

110 Definitions

For the purposes of this Zoning Bylaw, the following defined terms, words, phrases or expressions shall have the meaning assigned to them unless the context otherwise requires:

Defined Term	Definition	Refer to Regulation
Accessory building, structure or use	a building, structure or use which is subordinate and customarily incidental to the principal building, structure or use on the site.	130.01
Adult day services facility (Bylaw No. 5068)	means a facility that assists seniors and adults with disabilities by providing supportive group programs, personal assistance, health care and therapeutic services and recreational activities in the community.	
Amenity	includes one or more of the following in accordance with the District community amenity policy: (a) Adaptable design features in excess of those required by District bylaws or Provincial regulation (b) Arts and cultural facilities (c) Child care facilities (d) Community meeting or activity spaces (e) Heritage conservation (f) Parks and environment enhancements (g) Public art (h) Public parking in excess of that required by District bylaws (i) Public realm enhancements beyond the centerline of the adjacent street (j) Sustainability features in excess of those required by District bylaws or Provincial regulation Payment of the fair market value of one or more of these amenities into the District Community Amenity Reserve in lieu of constructing or installing the amenity to the District. This provision will not apply to amenities which could only be provided on site.	

Defined Term	Definition	Refer to Regulation
Amenity unit – Ambleside (Bylaw No. 5155)	shall mean each portion of an amenity, which portion has a fair market value of: For mixed commercial/residential buildings, \$15.00 for each 0.093 square metre of building above a floor area ratio of 1.0 and below 1.4 and \$50.00 for each 0.093 square metre of building above a floor area ratio of 1.4. For primarily residential buildings, where commercial use comprises less than 20% of the building area, \$50.00 for each 0.093 square metre above a floor area ratio of 1.0. The reference to \$15.00 and \$50.00 is adjusted on July 1 of each year in accordance with the Statistics Canada Consumer Price Index in respect of All Items for Greater Vancouver (2008 = 100).	701.03
Amenity unit – Horseshoe Bay (Bylaw No. 5155)	whole or portion of an amenity per the Local Government Act and as allocated at the direction of Council. All dollar references are adjusted on July 1 of each year in accordance with the Statistics Canada Consumer Price Index assessment for All-items for the geography of Greater Vancouver (2020 = 100).	120.30
Animal shelter	a government or private organization that provides temporary homes for stray or surrendered animals.	
Assisted living	“assisted living” as defined by the <i>Community Care and Assisted Living Act</i> .	
Attic, non-habitable (Bylaw No. 5230) (Bylaw No. 5270) (Bylaw No. 5425)	the space between the underside of the roof sheathing and the top of the ceiling joists or floor joists of the storey immediately below where: (a) the vertical distance of the above does not exceed 1.7 metres, or (b) the space is rendered unusable by structurally required roof members spaced no more than 0.6 metres apart.	130.08 130.12
Balcony, enclosed	an external platform which: (a) is separated from the interior of a building by exterior glass doors and/or windows, and (b) is enclosed by transparent glass above the level of its protective rail or wall.	
Basement (Bylaw No. 5122)	a storey, the floor of which is more than 0.30 metre below the average grade calculation.	130.08(4)

