includes but is not limited to electronic repair appliance repair, furniture refinishing, and upholstery shops but does not include personal services.

I

General Definitions

INTERIOR LOT means any lot other than a corner lot

L

General Definitions

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:

- . Soft landscaping elements (such as trees, shrubs, plants, lawns and ornamental plantings); and ^[L]_[SEP]
- . Hard surfacing elements (such as bricks, pavers, shale, and crushed rock).

This does not include monolithic concrete and asphalt (such as patios, walkways, and paths), and architectural elements (such as decorative fencing, walls, sculpture).

LAND USE means the purpose or activity for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained. ^[L]_[SEP]

LAND USE DISTRICT means an area of the Town established as a Land Use District by this Bylaw.

LANE means an alley or narrow public roadway intended to give access to the rear of buildings and parcels of land. For the purposes of determining setbacks, a lane is not a road.

LOADING SPACE means an on-site parking space reserved for temporary parking for the purpose of loading or unloading of goods and materials.

LOT means:

- (a) A quarter section; ^[L]_[SEP]
- (b) A river lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a Land Titles Office; ^[L]_[SEP]
- (c) A settlement lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a Land Titles Office; ^[L]_[SEP]
- (d) A part of a parcel of Land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or ^[L]_[SEP]
- (e) A part of a parcel of Land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision. ^[L]_[SEP]

LOT AREA means the total area within the lot lines.

LOT DEPTH means the horizontal distance between the midpoints of the front and rear lot lines.

LOT LINE means the legally defined boundary of any lot.

LOT, PIE means a lot that is generally configured such that its width at the rear lot line is greater than at its front lot line.

LOT, REVERSE PIE means a lot which is generally configured such that its width at the rear lot line is less than at its front lot line.

LOT WIDTH means the distance between the midpoints of the side lot lines. In the case of:

(a) an irregularly shaped lot such as a pie lot, the width shall be measured at the distance between the side lot lines at 9.0m from the front lot line; or

(b) for a reverse pie lot, the width shall be measured at the distance between the side lot lines 22.0m from the front lot line.

Where lot width cannot be reasonably calculated by these methods, the Development Officer shall determine the lot width having regard to the access, shape and buildable area of the lot.

Use Definitions

LANDSCAPING SALES AND SERVICE means a development used for the purpose of selling soft landscaping materials such as plants, trees and shrubs, as well as hard landscaping materials such as bricks, pavers, shale, crushed rock or, other similar materials associated with landscaping. This does not include a business engaged in the sale of lawn and garden equipment. This definition does not include cannabis production and distribution.

M

General Definitions

MANUFACTURED HOME (MOBILE HOME) – means a one-storey building, single dwelling unit only, constructed in a factory in one or more modules in conformance with CSA Z240 MH Series and is ready for occupancy on completion of installation on a foundation, connection of services, and other set-up in accordance with the manufacturer’s installation instructions. Since 1992, any home constructed to this standard cannot be sited in Alberta.

MODULAR HOME - means a building providing a single dwelling unit only, constructed in a factory in one or more modules in accordance with the provincially adopted National Building Code/regulation (CSA A277) and is ready for occupancy

on completion of installation on a foundation, connection of services and other set-up in accordance with the manufacturer's installation instructions, the Alberta Building Code and the regulations of the land use bylaw.

MOVED-ON BUILDING means an existing building or other structure that was located off-site in its entirety, at some point in time, and is transported to a site for the intended placement and use thereof. This use may include a dwelling or detached garage but does not include modular home.

MULTI-TENANT DEVELOPMENT means a development of two or more commercial or industrial uses developed on a site that includes common property, such as but not limited to, communal parking areas, driveways, private roadways, amenity areas, or maintenance areas that are shared. Multi-tenant developments may include rental projects and conventional condominium developments.

Use Definitions

MIXED USE DEVELOPMENT – means a multi-storey building containing a dwelling unit in combination with a commercial use on the same site. The composition of uses will be those uses listed in the district located on the ground floor with residential units above. In these developments, residential uses shall not be on the same floor as commercial uses and shall not be on the ground floor.

MOTEL means a development used for the provision of rooms or suites for temporary lodging and may be equipped with individual kitchen facilities, with a separate exterior entrance. Motels may include accessory food and beverage facilities.

N

General Definitions

NATURAL AREA means natural, sensitive or scenic lands owned by the Town that are identified for conservation or nature appreciations or both.

