

Subdivision 1 - Interpretation

Amended by Bylaw
No. 2041, 2023

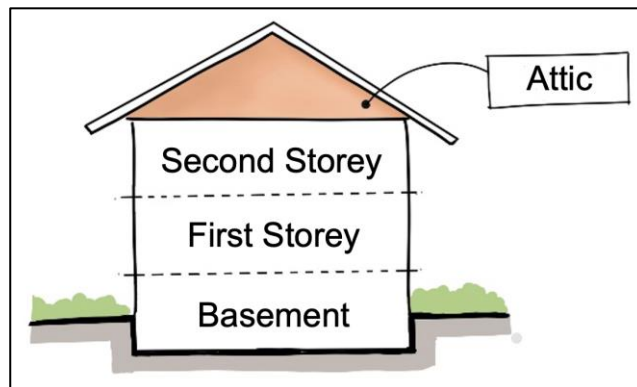
9.1.1.1 In this Part, unless the context otherwise requires:

Access means the width of public boulevard that can be used for ingress and egress to a property, driveway width where curb and gutter is installed, culvert length where roadside ditch must be crossed, or driving surface where there is neither curb and gutter nor ditch.

Accessory means a Building, Structure or Use which is incidental and subordinate to, and situated on the same Site as, the principal Building, Structure or Use.

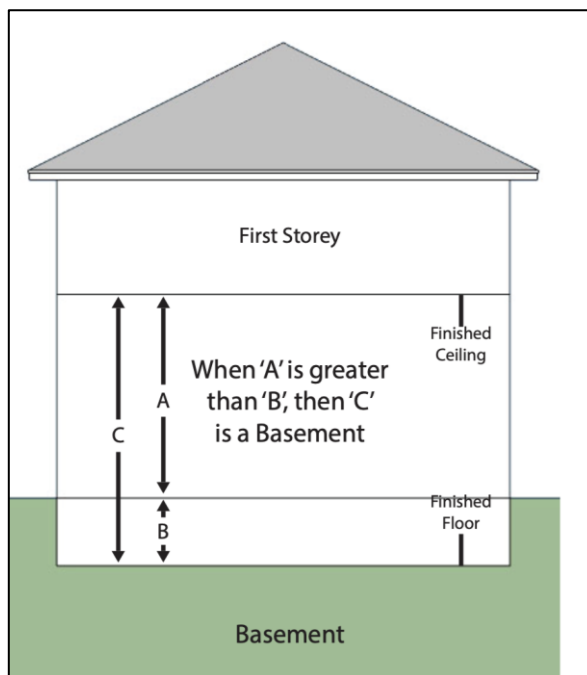
Agriculture means use of land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, animal and poultry husbandry.

Attic or Roof Space means the space which is between the top floor ceiling and the roof and between a dwarf wall and the sloping roof.



Automobile Wrecking Yard means a place where two or more motor vehicles not in running condition, or parts thereof, are stored for junking, dismantling or wrecking but not for repair or restoration.

Basement means that portion of a Building which is partly underground but which has more than one half of its height from finished floor to finished ceiling above Natural Grade.



Bed and Breakfast or **B&B** means a home-based business providing overnight accommodation and a morning meal to Guests in return for remuneration.

Bed & Breakfast Inn means a commercial business providing overnight accommodation and meals to Guests in return for remuneration.

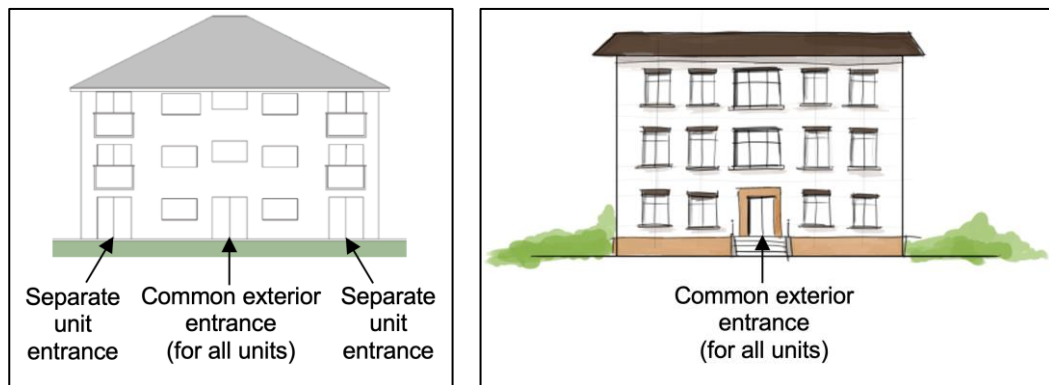
Bicycle Parking or **Bike Parking** means parking spaces designed for bicycle storage. Bicycle parking must provide ability for cyclists to secure bicycles by lock on a bike rack, in a bike locker, or in a secured storage room or compound. Each lockable space shall be counted as one bicycle parking space toward the applicable requirement.

Boarding House means an establishment other than a Hotel, Motel or tourist court in which sleeping accommodation and meals are provided for remuneration to not less than three persons.

Brewery means a brewery that is licensed under the *Liquor Control and Licensing Act* to produce beer.

