

PART 2 – INTERPRETATION AND DEFINITIONS

SECTION 6 INTERPRETATION

- (1) Notwithstanding the definitions in Part 2, the *Municipal Government Act* as amended, takes precedence in the case of a dispute on the meaning of any words or clauses herein.
- (2) The words “shall” and “must” require mandatory compliance except where a variance has been granted pursuant to the Act or this Bylaw.
- (3) Words, phrases, and terms not defined in this part may be given their definition in the Act or the Alberta Building Code. Other words shall be given their usual and customary meaning.
- (4) All units of measure contained within this Bylaw are metric (SI) standards.
- (6) The terms “municipality” or “City” in this Bylaw shall refer to the municipal corporation of the City of Spruce Grove in the Province of Alberta, unless otherwise noted.
- (7) The term “Council” in this Bylaw shall refer to the Council of the municipal corporation of the City of Spruce Grove in the Province of Alberta, unless otherwise noted.

SECTION 7 DEFINITIONS

- (1) In this Bylaw, and any amendments made hereto, the definitions set out in the following Section shall be used.

ABUT

Immediately contiguous to or physically touching, and when used with respect to a Site, means that the Site physically touches upon another Site, and shares a property line or boundary line with it.

ACCESSORY BUILDING

A Building separate from and subordinate to the Principal Building and the Use of which is incidental to the Use of the Principal Building. An Accessory Building is located on the same Site as the Principal Building, but they are not attached by a roof and floor or Foundation.

(Bylaw C-1025-17, March 5, 2018)

ACCESSORY USE

A Use incidental and subordinate to the Principal Use, located on the same Site as the Principal Use.

ADJACENT

Land that is contiguous to a Site and includes land that would be contiguous if not for a Street, stream, pipeline, public utility lot, power line, railway or similar feature.

ADULT ENTERTAINMENT FACILITY

- (a) A Development or part thereof where, for any consideration, live performances are held, the central feature of which is a Specified Act or Specified Body Area; or
- (b) Any cinema where motion pictures or videos, or similar electronic, digital, photographic reproductions are shown or displayed, the central feature of which is a Specified Act or Specified Body Area; and
- (c) More than 25% of the inventory is used to display items for sale or rent, the central feature of which is a Specified Act or Specified Body Areas, including items meant to stimulate or are reproductions of a Specified Body Area.

Typical uses include, but are not limited to, adult mini theatres, strip clubs or shows, peepshows and adult video stores.

(Bylaw C-942-15, Jan. 29, 2016)

AFFORDABLE HOUSING

A Dwelling shall be deemed as Affordable Housing when the cost of purchasing or renting the Dwelling inclusive of heating, costs no more than 30% of the annual core Needs Income Thresholds for Spruce Grove as determined by the Canada Mortgage and Housing Corporation. The Core Needs Income Threshold for Spruce Grove is posted annually on the Province of Alberta, Municipal Affairs website.

AGRICULTURE

The cultivation of soil for the growing of crops and all related activities, or the raising of animals to provide food or other products. This shall not include Confined Feeding Operations or Cannabis Production Facilities.

(Bylaw C-999-17, Aug. 14, 2017 and Bylaw C-1027-17, June 13, 2018)

ALCOHOL SALES, MAJOR

Development used for the retail sale of alcoholic beverages to the public. This Principal Use may include as a subordinate use the retail sale of related products.

ALCOHOL SALES, MINOR

Development used for the retail sale of alcoholic beverages to the public. This Principal Use may include as a subordinate use the retail sale of related products. The maximum Floor Area for this use shall be 275.0 m² per business premise.

ALLEY

A narrow road right-of-way providing access to the rear of Buildings and parcels of land.

AMENITY AREA

A space which is provided for active or passive recreation and enjoyment of the occupants of a Development. Such an area may be for either private or communal use and may be under individual or common ownership.

ANIMAL SERVICE FACILITY, MAJOR

A Development for the purpose of treatment, boarding, training, or grooming of small animals and includes retail sales of associated products. This includes such use as animal hospitals, boarding and breeding kennels, impounding and quarantining facilities, but does not include the sale of animals.

ANIMAL SERVICE FACILITY, MINOR

A Development primarily for the purpose of outpatient care, small animal training not to exceed ten animals on the premises at any one time for training purposes, treatment or grooming of animals and includes retail sales of associated products. Boarding of small animals for two nights is permitted when associated with a veterinary clinic. Typical Uses are pet grooming salons and small animal veterinary clinics. This Use Class does not include animal hospitals.

ARTERIAL ROAD

A Street designed to accommodate medium to high traffic volumes for local and regional trips. Arterial Roads are designed to connect neighbourhoods to one another and the community to regional freeways and expressways. These Streets are mainly four-lane facilities with wide Boulevards and limited access to business and residential Frontages. Arterial Roads are designated in the Transportation Master Plan.

ASSISTED LIVING FACILITY

An institutional Development intended for residential accommodation with moderate care provisions for residents in a congregate setting. Assisted living residents do not require continuous access to professional services or on-site professional services. Room and board services, light housekeeping services, 24 hour availability of

assistance and oversight with personal care and social and recreational support may be provided. Assisted living developments may contain independent bungalow units or suites which may contain up to two bedrooms, living area space and cooking facilities.

(Bylaw C-1104-19, May 29, 2020)

AUCTIONEERING ESTABLISHMENT

A Development specifically intended for the auction of goods, excluding livestock. The Development may include temporary storage areas for items for sale.

AUTOMOBILE SALES AND RENTAL

A Development where single-axle vehicles, double-axle passenger vehicles, or motorized recreational equipment is displayed for sale, lease or rent. These Developments may also have an accessory Automobile Service Center.

AUTOMOBILE SALES AND RENTAL, INDUSTRIAL

A Development where vehicles or motorized equipment are displayed for sale, lease or rent, and may include multi-axle vehicles, farm equipment and other large commercial vehicles. These Developments may also have an accessory Automobile Service Center. This Use does not include Equipment Sales, Service and Rentals.

AUTOMOBILE SERVICE CENTRE

A Development used for the repair and maintenance of vehicles which excludes the sale or distribution of petroleum products.

(Bylaw C-942-15, Jan. 29, 2016)

BALCONY

A covered or uncovered Deck attached to a Principal Building, more than 0.6 m above Grade, and does not have direct access to the ground.

BED AND BREAKFAST ESTABLISHMENT

A Dwelling occupied by the property owner and used incidentally to provide accommodation to overnight guests for commercial purposes. Up to three rooms may be rented and parking must be provided On Site.

(Bylaw C-942-15, Jan. 29, 2016)

BOARDER

An individual residing in a Dwelling along with other individuals who are the principal occupants of the Dwelling and to whom the Boarder is not related by blood or marriage, where accommodation is provided for compensation to the principal occupant.

