

Part 6: Definitions

Residential

Apartment: means a building containing multiple dwelling units, designed for residential use, and does not conform to the definition of any other Residential Use Class.

Backyard Dwelling: means a self-contained, secondary residential dwelling unit located on the same lot as a principal dwelling, situated behind the primary residence, and within the rear yard area. These units may be attached to or detached from an accessory structure such as a garage, and they include forms such as garage suites, garden suites, or carriage houses. Backyard Dwelling is intended to provide independent living quarters, including sleeping, cooking, and sanitation facilities, while remaining subordinate to the principal dwelling."

Detached Dwelling: means a single, freestanding building to facilitate habitation for its occupants and accommodating one principal dwelling unit. This building type is characterized by its separation from other permanent structures, having open space on all sides, and typically includes ancillary spaces and objects (such as driveways, sidewalks, gardens, or yards) that are integral to residential use.

Duplex: means a single building divided into two dwelling units, separated by a vertical party wall, designed for residential use, each facilitating habitation for its occupants. The structure is surrounded by open space on all sides and typically includes ancillary spaces or developments (such as driveways, sidewalks, gardens, or yards) that are integral to residential use.

Internal Secondary Suite: means a Dwelling that is subordinate to, and located within, a building in the form of Detached Dwelling, Duplex, or Townhousing. An Internal Secondary Suite is not a principal Dwelling. An Internal Secondary Suite has a separate entrance from the Principal Dwelling, either from a common indoor landing or directly from outside the building. An Internal Secondary Suite has less floor area than the Principal Dwelling. An Internal Secondary Suite is not separated from the Principal Dwelling by a condominium conversion or subdivision.

Laneway Housing: means a self-contained dwelling located on its own titled parcel that occupies a smaller footprint than a conventional single detached dwelling. Laneway Housing is intended to provide independent living quarters, including sleeping, cooking, and sanitation facilities, and does not share servicing or internal access with any adjacent dwelling.

Stacked Duplex: means a single structure designed for residential use, intended to facilitate habitation for its occupants, with two principal dwelling units separated by a horizontal plane. The building type is characterized by each unit's individual and separate access. The structure is surrounded by open space on all sides, and typically includes ancillary spaces or objects (such as driveways, sidewalks, gardens, or yards) that are integral to the residential use.

Stacked Townhousing: means a building that is comprised of four or more dwelling units designed for residential use, each facilitating habitation for its occupants. Dwelling units are arranged with at least one dwelling unit located totally or partially above another dwelling unit. All dwelling units shall have a separate, direct entrance from the exterior, ensuring individual access for each unit.

Townhousing: means a building that contains 3 or more small-scale units designed for residential use, each facilitating habitation for its occupants. Units are joined in whole or in part at the side, the rear, or the side and the rear, with none of the units being placed over another. Each unit has separate, individual, and direct access to ground level.

Commercial

Large Scale Retail Centre: means a structure purposefully designed with a minimum footprint of 5,000 square meters to accommodate consumer-facing operations. The built form is characterized by its capacity for significant space to accommodate a large quantity of goods and services readily accessible by customers. Such a facility is typically standalone and incorporates the infrastructure needed to support high-volume customer traffic and large-scale retail functions. Large Scale Retail Centre includes the following activities: Business Support Services, Recreation Facility (Indoor), Retail Store (General), and Warehouse Sales.

Single Structure Commercial Pad: means a standalone, single-occupant building characterized by a smaller footprint and scale compared to a Large Scale Retail Centre. Designed to support a variety of commercial and service-oriented uses, this structure is typically adaptable to businesses and services requiring individual access, efficient operational space, and customer interaction. The building accommodates the following activities: Brewery, Winery, and Distillery; Business Support Services; Child Care Facility; Commercial School; Community Service Facility; Custom Manufacturing Establishment; Eating and Drinking Establishment; Entertainment Facility (Indoor); Entertainment Facility (Outdoor); Government Service; Greenhouse; Health Services; Personal Services; Pet Care Service; Professional, Financial, and Office Service; Places of Worship; Recreation Facility (Indoor); Retail Store (General); Service Station (Limited); and Veterinary Clinic.

Strip Mall: means a low-rise commercial structure containing two or more front-facing units, each designed to accommodate a range of independent businesses and services. These units are typically aligned in a linear configuration, sharing common parking and pedestrian access, and are accessible directly from the exterior. Strip Mall includes the following Activities: Brewery, Winery, and Distillery; Business Support Service; Childcare Services; Commercial School; Community Service Facility; Custom Manufacturing Establishment; Eating and Drinking Establishment; Entertainment Facility (Indoor); Government Service; Health Service; Personal Service; Pet Care Service; Professional, Financial, and Office Service; Recreation Facility (Indoor); Retail Store (General); and Veterinary Clinic.

Storefront: means a single-story building, which may include a mezzanine, designed specifically for ground-floor retail or service uses that prioritize pedestrian access and engagement. This structure is characterized by its Pedestrian-Priority Frontage, offering direct access and visibility from public walkways to encourage foot traffic and street-level interaction. Intended to accommodate pedestrian-focused and street-oriented functions, the storefront provides a conducive space for small-scale shops and services. A Storefront accommodates the following activities: Brewery, Winery, and Distillery; Business Support Service; Community Service Facility; Eating and Drinking Establishment; Entertainment Facility (Indoor); Government Service; Health Service; Personal Service; Pet Care Service; Retail Store (General); and Veterinary Clinic.



