

# Part 7

## Definitions

This section provides definitions for terms used within the Land Use Bylaw.

Please note, definitions pertaining to specific uses are below, and signage-related definitions are located in section 7.2 'Definitions - Signs.'

### 7.1 DEFINITIONS – GENERAL

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

**ACCESS** means an area that serves as the physical connection between a *site* and a *public roadway*.

**ACCESSORY** means subordinate, incidental to, and exclusively devoted to a *principal use* or *principal building*.

**ADJACENT SITE** means a *site* that is contiguous to a *site* which includes land that would be contiguous if not for a *public roadway*, *public utility lot*, *public utility right-of-way*, railway right-of-way, river, stream, or sidewalk.

**ADJOINING SITE** means a *site* that is contiguous to another *site* along a common *property line*. An *adjoining site* also includes a *site* that is adjacent across a rear *lane*, but not across a street.

**AFFORDABLE NON-MARKET HOUSING** is as defined in the Council Policy C-P&E-06 *Affordable Housing*.

**AGRICULTURE (GENERAL)** means the cultivation of soil for the growing of a crop or the raising of *livestock*, but does not include *agriculture (intensive)* or *topsoil processing and sales*.

**AGRICULTURE (INTENSIVE)** means a *development* used for the raising of *livestock* under confined conditions in pens or *buildings*. Typical *development* includes a hatchery, feedlot, poultry operation, hog barn, piggery, or insect farm.

**AGRICULTURE ACCESSORY BUILDING** means a *building* associated with an agricultural use on the *lot* on which it is located that is used for the housing of *livestock*, the storage of farm produce or *livestock* feed, or the storage and maintenance of agricultural machinery, including a grain bin or silo for the storage of on-farm produced crops, not including a *building* used for *dwelling*.

**AGRICULTURAL SUPPORT SERVICE** means a use directly related to supporting or servicing the *on-site* agricultural industry (such as milling, drying, cleaning, sorting, slaughtering, distilling, refining). Typical *development* includes an *abattoir*, bottling dairy products, hay storage, dairy processing, not including *auction (agriculture)*.

**AMENITY AREA** means any portion of a *development site* intended for active or passive recreation including *landscaped areas*, *patios*, and *balconies*.

**AMENITY AREA (COMMON)** means any portion of a *development* intended for active or passive recreation that is designed for the common usage of the owners and residents within a *development*. These areas may include one or more of the following: *plazas*, courtyards, recreation areas, swimming pools, tennis courts, bike storage rooms, common gathering rooms, gardens, private *parks*, and open spaces, including elements such as street furnishings, *hard-surfacing*, plantings, and architectural features that create a strong sense of communal gathering space.

**AMENITY AREA (PRIVATE)** means a *balcony*, *patio*, *deck*, or other similar structure which is attached to and has a private entrance from the interior of a *dwelling unit*.

**AMENITY AREA (PUBLIC)** means any portion of a *development* intended for active or passive recreation, gathering, and enjoyment of the public, located and designed to maximize the accessibility and use of the area by the public during the hours that the surrounding *development* is open to the public. An *amenity area (public)* shall be owned and maintained by the owners of the *development* or in common. Access shall be at no cost to the public.

**ANIMAL GROOMING** means a *development* entirely located within an enclosed *building* for the grooming of a *domestic pet*. This does not include *animal service*.

**ANIMAL HEALTH** means a *development* used for the medical care, treatment, and incidental overnight accommodation of a *domestic pet*, but not *livestock*. Typical *development* includes a veterinary clinic or animal *hospital*, not including *animal service*.

**ANIMAL HEALTH (RURAL)** means a *development* used for the medical care, treatment, and incidental overnight accommodation of a *domestic pet* and *livestock*. Typical *development* includes a veterinary clinic or animal *hospital*, not including *animal service*.

**ANIMAL SERVICE** means a *development* primarily located within an enclosed *building* used for the accommodation, boarding, breeding, impoundment, training, and sale of a *domestic pet*, not including *agriculture (intensive)* or *animal health*.

**ARCHITECTURAL PROJECTION** means a building feature that is mounted on and/or extends from the surface of an exterior building wall or *façade*, typically above *finished grade*. Examples of *architectural projections* include *balconies*, bay windows, or *cantilevered wall sections*, not including eaves or chimneys.

**AREA STRUCTURE PLAN (ASP)** means a statutory plan, as provided for in the *MGA*, which provides direction through policies on future *development* areas.

**AREA REDEVELOPMENT PLAN (ARP)** means a statutory plan, in accordance with the *MGA*, which provides direction through policies on the redevelopment of existing areas.

**ART GALLERY/STUDIO** means a public or private facility which is used for the production or sale of or as a repository of works of individual art pieces not mass produced, including paintings, photographs, drawings, etchings, pottery, or sculptures.

**AUCTION (AGRICULTURE)** means a *development* used for the auctioning of *livestock* and agricultural equipment, including the temporary storage of such *livestock* and equipment, not including *auction (general)*.

**AUCTION (GENERAL)** means a *development* used for the auctioning of goods, *vehicles*, and equipment, including the temporary storage of such goods and equipment, not including *auction (agriculture)*.

**AUTOMOTIVE (SALES)** means a *development* used for the sale of a *vehicle*, *recreation vehicle*, or *recreation equipment* and may include an *automotive (service)* component. Typical *development* includes a car or motorcycle dealership, not including *automotive (specialty)* or *heavy vehicle and equipment (sales and service)*.

**AUTOMOTIVE (SERVICE)** means a *development* used for the service and repair of a *vehicle*, *recreation vehicle*, or *recreation equipment* or their components. Typical *development* includes automotive painting, collision repair, and service shops, not including *automotive (specialty)*, or *heavy vehicle and equipment (sales and service)*.

**AUTOMOTIVE (SPECIALTY)** means a *development* used for the sale and installation of accessory components for a *vehicle*, *recreation vehicle*, or *recreation equipment*. Typical *development* includes *vehicle* wrap, window tint, decal shop, audio or visual equipment, not including *automotive (sales)*, *automotive (service)* or *heavy vehicle and equipment (sales and service)*.

**AUTOMOTIVE WRECKER** means a *development* used for the storing, junking, dismantling, sale, or wrecking of three or more *vehicles*, not in running condition, or parts of them. Typical *development* includes a salvage yard or automotive recycler.

**AWNING** means a detachable, roof-like structure, covered by fabric or other flexible material, supported from a *building* by a fixed or retractable frame, without a supporting structure.

**BALCONY** means an above-grade exterior platform projecting from a wall and located adjacent to an entry to a *dwelling unit*.

**BASEMENT** means the lowest floor level of a *building*, located wholly or partly below the *finished grade*.

**BARE LAND CONDOMINIUM UNIT** means a bare land unit as defined in the *Condominium Property Act*, RSA 2000, c. C-22.

**BARRIER-FREE** means to allow proper and safe access and use of buildings, facilities, and open areas, with a proper and safe outcome for accessibility.

**BED AND BREAKFAST** means a *home-based business* that is an *accessory* use to a *dwelling (single detached)*, *dwelling (semi-detached)*, or *dwelling (duplex)*; and provides temporary sleeping accommodation and meals to visitors. The *development* must be operated by a permanent resident of the *dwelling unit*. This use does not include a *boarding house* or *short-term rental*.

**BEDROOM** means a private room planned and intended for sleeping.

**BERM** means an elongated mound of earth projecting above the adjoining average *finished grade*, designed to provide *screening* or noise attenuation within a *development* or between adjoining *developments*.

**BICYCLE PARKING** means the provision of space and facilities to temporarily park bicycles that does not impede pedestrian or *vehicle* traffic.

**BOARDING HOUSE** means a *development* located within a *dwelling unit* or any part thereof to provide more than 10 individuals with shared access to any of the following on a fee-for-service basis:

- (1) Washroom facilities;
- (2) Sleeping accommodations; and

(3) Cooking or eating facilities.

Typical *development* includes rooming houses, but does not include a *bed and breakfast*, *congregate housing (level one)*, *congregate housing (level two)*, or *short-term rental*.

**BREEZEWAY** means a roofed structure that connects two *buildings* and provides pedestrian access only.

**BROADCASTING STUDIO** means a *development* used for the production or broadcast of audio or visual programming including radio, music, television, and movie programs.

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

**BUILDING CODE** means the *National Building Code - Alberta Edition*.

**BUILDING ENVELOPE** means the three-dimensional space within which a *building* can be constructed.

**BUILDING FRONTAGE** means a wall or *façade* on the exterior of a *building* which faces a *public roadway*, other than a *lane*.