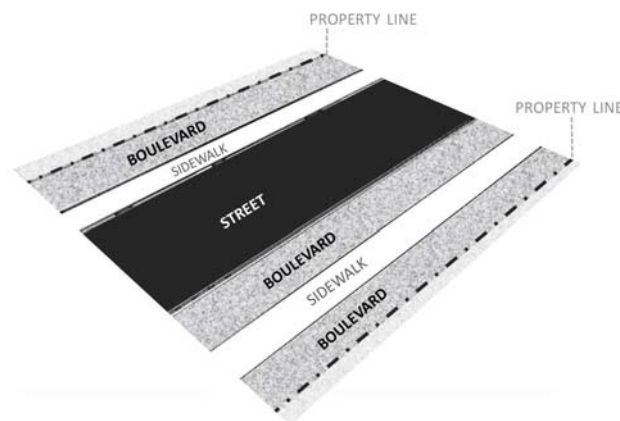
BOARDING AND LODGING HOUSE

A Development consisting of a Building containing sleeping units, which may be in addition to a Dwelling, where lodging or sleeping accommodation with or without meals is provided for remuneration. This Use Class does not include Limited Group Homes or Group Homes. Typical uses include rooming houses and lodges for senior citizens.

BOULEVARD

That part of the road right-of-way, including Arterial, Collector and Local roads, between the curb and the property line that is designed to suit the needs of the surrounding community and which may include a combination of pedestrian amenities and required Street infrastructure such as traffic signs, walkways, lighting, seating, decorative features and Landscaping.

(Bylaw C-1057-18, March 18, 2019)



BUILDING

Includes any structure constructed or placed on, in, over or under land but does not include a street, a sidewalk, or bridge forming part of a Street.

BULK FUEL SALES

A Development that provides petroleum products and other motor vehicle fluids in large quantities, primarily to commercial or industrial vehicles and fleets.

BUS DEPOT

A Development where large commercial motor vehicles pick-up and discharge fare paying passengers.

BYLAW OFFICER

An employee of the City of Spruce Grove appointed as such and who, in the execution of their duties, is a person employed for the preservation and maintenance of the public peace.

(C-973-16, November 16, 2016)

CALIPER

The trunk diameter of a tree measured at a point 150.0 mm above the top of the root ball.

CAMPGROUND

A Development intended for tents, trailers, or Recreational Vehicles used for temporary overnight accommodation. A Campground may include related Accessory Buildings, including but not limited to administrative offices, eating and cooking shelters, washroom and shower facilities, playgrounds, food concessions, laundry facilities, fire pits, firewood storage, lighting, water supply, sewage disposal facilities, waste collection and recycling facilities.

CAMPSITE

A space delineated within a Campground for the temporary placement of a tent, trailer, or Recreational Vehicle.

CANNABIS

Cannabis means cannabis as defined in the *Cannabis Act*.

(Bylaw C-1027-17, June 13, 2018)

CANNABIS ACCESSORY

A thing that is commonly used in the consumption of Cannabis. A Cannabis Accessory includes, but is not limited to, rolling papers or wraps, holders, pipes, water pipes, bongs and vaporizers.

(Bylaw C-1027-17, June 13, 2018)

CANNABIS PRODUCTION FACILITY

A Development licensed by Health Canada located in a stand-alone Building where Cannabis is grown, processed, packaged, tested, destroyed, stored, distributed or loaded for shipping. Cannabis Production Facilities shall not include Cannabis Sales or Retail Sales as an Accessory Use.

(Bylaw C-1027-17, June 13, 2018)

CANNABIS SALES

A Principal Use being a business where Cannabis is sold in accordance with the following provisions:

- a. Cannabis sold is for consumption Off Site and Cannabis shall not be consumed On Site;
- b. no other goods are sold on the premises other than Cannabis Accessories;
- c. all Cannabis offered for sale or sold must be from a federally approved and licensed facility;

- d. the business must be licensed by the Alberta Government; and,
- e. the Use premises, including the associated Loading Space, are located at least
 1. 200.0 m to the closest point of another Cannabis Sales Use;
 2. 100.0 m to the closest Site Line of a School, a municipally owned Site used by a School with an associated joint use agreement, or a future School Site as depicted in an adopted Area Structure Plan;
 3. 100.0 m to the closest point of a municipal Playground or Recreational Establishment, Outdoor;
 4. 100.0 m to the closest Site Line of a provincial health facility in accordance with the *Gaming, Liquor and Cannabis Act*;
 5. 100.0 m to the closest point of a Recreational Establishment, Indoor Use that is publicly owned or operated;
 6. 100.0 m to the closest Site Line of a public library; and,
 7. 25.0 m to the closest point of a Child Care Facility Use, including the associated On Site play area.

(Bylaw C-1027-17, June 13, 2018)

CANOPY

A Projection extending from the outside wall of a Building, normally for the purpose of shielding a part of the property from the sun.

CANTILEVERED WALL

A projection of part of an exterior wall of a building not supported by foundation wall for the purpose of accommodating a bow or bay window, shelving units, closets, a fireplace, or a portion of a bathroom. At no time shall a cantilevered wall section extend the entire length of a room if it encroaches into any required setback.

(Bylaw C-942-15, Jan. 29, 2016)
(Bylaw C-1057-18, March 18, 2019)

CAR SHARE, RESIDENTIAL

A car or cars that is rented for short time periods (typically by the hour) and is available to all residents of a Site; when not in use the car is stored on the Site or within 150.0 m walking distance from the Site.

CAR SHARE, NON-RESIDENTIAL

A car or cars that is rented for short time periods (typically by the hour) and is available to all tenants of a Site or specific use within the Site; when not in use the car is stored on the Site or within 150.0 m walking distance from the Site.

CAR WASH

A Development used for the purpose of washing motor vehicles.

CEMETERY

As per the Cemeteries Act, land that is set apart or used as a place for the burial of dead human bodies or other human remains, or in which dead human bodies or other human remains are buried.

CHILD CARE FACILITY

A Development used to provide care and supervision, but not overnight accommodation, to seven or more children under the age of thirteen. Typical Uses are day care centres, before and after school care, and pre-schools. Child Care Facilities, including associated On Site play areas, shall be located a minimum of 25.0 m from the closest point of a Cannabis Sales Use.

(Bylaw C-942-15, Jan. 29, 2016 and Bylaw C-1027-17, June 13, 2018)

COLLECTOR ROAD

Streets that connect local and Arterial Roads and also provide direct property access. Major collectors are identified in the Transportation Master Plan.

COMMERCIAL SCHOOL

A Development for privately funded instruction and education which may or may not offer courses equivalent to those at public education facilities. This use may include private instruction as a Home Occupation.

