
PART 9 - PLANNING
Division 1 - General

Subdivision 1 - Interpretation

9.1.1. 1. In this Code, 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 is a term used to denote a building, structure or use which:

- a. is subordinate and incidental to the principal building, structure or use; and
- b. is situated on the same site as the principal building, structure or use; and
- c. contributes to the comfort, convenience or better enjoyment of 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 between two floor levels 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. This business use is permitted in one- and two-Family residential and greenbelt zones as follows:

Maximum:

- a. two bedrooms per property in the R1-A, R1-C and R6-A zones
- b. two bedrooms per dwelling in the R6-B Manufactured Home Park zone
- c. three bedrooms per property in one- and two-family residential zones (other than R1-A, R1-C, R6-A, and R6-B);
- d. six bedrooms per lot in the G3, G3-A, G3-B, G3-C, G5, and G5-A greenbelt zones

Conditional on:

- e. Residential character of the dwelling, accessory buildings, site, and neighbourhood is not altered; traffic congestion is not created; and quiet enjoyment of neighbourhood properties is not impaired:

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- f. Number of residents - including lodgers, where permitted - and guests does not exceed eight
 - g. Property owner/business operator and all persons employed by the B&B reside in the dwelling
 - h. B&B use is contained within the dwelling
 - i. Business operator provides off-street parking for all residents and guests
 - j. Exterior indication of B&B business is limited to a single unilluminated sign. See *Kitimat Municipal Code* sign regulations for details
 - k. Valid business license

Bed & Breakfast Inn means a commercial business providing overnight accommodation and meals to guests in return for remuneration, where:

- a. Residential or rural character of the dwelling, accessory buildings, site and neighbourhood is not altered, traffic congestion is not created, and quiet enjoyment of neighbourhood properties is not impaired
- b. Business operator resides on the premises, no more than two persons who do not reside on the premises may be employed by or otherwise work at the Inn, and number of residents and guests does not exceed twenty
- c. Use is contained within the dwelling
- d. Communal dining room is used exclusively by guests and residents
- e. Business operator provides off-street parking for all residents, employees, and guests
- f. Exterior indication of business is limited to a single unilluminated sign, see *Kitimat Municipal Code* sign regulations for details
- g. Valid business license.

Bicycle Parking means parking spaces designed for bicycle storage. Bicycle parking must provide ability for cyclists to secure bicycles by on lock. Spaces should provide cover to protect bicycles from weather and other concerns

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 means a multi-family dwelling

Building Face means the exterior wall of a building upon which a sign may be placed

Building Height 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.”

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:

- a. A non-viable seed of a cannabis plant
- b. A mature stalk, without any leaf, flower, seed or branch, of a plant
- c. Fibre derived from a cannabis stalk; and
- d. The root or any part of the root of such a cannabis plant.

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 the barter or sale of Cannabis, or any products containing or derived from 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 suite within or attached to the principal building; area 55 square metres or less; to accommodate proprietor or employee or caretaker of principal use on the same site for purpose of improved customer service or site security.

Carport means a roofed structure used for storing or parking of a car or cars 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 between two floor levels which is partly underground but which has less than one half of its height from finished floor to finished ceiling above the natural grade

Changeable Copy Sign 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

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 means a building or establishment used by an association or organization for fraternal, social or recreational purposes

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 Facility means any facility which provides accommodation and is defined and licensed under the Community Care Facility 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 (a) exclusive sleeping accommodation units with individual or communal bathroom(s) but no cooking facilities; and (b) meals in communal dining areas(s)

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

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 *BC Community Care Facilities 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 or two-family dwelling, or a ground level dwelling unit on property zoned R3-A or R3-A1 Multi family, 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 *BC Community Care Facilities 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 or two-family dwelling, or a ground-level dwelling unit on property zoned R3-A or R3-A1 Multi-family, the number of children in care is limited to eight;

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

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 Code and which allows for special conditions and regulations for development

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

DRA means downtown revitalization area

Drive-in is a term used to denote the type of establishment where patrons are encouraged to receive services while seated in their cars, 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 or trailer

