

PART II - INTERPRETATION AND DEFINITIONS

Section 1 - Interpretation

- (1) Where a word is used in the singular, such word may also mean plural.
- (2) In cases of arithmetic differences between metric and imperial units of measure, metric measures shall prevail.
- (3) A Development Officer may determine whether or not a specific use of land or a building that is not provided for in the Bylaw with respect to any district is similar to another use of land or a building that is included in the list of uses for that district. Any such similar use shall be considered a discretionary use.

Section 2 - Zoning District Boundaries

- (1) The boundaries on the Zoning Maps, shall be interpreted as follows:
 - (a) Where a boundary follows a public roadway, lane, railway, pipeline, power line or utility right-of-way or easement, it follows the centre line, unless otherwise clearly indicated.
 - (b) Where a boundary is shown as approximately following the City boundary, it follows the City boundary.
 - (c) Where a boundary is shown as approximately following the edge or shorelines of any river, lake, creek, or other water body, it follows such lines, and in the event of change of such edge or shorelines, it moves with it.
 - (d) Where a boundary is shown as approximately following a lot line, it follows the lot line.
 - (e) In circumstances not covered above, the location of the boundary shall be determined by any dimensions set out in this Bylaw and by measurement of the Zoning Maps.
- (2) Where the application of the above interpretations does not determine the exact location of a boundary, a Development Officer shall fix the boundary in doubt or in dispute in a manner consistent with the provisions of this Bylaw and with the degree of detail as to measurements and directions as circumstances require.
- (3) After a Development Officer has fixed a boundary, the portion of the boundary fixed shall not be altered except by an amendment to this Bylaw.
- (4) A Development Officer shall maintain a record of decisions with respect to boundaries.

Section 3 - Definitions

- (1) General Definitions
 - (1) Terms and words in this Bylaw that are defined in the Municipal Act have the meaning expressed in that Act. Whenever the singular, masculine or feminine is used in this bylaw it shall be considered as if plural, feminine or masculine has

been used where the context of the bylaw so requires. Other terms and words, unless the context requires otherwise, are defined in this section:

(2) Use Class Definitions

- a) Use Class Categories group uses with common functional or physical impact characteristics.
- b) The Use Classes of this Section are used to define the range of uses that are permitted or discretionary within the various Land Use Districts of this Bylaw.
- c) The following guidelines shall be applied in interpreting the Use Class definitions:

The typical uses that may be listed in the definitions are not intended to be exclusive or restrictive. Reference should be made to the definition of the Use Class in determining whether or not a use is included within a particular Use Class;

Where a specific use does not conform to the wording of any Use Class definition or generally conforms to the wording of two or more Use Class definitions, the Development Officer may, in his discretion, deem that the use conforms to and is included in that Use Class which he considers to be the most appropriate in character and purpose. In such a case, the use shall be considered a Discretionary Use, whether or not the Use Class is listed as Permitted or Discretionary within the applicable District; and

The Use Class headings such as Residential or Commercial do not mean that the Use Classes listed under these headings are permitted only in Residential or Commercial Districts of this Bylaw. Reference must be made to the lists of Permitted and Discretionary Use Classes within each District.

Abut or 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 means, when used to describe a use or building, a use or building naturally or normally incidental, subordinate, and exclusively devoted to the principal use or building, and located on the same lot or site;

Act or Municipal Act, means the Municipal Act, (R.S.Y. 2002) as amended.

Adult Mini-Theatre means an establishment or any part thereof, where, for any form of consideration, live entertainment, motion pictures, video tapes, video discs, slides or similar electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are shown as a principal use, or are shown as an accessory use to some other business activity which is conducted on the premises, and where individual viewing areas or booths have a seating capacity of 10 persons or less.

Aircraft Sales/Rentals means development used for the sale, charter or rental of aircraft together with incidental maintenance services, and the sale of parts and accessories.

Alcohol Sales, Major means development use for the retail sales of any and all types of alcoholic beverages to the public where the floor area for the individual business premises is greater than 275 m² (2960.17 sq.ft.). This Use Class may include retail sales of related products such as soft drinks and snack foods.

Alcohol Sales, Minor means development used for the retail sale of any and all types of alcoholic beverages to the public. This Use Class may include retail sales of related products such as soft drinks and snack foods. The maximum floor area for this Use Class shall be no more than 275 m² (2,960.17 sq. ft.) per individual business premises.

Amateur Radio Antenna and Support Structure means an installation consisting of an antenna or antenna array, mounted on a metal tower or support structure, designed for the purpose of the reception and transmission of radio signals by private, federally licensed amateur radio operations:

Amenity Area means:

- a) With respect to Residential use Classes, 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, subject to the regulations of this Bylaw; and
- b) With respect to non-residential Use Classes, space provided for the active or passive recreation and enjoyment of the public, during the hours that the development is open to the public, which shall be owned and maintained by the owners of the development, subject to the regulations of this Bylaw.

Amenity Area, Private Outdoor means required open space provided and designed for the active or passive recreation and enjoyment of the residents of a particular Dwelling and which is immediately adjacent to and directly accessible from the Dwelling it is to serve;

Amusement Establishments, Major means development-providing facilities within any building, room or area having three or more table games or electronic games played by patrons for entertainment. This Use Class does not include Carnivals, Circuses, Indoor Participant Recreation Services, Adult Mini-Theatres, or Casinos and Other Gaming Establishments.

Amusement Establishments, Minor means development-providing facilities within any building, room or area having two or less table games or electronic games played by patrons for entertainment. This Use Class does not include Carnivals, Circuses, Indoor Participant Recreation Services, Adult Mini-Theatres, or Casinos and Other Gaming Establishments.

Amusement Establishments, Outdoors means permanent development providing facilities for entertainment and amusement activities that primarily take place out-of-doors, where patrons are primarily participants. This Use Class does not include Drive-in Motion Picture Theatres, Carnivals or Circuses. Typical uses include amusement parks, go-cart tracks and miniature golf establishments.

Animal Hospitals and Shelters means development used for the temporary accommodation and care of impoundment of small animals within an enclosed building. This Use Class does not include Small Animal Breeding and Boarding.

Apartment Hotels means development consisting of Dwellings contained within a building or a part of a building having a principal common entrance, in which the Dwellings are suitable for use by the same person or group of persons for more than five consecutive days; there are cooking facilities within each Dwelling; the Dwellings are furnished including dishes and linen; and either maid service, telephone service, or desk service is provided. Apartment Hotels shall not contain Commercial Uses, unless such uses are a Permitted or Discretionary Use in the District where the Apartment Hotel is located.

