

Section 14: Glossary

14.1 In this Bylaw:

above grade dwelling

means a dwelling unit(s) located on the first floor above grade or higher, which is typically located above a commercial unit(s);

accessory building

means a building which is subordinate or incidental to the principal use on the site;

accessory structure

means a structure, which may accommodate a use, that is subordinate or incidental to the principal use on the site;

accessory use

means a use which is subordinate or incidental to the principal use on the site;

aircraft assembly and service

means the use of land, buildings or structures for the assembly, repair, or maintenance of aircraft and aircraft related items;

aircraft sales, charters, rentals and service

means the use of land, buildings or structures for the sale, charter or rental of aircraft, and may include incidental maintenance services, and the sale of parts and accessories;

airport

means the use of land, buildings or structures for the arrival, departure, or any other management or movement of commercial aircraft, passengers, or cargo, certified under Part III of the Civil Aviation Regulations, formally designated Prince Albert (Glass Field);

airport terminal

means a building or structure, located at a certified airport, where cargo and passengers are transferred between ground and air transportation. This may include accessory uses such as offices, restaurants, and retail uses, which provide additional support or amenity to the traveling public;

amenity space

means an area such as a patio, balcony, roof top terrace, deck, courtyard or designated internal building space provided for exclusive use by tenants as on-site recreational space;

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animal care service

means land, a building, or a portion thereof, used for training, grooming, or the temporary keeping, which does not include overnight accommodation, of domestic animals;

animal shelter

means land, building, a structure, or a portion thereof, that is used for the care of lost, abandoned, abused or neglected animals;

Approving Authority

means the Development Officer or the Council of the City of Prince Albert, as the case may be;

aquaculture facility

means the use of land, a building, or a portion thereof, for the breeding or raising of fish or shellfish, and where the fish or shellfish may be processed, packaged, tested, stored or shipped;

asphalt, aggregate or concrete plant

means the use of land, a building, a structure, or portion thereof, for the preparation and production of asphalt, aggregate, or concrete, or another similar product, and may include sorting and stockpiling of similar materials;

athletic and recreational facility

means the use of land, a building, or a portion thereof, for athletic, recreational or leisure activities, which may include swimming pools, skating rinks, arenas, gymnasiums or similar facilities;

auto wrecking and salvage yard

means the use of land, a building, a structure, or a portion thereof, for the storage, dismantling, crushing, or selling of dilapidated, damaged, inoperable or obsolete vehicles, and their parts;

awning

means an overhead shelter supported entirely by the exterior wall of a building, which is typically composed of non-rigid materials except for the supporting framework;

awning sign

means a sign that is printed, painted or stenciled on the covering material of an awning;

bed and breakfast home

means a portion of a dwelling unit that is used by the owner for the purpose of providing, for remuneration, temporary sleeping accommodations and one meal per day to guests;

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billboard

means a poster panel freestanding sign that is only allowed in specific locations for the purposes of providing third party advertising;

bingo hall

means a building, or portion thereof, where bingo games are held on three (3) or more days in any one calendar week;

boarding house

means a building that provides sleeping accommodations for five (5) or more boarders, exclusive of the receiving family and which includes shared cooking facilities;

brewing and distilling

means a building where beer, wine, spirits and other alcoholic beverages are manufactured, and may include:

- a) areas and facilities for the storage, packaging, bottling, canning and shipping of products made;
- b) a private hospitality area where products made on-site are provided to a private group for tasting and consumption as a special event, and may include the preparation of food items; and
- c) the retail sale of products made on the premises for the consumption on or off premises;

buffering

means the provision of a landscaped area along the perimeter of a site for the purposes of creating a physical barrier from the abutting sites. This may include the use of fences, trees, or other vegetation to provide additional screening;

building

means any structure used or intended for shelter or accommodation and consists of a roof supported by walls or columns;

building height

means the maximum vertical distance between final grade to the eave line of a building. In the case of a Quonset type structure where the roof line is an inversed u-shape, the building height shall be the maximum vertical distance between the final grade and the highest point of the structure;

building supplies and products

means the use of land, a building, structure, or a portion thereof, for the sale and outdoor storage of typical building or construction materials, products and supplies. This may also include the sale and rental of products and equipment related to the materials, products and supplies being sold;