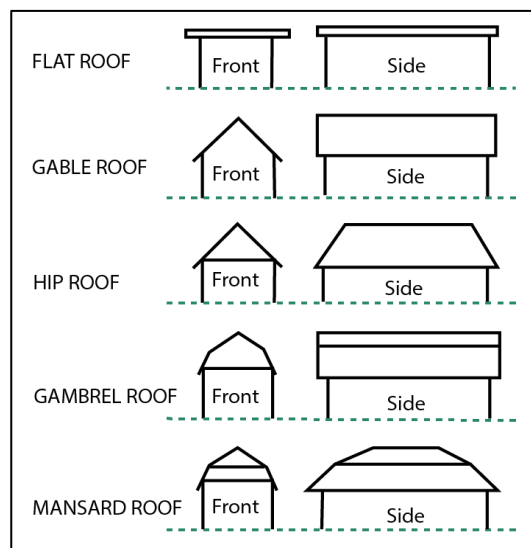
Building means any Structure or construction for any Use or occupancy but does not include Manufactured Homes located in Manufactured Home Parks.

Building, Apartment or **Apartment** means a Multi-Family Dwelling in which Dwelling Units have principal access from a common exterior entrance and shared corridors, with the exception of apartment Dwelling Units on ground floor level which may also have separate exterior entrances.



Building Face means the exterior wall of a Building upon which a Sign may be placed.

Building Height or **Height of Building** means the vertical distance from the Natural Grade to the highest point of a flat roof, to the deck line of a mansard roof, or to the average height level between the eaves and ridge of a gable, hip, or gambrel roof; however, the height of Accessory Buildings and Accessory Structures in a residential Zone (Part 9 Division 4) is the vertical distance from the Natural Grade to the highest point of the Accessory Building or Accessory Structure.



Café or Coffee Bar has the same meaning as Restaurant, Café, Snack Bar.

Campground or Designated Campground means a commercial campground licensed under Part 4 of the *Kitimat Municipal Code* and listed as a permitted Use in the applicable Zone; or a campground managed by the District of Kitimat and located in a municipal park or at a municipal recreation facility.

Camping means to camp, lodge, or otherwise encamp overnight with or without a tent or Recreational Vehicle or other form of shelter anytime, and shall include taking up temporary or permanent abode.

Camping Equipment means one or more of the following: portable cooking equipment, sleeping bag or roll, backpack or packsack, tent, tarp, lean-to or a Recreational Vehicle.

Campsite includes a site occupied and maintained, or intended to be occupied and maintained for the temporary accommodation of travellers, or any place where Camping Equipment is left or stored, or any place of temporary abode; but does not include a Motel or Hotel.

Cannabis means a cannabis plant, including:

- a. Any part of a cannabis plant, including the phytocannabinoids produced by or found in such a plant, regardless of whether that part has been processed or not processed;
- b. Any substance or mixture of substances that contains or has on it any part of a cannabis plant; and
- c. Any substance that is identical to any phytocannabinoid produced by, or found in a cannabis plant, regardless of how the substance was produced obtained; but does not include:
 - d. A non-viable seed of a cannabis plant;
 - e. A mature stalk, without any leaf, flower, seed or branch, of a plant;
 - f. Fibre derived from a cannabis stalk; and
 - g. The root or any part of the root of such a cannabis plant.

Cannabis Control and Licensing Act means the *Cannabis Control and Licensing Act*, SBC 2018, c.29 as amended or replaced and any successor legislation and any regulations thereafter.

Cannabis Production means a use that involves the commercial processing, storage and distribution of Cannabis, including licensed producers regulated under applicable provincial or federal legislation.

Cannabis Retail means a retail premises licensed under the *Cannabis Control and Licensing Act* to sell Cannabis.

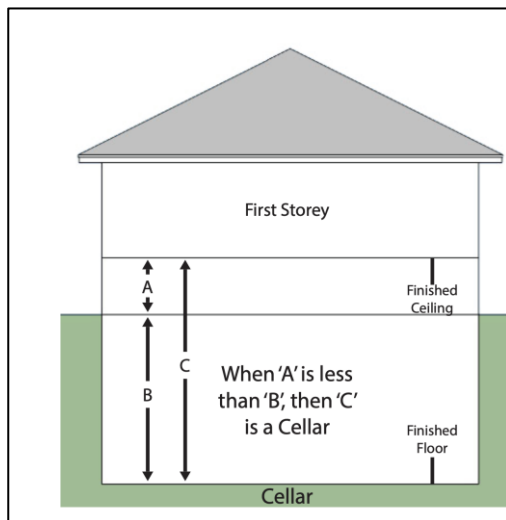
Canopy means a free standing or projecting roof Structure no part of which may be enclosed by walls.

Caretaker Dwelling means a temporary or permanent self-contained Dwelling Unit within or attached to a principal Building, with a maximum floor area of 55 m², intended to accommodate the proprietor, employee or caretaker of a Principal Use on the same Site for the purpose of improved customer service or site security.

Carport means a roofed Structure used for vehicle storage or parking which has more than 40 percent of its total perimeter open and unobstructed.

Carwash means a Building or portion thereof containing facilities for washing automobiles on a commercial basis.

Cellar means that portion of a Building which is partly underground but which has less than one half of its height from finished floor to finished ceiling above the Natural Grade.



Cidery means a cidery licensed under the *Liquor Control and Licensing Act* to produce cider.

Clearance means the vertical distance between the lowest limit of a Sign or Canopy and finished Grade immediately below.

Club or Lodge Hall means a Building or establishment used by an association or organization for fraternal, social or recreational purposes.

Coffee Shop has the same meaning as Restaurant, Café, Snack Bar.

Coffee Shop (Kiosk) means a business where prepared foods and/or beverages are sold for consumption on or off the premises. Kiosk must be contained in a Building and may not exceed 30 square metres.

Community Care and Assisted Living Act means the *Community Care and Assisted Living Act* SBC 202, c. 75 as amended or replaced and any successor legislation and any regulations thereafter.

Community Care Facility means any facility which provides accommodation and is licensed as a community care facility under the *Community Care and Assisted Living Act*.