Apartment Housing means development consisting of three or more Dwellings contained within a building in which the Dwellings are arranged in any horizontal or vertical configuration and which does not conform to the definition of any other Residential Use Class.

Auctioneering Establishments means development specifically intended for the auctioning of goods and equipment, including Temporary Storage of such goods and equipment. This Use Class does not include Flea Markets.

Automotive and Equipment Repair Shops means development used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles and similar vehicles or the sale, installation or servicing of related accessories and parts. This Use Class includes transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops. This Use Class does not include body repair and paint shops.

Automotive and Minor Recreation Vehicle Sales/Rentals means development used for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services and sale of parts. This Use Class includes automobile dealerships, car rental agencies and motorcycle dealerships. This Use Class does not include dealerships for the sale of trucks with a gross vehicle weight rating of 4000 kg (8,818.5 lbs.) or greater, or the sale of motor homes with a gross vehicle weight rating greater than 6000 kg (13,227.7 lbs.) or a length of more than 6.7 m (22.0 ft.).

Bachelor Suite means a Dwelling in which the sleeping and living areas are combined and which, in the opinion of the Development Officer, is not reasonably capable of being developed as a unit containing one or more bedrooms;

Basement means the portion of a building or structure which is wholly or partially below grade, having above grade no more than 1.85 m (6.07 ft.) of its clear height which lies below the finished level of the floor directly above;

Bed and Breakfast Operation means an owner-occupied residence with up to three (3) guest rooms used for temporary overnight accommodation of the traveling public and may include limited food service to the guests and shall require approval of the Health Officer, as defined in the Yukon Public Health Act or any person appointed by Council as the Health Officer.

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

Blank Walls means exterior walls containing no windows, doors or other similar openings;

Boarding and Lodging Houses means a development consisting of a building containing Sleeping Units, which may be in addition to a Dwelling, where lodging or sleeping accommodation with or without meals is provided for remuneration. This Use Class does not include Group Homes, or Fraternity and Sorority Housing. Typical uses include student co-operative housing and lodges for Senior Citizens.

Broadcasting and Motion Picture Studios means development used for the production and/or broadcasting of audio and visual programming typically associated with radio, television and motion picture studios.

Business Support Services means development used to provide support services to businesses which are characterized by one or more of the following features; the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, the provision of office maintenance or custodial services, the provision of office security and the sale, rental, repair or services of office equipment, furniture and machines. Typical uses include printing establishments, film processing establishments, janitorial firms and office equipment sale and repair establishments.

Carnivals means temporary development providing a variety of shows, games and amusement rides, for a period of less than 30 days, in which the patrons take part.

Casinos and Other Gaming Establishments means development-providing facilities for patrons to participate in gaming opportunities as the principal use. Typical uses include Casinos and Bingos. This Use Class does not include Major and Minor Amusement Establishments or other Use Classes where a Bingo or Casino occurs on an infrequent basis as an accessory use to another principal use.

Cemeteries 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: crematories, cinerariums, columbariums, and mausoleums. Typical uses in this class include memorial parks, burial grounds and gardens of remembrance.

Child Care Services means development intended to provide care, educational activities and supervision for groups of 7 or more children under 13 years of age during the day or evening, but does not include overnight accommodation, and is intended to be operated for at least 12 consecutive weeks each year. This Use Class included daycare centres, out-of-school care centres, drop-in centres and nursery schools.

City Engineer means the Public Works Superintendent or any other persons designated by resolution of Council as the City Engineer for the City of Dawson;

City means the Town of the City of Dawson;

Commercial Schools means development used for training and instruction in a specific trade, skill or service for the financial gain of the individual or company owning the school. This Use Class does not include schools defined as Public Education or Private Education. Typical uses include secretarial, business, hairdressing, beauty culture, and dancing or music schools.

Community means, when used with respect to Housing, that the Housing is located on a site either owner by, or under long-term lease to, the Canada Mortgage and Housing Corporation, the Yukon Housing Corporation or the City of Dawson to provide Housing under a social housing program;

Community Recreation Services means development for recreational, social or multi purpose use without fixed seats and an occupancy capacity of less than 500 persons, primarily intended for local community purposes. Typical uses include community halls, community centres, and community league buildings operated by a local residents' organization.

Contractor Services, General means development used for the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas shall be accessory to the principal General Contractor Services Use only. This Use Class does not include Professional, Financial and Office Support Services.

Contractor Services, 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 accessory manufacturing activities or fleet storage of more than four vehicles.

Convenience Vehicle Rentals means development use for the rental of new or used automobiles and light trucks with a gross vehicle weight rating or 4000 kg (8,818.5 lbs.) or less. This Use Class includes those establishments that are not strictly office in nature, but include, as an integral part of the operation, minor vehicle servicing, storing, fueling or car washing facilities. This Use Class does not include Professional, Financial and Office Support Services, Fleet Services or establishments for the rental of trailers.

Conversion means a change in use of land or a building or an act done in relation to land or a building that results, or is likely to result, in a change in the use of such land or building without involving major structural alterations;

Council means the Council of the Municipal Corporation of the Town of the City of Dawson.

Coverage, Site means the total horizontal area of all buildings or structures on a site which are located at or higher than 1.0 m (3.28 ft.) above grade, including accessory buildings or structures, calculated by perpendicular projection onto a horizontal plane from one point located at an infinite distance above all buildings and structures on the site. This definition shall not include:

- a) Steps, eaves, cornices, and similar projections;
- b) Driveways, aisles and parking lots unless they are part of a parking garage which extends 1.0 m (3.28 ft.) or more above grade; or
- c) Enclosed inner and outer courts, terraces and patios where these are less than 1.0 m (3.28 ft.) above grade.

Cremation and Interment Services means development used for the purification and reduction of the human body by heat and keeping of human bodies, other than in Cemeteries. Typical uses include crematories, mausoleums, cinerariums or columbariums.

Custom Manufacturing Establishments means development used for small-scale on-site production of goods by hand manufacturing, primarily involving the use of hand tools and provided such developments have fewer than five production employees. Typical uses include jewelry, toy and musical instrument manufacturing, gunsmiths, and pottery and sculpture studios.

Detention and Correction Services means development for the purpose of holding or confining, and treating or rehabilitating persons. Typical uses include prisons, mental institutions, and jails; remand centres, asylum and correction centres.

