

and that may include the incidental sale of products reliant to the service provided.

Floor Area means any finished floor area intended for human occupancy.

Floor Area, Gross means the total floor area of all buildings of each floor of a building measured from the outside surface of the exterior walls or, where buildings are separated by fire walls, to the centre line of the common fire wall and includes all floors totally or partially above grade except parking levels.

Floor Area, Net means the gross floor area defined by the inside dimensions for each floor minus the horizontal floor area on each floor used for corridors, elevators, stairways, mechanical rooms, workrooms, washrooms, lobbies, and other non-rentable spaces.

Floor Area, Habitable or gross usable means the total horizontal area of every enclosed floor and mezzanine used exclusively by a single use in a building, and is measured from the exterior face of the exterior wall and the centre line of an interior partition wall that separates at least two uses, but does not include elevator shafts, stairwells, crawl spaces, mechanical or electrical rooms, indoor or recycling storage, areas used for parking and loading, areas below grade used for storage and not accessible to the public, and common corridors and halls available to more than one use.

Food and/or Beverage Service Facility means a building or portion thereof, in which food and/or beverages are prepared to be sold for consumption on the premises or for take-out, and without limiting the generality of the foregoing, may include such facilities as restaurants, drive-in food establishments, taverns, bars, cocktail lounges and catering services. This use includes facilities for the sale and consumption of alcoholic beverages.

Free-standing sign means any sign or display supported by a free-standing column or structure.

Frontage means the front lot line or that side of a lot abutting a public roadway, but does not include any side abutting a lane, unless said lane is the only means of physical access to a lot.

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

G

Garage, Private means a freestanding or attached structure, designed with the intent for the storage or shelter of automobiles, whether or not it is so used.

Garden Centre means the use of a permanent building, or structure, for the sale of plants, shrubs, trees or similar vegetation together with gardening tools and implements which are sold from such building to the general public.

General Industrial Uses, Minor Impact means development used principally for one or more of the following activities and where such activities are likely to have a negligible impact on the environment or adjacent land uses by virtue of its appearance, noise, size, smell, traffic generation or operational characteristics:

- a) the manufacturing or assembling of semi-finished or finished goods, products, or equipment;
- b) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts or adjacent to residential districts;
- c) the storage or trans-shipping of materials, goods and equipment;
- d) the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to Retail Stores or other sales use Classes defined in this Bylaw or resale to individual customers, or
- e) the training of personnel in General Industrial operations.

Any indoor display, office, technical or administrative support areas or any retail sale operations shall be accessory to the activities identified above. The floor area devoted to such accessory activities shall not exceed 33 percent of the total gross floor area of the building devoted to the General Industrial Use, except that this restriction shall not apply where a significant portion of the industrial activity naturally and normally takes place outdoors.

General Industrial Uses, Major Impact means development used principally for one or more of the following activities, where such activities are likely to have a significant impact on the environment or adjacent land uses, by virtue of its potential emissions, effects or appearance:

- a) the processing of raw materials;
- b) the manufacturing or assembling of semi-finished or finished goods, products, or equipment;

- c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts or adjacent to residential districts;
- d) the storage or trans-shipping of materials, goods and equipment;

Any indoor display, office, technical or administrative support areas or any retail sale operations shall be accessory to the activities identified above. The floor area devoted to such accessory activities shall not exceed 33 percent of the total gross floor area of the building devoted to the General Industrial Use, except that this restriction shall not apply where a significant portion of the industrial activity naturally and normally takes place outdoors.

Golf Course means a public or private area operated for the purpose of playing golf, including a club house and recreational facilities, accessory driving ranges, and similar uses.

Grade means:

- a) in residential districts it means the average elevation of the natural or finished level of the ground adjoining a building at all exterior walls;
- b) in all other districts it means the elevation, established by the Municipal Engineer, of the crown of the abutting street. In the event that two grades are involved, the average of the two shall be used as the grade for the site.

Gradient means the relationship of the vertical distance of a slope to its horizontal distance.

Greenhouse means a building or structure intended for the cultivation of plants, shrubs and trees.

Group Care Facility means a facility which provides resident services to seven (7) or more individuals of whom one or more are not related. These individuals are handicapped, aged or disabled and undergoing rehabilitation, and are provided services to meet their needs. This category includes supervised uses such as group homes, halfway houses, resident schools, residential facilities and foster or boarding homes.

