

PART 2 – INTERPRETATION

2.1 ZONE BOUNDARIES

- .1 All zones are established in Part 5, Establishment of Zones, and are depicted on Schedule B.
- .2 Where a zone boundary is shown on Schedule B on any portion of a highway other than the edge of the highway right of way, the centerline of the highway is the zone boundary.
- .3 Where a zone boundary does not follow a legally defined boundary and where the distances are not specifically indicated on Schedule B, the location of the zoning boundary shall be determined by scaling from Schedule B.
- .4 Any land that does not fall within a zone boundary indicated on Schedule B, except any land covered by water, shall be deemed to be zoned Forest Resource Zone (F1). Any land covered by water that does not fall within a zone boundary shall be deemed to be zoned Water Use (Recreational) Zone (W1).
- .5 Where a survey plan approved by the Surveyor General indicates the adjustment of a parcel boundary due to accretion, the zoning designation applicable to the parcel is deemed to extend to the new parcel boundary despite the zoning designation of the accreted area indicated on Schedule B.

2.2 PERMITTED USES, BUILDINGS AND STRUCTURES

- .1 All of the uses, buildings and structures permitted in a zone are permitted on any parcel within the zone, regardless of the area or frontage of the parcel, unless otherwise specified in this Bylaw.

2.3 SPLIT ZONED PARCELS

- .1 Where a parcel contains more than one zone:
 - (a) each zoned area shall be treated as a separate parcel for the purpose of determining compliance with the provisions of its zone; and
 - (b) all uses, buildings or structures that are secondary to a principal use, building or structure are permitted only within the area of the parcel zoned for the principal use, building or structure to which the uses, buildings or structures are secondary.

2.4 DENSITY ALLOCATION FOR PUBLIC PARK

- .1 In calculating density for a multiple residential development, the area of the parcel to be dedicated or transferred to the City of West Kelowna for park purposes may be included for the purpose of calculating the permitted density on that parcel or the number of parcels that may be created by subdivision of the parcel.

2.5 MINIMUM PARCEL AREA OF PANHANDLE PARCELS

- .1 Where a parcel is a panhandle, the access strip or panhandle shall not be included in the calculation of the area of the parcel for the purpose of determining compliance with a minimum parcel area requirement of this Bylaw.

2.6 UNITS OF MEASURE

- .1 Metric units are used for all measurements in this Bylaw. The approximate imperial measurement equivalents are shown in brackets for convenience only and do not form part of this Bylaw.
- .2 For the purpose of this Bylaw, the following units of measure are abbreviated as follows:
 - (a) Centimetres - cm
 - (b) Square centimetres – cm²
 - (c) Hectares – ha
 - (d) Kilograms – kg
 - (e) Metres – m
 - (f) Square metres – m²
 - (g) Cubic metres – m³

2.7 REFERENCE TO OTHER BYLAWS

- .1 A reference in this Bylaw to any bylaw, policy or form of the City of West Kelowna or Regional District of Central Okanagan is a reference to the bylaw, policy or form as amended, revised, consolidated or replaced from time to time.

2.8 DEFINITIONS

.1 In this Bylaw:

- (a) Words or phrases defined in the *Interpretation Act*, the *Community Charter*, the *Local Government Act* or this Part shall be interpreted with those definitions, and words and phrases defined in this Part and one of those statutes shall be interpreted in accordance with this Part.
- (b) all other words or phrases shall have their ordinary or common meaning.

ACCESSORY USE, BUILDING OR STRUCTURE means a use, building or structure that is subordinate, customarily incidental and exclusively devoted to a principal use, building or structure on the same parcel as the accessory use, building or structure, or, in the case of common property in a strata plan, a principal use, building or structure on a strata lot within the same strata plan.

ADULT ENTERTAINMENT STORE means premises used for the principal sale of adult motion pictures or other objects, other than contraceptive devices, designed or intended to be used in a sexual act as defined by the *Motion Picture Act* and Motion Picture Act Regulations.

AGRICULTURAL MARKET means premises used for the sale to the general public of farm products, processed farm products and the accessory sale of crafts.

AGRICULTURAL UNIT means an equivalent live farm animal weight corresponding to 455 kilograms (1003 pounds) of livestock, poultry or farmed game, or any combination equaling this weight.

