5. Definitions (from Land Use Bylaw)

- **Abutting** means, but not limited to site, street, internal drive aisles, sidewalks, parking, and amenity space that is next to, touching, having a boundary or portion of but not over lapping the common property line.

- **"access"** means an area that serves as the physical connection between a site and a public roadway;

- **"accessory"** means subordinate, incidental to and exclusively devoted to a principal use or principal building;

- **Accessory structure** means, a structure detached from a principal building located on the same lot and is incidental and subordinate to the principal building or use. Some examples of accessory structures includes but not limited to: freestanding exterior air conditioner units, fixed outdoor fire pit, barbecue, outdoor fireplace, stove; shed; gazebos; pool, radio or satellite antenna**.**

- **"Act"** means the Planning Act, RSA 1980 c P-9;

- **"adjacent site"** means a site that is contiguous to a site which is the subject of a development application and includes land that would be contiguous if not for a public roadway, public utility lot, public utility right-of-way, rail right-of-way, river, stream or sidewalk;

- **"adjoining site"** means a site that is contiguous to another site along a common property line;

- **"adult entertainment facility"** means

  (a) a development or part thereof where, for any consideration, live performances are held, the central feature of which is any specified act or specified body area;

  (b) any cinema where motion pictures, videotapes, video disks, computer disks, or similar electronic, photographic, or computer software reproductions are shown or displayed, the central feature of which is any specified act; or

  (c) any development where the main feature of more than 50% of the inventory of the business is used to display, for sale or rent, any items the central feature of which is:

    (i) any specified act or specified body area; or

    (ii) items which simulate or are reproductions of any specified body area.

  Typical uses are adult mini theatres, strip clubs or shows, peepshows and adult video stores;

- **"agriculture"** means the cultivation of the soil for the growing of a crop or the raising of livestock, but does not include intensive agriculture;

- **Amenity space** means, a natural or created feature that enhances the aesthetic quality or visual appeal of a property, place or area, and makes it more attractive or satisfying. An amenity could include: courtyard, patio, seating area, pedestrian plaza with benches, landscaped picnic area, or benches and shelters for transit stops.

- **"amusement arcade"** means a development where 5 or more mechanical or electronic games are provided for public entertainment for any consideration, but does not include adult entertainment, casino or bingo;

- **"animal service"** means a development located within an enclosed building used for the accommodation, boarding, breeding, grooming, impoundment, training and sale of small domestic animals including, but not limited to, cats and dogs, but does not include intensive agriculture;

- **"apartment building"** means a single building containing 3 or more dwelling units with a common entrance from the exterior, but does not include any other type of multiple dwelling unit building defined in this By-law;

- **Architectural projections** means, a part of the building design that encroaches into the required setback or forward of the required BTL. Examples of projections include roof overhangs, chimneys, awnings, canopies, cantilevered seating windows or ledges, balconies, exterior stairways, and elevated uncovered decks.

- **"auction facility"** means a development used for the auctioning of goods, motor vehicles and equipment including the temporary storage of such goods and equipment;

- **"automotive body and paint service"** means a development used for the service and repair of motor vehicle bodies, but does not include automotive wrecker;

- **"automotive sales and service"** means a development used for the sale, service and rental of motor vehicles, but does not include recreation vehicle sales or automotive body and paint service;

- **"automotive service"** means a development used for the

  (a) service and repair of motor vehicles;

  (b) the sale of gasoline, lubricating oils and other automotive fluids; or

  (c) any combination of the above,

  but does not include an automotive body and paint service, automotive sales or automotive specialty;

- **"automotive specialty"** means a development solely used for the service and repair of components of motor vehicles, but does not include an automotive body and paint service or an automotive service. Typical developments are a service shop for the following automotive components: brake, lubrication, muffler, rust proofing, transmission, wheel alignment and windshield;

- **"automotive wrecker"** means a development used for the storing, junking, dismantling or wrecking of 3 or more motor vehicles, not in running condition or parts of them;

- **"awning"** means a light, detachable, roof-like structure covered by fabric or other flexible material supported from a building by a fixed or retractable frame;

- **"bachelor suite"** means a dwelling unit in which all of the sleeping and living areas are combined in a single room;