**BUILDING MASS** means the height, width, and depth of a *building*.

**BUILDING RECESS** means a recessed area at *finished grade* that is created by an overhanging upper part of a *building* at the *building frontage* or by setting a portion of a *building* back from the front *property line*.

**BULK FUEL SALES DEPOT** means a *development* used for the bulk storage, distribution, and sale of petroleum products, and may include card lock sales.

**BULK OIL AND CHEMICAL STORAGE** means a *development* where refined or crude oil, or liquid or solid chemicals, are stored outdoors. Typical uses include tank farms.

**BYLAW ENFORCEMENT OFFICER** means an individual appointed as such in accordance with *Bylaw 21/2003*, the *Bylaw Enforcement Officer Bylaw*.

**CAMPGROUND** means a *development* used to provide outdoor spaces to the public for temporary accommodation in tents or *recreation vehicles*. For the purposes of this definition, a *recreation vehicle* is considered to be an *accessory building* when utilized for the purpose of a *dwelling* for security and maintenance of the *campground*.

**CANNABIS** has the meaning given to it in the *Cannabis Act*, S.C. 2018, c. 16.

**CANNABIS PRODUCTION AND DISTRIBUTION FACILITY** means a *development* where federally approved medical or non-medical (recreational) *cannabis* plants are grown, processed, packaged, tested, destroyed, stored, or loaded for distribution – with a plant canopy area of equal to or greater than 200.00 m<sup>2</sup> – that meets all federal or provincial requirements and all requirements of this Bylaw. This does not include *retail (cannabis)*.

**CANNABIS PRODUCTION AND DISTRIBUTION FACILITY (MICRO)** means a *development* where federally approved medical or non-medical (recreational) *cannabis* plants are grown, processed, packaged, tested, destroyed, stored, or loaded for distribution – with a plant canopy area of less than 200.00 m<sup>2</sup> – or as otherwise defined by the *Federal Cannabis Regulations SOR/2018-144*. This does not include *retail (cannabis)*.

**CANOPY (ATTACHED)** means a fixed structure that provides overhead shelter comprised of a roof and supporting structure that are attached to and extend from a *building*, and may include a theatre marquee.

**CANOPY (FREESTANDING)** means a fixed structure made of rigid materials that provides overhead shelter comprised of a roof and supporting posts, and is not attached to any other *building*.

**CANTILEVERED WALL SECTION** means a projection of part of an exterior wall of a *building* not supported by a foundation wall for the purpose of accommodating a bow or bay window, shelving units, closets, a fireplace, or a portion of a room.

**CARPORT** means a structure, with a minimum 40% of its perimeter open and unobstructed, used to provide overhead shelter for a *vehicle*.

**CAR WASH** means a *development* used for the cleaning of *vehicles*.

**CATERING SERVICE** means a *development* where food and beverages, to be served off the premises, are prepared for sale to the public.

**CEMETERY** means a *development* where the entombment of the deceased occurs and may include such facilities as a columbarium, mausoleum, memorial *park* or garden, or interment ground.

**CHEMICAL PROCESSING** means a *development* used for processing, manufacturing, and any accessory storing or warehousing of chemicals and petrochemicals.

**CHIEF ADMINISTRATIVE OFFICER** means the individual appointed by *Council* to the position of *Chief Administrative Officer* under section 205 of the *MGA*, and pursuant to the *Chief Administrative Officer Bylaw 13/2002*.

**CITY** means the City of St. Albert.

**CITY STANDARDS** means a *City* document including a bylaw, municipal engineering standard, public participation standard, *Neighbourhood Plan*, Concept Plan, or *Council* policy, that specifics how *development* is to be designed or completed.

**COMMERCIAL DISTRICT** includes the NHC, TCC, ICC (Area B), and RCC Districts.

**COMMUNITY GARDEN** means an area on a whole *site* or part of a *site* where flowers, vegetables, or fruit are cultivated for consumption or distribution on a not-for-profit basis.

**CONGREGATE HOUSING (LEVEL ONE)** means a group of up to six individuals living together communally in a *dwelling (single detached)*, *dwelling (semi-detached)*, or *dwelling (duplex)*. This does not include *congregate housing (level two)*, *short-term rental*, or a *boarding house*.

**CONGREGATE HOUSING (LEVEL TWO)** means a group of seven to 10 individuals living together communally in a *dwelling (single detached)*. This does not include *congregate housing (level one)*, *short-term rental*, or a *boarding house*.

**CONFERENCE AND BANQUET FACILITY** means a *development* that provides auditorium, banquet, exhibition, gymnasium, meeting, or seminar facilities. This use does not include *establishment (gaming)*.



**COMPLIANCE CERTIFICATE** means a document that may be issued by the *Development Authority* indicating that a *building*, as shown on documentation provided to the *City*, is located in accordance with the building setback requirements in this Bylaw at the time the certificate is issued or in compliance with the yard or building *setbacks* specified in any *Development Permit* which may have been issued.

**CONCEPTUAL SITE DEVELOPMENT PLAN** means a *development* plan for a *site* or *lot*, which identifies how a proposed *development* will fit into the larger *development* area, including the proposed building types and location, *development* phasing, vehicular and pedestrian routes, connectivity, *parks*, *amenity areas*, and *on-site* signage.

**CONSTRUCTION SERVICE** means a *development* used to provide *landscaping*, electrical, plumbing, heating, painting, woodworking, or similar contractor services to households or to general contractors. This use does not include *equipment rental*.

**CORNER LOT** means a *lot* located at the intersection of two or more *public roadways*, but not the intersection of a street and a rear *lane*, or a *lot* that has two public road *frontages*.

**COUNCIL** means the *Council* of the *City* of St. Albert.

**CPTED (CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)** means the broad study and design of environments to encourage desirable behaviour and functionality, and decrease undesirable behaviour and criminal actions.

**CREMATORIUM** means a *development* with one or more chambers used for the reduction of the deceased. This use does not include *cemetery* or *funeral home*.

**CUL-DE-SAC** means a *non-through roadway*, that terminates in one or more bulbs.

**DAY CARE FACILITY** means a *development* used to provide care and supervision to seven or more children or adults. Typical *development* includes a day-care centre, preschool, kindergarten, and adult support programs.

**DANGEROUS OR HAZARDOUS GOODS** means a product, substance, or organism listed in the *Dangerous Goods Transportation and Handling Act*, RSA 2000, c. D-4 and by the *Major Industrial Accidents Council of Canada (MIACC)*.

**DECK** means a raised platform, normally attached to a *dwelling unit*, which projects beyond the *principal building*, including *balconies*.

**DECK (COVERED)** means a *deck* that has a roof over it and has more than 50% of its perimeter open to the outside.

**DECK (ENCLOSED)** means a *deck* that has a roof over it and has less than 50% of its perimeter open to the outside.

**DECORATIVE POND** means any *decorative pond*, whether above or below the ground. This does not include a *private pool*.

**DENSITY** means the number of *dwelling units* and *live/work units* on a *lot*, expressed in units per hectare or in units per *lot*, not including *secondary suites*.

**DENSITY REQUIREMENT** means the *density* target set for a *lot* by the *Area Structure Plan (ASP)*, *Area Redevelopment Plan (ARP)*, or *Neighbourhood Plan*, which may be comprised of residential, commercial, or mixed-use *development*, or any combination thereof.

**DESIGNATED FLOOD LINE** means the observed and calculated elevation for the 1:100 year flood elevation along the Sturgeon River, Big Lake, and Carrot Creek as indicated on the *Land Use Map*.

**DESIGNATED OFFICER** means an individual who may carry out the powers, duties, and functions delegated to them by the *Chief Administrative Officer* of the *City of St. Albert* in accordance with the *Chief Administrative Officer Bylaw 13/2002*. This includes a *Development Officer* or a *Bylaw Enforcement Officer*.

**DEVELOPMENT** means:

- (1) An *excavation* or stockpile, and the creation of either of them;
- (2) A *building*, an addition to a *building*, replacement or repair of a *building*, and the construction or placing in, on, over, or under land of any of them;
- (3) A change of use of land or a *building*, or any 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
- (4) A change in the intensity of use of land or a *building*, or any act done in relation to land or a *building*, that results in or is likely to result in a change in the intensity of use of the land or *building*.

**DEVELOPMENT AGREEMENT** means an agreement between a developer or property owner and the *City* that defines the terms and conditions under which a *development* must be carried out.

**DEVELOPMENT AUTHORITY** has the same meaning as set out in the *MGA*.

**DEVELOPMENT OFFICER** means the *Director of Planning and Development*, or an individual appointed to the office of *Development Officer* in accordance with this Bylaw.