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bulk fuel

means the use of land, buildings, structures, or a portion thereof for the outdoor storage and wholesale of large quantities of petroleum or other fuel products;

business complex

means a multi-unit building, with shared parking and site access, constructed for the purposes of providing individual, leasable units to two (2) or more tenants;

business group

means a site containing two (2) or more buildings, with shared parking and site access, constructed for the purposes of providing individual, leasable units to multiple tenants;

campground

means the use of land, buildings, structures, or a portion thereof, for the purpose of providing temporary, individual, rentable spaces for the public, utilizing recreational vehicles or tents, and may include an administration building, as well as laundry, washroom, waste disposal, and other related facilities;

cannabis production facility

means a building, or a portion thereof, regulated by provincial and federal legislation, used to grow, cultivate, process, test, manufacture, package, store or ship cannabis or cannabis products;

cannabis retail store

means a building, or a portion thereof, used to display and sell cannabis, cannabis products, and may include the sale and display of related accessories and ancillary items;

cannabis wholesale facility

means a building, or a portion thereof, regulated by provincial legislation, used for the storage and shipment of wholesale cannabis or cannabis products;

canopy

means a roof construction or cantilevered roof free of enclosing walls;

canopy sign

means a sign that is specifically incorporated into or printed on a canopy;

cantilever

means a structural feature that projects out from the side of a wall or building that is supported at one end only;

cardlock

means the use of land, buildings, or a portion thereof, for the retail sale of fuel to commercial trucks or large motor vehicles, and may be operated without an attendant;

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casino

means the use of a building for a gaming establishment, licensed by the Province of Saskatchewan, operating slot machines, table games, video lottery terminals, and other related games of chance, but does not include a bingo hall;

catering service

means the use of a building, or a portion thereof, for the preparation and storage of food, which is then delivered for consumption. This use may include specialized cooking and refrigeration equipment, and delivery vehicles may be located within or outside of the building;

cemetery

means the use of land, buildings, or a portion thereof, for the internment of the deceased, which may include accessory uses such as a columbarium, but shall not include a crematorium;

child care centre

means the use of a building, or a portion thereof, for the provision of care and supervision to twelve (12) or more children at any one time, pursuant to the provisions of the *Child Care Act, 2014*;

City Council

means the Council of The City of Prince Albert;

The City of Prince Albert, or City of Prince Albert or City

means the urban municipality of The City of Prince Albert or the land lying within the corporate limits of The City of Prince Albert, as the context so requires;

clearance

means the vertical distance between the lowest part of a sign and the finished grade;

commercial entertainment establishment

means the use of a building, or a portion thereof, for providing entertainment or amusement, with or without a fee, where food and non-alcoholic beverages may be prepared and consumed on-site;

commercial service establishment

means a building, or portion thereof, used for the provision of services to businesses or households, including appliance repair, upholstery, graphic design and printing, laundromats, shoe repair, dry cleaning, and other similar services;

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common line

means an established, visual setback, based on the location of buildings on abutting sites. The common line shall be established as follows:

- a) for a site that abuts one other site, the setback distance, or common line, shall be the same as the setback distance as measured from the property line to the principal building of the abutting site;
- b) for a site that has sites abutting it on either side, the setback distance, or common line, shall be the average of the two setback distances, as measured from the property line to the principal building, calculated for each abutting site;

communal amenity space

means the a specific space, a courtyard, roof top terrace or other similar site feature used exclusively by tenants of the building as communal, on-site, recreational space;

communication tower

means a structure, or a part thereof, used for the broadcasting of information through various radio frequency signals;

community garden

means the use of land, or a portion thereof, for growing and harvesting fruits, plants, vegetables, or ornamental crops such as flowers;

community workshop

means the use of land, a building, structure, or a portion thereof, for the small scale production of furniture and household items, by a community organization;

convent

means the use of a building, or a portion thereof, as a residence, operated as a single housekeeping unit solely by and for a group of individuals who have professed vows in a religious order;

corner site

means a site at the intersection or junction of two or more streets;

corner visibility triangle

as defined in the City of Prince Albert Traffic Bylaw;

correctional institution and related facilities

means the use of land, a building, structure, or a portion thereof, for the purpose of detaining, treating and rehabilitating individuals who are in the lawful custody of the government of Saskatchewan or Canada, and which may include penitentiaries, prisons, jails, mental health institutions, remand centres, and other related corrections services;