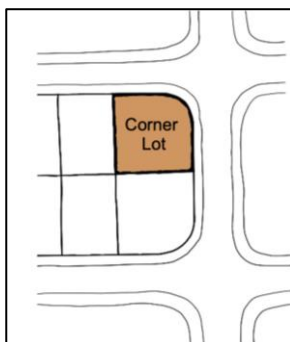
Construction Camp means a Building or collection of Buildings for temporary residential use as workforce accommodation for an industrial construction project where residents are provided with:

- exclusive Sleeping Accommodation Units with individual or communal bathroom(s) but no Cooking Facilities; and
- meals in communal dining area(s).

Cooking Facilities means any appliance used to prepare food including but not limited to ovens, stoves and hotplates.

Copy means the message on a sign surface in permanent or removable form, including letters, figures and symbols.

Corner Lot or Site means a Lot or Site abutting upon two or more Streets at their intersection, or upon two parts of the same Street, such Streets or part of the same Street forming an interior angle of less than 135 degrees.



Cottage means a detached Building designed and built as an independent housekeeping unit for exclusive seasonal or temporary use by Rural Resort guest(s); one cottage at a Rural Resort may be permanently occupied by the Rural Resort owner or caretaker and may include Guest registration and/or a resort office.

Council means the Council of the District of Kitimat.

Cultural Activities means the use of land, Building, or portion thereof for an art gallery, auditorium, interpretive centre, or museum, or the use of a Building or portion thereof for the performing arts or the showing of dramatic, musical, or other live performances, and may incorporate eating, drinking, and retail facilities as Accessory Uses.

Day Care (Adult) means a home or other Building or part thereof which is operated under the *Community Care and Assisted Living Act* to receive for temporary custody, of a continuous period not exceeding twenty-four hours, more than three adults who require care, support or assistance with daily activities due to age or mental or physical health; where this Use is listed as a permitted use of a Single-Family Dwelling or Two-Family Dwelling, or a ground level Dwelling Unit on property zoned R3-A or R3-A1, the number of adults in care is limited to eight.

Day Care (Child) means a home or other Building or part thereof which is operated under the *Community Care and Assisted Living Act* to receive for temporary custody, of a continuous period not exceeding twenty-four hours, more than three children under age twelve and not of common parentage; where this Use is listed as a permitted Use of a Single-Family Dwelling or Two-Family Dwelling, or a ground-level Dwelling Unit on property Zoned R3-A or R3-A1, the number of children in care is limited to eight.

Development Applications means all applications for bylaw amendments or permits governed by Part 14 of the *Local Government Act*.

Development Area means a Site or Zone so designated in the *Kitimat Municipal Code* and which allows for special conditions and regulations for development.

Director of Planning means the person appointed as such by the District of Kitimat and includes the person's lawful designate.

Distillery means a distillery that is licensed under the *Liquor Control and Licensing Act* to produce spirits.

District means the District of Kitimat.

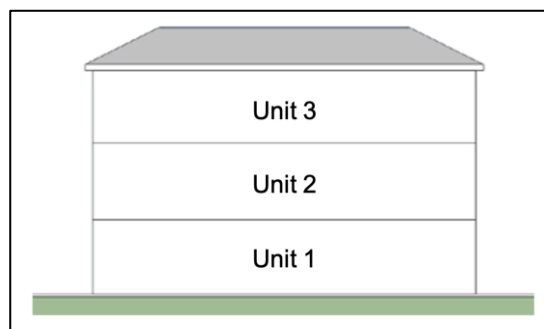
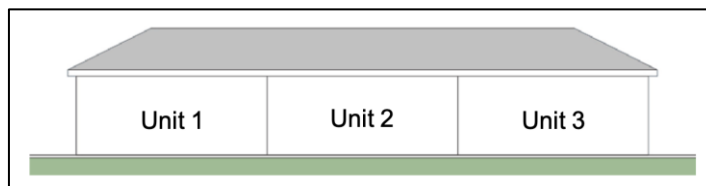
DRA means downtown revitalization area.

Drive-in means an establishment where patrons are encouraged to receive services while seated in their vehicles, parking for which is provided on the site.

Dwelling means a Building used for residential purposes but does not include Hotel, Motel, Boarding House, Rooming House, hospital, Trailer or Recreational Vehicle.

Dwelling, Detached means a Dwelling which is surrounded entirely by open space on its own Lot.

Dwelling, Multi-Family means a Dwelling containing three or more Dwelling Units.

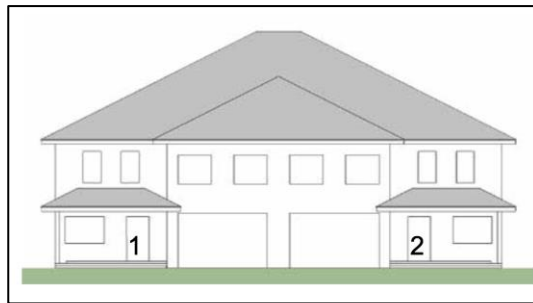


Dwelling, Multi-Family Residence – Rental Apartments means that Apartment Building Dwelling Units must be maintained as month-to-month or fixed-term rentals under S481.1 of the *Local Government Act*.