H

Health Services means the use of a building, or a portion of a building, for supplying physical and mental health services on an out-patient basis; typical uses include medical, dental, optometry offices, clinics, blood and x-ray clinics, therapy and counseling services.

Heavy Vehicle and Equipment Sales/Rentals means development used for the sale or rental of heavy vehicles, machinery or mechanical equipment, typically used in building, roadway, pipeline, oilfield and mining construction, manufacturing, assembling and processing operations and agricultural production.

Home occupation means any occupation, trade, profession, or craft carried on by an occupant of a residential building or a use secondary to the residential use of the building, and which does not change the residential nature of the building nor the neighbourhood or have any exterior evidence of such a secondary use other than a small fascia sign no larger than 1 square foot in area. A home occupation does not include the outside storage or sale of materials, goods or equipment, nor the employment of more than one paid assistant other than the occupant and the occupant's family. There shall not be any mechanical or electrical equipment used that creates external noise, or visible and audible interference with home electronics equipment in adjacent dwellings and home occupations shall be limited to those uses which do not interfere with the rights of other residents to the quiet enjoyment of the residential neighbourhood.

Home occupation sign means a sign advertising a home occupation approved under the provisions of the Town of Irricana land use bylaw.

Hotel means a building used primarily for sleeping accommodations and ancillary services provided in rooms or suites of rooms which may contain bar/kitchen facilities; the building may also contain business or other uses and may or may not offer such additional services as party facilities, restaurant or dining room services, or public convention facilities.

I

Incidental sign means a small sign, decal or emblem advertising goods, facilities, business hours or services available on the premises.

Informational sign means a sign the message of which is limited to providing directions and information necessary or convenient for persons coming onto the property, including signs marking entrances, exits, parking areas, circulation direction, rest rooms, and pick-up and delivery areas.

Illuminated sign means a sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed towards the sign.

Intensity means the relative degree of utilization or capacity of a site or building.

Issuance means the date a development permit, subdivision application, or an order is dated and signed by the Development Authority.

J

K

Kenel means the use of a building or portion of a building, the primary purpose of which is the boarding of small animals for periods greater than 24 hours for a fee and that may provide for the incidental sale of products relating to the services provided by the use and may include outside enclosures, pens, runs or exercise areas.

L

Land use bylaw means the Town of Irricana land use bylaw.

Landscaped Area means that portion of a site which is required to be landscaped and may not be used for parking, storage or display of items for sale.

Landscaping means the modification and enhancement of a site through the use of any or all of the following elements:

- a) Soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass and ground cover;
- b) Hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile and wood, or asphalt;
- c) Architectural elements consisting of wing walls, sculpture and the like.

Lane means a public through-fare typically located to the side or rear of a lot which provides a secondary means of access to a site or sites.

Livestock means horses, cattle, sheep, furbearing animals raised in captivity, game producing animals within the meaning of the Livestock Industry Diversification Act, live poultry and bees.

Loading Space means a space for parking a business vehicle while being loaded or unloaded.

Local Authority means the municipal authority, or an authority as defined in the Hospitals Act, the Public Health Act, the Regional Health Act or the School Act.

Local Livestock Operation means activity on land that is fenced or enclosed within buildings where livestock is kept for the purposes of growing, sustaining, finishing or breeding at numbers less than the approved thresholds of the Provincial Confined Feeding Operations.

Local roadway or Street means a street or roadway that provides unrestricted direct access to and connects with collectors and other local roadways.

Lodging Home means the use of a building where accommodation is provided for remuneration, with or without means to four or more persons exclusive of the occupant and his immediate family on a month to month basis.

Lot means a lot as described in the *Municipal Government Act*.

Lot Line means a legally defined limit of any lot. Boundary, boundary line and property line have a corresponding meaning.

Lot Width means the average horizontal distance between the side property lines of a lot (see Site, width and Sites, illustrated).

M

Manufactured Home means a development consisting of a transportable single-detached dwelling which is suitable for permanent occupancy, designed to be transported on its own wheels, and which is, upon its arrival at the site where it is to be located ready for occupancy, except for incidental building operations such as placement on foundation supports and connection to utilities. Manufactured homes must meet CAN/CSA A277-08 regulations and comply with current Alberta Building Codes.

Manufactured Home Park means a parcel of land under one title, which provides spaces for the long-term parking and occupancy of manufactured homes as defined under "manufactured home".

Marquee means a permanent structure that projects over a public place, usually an entrance, and is permanently attached to and supported by a building.

May means that an action is discretionary.