Commercial Block: means a multi-storey structure designed for a vertical mix of commercial and service-oriented functions, prioritizing Pedestrian-Priority Frontage. The ground floor is reserved for retail or service uses that engage directly with public walkways, enhancing street-level activity through easy access and high visibility. Upper floors accommodate business support services, professional offices, health services, and other functions with similar land use impacts. The building supports a variety of small-scale shops and services that contribute to an active and vibrant streetscape. Activities within a Commercial Block include: Business Support Service, Childcare Facility, Commercial School, Community Service Facility; Eating and Drinking Establishment; Entertainment Facility (Indoor); Government Service; Health Service; Recreation Facility (Indoor); Professional, Financial, and Office Service; Personal Service; and Retail Store (General).



Commercial Office Building: means a multi-storey structure designed exclusively for non-residential activities across all floors. These buildings are designed to accommodate a range of non-residential activities. Floors are configured for flexible office layouts to accommodate non-residential functions. Activities include Business Support Service; Commercial School; Eating and Drinking Establishment; Health Service; Personal Service; Professional, Financial, and Office Service; and Retail Store (General).

Mixed Use Building: means multi-storey structure designed to integrate a vertical mix of commercial, service, and residential functions, with residential units above the ground floor and an emphasis on pedestrian-priority frontage at the ground level. The ground floor is reserved for retail or service uses,

providing direct access and visibility from public walkways to enhance foot traffic and foster street-level engagement. Upper floors are dedicated to residential uses. Live/Work units must ensure a pedestrian-priority frontage is maintained. A Mixed Use Building includes the following Activities: Above Ground Floor Housing; Childcare Facility; Eating and Drinking Establishment; Health Service; Live Work Unit; Personal Service; Professional, Financial, and Office Service; and Retail Store (General).

Inn: means a development dedicated to provide guest rooms or suites for a range of stay durations. The built form typically includes shared amenities which may include concierge services, cleaning services, meeting rooms, dining facilities, and other guest or resident services. This development is designed to cater to travelers, tourists, and those requiring longer-term accommodations, including supportive housing, assisted living, or temporary housing. Typical examples include hotel, motel, or apartment hotel.



Industrial

Office Industrial Building: means a building designed to accommodate a combination of professional, research, and testing functions within a unified structure. These buildings are characterized by their adaptable, utilitarian design that supports both knowledge-based office work and industrial support activities. Activities include: Business Support Service; Commercial School; Contractor Service; Eating and Drinking Establishment; and Government Services; Professional, Financial, and Office Service.



Light Industrial Building: means a building specifically designed to support a range of industrial or commercial activities whereby any adverse effects are contained to the building itself. Activities include:

- a) Processing of raw or finished materials;
- b) Manufacturing or assembly of goods, products, or equipment;

- c) Cleaning, servicing, repairing, or testing of materials, goods, and equipment associated with industrial, commercial, or household use, where operations present impacts typically incompatible with non-industrial Land Use Districts;
- d) Storage or transshipment of materials, goods, and equipment;
- e) Distribution and sale of materials, goods, and equipment directly to institutions, industrial, and commercial businesses, or for resale by General Retail Stores or other sales Use Classes as defined in this Bylaw;
- f) Training of personnel in general industrial operations;

Activities include: Brewery, Winery, and Distillery; Contractor Service; Custom Manufacturing Establishment; Industrial Use (General); Kennel; Recycling Depot; Recycling Drop-Off; Research & Development Facility; Service Station; Storage Facility; Vehicle Repair; Vehicle Sales, Rental and Leasing Facility; Vehicle Sales, Rental and Leasing Facility (Limited); Vehicle Wash; Veterinarian Clinic; Warehouse Distribution and Storage; and Warehouse Sales.

Industrial Flex Building: means a building designed with individual units, featuring rear loading areas and front office and/or customer access. Units within the building are allocated for a combination of functions: the back portion for warehousing, manufacturing, or similar light industrial activities, and the front portion for office spaces and customer service areas. This layout supports operational needs for light industrial processes, including manufacturing, warehousing, repair, testing, and logistics, alongside administrative and customer-facing functions. The design facilitates efficient use of space for businesses that engage in both production and client services within the same premises. Activities include: Brewery, Winery, and Distillery; Commercial School; Custom Manufacturing Establishment; Entertainment Facility (Indoor); Industrial Use (General); Kennel; Private Club; Professional, Financial, and Office Service; Recycling Depot; Storage Facility; Vehicle and Equipment Storage; Vehicle Repair; Veterinarian Clinic; Warehouse Distribution and Storage; and Warehouse Sales.

Light Industrial Development: A development characterized by the parking, or storage of goods, materials, or equipment that does not require any permanent building or significant structure on-site. Activities include: Bulk Fuel Depot; Outdoor Storage Facility; Parking Facility; and Recycling Depot.