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courthouse

means the use of a building, or portion thereof, where courts of law are regularly held;

crematorium

means the use of a building, or a portion thereof, for the preparation and cremation of the deceased, that may also provide services such as the preparation for burial and the carrying out of funeral services;

custodial care facility

means a facility for the temporary detention or open custody of persons pursuant to the provisions of *The Young Offenders Act (Canada)*, *The Summary Offences Act (Saskatchewan)*, *The Corrections and Conditional Release Act (Canada)*, or a community training resident as defined in *The Corrections Act (Saskatchewan)*;

dangerous goods

means any product, substance, organism or similar, included by its nature or by the regulations contained in the schedule to *The Transportation of Dangerous Goods Act (Canada)* or *The Dangerous Goods Transportation Act (Saskatchewan)*;

density

means the number of dwelling units on a site expressed in dwelling units per site;

development

means the carrying out of any construction, site work, or other operations in, on or over land, or the making of any material change in the use or intensity of the use of any building or land;

development officer

means the City of Prince Albert Director of Planning and Development Services, or anyone authorized by the Director of Planning and Development Services, to administer this Bylaw;

development permit

means a document authorizing a development, issued by a Development Officer or the Council of the City of Prince Albert, pursuant to this Bylaw;

digital sign

means a type of sign that displays digital images, graphics, text, animation or other information. These signs are capable of storing or displaying multiple formats and at varying intervals;

discretionary use – council

means any form of development, that shall be considered, approved or denied by a resolution of Council, with or without additional development conditions;

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discretionary use – development officer

means any form of development, that shall be considered, approved or denied by a Development Officer, with or without additional development conditions;

drinking establishment

means the use of a building, or a portion thereof, for the on-site sale and consumption of food and alcohol, which is licensed by the Saskatchewan Liquor and Gaming Authority, and that may have a space for the provision of entertainment or dancing up to a maximum of 15 square metres in area;

drug store

means the use of a building, or a portion thereof, for the storage, sale and distribution of medicines and related medical items, but does not include methadone;

dwelling group

means a group of two (2) or more residential buildings that occupy the same site, and where the form of residential development comprising the dwelling group is an allowed use in the subject zoning district;

dwelling unit

means a suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities;

eave line

means the line formed by the intersection of the wall and roof of a building;

elementary school

means the use of land, a building, or a portion thereof, that is publicly funded or subsidized, for the assembly, education, training or instruction of children from pre-kindergarten to grade 9;

excavating, stripping and grading

means the grading or disturbance of land, clearing of vegetation or any similar activity;

family child care home

means an accessory use to a one unit dwelling where child care services are provided to not more than eight (8) children at any one time, pursuant to the provisions of the *Child Care Act, 2014*;

fascia sign

means a sign or individual letters or numbers, attached, marked, painted or inscribed on or otherwise affixed to the face of a building wall;

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feature sign

means an identification sign, which may have a civic address, building name, business name, or a subdivision name, and may include numbers, symbols or logos;

federal

means The Government of Canada or an agency of the Government of Canada;

fence

means a vertical physical barrier constructed to provide visual screening or to prevent unauthorized access;

financial institution

means the use of a building, or a portion thereof, for banks, credit unions, trust companies, and treasury branches, but does not include payday loans, pawnshops or businesses that offer financing for products sold;

fleet service

means the use of land, a building, structure, or a portion thereof, for the keeping, dispatching, storage and repair of buses, couriers, limousines, taxis or other similar vehicles which may include administrative offices or other related activities. This does not include the production, display or sale of vehicles;

flood fringe

means the portion of the Flood Plain located outside the Flood Way and where the waters in the flood are projected to be less than a depth of one metre or a velocity of metre per second;

flood plain

means the flood prone area as shown on Schedule 16.1.9 in the City of Prince Albert Official Community Plan;

flood proofing – dry

means a building that is protected against flood waters whereby all areas below the safe building elevation are made to resist major water intrusion;

flood proofing – wet

means a building that is protected against flood waters whereby flood waters are intentionally allowed into the building to minimize water pressure on the structure;

flood way

means the portion of the Flood Plain adjoining the channel where the waters levels in a flood event are projected to meet or exceed a depth of one metre or a velocity of one meter per second;

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food bank

means the use of a building, or a portion thereof, which is operated by a non-profit organization, to collect, store and distribute food and other goods to individuals or groups;

food kiosk

means a small building or structure where food and beverages are provided for immediate consumption, which may include a small seating area, but shall not have a drive-through service;

foundation

means a system or arrangement of foundation units through which the loads from a building are transferred to supporting soil or rock;

freeboard

means a 0.5 metre measurement that is added to the Estimated Peak Water Level;

freestanding sign

means a sign supported by a permanent structure with one or more uprights, braces or pylons, and which stands independently of a building;

front yard

means the area of a site, bound by the front of the principal building and the front and side property lines;

frontage

means the length of a property, shared with a street or right-of-way, that is considered the front of the property. In a case where more than one (1) property line abuts a street or right-of-way, the frontage shall be determined by the Development Officer;

fuel production facility

means the use of land, a building, structure, or a portion thereof, for the processing or production of fuel sources. This may include the on-site storage of fuels, fuel products, and other related items or equipment;

funeral home

means the use of a building, or a portion thereof, for organizing and conducting funeral services, where the deceased may be prepared for burial or cremation and which may include a columbarium. This use may also include on site cremation services, which cannot emit any noxious or offensive gasses, smells or smoke;

garage suite

means a self-contained dwelling unit that may be at or above grade, which is located within a detached garage or similar accessory building;