Defined Term	Definition	Refer to Regulation
Beauty and wellness centre (Bylaw No. 5175)	the use of premises to improve beauty and wellness through styling, cutting, or chemical treatment of hair and through skin and body treatments, including but not limited to pedicures, manicures, facials, microdermabrasion, electrolysis, waxing, laser, hydrotherapy, anti-aging, skin rejuvenation therapy, aromatherapy, stone therapy massage, and relaxation massage, but which excludes Fitness and Body Care and Health Care Office Use.	
Bed and breakfast	a business within a single family dwelling in which temporary guest accommodation and one meal per day is provided to transient visitors and tourists on a commercial basis.	130.02
Bicycle Locker (Bylaw No. 5055)	an enclosed space that is limited to one secure bicycle parking space.	143.1
Bicycle Parking (Bylaw No. 5055)	the use of land or buildings for the short-term or secure parking of bicycles.	143.1 143.2
Bicycle Room (Bylaw No. 5055)	an enclosed portion of a floor with racks to allow for allow for more than one secure bicycle parking space.	143.1
British Columbia Land Surveyor	an individual commissioned as a land surveyor by the Association of British Columbia Land Surveyors, and is authorized to carry out legal surveys within British Columbia.	
Building	any structure used or intended to be used for the shelter, accommodation, assembly or storage of persons, animals, goods or chattels.	
Building, apartment	A building, except as otherwise defined herein, containing three or more dwelling units in separate, multiple storeys, but does not include: (a) townhouses; or (b) dwellings over commercial premises.	
Building, apartment garden	a building with three or more side by side dwellings, each with private entrances, sharing common walls and one roof.	
Building face (Bylaw No. 5122)	any one four elevations (front, rear, left side or right side) that together comprise the entire perimeter of a building.	
Building line	the extended line of the wall of a building or the extended line of any projecting portion of a building.	

Defined Term	Definition	Refer to Regulation
Building line, front, rear or side	the building line which faces the front, rear or side site line respectively.	
Building Permit (Bylaw No. 4895)	means a permit issued pursuant to the Building Bylaw to authorize the construction of a building.	
Building separation (Bylaw No. 5155)	the distance between principal buildings on a site.	
Building, temporary classroom	a portable or modular building installed on the grounds of a school to provide additional classroom space where there is a shortage capacity.	120.15
Building width	the maximum width of the building elevation generally facing the front site line.	
Cabin	a building of 74.5 square metres maximum, used as temporary living quarters in recreational areas and not being serviced with municipal domestic water supply.	
Cannabis (Bylaw No. 4982)	means cannabis as defined in the <i>Controlled Drugs and Substances Act</i> or <i>Cannabis Act</i> and includes any products containing cannabis.	120.01(6)
Cannabis Production (Bylaw No. 4982)	means the use of land, buildings or structures for research and development, testing, growing, producing, processing, destroying, storing, packaging, labeling, or distributing Cannabis.	120.01(6)
Cannabis Sales (Bylaw No. 4982)	means the use of land, buildings or structures for storing, distributing, dispensing, trading or selling of Cannabis, but does not include sales by a British Columbia Registered Pharmacist in a British Columbia regulated pharmacy.	120.01(6)
Certificate of Occupancy (Bylaw No. 4895)	means a permit issued pursuant to the Building Bylaw to authorize the occupancy of a building.	
Chicken (Bylaw No. 4866)	means a domesticated female chicken that is at least four months old.	130.15
Chicken Coop (Bylaw No. 4866)	means the part of a chicken enclosure constructed of solid walls on all sides and covered with a solid roof.	130.15
Chicken Enclosure (Bylaw No. 4866)	means an enclosed structure designed for the keeping of chickens and includes a run and a chicken coop.	130.15

Defined Term	Definition	Refer to Regulation
Chicken Run (Bylaw No. 4866)	means the outdoor part of a chicken enclosure that is fully enclosed by wire mesh on all sides and covered with a solid roof.	130.15
Child Care	means the use of premises to provide day care to children in accordance with the <i>Community Care and Assisted Living Act</i> , and the Child Care Licensing Regulation, and includes group child care (under 36 months, 30 months to school age, school age), preschool, family child care, occasional child care, multi-age child care, and In home multi-age child care.	120.01 120.28
Child care, Rodgers	means the use of premises to provide day care to children in accordance with the <i>Community Care and Assisted Living Act</i> , and its Regulation and includes licensed family child care, group day care, childminding, preschool or out of school care.	
Children's play equipment (Bylaw No. 5353)	Play structures such as children's swings, slides and climbing apparatus, but does not include skate board park equipment.	120.28 and 130.01
Cluster housing (Bylaw No. 4712)	a group of 3 or more self-contained dwellings comprising either attached or detached dwellings or any combination thereof which are configured in compact clusters, including zero lot line setback subdivisions, townhouses or terraced dwellings not served by a common entrance.	
Community amenity reserve	the statutory Capital Reserve Fund created by bylaw as a Community Amenity Reserve Fund.	
Community Care Facility	a community care facility licensed under the <i>Community Care and Assisted Living Act</i> .	120.09
Convenience store (Bylaw No. 4680)	A retail commercial establishment supplying daily household goods, newspapers and magazines, pre-packaged food and beverage products, sandwiches and other freshly prepared foods, such as salads, baked goods, and fresh fruits and vegetables.	
Cooking facilities	food preparation area which has a sink and an appliance for the heating and cooking of food.	
Cottage brewery	an establishment which manufactures beer or ale by means of natural fermentation but does not include the sale of beer or ale on or in the premises.	