Development means:

- a) Excavating, filling, stockpiling or clearing of a site; or
- b) A foundation, a building or an addition to, or replacement, or demolition, or repair of a building and the construction or placing in, on, over, or under land of any of them; or
- c) A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or
- d) A change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in an increase in the intensity of use of the land or building.
- e) In the Historic Townsite, a change to the exterior of a building or structure.

Discretionary Uses means those uses of land, buildings or structures for which permits may be issued only at the discretion of the Development Officer.

District means a specific group of listed Use Classes and Development Regulations that regulate the use and development of land within specific geographic areas of the City. The Use Classes and Development Regulations are contained in this Bylaw, while the geographic areas to which they apply are shown on the Land Use District Maps.

Double Fronting Site means a site which abuts two public roadways, except lanes which are parallel or nearly parallel in the vicinity of the site;

Drive-in Food Services means development used for eating and drinking which offer a limited menu produced in a manner that allows rapid customer services and include one or more of the following features: car attendant services; drive-through food pickup services; or parking primarily intended for the on-site consumption of food within a motor vehicle.

Duplex Housing means development consisting of a building containing only two Dwellings, with one Dwelling placed over or beside the other in whole or in part with individual and separate access to each Dwelling. This type of development shall be designed and constructed as two Dwellings at the time of initial construction of the building. This Use Class does not include Secondary Suites.

Dwelling means one or more self-contained rooms provided with sleeping and cooking facilities, intended for domestic use, and used or intended to be used permanently or

semi-permanently as a residence for a Household and either up to two lodgers, roomers, or boarders; or three foster children;

Dwelling, Family Oriented, means a Dwelling suitable as a residence for a household with children and meeting the following criteria;

- a) The Dwelling has two bedrooms or more;
- b) The Dwelling has individual and private access to grade, except that in the case of Stacked Row Housing access to Dwellings above the first storey may be shared by two Dwellings; and in the case of Apartment Housing, access to Dwellings above the first storey may be shared, provided that entrances to not more than six Dwellings are located on any one storey or landing; and
- c) The Dwelling has direct access to a Private Outdoor Amenity Area.

Eating and Drinking Establishments, Major means development where prepared food and beverages are offered for sale to the public from establishments which are characterized by one or more of the following features: the provision of theatre, dancing or cabaret entertainment; facilities primarily intended for the on-premise catering of food to large groups; and facilities primarily intended for the provision and consumption of alcoholic beverages which have a seating capacity for 100 or more persons. Typical uses include beverage rooms, cocktail lounge, cabarets, nightclubs, theatre restaurants and banquet facilities.

Eating and Drinking Establishments, Minor means development where prepared food and beverages are offered for sale to the public, for consumption within the premises or off the site. This Use Class includes neighbourhood pubs, licensed restaurants, cafes, delicatessens, tearooms, lunchrooms, refreshment stands and take-out restaurants. This Use Class does not include Drive-in Food Services, Mobile Catering Food Services, or Major Eating and Drinking Establishments.

Equipment Rentals means development used for the rental of tools, appliances, recreation craft, office machine, furniture, light construction equipment, or similar items. This Use Class does not include the rental of motor vehicles or industrial equipment.

Essential Utility Services means development that is part of the infrastructure of a principal utility and may include regulating stations, pumping stations, electrical power transformers, underground water reservoirs and wells.

Exhibition and Convention Facilities means a development which is owned and managed by a public authority or non-profit agency and provides permanent facilities for meetings, seminars and conventions; product and trade fairs; circuses; and other exhibitions. Typical uses include exhibition grounds and convention centres.

Extended Medical Treatment Services means development providing room, board, and surgical or other medical treatment for the sick, injured or infirm including outpatient services and accessory staff residences. Typical uses include hospitals, sanitariums, nursing homes, convalescent homes, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

Extensive Agricultural Development means a system of tillage including the associated clearing of land for agricultural production purposes, which depends upon large areas of

land for the raising of crops. Extensive agricultural uses include buildings and other structures incidental to farming as well as farm related uses. Extensive agriculture development does not include the off-site removal and export of logs or trees.

Extensive Livestock Development means a farming operation involving the rearing of livestock either in conjunction with or separate from an extensive agricultural development, where the density of animals on the subject lot is less than that of an intensive livestock development.

Flea Market shall mean development used for the sale of new or used goods by multiple vendors renting tables and/or space in an enclosed building. Vendors may vary from day to day, although the general layout of space to be rented remains the same. The goods sold are generally household items, tools, electronic equipment, food products or concessions, plants, clothing and furniture. Such operations are usually conducted on weekends and holidays only. This Use Class does not include Major or Minor Secondhand Stores.

Fleet Services means development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease. This Use Class includes ambulance services, taxi services, bus lines, and messenger and courier services. This Use Class does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3000 kg (6,613.87 lbs.).

Floor Area Ratio means the numerical value of the gross floor area of the building or structure located upon a lot or building site, excluding: (a) basement areas used exclusively for storage or service to the building, (b) parking areas below grade, (c) walkways required by the Development Officer, and (d) floor areas devoted exclusively to mechanical or electrical equipment servicing the development, divided by the area of the site;

Floor Area, Gross means the total floor area of the building or structure, contained within the outside surface of the exterior and basement walls, provided that in the case of a wall containing windows, the glazing line of windows may be used;

Foster Homes means development consisting of the use of a Permitted or Discretionary Dwelling for more than three foster children.

Fraternity and Sorority Housing means development consisting of a building used for social or cultural purposes, which may include Sleeping Units all provided and maintained by a national or local student society formed chiefly for social or cultural purposes.

Frontage means, where used with reference to residential development, the lineal distance measured along the Front Lot Line; and where used with reference to non-residential development, the length of the property line of any side of separate business development which is parallel to, and abuts, a public roadway, not including a lane, which is directly accessible from the development. The frontage of an individual business premise in a multiple occupancy business development shall be considered as the total width of the bays occupied by that business which have exposure parallel to any frontage of the multiple occupancy business development;

Funeral Services means development used for the preparation of the dead for burial or cremation, and the holding of Funeral Services. This Use Class includes funeral homes

and undertaking establishments. This Use Class does not include Cremation and Interment Services.

Garage means an accessory building, or part of a principal building designed and used primarily for the storage of motor vehicles and includes a carport;

Garage Suite means a residential dwelling unit above an accessory building that is used as a garage.