AGRICULTURE, GENERAL means premises used for the husbandry of plants or livestock or for apiculture and may include the storage or repair of farm machinery and implements used on the farm on which the storage or repair is taking place.

AGRICULTURE, INTENSIVE means the use of land, buildings and structures for:

- The confinement of poultry, livestock or fur bearing animals, where more than 10 agricultural units are located within a confined livestock area, building or structure.
- The growing of mushrooms, where composting is a part of the operation.

AGRI TOURISM means a tourist activity, service or facility secondary to the agricultural use of land that is classified as a farm under the *Assessment Act*.

AMENITY SPACE means an outdoor or indoor area designed and provided for use by all residents of a residential development for cultural, social or recreational activities where a minimum of 25% of the required space is provided at grade. Parking areas, driveways, and decks and patios intended for individual dwelling units, service areas, storage areas and areas within the required minimum siting distances from a front, interior side or exterior side parcel boundary do not constitute amenity space.

APARTMENT means a building or group of buildings, each containing 3 or more dwellings where each dwelling has its principal access from an at-grade entrance common to all dwellings. Where permitted in a Commercial Zone, a building containing fewer than 3 dwellings is an apartment provided that it complies with the rest of this definition.

BREWERY, DISTILLERY OR MEADERY means a building or group of buildings used for the brewing or distilling of beverages or products with alcohol content exceeding 1% by volume, and may include accessory sales and customer seating areas.

BUILDING means a structure wholly or partly covered by a roof or roofs supported by walls or columns which is permanently affixed to the land and is intended for supporting or sheltering any use or occupancy.

BULK FUEL DEPOT means premises used for the sale, including key lock retail sale, and distribution of bulk fuel to commercial vehicles where all bulk fuel products other than propane are stored below ground level.

CABARET, BAR OR LOUNGE means premises with a seating capacity of up to 350 seats used primarily for the sale of liquor for consumption on the premises, and may include the sale of food and incidental sales of liquor for consumption off the premises.

CARE FACILITY, MAJOR means a use licensed as required under the *Community Care and Assisted Living Act*, intended to provide care, educational services, or supervision for children or adults and may include limited overnight accommodation for shift workers.

CARE FACILITY, MINOR means a use of an occupied single detached dwelling, manufactured home or duplex licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services or supervision for children or adults and may include limited overnight accommodation for shift workers.

CARETAKER UNIT means a dwelling unit intended to provide on-site accommodation for an occupant that provides maintenance or security services or is employed on the parcel on which the caretaker unit is located.

CARRIAGE HOUSE means a detached building containing a secondary dwelling, which may also contain one or more off street parking spaces required by this bylaw for the single detached dwelling on the same parcel or for the carriage house.

Bylaw No.
154.14

CHEQUE CASHING/PAY DAY LOAN ESTABLISHMENT means a business, other than a bank or credit union, which cashes cheques in exchange for a fee or percentage of the cheque's face value, or offers loans or advances in contemplation of the customer's receipt of a future wage or paycheque.

Bylaw No.
154.64

CANNABIS means any part of the cannabis plant including its preparations and derivatives and any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, but does not include: a non-viable seed of a cannabis plant; a mature stalk of a cannabis plant, without any leaf, flower, seed, or branch; fiber derived from such stalks; or the roots of a cannabis plant

Bylaw No.
154.64

CANNABIS PRODUCTION means the use of any land, building or structure for the growing, production, processing, destruction, storage or distribution of cannabis, but does not include the retail sale of cannabis.

CANNABIS PRODUCTION FACILITY means premises used for cannabis production, including premises used for cannabis production by a licensed producer under Part 1 of the Federal Regulations and premises used for cannabis production by one or more persons under one or more registrations under Part 2 of the Federal Regulations, but not including residential premises used for the production, processing or storage of cannabis for the medicinal use of a resident of the premises under a registration under Part 2 of the Federal Regulations.

Bylaw No.
154.64

Bylaw No.
154.46

CANNABIS SALES FACILITY means premises used for the retail sale of cannabis, and includes premises used for the service of providing referrals or facilitating access to cannabis not physically sold on the premises, but does not include sales by a pharmacist at a full-service pharmacy licensed under the *Pharmacy Operations and Drug Scheduling Act* or distribution by a licensed producer under Part 1 of the Federal Regulations.