Despite the absence of buildings, any potential external impacts such as noise, odour, or dust must be managed to ensure they do not extend beyond the developed area. Outdoor areas must be screened or enclosed where necessary to minimize visual and environmental impact.

Medium Industrial Building: A building designed to facilitate a variety of industrial or commercial activities, whereby any objectionable, hazardous, or externally perceptible conditions do not extend beyond the site boundaries. Functions associated with this use include:

- a) Processing of raw or finished materials;
- b) Manufacturing or assembly of goods, products, or equipment;
- c) Cleaning, servicing, repairing, or testing of materials, goods, and equipment for industrial, commercial, or household purposes, specifically designed to contain impacts within industrial Land Use Districts;
- d) Storage or transshipment of materials, goods, and equipment;
- e) Distribution and sale of materials, goods, and equipment to institutions or industrial and commercial businesses, or for resale by General Retail Stores or other defined sales Use Classes;

f) Training of personnel in general industrial operations;

Activities include: Auctioneering Facility; Brewery, Winery, and Distillery; Contractor Service; Custom Manufacturing Establishment; Industrial Use (General); Kennel; Recycling Depot; Recycling Drop-Off; Research & Development Facility; Service Station; Storage Facility; Vehicle and Equipment Storage; Vehicle Repair; Vehicle Sales, Rental and Leasing Facility; Vehicle Sales, Rental and Leasing Facility (Limited); Vehicle Wash; Veterinarian Clinic; Warehouse Distribution and Storage; and Warehouse Sales.

Medium Industrial Development: means a development characterized by the processing, manufacturing, assembling, parking, or storage of goods, materials, or equipment that does not require any permanent building or significant structure on-site. Activities include: Bulk Fuel Depot; Outdoor Storage Facility; Parking Facility; and Recycling Depot.

Despite the absence of buildings, any potential external impacts such as noise, odour, or dust must be managed to ensure they do not extend beyond the site boundaries.

Heavy Industrial Development: means the processing, manufacturing, or compounding of materials, products, or energy, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odors, vibration, or other external impacts detectable beyond the lot lines of the property. Heavy industrial uses can regularly employ hazardous material or procedures or produce hazardous by-products, include outdoor storage areas, and may have activities that take place outside of structures.

Civic

Indoor Assembly: means a building designed for the gathering of individuals to conduct organized services, meetings, events, or programs that serve to benefit, educate, entertain, or promote discourse among participants. Activities include: Community Service Facility; Funeral Home; and Place of Worship.

School: A building or group of buildings designed for public assembly, intended for the purpose of public education, training, or instruction. The built form is typically characterized by large, adaptable spaces such as classrooms, lecture halls, laboratories, and recreational facilities, all structured to accommodate various educational activities. The building may also include specialized areas administrative offices or portable additions required to support the adaptability and/or support functions. Schools are designed with general public use in mind and are generally equipped with infrastructure to support large groups, such as auditoriums, libraries, and sports facilities. Such facilities may be used for public and separate primary and secondary schools, community colleges, universities, and technical and vocational schools. This definition is not exclusive to any School Board; the use of the word “public” is not an inference any particular school board.

Public Service Building: means a building or group of buildings designed to accommodate public functions and services that serve the community at large. These structures are typically designed for durability, accessibility, and efficiency, ensuring that they can support a wide range of public-oriented activities. Such facilities may include fire halls, police stations, libraries, city halls, hospitals, and other government or emergency response facilities. The built form typically incorporates specialized spaces such as emergency response bays, public assembly rooms, administrative offices, and service counters. Activities include: Community Service Facility; Emergency Response Service; Government Service; and Hospital.

Urban Agriculture and Sustainability

Agriculture: means the raising of crops or the rearing of livestock, either separately or in conjunction with one another. Typical functions include farming, horticulture, apiculture, and silviculture. It does not include any cannabis-related uses, such as Cannabis Production and Distribution Facility; or Retail Store (Cannabis).

Renewable Energy Installation: means a standalone development dedicated to the generation, storage, and distribution of renewable energy from sources such as solar, wind, or geothermal energy. This use operates independently and may include facilities such as solar farms, wind energy systems, or other renewable energy systems that are not tied to any other principal building or use. Activities include: Renewable Energy Device.

Urban Agriculture: means the practice of cultivating, growing, processing, and distributing food and other products in and around urban areas. Urban Agriculture encompasses a variety of activities including, but not limited to, aquaponic gardens, community gardens, greenhouses, hoop houses and rooftop gardens. These activities may involve the growing, acclimating, propagating, harvesting, displaying, and selling of plants, including bedding, edible, household, and ornamental plants. Urban Agriculture may also include accessory uses related to the storage, display, and sale of gardening, nursery, and related products. This use excludes Cannabis Production and Distribution Facility; or Retail Store (Cannabis), and any other cannabis-related uses.

Open Space:

Park and Natural Areas: Land designated for outdoor recreation, the protection of natural features, or areas of cultural, ecological, or scenic value. This includes parks, environmentally sensitive areas, wilderness areas, ecological reserves, archaeological sites, playgrounds, municipal reserves, and landscaped areas. These areas may support activities such as walking paths, playgrounds, and picnic areas, with minimal facilities like public washrooms. Activities include: Natural Conversation Use; Park; and Public Facility.