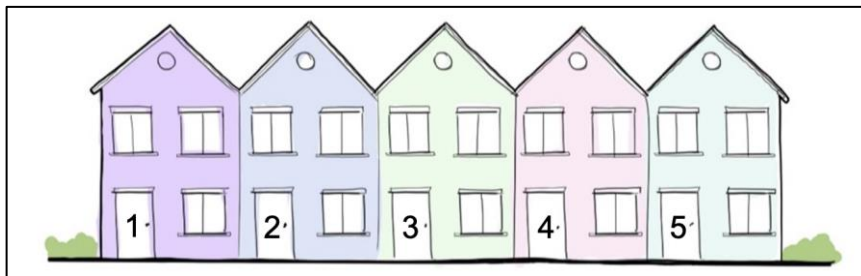
Dwelling, Single Family or Single Detached Dwelling means a Detached Dwelling containing only one principal Dwelling Unit.



Dwelling, Semi-Detached or Duplex means a Dwelling containing two principal Dwelling Units joined to each other on one or more sides by party wall or walls.



Dwelling, Terrace means a Multi-Family Dwelling in which Dwelling Units are joined to one another on one or more sides by party walls and have separate entrances at ground floor level; includes Row Houses or Townhouses but does not include dormitory or Apartment Buildings.



Dwelling, Two-Family means a dwelling containing two Dwelling Units on one lot, such as a Single Detached Dwelling with an Accessory secondary suite, or a Semi-Detached Dwelling.

Dwelling Unit means a room or suite of rooms operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing

eating, living, sleeping, sanitary, and Cooking Facilities.

Dwelling Unit (Detached), Accessory means a second Dwelling Unit on a parcel that is detached from and Accessory to the principal residence or, when permitted in a commercial Zone, is Accessory to the residence of the store operator.

Education means a place of learning, which involves curriculum of pre-school, elementary, middle, secondary or post-secondary academic instruction.

Enclosed Mini Storage Facility means a Building or part thereof consisting of self-storage cubicle units that are available for rent to individuals for storing personal goods or to small commercial businesses for storing inventory.

Extreme Weather Refuge means a temporary housing facility which provides free or low-cost overnight accommodation during extreme weather conditions, from 1 November through to 31 March the following year.

Family means:

- a. the head of a household, his or her spouse and their unmarried children; or
- b. the head of a household, his or her spouse, their unmarried children and other blood relations provided the total number does not exceed eight; or
- c. eight or fewer persons who are unrelated by bonds of blood, marriage or legal adoption.

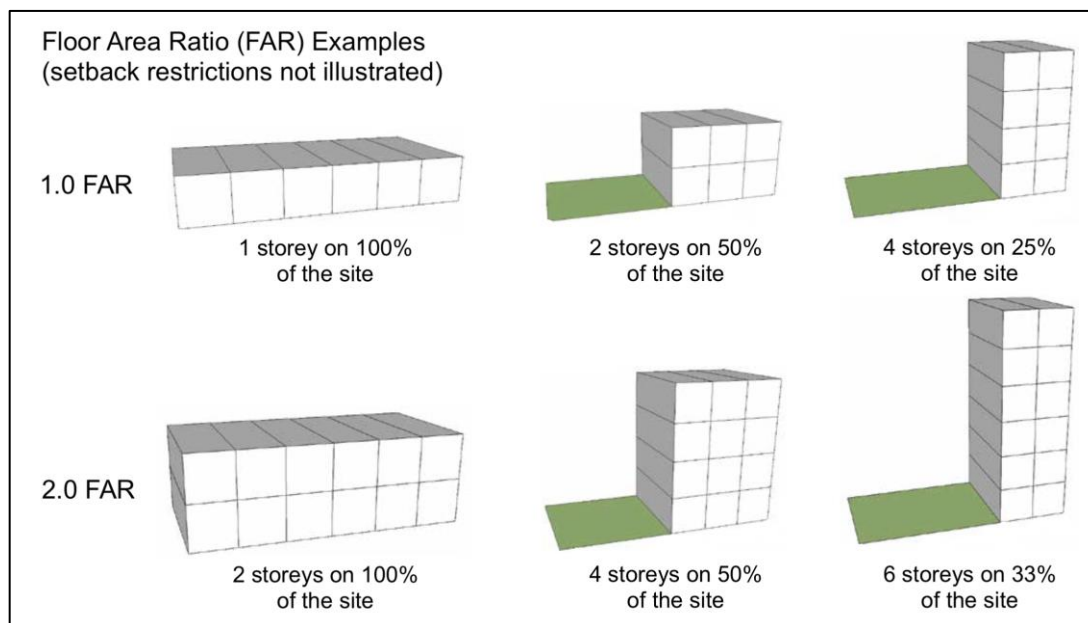
Fence means a tangible barrier constructed of any material with the intent, or having the effect, of preventing passage or view. Fence includes wall, gate, trellis, louvre, or other means of enclosure. For purposes of regulating fence height in greenbelt Zones where Agriculture Uses may occur, a rail fence may be constructed of posts and poles or boards where openings comprise the majority of structure, and a wire fence may be electrified, include barbed wire or wire mesh other than chain link.

Financial Institution means the commercial premises of a bank, trust company, investment dealer, credit union, mortgage broker, insurance company, financial planner or similar establishment.

Floor Area, Gross means the total area of all floors with ceilings of more than 1.98 m, both above and below ground, measured to the extreme outer limits of all Buildings but shall not include:

- a. Carports or Garages; and
- b. elevator shafts and stairwells at each floor, heating equipment rooms, air conditioning and ventilation equipment rooms, electrical sub-station rooms, laundry equipment rooms; and
- c. areas devoted to communal recreation including their ancillary requirements.

Floor Area Ratio or **FAR** is the figure obtained when the Gross Floor area of all Buildings on a Site is divided by the area of the Site.



Frontage means the length of property line providing principal Access. Where it is deemed that there are two or more potential principal Accesses, such as in the case of a Corner Lot, frontage will be the side abutting the minor Street. Where a parcel has frontages on more than one minor Street, the frontage shall be the shortest parcel line.