Bylaw No.
154.64

COMMERCIAL SCHOOL means premises used for commercial training, instruction, or certification in a specific trade, skill or service. Typical uses include secretarial, business, hairdressing, information technology, beauty, culture, and music schools.

COMMERCIAL STORAGE means premises providing indoor or outdoor space available for rent for the purpose of storing non-hazardous goods.

COMMERCIAL VEHICLE means

- a motor vehicle having permanently attached to it a truck or delivery body;
- an ambulance, fire apparatus, hearse, bus, tow car, road building machine, taxi or tractor; or
- any commercial vehicle of a type specified by regulation of the Lieutenant Governor in Council under the *Commercial Transport Act*.

COMMUNITY OR ASSEMBLY HALL means a building, or part of a building, used for the gathering together of groups of persons for a specific function. Typical uses include meetings for civic, educational, political, religious, recreational and social purposes.

COMMUNITY GARDEN means land which is gardened collectively or divided into individual plots and which is used by members of the public for demonstration gardening, instructional programming and the production of plants and produce for personal consumption.

COMMUNITY SEWER SYSTEM means a sanitary sewer collection and disposal system.

COMMUNITY WATER SYSTEM means a system of waterworks that provides potable water to more than 1 parcel.

CONFINED LIVESTOCK AREA means an outdoor area where livestock, poultry, or farmed game is confined by fences, other structures or topography, and includes feedlots, paddocks, corrals, exercise yards, and holding areas but does not include a seasonal grazing area.

CONGREGATE HOUSING means a multiple residential building or group of buildings in which residents may receive supportive services including meal preparation, laundry, transportation, counseling, medical care or room cleaning.

CONTRACTOR SERVICES means premises used for the provision of contractor services which typically includes: road construction, landscaping, concrete, electrical, heating and cooling, plumbing or similar services of a construction nature which require on-site storage of equipment and vehicles, warehouse space and accessory sales and office space.

DETENTION POND means a water body, either constructed or naturally occurring, used to temporarily store storm water run-off or snow-melt for later use or release into a drainage system.

DUPLEX means a building designed and constructed exclusively to accommodate 2 separate dwellings sharing a party wall.

DWELLING means 1 or more rooms which constitute a self-contained unit used or intended to be used by 1 household for living and sleeping purposes and includes only 1 kitchen and at least 1 bathroom.

EDUCATION FACILITY means premises used for education or training purposes, and may include administration offices and dormitories to house students. Typical uses include elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools.

ENTERTAINMENT FACILITY, INDOOR means the use of a building or structure for entertainment or amusement purposes. Typical uses include auditoria, cinemas, theatres, concert halls, billiard halls and arcades.

EXTENDED MEDICAL TREATMENT FACILITY means premises providing room, board, surgical or other medical treatment for the sick, injured or infirm including out-patient services and accessory residences. Typical uses include hospitals, nursing homes with health care services for dependent residents, mental care facilities, and detoxification centres.

FARM PRODUCTS means commodities or goods derived from the cultivation or husbandry plants or animals (except pets) that are grown, reared, raised or produced on a farm.

FARM UNIT means one or more contiguous or non-contiguous parcels, that may be owned, rented or leased, within City limits, which forms and is managed as a single agricultural operation as demonstrated through a farm plan, farm receipts or other documentation to the satisfaction of the General Manager of Development Services.

Bylaw No. 154.62

FEDERAL REGULATIONS means the Access to Cannabis for Medical Purposes Regulations under the *Controlled Drugs and Substances Act* (Canada).

FLOOR AREA means the sum of the floor areas of each storey of a building, measured to the outer of the exterior walls.

Bylaw No.
154.46

Bylaw No. 154.50

FLOOR AREA RATIO means the gross floor area on all storeys of all buildings and structures on a parcel divided by the area of the parcel.

FREIGHT OR DISTRIBUTION OUTLET means premises from or to which vehicles are dispatched for the delivery or pick-up of goods which may include warehouse space for the temporary storage of such goods.