Defined Term	Definition	Refer to Regulation
Crawl space (Bylaw No. 5192)	the space under a habitable structural slab or floor joists spaced at 0.6 metre maximum, which has a vertical height of 1.8 metres or less, with no habitable space immediately below and not located below a basement.	130.08 130.12
Creek protection area	the area within 5 metres of the top of the bank of a creek as determined using commonly accepted environmental engineering standards.	
Curb level	the level of the established curb in front of the site measured at the centre of the front site line.	
DBH (Bylaw No. 4895)	means diameter measured 1.4 m above the highest immediately adjacent natural ground level, or above the root ball in the case of a tree that is proposed to be planted.	
Detached secondary suite (Bylaw No. 5351)	a self-contained, detached dwelling unit accessory to a single family dwelling, or a duplex dwelling where permitted.	130.051
Director (Bylaw No. 4895)	means the Director of Planning and Development Services and any person designated by the Director to perform duties under this Zoning Bylaw.	
Drycleaner	facility for the collection and distribution of laundered or dry cleaned articles including a laundromat, laundry, dyeing and cleaning works.	
Dwelling (Bylaw No. 5356)	a building or portion of a building having 2 or more rooms used or intended to be used together for the domestic purposes of one or more persons and including at least one living room, one cooking facility and one bathroom.	
Dwelling, fourplex (Bylaw No. 4712)	a building comprised of 4 separate dwellings and accessory uses.	
Dwelling, ground-oriented (Bylaw No. 5351)	two or more principal dwellings and/or principal residential buildings – such as infill, multiplexes and rowhouses, each with access to the street, lane or site without the use of common, enclosed stairwells or corridors – that may be on a single lot or subdivided into separate lots.	
Dwelling, single family	a building designed for use exclusively as a principal dwelling unit and includes a secondary suite and other accessory uses.	

Defined Term	Definition	Refer to Regulation
Dwelling, townhouse	more than two attached self-contained dwellings with an internal stairway in each dwelling connecting between the main floor and upper floor(s).	
Dwelling, triplex (Bylaw No. 4712)	a building comprised of 3 separate dwellings and accessory uses.	
Dwelling, two family or duplex	a building designed, constructed and occupied or intended to be occupied as two separate dwelling units structurally adjoined side-by-side or one above the other and includes secondary suites and other accessory uses.	
Electric Vehicle (Bylaw No. 5055)	a vehicle that uses electricity for propulsion and that can use an external source of electricity to charge the vehicle's batteries.	141.01 142.10
Electric Vehicle Energy Management System (Bylaw No. 5055)	a system used to control electric vehicle supply equipment loads through the process of connecting, disconnecting, increasing, or reducing electric power to the loads, and consisting of any of the following: monitor(s), communications equipment, controller(s), timer(s) and other applicable device(s).	142.10
Energized Outlet (Bylaw No. 5055)	a connected point in an electrical wiring installation at which current is taken and a source of voltage is connected to supply utilization equipment.	141.01 142.10
Energy Step Code (Bylaw No. 4974)	building energy performance standard set out in the BC Building Code, and as amended or re-enacted from time to time.	120.29
Entrance lobby	a room or chamber immediately between the entrance door of a multiple dwelling building and any hallways or doorways leading to a dwelling or dwellings therein.	
Fence (Bylaw No. 5230)	a vertical structure used as an enclosure or a screen of all or part of a site, not exceeding 0.08 metre in thickness, excluding posts and rails of less than 0.31 metre in thickness, but shall not include a garden wall.	
Financial institution (Bylaw No. 5328)	means the use of premises by chartered banks or credit unions, and may include accessory uses including the provision of investment services and automated teller machines.	