COMMERCIAL SCHOOL, NON-INDUSTRIAL

A Development for privately funded instruction and education which may or may not offer courses equivalent to those at public education facilities, but shall not offer courses related to industrial training. This use may include private instruction as a Home Occupation.

(Bylaw C-942-15, Jan. 29, 2016)

COMMUNICATION TOWER

Any tower used to provide a broad range of communication services through the transmitting, receiving or relaying of voice and data signals such as radio, cellular, broadcast, and wireless data. For the purposes of this Bylaw, this excludes Radio Antenna. Examples include cell phone towers and wireless internet towers.

(Bylaw C-942-15, Jan. 29, 2016)

CORNER

The intersection of any two Site lines.

CORNER CUT

An area of land provided and maintained for adequate and safe visibility for vehicular and pedestrian traffic at intersections of any Street or Alley with any Street or Alley.

CREMATORIUM

A facility fitted with proper appliances for the purpose of cremation of human and animal remains, and includes everything incidental to that Use.

CONSTRUCTION COMPLETION CERTIFICATE (CCC)

A certificate issued by the City, confirming that the work is complete and operational, that all deficiencies have been resolved to the satisfaction of the City, and that the warranty period for the work has commenced.

(Bylaw C-1104-19, May 29, 2020)

DECK

An unenclosed platform or series of platforms with direct access to the ground. A Deck may be attached to a Dwelling. A Deck is deemed to be accessory to the Principal Building on the Site.

DECK, COVERED

A platform or series of platforms that may be attached to a Dwelling and with a roof attached to and forming part of the same Dwelling, with direct access to the ground. A Covered Deck may be enclosed by glass or other screening.

DENSITY

The number of residential units on a Site divided by the land area of the Site.

DESIGNATED ASSISTED LIVING FACILITY

An institutional development intended for accommodation with flexible 24 hour on-site personal care and oversight, with scheduled access to professional services. Residents receive room and board services, light housekeeping services, 24 hour availability of assistance and oversight with personal care and social and recreational support. Professional services include 24 hour Licensed Practical Nurse oversight, Registered Nurse on-call and intermittent scheduled services provided. Settings are therapeutically designed to offer comfort and safety to clients who are fearful, who may be at risk for wandering and who need more structure and stimulation. Suites may or may not include a small kitchen.

(Bylaw C-1104-19, May 29, 2020)

DEVELOPER

A person or agency required to obtain a Development Permit, or one that has possession of a valid Development Permit.

DEVELOPMENT

As per the *Municipal Government Act*:

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

(Bylaw C-1025-17, March 5, 2018)

DEVELOPMENT OFFICER

The official(s) appointed by the City Manager with the responsibility of receiving, considering and deciding on applications for Development under this Bylaw.

DEVELOPMENT PERMIT

A document that is issued under this Bylaw and authorizes Development. A Development Permit is separate and distinct from a Building Permit.

DISCRETIONARY USE

A use of land or Buildings described in the District Regulations of this Bylaw for which a Development Permit may be issued with or without conditions, which conforms to this Bylaw.

DRIVE THROUGH BUSINESS

A Development which services customers who remain in their vehicle while business is conducted. A Drive Through Business may be the Principal Use on a Site or an Accessory Use.

DUPLEX

A single Building containing two Dwellings on the same Site, not including Secondary Suites. Each unit shall have a separate entrance directly to the outdoors.

DWELLING

A complete Building or self-contained portion of a Building used by a household, containing a kitchen, living, sleeping and sanitary facilities intended as a permanent residence and having an independent entrance either from the outside of the Building or through a common area inside the Building. Dwelling shall also mean Dwelling unit.

EASEMENT

A registered right to use land, generally for access to other property or as a right of way for a Public Utility.

EATING AND DRINKING ESTABLISHMENT

A Development where prepared food and beverages are offered for sale to the public for consumption on the premises, and may be licensed by the Alberta Liquor and Gaming Commission. Such facilities may include live entertainment but not include Adult Entertainment.

EMERGENCY MEASURE

Any activity that is intended to mitigate the effects of an emergency or disaster and is to provide for the safety, health or welfare of people and the protection of property and the environment in the event of such an occurrence. (Bylaw C-942-15, Jan. 29, 2016)

EQUIPMENT SALES, SERVICE AND RENTALS

A Development where residential, industrial and/or commercial equipment is kept for sale, lease or rental to the public. The equipment may include items such as lawn and garden tools, floor cleaning equipment, masonry tools, painting and decorating equipment, moving tools, plumbing tools, power tools and other similar products.

EXCAVATION

Any breaking of ground, except common household gardening and ground care.

EYEBROW

A rounded expansion of a Street beyond the required curb line to provide additional frontage for development. (Bylaw C-900-15, Feb. 23, 2015)

FAMILY DAY HOME

A Use accessory to a Principal Dwelling used to provide care and supervision, but not overnight accommodation, for four to six children or adults. This number shall include any children under the age of five who are otherwise permanent residents of the Dwelling. (Bylaw C-900-15, Feb. 23, 2015 and Bylaw C-942-15, Jan. 29, 2016)

FENCE

A vertical physical barrier constructed for the purpose of marking a boundary, limiting visual intrusion, sound abatement or preventing unauthorized access.

FLEET SERVICES

A Development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. This Use Class includes ambulance services, taxi services, bus lines, messenger and courier services, or similar type services.

(Bylaw C-1057-18, March 18, 2019)

FLOOR AREA

The greatest horizontal area of a Building above Grade within the outside surface of exterior walls or within the glass line of exterior walls and the centreline of fire walls, but not including the Floor Areas of elements of a Building such as basements, elevator shafts, attached Garages, Parking Structures, Accessory Buildings or garbage storage areas.

(Bylaw C-942-15, Jan. 29, 2016)

FLOOR AREA, GROSS

The total horizontal area of a Building contained within the outside surface of the exterior and basement walls, provided that in the case of a wall containing windows, the glazing line of windows may be used.

FOOD TRUCK

A motor vehicle, set up on a temporary basis, from which prepared food and beverages are offered for sale to the public for consumption. This shall not include catering services delivering food.

(Bylaw C-891-14, May 25, 2015)

FOUNDATION

The lower portion of a Building, usually concrete or masonry, including the footings which transfer the weight of a Building to the ground.

FRONTAGE

The length of a property measured along a Site line adjacent to a Street, or upon a specified Site line determined by the Development Officer where a Site does not Abut a Street.

FUNERAL HOME

A Development designed for the arrangement of funeral services and supplies to the public; and includes facilities intended for the preparation of dead human bodies for interment or cremation. This shall not mean a Crematorium.

GARAGE SUITE

A single Storey Dwelling, which is located above a detached Garage. A Garage Suite is Accessory to a Building in which the Principal Use is Single Detached Dwelling. A Garage Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the Principal Building located on the Site. A Garage Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. A Garage Suite does not include Secondary Suites or Garden Suites.