- **"balcony"** means an exterior platform projecting from a wall and located adjacent to a doorway, and 4 m or greater in height from finished grade;

- **"bare land condominium unit"** means a bare land unit as defined in the Condominium Property Act, RSA 1980 c 22;

- **"barrier-free access"** means that a development, or parts thereof as specified in this By-law, can be used by persons with physical disabilities;

- **"basement"** means the lowest floor level of a building, located wholly or partly below the finished grade;

- **"bed and breakfast"** means a commercial development that forms an accessory use to a single detached house, semi-detached house or duplex and provides temporary sleeping accommodation and meals to persons who are not residents of the city but are visitors, but does not include a boarding house;

- **"berm"** means an elongated mound of earth a minimum of 1 m in height above the adjoining average finished grade designed to provide screening or noise attenuation within a development or between adjoining developments;

- **"bicycle parking station"** means part of a development designed to provide parking for bicycles;

- **"bingo hall"** means a development used for the playing of bingo;

- **block** means a unit of land bounded by streets or a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development.

- **Block face** means one side of a street where all lots share the same street frontage between two consecutive features intersecting that street. The features can be other streets or boundaries of standard geographic areas.

- **"boarding house"** means a commercial development located in a dwelling unit with common washroom facilities and used to provide sleeping accommodation or sleeping accommodation and meals to residents of the city. Typical uses include a rooming house and hostel;

- **"breezeway"** means a roofed structure that connects two buildings;

- **"broadcasting or motion picture studio"** means a development used for the production or broadcast of audio and visual programming including radio, television and motion picture programs;

- **"bulk oil and chemical storage"** means a development where refined or crude oil or liquid or solid chemical is stored outdoors;

- **"building"** includes anything constructed or placed on, in, over or under land including supporting structures of any type but does not include a highway or public roadway or a bridge forming part of a highway or public roadway;

- **"building frontage"** means a wall on the exterior of a building which faces a public roadway;

- **"building recess"** means a recessed area at finished grade that is created by an overhanging upper part of a building at the building frontage or by setting a portion of a building back from the front property line;

- **Building types** means specific structure types permitted in Form-based zones. See Part 14.

- **Build-to line (BTL)** means the established line on the street frontage of a lot to which the front facade of building type is to be built.

- **"business support service"** means a development used to provide any of the following services: printing, duplicating, binding or photographic processing, office maintenance services, secretarial services, security services, sale or rental of business equipment, service and repairs to office equipment and advertising;

- **"campground"** means a development used to provide outdoor spaces to the public for temporary accommodation in tents or recreation vehicles;

- **"canopy"** means a fixed structure that provides overhead shelter comprised of a roof and supporting structure that are attached to and extend from a building and includes a theatre marquee;

- **"cantilevered wall section"** means a projection of part of an exterior wall of a building not supported by a foundation wall. Typical examples are bow or bay window and room section;

- **"car wash"** means a development used for the cleaning of motor vehicles under 5000 kg in gross vehicle weight;

- **"carport"** means a roof structure, with a minimum 40% of its perimeter open and unobstructed, used to provide overhead shelter for a motor vehicle;

- **"catering service"** means a development where foods and beverages, to be served off the premises, are prepared for sale to the public;

- **"casino"** means a development used for the playing of games of chance, but does not include a bingo, or a drinking establishment in which less than 11 video lottery terminals are located;

- **Cemetery** means a place for the burial of graves, the placement of urns, or a memorial park.

"chemical processing" means a development used for processing and any related storing or warehousing of chemicals and petrochemicals. Typical uses include manufacturing of chemical products and tank farms;

- **"church"** means a development and any related meeting halls used for spiritual worship, but does not include a school;

- **"cinema"** means a development used to show motion pictures to the public for any consideration;

- **"City"** means the City of St. Albert;

- **Civic Spaces** means open public spaces or parks within the Form-based zones designed for public activity. See Part 16.