Memorial sign means a tablet or plaque memorializing a person, event, structure or site, provided said sign is not located in conjunction with any commercial or industrial use.

Merchandising aid means a device, such as statues, inflatables, and tethered balloons intended to call attention to a business or event and which may contain a name, logo, advertising message or announcement.

Modular Home means a prefabricated or factory built frame or shell which comprises the wall or siding of a proposed dwelling. More specifically, a modular home represents only a section of the dwelling and such a unit has neither chassis, running gear, nor its own wheels, but units may be stacked side-by-side or vertically, and completed to form one or more complete dwelling unit(s) for year round occupancy. Modular homes are not to be considered as manufactured homes under this bylaw and they must meet CAN/CSA A277-08 regulations and comply with current Alberta Building Codes. Modular Homes are those units which are intended in the design to be moved only once.

Motel means a building or a group of buildings on a site providing separate sleeping units complete with washing and sanitary facilities and with adjoining or conveniently located parking space designed or operated for the purpose of providing temporary accommodation.

Multiple listing or multi-tenant sign means a sign that contains within one structural frame two or more smaller signs, each of which identifies or advertises a different business, organization or facility.

Municipal Government Act means the Province of Alberta Municipal Government Act and subsequent amendments thereto.

Municipal Planning Committee means the Town of Irricana Municipal Planning and Subdivision Committee as established by bylaw. **Municipal Government Act** means the Province of Alberta *Municipal Government Act*, RSA 2000, Chapter M-26, and subsequent amendments thereto.

Municipal Planning Committee means the Town of Irricana Municipal Planning and Subdivision Committee as established by bylaw.

Municipal Reserve means the land designed to be municipal reserve by condition of subdivision approval granted pursuant to the Municipal Government Act, or land designated and registered in Land Titles as "Municipal Reserve", "Reserve", "Park", "School" or "Community Reserve" under former legislation.

Municipality means the Town of Irricana.

N

Natural Resource Extraction Industry means an industry engaged in the extraction of natural resources such as timber, clay, sand and gravel, limestone, shale, coal and other minerals including petroleum and natural gas which may include bringing these together with other elements such as power or water into integrated processes for the purpose of primary treatment into a marketable form of the resource being treated.

Non-Conforming Building means a building that is lawfully constructed or lawfully under construction at the date a land use bylaw or any amendment to the bylaw affecting the building or land on which the building is situated becomes effective, and that on the date the bylaw becomes effective does not, or when constructed will not, comply with the requirements of this bylaw.

Non-Conforming Use means a lawful specific use being made of land or a building or intended to be made of a building lawfully under construction, at the date this bylaw or any amendment to this bylaw affecting the land or building becomes effective, and that on the date this bylaw becomes effective does not, or in the case of a building under construction will not, comply with this bylaw.

Nursery means the use of land for the cultivation and sale of plants, shrubs and trees.

O

Outside Storage means the storing, stockpiling or accumulating of goods, equipment or material in an area that is open or exposed to the natural elements.

P

Parapet means the extension of a false front wall above a roof line.

Patio means an uncovered horizontal structure with a surface height no greater than 0.6 metres above grade at any point and which is adjacent to a residential dwelling and intended for use as a private outdoor amenity space.

Parapet means the extension of a false front wall above a roof line.

Parking Lot means development providing vehicular parking which is not primarily intended for the use of residents, employees or clients of a particular development.

Permitted Use means the use of land or of a building for which, when it meets the applicable provisions of this Bylaw, a Development Permit shall be issued.

Personal Service Business means the use of a building or portion of a building as a facility for providing a service to individuals which are related to the care and appearance of the body, or the cleaning and repair of the personal effects and includes such uses as but may not be limited to, photography studios, barber shops, salons, tailors, tanning studios, catering services, laundry/dry cleaning, spas.

Pet Care Service means the use of a building or portion of a building to wash, groom, or board small animals during the day and that may have the incidental sale of products relating to the services provided by the use, and must not board animals over night.

Political poster means a temporary sign announcing or supporting candidates or issues in any election or plebiscite.

Portable sign means a sign that is not permanently affixed to a building, structure or the ground and is supported on a structure allowing it to be readily moved from one location to another.

Principal Building means the largest building on the site or the building which houses the primary purpose for which the site is used.

Principal Use means the use of a site or of a building which constitutes the primary purpose for which the site is used.

Private Club or Organization means a social or service organization established under the *Societies Act*, which may include athletic recreational facilities and rooms for eating, drinking and assembly.