**DEVELOPMENT PERMIT** means the document issued by the *Development Authority* or by *Council* in a *Direct Control* District under this Bylaw or any previous Land Use Bylaw, and includes any plans or conditions of approval.

**DIGITAL MINING** means the use of computer systems and associated infrastructure, and components for the digital transactions required for processing data. This includes, but is not limited to, digital currency processing, non-fungible tokens, and blockchain transactions.

**DIRECT CONTROL** means a customized land use designation. A Direct Control development or District has a set of rules specific to a particular property or development.

**DIRECTOR OF PLANNING AND DEVELOPMENT** means the person appointed to that position by the CAO.

**DOMESTIC PET** means dogs, cats, or other domesticated household pets ordinarily kept within the confines of a *dwelling unit*.

**DRIVEWAY** means a privately owned, *hard-surfaced access* that connects *on-site parking* areas to the *public roadway*.

**DRIVE-THROUGH** means part of a *development* designed to serve customers remaining in their *vehicles*.

**DUGOUT** means a *development* where earth, rock, concrete, or other material is removed in order to retain water for household, *landscaping*, stormwater management, or general agricultural uses, including a borrow pit, but not including a lagoon for wastewater.

**DWELLING OR DWELLING UNIT** means a self-contained residence comprising cooking, washroom, living, and sleeping facilities with a separate private entrance from the exterior of a *building* or from a common hall, lobby, or stairway inside a *building*, but does not include any part of a *hospital*, *hotel*, or *recreation vehicle*.

**DWELLING (APARTMENT)** means a *building* containing three or more principal *dwelling units* with a common entrance from the exterior.

**DWELLING (DUPLEX)** means a single *building* on a single *lot* containing two *dwelling units*, each having a separate direct entrance from the exterior, with one or more *habitable rooms* above *finished grade*. This use does not include *dwelling (semi-detached)*.

**DWELLING (DORMITORY)** means an *accessory building* containing a *dwelling* for more than 10 staff or students, located on the same *site* or campus as a *school (elementary or secondary)* or *school (post-secondary)*. A *dwelling (dormitory)* may have common cooking, washroom, and living facilities.

**DWELLING (LOFT UNIT)** means a *dwelling unit* in which all of the cooking, living, and sleeping areas are combined in a single room, within a *dwelling (apartment)*, *mixed-use building*, or *supportive living accommodation*. This does not include a *dwelling (studio unit)*. The minimum floor area of a *dwelling (loft unit)* shall be greater than 46.50 m<sup>2</sup>.

**DWELLING (MANUFACTURED HOME)** means a *dwelling* that is manufactured to be moved from one point to another, which provides year-round residential accommodation, and meets the requirements for a residence under the Canadian Standards Association.

**DWELLING (SECONDARY)** means a secondary *dwelling* on a *lot*, and may be a *dwelling (single detached)* or *dwelling (manufactured home)*. This use does not include *farm help accommodation* or a *secondary suite*.

**DWELLING (SEMI-DETACHED)** means a single *building* containing two side-by-side *dwelling units* each with its own title and direct connection to *finished grade*, and separated from each other by a party wall extending from foundation to roof, which is designed and constructed as two *dwelling*s at the time of initial construction of the *building*. This use does not include *dwelling (duplex)*.

**DWELLING (SINGLE DETACHED)** means a *building* comprised of one *dwelling unit* on a *site* separated by open space from any *development* on an *adjoining site*. This does not include a *dwelling (manufactured home)*.

**DWELLING (STUDIO UNIT)** means a *dwelling unit* in which all of the cooking, living, and sleeping areas are combined in a single room, within a *dwelling (apartment)*, *mixed-use building*, or *supportive living accommodation*. This does not include a *dwelling (loft unit)*. The maximum floor area of a *dwelling (studio)* shall be 46.50 m<sup>2</sup>.

**DWELLING (TOWNHOUSE)** means a *building* comprised of three or more *dwelling units*, where each unit has a separate, direct entrance from the exterior to *grade*, and includes *dwelling (townhouse - single)*, *dwelling (townhouse - plex)*, and *dwelling (townhouse - complex)*. Typical examples include back-to-back townhouses, stacked townhouses, and street-oriented townhouses.



**DWELLING (TOWNHOUSE - SINGLE)** means a *building* comprised of three or more *dwelling units*, where each *dwelling unit* is on its own *lot* and each unit has a separate, direct entrance from the exterior to *grade*.

**DWELLING (TOWNHOUSE - PLEX)** means a *building* containing three to four *dwelling units* all on a *lot*, where each unit has a separate, direct entrance from the exterior to *grade*.

**DWELLING (TOWNHOUSE - COMPLEX)** means a *development* comprised of more than one *building*, each containing three or more *dwelling units*, all on a *lot*, where each unit has a separate, direct entrance from the exterior to *grade*. This may also include a *development* of a mixed-form, including townhousing incorporated with a *dwelling (apartment)* or *dwelling unit above a non-residential use*.

**DWELLING UNIT ABOVE A NON-RESIDENTIAL USE** means a *dwelling unit*, located in a *mixed-use building*, which is located above any non-residential use.

**ENVIRONMENTAL RESERVE** is as defined in the *MGA*.

**EQUESTRIAN FACILITY** means a *development* used for the training of riders or horses, and may include the boarding of horses.

**EQUIPMENT RENTAL** means a *development* used to rent household equipment or light machinery to the public. This use does not include *fleet service*.

**EQUIPMENT SERVICE** means a *development* that provides repair services for household goods, equipment, and appliances. Typical uses include radio, television, and appliance repair shops, and furniture refinishing and upholstery shops.

**ESTABLISHMENT (ADULT)** means a *development* of:

- (a) adult theaters or erotic dance clubs, which are any premises wherein live performances, motion pictures, video tapes, digital video discs, slides or similar electronic photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed, shown, or conducted on the premises; or
- (b) massage service establishment (for adult use only) that is distinguished or characterized by its emphasis on, or the provision of services, which are sexually explicit in nature.

**ESTABLISHMENT (BREW PUB)** means a *development* where food and beverages are prepared and served for consumption by the public, and alcoholic beverages, excluding spirits, are brewed on the premises as an *accessory use*. This use may include *accessory* retail sales on or off the premises. This use does not include *establishment (drinking)* or *establishment (restaurant)*.

**ESTABLISHMENT (DRINKING)** means a *development* licensed to serve alcoholic beverages for consumption on the premises, and may include up to 10 video lottery terminals as an *accessory use*. This use does not include *establishment (brew pub)* or *establishment (restaurant)*.

**ESTABLISHMENT (ENTERTAINMENT)** means a *development* where live performances or motion pictures are shown. Typical *development* includes a cinema, theatre, or music hall, not including *establishment (adult)*.

**ESTABLISHMENT (GAMING)** means a *development* that provides patrons the opportunity to engage in games of chance and skill. Typical *development* includes a racetrack with betting facility (either *on-site* or *off-site*), casino, and bingo hall.

**ESTABLISHMENT (RESTAURANT)** means a *development* where food and beverages are prepared and served for consumption by the public. Typical *development* includes restaurants, fast-food restaurants, and takeout restaurants, not including *establishment (brew pub)* or *establishment (drinking)*.

**ESTABLISHED NEIGHBOURHOOD** means those neighbourhoods identified in *Figure 10-4*.

**EVENT VENUE (RURAL)** means an *accessory* use to the *principal* use that brings additional visitors and guests to an agricultural *lot* for an assembly or event. This use may include the provision of facilities to enable entertainment, and/or the preparation of food and beverage services. This use does not include *bed and breakfast*, *conference and banquet facility*, *exhibition grounds*, *campground*, or *home-based business*.

**EXCAVATION** means any breaking of ground, but does not include landscaping of a *use* for which a *Development Permit* has been issued, agricultural cultivating, limited household gardening, or ground care.

**EXHIBITION GROUNDS** means an outdoor facility used to host public events, including rodeos, horse shows, and exhibitions, and any *accessory building* used for spectator seating or viewing.

**FAÇADE** means the exterior, outward face of the *building*.

**FAMILY** means adult interdependent partners (married or common-law), lone parent households, or single persons living in the same *dwelling* with related household members or caring for non-related children through an authorized guardianship, foster care, or kinship agreement.

**FAMILY DAY HOME** means a *home-based business* that is *accessory* to a *dwelling unit*, or part thereof, used to provide care and supervision to more than four but less than seven children or adults, not including any children who are otherwise permanent residents of the *dwelling unit*.