Garage means any Building or part of a Building, other than a Carport, used for vehicle storage or parking.

Grade means, for the purposes of Part 9, Division 3-Signs, the average ground surface directly underneath a Sign from which the maximum height of Sign and minimum Clearance of Sign shall be measured, but does not include Established Grade or Natural Grade.

Grade, Established means the average level officially established by the Municipal Engineer or their designate of that portion of the Street upon which any Site fronts.

Grade, Natural means the average level of the finished surface of the ground adjacent to the exterior face of the Building or Structure measured at all corners.

Gross Leasable Area or GLA means the total floor area designed for tenant occupancy and exclusive use. The term includes corridors, staircases, washrooms, utility rooms, and areas occupied by non-load-bearing partitions. Measurements are made from inside walls.

Guest means a person who pays for overnight accommodation at a Bed & Breakfast (B&B), Bed & Breakfast Inn, Campground, Cottage, Guest Cabin, Hotel, Inn, Lodge, Motel or Rooming House, at time material to the context in which the word guest appears in the *Kitimat Municipal Code*.

Guest Cabin means a detached Building of 50m² or less which provides temporary tourist accommodation and which may contain sleeping, sanitary, and Cooking Facilities, and where maximum length of stay is 200 days in any given year.

Habitable Room means a living room, bedroom, dining room or kitchen but does not include bathrooms, toilets, laundries, corridors, or recreation rooms, or rooms used for commercial or business purposes or any other room less than 6 m².

Height of Sign or Maximum Height means, for the purposes of Part 9, Division 3-Signs, the vertical distance measured from the highest point of the Sign to Grade.

Highway, Limited Access means a road so designated in the *Kitimat Municipal Code* and intended to carry uninterrupted through traffic:

- to and from other communities; or
- between the various districts in Kitimat; or
- around the neighbourhood districts of Kitimat.

Highway, Local Access means a road intended:

- to collect and carry local traffic; and
- to provide access to, and frontage for the development of land.

Hobby Farm means non-commercial Agriculture Use of lands exclusively associated with, and operated by person(s) resident on, an adjacent property that contains an established residence. **Home Business Address** means the use of a Dwelling as a business address to oversee a trade, business, profession, or other occupation carried on for remuneration or profit.

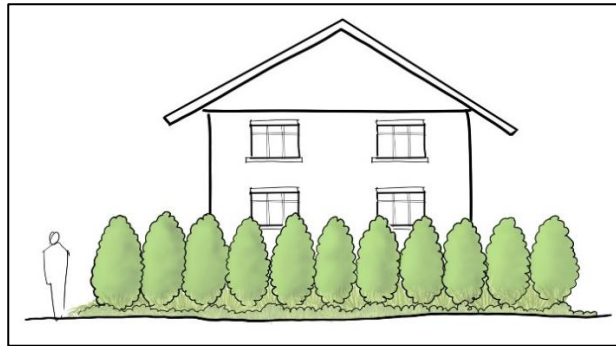
Home Occupation means a trade, business, profession, or other occupation carried on for remuneration or profit in a Dwelling or a Building Accessory to a Dwelling.

Hotel means a Building or portion of a Building intended to provide temporary accommodation for the public, with lodging rooms accessed from a common interior entrance lobby and shared corridors, and which may include Accessory facilities such as a public dining room or Restaurant.

Inn, for the purposes of the G4-A Rural Resort Zone, means a commercial business providing overnight accommodation and meals to Guests, where the dining room is for the exclusive use of Guests and residents and not open to the general public.

Landscaped Buffer means open space at ground level used for cultivating and maintaining grass, flowers or other growth and landscaping; not for vehicle traffic or parking.

Landscape Screen means a solid fence or dense planting of trees or shrubs designed to restrict the view from one property to another. Height will be according to maximum allowed for fences in the applicable Zone, or 2 metres if no fence height is specified.



Liquor Control and Licensing Act means the *Liquor Control and Licensing Act* SBC 2015, c. 19 as amended or replaced and any successor legislation and any regulations thereafter.

Local Government Act means the *Local Government Act* RSBC 2015, c. 1 as amended or replaced and any successor legislation and any regulations thereafter.

Local Store means a general store of limited floor area which serves the day to day needs of residents of a neighbourhood or part thereof.

Lodge means a business providing overnight accommodation and meals to Guests, where the dining room, lounge and other lodge facilities may be open to the general public.

Lodger means any person who lives within the Dwelling Unit occupied by a family as defined in Clause a. of the definition of Family but is not a member of such a Family.

Lot means a parcel of land, which may be legally described as such and is shown on a plan of subdivision registered at the Land Title Office.

Manufactured Home means a vehicular portable structure built on a chassis, designed to be used with or without a permanent foundation as a Dwelling when connected to indicated utilities, and does not include a Trailer or Recreational Vehicle.

Manufactured Home Park means land used for the accommodation of two or more Manufactured Homes.

Meadery means a meadery that is licensed under the *Liquor Control and Licensing Act* to produce mead.

Meter Station means a pipeline station designed for the continuous and simultaneous analysis of the quality and quantity of the natural gas being transported in the pipeline.

Motel means a Building or a portion of a Building intended to provide temporary accommodation for the public, where each lodging room has a separate exterior entrance. A Motel may include Accessory facilities such as a public dining room or Restaurant.

Municipal Engineer means the Director of Engineering Services of the District of Kitimat or their authorized representative.

Natural Open Space means land which is predominately in a wild or natural state.

Neighbourhood Pub means an establishment which offers the sale of liquor for consumption on the premises and has been issued a liquor primary license.