Garage Suite means development consisting of a self-contained Dwelling located above a rear-detached garage that is accessory to Single Detached Housing. A Garage Suite has cooking, food preparation, sleeping and bathing facilities that are separate from those of the principal Dwelling located on the lot. For the purpose of this Clause, "cooking facilities" include any stove, hotplate, oven, microwave oven, toaster oven or electric griddle, as well as any wiring or piping containing the energy or power source for such facilities. A Garage Suite has an entrance separate from the entrance to the rear-detached garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Secondary Suites.

Gas Bars means development used for the retail sale of gasoline, other petroleum products, and incidental auto accessories. This Use Class does not include Minor and Major Service Stations.

General Industrial Type I means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of a Development Officer, there is significant risk of interfering with the safety and amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered a General Industrial Type I.

General Industrial Type II means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance factor such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the safety and amenity of adjacent or nearby sites, because of the nature of the site materials or processes, cannot be successfully mitigated, shall be considered a General Industrial Type III.

General Industrial Type III means those developments that may have a significant detrimental effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.

In determining the significant of a detrimental effect of nuisance factors, the following criteria shall be considered:

- (1) The expected magnitude and consequence of the effect or nuisance.
- (2) The expected extent, frequency and duration of exposure to the effect or nuisance.
- (3) The use and sensitivity of adjacent or nearby sites relative to the effect or nuisance.

- (4) The conclusions of an Environmental Impact Assessment, if applicable.
- (5) Adherence to relevant Territorial or Federal environmental legislation or widely recognized performance standards.
- (6) The reliability and record of the proposed methods, equipment and techniques in controlling or mitigating detrimental effects or nuisances.

General Industrial Uses means development used principally for one or more of the following activities:

- a) The processing of raw materials;
- b) The manufacturing or assembling of semi-finished or finished goods, products or equipment;
- c) The cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in Non-Industrial Districts;
- d) The storage or transshipping of materials, goods and equipment;
- e) The distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for the direct use or to General Retail Stores or other sales Use Classes defined in this Bylaw for resale to individual customers; or
- f) The training of personnel in General Industrial operations.

Any indoor display, office, technical or administrative support areas or any retail sale operations shall be accessory to the General Industrial Use activities identified above. The floor area devoted to such accessory activities shall not exceed 33 percent of the total gross floor area of the building(s) devoted to the General Industrial use, except that this restriction shall not apply where a significant portion of the industrial activity naturally and normally takes place out of doors.

This Use Class includes vehicle body repair and paint shops. This Use Class does not include Major Impact Utility Services and Minor Impact Utility Services or the preparation of food and beverages for direct sale to the public.

Government Services means development providing municipal, provincial or federal Government Services directly to the public. This Use Class does not include Protective and Emergency Services, Detention and Correction Services, Minor or Major Impact Utility Services, and Public Education Services. Typical uses include taxation offices, courthouses, postal distribution offices, manpower and employment offices, social service offices and airport services.

Grade means the average level of finished grade calculated at the perimeter of a site, as determined by the Development Officer;

Greenhouses and Plant Nurseries means development used primarily for the raising, storage and sale of bedding, household and ornamental plants.

Group Home means development consisting of the use of a building as a facility which is recognized, authorized, licensed or certified by a public authority as a social care facility intended to provide room and board for seven residents or more, excluding staff, for foster children or disabled persons, or for persons with physical, mental, social or behavioral problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the development shall be primary with the occupants living together as a single housekeeping group and using cooking facilities shared in common. The Use Class does not include Extended Medical Treatment Services such as drug and alcohol addiction treatment centres. A typical use is a "half way house" of seven residents or more, excluding staff.

General Industrial Uses means development used principally for one or more of the following activities:

- a) The processing of raw materials;
- b) The manufacturing or assembling of semi-finished or finished goods, products or equipment;
- c) The cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in Non-Industrial Districts;
- d) The storage or transshipping of materials, goods and equipment;
- e) The distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for the direct use or to General Retail Stores or other sales Use Classes defined in this Bylaw for resale to individual customers;
or
- f) The training of personnel in General Industrial operations.

Any indoor display, office, technical or administrative support areas or any retail sale operations shall be accessory to the General Industrial Use activities identified above. The floor area devoted to such accessory activities shall not exceed 33 percent of the total gross floor area of the building(s) devoted to the General Industrial use, except that this restriction shall not apply where a significant portion of the industrial activity naturally and normally takes place out of doors.

This Use Class includes vehicle body repair and paint shops. This Use Class does not include Major Impact Utility Services and Minor Impact Utility Services or the preparation of food and beverages for direct sale to the public.

Habitable Room means any room in a Dwelling other than a Non-habitable Room;

Health Services means development used for the provision of physical and mental Health Services on an outpatient basis. Services may be of a preventative, diagnostic,

treatment, therapeutic, rehabilitative or counseling nature. Typical uses include medical and dental offices, health clinics and counseling services.

Height means, when used with reference to a building or structure, the vertical distance between the horizontal plane through grade and a horizontal plane through the highest point of the roof in the case of a building with a flat roof or a sloped roof.

Heliport means a federally licensed helicopter landing pad, refueling, and maintenance and storage facility.

Heritage Management Area means a specific geographic area within the City inside which specific additional heritage management guidelines and/or design guidelines apply to any development as provided by this Bylaw and any amendments. The geographic areas are shown on maps appended to this bylaw and that form a part of this bylaw.

"Historic Townsite" means the combined area of the Downtown Heritage Management Area and the Residential Heritage Management Area as defined by the Official Community Plan and the maps appended to this bylaw and that form a part of this bylaw.

Home Occupation, Major means development consisting of the use of an approved Dwelling or accessory building by a resident of that Dwelling for one or more business(es) which business(es) may generate more than one (1) business associated visit per day. The business use must be secondary to the residential use of the building and shall not change the residential character of the Dwelling and/or accessory building. A non-resident may use the Dwelling as a workplace. This Use Class includes Bed and Breakfast operations but does not include General Retail Sales.

Home Occupation, Minor means development consisting of the use of an approved Dwelling or accessory building by a resident of that Dwelling for one or more business(es) which business(es) shall not require more than one (1) business associated visit per day at the Dwelling. The business must be secondary to the residential use of the building and no aspects of the business operations shall be detectable from outside the property. The Dwelling shall not be used as a workplace for non-resident employees of the business. This Use Class does not include General Retail.