**FARM HELP ACCOMMODATION** means a temporary housing *development* that may include a maximum of four *buildings* grouped together on a *site*, where the occupants are persons that are an integral part of an *agricultural (general)*, an *agriculture (intensive)*, or an *equestrian facility* that is located on the same *site*. This use does not include a *boarding house*, *dwelling (secondary)*, or *secondary suite*.

**FARMSTEAD** means a *development* on an agricultural *lot*, which includes a *dwelling*, and improvements related to the raising or production of crops or *livestock*. A *farmstead* may include *accessory buildings*, *accessory agricultural buildings*, and shelterbelts.

**FENCE** means a vertical physical barrier constructed to provide visual *screening*, or to enclose a *lot* or *site*.

**FENESTRATION** means the design and disposition of doors, windows, and other exterior openings of a *building*.

**FINISHED GRADE** means the elevation of the ground upon placement of soil and sod above the *rough grade*, or as may be identified on plot plans.

**FLEET SERVICE** means a *development* from which three or more *vehicles* are operated for the transportation of passengers or goods.

**FREEBOARD ELEVATION** means a specified elevation above which all building openings must be built.

**FRONTAGE** means the *property line* of a *site* along any *public roadway* except a *lane*.

**FULL CUT-OFF LIGHT FIXTURE** means a fixture that directs light down towards the ground and does not emit any light above the horizontal plane. These fixtures reduce light pollution, and are dark sky friendly.

**FUNERAL HOME** means a *development* used for the arrangement of funerals or holding of funeral services, and may include the preparation of the deceased for burial or cremation. This use does not include a *religious assembly*.

**GARAGE** means a *building* that is intended to provide *parking* for *vehicles*, is enclosed on all sides, and may either be attached to or detached from the *principal building*.

**GARAGE SALE** means an *Accessory Development* involving the sale of goods from a *garage* or yard in a *Residential District*.

**GLAZING** means the portion of a wall, window, or door that is made of transparent glass.

**GOVERNMENT SERVICE** means a *development* where municipal, provincial, or federal *government services* are provided directly to the public, and includes *development* required for the public protection of persons or property. Typical *development* includes a police station, fire station, courthouse, post office, transit service, public museum, library, school board or social services office.

**GRADE** means either *rough grade* or *finished grade*, depending on the application context.

**GRADING** means any land disturbance, removal or fill, or any combination thereof, and shall include the conditions resulting from any land disturbance. This does not include *excavation* or *stripping*.

**GROUP HOME** means a *development* consisting of the use of a residential *dwelling* for care and supervision of occupants. A *group home* is intended to provide room and board for occupants requiring specialized or personal care, guidance, or 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 does not include *transitional accommodation*.

**GREENHOUSE AND PLANT NURSERY** means a *development* used for the growing, storage, and sale of vegetables or *landscaping* plants, either in a greenhouse or garden, and for the storage and sale of related gardening goods and equipment.

**GROSS FLOOR AREA** means the total area of all floors of a *building* located totally or partially above *finished grade*, and the total area of all mechanical equipment areas. The area comprising the *gross floor area* must be enclosed or have a roof over the area, but does not require interior finishing. *Gross floor area* shall be measured:

- (1) To the outside surface of the exterior walls; or
- (2) Where *buildings* are separated by firewalls, to the centre line of the common firewalls.

**GROSS VEHICLE WEIGHT** means the licensed maximum weight of the *vehicle*, as set out on the *vehicle's* certificate of registration.

**GROUND COVER** means low-profile vegetation commonly used for *landscaping*, and includes herbaceous perennials and flowers, but does not include grass.

**HABITABLE ROOM** means a *bedroom*, dining room, family room, or living room.

**HARD-SURFACED** or **HARD-SURFACING** means the provision of durable, dust-free material constructed and maintained to the satisfaction of the *Development Authority*, in consultation with the Engineering Department. Typical materials include concrete, asphalt, or similar material. For vehicle parking, including *parking pads*, *driveways*, and *parking lots*, materials that are capable of withstanding expected *vehicle* loads.

**HEALTH SERVICE** means a *development* used for the provision of physical and mental out-patient health care, and social or counseling services. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical *development* includes medical and dental offices, health and physiotherapy clinics, or massage therapy clinics.

**HIGH-DENSITY RESIDENTIAL DISTRICT** includes the HDR District.

**HIGHWAY** is as defined in the *Traffic Safety Act RSA 2000, c. T-6*.

**HISTORIC RESOURCE** means a *building*, group of *buildings*, District, landscape, archaeological *site*, or other place that has been formally recognized by the *City*, provincial, and/or federal government for its heritage value.

**HEAVY VEHICLE AND EQUIPMENT (SALES AND SERVICE)** means a *development* used for the sale, service, and rental of heavy *vehicles*, machinery, or mechanical equipment, and may include *vehicles* and equipment used for farming, construction, or oilfield operations. This use does not include *automotive (sales)*, *automotive (service)*, or *automotive (specialty)*.

**HOME-BASED BUSINESS (LEVEL ONE)** means an *Accessory Development* contained within one room in a *dwelling unit* or an *accessory building*, for a business that is operated by a permanent resident of the *dwelling unit*, and involves office functions only. No *on-site* employees, except the resident, are permitted for a *home-based business (level one)*.

**HOME-BASED BUSINESS (LEVEL TWO)** means an *Accessory Development* in a *dwelling unit* or an *accessory building*, for a business that is operated by a permanent resident of the *dwelling unit*, and may include one employee who does not reside on the property. This use does not include *animal service*, *automotive (service)*, *automotive specialty*, *fleet service*, or a dry cleaner.

**HOME-BASED BUSINESS (LEVEL THREE)** means an *Accessory Development* in a *dwelling unit* or an *accessory building*, for a business that is operated by a permanent resident of the *dwelling unit*, which may have four employees who do not reside on the property, with limited *outdoor storage*. Typical activity includes contractor services, landscape supplies, commercial *vehicles parking*, automotive and auto body repair, and *on-site* light fabrication.

**HOSPITAL** means an institutional *development* used to provide in-patient and out-patient health care to the public, which is recognized, authorized, licensed, or certified by a public authority. Typical *development* includes a *provincial health care facility*, community health centre, *hospital*, palliative care, long-term care, auxiliary *hospital*, mental health facility, detoxification, or addictions treatment.

**HOTEL** means a commercial *development* used to provide temporary sleeping accommodation to the public, and which may also contain a restaurant, drinking establishment, or *conference and banquet facility*. Typical *development* includes a *hotel*, hostel, or motel.

**ILLUMINATION** means lighting by artificial means.

**INDIRECT LIGHTING** means illumination not focused on a specific area, which spills over onto an adjacent *lot* or *site*.

**INDUSTRIAL (LEVEL ONE)** means a *development* where any actual or potential nuisance factor generated by the *development* is contained within an enclosed *building*, which may include manufacturing, product testing, and warehousing. This use does not include *bulk oil and chemical storage*, or *chemical processing*.

**INDUSTRIAL (LEVEL TWO)** means a *development* where any actual or potential nuisance factor generated by the *development* is contained within the boundaries of the *site*, which may include processing of raw (transported to the *site*), semi, or finished material; assembling goods; cleaning, servicing, and repairing of goods and equipment; product testing, warehousing and distribution; and training of personnel in general industrial operations. This use does not include the removal and extraction of raw materials, *automotive wrecker*, or *chemical processing*.

**INDUSTRIAL (LEVEL THREE)** means a *development* where any actual or potential nuisance factor generated by the *development* may extend beyond the boundaries of the *site*, and may have impact on the land and neighbouring *lots*. This use shall not require a high level of servicing capacity. This use does not include the removal and extraction of raw materials, refineries, upgraders, animal rendering, or *automotive wrecker*.

**INDUSTRIAL (LEVEL FOUR)** means a *development* where any actual or potential nuisance factor generated by the *development* will extend beyond the boundaries of the *site*, and may have impact on the safety, use, amenity, and enjoyment of *adjacent sites*. This use may consume large quantities of land or require a high level of servicing capacity. This use may include the removal and extraction of raw materials, refineries, upgraders, or animal rendering.

**INDUSTRIAL DISTRICT** includes the BP1, BP2, ICS, and IND Districts.

**INFILL DEVELOPMENT** means the process of developing vacant or underused *sites*, or redeveloping existing or underused structures.

**INTERIOR LOT** means any *lot* other than a *corner lot*.

**LAND AND PROPERTY RIGHTS TRIBUNAL (LPRT)** means a quasi-judicial tribunal established under the *Land and Property Rights Tribunal Act, SA 2020, c L-2.3*.

**LANDSCAPE BUFFER** means a *landscaped area* with dense *landscaping*, intended to separate and screen adjacent differing land uses.

