

120 DEFINITIONS (B/L 2454-2015, 2737-2017, 2959-2019, 2922-2019, 3002-2019, 3039-2020, 3072-2020, 3081-2020, 3142-2021, 3099-2021, 3159-2021, 3249-2022, 3246-2022, 3425-2023, 3472-2024, 3560-2024, 3596-2025, 3627-2025, 3670-2025)

In this Bylaw, unless the context otherwise requires:

“Accessory” means a Use, Building or Structure on the same Lot with, and of a nature that is incidental and subordinate to the Principal Use, building or structure.

“Accessory Building” means a Building or Structure, the Use of which is Accessory to a Principal Use or building on the same Lot.

“Accessory Cannabis Processing - Level 1” means the Use of up to 2,000 m² of Gross Floor Area per Lot for the drying, trimming, sorting, milling, packaging, storing, testing, destruction, or other processing of Cannabis permitted under the *Agricultural Land Reserve Use Regulation*, BC Reg. 30/2019; excludes a Cannabis Store. (B/L 3246-2022)

“Accessory Emergency Shelter (Emergency Response Centre)” means a residential Use that is Accessory to a Principal Use for the temporary accommodation free of charge to persons to meet the persons’ immediate basic needs for shelter for a period during a state of emergency declared under section 9 [declaration of state of emergency] or section 12 [declaration of state of local emergency] of the *Emergency Program Act*. (B/L 3039-2020 & B/L 3142-2021)

“Accessory Emergency Shelter (Extreme Weather Response)” means a residential Use that is Accessory to a Principal Use for the temporary accommodation free of charge to persons to meet the persons’ immediate basic needs for shelter for a period during which an extreme weather alert has been issued in accordance with the *Assistance to Shelter Act*.

[Repealed.] (B/L 3246-2022)

“Accessory Farm Dwelling Unit” means a non-stratified Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot, and is:

- (1) a Building without any other Use; or
- (2) a Coach House; or
- (3) located within a Building or Structure
 - a. for Agricultural Use; or
 - b. Accessory to an Agricultural Use on the same Lot. (B/L 3246-2022)

[Repealed.] (B/L 3246-2022)

“Accessory Residential Use” means a residential Use consisting of an Accessory Dwelling Unit that is contained in a Principal Building, exclusively for the accommodation of an owner, operator, manager, resident counsellor, caretaker or minister, and their immediate family; limited to one per Lot except as specifically provided for in this Bylaw. (B/L 3249-2022)

“Accessory Produce Sales” means a Use Accessory to a residential use that provides for the Retail sale of agricultural products produced on the same Lot.

[Repealed.] (B/L 3246-2022)

[Repealed.] (B/L 3246-2022)

“Accessway” means that portion of a Lot used to provide vehicle access from a Street to a Parking Space.

“Agricultural Land Commission” has the same meaning as “commission” in the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36. (B/L 3246-2022)

“Agricultural Land Reserve” has the same meaning as in the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36. (B/L 3246-2022)

“Agricultural Products” means products derived from activities numbered (1) to (6) in the definition of Agricultural Use and Farm Product Processing, excluding agricultural solid waste, agricultural liquid waste, and mushroom growing medium. (B/L 3246-2022)

“Agricultural Use” means the Use of land, Buildings, and Structures for any of the following:

- (1) growing, producing, raising, or keeping animals, plants, or truffles, including:
 - a. cattle, sheep, goats, poultry, fowl, pigeon, doves, apiculture, rabbits, or other domestic livestock;
 - b. Cannabis Production, on Lots zoned A1, A2, A3, A4, A5, and A6, and in accordance with the provisions set out in section 210.8.1;
 - c. horses for riding, training and boarding, only when kept in accordance with the provisions set out in section 210.8.2;
 - d. mushrooms and On-Farm Mushroom Composting, in accordance with the provisions set out in section 210.8.3;
 - e. swine, only when kept in accordance with the provisions set out in section 210.8.4;and the primary products of those plants or animals;
- (2) cultivation in plantations of any specialty wood crops or specialty fibre crops prescribed in the *Specialty Farm Operations Regulation*, B.C. Reg. 53/99;
- (3) aquaculture, as prescribed in the *Specialty Farm Operations Regulation*, B.C. Reg. 53/99;
- (4) turf production with approval of the Agricultural Land Commission, if required;
- (5) raising or keeping of farmed game by a person licensed to do so under the *Animal Health Act* [*Game Farm Regulation*, B.C. Reg. 5/2015];
- (6) raising or keeping of furbearing animals by a person licensed to do so under the *Animal Health Act* [*Fur Farm Regulation*, B.C. Reg. 8/2015];

- (7) the following activities to enable uses (1) to (6) above on a Farm Operation, in accordance with the *Farm Practices Protection (Right to Farm) Act*, R.S.B.C. 1996, c. 131 and *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019:
- a. clearing, draining, irrigating, or cultivating land;
 - b. using farm machinery, equipment, devices, materials, and structures;
 - c. On-Farm Composting in accordance with the provisions set out in section 210.9.7;
 - d. applying fertilizers, manure, pesticides, biological control agents, including by ground or aerial spraying;
 - e. storing of Agricultural Products produced on the Farm Operation;

And for greater certainty, Agricultural Use does not include the following:

- a. a Feedlot for animals not specifically included in this definition;
- b. an activity, other than grazing or hay cutting, that constitutes a forest practice as defined by the *Forest and Range Practices Act*, S.B.C. 2002, c. 69;
- c. a Breeding and Boarding Kennel;
- d. growing, producing, raising or keeping exotic animals, except exotic animals prescribed under the *Farm Practices Protection Act* [Specialty Farm Operations Regulation, B.C. Reg. 53/99]. (B/L 3246-2022)

“Agri-Tourism” has the same meaning as in the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, but excludes accommodation for Agri-Tourism on a farm. (B/L 3246-2022)

Editorial Note:

As outlined in the *ALR Use Regulation*, B.C. Reg. 30/2019, and Agricultural Land Commission Policy L-04, ‘Agri-Tourism’ generally means an activity to which members of the public are ordinarily invited, with or without fee, that displays, demonstrates, promotes, or holds events to promote or market products or operations of the farm.

“Ancillary” means a Use on the same Lot with, and of a nature that is incidental and subordinate to an Accessory Use. (B/L 3246-2022)

“Airport” means any area of land designed or set aside for the handling of passengers and the take-off, landing and maintenance of aircraft, including terminal facilities, taxiways, tie-down areas, hangars, fueling facilities and other necessary Buildings, Structures and open spaces.

“Airport Office” means a Building or Structure exclusively used for Office purposes for the aerospace industry.

“Anaerobic Digester” means a use of facilities where organic materials are placed in enclosed vessels and broken down by micro-organisms, in the absence of oxygen to produce biogas.

“Animal Hospital” means a facility where animals are cared for, treated, maintained or hospitalized.

“Animal Shelter” means premises for temporary accommodation and care or impoundment of lost, abandoned or neglected animals.

“Animal Stockyard” means an enclosure for the temporary keeping of livestock awaiting auction or shipment.

“Antenna System” means an antenna and some sort of Antenna Supporting Structure, normally a tower. Most antennas have their own integral mast so that they can be fastened directly to a building or a tower. (B/L 3472-2024)

“Antenna Supporting Structure” means any tower, roof-top, building-mounted pole, spire or other freestanding structure; existing electric or other utility tower or structure, streetlight pole, parking lot light pole or combination thereof, including supporting lines, cables, wires, and braces intended for the purpose of mounting a telecommunication antenna or series of antennas on it. Also included are any onsite cabinets or shelters containing electronic or other equipment associated with these antenna structures and any compound required to accommodate these components. Amateur Radio supporting structures are excluded. (B/L 3472-2024)

“Apartment” means residential Buildings, or portions of Buildings, consisting of three or more Dwelling Units on a Lot, where each Dwelling Unit has its principal access from a common entrance or hallway. Ground level Dwelling Units may have direct ground level access to the Lot, Street or lane. (B/L 3249-2022)

“Appraisal” means an appraisal prepared by a member of the Appraisal Institute of Canada – B.C.