(Bylaw C-1096-19, May 29, 2020)

GARDEN SUITE

A single Storey Dwelling, which is located in a Building separate from the Principal Use Single Detached Dwelling. A Garden Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the Principal Building located on the Site. This Use does not include Secondary Suites or Garage Suites.

(Bylaw C-1096-19, May 29, 2020)

GAS BAR

A Site or portion of a Site used for the sale of gasoline, propane and other fuels, which may include the sale of other motor vehicle fluids and accessories, but does not include Service Stations or Automobile Service Centres. (Bylaw C-942-15, Jan. 29, 2016)

GENERAL INDUSTRIAL USE

Development used for one or more of the following activities: manufacturing, processing, assembling, cleaning, repairing, servicing, testing, storage, warehousing or distribution of materials, products or equipment; and may include the training of personnel in general industrial operation. Accessory Uses may include indoor display, office, technical or administrative support areas or any sales operation directly associated with the General Industrial Use activities on-site. This shall exclude natural resource development and Cannabis Production Facilities.

(Bylaw C-999-17, Aug. 14, 2017 and Bylaw C-1027-17, June 13, 2018)

GOLF COURSE

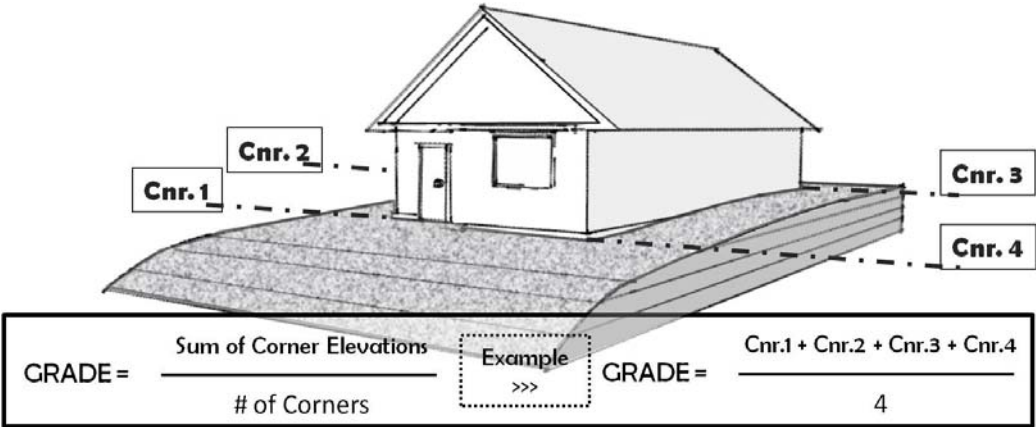
An outdoor Development designated for the game of golf. Accessory Uses may include associated retail sales, driving range, food services and other Commercial Uses typically associated with a golf clubhouse.

GOVERNMENT SERVICE

Development providing offices for, or services by, the municipal, provincial or federal government.

GRADE

The ground elevation established for the purpose of regulating Building Height. The design Grade shall be the level of the ground adjacent to the walls of the Building if the ground is level. If the ground is not level, the design Grade shall be determined by averaging the elevation of the ground for each corner of the Building, excluding an artificial embankment.



GRADE PLAN

A drawing or specification prepared by a professional surveyor or similar professional discipline which specifies elevations for Buildings, Foundations, drainage features, Streets, Alleys, walks, and the finished ground levels of Development Sites.

GREENHOUSE

A Development used primarily for the raising, storage and sale of bedding, household and ornamental plants, as well as associated products. This use excludes Cannabis Production Facilities.

(Bylaw C-999-17, Aug. 14, 2017 and Bylaw C-1027-17, June 13, 2018)

GROSS LEASABLE AREA

The total Floor Area of the Building contained within the outside surface of the exterior and basement walls but excludes common interior areas for pedestrian access and circulation, mechanical and utility rooms, public washrooms, stairwells and elevators.

(Bylaw C-870-14, Feb 24, 2014)

GROUP CARE FACILITY

A Development consisting of the use of a Building as a facility which is recognized, authorized, licensed or certified by a public authority as a social care facility which provides room, board and services to meet the specified needs for four or more individuals, of whom one or more are unrelated. These individuals may be aged, disabled or undergoing rehabilitation. This use includes supervised facilities such as group homes without age restrictions and halfway houses. A Limited Group Home is not a Group Care Facility.

GROUP HOME, LIMITED

A residential care facility which is recognized, authorized, licensed or certified by a public authority such as a social care facility intended to provide room and board for six residents or less, exclusive of staff or family members residing in the home, for disabled persons or persons with physical, mental, social or behavioural problems. The facility may provide for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the Dwelling shall be primary; with the occupants living together as a single housekeeping unit and using shared cooking facilities. This Use does not include active treatment centers such as drug or alcohol treatment or housing facilities for convicts or ex-convicts (see Group Care Facility).

(Bylaw C-942-15, Jan. 29, 2016)

HARD SURFACE

A ground covering consisting of paving, concrete, asphalt or other durable rigid material suitable for pedestrian or vehicular traffic.

HEALTH SERVICE

A Development used for the provision of licensed physical and mental health services on an outpatient basis, but does not include hospitals. Typical uses or facilities included medical and dental offices, health clinics, and chiropractic offices. This Principal Use may include the retail sale of related products as an Accessory Use.

HEIGHT

The vertical distance between existing Grade (or design Grade for Development that is not built) and the highest point of a Building, excluding any structure which is not essential to the enclosure or load bearing framework of the Building such as elevator housing, mechanical housing, parapet walls, a roof entrance, ventilating fans, skylights, chimneys, smoke stacks and firewalls.

HOME OCCUPATION

A business venture carried on within a Dwelling which is not visible in any manner from the outside of the Dwelling. Such an operation is secondary to the residential Use of the Dwelling and does not change the character thereof. This Use does not include Family Day Homes.

HOSPITAL

A Development used for the provision of medical, surgical and nursing care, either on an inpatient or outpatient basis.

HOTEL

Development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor and are not equipped with individual kitchen facilities. Hotels may include Accessory food and beverage facilities, meeting and convention rooms, Retail Sales, and Personal Service Establishment.

IMPERMEABLE MATERIAL

Material that is impenetrable by water and includes building coverage, asphalt, concrete, and brick, stone, and wood that do not have permeable spacing. Impermeable Material does not include gravel, river rock, wood chips, bark mulch, permeable pavers, pervious concrete, permeable asphalt, soil pavement, wood decking with spaced boards, and other materials which have permeable characteristics when in place and are not placed on a layer of material that is impenetrable by water such as plastic sheeting.