Professional Offices and Office Support Services means development primarily used for the provision of professional, management, administrative or consulting services and development used to provide support services to businesses such as printing, duplicating, binding, photographic processing, office maintenance or custodial services, office security for the sale, rental, repair or servicing of office equipment. This Class does not include Financial Services, Health Services, or Government Services.

Projecting sign means a sign that is wholly or partly dependant upon a building for support and which projects more than 0.3 metres (12 inches) from such building.

Primary sign means a sign advertising the primary use of the premises.

Public Parks means development of public land specifically designed or reserved for the general public for active or passive recreational use and

includes all natural and man-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangement with the public authority owning the park.

Public place means any location in the Town of Irricana that is for public use and includes streets, lanes, avenues, boulevards, sidewalks, parks, campgrounds, squares or rights-of-way and the space above the same.

Public or Quasi-Public Installation and Facilities means installations and facilities owned or operated by or for the Municipality, the Provincial Government, the Federal Government or a corporation under federal or provincial statute for the purpose of furnishing services or commodities to or for the use of the inhabitants of the municipality.

Public Utility means a system or works used to provide commodities or services for public consumption, benefit, convenience or use as defined in the *Municipal Government Act*.

Q

R

Real estate sign means a sign pertaining to the sale or lease of the premises or a portion of the premises on which the sign is located.

Real Property Report means a codified standard report adopted by the Alberta Land Surveyors' Association.

Recreational Vehicle means a portable structure designed and built to provide temporary living accommodation and to be transported on its own wheels or carried by another vehicle designed and intended to be used for recreational purposes and includes, but is not limited to, such vehicles as a motor home, a camper, a holiday or travel trailer, a tent trailer, snowmobiles, jet skis, boats or similar types of vehicles but do not include mobile homes.

Recreational Facility means any indoor or outdoor development providing amusement, active or passive recreation and enjoyment to the citizens of a municipality and any such facility is privately or publicly owned and/or operated. Indoor typical uses include, but may not be limited to, athletic clubs, health and fitness clubs, curling, roller skating and hockey rinks, swimming pools, bowling alleys, arenas, billiard halls and amusement arcades. Outdoor typical uses include, but may not be limited to driving ranges, sports fields, miniature golf courses, outdoor ice surfaces or rinks, go-cart tracks, amusement parks, outdoor swimming pools, bowling greens and fitness trails.

Recycling Depots means development used for the buying and temporary storage of bottles, cans, newspapers and similar household goods for reuse where all storage is contained within an enclosed building.

Religious Institution means a development owned by a religious group or organization used for worship and related religious, philanthropic or social activities including accessory rectories, manses, classrooms and auditoriums. This does not include private or public schools.

Resident identification sign means a sign located on the premises, limited to providing the address and/or name of the owner or occupant of a building or premises.

Retail Sales means the use of a building, or part of a building, where goods, wares, merchandise, substances, articles, food, liquor or things are stored, offered or kept for sale at retail prices and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, articles, or things sufficient only to service such store but does not include any retail outlet otherwise listed or defined by this Bylaw.

Roofline means the top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, or minor similar projections.

Roof sign means any sign which is entirely upon and above the roofline or parapet of a building.

S

School, Commercial means the use of a building or a portion of a building for a place of instruction operated for profit and does not include public, private or separate schools under the control of the Provincial Department of Education.

School, Private means a school, other than a school operated by a School Board under the *School Act* that provides grade and secondary school instruction to pupils through courses prescribed or approved by the Minister of Education.

Screening means the total or partial concealment of a building, structure, yard or activity by a fence, wall, berm, soft landscaping or other screening device.

Secondary sign means any sign advertising or otherwise related to an occupation or use that is not the primary use of the premises.

Senior Citizen Accommodation means a dwelling unit or accommodation which is either private or public and may include lounge, health care and

recreation facilities. The terms "Senior Citizen Homes", "Assisted or Supportive Living Accommodations", "Seniors Lodge", and "Seniors Health Care Facility (Nursing Home)" have corresponding meanings.

Service Station means premises or the portion thereof used or intended to be used for the servicing and minor repairing of motor vehicles and for sale of gasoline, lubricating oils and minor accessories for motor vehicles. This also includes gas bars with convenience stores.

Shall means that the action is mandatory.

Should means that the action is recommended.

Shopping Centre means a group of business establishments planned, developed, owned and managed as a unit with off-street parking provided.