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 dwelling units must be maintained as month-to-month or fixed-term rentals under S481.1 of *Local Government Act*

Dwelling, Single Family means a dwelling containing only one dwelling unit

Dwelling, Semi-Detached means a dwelling containing two dwelling units joined to each other on one or more sides by party wall or walls

Dwelling, Terrace means a dwelling containing three or more dwelling units joined to one another on one or more sides by party walls and having separate entrances for each dwelling unit at ground floor level. Terrace dwelling 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

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 cooking, eating, living, sleeping, and sanitary facilities

Dwelling Unit (Detached), Accessory means a second dwelling unit on a parcel, which dwelling unit:

- a. is accessory to the principal residence or, when permitted in a commercial zone, is accessory to the residence of the store operator
- b. is in lieu of the second dwelling unit permitted in the principal residence (where permitted)
- c. is located in whole or part of a detached dwelling
- d. includes a Landscape Screen between Dwelling Unit (Detached), Accessory and residence(s) on abutting parcels
- e. does not exceed 100 square metres in floor area
- f. is not subdivided or stratified
- g. is not used for guest or tourist accommodation use, except in conjunction with one Bed and Breakfast operation licenced for the same parcel (where permitted); and
- h. is not used for other Principal or Accessory Uses permitted in the Zone, except Home Occupation and Home Business Address (where permitted)

Enclosed Mini Storage Facility means building consisting of self-storage cubicle units that are available for rent to individuals for storing personal goods or to small commercial business 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 agricultural 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

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 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, frontage will be the side abutting the minor street

Garage means any building or part of a building, other than a carport, used for vehicle storage or parking

GLA means gross leasable area

Grade for purposes of 9.3. means the average ground surface directly underneath a sign;

Grade, Established means the average level officially established by the Municipal Engineer 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 means the total floor area designed for tenant occupancy and exclusive use. The term includes corridors, staircases, washrooms and utility rooms used exclusively by one concern, and also 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 this Municipal Code

Guest Cabin means a detached building of 50m² or less which provides temporary tourist accommodation and which may contain sleeping facilities, cooking and sanitary 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 means the vertical distance measured from the highest point of the sign to grade

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

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

Highway, Local Access means a road intended:

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

Hobby Farm means the non-commercial agricultural use of lands exclusively associated with, and operated by person(s) resident on, an adjacent property that contains an established residence, subject to compliance with the following conditions:

- a. the Hobby Farm property(ies) and the adjacent property with the residence must either:
 - i be under the same ownership as registered in the Land Title Office, or
 - ii have a Covenant registered under section 219(2)(d) of the *Land Title Act* linking the properties, such that one property cannot be sold or otherwise transferred separately from the other property(ies)
- b. the adjacent properties must respectively share a full rear or side lot line, greater than 20 percent of the total lot perimeter
- c. the adjacent properties must not be separated by a street, watercourse, right-of-way or other physical barrier, and must appear to be a contiguous lot despite having more than one Land Title registration

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- d. the minimum lot size for a Hobby Farm property that proposes to keep animals (other than poultry) is 0.5 ha;
 - e. the keeping of animals is limited to:
 - i. maximum 3 sheep per ha; plus
 - ii. maximum 12 poultry (up to 1 rooster) per hobby farm;
 - iii. maximum 1 swine per ha with minimum setback of 9m for piggery; plus
 - iii. maximum 2 per ha of any combination of livestock, horses, mules, asses, cows, or other birds or animals;
 - f. any building or structure for, and on, the Hobby Farm property(ies) must be sited:
 - i. in accordance with yard requirements for the zone
 - ii. to maintain a minimum contiguous 175 square metre building envelope for a future principal residence to be eventually established; and
 - iii. so as to not hinder the establishment of a principal residence on the Hobby Farm property(ies)
 - g. any yard which is either opposite to or abutting a residential zone (R1-A, R1-B, R1-C, R2-A, R2-B, R3-A, R3-B, R4-A, R5-A, R6-A, R6-B) or park shall be 9 metres or more and shall include a 2 metre wide landscaped buffer
 - h. the Hobby Farm shall not create a fire hazard, electrical interference, or vehicle traffic. Noise, vibration, smoke, dirt, dust, odour, litter, glare and heat associated with the Hobby Farm shall not impair quiet enjoyment of neighbourhood properties; and
 - i. despite the non-commercial use of the properties, small-scale farm gate sales of eggs, produce, or hand-crafted items grown or produced within Kitimat are permitted, subject to compliance with the following conditions:
 - i. maximum height: 2.5 metres;
 - ii. maximum sale area: 4.5 square metres;
 - iii. eggs and produce must only be kept in sale area between dawn and dusk;
 - iv. location in front yard is permitted only during growing season;
 - v. valid business licence; and
 - vi. production and sale of cannabis is prohibited.
 - j. more than one property may be used for Hobby Farm use provided the total lot area of the adjacent properties, including the property with the residence, must not exceed 2.5 ha., and all other provisions are satisfied