“Assembly” means a use of a Building or Structure for gathering or meeting of persons for religious, charitable, philanthropic, cultural, recreational or educational purposes.

“Auction” means a use that provides for the storage and Retail sale of vehicles, farm machinery, and other industrial equipment or machinery.

“Automall Retail” means the use of a Building or part thereof for the Retail sale or rental of new or used goods, wares, articles and other merchandise and services, all of which are specifically limited to and associated with automobiles, Commercial Vehicles that are equal to or less than 9,000 KG and Recreational Vehicles (including motorcycles, all-terrain vehicles, and snowmobiles, which includes a trailer designed for the hauling and storage of the recreational vehicle), to the general public and located within the City of Abbotsford’s Automall Commercial Zone (CAM). (B/L 3099-2020)

“Automobile Body Shop” means a Use of a Building or Structure for the purpose of structural or cosmetic repair of automobiles, including painting and metal plating.

[Repealed.] (B/L 3470-2023)

“Automobile Repair” means a Building or Structure used or intended to be used for mechanical repair or routine maintenance of automobiles, and/or automobile washing facilities.

“Automobile Sales” means the Use of land, Buildings and Structures for the display, lease, sale and/or rental of new or used automobiles.

“Automobile Storage Yard” means premises used for the outdoor storage of automobiles that are being held for sale, rental or impound; includes auto towing service.

“Balcony” means an unenclosed extension of a floor projecting from the wall of a Building and bounded by a partial wall or railing.

“Basement” means: (B/L 2922-2019)

- (1) that portion of a Building between two floor levels which has at least 50 percent of its vertical distance (measured from the top of any floor and the top of the next floor above it) below the average Finished Grade at the perimeter of a Building; except.
- (2) for lots located within the Urban 3-Infill Land Use Designation, that portion of a Building between two floor levels which does not exceed a maximum vertical distance, as specified in the applicable zone, between the average Finished Grade at the perimeter of a Building and the top of the floor above it.

“Batching Plant” means the Use of land to produce concrete or asphalt.

[Repealed.] (B/L 3670-2025)

“Beehive” or “Colony” means an enclosed Structure, limited to 30 frames, in which honeybees live and raise their young. (B/L 3249-2022)

“Boarding” means the accommodation of persons in a Dwelling Unit who are not members of the Household, and who have a living arrangement agreement with the Household. (B/L 3249-2022)

“Boarding House” means the accommodation of persons without a Household in a Single Detached Dwelling where a person occupies a Sleeping Unit and has access to common sanitary, cooking and dining facilities; and where they have a living arrangement agreement with the owner or manager; excludes Supported Housing. (B/L 3249-2022)

“Breeding and Boarding Kennel” means the Use of a property, Building, Structure, compound, or group of pens or cages for the breeding or boarding, including Pet Daycare, of four or more dogs or cats; includes Accessory training, grooming, and Retail sales if approved by the Agricultural Land Commission or on land not subject to the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36. (B/L 3246-2022)

“Brewery” means premises licensed by the Province of British Columbia for the brewing of beer, which may include areas for sampling, retail display and sales for off-site consumption.

“Brewing And Vinting Outlet” means commercial premises within which members of the public produce their own beer, wine or other alcoholic beverages for consumption off the premises and includes Retail sale of related equipment and ingredients.

“Brew-Pub” means a Pub, with an Accessory Brewery which produces less than 15,000 barrels per year and where the Manufacturing area is limited to 33% of the Gross Floor Area of the Pub.

“Building” means a Structure, wholly or partially enclosed by a roof or roofs, and supported by walls, columns or posts.

“Building Face” means the exterior surface of a Building wall or roof.

“Building Supply” means a Building or Structure in which building or construction and home improvement materials are offered or kept for sale at Retail.

“Bus Depot” means a premises where commercial buses pick up and drop off paying passengers, and which may include areas for ticket offices, waiting rooms, luggage checking facilities and courier operations.

“Campground” means premises used for the accommodation of the travelling public in camper trailers, Recreation Vehicles or in tents; includes Accessory Uses, campground offices, laundromats, and Retail sales of camping supplies, souvenirs and groceries typically consumed by campers.

“Cannabis” has the same meaning as in the *Cannabis Control and Licensing Act*, S.B.C. 2018, c. 29. (B/L 3246-2022)

[Repealed.] (B/L 3246-2022)

“Cannabis Production” means the Use of a Lot for growing and cultivating Cannabis, including the related activities of wet trimming, drying, and bulk packing of Cannabis grown on the Lot, but does not include:

- (1) a Cannabis Store;
- (2) Accessory Cannabis Processing - Level 1; or
- (3) the propagation, cultivation, or harvesting of Cannabis in a manner authorized by Part 5, Division 2 of the *Cannabis Control and Licensing Act*, S.B.C. 2018, c. 29. (B/L 3246-2022)

“Cannabis Store” means retail premises licensed under the *Cannabis Control and Licensing Act*, S.B.C. 2018, c. 29, to sell Cannabis. (B/L 3246-2022)

“Casino” means a premises:

- (1) used or intended for Use, whole or in part, for the purpose of conducting and managing a gaming business pursuant to the Canadian *Criminal Code*;
- (2) licensed under all applicable enactments; and

(3) with table games, slot machines or electronic devices, excluding video lottery terminals, which are expressly prohibited.

“Cemetery” means land, Buildings and or Structures used as a place for interment for human remains or to memorialize the deceased.

“Child Care Centre” means a facility licensed under the *Community Care and Assisted Living Act* for the provision of day care for children; includes group day care, preschool care, out-of-school care, child minding, specialized day care and emergency child care.

“City” means the City of Abbotsford.

“Civic Use” means a Use providing for public functions; includes government offices and related facilities, hospitals, community centres, arenas, swimming pools, fairgrounds, museums, art galleries, park uses, courts of law, and commercial Uses Accessory thereto.

“Closed-Sided Animal Enclosure” means a Building intended for the keeping of animals, and which is substantially separated from the exterior environment with normally closed walls and doors.

“Coach House” means a Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot, located on the second Storey of an Accessory Building, and is part of the same real estate entity. (B/L 2922-2019; 3249-2022)

“Coffee Shop” means a place of business that sells light meals, beverages and snacks.

“Columbarium” means a Structure designed for the purpose of storing the ashes of human remains that have been cremated.

[Repealed.] (B/L 3246-2022)

“Commercial Composting Facility” means a facility that receives compostable waste and converts the waste through composting or digestion into marketable products.

“Commercial Mushroom Composting Facility” means a facility for the production of a fresh growing medium for mushrooms where more than 80% of the finished compost is produced for mushroom growing operations which are not on the same legal parcel where the Commercial Mushroom Composting Facility is located.

“Commercial School” means an educational facility, operated for profit, providing training or instruction in the arts, business skills, self-improvement or academic disciplines.

“Commercial Vehicle” means any motor vehicle that is:

- (1) a truck or truck tractor with a licensed gross vehicle weight of 5,500 kg or greater; [B/L 3159-2021]
- (2) a truck or truck tractor with a height in excess of 2.25 metres;
- (3) a bus with seating capacity greater than nine people; or

(4) defined as such in the *Commercial Transport Act*.

“Commercial Vehicle Repair” means the Use of a Building or Structure for mechanical repair, routine maintenance, Commercial Vehicle washing or structural or cosmetic repair of Commercial Vehicles, including painting and metal plating.

“Commercial Vehicle Stop” means a facility that sells motor fuels and/or lubrication oils that are dispensed to the customer for Use in a Commercial Vehicle, and which may include an Accessory Building for a convenience store, coffee shop and/or restaurant up to a maximum area of 1,000 m².