Hotels means development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor and are not equipped with individual kitchen facilities. Hotels may include accessory Eating and Drinking Establishments, meeting rooms, and Personal Services Shops.

Household means:

- a) A person; or
- b) Two or more persons related by blood, marriage or adoption; or
- c) A group of not more than three persons who are not related by blood, marriage, or adoption; or

- d) A combination of (b) and (c) provided that the total of the combination does not exceed three;

all living together as a single housekeeping group and using cooking facilities shared in common. A household may also include bona fide servants;

Household Repair Services means development used for the provision of repair services to goods, equipment and appliances normally found within the home. This Use Class includes radio, television and appliance repair shops, furniture refinishing and upholstery shops. This Use Class does not include Personal Service Shops.

Indoor Participant Recreation Services means development-providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis. Typical uses include athletic clubs; health and fitness clubs; curling, roller-skating and hockey rinks; swimming pools; rifle and pistol ranges, bowling alleys and racquet clubs.

Intensive Agriculture Use means a commercial agricultural operation other than intensive livestock development that, due to the nature of the operation requires smaller tracts of land. Without restricting the generality of the foregoing, this shall include nurseries, greenhouses, market gardens, aquaculture, apiaries, tree farms and specialty crops.

Intensive Livestock Development means any livestock confinement facility which is capable of confining livestock in an enclosure or building, for the purposes of rearing or feeding, at a density greater than 2 animal units per hectare (0.8 animal units per acre) on a parcel of land used for agricultural purposes.

Interior Site means any site other than a corner site;

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 and ornamental plantings;
- b) Decorative hard surfacing elements such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and
- c) Architectural elements such as decorative fencing, walls and sculpture.

These elements shall be placed in such a way that the positive visual changes in texture and colour are achieved.

Land Use Compliance Certificate "Compliance Certificate" means a document which may be issued by a Development Officer, upon request and upon payment of the required fees, indicating that a building(s) located on a site is (are) located in accordance with the Yard regulations of this Bylaw and/or the Yards specified in Development Permits which may have been issued for the site. A Compliance Certificate shall not operate as a Development Permit nor shall it approve any variance to the yard regulations of this Bylaw not previously approved;

Lane means a public thoroughfare not over nine metres (9 m) in width that affords only a secondary means of access to a lot.

Limited Group Home means development consisting of the use of a building as a facility which is recognized, authorized, licensed or certified by a public authority as a social care facility intended to provide room and board for six residents or less, exclusive of staff, for foster children or disabled persons, or for persons with physical, mental, social or behavioral problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the development shall be primary, with the occupants living together as a single housekeeping group and using cooking facilities shared in common. This Use Class does not include Extended Medical Treatment Services such as drug and alcohol addiction treatment centres. A typical use is a "half way house" of six residents or less, excluding staff.

Linked Housing means development consisting of Row Housing where each Dwelling is joined to the adjacent Dwelling by a wall which is a party wall between habitable rooms, but which is common with the basement, garage, carport, entryway, or enclosed patio of the adjoining Dwelling.

Livestock means cattle, swine, poultry, sheep, goats, horses, llamas, ostriches, fish, game, fur bearing animals and similar animals.

Living Room means any room in a Dwelling used for the common social activities of the occupants, and designed for general living, whether or not combined with specific activities such as dining, food preparation, or sleeping. Unless provided in such combination, a kitchen or dining room is not a Living Room;

Lot, Corner means:

- a) A lot located at the intersection of two public roadways, other than lanes; or
- b) A lot located abutting a public roadway, other than a lane that changes direction at any point where it abuts the lot;

Provided that in both cases the lot shall not be considered a Corner Lot where the contained angle formed by the intersection or change of direction is an angle of more than 135 degrees. In the case of a curved corner, the angle shall be determined by the lines tangent to the property line abutting the public roadways, provided the roadway is not a lane, at the point which is the extremity of that property line.

In the case of a curved corner, the point which is the actual corner of the lot shall be that point on the property line abutting the public roadway, provided the roadway is not a lane, which is nearest to the point of intersection of the tangent lines;

Lot Line, Front 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 Line is the shorter of the property lines abutting a public roadway, other than a lane. In the case of a Corner Lot formed by a curved corner, the Front Lot Line shall be the shorter of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line;

Lot Line, Rear means either the property line of a lot which is furthest from the opposite the Front Lot Line, or, where there is no such property line, the point of intersection of any property lines other than a Front Lot Line which is furthest from and opposite the Front Lot Line;

Lot Line, Side means the property line of a lot other than a Front Lot Line or Rear Lot Line;

Major alteration means a proposed change to a front porch, front-facing windows or doors, a change in the size of a window or door opening, an accessory building that is clearly visible from the street, an addition that is larger than a rear porch, or anything else that will affect the appearance of the building in a significant manner.

Minor alteration means a proposed change to a rear or side deck or porch; rear or side windows, a ramp, a backyard shed or other rear accessory building, a proposed sign; or something else of this scale

Mobile Catering Food Services means development using a fleet of three or more vehicles for the delivery and sale of food to the public.

Mobile Home Lot means the space allotted for the installation of one Mobile Home in any Mobile Home Park or Mobile Home Subdivision;

Mobile Home means development consisting of transportable Single Detached Unit Housing which is suitable for permanent occupancy, designed to be transported on its own wheels, and which is, upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as placement on foundation supports and connection to utilities.

Mobile Home Park means a parcel of land under one title which has been divided into Mobile Home Lots;

Mobile Home Subdivisions means an areas designated under this Bylaw and subdivided by a registered plan into individual lots of Mobile Homes;

Modular Home means a manufactured home that is assembled offsite that meets the Canadian Building Code.

Motels means development used for the provision of rooms or suites for temporary lodging or light housekeeping, where each room or suite has its own exterior access. Motels may include accessory Eating and Drinking Establishments and Personal Service Shops.

Natural Resource Development means development for the on-site removal, extraction, and primary processing of raw materials found on or under the site, or accessible from the site. Typical uses in this class include placer mining, gravel pits, sandpits, clay pits, and stripping of topsoil. This User Class does not include the processing of raw materials transported to the site.

Natural Science Exhibits means development for the preservation, confinement, exhibition or viewing of plants, animals and other objects in nature. Typical uses include zoos, botanical gardens, arboreta, planetarium, aviaries and aquaria.