- **"cluster housing"** means a development of multiple dwellings other than apartment buildings and may include duplex and semi-detached dwellings located on a site or several such developments located on adjoining lots, which are designed to be architecturally integrated;

- **"commercial garbage container"** means a garbage container provided or used by a commercial garbage pick-up and disposal service;

- **"commercial school"** means a commercial development used for training and instruction in a trade, skill or service but does not include a "school". Typical developments are trade, secretarial, business, hairdressing, driver training, dancing, music or academic tutoring schools;

- **"community hall"** means a development that provides auditorium, banquet, exhibition, gymnasium, meeting or seminar facilities but does not include a bingo that operates for more than 3 days in a calendar year, an adult entertainment facility or a casino;

- **"compliance certificate"** means a document that may be issued by the Development Officer indicating that a building, as shown on documentation provided to the City, is located in accordance with the building setback requirements in this By-law at the time the certificate is issued;

- **"construction service"** means a development used to provide landscaping, electrical, plumbing, heating, painting, woodworking or similar contractor services to households or to general contractors, but does not include equipment rental;

- **Contiguous lots** means lots that are adjoining at the side property lines and connect in an unbroken sequence with the same Street Frontage as part of a Block.

- **"convenience store"** means a development for the retail sale of a variety of small goods required on a day-to-day basis by people living or working near the store. Typical uses include small food stores, milk stores and variety stores that sell confectioneries, foodstuffs, newspapers, magazines, non-alcoholic beverages and similar items;

- **"corner lot"** means a lot located at the intersection of two or more public roadways;

- **"Council"** means the Council of the City;

- **Courtyard** means, an open outdoor living space, unobstructed from the ground to the sky that is bounded on two or more sides by the walls of a building that is on the same lot.

- **"covered deck"** means a deck that has a roof over it and has more than 50% of its perimeter open to the outside;

- **Curvilinear street system** means a network of streets, often curving in nature, which is largely characterized by cul-de-sacs, crescents and other local access roads that limit through traffic and neighbourhood connectivity. Traffic is typically channeled from local streets to collector roads to arterial roads in a hierarchical system.

- **"day care facility"** means a development used to provide care and supervision, but not overnight accommodation, to 7 or more children or adults. Typical uses are day care centres, nursery schools and kindergartens;

- **"deck"** means a raised platform, normally attached to a dwelling unit, which projects beyond the principal building but does not include a balcony;

- **"detention or correction facility"** means a development used to hold, confine or to provide regulated or temporary residential facilities for young or adult individuals either awaiting trial on criminal charges or as part of the disposition of criminal charges, or released from custody under the supervision of the National Parole Board, a parole or probation Officer or similar authority. Typical uses are a remand centre, jail or half-way house;

- **"development"** means

  (a) an excavation or stockpile and the creation of either of them;

  (b) a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them;

  (c) a change of use of land or a building or any act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or

  (d) a change in the intensity of use of land or a building or any act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building;

- **"development permit"** means the document issued by a Development Officer, or by Council in a Direct Control District, under this By-law or any previous land use by-law and includes any plans or conditions of approval;

- **"direct lighting"** means artificial illumination focused on and limited to a specific area on the site for which the lighting is provided;

- **"drinking establishment"** means a development licensed to serve alcoholic beverages for consumption on the premises and may include up to 10 video lottery terminals as an accessory use;

- **"drive-through business"** means a development, or part of a development, designed to serve customers remaining in their vehicles;

- **"duplex"** means a single building containing two dwelling units, located one above the other, each having a separate direct entrance from the exterior;

- **"dwelling unit"** means a self-contained residence comprising kitchen, washroom, living, and sleeping facilities with a separate private entrance from the exterior of a building or from a common hall, lobby or stairway inside a building, but does not include any part of a hospital, hotel, motel or recreation vehicle;

- **"emergency protective service"** means a development used as a firehall, police station or similar facility;

- **"emergency shelter"** means a development or part thereof used to provide individuals with temporary residential facilities based upon immediate and compelling need;

- **"enclosed deck"** means a deck that has a roof over it and has less than 50% of its perimeter open to the outside;

- **The Enclosure Ratio** means, the ratio of building height to the width across the fronting street between opposite building facades. Ratios of 1:3 to 1:2 are encouraged, while a 1:5 height-to-width ratio is discouraged. As a general rule, the tighter the ratio, the stronger the sense of human-scale.