**LANDSCAPED AREA** means that portion of a *site* which is required to be landscaped.

**LANDSCAPING** means preserving, enhancing, or incorporating vegetative and other materials in a *development*, and includes combining new or existing vegetative materials with architectural elements, existing *site* features, or other *development* features – including *fences* or *walls*.

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

**LAND USE MAP** means the *Land Use Map*.

**LANE** means an alley as defined in the *Traffic Safety Act, RSA 2000, c. T-6*.

**LIVE/WORK UNIT** means a unit designed to be used concurrently as a *dwelling unit* and as a commercial use.



**LIVESTOCK** includes horses, cattle, pigs, sheep, goats, llamas, ostriches, bison, roosters, turkeys, ducks, geese, pigeons, foxes, mink, rabbits, skunks, insects, and all other animals; fowl and birds, whether of a domestic nature or wild; but does not include hens that are kept pursuant to a valid and subsisting Hen Licence issued under the *Hen Bylaw*, or bees that are kept pursuant to a valid and subsisting Urban Beekeeping License issued under the *Urban Beekeeping Bylaw*. This does not include a *domestic pet*.

**LOADING DOCK** means a door used in connection with a *loading space*.

**LOADING SPACE** means a space that accommodates a *vehicle* while it is being loaded or unloaded.

**LODGER** means someone who pays for a place to sleep, which may include meals, but does not include the purchase of a room in a *hotel*.

**LOT** means:

- (1) A quarter section;
- (2) A river *lot* shown on an official plan, as defined in the *Surveys Act, RSA 2000, c. S-26*, that is filed or lodged in a land titles office;
- (3) A settlement *lot* shown on an official plan, as defined in the *Surveys Act, RSA 2000, c. S-26*, that is filed or lodged in a land titles office;
- (4) A part of a *lot* described in a certificate of title, if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision;
- (5) A part of a *lot* described in a certificate of title, if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.

**LOT AREA** means the area of a *lot*, including any area dedicated to an easement or a right-of-way, as shown on a plan of subdivision or described in a copy of a certificate of title.

**LOT COVERAGE** means percentage of *lot area* covered by *buildings*.

**LOT DEPTH** means the distance between the front and rear *property lines* of the *lot*, as measured perpendicularly or radially from the mid-point of the front *property line* to the mid-point of the rear *property line* of the *lot*.

**LOT FRONTAGE** means the width of a *lot* or *site* at the front *property line* adjoining a *public roadway*.

**LOT WIDTH** means the distance between the side *property lines*, as measured along the minimum front yard building *setback*, unless otherwise specified in this Bylaw.

**LOW-DENSITY RESIDENTIAL DISTRICT** includes the LDR, SLR, LLR, and FBR Districts.

**MANAGER OF THE DEVELOPMENT BRANCH** means the means the person appointed to that position by the CAO.

**MAXIMUM WORKING SHIFT** means the period of time that the greatest number of employees are required to be present at the *development*.

**MEDIUM-DENSITY RESIDENTIAL DISTRICT** includes the MDR District.

**MIXED-USE BUILDING** means the *development* of a *building* with a variety of complementary and integrated uses, which includes a residential component and a non-residential component, in a compact, urban form. The non-residential component may include office, retail, *government service*, restaurant, or entertainment in a compact urban form.

**MIXED-USE DISTRICT** includes the MID (Area C), MU1, MU2, and DTN Districts.

**MOVING POD/REFUSE BIN** means an *accessory development* that is placed to assist with the temporary storage of goods related to a move, or disposal of waste materials during renovations. This does not include a *shipping container*.

**MULTI-TENANT** means three or more non-residential units separated by partition walls that separate one tenant's space from another or from the *building's* common area such as a public corridor, as shown on a submitted floor plan.

**MUNICIPAL GOVERNMENT ACT (MGA)** means the *MGA*.

**MUNICIPAL RESERVE** is as defined in the *MGA*.

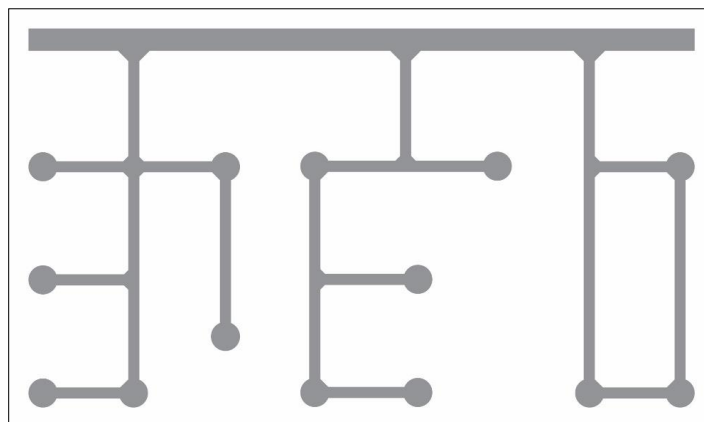
**NATURAL AREA** means land or water, identified as environmentally sensitive, that require protection and stewardship. Examples include wetlands, watercourses, ravines, forests, meadows, grasslands, and riparian areas.

**NEIGHBOURHOOD PLAN (NP)** means a non-statutory plan whose plan area must be located within an approved *Area Structure Plan*.

**NET FLOOR AREA** means the *gross floor area* of a *building*, less the area of stairways, elevators, mechanical floors or rooms, vertical service shafts, common corridors, lobbies, public washrooms, internal garbage storage, and internal vehicular areas.

**NON-THROUGH ROADWAY** means a *public roadway*, built to *City standards*, other than a *lane*, that has one permanent point of ingress and egress. This includes a *cul-de-sac* or any road design with one access point and spine, and one or more bulbs or dead ends. See *Figure 7-1* for examples of typical *non-through roadway* designs.

**Figure 7-1: Example of Typical Non-Through Roadway Designs**



**NON-RESIDENTIAL DISTRICT** includes a *Commercial District*, *Industrial District*, *Special District*, and any non-residential component of a *Mixed-Use District*.

**OFF-SITE** means a location other than the *site* which is the subject of a *development*.

**ON-SITE** means a location on the *site* which is the subject of a *development*.

**OUTDOOR DISPLAY AREA** means an outdoor area, forming part of a *development*, used to exhibit or show *vehicles*, *recreation vehicles*, equipment, goods, materials, or products.

**OUTDOOR STORAGE** means an *accessory* outdoor area, forming part of a *development* used for the storage of equipment, goods, materials, motor *vehicles*, *recreation vehicles*, or products. This use does not include *storage facility (indoor)*, *storage facility (mini)*, or *storage facility (recreation vehicle and equipment)*.

**OVERLAY DISTRICT** means an identified area where additional regulations, requirements, or both are imposed or supersede the underlying *Land Use District(s)* to which it is applied. The overlay area cannot change the Permitted Uses and Discretionary Uses.

**PANHANDLE LOT** means a *lot* which is serviced and gains frontage through the use of a narrow strip of land, which is an integral part of the *lot*.

**PARK** means land that is intended to be used by the public for active and passive recreation, or general enjoyment.

**PARKING** means leaving a *vehicle* temporarily on a *lot* or *site*.

**PARKING LOT** means a *development* which provides for the access, maneuvering, and *parking* of *vehicles*.

**PARKING PAD** means a *hard-surfaced* area intended to accommodate the required *on-site parking*, but does not include a *driveway*.

**PARKING STRUCTURE** means a *building* or portion thereof used for the *parking* of *vehicles*, and may be located either below, at, or above *finished grade*.

**PARKING STRUCTURE (UNDERGROUND)** means a *building* or portion thereof used for the *parking* of *vehicles*, where the majority of the *parking structure* is contained below *finished grade*.

**PATIO** means an at-grade concrete slab or other *hard-surface* that adjoins a *dwelling unit* for the purpose of outdoor gathering.

**PEACE OFFICER** is as defined in the *Provincial Offences Procedures Act, RSA 2000, c. P-34*.

**PEDESTRIAN-ORIENTED DEVELOPMENT** means a *development* designed, scaled, and located to provide priority to pedestrians and non-motorized modes of travel.

**PERSONAL SERVICE** means a *development* used to provide services related to the care and appearance of an individual, including the cleaning and repair of clothing, but does not include *health service* or *establishment (adult)*. Typical *development* includes dry cleaner, hair salon, tanning salon, laundromat, tailor, shoe repair, and aesthetician services.

**PLAZA** means an open space that provides opportunity for community gathering, events, and social interactions.

**PRINCIPAL BUILDING** means a *building* that accommodates the *principal use* of a *lot* or *site*.

**PRINCIPAL USE** means the primary or main purpose for which a *building* or *lot* is used.

**PRIVATE POOL** means any private swimming pool or hot tub, whether above or below the ground. This does not include a *decorative pond*.