FRONTAGE means the dimension of a parcel measured along the front parcel boundary.

FUNERAL ESTABLISHMENT means premises used for the preparation of the dead for burial or cremation and the holding of funeral services, but excludes cremation facilities.

GASOLINE SERVICE STATION means premises used for the retail sale of gasoline and associated petroleum products and may include vehicle washing and minor vehicle servicing facilities.

GOLF COURSE means an area used for playing golf, and typically includes a club house, driving range, accessory retail sales and a restaurant.

GRADE means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions such as those used or intended for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground.

Bylaw No.
154.64

GREENHOUSE OR PLANT NURSERY means premises used for the cultivation, storage and sale of plants other than cannabis, trees, bushes, sod and related gardening products and materials.

Bylaw No.
154.46

GROSS FLOOR AREA means the sum of the floor areas of each storey in each building on a parcel, measured to the outer face of the exterior walls. The gross floor area includes unfinished areas such as basements but excludes garages and parking areas.

GROUP CAMP means accommodation in tents, recreational vehicles, cabins or dormitories and typically includes accessory facilities for cooking, dining, recreation, study or worship.

GROUP HOME means premises used to provide care and room and board for clients with physical, mental, social or behavioural problems that require professional care, guidance or supervision, licensed as required under the *Community Care and Assisted Living Act*.

GUEST ROOM means a sleeping room or suite of sleeping rooms that does not include a kitchen or cooking equipment or facilities unless otherwise specifically provided in this bylaw.

HEAVY EQUIPMENT SALES, RENTAL AND REPAIR means premises used for the sale, rental and repair of construction equipment, industrial equipment and similar types of heavy machinery.

HEIGHT means, for accessory buildings and structures, the vertical distance measured from grade to the highest point of the building or structure, unless otherwise defined in this bylaw.

Bylaw No.
154.14

HEIGHT means, for single detached dwellings, duplexes, and carriage houses, the vertical distance measured to the highest point on the building or structure from:

- the elevation of the centerline of the primary access road adjacent to the centre of the front parcel boundary, where a parcel is level with or slopes downward from the road; and
- the average elevation of the rear parcel boundary where a parcel slopes upward from the road or an abutting parcel.

HEIGHT means, for multiple residential buildings and non-residential buildings, the vertical distance measured from grade to the highest point of the roof surface of a flat roof or the mid-point between eave and ridge of a sloped roof.

HEIGHT means, for buildings and structures constructed over the water, the vertical distance measured to the highest point on the building or structure from the surface of water.

HELIPORT FACILITY means premises used to provide storage and servicing facilities for helicopters and typically includes landing pads, enclosed service and storage areas and accessory office and meteorological assessment equipment.

HIGH TECHNOLOGY BUSINESS means premises used for the sales, research, development and testing of high technology products, programs or services such as telecommunications, pharmaceuticals, computers or electronics or similar uses that require advanced technology, but does not include the manufacture, assembly or processing of such products.

HIGHWAY means a street, road, lane, bridge and any other way open to public use.

HOTEL means a building that provides accommodation in guest rooms with a common entrance lobby and shared corridors and may contain limited cooking facilities. Hotels typically include as accessory uses convenience retail stores, restaurants, banquet and meeting facilities, recreation facilities and personal service establishments.

HOUSEHOLD means

Bylaw No. 154.62

- A person; or
- 2 or more persons related by blood, marriage, or adoption; or
- A group of not more than 5 persons, including boarders, who are not related by blood, marriage, or adoption, unless the group is comprised of workers with valid permits and housing approved through the Federal Seasonal Agricultural Worker Program or Federal Agricultural Stream Program or unless the group is comprised of agricultural workers living in housing subject to the BC Public Health Act Industrial Camps Regulation that adhere to Schedule 1 of the Industrial Camps Regulation; or
- Unrelated people living together with related people provided that the number of unrelated people including boarders does not exceed 3 persons; all living together in 1 dwelling unit.

INDUSTRY, HEAVY means the storage, processing or manufacturing of materials or products predominantly from extracted, bulk, or raw materials, or a use engaged in the storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions and includes incidental sales of such products but specifically excludes the storage, processing or handling of hazardous waste.