NON-CONFORMING BUILDING means a building:

(a) that is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or land on which the building is situated becomes effective, and

(b) that on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw. ^[SEP]

As defined in the Municipal Government Act, as amended

NON-CONFORMING USE means a lawful specific use:

(a) being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective, and ^[L]_[SEP]

(b) that on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw. ^[L]_[SEP]

As defined in the Municipal Government Act, as amended.

NON-RESIDENT ON-SITE EMPLOYEE means any person employed by the resident operator of a home business who normally works on the site of the home business. Employees who work off-site or occasionally attend the site shall not be considered a non-resident on-site employee.

NUISANCE means anything that may cause adverse effects to the amenities of the neighborhood or interfere with the normal enjoyment of adjacent land or building. This could include that which creates or is liable to create: noise, vibration, smoke, dust, odor, heat, electrical interference, glare, light, fumes, fire, explosion, or any other hazard to health or safety; and unsightly or unsafe storage of goods, salvage, junk, waste or other materials.

Use Definitions

NATURAL RESOURCE DEVELOPMENT means development for the processing of raw materials extracted either on a site or transported from another site. Typical uses include petroleum upgrading and gravel processing.

NEIGHBOURHOOD PUB means a premise where the primary purpose is the sale of alcoholic beverages and food for consumption on the site. This includes bars, and cocktail lounges, and may include live entertainment but does not include adult entertainment. This definition does not include cannabis lounge/café.

O ^[L]_[SEP]

General Definitions

OVERLAY means additional development regulations superimposed on specific areas of the Land Use District Map, which supersede or add to the development regulations of the underlying Land Use District.

OWNER means the Crown or the registered owner(s) of an estate in fee simple, or any other person(s) having a legal interest in the lot or site, or an authorized agent designated in writing.

Use Definitions

OUTDOOR STORAGE means the storage of equipment, goods, and materials in the

open air. This includes but is not limited to pipe yards, vehicle or heavy equipment storage compounds, storage of construction materials, or storage unrelated to the principal use of the lot or site. This does not include storage that is accessory to the principal use or recreational vehicle storage.

P_{SEP}

General Definitions

PARAPET or PARAPET WALL means that portion of a perimeter building wall that rises above the roof.

PARKING SPACE means an on-site space of a size and dimension to park one vehicle, exclusive of driveways, aisles, ramps or obstructions.

PARTY WALL means a wall jointly owned and jointly used under an 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 lot.

PATIO see **DECK**

PERMITTED USE means those uses of land, buildings and structures for which permits must be issued if the development meets all applicable regulations of this Bylaw. This allows for certainty of approval but reduces flexibility of design.

PRINCIPAL USE means the primary purpose for which a building, or site is used, in the opinion of the Development Officer.

PROJECTION means structures projecting from the wall of a building. Common structures include balconies, raised terraces, fireplaces, bay windows, and decks.

PROVINCE OF ALBERTA means the provincial body having the relevant authority.

PUBLIC UTILITY means a system or works used to provide water or steam, sewage disposal, public transportation operated by or on behalf of the municipality, irrigation, drainage, fuel, electric power, heat, waste management, telecommunications and includes the thing that is provided for public consumption, benefit, convenience or use.

PUBLIC UTILITY LOT means a lot owned by the Town that is designated as a utility lot with the Land Titles Office and is designed to accommodate one or more public utilities, pedestrian walkways or multi-use trails.

Use Definitions

PARK means public land developed for recreational, educational, cultural or

aesthetic purposes that may or may not require buildings or facilities, and may include playing fields, picnic areas, playgrounds, pedestrian and bicycle paths, dog off-leash areas, natural areas, landscaped areas and associated public washrooms.

PARKING, NON-ACCESSORY means development providing vehicular parking that is not primarily intended for the use of residents, employees or clients of a particular development. This includes surface parking lots.

PERSONAL SERVICE means a development used for the provision of services to an individual that are related to the care and appearance of the body, or the cleaning and repair of personal effects. This includes uses such as aesthetician, hair stylist, barber shop, massage therapy, dry cleaning outlet, tailor, but does not include health services minor or major. This definition does not include cannabis retail sales.

PRIVATE CLUB means a development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, and athletic, business or fraternal organization, without on-site residences. Private Clubs may include rooms for eating, drinking and assembly.

PROFESSIONAL and OFFICE SERVICE means a development primarily used for the provision of professional, management, administrative, consulting, and financial services. Typical uses include offices of lawyers, accountants, engineers, and architects; real estate and insurance firms; banks, and similar financial uses, which financial uses may include drive-through automated tellers.