Sign means any development:

- a) constructed and permanently affixed directly to any building, structure, window or a parcel of land; and
- b) which is used to advertise, identify or display a commercial or non-commercial activity, product, place, organization, institution, person, service, event or location, by any means, including works, letter, figures, design, symbols, fixtures, colors, illumination or projected images and in such a manner as to be visible from any public place, but does not include any real estate sign, window display, political poster, flags, graffiti, athletic scoreboards or any traffic or directional and informational sign erected by the Town of Irricana, the Alberta or federal governments and their agencies.

Sign area means the entire face of a sign including the advertising surface and any framing, trim or molding, but not including the supporting structure, with the sign area of individual letter signs being the sum total of the area of the smallest straight line geometric figure that encloses the individual letters or figures of the sign.

Sign, A-Board means a self supporting A-shaped sign or sandwich board which is set upon the ground and has no external supporting structure.

Sign, A-Board off-premises directional means a self supporting A-shaped sign or sandwich board which is set upon the ground and has not external supporting structure at a location other than the premises on which the business is located.

Sign, Abandoned means a sign which no longer advertises or identifies an existing activity, business, owner, product, lessee or service, or a sign for which no legal owner can be found.

Sign, Animated means a sign which uses movement or change of lighting to depict action or to create a special effect or scene, but does not include a changeable copy sign.

Sign band means a prominent exterior display surface located horizontally between storefront windows and the cornice or roofline.

Sign, Banner means a sign made of fabric or other non-rigid material with no enclosing framework.

Sign Billboard means a sign structure designed and intended to provide a leasable advertising copy area of not less than 18.5 square metres (200 square feet) and not more than 40.1 square metres (432 square feet) where the copy can be periodically replaced.

Sign, Canopy means a sign that is mounted, painted or otherwise attached to an awning, canopy or marquee.

Sign, Changeable copy means a sign on which the copy changes automatically through electronic or mechanical means.

Sign clutter area means any area of the Town of Irricana that Council has declared by resolution to appear cluttered by an excessive amount of signs, and therefore warranting special restrictions in order to limit the sign clutter.

Sign, Community means any sign advertising a local community organization.

Sign, Construction means a temporary sign erected on a site where construction is taking place to identify the construction project and those parties having a role or interest in the construction.

Sign, Directional-off premises means any sign which advertises, directs or otherwise identifies a service, facility, product or activity to be found at a location other than the premises on which the sign is located.

Sign, Fascia means a sign attached across the face of a building, located approximately parallel thereto, in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign, which does not project more than 0.3 metres (12 inches) from the building or structure supporting said sign.

Sign, Free-standing means any sign or display supported by a free-standing column or structure.

Sign, Home occupation means a sign advertising a home occupation approved under the provisions of the Town of Irricana land use bylaw and/ or the Economic Development and Tourism Committee.

Sign, Illuminated means a sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed towards the sign.

Sign, Incidental means a small sign, decal or emblem advertising goods, facilities, business hours or services available on the premises.

Sign, Informational means a sign the message of which is limited to providing directions and information necessary or convenient for persons coming onto the property, including signs marking entrances, exits, parking areas, circulation direction, rest rooms, and pick-up and delivery areas.

Sign, Marquee means a permanent structure that projects over a public place, usually an entrance, and is permanently attached to and supported by a building.

Sign, Memorial means a tablet or plaque memorializing a person, event, structure or site, provided said sign is not located in conjunction with any commercial or industrial use.

Sign, Merchandising aid means a device, such as statues, inflatables, and tethered balloons intended to call attention to a business or event and which may contain a name, logo, advertising message or announcement.

Sign, Multiple listing or multi-tenant means a sign that contains within one structural frame two or more smaller signs, each of which identifies or advertises a different business, organization or facility.

Sign, Political poster means a temporary sign announcing or supporting candidates or issues in any election or plebiscite.

Sign, Portable means a sign that is not permanently affixed to a building, structure or the ground and is supported on a structure allowing it to be readily moved from one location to another.

Sign, Primary means a sign advertising the primary use of the premises.

Sign, Projecting means a sign that is wholly or partly dependant upon a building for support and which projects more than 0.3 metres (12 inches) from such building.

Sign, Real Estate means a sign pertaining to the sale or lease of the premises or a portion of the premises on which the sign is located.

Sign, Residential Identification means a sign located on the premises, limited to providing the address and/or name of the owner or occupant of a building or premises.

Sign, Roof means any sign which is entirely upon and above the roofline or parapet of a building.