Non-habitable Room means a space in a Dwelling providing a service function and not intended primarily for human occupancy, including bathrooms, entryways, corridors, or storage areas;

Outdoor Participant Recreation Services means development providing facilities that are available to the public at large for sports and active recreation conducted outdoors. This Use Class does not include Community Recreation Services, Spectator Sports Establishments and Outdoor Amusement Establishments. Typical uses include golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, outdoor swimming pools, bowling greens, riding stables and fitness trails.

Overlay means additional regulations superimposed on specific areas of the Land Use District Map, which supersede or add to the regulations of the underlying Land Use Districts;

Parking Garage means an accessory building or structure, or any portion of a principal building or structure, containing communal parking spaces used for the parking or Temporary Storage of motor vehicles, and which may include facilities for repairing or servicing such vehicles where such are permitted or discretionary in this Bylaw;

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. Typical uses include surface parking lots and parking structures located above or below grade.

Party Wall means either:

- a) A wall erected at, or upon, a line separating two parcels of land, each of which is, or is capable of being, a separate legal parcel; or
- b) A wall separating two Dwellings, each of which is, or is capable of being, a separate legal parcel.

Pedestrian Way means a right-of-way primarily intended for pedestrian traffic, located at, above or below grade that may or may not connect or pass through buildings;

Personal Service Shops means development used for the provision of personal services to an individual that are related to the care and appearance of the body, or the cleaning and repair of personal effects. This Use Class includes barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, and dry cleaning establishments and laundromats. This Use Class does not include Health Services.

Principal Building means the larger of two or more buildings on the same lot within which the permitted or discretionary use takes place.

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

Private Education Services means 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 as a home occupation. This Use Class includes dormitory and accessory buildings. This Use Class does not include Commercial Schools.

Professional Offices means development primarily used for the provision of professional services. Typical uses include the offices of lawyers, accountants, engineers, architects, doctors, dentists and chiropractors.

Professional, Financial and Office Services means development primarily used for the provision of professional, management, administrative, consulting, and financial services, but does not include Health Services or Government Services. Typical uses include the offices of lawyers, accountants, engineers, and architects; office for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices and similar financial uses.

Protective and Emergency Services means development that is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of emergency development that is necessary for the local distribution of utility services. Typical uses include police stations, fire stations and ancillary training facilities.

Public Education Services means development which is publicly supported or subsidized involving public assembly for educational, training or instruction purposes, and includes the administration offices required for the provision of such services on the same site. This Use Class includes public and separate schools, community colleges, universities, and technical and vocational schools, and their administrative offices. This Use Class does not include Private Education Services and Commercial Schools.

Public Libraries and Cultural Exhibits means development 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 development for the collection, preservation and public exhibition of works or objects of historical, scientific and artistic value. Typical uses include libraries, museums and art galleries.

Public Park means development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and man-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of Public Parkland, whether or not such Recreational Facilities are publicly operated by other organizations pursuant to arrangements with the public authority owning the park. Typical uses include tot lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds and water features.

Rapid Drive-Through Vehicle Services means development providing rapid cleaning, lubrication, maintenance or repair services to motor vehicles, where the customer typically remains within his vehicle or waits on the premises. Typical uses include automatic or coin operated car washes, rapid lubrication shops, or specialty repair establishments.

Recycled Materials Drop-off Centre means a municipally operated development used for the collection and temporary storage of recyclable materials. Recyclable materials includes, but is not limited to, cardboard, plastics, paper, metal and similar household goods. Recyclable material left at the Drop-off Centre shall be periodically removed

and taken to larger, permanent recycling operations for final recycling. These Drop-off Centres are intended to operate out of doors within a fenced compound. This Use Class does not include Recycling Depots.

Recycling Depots means 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. Such establishments shall not have more than four vehicles for the pick-up and delivery of goods. This Use Class does not include Recycled Materials Drop-off Centres.

Religious Assembly means development used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries. This Use Class does not include Private Education services, Public Education Services, and Commercial Schools, even as accessory uses.

Residential Sales Centre means a permanent or temporary building or structure used for a limited period of time for the purpose of marketing residential land or buildings.

Residential Security Unit means development used as an on-site residential unit intended for habitation by on-duty security personnel at a mini-storage facility, that being used for the rental of small compartmentalized indoor storage units to the general public. While a mini-storage facility shall be considered as a General Industrial Use, any ancillary Residential Security Unit shall be considered separately under this Use Class definition, and not as a General Industrial Use. A Residential Security Unit may be developed as an integral component of the principal storage facility or may be developed in a separate structure on-site. Such General Development Regulations of this Bylaw may be deemed to apply to this Use Class as are considered appropriate in the opinion of the Development Officer.

Residential Security Unit means a residence which is secondary to a principle industrial or commercial use on the lot and:

- (a) Is used solely by the owner, manager, or caretaker of the premises on which the dwelling is located; and
- (b) Only one dwelling unit to a maximum size of 70 m² (754 ft²) is permitted; and
- (c) The dwelling unit is located on the same lot as the principal structure; and
- (d) The principal structure is constructed and operational prior to the construction of the residential unit.

Retail Stores, Convenience means development used for the retail sale of those goods required by area residents or employees on a day-to-day basis, from business premises which do not exceed 275 m² (2,960.07 sq.ft.) in gross floor area. Typical uses include small food stores, drug stores, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware, printed matter or video sales and rentals.

Retail Stores, General means development used for the retail sale of groceries, beverages, household goods, furniture and appliances, hardware, printed matter,

confectionery, tobacco, pharmaceutical and personal care items, automotive parts and accessories, video sales and rentals, office equipment, stationery and similar goods from within an enclosed building. Minor public services, such as postal services and film processing depots, are permitted within General Retail Stores. This Use Class includes Retail Stores, Convenience, and excludes Warehouse Sales. Retail Stores, General does not include developments used for the sale of gasoline, heavy agricultural and industrial equipment, alcoholic beverages, or second hand goods.

Row Housing means development consisting of a building containing a row of three or more Dwellings joined in whole or in part at the side only with no Dwelling being placed over another in whole or in part. Each Dwelling shall be separated from the one adjoining, where they are adjoining, by a vertical party wall that is insulated against sound transmission. Adjoining rooms may or may not be Habitable Rooms. Each Dwelling shall have separate, individual, and direct access to grade. This Use Class includes Linked Housing.