Campground: Land planned, improved, and designated for seasonal, short-term accommodation in tents, tent trailers, holiday trailers, campers, motorhomes, or similar recreational vehicles within defined camping areas. A Campground may include accessory facilities that support its primary function, such as washrooms, an administrative office, laundry facilities, picnic areas, playgrounds, and boating or day-use amenities.

Other

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 City. Typical uses include gravel pits, sand pits, clay pits, oil and gas wells, coal mining and stripping of topsoil. This use does not include the processing of raw materials transported to the site.

Natural Resource Processing 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.

Utility Service (Major): means development for infrastructural purposes which is likely to have a major impact on the environment or adjacent land uses by virtue of its emissions, appearance, noise, size, traffic generation or operational characteristics. 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 for 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 include vehicle, equipment and material storage yards for utilities and services; light rail transit stations; transit bus terminals, depots and transfer facilities; surface reservoirs; storm water management facilities, including lakes, wetlands and dry ponds; water towers; power terminal and distributing substations.

1.5.3 Land Use Activity Definitions

Above Ground Floor Housing means a development consisting of one or more dwellings contained within a building where a non-residential use or uses comprises the ground or street level storey. This does not include an ‘apartment’.

Adult Entertainment Facility means any premises or parts thereof in which products or services are provided that are of a sexual nature and show or display nudity or partial nudity involving exposure of human breasts below a point immediately above the top of the areola, the genitals and/or the buttocks in a sexually explicit or suggestive manner. This use includes, but is not limited to:

- (a) Adult mini-theatres, which are any premise wherein live performances, motion pictures, video tapes, digital video disc, slides or similar electronic or photographic reproductions are performed or shown as a principal use or accessory use to some other business activity which is conducted on the premises;
- (b) Erotic dance clubs, which are any premise, other than Adult mini-theatres, wherein live performances are performed or shown as a principal use or Accessory use to some other business activity which is conducted on the premises;
- (c) Adult video stores which are businesses where greater than 30% of the floor area is used to sell, rent, lease or loan “X rated” adult video tapes, digital video discs or other similar electronic or photographic reproductions;
- (d) Love boutique/shops which are retail or wholesale businesses where greater than 30% of the floor area is used for the display and sale of merchandise and/or products intended to be used for sexual pleasure; and
- (e) Services of which a principal feature of characteristics is the nudity or partial nudity of any person.

Agriculture, Intensive Horticulture means the primary and basic production and processing (i.e. cleaning, sorting, separating, grading or packing) of horticultural products such as vegetables, herbs and orchards, for sale on or off site. Typical uses include berry farms, tree farms, sod farms, plant nurseries

and market garden operations. This does not include minor livestock agriculture, an agricultural product stand or a greenhouse. This Use does not include Cannabis Production and Distribution Facility, Retail Store (Liquor or Cannabis) or any other cannabis related uses.

Agriculture, Product Processing means a premise for the purpose of processing agricultural products including:

- (a) Mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments, biological treatments of plant matter; or
- (b) Cutting, curing, smoking, aging, wrapping or freezing of meat

This Use does not include Cannabis Production and Distribution Facility, Retail Store (Cannabis) or any other cannabis related uses.

Agricultural Support Service means the use of land, buildings or structures for the purposes of supply of goods, material or services directly and primarily to the agricultural industry. This may include, but is not limited to the sale, cleaning and storage of seed, feed, fertilizer and chemical products and the repair of agricultural equipment.

Assisted Living facility means accommodation with flexible 24 hour on-site personal care and oversight with scheduled access to professional services, including a Licensed Practical Nurse and Registered Nurse. Residents receive room and board services, light housekeeping services, assistance, personal care and social and recreational support. Settings are therapeutically designed to offer comfort and safety to clients who are fearful, who may be at risk for wandering and who need more structure and stimulation. Individual residential units are contained within a larger residence and may contain up to two bedrooms and living area space. Residential units may or may not include cooking facilities.

Auctioneering Facility means a development intended for the auctioning of goods and equipment, including the temporary storage of such goods and equipment for a period not to exceed 30 days, but does not include Farmers and Flea Market or Retail Store (General).

Bed and Breakfast means the use of an owner-occupied dwelling whereby temporary accommodation is provided to the public for remuneration, for up to 14 days within four or fewer guest rooms, with or without meals.

Boarding Facility means a development, within a standalone building, or part of a building containing 4 or more sleeping units on a fee-for-service arrangement. For the purpose of this definition a Boarding Facility does not provide on-site or off-site social, physical, or mental health supports.

Breweries, Wineries, And Distilleries means the manufacturing of beer, wine, spirits or other alcoholic beverages. This Use may include the sale of alcoholic beverages to the public for consumption within the premises. Retail sales of alcoholic beverages for consumption off-Site shall be limited to alcoholic beverages that are manufactured on-Site. Accessory activities may include the preparation and sale of food, storage, packaging, bottling, canning and shipping of products manufactured within the premises.

Bulk Fuel Depot means lands, buildings and structures for the bulk storage and distribution of petroleum products and may include key lock retail sales.