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garden centre

means the use of land, a building, or portion thereof, for the retail sale of plants and associated landscaping and gardening supplies, but does not include a plant nursery;

gas bar

means the use of land, a building, structure, or a portion thereof, where automotive fuels are sold, which may include the sale of vehicle accessories and products, and miscellaneous food and beverage items;

grade

means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions need not be considered in the determination of average levels of finished ground;

grocery store

means the use of a building, or a portion thereof, that is 375 square metres or more in area, where fresh or packaged food and daily household items are sold, which may include the preparation of food and non-alcoholic beverages;

gross floor area

means the sum of the total, horizontal floor area of a building or use within a building, measured at each floor level. All dimensions shall be measured from the exterior faces of the exterior walls;

group family child care home

means an accessory use to a one unit dwelling where child care services are provided to not more than twelve (12) children at any one time, pursuant to the provisions of the *Child Care Act, 2014*;

habitable space

A space in a building that is used for living, sleeping, eating, or cooking. Bathrooms, closets, halls, recreation space, storage or utility spaces, and similar areas are not considered habitable space.

health clinic

means the use of a building, or a portion thereof, where a licensed practitioner provides human health services that are preventative, diagnostic, therapeutic or rehabilitative, without the provision for overnight accommodation;

health club

means the use of a building, or a portion thereof, for the provision of active recreation or physical training space, which may include one or both of the following:

- a) activities such as aerobic exercise, walking, running, the use of exercise equipment, game courts or other similar activities; or

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- b) classes to train participants in a specific sport or discipline, including karate, dance, yoga, or another similar activity;

home based business

as defined in the City of Prince Albert Business License Bylaw;

hospital

means the use of a building, or a portion thereof, for the provision of health care services by licensed physicians, nurses, and other health care personnel, which includes inpatient, outpatient, short and long term care, diagnostic, laboratory, and surgical services, and which may include services for the treatment of mental health, and drug rehabilitation;

hostel

means the use of a building, or a portion thereof, for the provision of temporary, single or group style accommodations to the public, for remuneration, typically for one (1) week or less;

hotel

means the use of a building, or a portion thereof, for the provision of temporary accommodations to the public, and may include additional facilities and services such as assembly areas, banquet halls, recreational facilities, and other related food and service uses;

industrial equipment sales and service

means the use of land, a building, structure, or a portion thereof, for the sale, rental or service of heavy vehicles, machinery or mechanical equipment that is typically used in heavy industrial or agricultural operations;

industrial service establishment

means the use of land, a building, structure, or a portion thereof, for the repair of industrial items, which includes functions such as welding, sandblasting, machining, forging, and other similar uses, and which may also provide for the outdoor storage of related equipment and supplies;

infill

means the development or redevelopment of a vacant site following the completion of the initial development of the area;

inner city

means the portion of the city lying within the area bound by 6th Avenue East, 6th Avenue West, the North Saskatchewan River and 19th Street East and West;

intensive agriculture

means the use of buildings or structures for the production of crops using hydroponic techniques, or by use of intensive irrigation and fertilizer application;

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interior site

means a development site that is flanked on either side by development sites;

kennel

means the use of land, a building, or a portion thereof, for the keeping and overnight boarding of domestic animals and includes the use of outdoor enclosures, pens, runs or exercise areas, and which may include the sale of products relating to the services provided;

landing

means a platform or a level surface extending horizontally from a building that provides direct access to an entry door direct access from grade;

landscaped area

means the portion of a site that is required to be landscaped with hard or soft surfaces, such as grass, rock, flowers, shrubs, trees, etc., and does not include pools, drive aisles, parking areas, or boulevards;

landscaping

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

- a) soft landscaping consisting of vegetation such as trees, shrubs, hedges and grass;
- 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 consisting of wing walls, sculptures and similar structures;

large vehicle wash

means the use of a building, or a portion thereof, for the washing of motor vehicles with a gross vehicle weight greater than 5,000 kilograms, and may include full service, automatic, or hand operated facilities;

licensed commercial entertainment establishment

means the use of a building, or a portion thereof, for providing entertainment or amusement, with or without a fee, and where food and alcoholic beverages may be prepared and consumed. This may include activities such as a bowling alley, billiard parlour or amusement arcade, but does not include a bingo hall;

licensed restaurant

means the use of a building, or a portion thereof, for the preparation and sale of food and alcoholic beverages, for on-site consumption, which is licensed by the Saskatchewan Liquor and Gaming Authority;