“Community Service” means a non-commercial Use of premises for:

- (1) providing information, referral, counseling, employment development or advocacy services;
- (2) providing medical, mental health or addiction treatment services on an out-patient basis;
- (3) dispensing aid in the form of food or clothing;
- (4) providing drop-in or activity space; or
- (5) providing child care as an accessory use to program services.

[Repealed] (B/L 3249-2022)

“Congregate Care” means providing personal care services, as licenced in accordance with Provincial enactments, for the well-being of Residents who require assistance due to physical or mental health challenges; and may include hospitality services, private hospitals, rehabilitation facilities (including substance use services), assisted living, and intermediate and extended care facilities. (B/L 3249-2022)

“Congregate Housing” means a residential Use in which hospitality services are provided for Residents in an independent setting that includes common dining, social or amenity areas; and may include Personal Service Establishments for Residents. (B/L 3249-2022)

“Correction Facility” means a Building intended for the incarceration of persons; includes remand centres, detention facilities and prisons.

“Council” means the Council of the City of Abbotsford.

“Dangerous Goods” means any product, substance or organism included in the classes listed in the Schedule to the *Transportation of Dangerous Goods Act*, 1992, c. 34.

“Data Centre” means a Building or portion thereof housing computer systems and associated components such as telecommunications, information storage, backup power generating equipment, environmental controls, fire suppression and security devices for the purpose

of providing information technology services that are beyond the scale of information technology support for a single enterprise.

“Density” means:

- (1) minimum Lot Area; and
- (2) a measurement of development intensity on a lot which shall be stated as Floor Space Ratio or unit density.

[Repealed.] (B/L 3425-2023)

“Density, Unit” means the figure obtained by dividing the total number of Dwelling Units by the Lot Area upon which the Dwelling Units are constructed or are proposed to be constructed.

“Designated Flood Level” means the observed or calculated elevation for a flood which has a statistical frequency of occurrence of once every 200 years, or a flood with recorded levels equal to or greater than a once every 200-year flood.

“Designated Official” means a person assigned by the City to deal with the matter described in the relevant section of this Bylaw.

“Dormitory” means a Building or portion thereof containing Sleeping Units, where each Sleeping Unit, or group of Sleeping Units, has their principal access from a common entrance or hallway, and must include access to sanitary facilities, common kitchen and dining facilities, and may include common living and amenity areas. (B/L 3249-2022)

“Drive-In Aisle” means a paved surface on a lot reserved exclusively for and appropriately identified for patrons using a drive-in service window.

“Drive Through Restaurant” means an establishment where food or refreshments are prepared, and served to customers inside their vehicle for consumption off the premises; and may include on-premises consumption of food or refreshments in conjunction with the drive-through. (B/L 3249-2022)

“Duplex” means a residential Building consisting of two Dwelling Units attached horizontally or vertically, where each Dwelling Unit has an independent entrance either directly from the outside or through a common vestibule. (B/L 3249-2022)

“Dwelling Unit” means one or more habitable rooms in which sleeping, sanitary and cooking facilities are located in a self-contained area. (B/L 3249-2022)

“Dyke” means a dyke other than a standard dyke.

“Emergency Shelter” means a residential Use providing non-disaster related temporary shelter, governed by a Housing Agreement. (B/L 3249-2022)

“Electric Vehicle” means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries. (B/L 3249-2022)

“Electric Vehicle Energy Management System” means a system to control Electric Vehicle Supply Equipment electrical loads comprised of monitors, communications equipment, controllers, timers and other applicable devices. (B/L 3249-2022)

“Electric Vehicle Supply Equipment” means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an Electric Vehicle. (B/L 3249-2022)

“Energized Outlet” means a connected point in an electrical wiring installation at which current is taken to supply utilization equipment. (B/L 3249-2022)

“Entertainment and Sports Centre” means a facility providing for a wide range of assembly functions such as conventions, entertainment and sporting events, civic recreational services and programs, auctions, exercise and fitness programs, kinesiology and sports medicine clinics, and includes Office Uses, Retail sales, restaurants, pubs and other services Accessory to the Principal Use.

“Existing Grade” means the lowest ground elevation existing prior to construction, as established on a legal survey plan by a registered British Columbia Land Surveyor, which ground elevation may include fill materials placed on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines.

“Farm Alcohol Production Facility” has the same meaning as “alcohol production facility” in the Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019, and includes Ancillary Uses as defined in that regulation. (B/L 3246-2022)

Editorial Note

As outlined in the *ALR Use Regulation*, an Alcohol Production Facility in the ALR includes a brewery, cidery, distillery, meadery or winery, and the following ancillary uses: processing, storing and retail sales of alcohol products produced on the farm, operation of a food and beverage service lounge, cooking classes, and events, provided all required Provincial licensing is in place.

“Farm Alcohol Production Facility Floor Area” means the floor area of all Buildings and Structures, or portions thereof, for Farm Alcohol Production Facility Use on a Lot, as measured to the outside of the exterior walls of a Building and to the outside of the support posts of a Structure, and includes Basements. (B/L 3246-2022)

“Farmers Market” means a Building, part of a Building or an open area where agricultural products and artisan goods are offered for sale to the public by multiple vendors, and where prepared foods and beverages may also be offered for sale for consumption on or off-site.

“Farm Industrial” means a use providing for the fabrication, testing, servicing and repairing of farm equipment, the fabrication of fences, fence posts and containers for farm produce, the fabrication and assembly of farm Buildings, the processing, storing, distributing, wholesaling, grading, sorting or packaging of farm produce, animal and fish products, feed, seed and agricultural chemicals, the selling of farm equipment and vehicles and animal stock-yards; excludes mushroom growing medium preparation use.

“Farm Operation” means the Use of land for agricultural purposes, consisting of one or more Lots within the City which are classified as farm under the *Assessment Act*, R.S.B.C 1996, c. 20, and which form and are managed as a single enterprise. (B/L 3246-2022)

“Farm Product Processing Floor Area” means the cumulative floor area of all Buildings and permanently covered Structures housing Farm Product Processing - Level 1, Farm Product Processing Level 2, or Farm Product Processing - Intensive on a Lot, as measured to the outside of the exterior walls of a Building and to the outside of the support posts of a permanently covered Structure, noting that:

- (1) the following are excluded from the calculation:
 - a. the portion of the Building or Structure used for activities (1) to (6) in the definition of Agricultural Use;
 - b. up to 250 m² or an area equal to 10% of the Farm Product Processing Floor Area, whichever is less, for office, washrooms, staff rooms; and
- (2) the following additional areas are included in the calculation:
 - a. the Lot area covered by outdoor equipment, facilities, or Structures for storing or processing animal feed, such as a feed mill or silo. (B/L 3246-2022)

“Farm Product Processing - Level 1” means the Use of up to 2,500 m² of Farm Product Processing Floor Area per Lot for cleaning, sorting, separating, grading, packing, or the undertaking of processes including, but not limited to, mixing, drying, canning, smoking, size reduction, fermentation, or treatment by heat, cold, chemical, or biological means, to:

- (1) prepare Agricultural Products to increase the market value or convenience to the consumer; or
- (2) prepare feed for livestock, poultry, farmed game, aquaculture, or furbearing animals located on the Farm Operation; including on-farm feed mills;

And for greater clarity, Farm Product Processing - Level 1:

- (1) includes:
 - a. cold storage of Agricultural Products, except within Farm Retail Sales areas;
 - b. storage and distribution areas for farm product processing outputs; and
 - c. storage of containers and equipment associated with farm product processing activities; and
- (2) excludes livestock meat, poultry meat, or aquaculture processing activities occupying more than 500 m², Farm Alcohol Production Facilities, hatcheries, On-Farm Composting, soil-less medium production, and Accessory Cannabis Processing - Level 1. (B/L 3246-2022)

“Farm Product Processing - Level 2” means a Use involving the same activities as Farm Product Processing - Level 1 with a Farm Product Processing Floor Area exceeding 2,500 m² per Lot. (B/L 3246-2022)

“Farm Product Processing - Intensive” means a Use involving the same activities as Farm Product Processing - Level 1 and where the Farm Product Processing Floor Area used for livestock

meat, poultry meat, or aquaculture processing activities exceeds 500 m², irrespective of overall Farm Product Processing Floor Area. (B/L 3246-2022)

“Farm Retail Sales” means Retail sale to the general public of Agricultural Products grown, produced, or raised on a Farm Operation, or the combined farms of a cooperative association to which the farm owner belongs, and may include the sale of Agricultural Products and non-agricultural products to the extent permitted by the Agricultural Land Commission. Farm Retail Sales excludes a Cannabis Store. (B/L 3246-2022)

“Farm Retail Sales Area” means the cumulative indoor and outdoor Retail sales and display floor area used for Farm Retail Sales within or on Buildings and Structures, but does not include areas for Ancillary Uses specifically excluded by the Agricultural Land Commission for such Use. (B/L 3246-2022)

“Feedlot” means a confined area, structure, pen or corral where livestock or farmed game are confined solely for the purpose of growing or finishing, and are sustained by means other than grazing. (B/L 3246-2022)

“Financial Institution” means the premises of a bank, trust company, finance company, mortgage company, cheque cashing company or investment company.