Defined Term	Definition	Refer to Regulation
Financial services (Bylaw No. 5328)	means the use of premises for the sale or trading of crypto-assets, including cryptocurrency and non-fungible tokens, for a currency, gold or jewellery exchange, mortgage broker, insurance company, income tax services, bookkeeping, financial and investment services provided by a trust company or investment dealer, and similar uses providing financial services to businesses and the public, but does not include financial institution.	
Floor area ratio – other than single-family, duplex, and ground-oriented dwellings (Bylaw No. 5351)	the figure obtained when the total area of all storeys measured to the exterior faces of the building or buildings including that of accessory buildings is divided by the site area.	120.21
Floor area ratio – single-family, duplex, and ground-oriented dwellings (Bylaw No. 5351)	the figure obtained when the total projected floor area of all storeys and attics of the principal building and all accessory buildings is divided by the site area.	130.08
Garage, private	an accessory building or portion of the principal building, designed and used for the storage of vehicles and household materials by the occupants of the building to which it is accessory.	
Garage, public storage	a garage, not being a private garage, used exclusively for the storage of vehicles.	
Garden wall (Bylaw No. 4679) (Bylaw No. 5425)	a wall used as an enclosure or a screen of all or part of a site where the thickness is more than 0.08 metre. A garden wall exceeding 1.2 metres in height is a structure (see definition of <i>structure</i>).	
Gasoline station, full-service (Bylaw No. 5270)	a building or structure or use of a site for the principal purpose of retailing motor fuels, which may include gasoline, associated petroleum products, and electricity for charging motor vehicles, and in supplying goods and services essential to the normal operation of vehicles, excluding body work and auto painting, but shall not mean a self-service gasoline station.	

Defined Term	Definition	Refer to Regulation
Gasoline station, self-service (Bylaw No. 5270)	a building or structure or use of a site for the principal purpose of retailing motor fuels, which may include gasoline, associated petroleum products, and electricity for charging motor vehicles, and which the customer dispenses to his or her own vehicle without the assistance of a service station employee, by means of a fuel dispensing apparatus which is installed in such a manner that no fuel may be dispensed until a control panel has been set by the licensed operator or competent employee, or any other method whereby the customer is normally and routinely encouraged or expected to autonomously dispense fuel.	
Grade, average (Bylaw No. 5122)	the measure of ground level of a building or structure from which height is determined.	
Grade, finished (Bylaw No. 5122)	the elevation of the surface of the ground of a completed development at any point on a site, excluding (a) local mounding of soil; (b) planters less than 1.8 metres in width measured out from the wall; and (c) window wells with a clear distance measured out from the wall of less than 0.9 metre to a maximum of 3.0 metres in cumulative length along each building face.	120.17(3)
Grade line	in reference to retaining walls and grade buildup, means a line above which retaining walls and finished grade are restricted.	120.22 130.13
Grade, natural (Bylaw No. 5122)	the elevation of the surface of the existing, undisturbed, formed without human intervention, ground at any point on a site. Where this elevation cannot be ascertained on account of existing landscaping, buildings or structures, and appears to have been significantly altered, the level of natural grade shall be determined by the District Building Inspector, who may rely on the professional opinion of a British Columbia Land Surveyor on the determination of natural grade at the cost to the property owner.	120.17(3)