Satellite Signal Receiving Antenna means an antenna used for the purpose of receiving television and radio broadcasts transmitted by satellite. Such an antenna (also referred to as a "satellite dish") is usually circular in shape, concave on the receiving side, and may be fixed or rotatable so that it is capable of tracking more than one satellite. This definition does not include an amateur radio, citizens' band or any other type of antenna, and does not include dishes under one metre (3.28 ft.) in diameter;

Secondary Suite means development consisting of a self-contained Dwelling located in a structure in which the principal use is Single Detached Housing. A Secondary Suite has cooking, food preparation, sleeping and bathing facilities that are separate from those of the principal Dwelling within the structure. For the purpose of this Clause, "cooking facilities" includes any stove, hotplate, oven, microwave oven, toaster oven or electric griddle, as well as any wiring or piping containing the energy or power source for such facilities. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the exterior of the structure. This Use Class includes conversion of basement space to a Dwelling, or the addition of new floor space for a Secondary Suite to an existing Single Detached Dwelling. This Use Class does not include Duplex Housing, or Apartment Housing, where the structure was initially designed for two or more Dwellings, and does not include Boarding and Lodging Houses.

Secondhand Stores, Major means development used for the retail sale of second hand or used major and minor household goods, including the refurnishing and repair of the goods being sold. Such establishments generally require a larger display, storage and loading space. This Use Class includes Minor Secondhand Stores. Typical uses include the resale of relatively bulky items such as antique or used furniture and major appliances. This Use Class does not include the sale of used vehicles, recreation craft or construction and industrial equipment. This Use Class does not include Flea Markets or any Use Class involving the sale or used vehicles, recreation craft or construction and industrial equipment.

Secondhand Stores, Minor means development used for the retail sale of secondhand or used personal and minor household goods, including the minor repair of such goods. Goods sold in such establishments are characterized by their relatively small demand for storage, display and loading space. Typical uses include the resale of clothing, jewelry, stereos and musical instruments. This Use Class does not include Flea Markets.

Senior Citizen means a person 65 years of age or over, or a person younger than 65 years of age who is married to, and living with, a person 65 years of age or older, or a person of such other age as established by the Yukon Housing Corporation for the purposes of eligibility for Senior Citizens' housing;

Separation Space means open space around Dwellings separating them from adjacent buildings or activities, and providing daylight, ventilation, and privacy. Separation Space is not a Yard;

Service Stations, Major means development used for the servicing, washing, and repairing of vehicles; and the sale of gasoline, other petroleum products, and a limited range of vehicle parts and accessories. Major Service Stations may include Minor Eating and Drinking Establishments. Typical uses include truck stops and highway service stations.

Service Stations, Minor means development used for the routine washing, servicing and repair of vehicles within a building containing not more than three service bays; and for the sale of gasoline, petroleum products, and a limited range of automotive parts and accessories.

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;

Signs: means,

- (a) any visual medium, including its structure and other component parts;
- (b) any banner, which is visible from any public street; or
- (c) Any lettering, words, picture, logos, or symbols that identify, describe, illustrate, or advertise a product, place, activity, business, service, or institution.

The following type of signs are permitted in any district provided they meet all aspects of this bylaw:

Sign, Abandoned means any sign that no longer correctly identifies a business or the products and services offered on the premises where the sign is located, or any sign that is not in a readable state.

Sign, Advertising means a canopy, fascia, freestanding or projecting on-premise sign advertising the nature of the use of business, service or product available on-site.

Sign, Awning means a sign painted or stenciled on the fabric surface of a shelter supported entirely from an exterior building wall and designed to be collapsible, retractable or capable of being folded against the wall of the supporting building.

Sign, Billboard means a general advertising, freestanding sign that advertises goods, products, facilities and services, or directs viewers to a different location from where the sign has been installed.

Sign, Business Identification means an advertising sign identifying the name; dealer, franchise association, primary function, product or service of the commercial activity conducted on the premises, and may include changeable copy.

Sign, Canopy or Marquee means a sign attached to, intentionally constructed as part of, suspended from, or installed upon the face of a building canopy.

Sign, Community Activity means a temporary, freestanding or fascia sign erected to announce or advertise community initiatives, public construction projects, and special events of limited duration.

Sign, Construction Contractor means a temporary sign erected for the duration of construction by the contractor listing the project name and firms involved in the construction.

Sign, Copy Area means the entire area of a sign on which copy could be placed, including any frame or embellishment that forms an integral part of the display. In the case of a double-face or multi-face sign only half of the total area of all sign faces will be counted in sign area calculation. The area of individual letter signs shall be calculated on the basis of the smallest squares or rectangles that will enclose the individual letters or figures of the sign.

Sign, Directional means a freestanding sign erected by the City or other competent jurisdiction to provide direction to public facilities, areas of public interest, or warn of dangers or hazards to health.

Sign, Directory means a freestanding directional sign containing multiple listings in a common format.

Sign, Fascia means a wall sign displayed on the surface of a building.

Sign, Free Standing means a self-supporting sign permanently fixed to the ground and visibly separated from a building.

Sign, Home Based Business means a sign erected by a public agency as a public service to inform, educate and interpret the natural and cultural heritage of the community.

Sign, Interpretative means a sign erected by a public agency as a public service to inform, educate and interpret the natural and cultural heritage of the community.

Sign, Logo means readily identifiable symbolic representation or trademark used exclusively by an individual company or individual to simplify product or business recognition, without additional advertising content.

Sign, Official means a sign required by, or erected pursuant to the provisions of Federal, Territorial, or City statute, regulation, or bylaw.

Sign, Painted Wall means any sign painted upon the outside wall of a building visible from a street.

Sign Political means a temporary sign erected during an election to promote voting for a particular candidate, political party, or cause.

Sign, Portable means any readily transportable sign that can easily be relocated to another location or temporarily set-up and removed from a site, including a sandwich board not permanently attached to the ground or a building, and any inflatable object or sky sign to which advertising is attached. Portable signs do not include signage attached to a vehicle unless that vehicle is normally parked in a manner to operate as a sign.

Sign, Projecting means any self-supporting sign other than a wall sign which is attached to or projects more than 45 cm from the face of structure or building wall with no visible guy-wires, braces or secondary supports.

Sign, Public Facility means a freestanding, fascia or projecting sign located on the property of a public building such as a religious assembly, school, or museum to identify the name and purpose of a facility.

Sign, Real Estate means a temporary, free-standing or fascia sign indicating that the property on which it is located is for sale or rent along with the name of the agent, contact or owner offering the property.