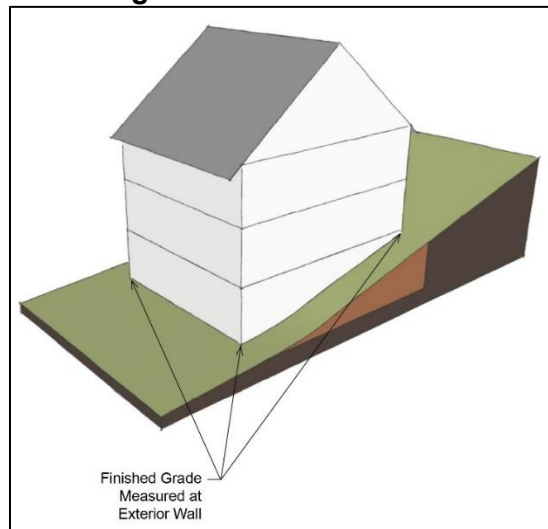
Editorial Note

In accordance with ALC Policy L-02, Farm Retail Sales Area excludes parking, driveways, office space, washrooms, and areas for processing or farm product storage.

“Finished Grade” means: (B/L 3246-2022)

- (1) the rough grading elevation as identified on a lot grading plan, where such a plan has been approved by the City at the time of subdivision when the lot was created; or
- (2) where there is no lot grading plan that was approved by the City at the time of subdivision when the lot was created, existing grade, as illustrated in Figure 1; or
- (3) the finished grading elevation required to meet floodproofing provisions of this Bylaw, for residential Buildings and Closed-Sided Animal Enclosures.

Figure 1 – Finished Grade



“Flood Construction Level” means the minimum elevation of the underside of a wooden floor system or the top of a concrete slab for habitable Buildings or the finished grade or the top of a concrete or asphalt pad upon which a mobile home or unit rests and is determined by adding an allowance for freeboard to the designated flood level.

“Floor Area, Gross” means the total area of all Storeys in all Buildings on a Lot measured to the inside face of the exterior walls of the Building. For Single Detached Dwellings and Duplexes, this shall exclude an Accessory Building, with a maximum size of 10 m².

(B/L 3627-2025)

“Floor Area, Net” means Gross Floor Area, less any of the following:

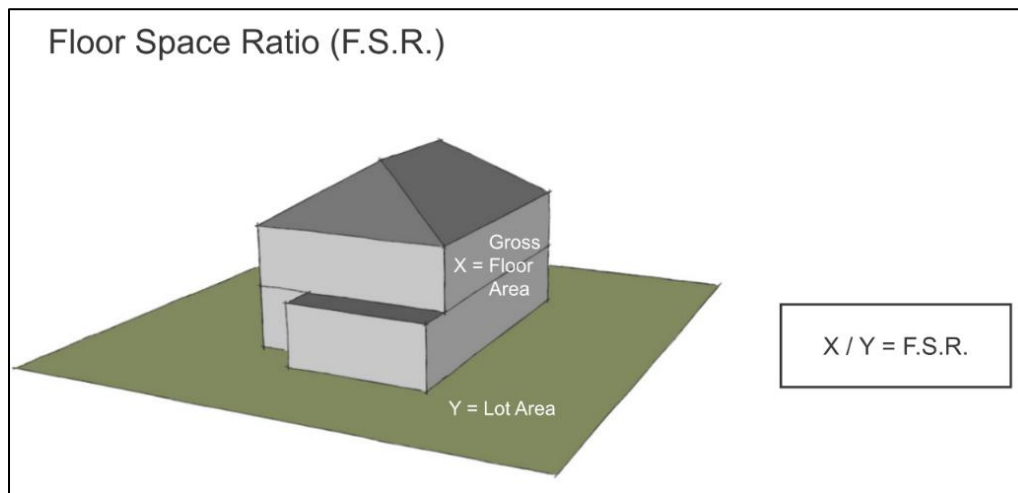
- (1) Underground Parking and concealed parking areas, unless such parking is a principal use, long term bicycle parking and at-grade areas used for off street loading;
- (2) corridors, hallways, landings, foyers, elevators, staircases and stairwells;
- (3) areas used for maintenance, mechanical, or electrical purposes;
- (4) Building areas with a ceiling less than 1.2 m in height; and/or
- (5) for multi-unit residential Uses only: common indoor amenity areas up to 3 m² per unit or 300 m², whichever is less.

(B/L 3249-2022, 3627-2025)

“Floor Space Ratio (FSR)” means:

- (1) for Single Detached Dwellings and Duplexes, the figure obtained by dividing the Gross Floor Area by the Lot Area as illustrated in Figure 2; or
- (2) for all other uses, the figure obtained by dividing the Net Floor Area of all Buildings and Structures on a Lot by the Gross Lot Area.

Figure 2 – FSR for Single Detached Dwellings and Duplexes



“Food Primary Licence” means a Food Primary Licence issued pursuant to the *Liquor Control and Licensing Act*.

“Freight Handling Facility” means premises used as an origin or destination point for the loading, unloading, assembling or transferring of goods transported by truck or rail.

“Frontage” means the boundary of a lot abutting a Street.

“Full-Time Farm Worker Residence” means a Dwelling Unit used solely for the purpose of housing permanent employees paid to work full time on a Farm Operation as necessary for the agricultural labour needs of the Farm Operation, and for the purposes of this definition, includes the employee's immediate family. (B/L 3246-2022)

“Funeral Parlour” means a premise used for the preparation of the dead for burial or cremation and the holding of funeral services; includes display, storage and sale of caskets and other related funeral supplies but excludes crematorium.

“Gaming Facility” means the Use of premises contracted by the Province of British Columbia that are permanent facilities for paper and electronic bingo games, electronic gaming devices or other lottery schemes, but that also include at least one slot machine as provincially authorized by the British Columbia Lottery Corporation as well as slot machines and does not include a Casino.

“Garden Centre” means the Use of premises for the Retail sale of trees, plants, flowers and associated gardening or landscaping supplies and outdoor garden equipment.

“Garden Suite” means a Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot, located in a single Storey Accessory Building, and is part of the same real estate entity. (B/L 2922-2019; 3249-2022)

“Gathering For An Event” has the same meaning as in the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019. (B/L 3246-2022)

Editorial Note

As outlined in the *ALR Use Regulation*, BC Reg. 30/2019, and ALC Policy L-22, “Gathering for an Event” generally includes activities such as weddings, music festivals, and events not considered to be Agri-Tourism. It excludes celebration, by the residents of the farm and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees.

“Golf Course” means par 3, executive and regulation golf courses and excludes miniature golf.