(Bylaw C-1104-19, May 29, 2020)

LANDSCAPING

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, Xeriscaping and ground cover;
- (b) hard Landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile, and wood, excluding monolithic concrete and asphalt; and
- (c) architectural elements including decorative Fencing, screens, walls and art.

LOADING SPACE

An off-Street area on the same Site as a Building or group of Buildings for the temporary parking of a commercial vehicle while commodities are being loaded or unloaded.

LOCAL ROAD

A Street that primarily provides direct property access and is not an Alley.

(Bylaw C-1057-18, March 18, 2019)

MANUFACTURED HOME

A Dwelling consisting of one factory built dwelling unit designed specifically for transport to and installation on a site. This term includes all previously approved single wide and double wide mobile homes.

(Bylaw C-857-13, May 14, 2014)

MANUFACTURED HOME COURT

A Development area designated for Manufactured Homes and containing areas designated for leasehold tenure which are not subdivided.

(Bylaw C-857-13, May 14, 2014)

MANUFACTURED HOME PAD

An area upon which one Manufactured Home is intended to be placed within a Manufactured Home Court or a Manufactured Home Subdivided Site.

(Bylaw C-857-13, May 14, 2014)

MIXED USE DEVELOPMENT

A multi-Storey Building designed for more than one type of land Use on the same Site. The composition of Uses will typically be retail or office on the ground floor, with residential units above. In these Developments, residential Uses shall not be on the same floor as Commercial Uses, and shall not be on the ground floor.

MOTEL

Development used for the provision of rooms or suites for temporary lodging or housekeeping, where each room or suite has its own exterior access. Motels may include Accessory food and beverage facilities, Retail Sales and Personal Service Establishments.

MULTI-UNIT DWELLING

A residential Development containing three or more Dwellings that share a common entrance, and may contain one or more suites, containing sleeping and sanitary facilities and may have cooking and food preparation facilities, for temporary lodging or housekeeping.

(C-1013-17, December 13, 2017)

MUNICIPAL TICKET

A ticket alleging an offence issued pursuant to the authority of a bylaw of the City.

(C-973-16, November 16, 2016)

NATURAL AREA

An area identified in the Municipal Development Plan, or at the time of redistricting, for conservation, preservation or restoration of natural features, biodiversity and ecological processes. Passive and appreciative recreation activities may take place within these areas such as walking, bird watching and picnicking.

NATURAL RESOURCE DEVELOPMENT

A Development for the removal, extraction and primary processing of raw materials found on or under a Site. Typical uses include gravel, sand or clay pits, and oil and gas wells. This Use does not include the processing of raw materials transported to the Site.

NON-CONFORMING BUILDING

As per the *Municipal Government Act*, a Building:

- (a) That is lawfully constructed or lawfully under construction on the date that a land use bylaw or any amendment thereof affecting the Building or land on which the Building is situated becomes effective; and
- (b) That on the date the land use bylaw or any amendment thereof becomes effective does not, or when constructed will not, comply with the land use bylaw.

NON-CONFORMING USE

As per the *Municipal Government Act*, a lawful specific Use:

- (a) Being made of land or a Building or intended to be made of a Building lawfully under construction, at the date a land use bylaw or any amendment thereof affecting the land or Building becomes effective; and
- (b) That on the date the land use bylaw or any amendment thereof becomes effective does not, or in the case of a Building under construction will not, comply with the land use bylaw.

OCCUPANCY

The Use or intended Use of a Building or part thereof for either persons or property.

OFF SITE

A location other than the Site which is the subject of a Development.

ON SITE

A location on the Site which is the subject of a Development.

PARK

A specific-use open space area that is managed to provide opportunities for recreation, education, cultural or aesthetic use but shall not include an area for School purposes. A municipal Playground in a Park Site shall be located a minimum of 100.0 m from the closest point of a Cannabis Sales Use.

(Bylaw C-942-15, Jan. 29, 2016 and Bylaw C-1027-17, June 13, 2018)

PARK AND RIDE FACILITY

A facility and public transportation transfer point that includes a Parking Lot used by regional commuters to park their vehicles or bicycles, and then use public transit for the remainder of their journey. Potential Park and Ride Facilities are identified in the Transportation Master Plan.

(Bylaw C-942-15, Jan. 29, 2016)

PARKING FACILITY

A Site or part of a Site for the parking of vehicles and includes the parking spaces and all other areas required for vehicular access and circulation within the facility. This Use shall not include vehicle storage or parking that is accessory to the principal use.

(Bylaw C-942-15, Jan. 29, 2016)

PARKING STALL

A space delineated and set aside for the parking of one vehicle.

PATIO

An at grade concrete slab or other hard surface that for the purpose of outdoor gathering.

(Bylaw C-1057-18, March 18, 2019)

PEACE OFFICER

A member of the Royal Canadian Mounted Police, a Peace Officer appointed under the *Peace Officer Act*, or a City Bylaw Officer.

(Bylaw C-973-16, November 16, 2016)

PEDESTRIAN ORIENTATION

The extent to which a Development on a Site caters specifically to those on foot, as opposed to those arriving by automobile. This type of Development is characterized by the location and access to building from Streets and Sidewalks and is notable for its attention to architectural details including Building design, signage, Landscaping and lighting, which are highly articulated and relate closely to the Street.

PERMITTED USE

A Use of land or Buildings or structures described in the District regulations of this Bylaw which conform to all applicable regulations this Bylaw and a Development Permit shall be issued by the Development Officer with or without conditions.

PERSONAL SERVICE ESTABLISHMENT

A Development used for the provision of service to an individual. Such services may include those related to the cleaning and repair of personal effects or the care and appearance of the body and may include accessory Retail Sales. Typical uses include, but are not limited to tailors, hair salons, shoe repair shops, laundromats and dry cleaning services.

PIPELINE

As per the *Pipeline Act*, Pipeline:

A pipe used to convey a substance or combination of substances, including installations associated with the pipe, but does not include:

- (i) a pipe used to convey water other than water used in connection with:
 - (A) a facility, scheme or other matter authorized under the Oil and Gas Conservation Act or the Oil Sands Conservation Act; or
 - (B) a coal processing plant or other matter authorized under the Coal Conservation Act,
- (ii) a pipe used to convey gas, if the pipe is operated at a maximum pressure of 700 kilopascals or less, and is not used to convey gas in connection with a facility, scheme or other matter authorized under the Oil and Gas Conservation Act or the Oil Sands Conservation Act; or
- (iii) a pipe used to convey sewage.

PLAYGROUND

An outdoor area dedicated to play structures for children.

(Bylaw C-1027-17, June 13, 2018)

POST SECONDARY INSTITUTION

A publicly funded or subsidized university, college or technical institute established as per the *Post Secondary Learning Act*.

(Bylaw C-900-15, Feb. 23, 2015)

PREMISE

An area on a Site or in a Building that is devoted to a specific Use or business.