**PRIVATE PROPERTY** means property that is not defined as *public property*.

**PRIVATE ROADWAY** means a *vehicle* thoroughfare created for the purpose of vehicular access and circulation. It may include common property pursuant to the *Condominium Property Act, RSA 2000, c. C-22*, or be part of a *lot* subject to a mutual access agreement. *Private roadways* include drive aisles.

**PROFESSIONAL OFFICE** means an office use providing professional services. Typical *development* includes offices providing accounting, architectural, employment, engineering, insurance, investment, legal, real estate, planning, secretarial, *broadcasting studios*, and travel agent services. This use does not include *health service* or *government service*.

**PROPERTY LINE** means a line of record bounding a *lot* that divides one *lot* from another *lot*, a *public roadway*, or any other public space.

**PROPERTY LINE (COMMON)** means the shared *property line* between *dwelling (semi-detached)* or *dwelling (townhouse)* units.

**PROVINCIAL HEALTH CARE FACILITY** means an approved *hospital* as defined in the *Hospitals Act, RSA 2000, c. H-12*.

**PUBLIC ACCESS** for the purpose of section 3.70 means a portion of a *public roadway* built to *City standards*, other than a *lane*, that provides a way to approach and enter onto a *lot* or *site*, or cross another *public roadway*. Typically, if a roadway only has one *public access*, it is considered a *non-through roadway* and, if a roadway has two or more *public accesses*, it is considered a *through-street*.

**PUBLIC MARKET** means a temporary market, set up indoors or outdoors, comprising a variety of small-scale and local vendors.

**PUBLIC PROPERTY** means, except for *highways*, any property owned, held, or controlled by the *City* or other public authority.

**PUBLIC ROADWAY** means a road as defined in section 616 of the MGA and does not include a *private roadway* or *highway*.

**PUBLIC UTILITY** means a system or works used to provide one or more of the following for public consumption, benefit, convenience, or use:

- (1) Water or steam;
- (2) Sewage disposal;
- (3) Telecommunications;
- (4) Irrigation;
- (5) Drainage;
- (6) Fuel;

- (7) Electric power;
- (8) Heat;
- (9) Waste management; or
- (10) Residential and commercial street lighting;

and includes the thing that is provided for public consumption, benefit, convenience, or use.

**PUBLIC UTILITY BUILDING** means a *development* in which the owner or operator of a *public utility* maintains or houses any operation in connection with the distribution of a *public utility*, but does not include any *development* for the production of electric power or gas.

**RADIO ANTENNA** means a device used for commercial fleet dispatch and ham (or hobby) *radio antennas*, and its support structures, designed to receive and transmit radio waves for limited commercial uses and non-commercial uses, including commercial *fleet services* or amateur radio operators.

**REAL PROPERTY REPORT** means a document showing building location and other *site* data prepared by a Registered Alberta Land Surveyor, according to the standards of the Alberta Land Surveyors Association.

**RECREATION (INDOOR)** means a *development* used for sports or recreation within an enclosed *building*. Typical *development* includes a health and fitness club, swimming pool, bowling alley, amusement arcade, athletic field, rink, or court, not including *conference and banquet facility* or *establishment (gaming)*.

**RECREATION (OUTDOOR)** means a *development* used for outdoor sports or recreation. Typical *development* includes a picnic area, playground, pedestrian and bicycle trail, boating facility, swimming pool, spray *park*, golf course, and athletic field, rink, or court.

**RECREATION EQUIPMENT** means a utility trailer, boat, boat trailer, all-terrain *vehicle*, or snowmobile, but not a *recreation vehicle*.

**RECREATION VEHICLE** means a *vehicle*, with seating and sleeping capacity to provide temporary living accommodation, either carried on or pulled by another *vehicle*, or transported under its own power.

**RECESSED ARCADE** means a pedestrian area created by an overhanging part of a *building* that is supported by columns.

**RECYCLING DEPOT** means a *development* for collecting, sorting, and temporarily storing recyclable materials including bottles, cans, paper, boxes, and small household goods, not including *automotive wrecker*.

**RELIGIOUS ASSEMBLY** means a *development* used for worship and related religious, philanthropic, or social activities, and includes *accessory* rectories, manses, meeting rooms, and food preparation and service facilities. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents, or monasteries.

**RELOCATABLE BUILDING** means a *building* that is designed to be relocated from *site* to *site*, but is not used for residential purposes.



**RESIDENTIAL DISTRICT** includes the LDR, SLR, LLR, FBR, MDR, HDR, MID (areas A and B), and ICC (Area A) Districts.

**RESIDENTIAL SALES CENTRE** means a *dwelling unit* or temporary *building* that is used to exhibit *dwelling units* for sale, rent, or raffle. Typical uses include show or raffle homes.

**RESIDENTIAL USE** means *congregate living (level one)*, *congregate living (level two)*, *dwelling (apartment)*, *dwelling (duplex)*, *dwelling (manufactured home)*, *dwelling (secondary)*, *dwelling (semi-detached)*, *dwelling (single detached)*, *dwelling (townhouse - complex)*, *dwelling (townhouse - plex)*, *dwelling (townhouse - single)*, *dwelling unit above a non-residential use*, *group home*, *secondary suite (garage)*, *secondary suite (garden)*, *secondary suite (internal)*, *supportive living accommodation*, or *townhousing*.

**RETAIL (ADULT)** means a *development* where more than 30% of the *gross floor area* is for the display or retail sale of sexually explicit goods, intended to be used for sexual pleasure. This does not include *retail (cannabis)*, *retail (general)*, or *establishment (adult)*.

**RETAIL (CANNABIS)** means a *development* used for the retail sale of cannabis that is authorized by provincial or federal legislation. This does not include a *cannabis production and distribution facility* or a *cannabis production and distribution facility (micro)*.

**RETAIL (GENERAL)** means a *development* for the retail sale of a wide range of consumer goods and services with a floor area less than 4,000.00 m<sup>2</sup>, but does not include *warehouse store (retail)*. Typical *development* includes a grocery store, variety store, clothing store, sporting goods store, furniture store, jewelry store, financial institution, pharmacy, or liquor store.

**RETAINING WALL** means a wall structure which supports and contains the ground on a *site*.

**ROUGH GRADE** means the elevation of ground existing at completion of *grading*, but prior to the placement of soil and sod.

**SATELLITE DISH** means a parabolic device and its support structure, designed to receive or transmit frequencies transmitted by satellites.

**SCHOOL (COMMERCIAL)** means a commercial *development* used for training and instruction in a trade, skill, or service. Typical *development* includes trade, secretarial, business, hairdressing, driver training, music, or academic tutoring schools, not including *school (elementary or secondary)* or *school (post-secondary)*.

**SCHOOL (ELEMENTARY OR SECONDARY)** means a *development* used for public or private elementary or secondary education, or both, and includes its administrative offices on the same *site*. This use does not include *school (post-secondary)*, *school (commercial)*, or *daycare facility*.

**SCHOOL (POST-SECONDARY)** means a *development* offering public or private education or instruction to individuals beyond a secondary school. Typical *development* includes colleges and universities, not including *school (commercial)*.

**SCREENING** means the concealment of a *development* by a *fence*, *wall*, *berm*, *landscaping*, or combination thereof. Such *screening* is intended to mitigate any visual nuisance of the *development*.

**SECONDARY SUITE** means an *accessory secondary dwelling unit* that is located within, attached to, or separate from a principal *dwelling unit*. A *secondary suite* contains cooking, washroom, living, and sleeping facilities separate from those of the principal *dwelling*. A *secondary suite*, in any form, cannot be subdivided from the principal *dwelling* so as to create a separate legal title for the *secondary suite*.

**SECONDARY SUITE (INTERNAL)** means an *accessory secondary dwelling unit* that is located within a *dwelling (single detached)*, *dwelling (semi-detached)*, or *dwelling (duplex)*. A *secondary suite (internal)* may include the *development* or conversion of *basement*, where a portion of the suite is located below *finished grade*. This use does not include a *secondary suite (garage)* or *secondary suite (garden)*.

**SECONDARY SUITE (GARAGE)** means an *accessory secondary dwelling unit* that is located above a detached *garage*, and has an entrance separate from the *vehicle* entrance to the *garage*. A *secondary suite (garage)* is only allowed in conjunction with a *dwelling (single detached)*, *dwelling (semi-detached)*, or *dwelling (duplex)*. This use does not include a *secondary suite (internal)* or *secondary suite (garden)*.