Home Business Address - Use of a dwelling as a business address to oversee a trade, business, profession, or other occupation carried on for remuneration or profit. A home business address shall comply with the following conditions:

- a. residential character of the dwelling, accessory buildings, site, and neighbourhood shall not be altered
- b. communication or contact between a business and any suppliers, employees, customers or clients, shall be limited to mail, telephone, computer and facsimile machine
- c. no goods--including wares, merchandise and foodstuffs--associated with a business may be produced, displayed or sold in the dwelling or a building accessory to the dwelling
- d. goods associated with the business may be stored in the dwelling or a building accessory to the dwelling, provided storage area does not exceed 25 m²
- e. there shall be no exterior indication of business
- f. business activity at the dwelling shall be performed only by person(s) resident in the dwelling plus one individual—at a time—who resides off the premise
- g. business activity shall be completely enclosed in the dwelling or a building accessory to the dwelling
- h. property owner must provide off-street parking for all vehicles associated with the business
- i. valid trade licence
- j. business shall not create a fire hazard, electrical interference, or vehicle traffic. Noise, vibration, smoke, dirt, dust, odour, litter, glare and heat associated with the business, shall not impair quiet enjoyment of neighbourhood properties

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. A home occupation shall comply with the following conditions:

- a. residential character of the dwelling, accessory buildings, site, and neighbourhood shall not be altered

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- b. business activity at the dwelling shall be performed only by person(s) resident in the dwelling plus one individual—at a time—who resides off the premise
 - c. unless related to horticulture or agriculture, business shall be completely enclosed in the dwelling or a building accessory to the dwelling
 - d. only goods--including wares, merchandise, and foodstuffs--produced on the premises may be displayed or sold by a home occupation business
 - e. exterior indication of business shall be limited to a single unilluminated sign. See Municipal Code sign regulations for details
 - f. property owner must provide off-street parking for all vehicles associated with either dwelling or business
 - g. valid trade licence
 - h. business shall not create a fire hazard, electrical interference, or traffic congestion. Noise, vibration, smoke, dirt, dust, odour, litter, glare and heat associated with the business, shall not impair quiet enjoyment of neighbourhood properties

Hotel means a building or portion of a building in which transients are provided for consideration, with:

- a. lodging facilities; and
- b. a public dining room or restaurant

Inn, when located in the G4-A Rural Resort Zone, means a commercial business providing overnight accommodation and meals to guests, where:

- a. rural character of the resort site and neighbourhood is preserved, and enjoyment of neighbourhood properties by the occupants is not impaired;
- b. business operator resides in the premises, and number of residents and guests does not exceed capacity per Occupancy Permit;
- c. dining room is used exclusively by guests and residents; and
- d. public assembly events are permitted outdoors and in purpose-built buildings approved for such use

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 zone, or 2 metres if no fence height is specified

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

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:

- a. rural character of the resort site and neighbourhood is preserved and enjoyment of neighbourhood properties by the occupants is not impaired
- b. business operator resides in the premises, and number of residents and guests does not exceed capacity per Occupancy Permit
- c. dining room, lounge and other lodge facilities may be open to the general public; and
- d. public assembly events are permitted outdoors and in purpose-built spaces or buildings approved for such use