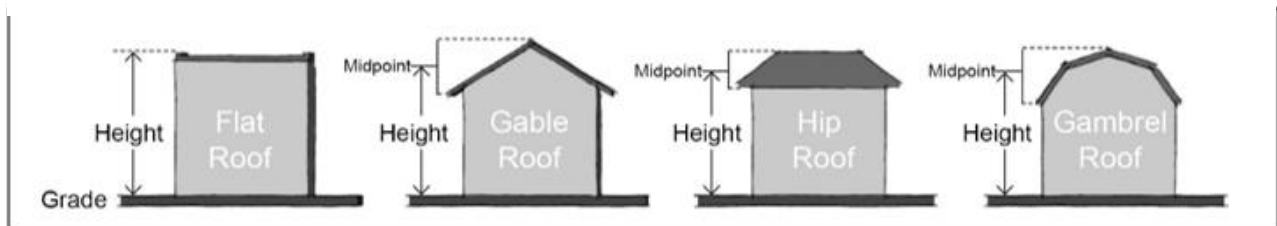
“Growing Medium Manufacturer Use” means the processing and preparation of non-composting materials as a root base medium for the growing of plants in greenhouses and other related controlled growing environments.

“Habitable Area” means an area used for any or a combination of living, sleeping or food preparation by one or more persons. (B/L 3249-2022)

“Height” means, subject to exemptions for chimneys, solar panels, elevator and ventilating machinery penthouses, and other Structures or structural parts set out in section 140 [General Regulations], the vertical distance measured from the average Finished Grade level, determined by averaging the Finished Grades at the extreme corners of the Building faces surrounding the perimeter of a Building, to:

- (a) the highest point on a flat roof, as illustrated in Figure 3,
- (b) the average level between the uppermost eaves and uppermost ridge of a gable, hip or gambrel roofed Building, as illustrated in Figure 3,
- (c) the greater of the two measurements referred to in paragraphs (a) and (b) above in the case of a Building with more than one type of roof, and
- (d) the highest point of a flat roof with a width greater than one metre and located over a gable, hip or gambrel roof; (B/L 3249-2022)

Figure 3 - Height Measurement for Flat, Gable, Hip and Gambrel Roofed Buildings



“Health Care Office” means a Use of premises:

- (1) by physicians, surgeons, dentists, physiotherapists, chiropractors, acupuncturists, provincially licensed massage therapists, podiatrists, psychiatrists, psychologists, opticians, optometrists, naturopaths, dental mechanics, and other health care practitioners; or
- (2) for X-ray and other diagnostic facilities, medical and dental laboratories, prosthetic and orthopedic manufacturers and specialized medical clinics, including a cancer clinic and a blood donor clinic.

“Hobby Farm Agriculture” means the small scale growing, rearing and harvesting of agricultural products, limited to: (B/L 2737-2017)

- (a) the growing of fruits and vegetables;
- (b) the keeping of bees;
- (c) the keeping of poultry and rabbits to a maximum of 50 animal units per hectare (20 per acre);
- (d) the keeping of goats and sheep to a maximum of 10 animal units per hectare (4 per acre); and
- (e) associated Hobby Farm Agricultural Buildings.

“Home Child Care, Major” means a Use that is Accessory to a Single Detached Dwelling, Apartment, or Townhouse for the care of more than eight children, licenced under the *Community Care and Assisted Living Act*. (B/L 3249-2022)

“Home Child Care, Minor” means a Use that is Accessory to a Single Detached Dwelling for the care of not more than eight children, licenced under the *Community Care and Assisted Living Act*. (B/L 3249-2022)

“Home Occupation” means an occupation or profession that is Accessory to the Use of the dwelling for residential purposes.

“Household” means one or more individuals who choose to live together in a Dwelling Unit; excludes Boarding and Boarding House. (B/L 3249-2022)

“Inboard Toe of a Dyke” means the base of a Dyke or Standard Dyke on the side farthest from the water that is contained by the Dyke.

“Indoor Recreation Facility” means a Building or Structure which contains sports or recreation facilities, including but not limited to indoor swimming pools, ice arenas, curling rinks, courts for racquet sports, exercise centres, martial arts studios, gymnastics facilities, climbing walls, roller rinks, bowling alleys, miniature golf, batting cages, billiard halls and minor Retail sales and services customarily associated with and Accessory to such facilities.

“Landscaped Area” means a decorative planting area containing trees and any combination of shrubs, plants, flowers, bark mulch, decorative boulders, decorative paving, planters, sculptures, and the like, planted and maintained to enhance and embellish the appearance of a property.

“Land Use Designation” means a land Use outlined in the Official Community Plan. (B/L 2922-2019)

“Landscape Supply” means bulk Retail sale of soil, bark mulch, concrete pavers, retaining wall materials or other similar goods.

“Leachate” means any liquid, and suspended materials which it contains, that has percolated through or drained from waste. (B/L 3470-2023)

“Level 2 Charging” means a Level 2 Electric Vehicle charging level as defined by SAE International's J1772 standard and includes variable rate charging that is controlled by an Electric Vehicle Energy Management System. (B/L 3249-2022)

“Liquor Primary Licence” means Liquor Primary Licence issued pursuant to the *Liquor Control and Licensing Act*.

“Liquor Store” means a Retail store licensed to sell beer, wine, ciders, spirits and other alcoholic beverages for consumption off the premises.

“Lock-off Unit” means a smaller Dwelling Unit immediately adjacent to a larger Dwelling Unit in an Apartment, and connected through a shared internal access that can be locked off from the larger Dwelling Unit; and must have its principal access from a common Building entrance or hallway and be part of the same real estate entity. (B/L 3249-2022)

“Lot” means a parcel of land registered in the Land Title Office; includes a strata Lot that is created by bare land strata subdivision.

“Lot, Corner” means a Lot at the intersection or junction of two or more Streets.

“Lot, Interior” means a Lot that has no Exterior Side Lot Lines.

“Lot, Newly Created” means a Lot created after the date of adoption of this Bylaw.

“Lot, Panhandle” means an Interior Lot to which access from a Street is gained by way of a narrow strip of land forming part of the Lot.

“Lot, Through” means a Lot other than a Corner Lot that abuts two or more Streets.

“Lot Area” means the area of land within the boundary of a Lot; excludes the panhandle of a Lot where the width of the panhandle is less than 12.0 m.

“Lot Coverage” means the horizontal area of all Buildings and outdoor covered areas on a Lot, excluding swimming pools and Underground Parking, expressed as a percentage of the Lot Area. [B/L 3159-2021, 3627-2025]

“Lot Depth” means the shortest distance between the Front Lot Line and the Rear Lot Line of a Lot.

“Lot Line” means the legally defined boundaries of any Lot.

“Lot Line, Centre” means a line joining the Front Lot Line and the Rear Lot Line that is equidistant from both side Lot lines, used in the determination of Lot Width.