INDUSTRY, GENERAL means the storage, processing or manufacturing of previously processed or finished materials or products, including the processing, refinishing, fabrication, assembly, packaging, and wholesale distribution and incidental sales of such products. General industry uses do not include slaughterhouses, rendering plants, foundries, electroplating, and chemical plants and other similar uses.

KENNEL, HOBBY means premises on which 3 to 20 dogs are kept or are intended to be kept and licensed as required by the Regional District of Central Okanagan Dog Control Bylaw or any applicable City of West Kelowna Bylaw.

KENNEL, SERVICE means premises on which more than 20 dogs are kept or are intended to be kept and licensed as required by the Regional District of Central Okanagan Dog Control Bylaw or any applicable City of West Kelowna Bylaw.

KITCHEN means facilities for the storage, preparation or cooking of food, and includes fixtures, appliances, counters, cabinets, and plumbing or wiring intended or used for the installation of fixtures, appliances, or equipment for the storage, preparation or cooking of food.

LANE means a highway intended to provide secondary access to parcels.

LIVE-WORK UNIT means a commercial use combined with a dwelling unit whose occupant of the dwelling unit is the primary operator of the commercial use.

MANUFACTURED HOME means a building containing one dwelling, built in a factory environment in 1 or more sections, intended to be occupied in a place other than its manufacture and is constructed to either the CAN/CSA A277 (Modular Home) or CAN/CSA Z240 MH (Mobile Home) standard.

MODULAR HOME means a manufactured home constructed to the CAN/CSA A277 (Modular Home) standard, built in 2 or more sections to be assembled on a permanent foundation.

MOBILE HOME means a manufactured home constructed to the CAN/CSA Z240 MH (Mobile Home) standard, capable of being moved from place to place and installed with skirting concealing the chassis and wheels of the home.

MANUFACTURED HOME PARK means a parcel of land with spaces designated for occupation by 2 or more manufactured homes.

MANUFACTURED HOME SPACE means a portion of land within a manufactured home park intended for the exclusive use of 1 manufactured home or caretaker unit, which is clearly defined on a plan of the manufactured home park in a manner similar to parcel boundaries on a subdivision or strata plan.

MARINA means premises operated commercially or by a government body without fuel storage or dispensing facilities, containing multiple docking or mooring spaces where boats and other water vessels and their accessories are berthed, stored, serviced, repaired, constructed or kept for sale or for rent.

METAL SHIPPING CONTAINER means a container originally constructed for shipping freight or cargo, typically by sea, rail, or truck.

MOTEL means a building or group of buildings that provides accommodation in the form of self-contained guest rooms which may contain limited cooking facilities, each with a separate exterior entrance.

MULTIPLE RESIDENTIAL BUILDING means a building used for townhouse, apartment or congregate housing.

NATURAL BOUNDARY means the visible high watermark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself and includes the edge of dormant side channels of any lake, river, stream, or other body of water.

NEIGHBOURHOOD PUB means premises with a seating capacity of up to 85 seats used primarily for the sale of liquor consumption on the premises and may include the sale of food and incidental sales of liquor for consumption off the premises.

OFFICE means a building or a group of buildings used to carry out business, financial or professional activities, and may include accessory retail sales of goods. Typical office uses include financial institutions, travel or real estate agencies, insurance or legal offices, government offices, medical or dental offices, physical therapy, chiropractor or acupuncture clinics.

OUTDOOR STORAGE means the storage of vehicles, equipment, goods or materials in the open air.

PAD means a surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a manufactured home, or a concrete structure for supporting a habitable area.

PARCEL AREA means the total horizontal area within the boundaries of a parcel.

PARCEL AREA, USABLE means a contiguous area of a parcel excluding:

- land where the natural slope exceeds 30% for a minimum horizontal distance of 10 m (32.8 ft) for lands zoned to permit townhouses and apartments;
- land where the natural slope exceeds 40% for a minimum horizontal distance of 10 m (32.8 ft) for lands zoned to permit single detached dwellings and duplexes; and
- any land covered by a stream.

PARCEL BOUNDARY, EXTERIOR SIDE means a parcel boundary other than the front parcel boundary, which abuts a highway other than a lane, or which abuts an access route in a bareland strata plan, and is typically found on a corner parcel.