**SECONDARY SUITE (GARDEN)** means a single-storey, *accessory*, *secondary dwelling unit* that is located in a *building* separate from the principal *dwelling*. A *secondary suite (garden)* is only allowed in conjunction with a *dwelling (single detached)*, *dwelling (semi-detached)*, or *dwelling (duplex)*. This use does not include *secondary suite (internal)* or *secondary suite (garage)*.

**SELF-SUPPORTED** means supported by one or more columns, uprights, or braces in or upon the ground that are not attached to and do not form part of a *building*.

**SENSITIVE LAND USE** means *buildings*, *amenity areas*, or outdoor spaces where routine or normal activities occurring at reasonably expected times may experience one or more adverse effects from operational emissions generated by a nearby rail facility. Examples may include *dwelling units*, *daycare facilities*, *school (elementary or secondary)*, *school (post-secondary)*, *hospital*, *provincial health care facility*, *playgrounds*, *stadium*, *public parks and trails*, *recreation (indoor)*, *recreation (outdoor)*, *religious assembly*, *conference and banquet facility*, *hotels*, *supportive housing*, *group homes*, *transitional accommodation*, and any uses that are sensitive to dust, odour, noise, and vibration emissions.

**SEPARATION DISTANCE** means an open space around *dwelling*s, separating them from adjacent *buildings* or activities, and providing daylight, ventilation, and privacy. *Separation distance* is not a front yard building *setback*, side yard building *setback*, or rear yard building *setback* as defined herein.

**SERVICE LANE** means a building access route for motor *vehicles* found at the rear or side of a *building*.

**SERVICE STATION** means a *development* used for the sale of *vehicle* fuels, electric charging, lubricating oils, and other automotive fluids and incidental goods.

**SETBACK** means the distance from the foundation wall of a *building* to the *property line* at right angles or radially to it. Where there is no foundation wall, the distance shall be measured from the exterior wall at *grade*, not including *cantilevered wall sections* or *architectural projections*.

**SHED** means an *accessory building* used for the storage of gardening or household equipment, materials, and tools in a residential *development*, and includes a storage *shed*.

**SHIPPING CONTAINER** means an *accessory development* that was previously used to transport goods, and is now used for storage purposes only. This does not include a *moving pod/refuse bin*.

**SHOPPING CENTRE** means a *development* comprised of three or more separate commercial or *mixed-use buildings* that operate as a unit and share a common *parking area*.

**SHORT-TERM RENTAL** means a *dwelling* or portion of a *dwelling* that is advertised for rent for a period of less than 30 days, but does not include a *bed and breakfast* or a *boarding house*.

**SITE** means one or more *lots* on which a *development* exists or occurs, or for which an application for a *Development Permit* is made.

**SITE AREA** means the total area of a *lot* or *site*, including any area dedicated to an easement or right-of-way, as shown on a plan of subdivision registered in a land titles office.

**SITE DENSITY** means the number of *dwelling units* per hectare of *site area*.

**SITE PLAN** means a detailed dimensional plan, at a reproducible scale, providing information and graphic depiction of all physical *development* relationships to occur on a *site*.

**SLEEPING UNIT** means a room that is intended for human occupancy but is not equipped with self-contained cooking facilities. It may provide accommodation for not more than two persons.

**SOD FARM** means a commercial farm growing sod through seeding and *stripping* of topsoil, and selling the final product.

**SOLAR COLLECTOR (FREESTANDING)** means a non-reflective *accessory* structure not attached to a *building*, used to collect sunlight, that is part of a system used to convert radiant energy from the sun into thermal or electrical energy.

**SOLAR COLLECTOR (ATTACHED)** means a non-reflective *accessory* structure attached to a *building*, used to collect sunlight, that is part of a system used to convert radiant energy from the sun into thermal or electrical energy.

**SPECIAL DISTRICT** includes the ALT, PRK, CON, ICC (Area C), PSI, FUD, TRN, and DC Districts.

**STADIUM** means a *building*, containing an athletic field, which is used primarily for spectator sporting events. The *building* can be fully enclosed or built without a roof.

**STEP-BACK** means a horizontal recess to a building *façade* from the vertical *façade* immediately below it.

**STOREY** means the space between the top of any floor above *finished grade*, and the top of the next floor above it and, if there is no floor above it, the part between the top of the floor and the ceiling above it. The bottom *storey* of a *building* located at street level is commonly referred to as the ground *storey*. For the purposes of calculating a *storey*, *walkout basements* are not included.

**STREETSCAPE** means the area that lies between the street curb and the *building frontage* of the adjacent *buildings*, the role of which is to define the pedestrian corridor and the distinguishing character of a particular street, including *landscaping*, trees, lawns, sidewalks and other surfacing, lighting, street furniture, and signage.

**STRIPPING** means any activity that removes or significantly disturbs vegetated or otherwise stabilized soil surface, including clearing and grubbing operations. This does not include *grading* or *excavation*.

**STORAGE FACILITY (INDOOR)** means a *development* containing non-portable storage units constructed within a single, wholly enclosed *building* with a common entrance to the exterior.

**STORAGE FACILITY (MINI)** means a *development* of storage units where each unit contains a separate access from the exterior of the *building*.

**STORAGE FACILITY (RECREATION VEHICLE AND EQUIPMENT)** means a *development* where the primary use is the storage of unoccupied *recreation vehicles* or *recreation equipment*.

**SUBDIVISION AUTHORITY** means the authority established by the *City of St. Albert Subdivision Authority Bylaw 19/95*.

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)** means the body established by the *City of St. Albert Subdivision and Development Appeal Board Bylaw*.

**SUPPORTIVE LIVING ACCOMMODATION** means a *development*, in a multiple *dwelling* or *sleeping unit* form, that provides residents with access to *on-site* professional care and daily living support, and is recognized, authorized, licensed, or certified by a public authority.

**SURVEILLANCE SUITE** means a *dwelling unit* or *sleeping unit*, that is *accessory* to the *principal use*, and which is used solely to accommodate a person or persons whose function is to provide surveillance, maintenance, and security of the *principal use*.

**TANDEM PARKING** means one *vehicle* parked in front of or behind the other *vehicle*, either on a *driveway* or *parking pad*, or in a *parking lot*, *parking structure*, or *garage*.

**TELECOMMUNICATION TOWER** means any tower used to provide communication services through the transmitting, receiving, or relaying of voice and data signals including radio, cellular, broadcast, Personal Communication Services (PCS), or wireless data – such as cell phone towers and wireless internet towers. For the purposes of this Bylaw, this excludes *radio antenna* and *satellite dish*.

**THROUGH-STREET** means a *public roadway* built to *City standards*, other than a *lane*, that has two separate points of ingress and egress. A *lane* cannot serve as a secondary route for ingress or egress for a *through-street*.

**TIME EXTENSION AGREEMENT** means a written request to extend the processing time of a *Development Permit* application, or a written request to extend a *Development Permit* approval.

**TOPSOIL PROCESSING AND SALES** means the act of *stripping* and refining raw soil for reuse as topsoil, and may include processing, stockpiling, and sales of soil.

**TRANSITIONAL ACCOMMODATION** means a *development*, in a multiple *dwelling* or *sleeping unit* form, that provides residents with temporary accommodation and access to individualized programs and services. This does not include *group home*.

**TRANSMITTING STATION** means a *development* used for the rebroadcast of radio or television signals.

**TOP OF BANK** means the upper, natural topographical break that signifies the upper edge of the slope to a watercourse or water body, or upper edge of an escarpment with a slope over 15%.

**TOWNHOUSE (INTERIOR UNIT)** means a *dwelling unit* forming part of a townhouse *building*, which is not a *townhouse (end unit)*.

**TOWNHOUSE (END UNIT)** means the last *dwelling unit* forming the end of a townhouse *building*.

**UPLIGHTING** means outdoor lighting that angles upwards to the sky.

**URBAN DESIGN REVIEW (EXTERNAL)** means a preliminary review of the design and architecture of a proposed *development*, conducted by a contracted third-party or appointed review committee.

**URBAN DESIGN REVIEW (INTERNAL)** means a preliminary review of the design and architecture of a proposed *development*, conducted by internal staff designated by the *Development Authority*.

**VARIANCE** means a deviation or waiver of a development regulation. A site density bonus or height bonus is not a *variance*.

**VEHICLE** has the same meaning as ‘motor *vehicle*’ as defined in the *Traffic Safety Act, RSA 2000, c. T-6*.

**VIOLATION TICKET** means a “violation ticket” as defined in the *Provincial Offences Procedures Act, RSA 2000, c. P-34*.