PRINCIPAL BUILDING

A Building which constitutes the primary purpose for which the Site is used and is the main Building among one or more Buildings on the Site. The Principal Building shall be determined by the Development Officer.

PRINCIPAL USE

The primary purpose for which a Building or Site is used in the opinion of the Development Officer.

PRIVACY WALL

A structure that provides visual screening and is located on a balcony, deck or patio and does not include a fence, railing or a wall attached to an accessory building.

(Bylaw C-981-16, Jan. 25, 2017)
(Bylaw C-1057-18, March 18, 2019)

PRIVATE CLUB

A Development used for social activities of members of non-profit groups or organizations, excluding On Site residence. Private Clubs may include room for eating, drinking and assembly. Private Clubs shall not allow for On Site Cannabis consumption.

(Bylaw C-1027-17, June 13, 2018)

PRIVATE DEVELOPMENT

A Site which contains several dwellings that are situated along private roadways.

(Bylaw C-1057-18, March 18, 2019)

PROFESSIONAL AND OFFICE SERVICES

A Development used for the provision of professional, management, administrative, consulting and financial services. Typical Uses include offices for lawyers, accountants, engineers, architects, real estate agents, insurance brokers, office support services, banks, loan offices, printing establishments, and janitorial firms.

PROJECTIONS

Those portions of a Building which extend horizontally beyond the Foundation of a Building, but are not constructed on the Foundation, and may include eaves, canopies, awnings, cornices, Balconies and uncovered Decks. An Accessory Building is not considered a Projection.

PUBLIC UTILITY BUILDING

A Building or Development used to provide a utility to the public, as per the *Municipal Government Act*. This shall not include offices. (Bylaw C-942-15, Jan. 29, 2016)

PUBLIC LIBRARIES AND CULTURAL EXHIBITS

Development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use; or a Development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value. Typical Uses include libraries, museums and art galleries. Public Library Sites shall be located a minimum of 100.0 m from the closest point of a Cannabis Sales Use.

(Bylaw C-1027-17, June 13, 2018)

RADIO ANTENNA

An accessory structure consisting of a device and its support structures designed to receive and transmit radio waves for limited commercial uses and non-commercial uses such as commercial fleet services and amateur radio operators. This definition does not include satellite dish antennas or communication towers. Examples include radio antennas used for commercial fleet dispatch and ham (or hobby) radio antennas.

(Bylaw C-942-15, Jan. 29, 2016)

RECREATION

Leisure activities which may be active or passive in nature. Active recreation tends to require specific equipment and takes place in a prescribed location (e.g. soccer, baseball, hockey). Passive recreation tends to be less structured (e.g. walking, picnicking, nature observing).

RECREATIONAL VEHICLE

A wheeled or wheel-less structure intended to be moved from one point to another; designed to provide temporary living quarters or used as a form of recreation or transportation, which may or may not be a motor vehicle itself. Typical examples are travel trailers, motor homes, boats, campers, snowmobiles and all-terrain vehicles.

(Bylaw C-1104-19, May 29, 2020)

RECREATIONAL VEHICLE SALES AND RENTAL

Development used for the retail sale or rental of motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar Recreational Vehicles or crafts, together with incidental maintenance services and sale of parts. This Use Class includes Recreational Vehicle dealerships, rental agencies and motorcycle dealerships.

RECREATIONAL ESTABLISHMENT, COMMERCIAL

A Development intended to provide leisure services as part of a for-profit business. Uses may include bingo halls, pool halls, and bowling alleys and typically include Eating and Drinking Establishments as an Accessory Use. This shall not include casinos.

RECREATIONAL ESTABLISHMENT, INDOOR

A Development intended to provide sports or recreational activities within an enclosed Building and the related Accessory Buildings for the users of the facility. This does not include Commercial Recreational Establishments. Typical Uses are athletic or health clubs, studios for sports/fitness classes, arenas, swimming pools and gymnasium facilities. Recreational Establishment, Indoor Uses that are publicly owned or operated shall be located a minimum of 100.0 m from the closest point of a Cannabis Sales Use.

(Bylaw C-1027-17, June 13, 2018)

RECREATIONAL ESTABLISHMENT, OUTDOOR

A Development intended to provide structure for sports or leisure activities, including the related accessory Developments for the users of the facility. Typical Uses include sports fields, playgrounds, skating rinks, tennis courts and spray parks. Recreational Establishment, Outdoor shall be located a minimum of 100.0 m from the closest point of a Cannabis Sales Use.

(Bylaw C-1027-17, June 13, 2018)

RECYCLING TRANSFER DEPOT

Development used for temporary storage of bottles, cans, newspapers and similar household goods for reuse, either as a Principal Use or as an Accessory Use on a Site.

REGISTERED OWNER

- (a) In the case of land owned by the Crown in Right of Alberta or the Crown in Right of Canada, the Minister of the Crown having the administration of the land.
- (b) In the case of any other land:
 - (i) The purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title in the land and any assignee of the purchaser's interest that is the subject of a caveat registered against the certificate of title; or
 - (ii) In the absence of a person described in paragraph (i) above, the person registered under the Land Titles Act as the owner of the fee simple estate in the land.

RELIGIOUS ASSEMBLY

A Development used for religious worship and related religious, philanthropic or social activities and includes Accessory rectories, manses, meeting rooms, food preparation and service facilities, classrooms, dormitories and other Buildings. Typical Uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.

RELIGIOUS ASSEMBLY, INCUBATION

A Development used for religious worship and related religious, philanthropic or social activities and includes meeting rooms located in an industrial district on a temporary basis, for a period of not more than three years. This use does not include Schools, accessory rectories, food preparation and service facilities, or dormitories.

(Bylaw C-939-15, Jan. 29, 2016)

REPAIR SERVICES

Development used for the provision of repair services to goods, equipment and appliances normally found within the home. This Use includes radio, television and appliance repair shops, furniture refinishing and upholstery shops. This Use does not include Service Stations or Gas Bars.

RETAIL SALES

A Development up to 3000.0 m² used for the sale of consumer goods in an enclosed building, including such items as groceries, clothing and footwear, electronics, furniture and appliances, hardware supplies, household goods, printed matter, confectionary, pharmaceuticals, personal care items and office supplies. Retail Sales does not include Retail Sales, Industrial; Retail Sales, Major; Alcohol Sales, Major; Alcohol Sales, Minor; or Gas Bars; or Cannabis Sales.

(Bylaw C-999-17, Aug. 14, 2017 and Bylaw C-1027-17, June 13, 2018)

RETAIL SALES, INDUSTRIAL

A Development used for the sale of goods required for commercial or industrial use, including such items as pipes, cables, specialized tools, agricultural supplies, electrical equipment, gauges and instruments, safety equipment, or fabrication supplies. Supplies for sale may be stored outdoors.