PARCEL BOUNDARY, FRONT means the shortest parcel boundary which abuts a highway other than a lane, bridge or walkway or abuts an access route in a bareland strata plan. In the case of a parcel abutting two parallel or approximately parallel highways or access routes, the parcel boundaries abutting the highways or access routes shall both be considered front parcel boundaries. Where primary vehicular access to the parcel is required through and limited to a lane, the parcel boundary abutting the lane shall also be considered a front parcel boundary.

PARCEL BOUNDARY, INTERIOR SIDE means a parcel boundary common to 2 or more parcels, other than a rear parcel boundary.

PARCEL BOUNDARY, REAR means the boundary of a parcel which is generally opposite to and does not intersect the front parcel boundary.

PARCEL COVERAGE means the percent of the surface area of a parcel that is covered by buildings or structures, measured to the outer surface of the exterior walls.

PARKING, NON-SURFACE means parking spaces provided entirely within the principal building or below grade, or a combination thereof. When located below grade, no portion of the parking structure shall extend more than 0.6 m (2.0 ft) above grade.

PARKING, SURFACE means parking spaces provided at grade or within an accessory building or structure, or a combination thereof.

PERSONAL SERVICE ESTABLISHMENT means premises that provide personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include hair salons, tattoo parlours and laundries.

PRINCIPAL RESIDENCE means the usual place where an individual makes their home and conducts daily affairs, like paying bills and receiving mail, for the majority of the year.

Bylaw No. 154.99

PRINCIPAL USE, BUILDING OR STRUCTURE means a use, building or structure in the list of permitted uses in the zones of this bylaw which:

- typically occupies the major or central portion of a parcel;
- is the chief or main use, building, or structure on a parcel; and
- is the primary purpose for which the parcel is used.

PROCESSED FARM PRODUCTS means farm products that have been transformed by such means as fermentation, cooking, canning, smoking or drying.

RECREATIONAL VEHICLE, means a vehicle intended as a temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motor homes, slide-in campers, chassis-mounted campers and tent trailers. Recreational vehicle also includes personal watercraft, all terrain vehicles, snowmobiles, and boats.

RECREATION SERVICES, INDOOR means facilities within an enclosed building used for sports, active recreation and performing and cultural arts. Typical uses include health and fitness facilities, skating rinks, bowling alleys, swimming pools, dance studios and yoga studios.

RECREATION SERVICES, OUTDOOR means facilities other than campgrounds which are used for sports and active recreation conducted outdoors. Typical uses include ball fields, soccer fields, go-cart tracks, drive-in theatres, batting cages, miniature golf courses and amusement parks.

RECYCLING DEPOT means premises used for the buying, collecting, sorting, and temporary storage of bottles, cans, newspapers and similar household goods for reuse.

RESORT APARTMENT OR RESORT TOWNHOUSE means apartments or townhouses that may be occupied for periods less than 30 consecutive days. This use typically includes as accessory uses restaurants, banquet and meeting facilities, recreation facilities and personal service establishments.

RETAIL, CONVENIENCE means premises that do not exceed 500 m² (5,381.9 ft²) in gross floor area, where goods are sold, and services are provided primarily to residents or workers in the immediate area.

RETAIL, GENERAL means premises where goods are sold and services are provided and in which exterior seasonal sales and storage areas do not exceed 10% of the gross floor area of the business premises. This use excludes wholesale sales and the sale or repair of heavy agricultural, construction and industrial equipment.

RETAIL, SERVICE COMMERCIAL means general retail except that exterior sales and storage areas are not limited and wholesale sales and the sale or repair of heavy agricultural, construction and industrial equipment is permitted.

RIDING STABLE means premises used to house, train or exercise horses and typically includes space for instruction, boarding stables and a tack shop.

SALVAGE YARD means premises used for the collection, demolition, dismantling, storage, salvage, recycling or sale of waste materials including, but not limited to, scrap metal, vehicles, machinery, and other discarded materials.

SECONDARY USE, BUILDING OR STRUCTURE means 1 or more uses, buildings or structures that are:

- used in conjunction with a principal use, building or structure;
- located on the same parcel as the principal use, building or structure; and
- accessory to the principal use.