Sign, Secondary means any sign advertising or otherwise related to an occupation or use that is not the primary use of the premises.

Sign, Temporary means a sign permitted, designed or intended to be displayed for a short period of time.

Sign, Third Party means any permanent off-premises sign advertising a commercial activity not located on the same lot or parcel of land as the sign.

Sign, Wall means a sign fastened to or painted on the wall of a building.

Sign, Window means a sign permanently applied directly to the inside surface of a window and intended to be viewed from the outside.

Similar Use means a specific use of land or of a building that is not expressly mentioned in this Bylaw but which the Development Authority has determined to be similar in character and purpose to a use listed as Permitted or Discretionary in the district in which such use is proposed and where this Bylaw has expressly authorized the Development Authority to consider applications for "Similar Uses".

Site means an area of land, a lot, or parcel on which a development exists or for which an application for a development permit or subdivision application is made.

Site area means the area of land contained within boundaries of a site as shown on a site plan.

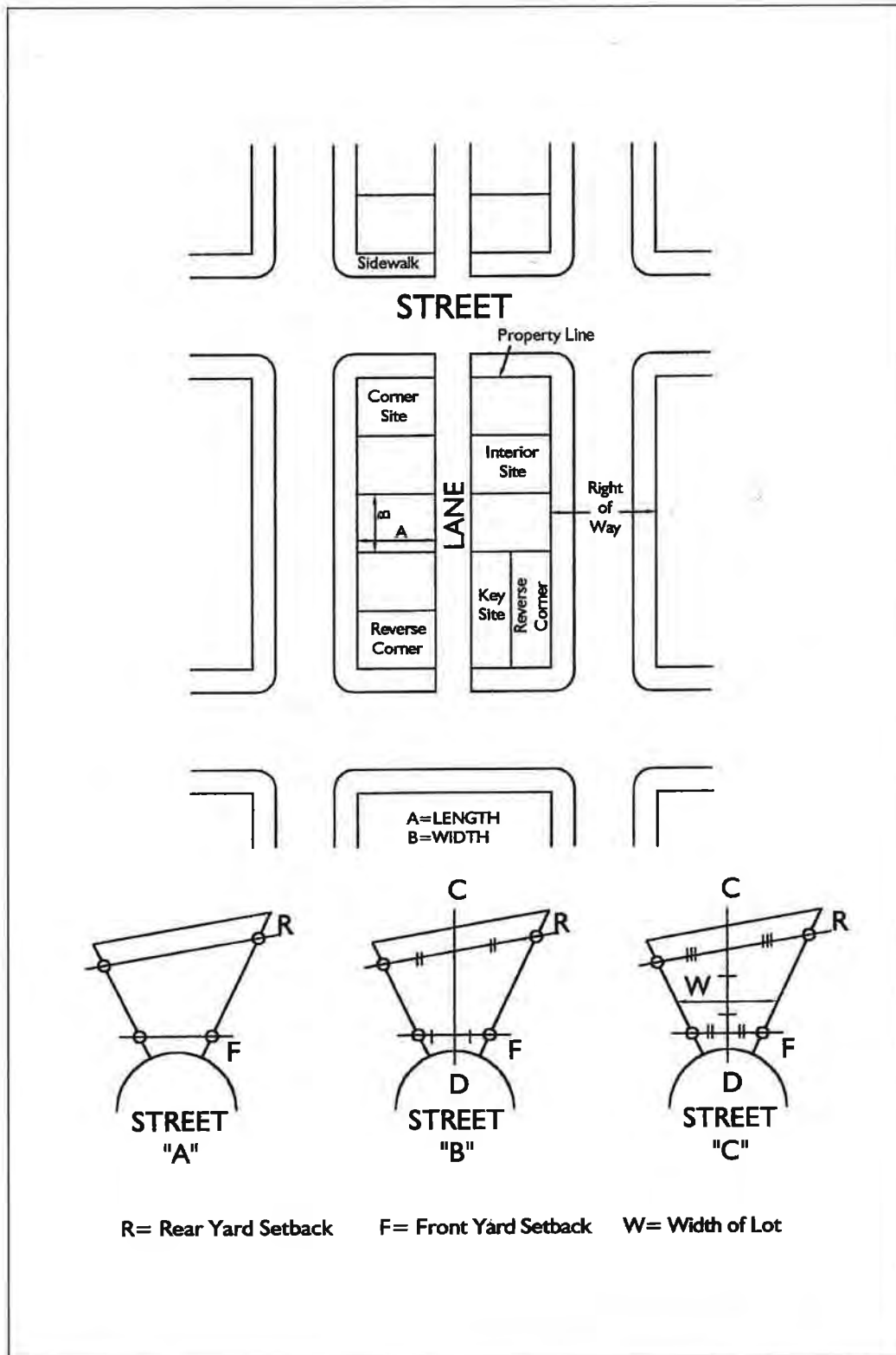
Site or Lot Coverage means the combined area of all buildings or structures on a site, including accessory buildings or structures, measured at 0.61 metres (2.20 feet) above grade, including open or covered porches or verandas, covered terraces, and all other spaces within a building, excluding steps, eaves, cornices, and similar projections, and unenclosed inner and outer courts which are less than 0.61 metres (2.20 feet) above grade. Where any building or structure projects beyond the coverage of the building or structure (excluding cantilevers) measured at 0.61 metres (2.20 feet) above grade, the coverage shall then include such projection.