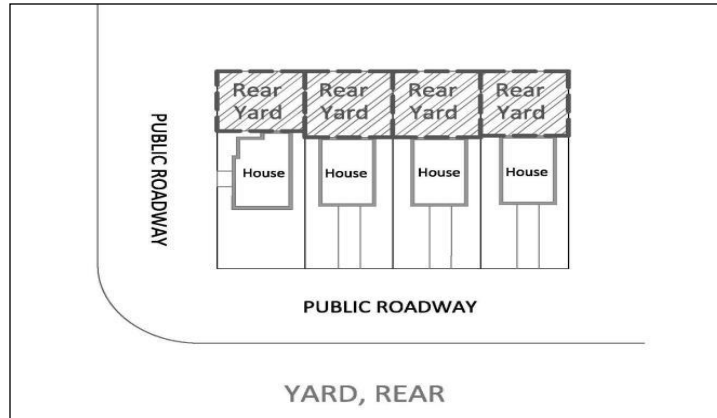
R_{SEP}

General Definitions

REAR LOT LINE means the property line of a lot, which is furthest from and opposite the front lot line.

REAR SETBACK means the distance that a development or a specified portion of it must be set back from a rear lot line. A rear setback is not a rear yard, amenity space of separation space.

REAR YARD means the portion of a site abutting the rear lot line extending across the full width of the site, situated between the rear lot line and the nearest wall of the principal building, not including projections.



RECREATIONAL VEHICLE means a wheeled structure designed to provide temporary living quarters or used as a form of recreation or transportation, which may or may not be a motor vehicle itself. Typical examples are travel trailers, 5th wheels, motor homes, boats, snowmobiles and all-terrain vehicles.

RIGHT-OF-WAY means an interest in land, most commonly granted for municipal utilities where there is a need for a continuous right-of-way under one or more parcels of land, which is registered only against the land, which is subject to the interest.

ROAD means land shown as a road on a plan of survey that has been filed or registered in a Land Titles Office or used as a public road and includes a bridge forming part of a public road and any structure incidental to a public road. This does not include a highway.

ROOFLINE means the horizontal line made by the intersection of the wall of the building with the roof of the building or the top of the edge of the parapet. In the case of a building with a pitched roof, the roofline shall be at the eave level.

Use Definitions

RECREATIONAL VEHICLE STORAGE means a development, either as a principal or accessory use, where recreational vehicles are stored on a site when they are not in use. This use does not include a campground or outdoor storage of equipment, containers or abandoned vehicles.

RECREATION FACILITY, INDOOR means a development providing facilities that are available to the public for sports and recreational activities conducted indoors. Typical uses include indoor swimming pools, hockey rinks, gymnasiums, and indoor tennis courts, curling rinks, bowling alleys and indoor athletic fields but do not include indoor gun ranges.

RECREATION FACILITY, OUTDOOR means a development providing facilities that are available to the public for sports and recreational activities conducted outdoors. Typical uses include golf courses, outdoor swimming pools, sports fields, parks, outdoor tennis courts, ice surfaces or rinks, athletic fields, boating facilities, bowling greens, and fitness trails but does not include outdoor gun ranges.

RECYCLING DEPOT means a development used for the buying and temporary storage of bottles, cans, newspapers and similar household goods for reuse, where all storage is contained within an enclosed building. This does not include recycling drop-off.

RECYCLING DROP-OFF means a development used for the collection and temporary storage of bottles, cans, newspapers and similar household goods in unattended containers placed in public areas. All materials shall be contained within the recycling containers and removed periodically for transfer to another facility. This use does not include a recycling depot.

RELIGIOUS ASSEMBLY means a development used for worship and related religious, philanthropic or social activities and includes accessory buildings and activities such as rectories, manses, meeting rooms, food preparation and services facilities, classrooms, and dormitories. This includes churches, chapels, mosques, temples and synagogues, convents and monasteries. It does not include Private Education, Public Education or Commercial Schools even as an accessory use.

RETAIL, ALCOHOL means a development used for the retail sale of any and all types of alcohol and associated products, to the general public. This includes a liquor store or a wine or beer store.

RETAIL, GENERAL means a development where consumer goods are offered for sale to the general public and includes limited on-site storage or seasonal outdoor sales to support that store's operations. Ancillary services such as, but not limited to postal outlets or cleaning appliance rentals, are permitted within a general retail premises. This includes but is not limited to a grocery, hardware, pharmacy, appliance or sporting goods store. This does not include warehouse sales, secondhand retail, a service station, retail alcohol or cannabis retail sales.