Business Support Service means development used to provide support services to businesses, typical uses include but are not limited to printing establishments, testing laboratories, janitorial firms, office equipment sales, repair establishments, and sign shops.

Cannabis Lounge 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 or Retail Store (Liquor or Cannabis).

Cannabis Production and Distribution Facility means development where the primary purpose of the facility is the production and distribution of cannabis that is authorized by provincial or federal legislation. This Use does not include Retail Store (Liquor or Cannabis) or any other cannabis related uses.

Casino means a development used for the playing of games of chance, but does not include an Indoor Entertainment Facility, or a drinking establishment in which fewer than 11 video lottery terminals are located.

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 Facility means a development licensed by the Province to provide personal care, maintenance, supervision or education to 7 or more children. This includes daycare centres, nurseries, kindergartens, nursery schools and play schools and other similar uses but does not include an institution operated by or under the authority of the Province.

Commercial school means a development used for indoor training and instruction in a specific trade, skill, artistic endeavour, or service for the financial gain of the individual or company owning the school. Typical uses include secretarial, business, hairdressing, beauty, culture, art, dance or music schools.

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, YM/YWCA, tourist information/interpretive centres and multi-purpose facilities and public and Private Clubs.

Contractor Service means development used for the provision of building construction, landscaping, concrete, and electrical, excavation, drilling, heating, plumbing, paving, road, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with general contracted services. Any sales, display, office or technical support services are accessory to the principal contractor services and are regulated in accordance with the regulations of use and Land Use District regulations where the development is located. This use shall not include any on-site manufacturing activities.

Cottage Industry means a Development for the operation of low intensity, small scale activities of a gainful nature demanding a skilled trade or craft or related to an agricultural and/or horticultural

operation on an agricultural parcel. Cottage Industry maintains and is compatible with the agricultural character of the surrounding landscape. Typical Cottage Industry requiring skilled trade may include workshops and creative arts that may include space for selling custom made products or offering related services. Typical agriculture and horticulture related Cottage Industry may include growing, packing and sale of food products, small-scale wineries and breweries

Crematorium means a development fitted with equipment for the purpose of the cremation of human or pet remains and may include associated facilities for the preparation of the dead human body for internment or cremation.

Custom Manufacturing Establishment means development used for the small-scale, on-site production or assembly of goods, typically involving craft-based, artisan, or specialty manufacturing techniques. Operations generally rely on hand tools, light equipment, or small machinery and produce limited quantities of finished products for retail or wholesale sale. Typical uses include jewelry fabrication, toy and musical instrument manufacturing, gunsmithing, woodworking, and pottery or sculpture studios.

Dating and Escort Service means any business activity that offers to provide or does provide introductions from a person or persons to another person or persons for a period of companionship of short duration, for which service or introduction a fee is charged or imposed for each occasion companionship is provided or an introduction is made.

Detention and Correctional Service means a development used to hold, confine or to provide regulated or temporary residential facilities for minors or adults either awaiting trial on criminal charges or as part of the disposition of criminal charges, or released from custody under the supervision of the National Parole Board, a parole or probation Officer or similar authority. Typical uses include a remand centre, jail, or halfway house.

Donation Centre means a facility operated by a public, private, or charitable organization for the collection of donated items including, but not limited to, food, clothing, household goods, and furniture. A Donation Centre may include indoor sorting, processing, and temporary storage of donated items. Outdoor storage, waste transfer activities, or large-scale salvage or recycling operations are not included in this definition.

Eating and Drinking Establishment means a development where prepared foods and beverages are offered for sale to the public, for consumption by dining in or taking away. This use includes neighbourhood pubs, restaurants, cafes, delicatessens, tea rooms, lunch rooms, refreshment stands, outdoor cafes and patios, and take-out restaurants. This use does not include Cannabis Lounges.

Emergency Response Service means a use where police, fire and publicly operated emergency medical services are provided.

Entertainment Facility (Indoor) means an indoor development in which the public participates in and/or an activity for entertainment or social purposes. This use includes the sale of food and beverages to the patrons and may be licensed by the Province of Alberta for the on-site consumption of alcohol. Without limiting the generality of the foregoing, this land use may include facilities for dinner theatres; theatrical, musical or dance performances; amusement arcades; billiard/pool halls; bingo halls; indoor miniature golf establishment; indoor arts event; indoor exhibition; indoor vegetation or museum

exhibit; indoor presentation of exhibits; and Cinemas when combined with any other entertainment facility use. This use does not include Adult Entertainment Facility, Casino, and Late Night Club.

Entertainment Facility (Outdoor) means an outdoor development in which the public participates in and/ or views an activity for entertainment or social purposes. This use includes the sale of food and beverages to the patrons and may be licensed by the Province of Alberta for the on-site consumption of alcohol. Without limiting the generality of the foregoing, this land use may include outdoor theatrical, musical or dance performances; drive in theatres; amusement parks; go-cart tracks; outdoor miniature golf establishments; outdoor arts events and exhibition; animals or vegetation exhibit; exhibits or animal acts. This land use does not include a Late Night Club.

Farmers and Flea Market means a development used for the sale of new or used goods and food products by multiple vendors renting tables and 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 generally remains the same. Such uses are usually of a seasonal nature.