RETAIL, MAJOR

A Retail Sales Development in excess of 3000.0 m². Major Retail may contain Uses that are Accessory to the Principal Use.

(Bylaw C-999-17, Aug. 14, 2017)

RETAINING WALL

A stabilizing feature constructed to hold back or support an earthen bank.

ROW HOUSING

A Development of three or more Dwellings joined in whole or in part at the side only, with no Dwelling being placed over another in whole or in part. Each Dwelling shall be separated from the one adjoining, where they are adjoining, by a vertical wall which is insulated against sound transmission. Each Dwelling shall have separate, individual, and direct access to Grade. This Use Class shall not include Multi-Unit Dwellings.

ROW HOUSING DEVELOPMENT

A Site which contains several Row House groupings that are situated along private roadways. The maximum number of Row Housing units that can be consecutively attached is six.

ROW HOUSING, STACKED

Row Housing development except that Dwellings may be arranged one over the other, with a maximum of two units stacked vertically. Each Dwelling shall have separate and individual access, not necessarily directly to Grade, provided that no more than two Dwellings may share one access to Grade.

ROW HOUSING, STREET ORIENTED

Row Housing which fronts onto a Street and where vehicle access to the Site is typically from the Alley. The maximum number of Row Housing units that can be consecutively attached is six.

SALES CENTRE

A Temporary Building erected or moved onto a Site to provide information about the type of Development occurring on the Site or in other parts of a Development area.
(Bylaw C-942-15, Jan. 29, 2016)

SALVAGE YARD

A Development that recovers or reclaims any goods or property considered damaged, discarded, condemned or abandoned for reuse, repair, or scrapping.

SCHOOL

A publicly or privately supported or subsidized Development used for education operated by a School Board for any or all of Kindergarten to Grade 12, as per the School Act. School Sites shall be located a minimum of 100.0 m from the closest point of a Cannabis Sales Use.

(Bylaw C-1027-17, June 13, 2018)

SECONDARY SUITE

Development consisting of a Dwelling located within, and Accessory to, a structure in which the Principal Use is Single Detached Dwelling. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the Principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the Principal Building, either from a common indoor landing or directly from the side or rear of the structure. This Use Class includes the Development or conversion of basement space or above-grade space to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Single Detached Dwelling. This Use Class does not include Garage Suite and Garden Suite.

SEMI-DETACHED DWELLING

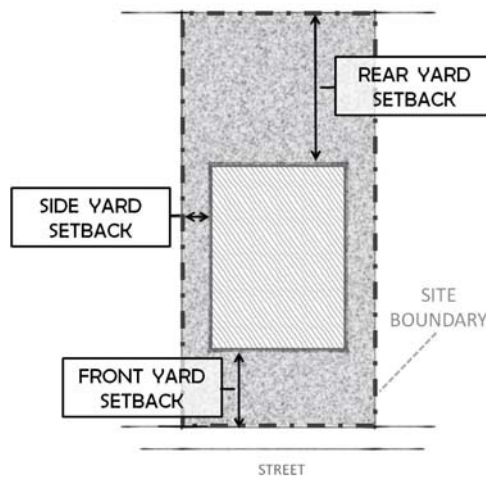
A Building containing not more than two Dwellings sharing a common wall or structural feature, but with each Dwelling located on a separate Site.

SERVICE STATION

A Development used for the sale of fuels and other automotive fluids and accessories for motor vehicles and may include the servicing or repairing of motor vehicles or towing service dispatch as Accessory Uses.

SETBACK

A minimum distance measured perpendicular to the Site line specified in the land use provisions of this Bylaw that Development, structures or uses must be from Site lines, Streets or Utility rights-of-way. The minimum horizontal distance measured perpendicularly from the nearest point of the exterior wall of a Building or specified portion thereof, to the property line, excluding Corner cuts. (Bylaw C-900-15 – Feb. 23, 2015)



SETBACK, DEVELOPMENT

A required Setback from the property line to any Development on a Site, including Accessory Buildings, fencing, Hard Surfacing or Landscaping for personal use. A Development Setback area is intended to act as a buffer between uses, and is applied in addition to any other Setbacks described in the District regulations. A Development Setback must be Graded and Landscaped with sod; additional Landscaping is permitted where it is not intended for personal use.

SHOW HOME

A permanent, unoccupied, residential Dwelling which is constructed for the Temporary Use of displaying to the public the type or character of Dwellings to be constructed in other parts of the same Development area. Show Homes may contain offices for the sale of other Sites or Dwellings in the area.

SIDEWALK

A designated pathway which forms part of the Street right-of-way or pedestrian circulation system of a Development.

SINGLE DETACHED DWELLING

A Building comprised of one Dwelling on a Site.

SITE

A division of land legally described as one entity on one certificate of title. A Site may also be referred to as a lot.

SITE AREA

The total land area of a Site.

SITE, CORNER

A Site at the intersection of two or more Streets other than Alleys and shall include a Site that is bordered by two Streets that meet but do not intersect.

(Bylaw C-942-15, Jan. 29, 2016)

SITE COVERAGE

The combined area of all Buildings or structures on a site measured at the approved Grade and expressed as a percentage of the total Site area. Site coverage shall not include any allowed Projections, Hard Surfacing, or Decks that are less than 0.6 m above Grade.

SITE DEPTH

The shortest distance between the front and rear Site boundaries.

SITE LINE

A boundary delineating the edge of a Site.

SITE WIDTH

The shortest distance between the side boundaries of a Site, unless otherwise stated in this Bylaw. For irregular and pie-shaped Sites, the minimum Site Width shall be measured 9.0 m back from the front property line, other than on street bump-outs or 'eyebrows'.

SOLAR COLLECTOR

Any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy.

SPECIAL CARE FACILITY

An institutional Development used to provide residential care including meals, sleeping accommodation and incidental care to residents where the maximum occupancy exceeds seven residents. Typical Uses include nursing homes, auxiliary hospitals, respite care facilities and shelters.

SPECIFIED ACT

Actual or simulated acts of bestiality, buggery, cunnilingus, defecation, fellatio, masturbation, sexual bondage, sexual intercourse, urination, or the sexual bonding, sexual flagellation, sexual mutilation, sexual maiming, sexual murder or sexual torture of one or more human beings or animals.

SPECIFIED BODY AREA

In the case of all human beings, the pubic perineum areas and the buttocks; additionally, in the case of a female human being, the breasts.

STADIUM

A Development containing an athletic field and a constructed spectator area primarily used for sporting events. The Building may be enclosed or have an open air design.