Non-Conforming is a term applied to a Building, Structure or Use which is not permissible in the Zone in which it is located but was lawfully in existence prior to the passage of the zoning bylaw.

Office means a place for administrative, professional, management, technical, or consulting services with no Accessory outdoor storage. This Use excludes the growing, extraction, manufacture, processing, assembly, fabrication, storage, sale, service or repair of goods on the same site.

Owner means any person, corporation or agent controlling property.

Parapet Wall means an extension of a vertical wall above the Roof Line.

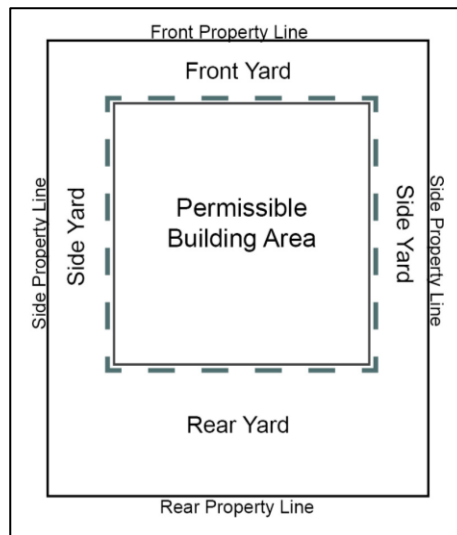
Parking Stall or **Parking Space** means an accessible and unobstructed space for temporary off-street storage of one motor vehicle, excludes driveways and manoeuvring areas. Stall dimensions shall meet current District of Kitimat design standards.

Part means Part 9 of the *Kitimat Municipal Code*.

Patio means a roofed or partly roofed Structure open on one or more sides which is designed to be used for recreation.

Performance Standard means a criterion established for making judgements in the control of noise, odour, smoke, toxic matter, vibration, fire and explosive hazards, glare or heat generated or inherent in uses of Buildings or land including water bodies.

Permissible Building Area means that area of a Site excluding its minimum required Yards on which a Building or Structure could be constructed, subject to other requirements of the applicable Zone.



Personal Service Shop means a business where the sale of retail goods is only Accessory to the provision of service related to the care and appearance of the body or the cleaning and repair of personal effects. Personal service establishments include but are not limited to barber shop, esthetician, gym, health club, tattoo or piercing studio, laundromat, and shoe repair shop. Escort, escort agency and escort sole proprietor are not recognized as a personal service for purposes of regulating land use in the District of Kitimat.

Planned Development means a form of multi-family development which includes a combination of Detached Dwellings, Duplexes, Triplexes, Terrace Dwellings, or Apartment Buildings on one Lot.

Principal Use means the main or primary permissible use of land, Buildings, or Structures, provided for in the lists of permitted Uses in the Zones of Part 9 of the *Kitimat Municipal Code*.

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

Public Utility means a company and its required equipment which provides services and facilities including production, transmission, delivery or furnishing of water, gas, electricity, or communication to the public at large.

Recreation, Commercial means a commercial business providing a facility or area where recreation activity(ies) is(are) available to paying customers. A Landscape Screen must be provided between subject property and all abutting residential properties.

Recreation, Public means a facility or area provided by a municipal or other government agency which is available for community activities and recreational enjoyment of the general public.

Recreational Vehicle means a portable structure designed and built to be carried on a vehicle, or a unit designed and built to be transported on its own wheels to provide temporary living accommodation for travel and recreational purposes and includes such vehicles as a motor home, fifth wheel, camper, travel trailer, and tent trailer.

Religion means a place of religious worship and associated assembly halls.

Residential Dormitory means the use of a Building or collection of Buildings for temporary but extended residential Use, as premier workforce accommodations, with 24-hour staffed reception/lobby, where residents are provided with:

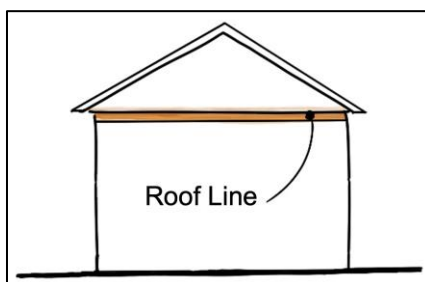
- a. exclusive Sleeping Accommodation Units with bathroom but no Cooking Facilities;
- b. meals in communal dining areas;
- c. communal facilities for laundry, meeting rooms and recreation, all in return for remuneration

Rest Home means an establishment for the non-medical care of the aged or infirm.

Restaurant has the same meaning as Restaurant, Café, Snack Bar.

Restaurant, Cafe, Snack Bar means any business where prepared food and/or beverages are sold to the public for consumption on or off the premises, and will include a cafe, cafeteria, snack bar, sandwich shop, soda fountain, coffee bar, quick food, drive-in cafe and restaurant.

Roof Line means the horizontal line made by the intersection of the wall of the Building with the roof of the Building. In the case of a Building with a pitched roof, the roof line shall be at the eaves level.



Rooming House means an establishment other than a Hotel, Motel or tourist court, where sleeping accommodation only is provided for remuneration to not less than three persons.

Row House has the same meaning as Dwelling, Terrace.

Rural Resort means a commercial business providing accommodation and entertainment and opportunity for leisure activities to paying guests in any combination of Uses permitted in the Rural Resort Zone (G4-A).

Salvage Yard includes any land or Building used for the storage, processing or conversion of any worn out or discarded metal, paper, glass or other material to some use.

Secondary Use or Accessory Use means Uses identified in the list of secondary or accessory uses in the Zones of Part 9 of the *Kitimat Municipal Code*, which are intended to be incidental to and are only permitted in conjunction with an established Principal Use.