Funeral Home means a development used for the preparation of the dead for burial or cremation, and the holding of funeral services.

Government Service means a development providing Crown Corporation, or 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, food banks, and social service offices. This use does not include emergency response service, detention and correctional service or education facilities.

Greenhouse means a development for the growing, acclimating, propagating, harvesting, displaying and selling of bedding, edible, household and ornamental plants and may include accessory uses relating to the storage, displaying, and selling of gardening, nursery and related products. This Use does not include Cannabis Production and Distribution Facility, Retail Store (Liquor or Cannabis) or any other cannabis related uses.

Group Home means a development using a dwelling unit as a facility which is authorized, licensed or certified by a Provincial Authority to provide room and board for seven or more residents, for foster children or for physically, mentally, socially, developmentally, or behaviourally challenged persons 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 maintained with the residents of the group home living together as a single housekeeping group using shared kitchen facilities. A group home may incorporate accommodations for residential staff as an accessory use.

Group Home (Limited) means a development using a dwelling unit as a facility that is recognized, authorized, licensed or certified by a Provincial Authority as a social care facility intended to provide interim room and board for four to six residents, exclusive of staff, for foster children or disabled persons, or for persons with medical, physical, mental, social or behavioural 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 residents living together as a single housekeeping group with shared kitchen facilities. This use does not include homes

or half-way houses for persons under the jurisdiction of the Federal or Provincial Justice Systems or services such as drug and alcohol addiction treatment centres.

Health Service means a building or part of a building used for the medical, dental, surgical or therapeutic treatment of human beings, but does not include a public or private hospital or a professional office of a doctor located in his residence.

Home Business means the accessory use of a principal dwelling, or a combination of a principal dwelling and an accessory building, in a residential neighbourhood to operate an enterprise or related uses. This use does not include any cannabis related uses.

Hospital means an institutional development used to provide in-patient and out-patient health care to the public. Typical developments include a community health centre and a full service hospital.

Hotel means a development used for the provision of rooms or suites for temporary or short-term accommodation where the rooms have access from a common interior corridor and may be equipped with individual kitchen facilities, and may include accessory eating and drinking establishments, meeting rooms, personal services and retail stores.

Industrial Use (General) means a use which may involve one or more of the following activities:

- (a) The processing of raw or finished materials;
- (b) The manufacturing or assembly of goods, products or equipment;
- (c) The cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or the cleaning, servicing and repair of goods and equipment associated with household use, where such operations have impacts that would typically make them incompatible in non-industrial Land Use 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 their 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.

This use does not include Cannabis Production and Distribution Facility, Retail Store (Liquor or Cannabis) or any other cannabis related uses.

Notwithstanding the above, Industrial Use (General) may include any indoor display, office, technical or administrative support areas or any sales operation accessory to Industrial Use (General).

Industrial Use (Heavy) means a manufacturing or processing activity that:

- (a) May consume large quantities of land, energy, water or other natural resources in its operation, or that requires access to transportation facilities capable of handling bulk materials or commodities; and

- (b) By the nature of its operation may have off-site effects such as noise, vibration, light, dust, odour, humidity, smoke, fumes, or heavy truck traffic and other impacts affecting the safety, use, amenity and enjoyment of adjacent sites.

Notwithstanding the above, Industrial Use (Heavy) industrial uses may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the Industrial Use (Heavy).

Kennel means a development for the purpose of boarding small animals normally considered to be household pets, generally for periods of greater than 24 hours, and includes enclosures, pens, runs or exercise areas. This land use may also include training, grooming, impounding/quarantining facilities, animal shelters and retail sale of associated products.

Late Night Club means any premises or part thereof, the primary purpose of which is to host regular dances, entertainment performances or other live events where:

- (a) No alcohol or alcoholic beverages are available on the premises for consumption or sale;
- (b) 20 or more patrons are assembled at any time between 2:00 a.m. and 6:00 a.m.;
- (c) The events are held for the purpose of gain or profit;
- (d) Tickets are sold or an entrance or attendance fee is charged for persons to attend; and
- (e) Music, noise or sound of any kind or source is emitted, including but not limited to the performing or playing of live music, amplified recorded or computer generated sounds.

Live Work Unit means a unit that contains one Dwelling, in addition to dedicated floor space for the purpose of conducting work. The work component may or may not be separate and distinct from the Dwelling. This use does not include a Home Business.

Manufactured Home means a prefabricated detached dwelling unit that meets Canadian Standards Association (CSA) standards and meets the requirements of the Alberta Building Code. This applies to both single section and multi-section models, but does not apply to modular construction, recreational vehicles or industrial camp trailers.

Motel 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 Services.

Natural Conservation Use means land areas set aside for outdoor recreation or to protect sensitive natural features and or areas of cultural or scenic value. Without restricting the generality of the foregoing, this use may include parks, environmentally sensitive areas, wilderness areas, natural areas, ecological reserves and archaeological sites.

Outdoor Storage Facility means a site primarily used for the outdoor storage of goods, materials or equipment. Un-serviced buildings or structures are considered Accessory buildings.