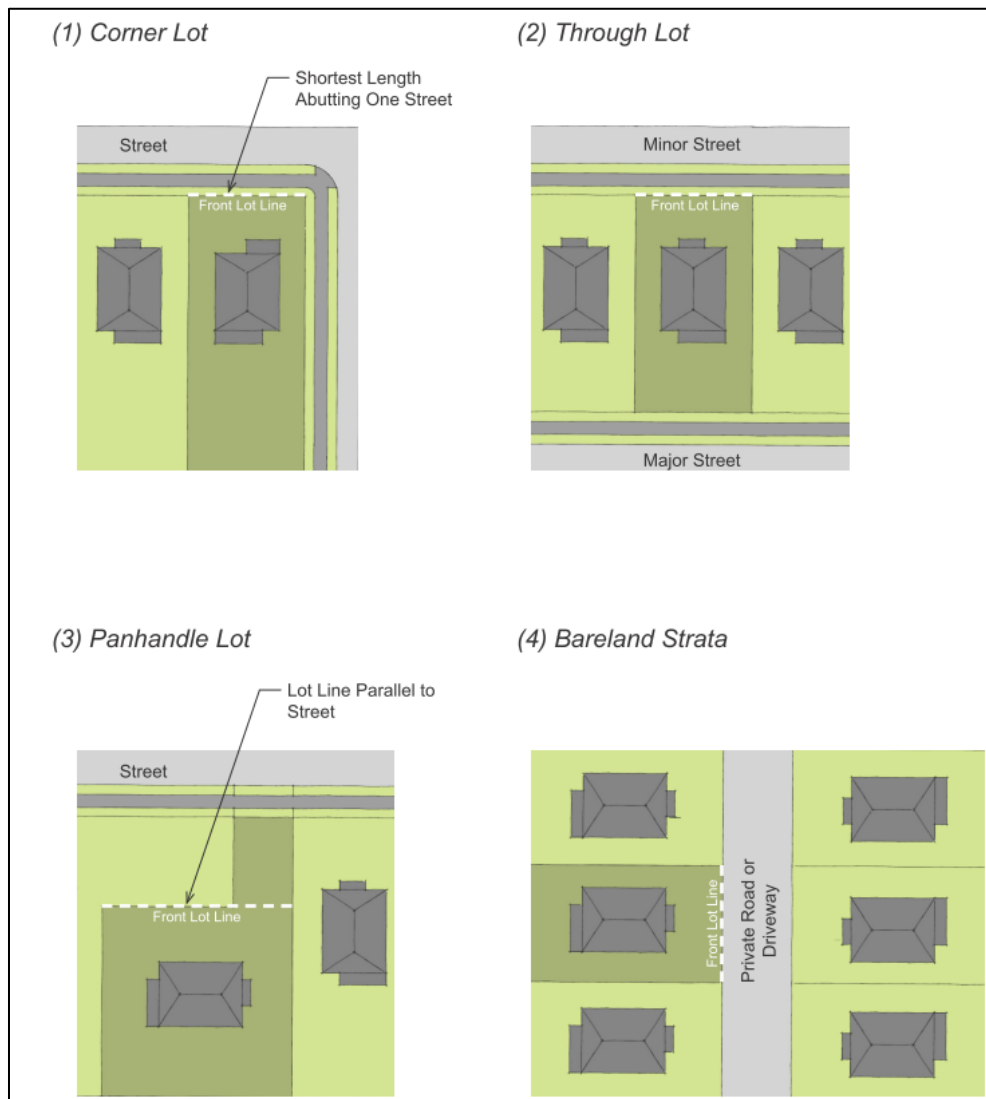
“Lot Line, Exterior” means a Lot line common to a Lot and a Street.

“Lot Line, Exterior Side” means a Lot line, not being a Front or Rear Lot Line, that is common to a Lot and a Street.

“Lot Line, Front” means the Lot lines common to the Lot and an abutting Street, and as shown in Figure 4:

- (1) in the case of a Corner Lot, the Lot line or lines having the shortest length abutting one Street, excluding corner truncations, shall be considered the Front Lot Line;
- (2) in the case of a Through Lot, the Lot line or lines common to a Lot and the minor abutting street shall be the Front Lot Line;
- (3) in the case of a panhandle lot, the Lot Line or lines closest to and approximately parallel to the Street from which access to the Lot is provided, produced across the base of the panhandle, shall be considered the Front Lot Line; and
- (4) in the case of a bare land strata Lot, the Lot Line or lines abutting driveway common property access route shall be considered the Front Lot Line.

Figure 4 - Illustration of Front Lot Line



“Lot Line, Interior” means a Lot Line common to another lot or a walkway separating two Lots.

“Lot Line, Interior Side” means a Lot Line, not being a Rear Lot Line, that is common to another Lot, a lane or a walkway separating two Lots.

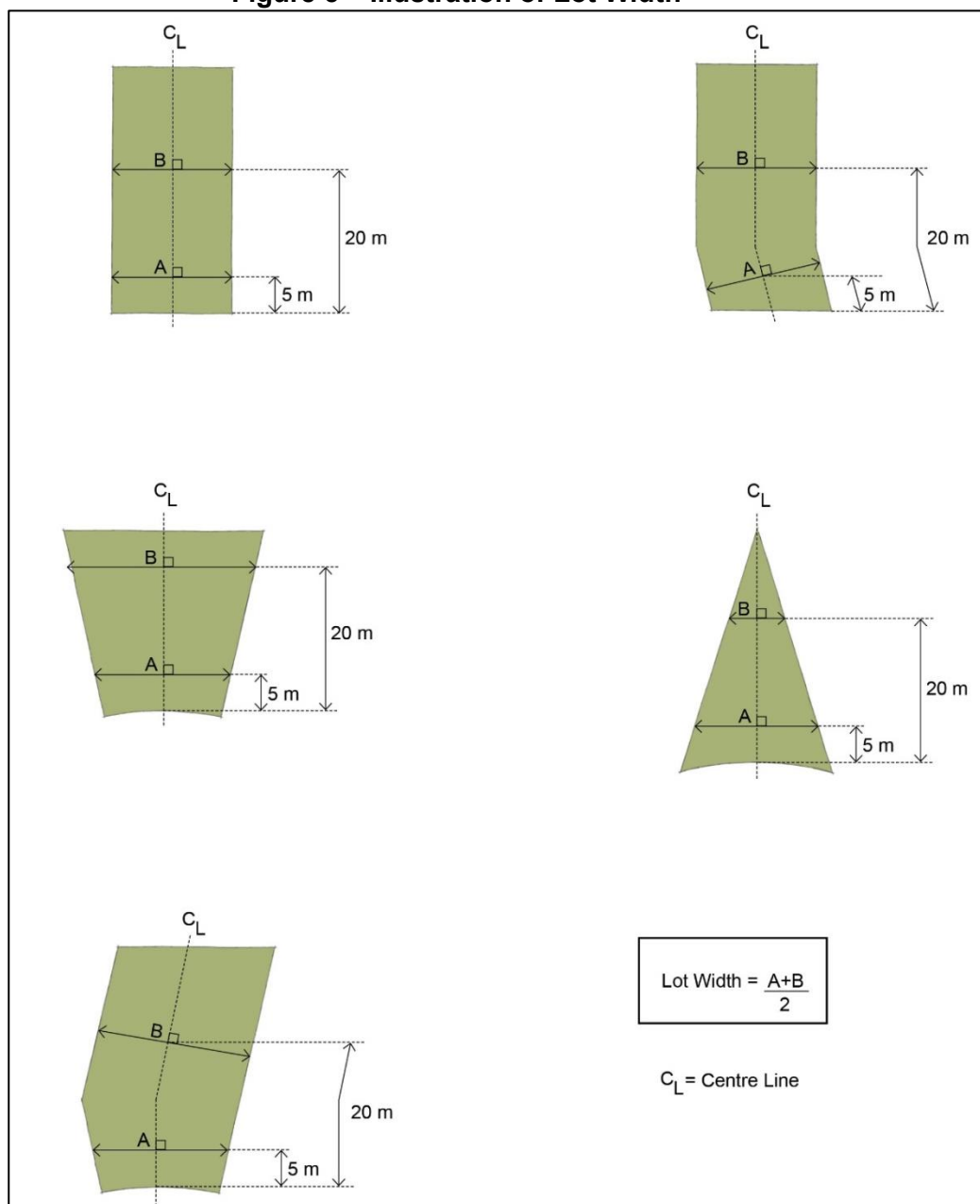
“Lot Line, Rear” means a Lot Line opposite to the Front Lot Line that spans the width of the Lot, provided that:

- (1) in the case of triangular shaped Lots with no Rear Lot Line, the point of intersection between two Interior Side Lot Lines shall be deemed the Rear Lot Line; and
- (2) in the case of a Through Lot, the Lot Line common to a major abutting Street, as outlined within the Official Community Plan, shall be deemed the Rear Lot Line.

“Lot Width” means the average of the following two linear measurements, as shown in Figure 5:

- (1) the length of a line connecting the side Lot Lines perpendicular to the Centre Lot Line at the minimum setback of the Principal Building from the Front Lot Line; and
- (2) the length of a line connecting the Side Lot Lines perpendicular to the Centre Lot Line 20.0 m to the rear of the Front Lot Line.