Defined Term	Definition	Refer to Regulation
Hair Salon (Bylaw No. 5175)	the use of premises for the styling, cutting, or chemical treatment of hair.	
Heat pump (Bylaw No. 4679)	a device used for transferring heat, by means of a compressible refrigerant, and for the purpose of this Zoning Bylaw includes a heat pump for an air conditioning unit or swimming pool. A heat pump of any height is a structure (see <i>structure</i>).	130.01
Health Care Office Use (Bylaw No. 4677)	means the use of premises: (1) by physicians, surgeons, dentists, physio-therapists, chiropractors, acupuncturists, provincially licensed massage therapists, podiatrists, psychiatrists, psychologists, opticians, optometrists, naturopaths, dental mechanics and other health care practitioners; and (2) for X-ray and other diagnostic facilities, medical and dental laboratories, prosthetic and orthopedic manufacturers and specialized medial clinics, including a blood donor clinic.	
Height	the vertical height of a building or structure.	120.19 120.17
Highest building face (Bylaw No. 5122)	the building face with the lowest average grade.	130.10
Highest building face envelope (Bylaw No. 5122)	a three dimensional envelope measured at the highest building face, within which the entire building must be situated.	130.10
Home based business (Bylaw No. 5192)	any trade, business, profession, homecraft, or other occupation on a residential site, but which is a secondary use to the principal use as a dwelling.	130.04
Host (Bylaw No. 5425)	a person who is legally entitled to possession of a property where short-term rental accommodation services are provided or who arranges the short-term rental.	130.18
Hotel (Bylaw No. 4712)	a building occupied as the temporary abiding place of individuals who are lodged with or without meals and in which there are more than 6 sleeping rooms, without cooking facilities in any such sleeping rooms.	
Impermeable surface (Bylaw No. 4895)	means any consolidated surface such as asphalt or concrete that prevents the absorption of precipitation into the soil, but excludes any area of a lot comprising of exposed bedrock.	
Invasive Plant (Bylaw No. 4895)	has the meaning specified in Boulevard Bylaw No. 4886, 2016.	

Defined Term	Definition	Refer to Regulation
Kindergarten	means an educational kindergarten program for children, as defined by the <i>School Act</i> .	
Land	includes air space.	
Landscape Architect (Bylaw No. 4895)	means a member of the B.C. Society of Landscape Architects.	
Landscaping Plan (Bylaw No. 4895)	means a plan prepared by a landscape architect or licensed landscape contractor, showing an area or areas of a site to be landscaped, including vegetation and other natural features such as rock outcrops and boulders to be retained, trees and other vegetation to be planted, lawn areas to be seeded or sodded, and hard landscaping such as retaining walls, walkways, ponds and similar ornamental features to be constructed or installed.	
Lane or alley	a public way which provides access to a site at the rear or side of the site.	
Level 2 Charging (Bylaw No. 5055)	Level 2 electric vehicle charging level as defined by SAE International's J1772 standard.	141.01 142.10
Licensed Landscape Contractor (Bylaw No. 4895)	means a landscaping contractor who holds a current District business license or inter-municipal business license.	
Line, Street	the line created by a street adjoining a site.	
Lodger (Bylaw No. 5356)	a person provided with a room(s), without its own separate cooking facility, within a dwelling, and who pays rent for such room(s) on the basis, and with the intent, of securing residential accommodation for a period equal to or more than 30 consecutive days.	
Lot	a parcel of land, the title of which has been registered in the Land Titles Office – see also site.	
Massage therapist offices	premises in which massage as defined in the Massage Therapist Regulations, or physiotherapy as defined in the Physical Therapist Regulations, both of the <i>Health Professions Act</i> , are practiced by a person registered thereunder.	