Park means land developed for recreational activities that do not require major buildings or facilities, and may include picnic areas, playgrounds, pedestrian and bicycle paths, landscaped areas and associated public washrooms.

Parking Facility means the area set aside for the storage and parking of vehicles and includes parking spaces, parkades, loading spaces, aisles, entrances and exits to the area, and traffic islands where they are part of the parking facility. This land use may be the principal use on a site or an accessory use. This use includes underground parking facilities and park and ride facilities.

Park Model Trailer means a recreational unit designed for seasonal use. Park Model Trailers are built on a single chassis mounted on wheels, are designed to facilitate occasional relocation and must be connected to utilities to operate installed fixtures and appliances.

Pawn Shop means the use of premises for the retailing of goods and chattels in pawn.

Personal Service means a development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects and may include such uses as: barbershops, hairdressers, tattoo parlours, beauty salon, tanning salons, shoe repair shops, laundromats, dry cleaning outlets, but does not include Health Services, retail stores, Service Stations or Adult Entertainment Facilities.

Pet Care Service means a development where small animals normally considered as household pets are washed, groomed, trained and/or boarded, but not overnight. This land use may also include the retail sales of associated products.

Place of Worship means a development, including any meeting halls, used for spiritual worship and related religious, charitable, educational or social activities, but does not include a School. Typical uses include churches, chapels, mosques, temples, synagogues, parishes, convents and monasteries.

Private Club means 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 lodges as well as rooms for eating, drinking and assembly.

Professional, Financial and Office Service means development primarily used for the provision of professional, management, administrative, consulting, and financial services. Typical uses include: the offices of lawyers, accountants, engineers, and architects; offices 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.

Public Facility means any land or buildings owned by the City including lands that are used as public utility lots, playgrounds, recreational areas, public parks, municipal reserves, buffers, boulevards, parkways, ornamental areas or squares.

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, indoor tennis courts, and indoor athletic fields but does not include Recreation Facility (Indoor, Restricted).

Recreation Facility (Indoor, Restricted) means a development providing facilities that are available to the public for indoor gun ranges, archery, or axe throwing. This does not include Recreation Facility, Indoor.

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, hockey rinks, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, bowling greens, and fitness trails but does not include Recreation Facility (Indoor, Restricted).

Recycling Depot means a development used for the buying, collecting, sorting and storage of bottles, cans, newspapers and similar household goods for reuse, where all storage is contained within an enclosed building or screened outdoor storage area.

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.

Renewable Energy Device means a device where energy is derived from sources that are not depleted by using them, such as solar, geothermal and wind energy. Typical uses include solar panels mounted or attached to a roof or accessory building.

Research and Development Facility means a premise used for the purpose of conducting low risk research and development of products or services, but does not include retail or wholesale of these products. Businesses locating in a building or part thereof are generally used by raw material development and testing firms; processed products development and testing firms; and chemical and biological products development and testing firms.

Retail Store (Liquor or Cannabis) means a retail store licensed by the Province to sell alcoholic beverages, cannabis, and/or cannabis accessories to the public for off-site consumption. This use does not include the production, processing, distribution, or wholesale handling of cannabis or alcohol. Typical uses include standalone liquor stores, wine and beer stores, and provincially licensed cannabis retail stores.

Retail Store (General) means a development used for the retail sale of groceries, household goods, furniture and appliances, clothing, hardware, printed matter, confectionery, tobacco, pharmaceutical and personal care items, video sales and rentals, automotive parts and accessories, office equipment, stationary and similar goods from within an enclosed building. This use does not include Retail Store (Cannabis), Cannabis Production and Distribution Facility or any other cannabis related uses.

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.

Service Station means development used for the servicing, washing and repairing of vehicles; and the sale of gasoline (both self-serve and full serve), other petroleum products and a limited range of vehicle parts and accessories. Service station may include Eating and Drinking Establishments and/or a Retail Store (Convenience). Typical uses include truck stops and highway service stations. Total above ground storage of all fuel shall be in an amount of 30,000L or less.

Service Station (Limited) means development used for the servicing, washing and repairing of vehicles with a gross vehicle weight of 4,000kg or less; and for the sale of gasoline (both self-serve and full serve), other petroleum products and a limited range of automotive parts and accessories. Service Station (Limited) may include Eating and Drinking Establishments and/or Retail Store (Convenience). This use does not include a Vehicle Repair Facility.

Show Home means a permanent dwelling that is constructed for the temporary purpose of illustrating to the public the type or character of a dwelling or dwellings to be constructed in other parts of a subdivision or development area. Show homes may contain offices for the sale of other lots or dwellings in the area. A show home may not be occupied by any person for the purpose of residency. This use may include a show suite in a multi-unit development.

Sign, Billboard means a sign directing attention to a business, commodity, service or entertainment and have a copy area greater than or equal to 5.0m², to a maximum of 30.0m².

Sign, Billboard (Limited) means a sign directing attention to a business, commodity, service or entertainment and have may not have a copy area greater than 5.0m².

Sign, Electronic Message means a sign that displays copy by means of a digital display but does not contain copy that is full motion video, motion picture, Moving Picture Experts Group (MPEG) or any other digital video format.