Site, Corner means a site when the front and side property lines abut one or more street(s). (see "sites illustrated")

Site, Reversed Corner means a corner site, the rear of which abuts the side of the site immediately to its rear, with or without a lane or an alley intervening (see "sites illustrated").

Site, Depth means the mean horizontal distance between the front and the rear boundaries of the site (see "sites illustrated").

Sites, Illustrated refers to the diagram below:



Site, Interior means a site which is bounded by one street (see "sites illustrated").

Site, Key means an interior site lying immediately to the rear of a reversed corner site or corner site (see "sites illustrated").

Site Plan means a plan drawn to scale showing the boundaries of the site, the location of all existing and proposed buildings upon that site, and the use or the intended use of the portions of the site on which no buildings are situated, and showing fencing, screening, grassed areas, and the location and species of all existing and proposed shrubs and trees within the development.

Site, Width of means the average horizontal distance between the side boundaries of a site (see "sites illustrated").

Storey means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top floor and the ceiling above it.

Storage and Distribution Centre means the use of a building or portion of a building for shipping and receiving of goods and materials of an industrial nature and that may include the sale of products and/or services to the general public and may include a display area of not more than 30% of the Gross floor area and does not include a storage yard.

Storage Facility means the use of a building, or portion of a building, used exclusively for storage of goods and materials and does not include the sale of products and/or services on site.

Storage Yard means land used exclusively for outdoor storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land; typical uses include pipe yard and vehicle or heavy equipment storage compounds, does not include the sale of products and/or services on site.

Studio Suite (Also known as Garden Suite or Granny Suite) means a detached secondary dwelling unit situated above an enclosed parking structure or private garage that is located to the rear of the principal dwelling unit.

Swimming Pools, Private means any privately owned pool constructed or prefabricated primarily for swimming or bathing and is more than 0.6 metres in depth, and includes hot tubs.

T

Temporary means a period of up to a maximum of one year.

Theatre means a building or part of a building devoted to the showing of motion pictures or presentations of live entertainment to an audience, excluding adult entertainment presentations.

U

V

Veterinary Clinic means the use of a building for a facility for the medical care and treatment of animals and includes provision for their overnight accommodation but does not include kennels, outdoor pens, runs or enclosures.

Veterinary Hospital means use of a building for a facility for the medical and emergency medical care and treatment of animals and includes provision for their overnight accommodation and includes provisions for their overnight accommodation and confinement in outdoor pens, runs or enclosures and typically has extended hours of operation.

W

Waiver means a whole or partial exemption from compliance with a particular standard of requirement of this bylaw which has been allowed by a municipal authority authorized to grant it pursuant to the bylaw.

Warehouse means a building, the principle use of which is storage.

X

Y

Yard, Front means that portion of a site extending across the full width of the site and measured from the front property boundary of the site to the nearest part of the exterior wall of the principal building. On a corner site where the front entrance of the principal building is oriented towards the narrower site frontage, that frontage shall be considered and regulated as a Front Yard; where the front entrance of the principal building is oriented

towards the longer site frontage, both street frontages shall be considered and regulated as Front Yards, except that the Front Yard along the longer frontage shall only extend the width of the principal building.