SINGLE DETACHED DWELLING means a detached building containing only 1 dwelling.

Bylaw No.
154.99

SHORT TERM ACCOMMODATION means the use of a principal residence for visitor accommodation where the operator hosts guests within a single detached dwelling, secondary suite or carriage house.

STORAGE OF BULK FUEL, CHEMICALS AND OTHER PETROLEUM PRODUCTS means premises used for the above or below ground level storage and distribution of bulk fuel products.

STOREY means that portion of a building which is situated between the top of any floor and the top 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.

STREAM means a natural watercourse or source of water supply, whether usually containing water or not, and a lake, river, creek, spring, ravine, swamp and gulch.

STRUCTURE means any construction fixed to, supported by, or sunk into land or water, but excludes concrete and asphalt paving or similar surfacing of land.

TEMPORARY SHELTER AND SUPPORTIVE SERVICES means the provision of temporary accommodation to persons requiring immediate shelter or supportive services provided by a public authority or non-profit agency. Typical uses include hostels and overnight shelters providing services for vulnerable persons.

TIMBER PROCESSING means premises used to cut, saw or plane timber, either to finished lumber, or as an intermediary step and may include facilities for the drying and storage of lumber.

TOURIST CABIN means a building with a maximum gross floor area of 100 m² (1,076.4 ft²) that provides accommodation and may include kitchen and sanitary facilities.

TOURIST CAMPSITE SPACES means a defined area within a campsite that provides accommodation for recreational vehicles and tents.

TOWNHOUSE means a building or group of buildings divided into 3 or more dwellings where each dwelling shares at least 1 common wall with another dwelling and each dwelling has a separate exterior entrance.

TRANSPORTATION STATION means premises used for the pick-up and discharge of fare paying, intercity and intracity bus, train and taxi passengers and may include vehicle bays and shelters and convenience retail stores.

UTILITY SERVICE means premises used for utility infrastructure purposes. Typical uses include sewage lagoons, sanitary landfills, power generation stations and transmission substations.

VACATION RENTAL means the rental of all or part of a dwelling for periods less than 30 days.

VEHICULAR PARKING AREAS AND STRUCTURES means premises providing vehicular parking which is not primarily intended for the use of residents, employees, or patrons of premises on the same parcel. Typical uses include surface parking areas and parking structures located above or below grade.

WAREHOUSE means premises for the storage and distribution of large quantities of goods and typically includes wholesale sales and accessory office uses.

WINERY OR CIDERY means premises licensed under the *Liquor Control and Licensing Act* for the production of wine or other beverages from orchard products and may include as accessory uses office, warehousing, retail sales, tasting and seating areas and restaurants.

ZONE, AGRICULTURAL means the A1 Zone and any parcel within a Comprehensive Development Zone on which agricultural use is permitted as the principal use.

ZONE, COMMERCIAL means the C1, C2, C3, C4, C5, C6, and C7 Zones and any parcel within a Comprehensive Development Zone on which commercial use is permitted as the principal use.

ZONE, INDUSTRIAL means the I1, I2, I3, I4, I5 and I6 Zones and any parcel within a Comprehensive Development Zone on which industrial use is permitted as the principal use.

ZONE, FOREST RESOURCE means the F1 Zone.

ZONE, RESIDENTIAL means the Single or Duplex Residential Zone and the Multiple Residential Zone.

ZONE, SINGLE OR DUPLEX RESIDENTIAL means the RC1, RC2, RC3, RC4, R1, R1M, R1L, RMP, and R2 Zones and any parcel within a Comprehensive Development Zone on which single detached dwellings or duplexes are permitted as the principal use.

Bylaw No. 154.50

ZONE, MULTIPLE RESIDENTIAL means the R3, R4, and R5 Zones and any parcel within a Comprehensive Development Zone on which multiple residential buildings are permitted as the principal use.

ZONE, RURAL means the RU1, RU2, RU3, RU4 and RU5 Zones.

ZONE, PARK OR INSTITUTIONAL means the P1 and P2 Zones and any parcel within a Comprehensive Development Zone on which park or institutional uses are permitted as the principal use.

ZONE, WATER means the W1, W2, W3 and W4 Zones.

Bylaw No.
154.13