RETAIL, SECONDHAND means development used for the retail or consignment sale of secondhand personal or household goods, including the minor repair of goods on-site. Typical uses include clothing, jewelry, book and antique stores. This does not include sale of used vehicles of any kind, construction or industrial equipment.

S

General Definitions

SATELLITE DISH means an accessory structure designed to send or receive telecommunication signals from a satellite

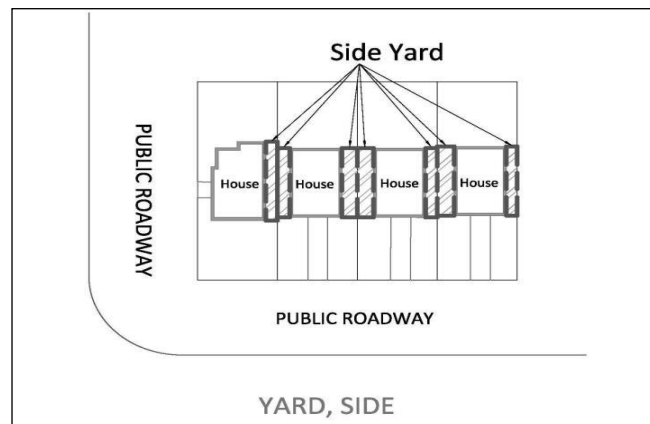
SCREENING means a fence, wall, berm or landscaping feature used to visually separate areas or functions.

SETBACK means the distance that a development or a specified portion of it must be set back from a property line. A setback is not a yard, amenity space or separation space.

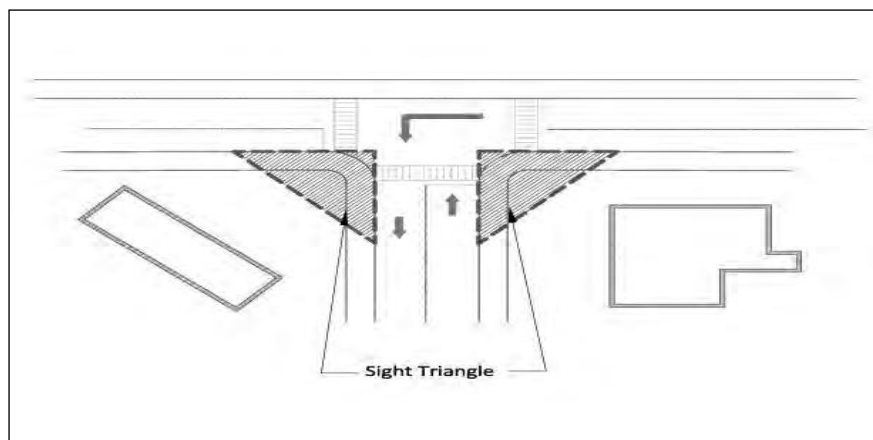
SIDE LOT LINE means the property line of a lot other than a front lot line or rear lot line.

SIDE SETBACK means the distance that a development or a specified portion of it must be setback from a side lot line. A side setback is not a side yard, amenity space or separation space.

SIDE YARD means that portion of a site abutting a side lot line extending from the front yard to the rear yard. The side yard is situated between the side lot line and the nearest wall of the principal building, not including projections.



SIGHT TRIANGLE means a triangular portion of land established at roadway intersections in which nothing shall be erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists or pedestrians entering or leaving the intersection.



SIGN means any device or fixture intended to identify or convey information or to advertise or attract attention to a product, service, place, activity, event, person, institution or business.

SIGN, A-FRAME means a sign with two angled sides, to which copy can be applied that meet at the top to form the shape of a triangle, or an inverted “V”, when resting directly on the ground.

SIGN, BILLBOARD means a sign directing attention to a business, commodity, service or entertainment conducted, sold, or offered elsewhere than upon the site where the sign is located.

SIGN, BUILDING FACE means that portion of any exterior elevation of a building exposed to public view, extending from the grade to the eaves or the top of the parapet wall and the entire length of the building elevation, including all areas divided by firewalls.

SIGN, CHANGEABLE COPY means a freestanding sign consisting of a base placed in or on the ground, with a flat copy area of one or two sides to which copy can be applied and is designed to allow for the message or advertising to be changed frequently and easily.