Defined Term	Definition	Refer to Regulation
Microbrewery, winery and distillery (Bylaw No. 5175)	a premises, licensed under the <i>Liquor Control and Licensing Act</i> , on which there is manufacturing and associated processing, packaging and storage of beer, cider, wine, or spirits for sale to business customers and shall include ancillary retail sale of these liquor products and related non-liquor products to the public within the manufacturer's store and lounge.	
Motel	a building with more than two sleeping rooms for the temporary use, occupancy or shelter of vehicular tourists or transients who are lodged, with or without meals, but does not include a bed and breakfast.	
On-grade	up to 1.2 metres in height from finished grade. Does not refer to a pool.	
Park (Bylaw No. 4805)	Means any real property or interest therein within the Municipality held or used for pleasure or recreation uses of the public and includes the land held under any lease of the foreshore and land covered by water to the Municipality by Her Majesty the Queen.	
Park Accessory Uses (Bylaw No. 4757)	means accessory uses that are supportive of the park as a system and are intended to support the vitality of the park and improve opportunities for year-round use and enjoyment of the park, including uses such as restaurants (bistros), weekend farmers' markets, mobile food vendors, non-profit organizations, arts and culture facilities, festivals and events, recreation equipment rental, water-based sport organizations, passenger ferry landing and ticket kiosk, accessory off-street parking, and other uses.	
Parking lot	a site used exclusively for the parking of vehicles whether or not any fee, charge, price or admission is charged for such parking.	140
Parking space	the space required for the parking of a single vehicle.	140
Parking space, licensed (Bylaw No. 5155)	a parking space located completely or partially on District lands and licensed for this use.	144.01
Parking structure, underground	an enclosed and partially or wholly in ground structure where parking spaces are located.	141.05

Defined Term	Definition	Refer to Regulation
Permitted Building Envelope (Bylaw No. 4895)	means that portion of a lot on which this bylaw permits the construction of a building or structure.	
Personal services (Bylaw No. 5175)	services provided to the person of the customer or to their clothing, including hair salon, and beauty and wellness centre, and excluding massage therapist offices.	
Pet care establishment	a business for any or all of the following: the grooming, training, and daycare of any pet, and the overnight boarding of animals other than dogs.	120.10
Pharmacy	premises generally limited to the dispensing of pharmaceuticals and related health care products.	
Physician	a health professional licensed under the Medical Practitioners Regulation or the Chiropractors Regulation, under the <i>Health Professions Act</i> .	130.06
Place of worship	a building or structure designed and constructed or erected for the sole purpose of public or private worship of a supreme deity or deities.	
Pool	a structure containing water over 0.5 metres in depth.	130.11
Pool, above ground (Bylaw No. 4679)	a pool which extends more than 1.2 metres above finished grade at any point. An above ground pool is considered an accessory structure.	130.01 130.11
Pool, in ground	a pool of which no portion extends more than 1.2 metres above finished grade at any point.	130.11
Porte cochère (Bylaw No. 5068)	means a roofed structure extending from the entrance of a building up to or over an adjacent driveway and sheltering those getting in or out of vehicles.	
Principal residence (Bylaw No. 5356)	means the primary place where an individual lives, makes their home, and conducts their daily affairs, including paying bills and receiving mail, and without limiting the foregoing, is the address listed by the individual on documentation for personal identification, taxation, and insurance purposes	
Prescribed bus stop (Bylaw No. 5351)	a bus stop served by at least one bus route that is scheduled to stop at the bus stop at least every 15 minutes, on average, between the hours of: (a) 7 a.m. and 7 p.m., Monday to Friday; (b) 10 a.m. and 6 p.m., on Saturdays and Sundays	120.02