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lift

means a powered device designed to raise an occupant in order to overcome a step or similar vertical barrier;

liquor store

means the use of a building, or a portion thereof, for the sale of alcoholic beverages that are consumed off-site, which does not include a drive-through service, and which is licensed by the Saskatchewan Liquor and Gaming Authority;

loading space

means a designated parking space for a vehicle providing services to the principal use or where loading and unloading of goods and equipment may occur;

loading zone

means a designated area of a site where a vehicle providing services to the principal use loads and unloads goods and equipment;

lot

means a legal parcel of land under one ownership;

lot area

means the entire area contained within the boundaries of a lot as shown on a plan of subdivision or described in a certificate of title;

lot coverage

means that portion of the lot area covered by buildings or structures;

lot width

means the width of a lot where it abuts a street, except for irregular lots where it is measured across at the minimum front yard setback;

manufacturing, processing and assembly

means the use of land, a building, structure, or a portion thereof, for the processing, manufacturing, assembly, and storage or distribution of goods, products or equipment, and may include an indoor display of products for sale, an office, technical or administrative support, or any operation considered necessary for the use;

manufacturing, processing and assembly – dangerous goods

means the use of land, a building, structure, or a portion thereof, for the handling, processing, manufacturing, assembly, storage, and distribution of products or equipment that may be considered dangerous according to the schedule to *The Transportation of Dangerous Goods Act (Canada)* or *The Dangerous Goods Transportation Act (Saskatchewan)*, which may include an indoor display of products for sale, an office, technical or administrative support, or any operation considered necessary for the use;

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methadone dispensary

means the use of a building, or a portion thereof, for the dispensing of medicines, specifically including methadone, which may include the sale of other medical products;

minister

means the Minister of Government Relations or the Deputy Minister of Government Relations in the Province of Saskatchewan;

mobile home

means a dwelling unit that conforms to Canadian Standards Association's (CSA) Standard No. Z240 for mobile homes or to such standards as may have been defined by the CSA for mobile homes at any time subsequent to the definition of the standard set out as Z240;

motel

means the use of a building, group of buildings, or a portion thereof, for the provision of temporary accommodations to the public. Each separate, sleeping unit, shall be provided with its own exterior access, which is typically located immediately adjacent to an associated parking space;

multi-unit dwelling

means a building with a maximum of three (3) storeys, which contains three (3) or more dwelling units;

multi-unit high rise dwelling

means a building with more than three (3) storeys, which contains three (3) or more dwelling units;

multi-vehicle car wash

means the use of a building, or a portion thereof, for the full service, automatic, or hand operated washing of motor vehicles with a gross vehicle weight equal to or less than 5,000 kilograms, where more than one vehicle may be washed at one time, and where items related to the use may be sold;

municipal

means anything pertaining to The City of Prince Albert;

mural

means a graphic design or artwork, painted directly onto a building or structure, which does not constitute any type of sign;

night club

means the use of a building, or a portion thereof, for the sale and consumption of liquor, where entertainment is provided in the form of a dance floor, live music or live performances and where food may be prepared and sold for on-site consumption;

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non-intensive agriculture

means the use of land, a building, structure, or a portion thereof, for the production of field crops or for grazing livestock, and where trees and shrubs may be intensively grown;

office

means the use of a building, or a portion thereof, for the operation of a professional, management, administrative or consulting business, or any other similar service, to either a select clientele, or with limited contact with the public at large;

one unit dwelling

means a detached building containing a single dwelling unit, which shall not include mobile homes;

outdoor storage

means the use of land, or a portion thereof, for the storage of items outside a building or structure;

outer city

means the portion of the city lying outside the area defined as inner city;

owner

means the assessed owner as designated in the assessment rolls of The City of Prince Albert, or the registered owner on record with Information Services Corporation;

parking at grade

means the use of land, or a portion thereof, for the short term parking of vehicles at grade;

parking lot

means the use of land for the temporary parking and maneuvering of typical motor vehicles;

parking space

means a portion of a site that is designated and intended for the individual use of a typical motor vehicle;

parking structure

means the use of a building, structure, or a portion thereof, for the short term parking of vehicles at, below or above grade;

parks and playgrounds

means the use of land, or portion thereof, for active or passive public recreation and that may include the use of natural or artificial landscaping, playing fields and any associated buildings or structures;