SIGN, COMMUNITY EVENT INFORMATION means a permanent sign of a standard design with a changeable display feature that is used for advertising community events or notices.

SIGN, DIRECTIONAL means a sign designed to guide or direct pedestrians or motorists.

SIGN, ELECTRONIC MESSAGE means a sign that displays text, scrolling text, or characters, through electronically controlled single-color changing lights or digital programming.

SIGN, ELECTION means an event that indicates support for a candidate or, the position on a referendum or plebiscite pursuant to municipal, provincial or federal legislation.

SIGN, FASCIA means any sign painted on or attached to an exterior building wall, or any other permitted structure, running parallel to the face of the building. The copy on the sign identifies or advertises a business, activity, service or product located on the premises or site where the sign is located. Typical fascia signs include painted signs and wall signs.

SIGN, FREESTANDING means a sign that is supported on a permanent, non-moveable structure other than a building. Typical freestanding signs include revolving signs, pylon signs, entrance signs and menu board signs.

SIGN, HOME BUSINESS means a sign installed, erected or displayed to identify a business located on a lot within a residential district and contains only the name of the business on site.

SIGN, IDENTIFICATION means a sign that identifies the name, municipal address, institution, person or activity located within a development. This type of sign contains no advertising.

SIGN, INFLATABLE means an air-inflated sign which is anchored or affixed to the ground or, to the roof of a building.

SIGN, OFFICIAL means a sign required by or erected pursuant to the provisions of federal, provincial or municipal legislation.

SIGN, PORTABLE means a sign that has independent supports and is easily moveable with a flat copy area of one or two sides to which copy can be applied and that is designed to allow for the message or advertising to be changed frequently and easily.

SIGN, PROJECTING means a sign that is attached to an exterior building wall and may extend beyond the face of the building or structure. Typical signs include awning and canopy signs.

SITE means an area of land consisting of one or more abutting lots.

SITE AREA means the total area of a site.

SITE COVERAGE means the total horizontal area of all buildings or structures on a site to the site area. Within this Bylaw, site coverage shall be expressed as a percentage. The calculation of site coverage shall not include steps, eaves, cornices, and similar projections, open courtyards, terraces, patios where these are 1.0m below grade, driveway aisles and at grade parking spaces.

SITE GRADING means any work, operation or activity resulting in a disturbance of the earth. This includes the removal of topsoil or borrow, the stock piling, excavating, trenching, backfilling, filling, land leveling, re-contouring, and grading other than for the purpose of an approved development.

SOLAR COLLECTOR means any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal energy or electric energy.

STATUTORY PLAN means a Municipal Development Plan, an Intermunicipal Development Plan, an Area Structure Plan and an Area Redevelopment Plan approved and adopted by bylaw by the Town.

STOP ORDER means a written notice, issued by the Development Authority, stating

that a development, land use or use of a building is not in accordance with the Land Use Bylaw or a development permit or a subdivision approval. The notice identifies what steps are to be taken to rectify the non-compliance.

STORAGE CONTAINER (SEA CAN) means a rectangular metal container used as an accessory use for storage purposes.

STOREY means that portion of a building that is situated between the top of any floor and the top of the floor next above it. Where there is no floor above, that portion between the top of such floor and the ceiling above it shall be considered a storey but does not include a basement.

STREET means a right-of-way used for a public thoroughfare and designed for the use of vehicular and/or pedestrian traffic but does not include a lane.

STRUCTURAL ALTERATION means any change or addition to the supporting members of a structure, including the foundations, bearing walls, rafters, columns, beams, and girders.

SUBDIVISION means the division of a parcel of Land into one or smaller parcels by a plan of subdivision or other instrument.

SUBDIVISION AUTHORITY means a person or body appointed as a Subdivision Authority in accordance with the Municipal Government Act.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD means the Subdivision and Development Appeal Board established pursuant to the Municipal Government Act.

Use Definitions

SALVAGE YARD means a development (land or building) used for the collection, demolition, dismantling, storage, salvage, recycling or sale of waste materials including scrap metal, vehicles not in operable condition or used parts of motor vehicles machinery, and other discarded materials.

SEASONAL GARDEN CENTRE means a temporary structure, which may or may not include fencing, erected on the site of an existing retail store, for the purpose of selling gardening related goods on a seasonal basis. This definition does not include cannabis retail sales or cannabis production and distribution. *Bylaw 06/18*

SPECIAL CARE FACILITY means development used to provide residential care including meals, sleeping accommodation and incidental care to residents. Typical uses include nursing homes, auxiliary hospitals, respite care facilities and shelters. This does not include a Group Home Major or Minor.