Defined Term	Definition	Refer to Regulation
Protected Wildlife Species (Bylaw No. 4895)	has the meaning specified in the Interim Tree Bylaw No. 4892, 2016 or any successor District bylaw that regulates the cutting of trees.	
Public plaza	a public open space, covered or uncovered, used as an amenity fronting a building entrance.	
Recreation buildings	any building, the use of which relates to the recreational well being of the public or community of users.	
Residential rental tenure (Bylaw No. 5068)	means occupied by one or more tenants pursuant to a tenancy agreement, and not occupied by an owner of the dwelling unit.	
Restaurant	an eating establishment where food is sold for consumption on the premises, and includes facilities that supply take-out food as an accessory to the principal use and food primary premises licensed under the Liquor Control and Licensing Act (LCLA), but does not include any liquor primary premises licensed under the LCLA.	
Retaining wall	a structure constructed to retain soil or rock.	120.22
Roof, flat (Bylaw No. 5122)	any roof with a slope of less than 2 in 12.	120.09(1)
School, combined	school providing for instruction in any combination of elementary school and secondary school grades.	
School, elementary (Bylaw No. 4712)	school providing for instruction in any combination of grades 1 to 8 only.	
School, secondary (Bylaw No. 4712)	school providing for instruction in any combination of grades 9 to 12 only.	
Secondary suite (Bylaw No. 5351)	a dwelling unit accessory to a principal dwelling, either located within or abutting to the principal building. The two dwelling units and any common spaces make up a single real estate entity that cannot be stratified or otherwise legally separated from the other.	130.05
Secure bicycle parking space (Bylaw No. 5055)	an area of land or building used for the parking of a bicycle that is secure and weather-protected.	143.1

Defined Term	Definition	Refer to Regulation
Security (Bylaw No. 4895)	means cash or an unconditional, irrevocable letter of credit issued by a bank or credit union with a business office in the District.	
Seniors housing	housing in which at least one occupant of each dwelling is 55 years of age or older.	
Setback	the distance between the site line or top of bank of a creek and the building line or the minimum building line distance as the context indicates.	
Short-term bicycle parking space (Bylaw No. 5055)	an area of land or building used for the parking of a bicycle that is accessible for parking not exceeding seventy-two hours.	143.2
Short-term rental accommodation (Bylaw No. 5356)	means the use of a dwelling, or one or more bedrooms in a dwelling, as accommodation for a period of less than 30 consecutive days, but does not include a bed and breakfast or accommodation provided to lodgers.	130.18
Site	a single lot or a group of lots devoted to a particular use or occupied by a building or structure or group of buildings or structures united by a common interest or use.	120.05
Site, accessory	a lot or lots in the same ownership as an adjacent lot containing a principal use, which may be considered part of the principal use site for purposes of accessory uses and structures only, provided the accessory site is not also used for a principal use.	120.05
Site area (Bylaw No. 5155)	the total horizontal area within the site lines for the purposes of subdivision, floor area ratio and site coverage calculations.	120.23
Site, corner	a site at the intersection of, and having frontage on two or more different streets, or at the intersection of a street and lane which is more than 7.6 metres in width.	120.27
Site, corner flanking	a corner site, the side of which is continuous with the front of the adjacent site located to its rear on a different, flanking street, whether a lane intervenes or not.	120.27 130.09
Site coverage	the percentage figure obtained when the total projected area of all buildings and structures is divided by the site area.	120.24
Site line(s) (Bylaw No. 4679)	the lines forming the boundary of any site.	120.25

Defined Term	Definition	Refer to Regulation
Site line, front (Bylaw No. 4679)	the boundary line of a site and the street on which the site faces.	120.25
Site line, rear	the boundary line of a site parallel to or approximately parallel to or opposite the front site line or where the rear part of the site is bounded by intersecting side lot lines, it shall be the point of such intersection.	
Site line, side	any site line not being a front nor a rear site line.	
Site line, waterfront	the line of a site abutting the waterfront.	851
Site, through	a site having frontage on two parallel or approximately parallel streets.	120.06 120.27 120.28
Site width (Bylaw No. 5192)	the horizontal distance between the side site lines. For lots with single family, duplex, or ground-oriented dwelling uses, site width is measured at the minimum front yard setback, except as otherwise defined herein.	120.25
Social escort service	the providing or furnishing of partners for social occasions and companionship for a fee.	120.01
Storey	the portion of a building between any floor and the floor next above, except that the topmost storey shall be the portion between the upper surface of the topmost floor and the roof above.	130.12 120.18
Street	a public thoroughfare which affords the principal means of access to abutting sites.	
Structure	anything that is built, constructed or placed on the ground which is more than 1.2 metres above finished grade including exterior mechanical equipment such as heat pumps, boilers, pool equipment, air conditioning and air handling units of any height.	