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pawn shop

means the use of a building, or a portion thereof, for the sale or pawn of items, and where more than 10 pawn transactions per month are conducted, in accordance with *The Pawned Property (Recording) Act*;

payday loan

means the use of a building, or portion thereof, used for the advancement of money in exchange for a postdated cheque, a pre-authorized debit or a future payment of a similar nature, but not for a guarantee, suretyship, overdraft protection or security on property and not through a margin loan, pawnbroker, a line of credit or credit card;

permitted use

means any form of development, that shall be considered, approved or denied by a Development Officer;

person

means an individual, corporation, partnership, sole proprietor or any combination of these;

personal service establishment

means the use of a building, or a portion thereof, for the grooming of persons, which includes the sale of related products and accessories. This use may include hairdressers, beauty salons, tanning salons, and tattoo parlours, but does not include any use that would fall under health clinic;

place of worship

means the use of a building, or a portion thereof, where people assemble for religious or spiritual purposes, which includes rooms for administrative functions, child care services, classrooms for religious instruction, a kitchen and eating areas, recreation facilities, and may include a single a dwelling unit known as a parsonage;

plant nursery

means the use of land, a building, structure, or a portion thereof, for the cultivation, harvesting, packaging, storage or shipping of produce or landscaping plants, and where gardening or gardening related supplies, equipment or materials may be displayed and sold;

post office

means the use of a building, or portion thereof, for the collection and distribution of mail and parcels, which may include the sale of stamps, packaging materials, and other items necessary, and shall be considered separately from a fleet service;

post-secondary school

means the use of land, a building, structure, or a portion thereof, that is publicly funded or subsidized, for the assembly, education, training or instruction of adults, which includes colleges, universities, technical or vocational institutions;

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principal building

means a building that accommodates the principal use of a site;

principal use

means the main use of a building or site as listed in each zoning district;

private amenity space

means an area such as a balcony, deck, or other similar structure associated with a single dwelling unit, for private, on-site, recreational space;

private care home

means an accessory use to a dwelling unit that is licensed by the province to provide 24 hour care for up to and including five (5) persons, exclusive of receiving family, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living;

private day care home

means an accessory use to a dwelling unit that may be licensed by the province to provide day care for up to and including five (5) persons, exclusive of receiving family, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living without the provision of overnight accommodation;

private hangar

means the use of a building, structure, or a portion thereof, owned or rented by an individual or company for the purpose of storing, cleaning, and the incidental repair of aircraft owned or rented by the same individual or company;

private school

means the use of land, a building, or a portion thereof, which meets provincial requirements, but does not secure the majority of its funding from taxation or any government agency, for elementary, secondary, post-secondary or other forms of education and training. This may include vocational and commercial schools, or other similar schools;

projection sign

means a sign that is attached to an exterior building wall and projects outward from the face of the building wall;

property line

means a legal boundary of an area of land;

protective & emergency services

means the use of land, a building, structure, or a portion thereof, where police, fire, ambulance or other emergency services are provided for the protection of persons and property from injury, harm or damage, which may include storage of emergency equipment and vehicles, detention cells, living quarters, and offices;

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provincial

means the Government of the Province of Saskatchewan or an agency of the Government of the Province of Saskatchewan;

public assembly

means the use of land, a building, structure, or a portion thereof, by the general public for cultural, social, or community purposes, which may include auditoriums, community halls, libraries, museums, and art galleries;

pulp and paper mill

means the use of land, a building, structure, or a portion thereof, for the collection and storage of wood chips or other plant fiber sources that are to be converted into a secondary fiber product, which can be shipped to a paper mill for further processing;

rail yard

means the use of land, a building or structure, or a portion thereof, having a network of railway tracks and locations for the storage and maintenance of railcars and engines;

ramp

means an inclined plane installed in addition to or instead of stairs to allow ease of access to a building;

rear yard

means the area of a site, bound by the rear of the principal building and the side property lines;

recreational vehicle

means a type of vehicle, which may or not may be motorized, that may provide temporary living or sleeping accommodations, and which may be required to be pulled by a motor vehicle. This may include a motor home, fifth wheel travel trailer, tent trailer, quad, snow machine, or other similar vehicle;

recycling depot

means the use of land, a building, structure, or portion thereof, for the collection, sorting and temporary storage of recyclable household materials such as bottles, cans, plastic containers, paper and paint, and may include machinery used for compaction;

research and development facility

means the use of land, a building, structure, or a portion thereof, for conducting research or for creating or improving existing services or products, but does not include the sale of retail or wholesale products;