SERVICE STATION means development used for the sale of gasoline, other petroleum products, and a limited range of vehicle parts and accessories. This may

include truck stops and highway service stations but does not include gas bar.

STORAGE FACILITY means a self-contained building or group of buildings, containing lockers available for rent for the storage of personal goods.

SURVEILLANCE SUITE means a temporary modular dwelling used solely to accommodate a person or persons related as family, or an employee, whose function is to provide surveillance, maintenance and/or security for a development. The surveillance suite shall form part of the development with which it is associated and clearly be an accessory use of the site on which it is located. This may include a Tiny home.

T

General Definitions

TEMPORARY DEVELOPMENT PERMIT means a development for which a permit has been issued for a limited period of time.

TOP OF BANK means the top of a water body's valley or ravine. Where a bank is not well defined (i.e. in the case of lakes and wetlands) the top of bank shall be equivalent to the 1:100-year flood plain.

TOWN means the Town of Mundare, a municipal corporation, in the Province of Alberta.

Use Definitions

TEMPORARY OUTDOOR EVENT means a temporary development and associated temporary structures incidental to the principal and permitted use of the site on which they are located. This use shall last no longer than ten (10) consecutive days, including the time needed erect and dismantle any temporary structures. Typical uses in Residential Land Use Districts may include, but are not limited birthday parties, block parties, weddings and other social, cultural, entertainment and worship events. Typical uses in Commercial Land Use Districts may include but are not limited to customer appreciation events, grand openings, sales, farmers markets and other commercial events. Typical uses in Institutional Land Use Districts may include but are not limited to organized sporting events, festivals, carnivals, farmers markets, outdoor church services, and other social, cultural, worship or recreational events.

U^{USEP}

General Definitions

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

Use Definitions

UTILITY SERVICE, MAJOR means development used for public utility infrastructure purposes that are likely to have a major impact on the environment or adjacent uses by virtue of their potential emissions or effects, or their appearance. Typical uses include sanitary landfill sites, sewage treatment plants, sewage lagoons, sludge disposal beds, garbage transfer and compacting stations, power generating stations, cooling plants, district heating plants, incinerators and waste recycling plants.

UTILITY SERVICE, MINOR means development used for public utility infrastructure purposes that are likely to have some impact on the environment or adjacent land uses by virtue of its appearance, noise, size, traffic generation or operational characteristics. Typical uses include snow dumping sites, water treatment plants, telephone exchanges, switching centres, surface reservoirs or storm water lakes, minor pump houses, district energy and/or heating systems and gate stations for natural gas distribution.

V

General Definitions

VARIANCE means the flexibility that may be exercised by the Development Officer to vary the regulations of this Bylaw.

VEHICLE, HEAVY means any vehicle, with or without a load, which exceeds either a length of 12.5m or a maximum gross vehicle weight of 5,500kg. Heavy vehicles do not include recreational vehicles or school buses.

W^{SEP}

General Definitions

WALKWAY means a right of way intended to carry pedestrian and non-motorized traffic only, except that a walkway may be designed for maintenance and emergency vehicle use.

WIND ENERGY CONVERSION SYSTEM (WECS) means the equipment, machinery or structures utilized in connection with the conversion of the kinetic energy available in the wind into mechanical energy. This includes a tower, rotor blades and nacelle.

Use Definitions

WAREHOUSE, DISTRIBUTION AND STORAGE means a single building storage facility in which all storage is indoors with an exterior loading and unloading dock. Exterior storage is not permitted except for licensed vehicles that may be parked for extended periods of time but does not include recreational vehicles. It includes

moving companies, trucking terminals and intermodal transfer areas.

WAREHOUSE SALES means development used for the wholesale or retail sale of a limited range of bulk goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This land use includes developments where principal goods being sold are such bulky items as furniture, carpet, major appliances and building materials. This land use does not include Flea Markets or developments used for the retail sale of food or a broad range of goods for personal or household use.

WECS, MICRO means a turbine that has a manufacturer's maximum rated output of less than 10kW or less and is intended for on-site purposes only. A WECS, micro is a permitted use in any land use district.

Y

General Definitions

YARD means a part of a site unoccupied by any portion of a building or structure over 0.6m (2.0ft) in height, except for projections and accessory developments specifically permitted in this Bylaw. A yard may contain a fence.