Defined Term	Definition	Refer to Regulation
Supportive Housing Use (Bylaw No. 4677)	means an apartment use where at least one occupant of each unit is 65 years of age or older, or is a younger person with disabilities, which use: (a) must include a common resident dining room and appropriately-sized kitchen facilities, social and recreational areas and other common amenities and support for the benefit of on-site residents including housekeeping services; and (b) may include a dwelling unit for a resident manager, guest suites and a wellness centre.	
Temporary buildings	a building with limited foundation works and intended for, or designed to enable removal at limited expense, but does not include simple buildings such as small garden storage sheds or children's play equipment or temporary storage of licenced travel homes and trailers.	
Trellis (Bylaw No. 4679)	an open, pervious lattice of light wood or metal materials with a minimum spacing of 0.4 metre on centre, open on all sides, with a maximum height of 3.7 metres measured from grade at the base of the structure.	120.27
Twelve hundred (1,200) foot contour	a line connecting all points of land at an elevation of 1,200 feet above mean sea level.	
Un-vegetated permeable surface (Bylaw No. 4895)	means an area surfaced with permeable or semi-permeable material such as gravel, crushed or washed rock, stone, pavers or bark mulch, and in which any growth of vegetation will be limited to a minor percentage of the surface area.	
Vape retail (Bylaw No. 5328)	Means the use of premises primarily for the sale of electronic nicotine and non-nicotine delivery systems (e-cigarettes or vapes)	
Vehicle	means motor vehicle or motorcycle, as defined in the <i>Motor Vehicle Act</i> .	
Vehicle, derelict	means the storage, collection or accumulation of all or part of any wrecked vehicle or all or part of any motor vehicle which is not validly registered and licensed in accordance with the <i>Motor Vehicle Act</i> and which is not housed in an enclosed building or structure.	120.12 120.13

Defined Term	Definition	Refer to Regulation
Vehicle sales show room	sales or show room for the sale or display of new vehicles only and the servicing and repair of vehicles within an enclosed building when combined with the vehicle sales show room. Includes outdoor display and sale of new or used cars but excludes full-service gasoline stations and self-service gasoline stations.	
Veterinary medical clinic	premises for the treatment and incidental overnight care of animals, and may include as an accessory use grooming, training, and daycare of any pet, and the overnight boarding of animals other than dogs.	120.10
Wall	shall mean a vertical structure used as an enclosure or screening about all or part of a site constructed of concrete masonry, timbers, rock, or any other material where the thickness is more than 0.08 metre.	
Window well	a localized cut in grade to permit light access to a window located below the surrounding ground level along the perimeter walls of a building or structure.	
Yacht club	all buildings, land, foreshore, water lots and land covered by water occupied for recreation use of a bona fide club incorporated under the <i>Society Act</i> , for the purpose of boating, sailing or yachting and in which the affairs of the organization are actually conducted and carried on by the members thereof.	
Yard (Bylaw No. 4679)	that part of a site which is required by this Zoning Bylaw to be unoccupied and unobstructed by buildings or parts thereof.	120.27
Yard, combined side	the sum of the two side yards.	120.27
Yard, front	a yard extending across the full width of a site from the front site line to the closest point of any building or structure.	120.27
Yard, rear (Bylaw No. 4712)	a yard extending across the full width of a site from the rear site line to the closest point of any building or structure.	120.27
Yard, side	a yard extending along the full depth of the site from the side site line and the closest point of any building or structure.	120.27
Yard, waterfront	the front, rear or side yard between the waterfront site line and the closest point of any building or structure.	130.13

<i>Defined Term</i>	Definition	Refer to Regulation
<i>Zone(s)</i>	the areas into which the District is divided in accordance the maps attached to and contained within the Zoning Bylaw.	852
<i>Zone, residential</i>	a zone restricted in use exclusively for residential, accessory and home-based business purposes.	