Figure 5 – Illustration of Lot Width



“Maneuvering Aisle” means that portion of a Lot that this Bylaw requires to be provided for permitting an automobile to access a Parking Space.

“Manufactured Home” means a factory-built Dwelling Unit certified as having been built in accordance with either CSA A277 or CAN/CSA Z240 MH building standards prior to placement on the Lot.

“Manufacturing” means the Use of land, Buildings or Structures for the purpose of assembling, making, preparing, inspecting, finishing, treating or altering goods for the purpose of sale.
(B/L 3249-2022)

“Manure Storage Facility” means the storage of manure in a pit, tank, Building or Structure, or in the open air.

“Media Studio” means a facility that is equipped for sound recording, the transmission of radio and television programs, or the production of motion pictures, television programs, videos, music, cellular phone applications or video games.

“Microbrewery” means a Brewery which produces less than 15,000 barrels per year, in which Accessory sampling, Retail display and retail sales areas do not exceed 33% of the Gross Floor Area.

[Repealed] (B/L 3249-2022)

“Miniature Golf” means a novelty golf game played with a putter on a miniature course usually having tunnels, bridges, sharp corners, and obstacles.

“Mobile Food Vendor” means a vendor who sells food or beverages from mobile equipment which is capable of being moved on its own wheels without alteration or preparation and is fully self-contained with no service connection required.

“Motor Vehicle Recycling and Salvage Yard” means premises where used motor vehicles and associated parts are collected, stored, disassembled, repaired, sold, shredded or crushed for recycling. (B/L 3470-2023)

“Multiplex” means a residential Building containing three or more Dwelling Units on a Lot, attached horizontally or vertically, where each Dwelling Unit has an independent entrance either directly from the outside or from a common entrance or hallway. (B/L 3560-2024)

“Net Floor Area”, see Floor Area, Net

“Non-Permanent Commercial” means the use of a stationary vehicle or temporary stall that is not part of a permanent use on the Lot, for the sale of goods otherwise permitted to be sold in the applicable zone.

“Nucleus Colony” means a Colony of not more than five removable frames primarily used for the rearing and storing of queen bees. (B/L 3249-2022)

“Nursery” means the Use of lands for the raising of plants, and includes product sales and Accessory garden supply sales, but excludes the sale of agricultural or horticultural machinery.

“Off-Street Parking Lot” means a surface parking Lot, or parking Structure located above or below grade, that is not associated with another Permitted Use on the same Lot. (B/L 3249-2022)

“Office” means a Building or portion thereof used primarily for conducting the administrative functions of a business, profession, service, industry, government or like activity.

“Office, Industry Support” means an Office use occurring within a strata unit subdivided and authorized to be occupied prior to the adoption of Bylaw 2400-2014.
(B/L 3072-2020, 3596-2025)

“Official Community Plan” means any Official Community Plan of the City.

“On-Farm Composting” means composting associated with Agricultural Use on a Farm Operation, involving the controlled biological oxidation and decomposition of organic waste in accordance with the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, the *Code of Practice for Agricultural Environmental Management*, B.C. Reg. 8/2019, and the *Organic Matter Recycling Regulation*, B.C. Reg. 18/2002, as applicable. It may include composting of materials such as manure, straw, vegetative waste, clean wood waste, ground paper, other sources of carbon and nitrogen, necessary bulking agents, and other materials permitted under Provincial regulation, but it does not include production of mushroom compost. (B/L 3246-2022)

“On-Farm Mushroom Composting” means the production of a fresh growing medium for mushrooms where a minimum of 20% of the finished compost is used on the same Lot where the compost is produced.

“Organic Material” means material that can be composted or digested including food waste, food soiled paper, plant waste, untreated and unprocessed wood residuals and single-use wooden food utensils. (B/L 3470-2023)

“Outdoor Sports” means the Use of open air recreation facilities including but not limited to: marinas, stadia, archery ranges, paintball facilities, go-cart courses, riding academies, waterslides and includes minor Retail sales and services customarily associated with and accessory to such facilities. (B/L 3249-2022)

“Park” means a public open space or an area for outdoor recreation or play, which may include Accessory commercial Uses.

“Parking Space” means the area designated for the parking of one motor vehicle; excludes driveways, ramps, columns and work areas.

“Parking Space, Parallel” means a Parking Space provided parallel to a maneuvering aisle.

“Parking Space, Tandem” means a Parking Space of sufficient length to allow two automobiles to park one behind the other.

“Parking Space, Visitor” means a Parking Space provided for automobiles of visitors to an Apartment, Congregate Housing, Townhouse or Rowhouse. (B/L 3249-2022)

“Pawn Shop” means the Use of premises by a person and/or business involved in the loaning of money at interest on the security of personal property deposited.

[Repealed] (B/L 3249-2022)

“Personal Service Establishment” means premises used for the provision of services to an individual, including but not limited to the cleaning and repair of personal effects, spas, hair stylists, estheticians, laundromats, dry cleaning establishments, tailors and other similar services.

“Pet Daycare” means a Use located within a Building which offers care for pets, including pet grooming services, but excludes overnight boarding. [B/L 3159-2021]

“Post-Secondary Institution” means Buildings or Structures used for the assembly of persons for educational purposes, where classrooms, libraries, recreational facilities and other related facilities are provided for course participants and staff. (B/L 3249-2022)

“Principal Building” means any Building to accommodate a Principal Use.

“Principal Residence” means the residence in which an individual resides for a longer period of time in a calendar year than any other place. (B/L 3670-2025)

“Principal Use” means a Use, other than an Accessory Use, specifically permitted in a zone.

“Printing Services” means printing, photocopying, duplicating, lithographing, blueprinting, and similar reproduction services, as well as publishing services where printing or binding is part of the business and is conducted on the same Lot.

“Produce Processing” means a Use providing for processing of farm produce and Office, display and sales area Accessory thereto; excludes meat, poultry or fish processing and flourmill.

“Pub” means an establishment which offers the sale of liquor for consumption on the premises and which has been issued a Liquor Primary License; excludes Restricted Commercial.

“Public Service” means a Use providing for essential servicing of the City with water, sewer, electricity, natural gas, telephone, cable, transit stops and similar services, the transmission of electricity, oil or gas and associated maintenance or control facilities; includes broadcast transmission facilities.

“Recreational Vehicle” means:

- (1) a unit designed and built to be transported on its own wheels to provide temporary living accommodation for travel and recreational purposes and includes such vehicles as a motor home, a fifth wheeler, a camper, a travel trailer, and a tent trailer; and
- (2) a motorized or non-motorized recreational watercraft, such as a boat, jet-ski or sea doo, which includes a trailer designed for the hauling and storage of the recreational watercraft.

“Recyclables” means paper packaging, paper containers, plastic containers, metal items, printed paper, film plastic and glass. (B/L 3470-2023)

“Recycling Container” means a container with a maximum capacity of 15 m³ used for the deposit of recyclable materials where such material is to be removed from the lot on a regular basis.

“Recycling Depot” means a facility in which recyclables are collected, stored, flattened or bundled to be processed or taken to another site for processing. (B/L 3470-2023)

“Research and Development” means the Use of a Building or portion thereof, for the provision of analytical, research or testing services, but not providing services directly to the public.

“Resident” means a person who inhabits a Dwelling Unit or Sleeping Unit as their principal place of residence. (B/L 3249-2022)

“Residential Care” means providing personal care services, as licenced in accordance with the *Community Care and Assisted Living Act*, for the well-being of occupants in a Single Detached Dwelling. Day care shall not exceed eight persons in care, and overnight occupancy shall not exceed ten persons, of whom not more than six shall be persons in care; excludes Home Child Care, Major and Home Child Care, Minor. (B/L 3249-2022)

“Residential Institutional” means a Use providing for the assembly of persons for religious, cultural or educational purposes, where dormitory accommodations, common kitchen and dining facilities, classrooms, libraries and limited recreational facilities are provided, and where limited residential accommodation is provided for staff.