Sign, Roof means a sign erected on the roof or parapet of a building, the entire face of which is situated above the roof level of the building to which it is attached, and which is wholly or partially supported by said building.

Sign, Rotating means any sign or portion thereof, designed to move in any manner, and if revolving, does not exceed 6 revolutions per minute.

Sign, Sandwich Board means a temporary portable sign designed to be placed daily.

Sign, Temporary means a portable sign erected for a specified period of time announcing or advertising an event of limited duration.

Sign, Window means any sign either painted on, attached to, or installed inside a window intended to be viewed by persons passing by outside the premises and does not include merchandise located in the window for display purposes.

Single Detached Housing means development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use Class in a District, a building that contains Single Detached Housing may also contain a Secondary suite.

Site means an area of land consisting of one or more abutting lots;

Site, Depth means the average horizontal distance between the front and rear lot lines of the site;

Site, Width means the horizontal distance between the side boundaries of the site measured at a distance from the front lot line equal to the minimum required Front Yard for the District;

Sleeping Unit means a Habitable Room, or a group of two or more Habitable Rooms, not equipped with self-contained cooking facilities, providing accommodation for not more than two persons;

Small Animal Breeding and Boarding Establishments means development used for the breeding, boarding or training of small animals normally considered as household pets. Typical uses are kennels and pet boarding establishments.

Spectator Entertainment Establishments means development-providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures. This Use Class does not include entertainment developments associated with Major Eating and Drinking Establishments and does not include Adult Mini-Theatres. Typical uses include auditoria, cinemas, theatres and concert halls.

Spectator Sports Establishments means development-providing facilities intended for sports and athletic events that are held primarily for public entertainment, where patrons attend on a recurring basis. This Use Class does not include Indoor Participant Recreation Services or Outdoor Participant Recreation Services. Typical uses include coliseums, stadia, arenas, animal racing tracks and vehicle racing tracks.

Stacked Row Housing means development consisting of Row Housing, except that Dwellings may be arranged two deep, either vertically so that Dwellings may be placed over others, or horizontally so that Dwellings may be attached at the rear as well as at the side. Each Dwelling shall have separate and individual access, not necessarily directly to grade, provided that no more than two Dwellings may share access to grade, and such access shall not be located more than 5.5 m (18.04 ft.) above grade. This Use Class includes Duplex Housing and Row Housing.

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. If there is no floor above, the storey is the portion of the building that is situated between the top of any floor and the ceiling above it. If the top of the floor directly above a basement is more than 1.83 m (6 ft.) above grade, such basement shall be considered a storey for the purpose of this Bylaw;

Storey, Half means a storey under a gable, hip, or gambrel roof, the wall plates of which, on at least two opposite walls, are not more than 0.66 m (2 ft.) above the floor of such storey;

Street Vending means the sale of food or merchandise from a daily moveable vehicle or cart located on public or private property.

Tandem Parking means two parking spaces, one behind the other, with a common or shared point of access to the maneuvering aisle;

Temporary Development means a development for which a Development Permit has been issued for a limited time only;

Temporary Living Accommodation means recreation vehicles, tents, trailers or campers.

Temporary Shelter Services means development sponsored or supervised by a public authority or non-profit agency for the purpose of providing temporary accommodation for persons requiring immediate shelter and assistance for a short period of time. Typical uses include hostels and overnight shelters.

Temporary Storage means development used exclusively for temporary outdoor storage of goods and material where such storage of goods and materials does not involve the

erection of permanent structures or the material alteration of the existing state of the land. Typical uses include pipe Yards, or vehicle or heavy equipment storage compounds.

Tourist Campsites means development of land which has been planned and improved for the seasonal short term use of holiday trailers, motor homes, tents, campers and similar recreational vehicles, and is not used as year round storage, or accommodation for residential use. Typical uses include tourist trailer parks, campsites and tenting grounds.

Traffic Generation means the volume of vehicular traffic generated over a prescribed area within a prescribed time frame, which can be directly attributed to a particular development or geographic area;

Truck and Mobile Home Sales/Rentals means development used for the sale or rental of new or used trucks, motor homes, Mobile Homes, and automobiles together with incidental maintenance services and the sale of parts and accessories. Typical uses include truck dealerships, recreation vehicle sales and Mobile Home dealerships.

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;

"Utility Services, Major means development for public utility infrastructural 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, wastewater treatment plants (including lagoons but excluding mechanical plants), sludge disposal beds, garbage transfer and compacting stations, power generating stations, cooling plants, District heating plants, incinerators and waste recycling plants.

Utility Services, Minor means development for public utility infrastructural 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 in this class include: telephone exchanges; wire centres; switching centres; snow dumping sites; light rail transit stations; transit bus terminals, depots and transfer facilities; surface reservoirs or storm water lakes; water towers; hydrospheres; wastewater treatment plants (mechanical plants only); water treatment plants; power terminal and distributing substations; and communication towers.

Vehicle and Equipment Sales/Rentals, Industrial means development used for the sale or rental of heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oilfield and mining construction, manufacturing, assembling and processing operations and agricultural production. This Use Class does not include Truck and Mobile Home Sales/Rentals.

Veterinary Services, Minor means development used for the care and treatment of small animals where the veterinary services primarily involve outpatient care and minor medical procedures involving hospitalization for fewer than four days. All animals shall be kept within an enclosed building. This Use Class includes pet clinics, small animal veterinary clinics and veterinary offices. This Use Class does not include Animal Hospitals and Shelters.

Violation Notice means the document issued by a Development Officer/Bylaw Enforcement Officer to a person who has committed an offence under this Bylaw;

Warehouse Sales means development used for the wholesale or retail sale of a limited range of bulky 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 Use Class includes developments where principal goods being sold are such bulky items as furniture, carpet, major appliances and building materials. Thus Use Class 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.

Yard means required open space unoccupied by any portion of a building or structure 1 m (3.28 ft.) or more above grade, unless otherwise permitted by this Bylaw. A Yard is not a Setback, Amenity Area or Separation Space;

Yard, Front 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 a line on the site parallel to it, at a specified distance from it, and measured at a right angle to it along its full length;

Yard, Rear 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 a line on the site parallel to it, at a specified distance from it, measured at a right angle to it along its full length; and

Yard, Side means that portion of a site abutting a Side Lot Line extending from the Front Yard to the Rear Yard. The Side Yard shall be situated between the Side Lot Line and a line on the site parallel to it, at a specified distance from it, and measured at a right angle to it along its full length.