Sign, Fascia means a sign painted on or attached to an exterior building wall, or any other permitted structure, running parallel to the face of the building. Typical fascia signs include painted signs, wall signs, channel lettering, fence cups, and banners. Fascia Signs have a copy area greater than or equal to 2.0m².

Sign, Fascia (Limited) means a sign painted on or attached to an exterior building wall, or any other permitted structure, running parallel to the face of the building. Typical fascia signs include painted signs, wall signs, channel lettering, fence cups, and banners. Fascia Signs (Limited) have a copy area less than 2.0m².

Sign, Freestanding means a sign which is supported by one or more columns, uprights or braces in or upon the grade independently of a building. Typical Freestanding Signs include revolving signs, pylon signs and flag signs.

Sign, Freestanding (Limited) means a sign which is supported by one or more columns, uprights or braces in or upon the grade independently of a building. Typical freestanding signs include revolving signs, pylon signs, feather signs, and flag signs. Freestanding Signs (Limited) may not have a copy area greater than 3.0m².

Sign, Portable means a sign mounted on a frame/trailer/stand or similar support that can be relocated to another location, and may include copy that can be changed manually through the use of detachable characters. A-board signs shall be considered as a Portable Sign. Portable Signs may not have a have a copy area greater than 5.0m².

Sign, Portable (Limited) means a sign mounted on a frame/trailer/stand or similar support that can be relocated to another location, and may include copy that can be changed manually through the use of

detachable characters. A-board signs shall be considered as a Portable Sign. Portable Signs (Limited) may not have a have a copy area greater than 2.0m².

Sign, Projecting means a sign which is attached to a building or structure so that part of the sign projects from the face of the building or structure.

Sign, Realtor Consolidated means a type of permanent sign used to display multiple realtor signs on one lot that is located in a development that has multiple dwellings on site.

Sign, Realtor Portable means a temporary portable sign within a residential land use district and a total copy of 1.5m² on one side and for the purpose of providing notice to passersby that the property, to which the sign is located, is for sale. Signs are typically fastened to a stake or a structure. This does not include a Sign, Portable; Sign, Portable (Limited); or Sign, Realtor Consolidated.

Sign, Roof means a Sign erected upon, against or above a roof, or on top of or above the parapet of a Building.

Sign Structure means any structure that supports a sign, including materials used to conceal or improve the visual appearance of the structural parts.

Storage Facility means a self-contained building or group of buildings, containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature.

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 five 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/Flea 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/Flea Markets, outdoor church services, and other social, cultural, worship or recreational events.

Temporary Shelter Service means the provision of communal, transient accommodation sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time.

Utility Service (Major) means development for public utility infrastructural purposes which is likely to have a major impact on the environment or adjacent land uses by virtue of its emissions, appearance, noise, size, traffic generation or operational characteristics. 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 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 include vehicle, equipment and material

storage yards for utilities and services; light rail transit stations; transit bus terminals, depots and transfer facilities; surface reservoirs; storm water management facilities, including lakes, wetlands and dry ponds; water towers; power terminal and distributing substations.

Vehicle and Equipment Storage means development used exclusively for outdoor storage of vehicles, derelict vehicles or parts. Un-serviced buildings or structures are considered Accessory buildings. Typical uses include vehicle or equipment storage compounds.

Vehicle Repair Facility means a development where mechanical repairs, painting and structural changes or repairs are made to motor vehicles and recreational vehicles including automobiles, light trucks, utility vehicles, motorcycles, snowmobiles and similar vehicles, trucks, farm machinery, recreational vehicles and heavy equipment, and the sale, installation, servicing or storage of related accessories and parts. This includes transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops, truck and heavy equipment shops, body shops, and recreational vehicle repair shops. Vehicle Repair Facility may operate a Vehicle Wash as an accessory use.

Vehicle Sales, Leasing or Rental Facility means development used for the retail sale, service and rental of new or used commercial and industrial vehicles, including farm and heavy equipment related to the agricultural community; including, but not limited to heavy duty trucks, dump trucks, vacuum and welding trucks, cargo and flatbed trailers, tractors, harvesting or threshing machinery, spraying machinery for agricultural use, grain trucks, and all-terrain vehicles.

Vehicle Sales, Leasing or Rental Facility (Limited) means a development used for the retail sale or rental of new or used motor vehicles with a gross vehicle weight of less than 4,000kg including automobiles, recreational vehicles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light vehicles or crafts, together with incidental maintenance services and sale or parts. This land use includes automobile dealerships, rental agencies, and motorcycle dealerships, but does not include dealerships for the sale of recreational vehicles, manufactured homes or large trucks with a gross vehicle weight rating greater than 4,000kg.

Vehicle Wash means development providing cleaning services to motor vehicles where the customer remains within his vehicle or waits on the premises, unless the facility includes self-service wand wash. Typical uses include automatic/drive through or coin/time operated car washes.

Veterinary Clinic means a development for the purpose of providing medical care and treatment to small animals normally considered as household pets. The animals shall not be boarded overnight, except for animals in the care of the use where overnight stays are necessary for medical observation or recovery of the animal and the development shall not have any outside enclosures, pens, runs or exercise areas. This land use may also include the retail sale of associated products.

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.

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