Service Station means any Building or land used for the retail sale of petroleum fuels, liquefied petroleum gas and compressed natural gas and oils, the sale of automobile accessories, and repairs to motor vehicles.

Shipping Container means a pre-manufactured rectangular structure of metal (or other) construction typically used for freight transport, and/or portable storage of goods and/or commodities that are delivered to a site as a fully contained unit. It also refers to a standardized shipping/freight container that may be rented or owned by the Owner or occupant of a property and used to house goods, commodities, household items, or people on a temporary or permanent basis.

Shipping Container, Permanent means the use and placement of a Shipping Container as an Accessory Building or Structure, as authorized by: zoning; development variance permit (commercial zone site outside downtown revitalization area (DRA)); or development permit (site in DRA or multi-family Zone).

Shipping Container, Temporary means the use and placement of a single Shipping Container as an Accessory Building or Structure for the duration of six months. Maximum one temporary container on any single- or two-family residential property. One renewal after the first six-month term is permissible. Term may be extended by development permit to match duration of construction on a multi-family property.

Sign means an exterior painting, illustration or description used to:

- a. identify an institutional, industrial, commercial, residential, professional or recreational Use or product;
- b. identify a Building, Structure or occupants;
- c. indicate a hazard;
- d. give notice of prohibitions and penalties;
- e. promote the sale or lease of real estate;
- f. indicate a direction; and

includes any Structure the prime purpose of which is to support, border, illuminate, animate, or protect a sign.

Sign, Advertising means a Sign which identifies or directs attention to a business, profession, commodity or place of entertainment upon the Site at which the sign is located. Advertising signs may also refer to the goods or services produced, offered for sale or obtainable at the Site.

Sign, Animated means any Sign which includes action or motion at a constant intensity of illumination but does not include revolving or rotating signs. Animated signs may refer to signs with moving letters, symbols or changing messages.

Sign, Area means the entire area of a Sign on which Copy could be placed and includes any frame or embellishment which forms an integral part of the display but does not include landscaping or support structure:

- a. for double-faced or multi-faced signs, the average of the area of all sign faces will be counted in sign area calculations;
- b. where a sign has no easily measurable faces, the area shall be the area enclosed within the outer perimeter of a sign measured at its orthographic projection;
- c. where a sign has no frame, border, or background, the area of a sign shall be calculated on the basis of the smallest squares or rectangles that will enclose the individual letters, figures or symbols of the sign.

Sign, Billboard means a Sign which directs attention to a business, commodity, service or entertainment which is sold or offered elsewhere than on the Site at which the billboard is located.

Sign, Canopy means a Sign attached to or constructed in or on the face of a Canopy and which does not extend horizontally beyond the limits of the Canopy.

Sign, Changeable Copy means a Sign on which Copy can be changed manually through the use of attachable letters, numerals and pictorial panels, or automatically by electronic switching of lamps or illuminated tubes.

Sign, Community Activity means a Sign or banner indicating a community cause, festivity or event including charitable fundraising campaigns.

Sign, Contractor means a Sign erected on the Site of the Building or Structure under construction displaying the name of the building, Owners, architects, consultants and contractors.

Sign, Directional means a non-advertising Sign designed to direct pedestrian or vehicular traffic.

Sign, Election means a Sign erected to promote the election of a particular candidate or the voting or support of a particular cause at an election.

Sign, Fascia means a flat Sign which is affixed, painted or attached to the face of a wall, the sign running parallel for its whole length, and which does not project more than 0.3 metres from the face of the wall. For purposes of regulation Fascia Sign will include window sign when such sign is of a permanent nature.

Sign, Flashing means an Illuminated Sign which contains an intermittent or flashing light source or which exhibits noticeable changes in light intensity. Signs which produce

the effect of sudden change in light or colour by means of revolution only shall also be deemed to be flashing signs.

Sign, Free Standing means a Sign, independently supported and visibly separated from a Building or other Structure and permanently fixed to the ground.

Sign Identification means a sign which is limited to the name, address and number of a Building, institution or person, and to the activity carried on in the Building or institution, or the occupation of the person.

Sign, Illuminated means a Sign fitted with a source of artificial light which may be internal or external to the sign.

Sign, Projecting means a Sign which projects more than 0.3 metres from the face or wall of a building, but does not include a Canopy Sign or Fascia Sign.

Sign, Real Estate means a Sign which indicates that a Building or property on which the sign is located is for sale, rent or lease.

Sign, Revolving means a Sign, all or part of which revolves or rotates, or partly revolves or rotates, but does not include Animated Signs.

Sign, Roof means a Sign erected upon the roof or above the eaves or the parapet of a Building, the entire face of which is situated above the Roof Line of the Building to which it is attached. Roof signs shall exclude Fascia Signs which are affixed to elevator or ventilating machines on the roof of a building.

Sign, Subdivision means a Sign which identifies the subdivision of Lots or which advertises Lots for sale within the subdivision.

Sign, Temporary means a Sign which is not permanently installed or affixed to any sign Structure or Building.

Sign, Window means a sign either painted on or attached to or installed inside a window for purposes of viewing from outside the premises. Window signs do not include merchandise located in a window.

Site means an area of land occupied or capable of being occupied by Buildings or Structures and consisting of one registered Lot.

Site Coverage or **Lot Coverage** means a portion of the Site area expressed as a percentage that is covered above ground by a Building or Buildings.

Site Line deleted by Bylaw No. 2041, 2023

Sleeping Accommodation Unit means a habitable room used or intended to be used for sleeping and living purposes, and which does not include Cooking Facilities. A bathroom containing a water closet, sink and a bath or shower may be shared

between two or more rooms.