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

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 an establishment consisting of living accommodation primarily for transients travelling by automobile

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

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 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

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

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, duplex dwellings, triplex dwellings, terrace dwellings, or apartment buildings on one lot. A development permit is required for a Planned Development; the Kitimat Official Community Plan contains guidelines for layout and design of intensive and multi-family residential projects. Plans for a strata project must be reviewed and approved by the district of Kitimat Approving Officer

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 hall;

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, 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 Housing means "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

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. The use of a shipping container as an accessory building or structure must comply with the following conditions:

- a. Shall not be located over septic tanks; nor obstruct any required accesses, including accesses to parking spaces, loading areas or underground services and utilities
- b. Shall satisfy existing siting regulation for accessory buildings and accessory structures, with the exception of temporary shipping containers in residential zones (i.e., located on a driveway)
- c. Shall not be used for fencing or screening on any lot containing a single family or semi-detached dwelling
- d. Shall require a Seasonal Storage Building Permit for temporary use up to 6 months, and eligible for one renewal. A bond of \$1000 will also be required for use of a temporary shipping container
- e. Shall require stamped engineering drawings for shipping containers that are visibly corroded or that will require significant alterations to exterior shell or structure
- f. Shall conform to conditions of the *BC Building Code*, *BC Fire Code*, *Environmental Management Act*, and any other relevant acts or statutes and regulations

Shipping Container, Permanent applied to 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 applies to the use and placement of a single shipping container is 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

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- 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, Community Activity means a sign or banner indicating a community cause, festivity or event including charitable fund raising 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 means a portion of the site area expressed as a percentage that is covered above ground by a building or buildings

Site Line means a boundary of a site

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

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

Trade, Wholesale means sale of commodities to retail establishments and not for direct consumption

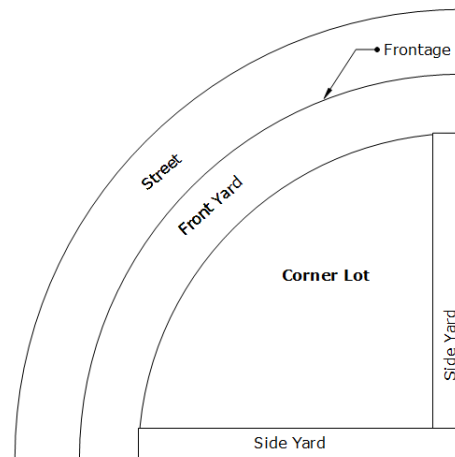
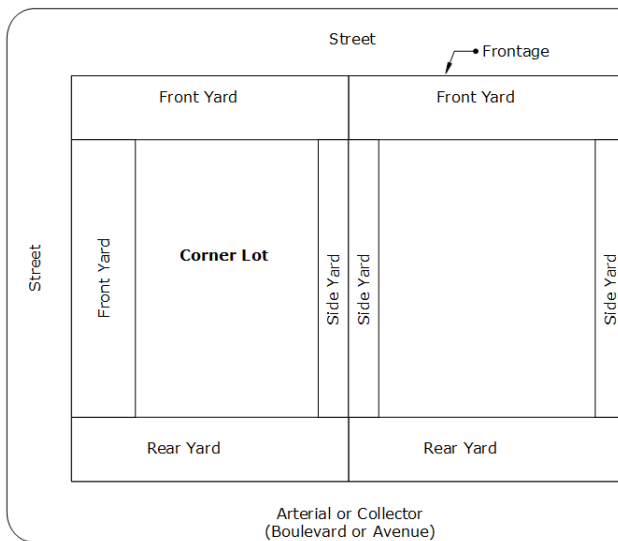
Trailer means a structure intended to provide accommodation to the travelling public and which is capable of being towed by a motor vehicle. Trailer includes a holiday camper and recreation vehicle but does not include a Manufactured home

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

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 width 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 Community Planning & Development



Yard, Rear means a yard extending across the full width of the site, depth of which is determined by required minimum rear yard setbacks in applicable zone. In the case of a corner lot, there may be no rear yard

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