STATUTORY PLAN

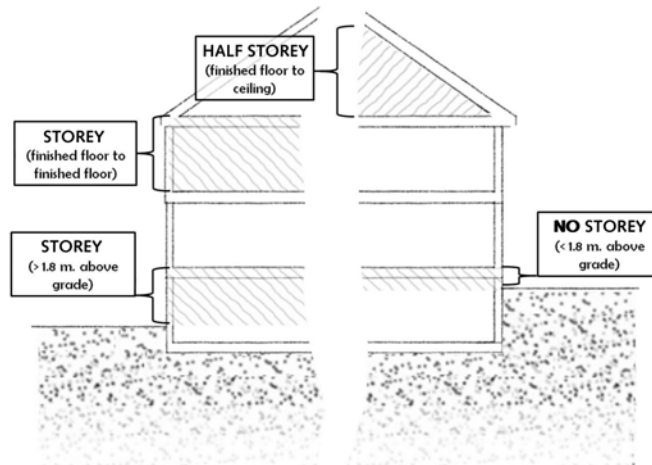
A Municipal Development Plan, Intermunicipal Development Plan, Area Structure Plan or Area Redevelopment Plan adopted pursuant to the *Municipal Government Act*.

STOREY

That portion of a Building which is situated between the top of any floor and the top of the floor above it, or the ceiling if there is no floor above. If the top of the floor directly above a basement is more than 1.8 m above Grade, the basement shall be considered a Storey.

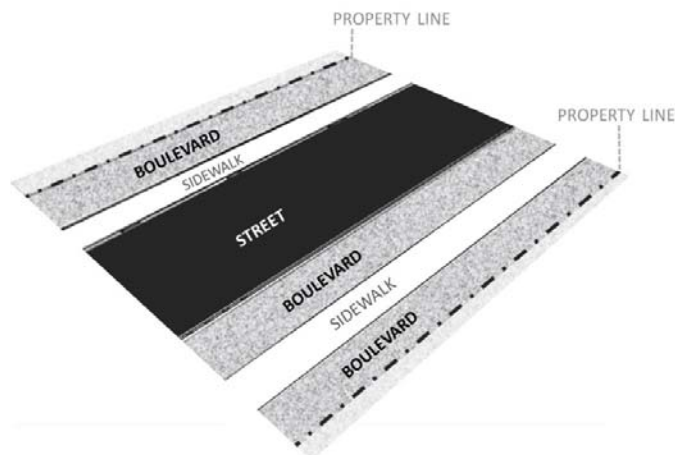
STOREY, HALF

A Half Storey is the living space contained under a peaked roof.



STREET

That part of road right-of-way designed for vehicular traffic as prescribed by the City's Engineering Standards. This does not include an Alley.



STRIPPING

Any activity that removes or significantly disturbs vegetated or otherwise stabilized soil surfaces, including clearing and grubbing operations.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

A board appointed pursuant to the *Municipal Government Act*.

SUBSEQUENT OFFENCE

An offence committed by a person after that person has already been convicted of the same offence or has voluntarily paid a fine for the same offence.

(C-973-16, November 16, 2016)

SURVEILLANCE SUITE

A Dwelling or a Manufactured Home used solely to accommodate a person or persons related as family, or an employee, whose function is to provide surveillance, maintenance and/or security for a Development. The Surveillance Suite shall form part of the Development with which it is associated and clearly be an Accessory Use of the Site on which it is located.

(Bylaw C-942-15, Jan. 29, 2016)

TEMPORARY BUILDING OR USE

A Building or Use that is permitted to exist or operate for a period of time determined by the Development Officer. A temporary Development Permit is issued for a maximum of 365 days, after which time the Development Permit may be extended or re-issued at the discretion of the Development Officer.

THEATRE

A Development devoted to the showing of motion pictures or presentations of live entertainment to an audience, excluding any Adult Entertainment.

TOPSOIL PROCESSING

A land Use that includes the stockpiling and screening of soil, which may be brought to a Site from other locations, or be processed on the same Site from which it is removed, and may also include the sale of topsoil and related products. This Use shall not include topsoil stockpiling, grading or removal which is a usual stage of Site development.

TRANSIT TRANSFER CENTRE

A convenient focal point for several bus routes to connect and allow transfer activities by passengers. Transit Transfer Centres can be standalone facilities, or can include Park and Ride facilities, or can be integrated into higher density land Uses to access the higher ridership potential.

(Bylaw C-942-15, Jan. 29, 2016)

TURFGRASS

Turfgrass means various grass species that are grown as a ground cover to form a lawn.

(Bylaw C-1104-19, May 29, 2020)

USE

The purpose or function of land or Buildings as determined by the Development Officer.

UTILITY

The components of any public utility system usually contained within an easement or Utility right of way.

VIOLATION TICKET

A violation ticket as defined in the *Provincial Offences Procedure Act*.

(C-973-16, November 16, 2016)

WHOLESALE ESTABLISHMENT

A Development which buys and sells merchandise to and from retailers, to industrial, commercial, institutional or professional business users, or to other wholesalers.

WIND ENERGY SYSTEM (SMALL)

Means a wind energy conversion system consisting of a wind turbine, a tower or vertical axis turbines designed to capture updrafts, and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity of 1 kW and which will be used primarily to reduce On Site consumption of Utility power.

XERISCAPING

Landscaping using native plants, soil grading and mulching that take full advantage of rainfall retention and reduces or eliminates the need for supplemental water from irrigation.

YARD, FRONT

The portion of a Site extending across the full width of the Site and measured perpendicularly from the front Site boundary 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 toward the narrower Site Frontage, that Frontage shall be considered the Front Yard. Where the front entrance is oriented toward the longer Site Frontage, both Street Frontages shall be considered Front Yards, except that

the Front Yard along the longer Frontage shall only extend the width of the Principal Building.

YARD, REAR

The portion of a Site extending across the full width of the Site and measured perpendicularly from the rear Site boundary to the nearest part of the exterior wall of the Principal Building. On a Corner Site, the Rear Yard is adjacent to the Street Side Yard, or where there are two Front Yards, adjacent to the Front Yard on the longer Street Frontage.

YARD, SIDE

The portion of a Site extending the full length of the Principal Building from the Front Yard boundary to the Rear Yard boundary measured perpendicularly from the side Site boundary to the nearest part of the exterior wall of the Principal Building. On a Corner Site there is only one Side Yard. On a Corner Site with a Street Side Yard, the Side Yard is on the opposite side of the Principal Building from the Street Side Yard. On a Corner Site with two Front Yards, the Side Yard is on the opposite side of the Principal Building from the Front Yard on the longer Street Frontage.

YARD, STREET SIDE

That portion of a Corner Site adjacent to a Street that would normally be a Side Yard, and is located between the Front Yard and the Rear Yard. The Street Side Yard shall be measured perpendicularly from the property boundary adjacent to a Street to the nearest part of the exterior wall of the Principal Building.

ZERO SIDE YARD

A Site where a Building is permitted to be constructed on the side Site boundary with no required Side Yard Setback.