“Residential Rental Tenure” means

- a) occupancy of a Dwelling Unit or Sleeping Unit under a rental agreement that complies with the *Residential Tenancy Act*, or
- b) occupancy of a Dwelling Unit or Sleeping Unit owned or operated by a government agency or non-profit housing provider registered under the *Societies Act*. (B/L 3081-2020; 3249-2022)

“Resort Accommodation” means a Use providing temporary sleeping accommodation with meals and recreational activities for guests for a prescribed charge; includes camps for children and youth, Restaurant and Pub.

“Resource Processing” means the manufacture of products from and processing of materials extracted primarily from the same Lot. The percentage of imported primary materials shall not exceed 25% of the materials processed; excludes Batching Plant.

“Restaurant” means an establishment where meals or refreshments are prepared for consumption on or off the premises; excludes Drive Through Restaurant.

“Restricted Commercial” means any premises or part thereof that may provide exotic entertainment, adult motion pictures, adult videos, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations; including, but is not limited to: adult entertainment stores; exotic dance entertainment establishments; adult video stores, and adult movie theaters.

“Retail” means the Use of a Building or part thereof for the sale or rental of new or used goods, wares, articles and other merchandise to the general public.

“Retreat Centre” means an establishment used by religious, cultural or educational groups for study, relaxation, meditation, training, counselling, and similar activities, and may include temporary sleeping accommodation with meals, and other compatible accessory facilities; includes not more than two Dwelling Units.

“River Use” means Use of a river for water-related recreation, log storage, transportation and trans-shipment; includes wharves; excludes houseboats and other forms of residential use, marinas, boathouses, fuelling and servicing facilities.

“Road, Arterial” or “Arterial Road” means a road identified as an Arterial Road in the Official Community Plan. (B/L 2922-2019)

“Road, Collector” or “Collector Road” means a road identified as a Collector Road in the Official Community Plan. (B/L 2922-2019)

“Road, Local” or “Local Road” means a road identified as a Local Road in the Official Community Plan.
(B/L 2922-2019)

“Rowhouse” means a residential Building consisting of at least three Dwelling Units, each on a separate Lot and connected by common sidewalls. (BL 2969-2019; 3249-2022)

“School” means a place of learning, which involves a curriculum of pre-school, elementary, middle or secondary academic instruction. (B/L 3249-2022)

“Secondary Suite” means a Dwelling Unit that is Accessory to, and within, a principal Dwelling Unit, and is part of the same real estate entity. (B/L 3249-2022)

“Self Storage” means a Building containing separate, individual storage units, designed to be rented or leased to the general public for storage of personal goods, materials and equipment. (B/L 3249-2022)

“Service Station” means premises for the sale of automotive fuels, electrical energy and other automotive fluids for use in motor vehicles; includes a car wash as an Accessory Use.

“Setback” means the horizontal distance separating a Building, Structure or use from a specified Lot Line, Building or other feature.

“Shooting Range” means a specialized outdoor facility, venue or field designed specifically for firearm usage, and may include archery. (B/L 3249-2022)

“Shopping Centre” means a complex of Retail stores and Office Uses exceeding a Net Floor Area of 14,000 m², grouped around an enclosed pedestrian mall and/or plaza, designed, operated and managed as an integrated unit and with common parking.

“Short-Term Rental Accommodation” means a business operation that is Accessory to a residential Use and provides temporary sleeping accommodations for a prescribed charge on a daily basis, where the maximum length of occupancy by any guest is 30 days in any 12-month period. (B/L 3670-2025)

“Single Detached Dwelling” means a residential Building consisting of one Dwelling Unit on one Lot, and where permitted by this Bylaw, one Secondary Suite. (B/L 3249-2022)

“Slaughterhouse” means land or premises engaged in commercial abattoir operations.

“Sleeping Unit” means one or more connected habitable rooms used for sleeping and living purposes, and does not contain cooking facilities. (B/L 3249-2022)

“Slough” means a slow moving body of water.

“Small-Scale Multi-Unit Housing” means a residential Building, or Buildings, containing three or more non-stratified Dwelling Units on one Lot, and may be any combination of the following: (B/L 3560-2024)

- (a) Single Detached Dwelling;
- (b) Duplex;
- (c) Multiplex;
- (d) Garden Suite;
- (e) Coach House; and/or
- (f) Secondary Suite.

“Soil” means sand, gravel, rock, minerals and other substances of which land is composed.

“Standard Dyke” means a dyke which is built to a crest elevation at least equal to the flood construction level and which meets the standards of design and construction established by the Ministry of Environment.

“Storey” means that portion of a Building, excluding a basement, which is situated between the top of any floor and the lower surface of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

“Street” means a road allowance of 10.0 m or more in width.

“Structure” means any construction fixed to, supported by, or sunk into land or water; excludes concrete and asphalt paving or similar surfacing of a Lot, and retaining walls less than 1.2m in height or any retaining wall that is included on an approved lot grading plan. [B/L 3159-2021]

[Repealed] (B/L 3249-2022)

“Supported Housing” means a residential Use in which support services are provided for Residents, including life-skills training, counselling, educational services, connections to primary health care, and mental health or substance use services, and may include

common amenity and activity space, laundry facilities, dining facilities, or ancillary program space; excludes Emergency Shelter. (B/L 3249-2022)

“Temporary Farm Worker” means an individual who carries out agricultural work on a temporary basis on a Farm Operation for a minimum of 35 hours per week. (B/L 3246-2022)

“Temporary Farm Worker Housing” means one or more Buildings Used exclusively for the accommodation of Temporary Farm Workers, in which cooking, sleeping, sanitary, and common living areas are provided. (B/L 3246-2022)

“Temporary Farm Worker Housing Space” means the area for housing one Temporary Farm Worker. (B/L 3246-2022)

“Temporary Farm Worker Housing Floor Area” means the total area of all Storeys and Basements used for Temporary Farm Worker Housing in a Building, or Buildings, as measured to the outside of the exterior walls, excluding open balconies, decks, terraces, and exterior steps. (B/L 3246-2022)

“Tourist Accommodation” means a Use providing for the accommodation of the travelling public in Dwelling Units or sleeping units where the maximum length of occupancy by any guest is not more than 30 days in any 12-month period; includes the following as an Accessory Use: gift shops, meeting rooms, Restaurant Use, and Indoor Recreation Facilities.

“Townhouse” means residential Buildings, or portions of Buildings, consisting of three or more Dwelling Units on a Lot, where each Dwelling Unit has direct ground level access, or indirect ground level access by way of a staircase shared by not more than two Dwelling Units on the same Storey. (B/L 3249-2022)

“Trade School” means a Commercial School within which the curriculum is focused principally on manual, mechanical or technical trades involving the use of special equipment or vehicles.

“Transit-Oriented Area” means lands that have been designated in accordance with Part 14, Division 23 of the *Local Government Act*. (B/L 3560-2024)

“Underground Parking” means parking contained in a Building, no part of which is more than 1.0 m above Finished Grade anywhere on a lot except for localized depressions for vehicle or pedestrian access.

“Urban Area” means the Urban Development Area as outlined within the Official Community Plan.

“Urban Beekeeping” means the keeping and maintaining of bees or beehives on a Lot occupied by the beekeeper. (B/L 3249-2022)

“Use” means the purpose or function to which land, Buildings, bodies of water and/or Structures are or may be put.

“Video Lottery” means any lottery scheme described in the Canadian Criminal Code that is played or operated through a computer or video device.

“Warehousing” means the commercial Use of Buildings and Structures for receiving and storage of goods, and includes the storage of goods by a distributor or supplier who sells the goods at Retail at other locations.

“Waste Transfer Station” means a facility for the collection, sorting, compacting, and rearranging of garbage, recyclables, compostables and waste from construction or demolition sources, to be taken to another site. (B/L 3470-2023)

[Repealed.] (B/L 3246-2022)

“Wrecked Vehicle” means a vehicle that cannot be operated by its own mode of power, and includes vehicle parts and any vehicle which appears to be dismantled.