Glossary

residential care facility

residential care facility means the use of a building, or a portion thereof, that may be licensed by the province to provide 24 hour staffed care, in a residential setting, for people who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living;

residential care home

means an accessory use to a dwelling unit that is licensed by the province to provide 24 hour care for up to and including nine (9) persons, exclusive of staff or receiving family, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living;

residential day care facility

means the use of a building, or a portion thereof, which may be licensed by the province to provide day care for people in need of personal services, supervision, or assistance essential for sustaining the activities of daily living without the provision of overnight accommodation;

residential day care home

means an accessory use to a dwelling unit that may be licensed by the province to provide day care for up to and including nine (9) persons, excluding receiving family, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living without the provision of overnight accommodation;

restaurant

means the use of a building, or a portion thereof, for the preparation and sale of food, which may be consumed on or off-site, and which may include drive-through services;

retail store

means the use of a building, or a portion thereof, for the display and sale of merchandise to the public, including the storage of merchandise within the building in quantities sufficient to supply the establishments daily needs and which may include a grocery store up to 375 square metres in area;

roof sign

means a sign that is mounted on or above the roof of a building;

sand and gravel yard

means the use of land, a building, structure, or a portion thereof, for the extraction and storage of earth, clay, gravel, sand, stone or other forms of aggregate;

screening

means the total or partial, visual concealment of a building, structure or activity by a fence, wall, berm and/or soft landscaping;

Glossary

secondary school

means the use of land, a building, or a portion thereof, that is publicly funded or subsidized, for the assembly, education, training or instruction for grades 6 to 12;

secondary suite

means a self-contained dwelling unit that is accessory to and located within a one unit dwelling or subdivided, two unit dwelling. The exterior of a one unit dwelling or subdivided, two unit dwelling containing a secondary suite is expected to be developed in a manner that is typical to the principle building type, ensuring it does not appear to be, or function like, a multiple-unit dwelling;

shelter

means the use of a building, or a portion thereof, for the temporary housing and support of those who are vulnerable, homeless, or are in need of emergency short term accommodation;

shipping container

means a prefabricated container or box specifically constructed for the transport of goods by rail, ship or transport truck, and shall be considered a type of accessory building or structure when used for any other purpose than the transporting of goods. A shipping container does not include semi-trailer units, truck boxes, portable construction site units or any similar type of conveyance;

shopping centre

means a building, located on a single lot, which contains multiple, leasable, commercial units, as well as other related services which share facilities such as on-site parking, hallways, public washrooms, eating areas and common entrances/exits;

side yard

means the area of a site bound by the front and rear of the principal building, and the side property line;

sign

any device which is placed on or affixed to a building, structure or land intended for the advertising or calling attention to any person, matter, object or event;

sign face

means the entire area or surface of the sign containing advertising, letters, numbers or symbols;

sign permit

means a document authorizing the placement of a permanent sign issued pursuant to this Bylaw;

single vehicle car wash

means the use of a building, structure, or a portion thereof, for the provision of full service, automatic or hand operated washing of motor vehicles with a gross vehicle

Glossary

weight equal to or less than 5,000 kilograms, which contains a single wash bay that is only capable of washing one vehicle at a time;

site

means a single area of land, devoted to a certain use, which may be occupied by a building or group of buildings;

site plan review

means the Administrative review completed by the Development Officer when alterations are proposed to a site that may impact parking, vehicle circulation, or any site feature;

social club

means the use of a building, or a portion thereof, by members of a group, club or organization to participate in passive recreational, social or cultural activities, which may include rooms to hold meetings, events and classes, or provide space for the consumption of food and alcohol, but does not provide for uses that would be considered a health club;

special care facility

means the use of a building, or a portion thereof, for the rehabilitation of individuals, with or without the provision of overnight accommodation, which include facilities that provide mental health care, drug rehabilitation and detoxification treatment centres;

street townhouse

means a residential building constructed in the typical townhouse style, containing three (3) or four (4) dwelling units that have individual, at grade exterior access and are separated by party walls. The dwelling units may have the ability to be subdivided along the party walls;

storage facility

means the use of a building, structure, or a portion thereof, for the provision of leasable space for the indoor storage of personal items, goods, merchandise, equipment or materials, which may include an administrative office associated with the use;

storage yard

means the use of land, or a portion thereof, for the provision of leasable space for the outdoor storage of personal items, goods, merchandise, equipment or materials, which may include an administrative office associated with the use;

storey

means that portion of a building that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it;