**WALKOUT BASEMENT** means a *basement* with a direct entrance from the *finished grade*, but not an entrance through a door well where the entirety of the door well is located below *finished grade*.

**WALL MURAL** means a graphic painted or affixed to an exterior wall of a *building* for decorative purposes only. This does not include a *sign*.

**WALL-MOUNTED** means attached to the wall of a *building*.

**WAREHOUSE** means a commercial *development* for the indoor storage of equipment, goods, *vehicles*, *recreation vehicles*, materials, or products.

**WAREHOUSE STORE (INDUSTRIAL)** means a *development* – with a *gross floor area* of 4,000 m<sup>2</sup> or greater for the indoor storage of bulky goods, materials, or products – that also contains a limited wholesale or retail sale component. The size and nature of the principal goods being stored and sold typically require a large floor area for direct display to the purchaser or consumer. Typical *development* includes furniture sales, flooring or carpet sales, appliance sales, and building materials.

**WAREHOUSE STORE (RETAIL)** means a *development* with a *gross floor area* of 4,000 m<sup>2</sup> or greater for the wholesale or retail sale of goods. Typical *development* includes a large grocery store, big box store, or home improvement store.

**ZERO LOT-LINE** means a form of residential *development* where one side of a *dwelling* (*single detached house*) is placed on a side *property line* with no side yard *setback*. An attached or detached *garage* may also be placed on the same side *property line*. *Zero lot-line dwellings* exist in conjunction with a maintenance easement to allow mutual access to the side of the *building* placed on the *property line*.



This page left intentionally blank for printing purposes.

## 7.2 DEFINITIONS - SIGNS

**A-BOARD SIGN** means an A-shaped *sign* with no external supporting structure, that is set upon, but not attached to, the ground.

**ATTENTION-GETTING DEVICE** means any pennant, flag, valance, propeller, spinner, streamer, searchlight, *mascot*, message, ornamentation, audible component, or *sign* not otherwise defined under this section that is displayed in any manner for the purpose of drawing attention to a *development*, business, or fundraising activity. Lights or other ornamentations associated with the holiday season, if displayed between Nov. 15 and Jan. 15 of the following year, shall not be considered *attention-getting devices*.

**AWNING SIGN** means a *sign* incorporated upon or within an *awning*.

**BALLOON SIGN** means an air-inflated *sign*.

**BANNER SIGN** means a *sign* constructed from a non-rigid fabric, in a banner style, which is attached to a pole or other structure.

**BILLBOARD** means a *sign* displaying only *third-party advertising*.

**CANOPY SIGN** means a *sign* incorporated upon or within a canopy.

**COPY** means the text or graphics that comprise the message on a *sign* face.

**CHANGEABLE COPY** means that portion of a *sign* upon which *copy* (excluding time, date, temperature, and fuel pricing displays) may be changed manually through the utilization of attachable *copy*, or changed automatically through the electronic switching of lamp banks or illuminated tubes.

**COMPREHENSIVE SIGN PLAN** means a master plan for signage on a *site* for the purpose of creating a consistent overall theme and design concept, and may include several *sign* types.

**CONSTRUCTION SITE IDENTIFICATION SIGN** means a *sign* erected on a *development site* for the purpose of advertising or providing information related to the referenced construction project, and may include information on the contractor, building material supplier, and financial institution involved.

**DEVELOPER MARKETING SIGN** means a *sign* promoting vacant *lots*, show homes, or new *developments*, and may include the project name, developer information, logograms, conceptual plans, or lifestyle images, but excludes construction, directional, and *real estate sign* information.

**DEVELOPER MARKETING FENCE SIGN** means a *sign* designed to provide continuous visual *screening* of a *lot* or *site* for the purpose of promoting current or future *on-site development*, and may incorporate construction, marketing, directional, and real estate content.

**DEVELOPMENT DIRECTIONAL SIGN** means a *sign* for the purpose of guiding or directing pedestrian or vehicular traffic to new subdivisions, new *development* areas or show homes, and may include the *development* name, developer information, logograms, and directional arrows.

**DIGITAL DISPLAY** means a device intended to display *copy* using electronic screens, projection, television, computer video monitors, liquid crystal displays (LCD), light emitting diode (LED) displays, or any other similar electronic, computer generated, or digital technology.

**DIRECTIONAL SIGN** means a *sign* directing pedestrian or vehicular traffic, including ingress, egress and *parking signs* and may include text-only *copy*, logograms and directional arrows.

**ELECTION SIGN** means a *sign* connected with the holding of a federal, provincial, or municipal government, or school board election.

**ELECTRONIC MESSAGE SIGN** means a *sign* or part of a *sign* upon which programmable or electronic switching of changeable, text-only *copy* is displayed.

**ENTRY FEATURE SIGN** means a *self-supported sign* which incorporates design and building materials that accentuate the architectural theme of the *on-site buildings*. *Entry feature signs* are limited to *development* name and address identification only.

**FASCIA SIGN** means a *sign* that is attached, etched, or painted on a *building*. A *wall mural* shall not be considered a *fascia sign*.

**FIRST-PARTY ADVERTISING** means the advertising of a business, commodity, service, or entertainment product that is conducted, sold, or offered on the *site* upon which the *sign* is located.

**FLASHING SIGN** means a *sign* that contains an intermittent or flashing light source. An *electronic message sign* shall not be considered a *flashing sign*.

**FOOT-CANDLE** means a unit of measure of the intensity of light falling on a surface.

**FREESTANDING SIGN** means a *sign* anchored into the ground and not attached to a *building*.

**LAWN SIGN** means a *sign* erected or placed for the purpose of identifying an opinion or position on a topic, cause, or political issue, but does not advertise a *home-based business* or business, and excludes an *election sign*.

**MASCOT** means a person, figure, or automaton – dressed in costume – displaying or holding signage for the purpose of attracting attention to a business or fundraising activity.

**VEHICLE SIGN** means a *sign* placed on, placed within, or attached to the exterior of a *vehicle*, which advertises or promotes:

- (1) The business for which the *vehicle* is being used; or
- (2) The sale of that *vehicle*, in the form of a “for-sale” *sign*, provided that the *vehicle* is parked entirely on a private residential property, or entirely on the property of an approved automotive or *recreation vehicle* sales establishment.

**MULTIPLE-TENANT ADVERTISING** means when a *sign* advertises two or more *on-site* businesses.

**MUNICIPAL SIGN** means a *sign* erected or placed by, or on behalf of, the *City*.

**NEIGHBOURHOOD IDENTIFICATION SIGN** means a *sign* that displays the name of a *City* neighbourhood.

**PEDESTRIAN-ORIENTED SIGNAGE** means a *sign* that is designed, scaled, and located in such a way that the primary purpose of the *sign* is to provide information to pedestrians and bicyclists.

**PORTABLE SIGN** means a *sign* with *changeable copy*, designed to be readily relocated.

**PROJECTING SIGN** means a *sign* that is attached to, supported by, and extends outward from a *building*. Neither a *canopy sign* nor an *awning sign* shall be considered a *projecting sign*.

**PROMOTIONAL ADVERTISING SIGN** means a *sign* displayed for the purpose of advertising temporary events or activities including grand openings, sales, and new or discounted products.

**REAL ESTATE SIGN** means a *sign* for the purpose of advertising real estate property for sale, lease, or rent.

**ROOF SIGN** means a *sign* attached to the roof of a *building* or parapet of a *building*.

**SELF-SUPPORTED** means supported by one or more columns, uprights, or braces in or upon the ground that are not attached to, and do not form part of, a *building*.

**SIGN** means an *accessory* device or structure erected or placed for the purpose of providing directions or information, and includes *copy*. This does not include a *wall mural*.

**SIGN AREA** means the areas of a *sign* that are available for *copy* (excluding the main support structure). The *sign area* of a multiple faced *sign* is the area of the largest face.

**SIGN HEIGHT** means the vertical distance measured at right angles, from the lowest point of *finished grade* at the *sign* base, to the highest point of the *sign* or *sign* structure.

**TEMPORARY SIGN** means a *sign*, not permanently installed and placed for a limited period of time.

**THIRD-PARTY ADVERTISING** means the advertising of a business, commodity, service, or entertainment product that is conducted, sold, or offered elsewhere than on the *site* upon which the *sign* is located.

**TRAFFIC CONTROL DEVICE** means any *sign*, signal, marking, or device placed, marked or erected by the *City* for the purpose of regulating, warning, or guiding traffic.

**WALKWAY DECAL** means a *sign* adhered to a travel surface that is designated for pedestrian use.

**WINDOW SIGN** means a *sign* placed on or inside a window that faces outward, and is intended to be seen from the outside.