Social Housing means housing provided by a provincial housing authority or a non-profit organization at below market rental housing rates to individuals or families who qualify for assistance based on such criteria as: household income; physical or mental ability; and age.

Staff Dormitory means a Building or part of a Building operated by a Rural Resort or institution, containing a room or rooms without Cooking Facilities and intended to be used as sleeping accommodation and living space by staff members or employees or institution residents.

Staff Residence is a Detached Dwelling or dormitory residence occupied by staff member(s) of an institution located on the same property.

Storey means that portion of a Building between the top surface of a floor and the top surface of the next floor or roof above, except that a space used exclusively for the housing of mechanical services of the Building shall not be considered a storey.

Street means a public or private right-of-way which affords principal means of Access to abutting properties.

Street Line means the boundary between the Street and Site.

Structure means a construction of any kind whether fixed or placed on land or water. Structure includes stairs, platforms, poles, towers, sheds, shipping containers, bins, fences, signs, tanks, pools, piers and floats but does not include clothes lines or radio and television antennas.

Structural Alterations means any change in the shape or size of any portion of a Building or of the supporting members of a Building or Structure such as walls, columns, beams, ridges, girders, floor joists and roof joists.

Studio or Craft Workshop means a facility for small-scale, on-site production and sale of goods including, but not limited to such uses as bakeries, craft shops, art and sculpture studios, and furniture makers.

Townhouse has the same meaning as Dwelling, Terrace.

Trade, Retail or Retail means sale of commodities directly to the ultimate consumer.

Trade, Wholesale or Wholesaling means sale of commodities primarily to retail establishments and not intended for direct consumption; may include incidental sale at retail of the commodities.

Trailer means a structure intended to provide accommodation to the travelling public and which is capable of being towed by a motor vehicle. Trailer includes a holiday camper and Recreation Vehicle but does not include a Manufactured Home.

Trailer Camp means a parcel of land which is developed to allow location of two or more Trailers.

Transport Terminal means the use of land, Buildings and Structures for passenger and commercial transportation services such as bus depots and courier operations.

Triplex means a Dwelling containing three Dwelling Units joined to each other on one or more sides by party wall or walls.

Use means the purpose of which land or a Building is arranged or intended, or for which either land, a Building or a Structure may be occupied and maintained.

Warehousing means the use of Buildings and Structures for receiving, storage, and shipping of goods.

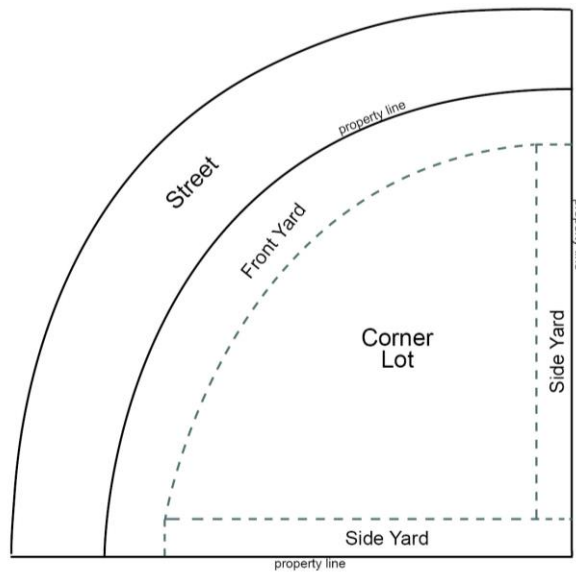
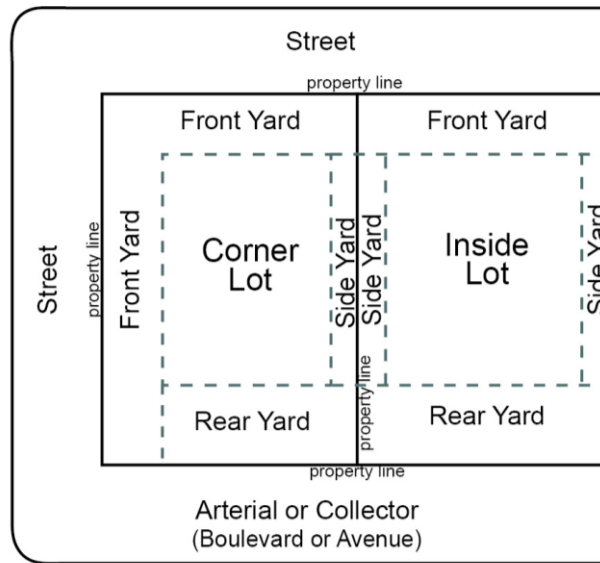
Winery means a winery that is licensed under the *Liquor Control and Licensing Act* to produce wine.

Yard means an open space within a site unoccupied from the ground to the sky.

Yard, Front means a Yard extending across the full length of front Lot line as determined by Frontage, depth at which is determined by required minimum front yard setbacks in applicable Zone. In the case of a Corner Lot, any Yard extending along the full length of a Street shall be considered a front yard, or as determined by the Director of Planning.

Yard, Rear means a Yard extending across the full length of the rear Lot line, opposite the Front Lot line, depth of which is determined by required minimum rear yard setbacks in applicable Zone. In the case of a Corner Lot, there may be Side Yard(s) where there is no rear yard, or as determined by the Director of Planning.

Yard, Side means a Yard which extends from the Front Yard or the front Lot line where no Front Yard is required, to the Rear Yard; width of which is determined by the required minimum side yard in applicable Zone.



Zone means an area delineated on the District of Kitimat zoning map for which there are specific land Use and other permissions and regulations outlined in the *Kitimat Municipal Code*.