Glossary

street

means a boulevard, square, right-of-way, road allowance, or highway that is vested in the name of Her Majesty, or is set aside for such purposes. This may include bridges or similar forms of public improvement erected upon or are in connection with a street;

structure

means anything erected or constructed, the use of which requires the temporary or permanent location on, or support of, the soil or attachment to something having permanent location on the ground or soil. This does not include pavements, curbs, sidewalks, or open air, hard surfaced areas located on ground level;

suite

means a single room or series of rooms of complementary use, operated under a single tenancy, and includes dwelling units, individual guest rooms in motels, hotels, boarding houses, or dormitories as well as individual stores and individual or complementary rooms for business and personal services occupancies;

take-out food service

means the use of a building, or a portion thereof, for the preparation and sale of food, for consumption primarily off-site, but may include limited seating space for on-site consumption;

tandem parking

means two (2) parking spaces that are provided, one in front of the other, with a common or shared point of access to the drive isle;

temporary use

means a use that is established for a fixed period of time, and that is to be discontinued upon the expiration of the time period specified for that use;

theatre

means the use of a building, or a portion thereof, for the viewing of motion pictures, or live performances of theatre, music or dance provided to the general public, which may include the preparation and sale of food and beverages to be consumed on-site;

third party advertising

means a sign which directs attention to a business, commodity, or service that is conducted, sold or offered at a location other than where the sign is located;

two unit dwelling

means a building containing two dwelling units, each separated by a common wall;

use

means the purpose or activity that occupies or is maintained on a site or lot;

Glossary

utilities

means any one or more of the following:

- a) above or below grade systems for the distribution of gas (whether artificial or natural), electricity, cable, internet, telephone, or other similar services;
- b) facilities for the storage, transmission, distribution or supply of water;
- c) facilities for the collection, transmission or disposal of sanitary sewage; and
- d) storm sewage and related drainage facilities;

vehicle renting and leasing

means the use of land, a building, or a portion thereof, for the rental of automobiles, motorcycles, snowmobiles, boats, recreational vehicles, or other similar light vehicles, which may include cleaning, detailing or incidental maintenance;

vehicle sales

means the use of land, a building, or a portion thereof, for the sale of automobiles, motorcycles, snowmobiles, boats, recreational vehicles or other similar vehicles, which may include cleaning, detailing, incidental maintenance, service and sale of parts;

vehicle service

means the use of land, a building, or portion thereof, for the servicing, repair and painting of automobiles, motorcycles, snowmobiles, boats, recreational vehicles or similar vehicles;

veterinary clinic – large animal

means the use of a building, or a portion thereof, for the medical treatment of large animals and livestock, which may include indoor, overnight accommodation, and the sale of products related to the use;

veterinary clinic – small animal

means the use of a building, or a portion thereof, for the medical treatment of small animals, which may include indoor, overnight accommodation, and the sale of products related to the use;

veterinary hospital

means the use of land, a building, structure, or a portion thereof, for the medical treatment of all animals, which includes either indoor or outdoor, overnight accommodation, and which may be a part of a learning hospital or another post-secondary education institution;

warehousing and wholesale

means the use of a building, structure, or a portion thereof, for the storage of wholesale goods and materials, and where goods, materials or other commodities are sold to retailers for the purpose of carrying on any trade or business;

Glossary

waste water treatment plant

means a facility owned and operated by the City which treats sewage and other waste water and stores the treated water prior to disposal;

water treatment plant

means a facility owned and operated by the City which treats raw water and stores the treated water prior to distribution;

wetland

means a low-lying area covered by water often enough to promote and support the growth of aquatic plants and animals for part of their life cycle. Included as part of a functional wetland are the transitional vegetative zones which separate the wetland from adjacent uplands;

yard

means an unoccupied space open to the sky on the same site with a building or structure;

zone or zoning district

means an area of land located within the municipality that is governed by a specific set of requirements and regulations, which are contained in this Bylaw.

(16 of 2020, s.1tttt. to 1ooooo.; 1rrrrr; 13 of 2022, s.1nnn to yyy; 2 of 2023, s.1ee & ff.; 19 of 2024, s.1ww. to yy.; 21 of 2024, s.1e.; 4 of 2025, s.1)