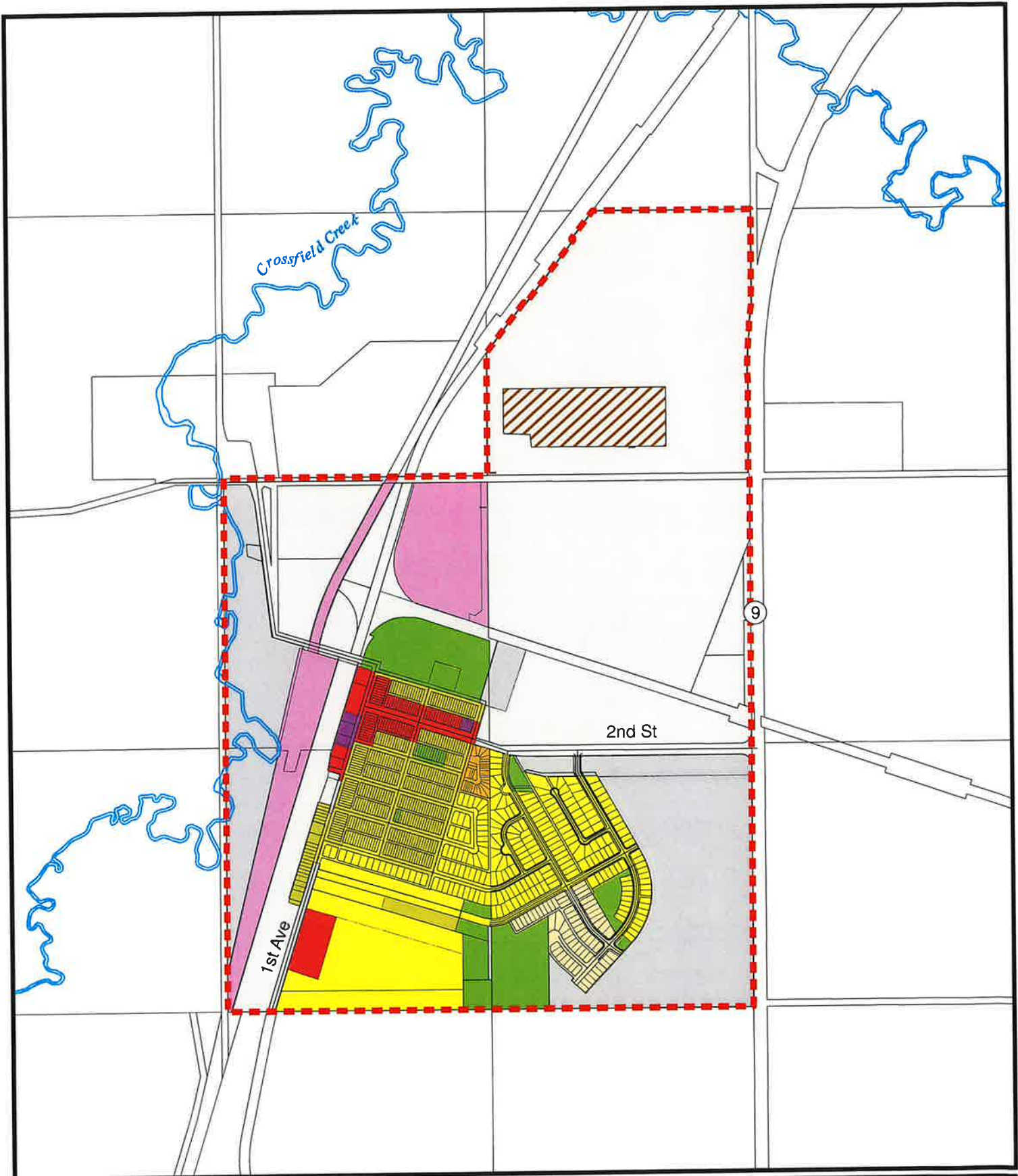
Yard, Rear means that area extending the full width of a site from the rear property line of the site to the rear of the principal building foundation and its depth shall be measured at right angles to the rear property line.

Yard, Side means the portion of the site extending from the front yard to the rear yard between the side property line of the site and the closest side of the principal building foundation and its width shall be measured at right angles to the side property line.

Z

PART 5 Appendix

5.1 DC Bylaws



NAD_1983_UTM_Zone_11N
 Projection: Transverse_Mercator
 False_Easting: 500000.000000
 False_Northing: 0.000000
 Central_Meridian: -117.000000
 Scale_Factor: 0.999600
 Latitude_Of_Origin: 0.000000
 Linear Unit: Meter



Source: Town of Iricana 2009

MAP: 1 LAND USE MAP

LEGEND

- Lagoon
- LID
- B 2
- CBD
- DC
- PSR
- RG
- MH-R
- R-1
- R1-R2X
- UR