- **Environmentally Sensitive Areas** means, an undisturbed or relatively undisturbed Natural Area which, because of its features, characteristics or ecological functions, is significant and is highly sensitive to most forms of disturbance (i.e. its values and functions would be significantly altered by natural and human-caused disturbance such as development of surrounding lands or human use of the site) as defined in the St. Albert Natural Areas Study.

- **"equipment rental"** means a development used to rent household or light equipment, but not motor vehicles, to the public;

- **Escape lanes** means an exit lane to allow vehicles to leave the stacking lane of a drive-through business without having to drive by the pick-up window.

- **"exhibition grounds"** means an outdoor facility used to host public events including rodeos, horseshows and exhibitions and any accessory structure used for spectator seating or viewing;

- **Facades** means the principal face of a building that engages with the street along the Street frontage (front wall).

- **"family day home"** means an accessory development within a dwelling unit or part thereof used to provide care and supervision, but not overnight accommodation, to more than 4 but less than 7 children or adults, including any children under the age of 5 who are otherwise permanent residents of the dwelling unit;

- **"fence"** means a vertical physical barrier constructed to provide visual screening or to enclose a lot, parcel or site;

- **"financial institution"** means a bank, brokerage company, treasury branch, trust company, credit union, finance company or similar institution;

- **"finished grade"** means the elevation of the ground at the exterior of a building when the construction of the building and landscaping are complete and as may be shown in an approved plan;

- **"fleet service"** means a development from which 4 or more motor vehicles are operated for the transportation of passengers or goods;

- **"flood fringe"** means the area depicted as the designated flood fringe in the Flood Information Map-City of St. Albert which forms part of the Canada-Alberta Flood Damage Reduction Agreement;

- **"flood risk area"** means the floodway and flood fringe;

- **"floodway"** means the area depicted as the designated floodway in the Flood Information Map-City of St. Albert which forms part of the Canada-Alberta Flood Damage Reduction Agreement;

- **Form-based zone** means, a geographic entity that is based on function and physical form as it relates to the area facilitates development by achieving St. Albert's Smart Growth principles: walkability, liveability, connectivity, and sustainability.

- **Form-based Neighbourhood (FBN)** means, an area that is developed around a Pedestrian Pocket of a 400 metre radius that contains a Neighbourhood Activity Centre, has a mix of uses, housing choices, modified grid street pattern, transportation choices, is efficient use of infrastructure and land, is energy efficient, and preserves open spaces and natural areas.

- **"fourplex"** means a single building comprised of four dwelling units, side-by-side and back-to-back, each having a separate direct entrance from the exterior. In the Form-based zones, fourplexes may also have a shared access through a common entrance and hallway;

- **"freestanding canopy"** means a fixed structure made of rigid materials that provides overhead shelter and comprised of a roof and supporting posts and is not attached to any other building;

- **"frontage"** means the property line of a site along any public roadway except a lane;

- **Frontage zone** means the linear area of the sidewalk that is adjacent to the facade of a building. It is located behind the property line and provides space for planters, foundation landscaping, outdoor displays, or outdoor eating areas.

- **Fronting street** means the street that the front of a lot faces and where the primary entrance point is for building.
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- **Furnishings zone** means the boulevard area of the sidewalk that is adjacent to the roadway/street that buffers the pedestrians from moving vehicles. The Furnishings zone is where various street furnishings shall be located such as: trees, benches, garbage cans, street lights, mailboxes, etc. The elements located in this area must not encroach on the Pedestrian-through zone.

- **"funeral home"** means a development used for the arrangement of funerals, the preparation of the deceased for burial and the holding of funeral services, but does not include a church;

- **"garage"** means a building that provides parking for motor vehicles, is enclosed on all sides, and may either be attached to or detached from the principal building;

- **"garage sale"** means an accessory development involving the sale of goods from a garage or yard in a residential district;

- **"garden shed"** means an accessory building used for the storage of gardening equipment, material and tools in a residential development and includes a storage shed;

- **"garden wall"** means, a wall used to define garden or yard spaces in an urban setting. It provides visual privacy and serves to support planting, climbing vines, espaliered trees(a fruit tree trained to grow flat against the support), and foliage that reinforce the wall's function as a garden or yard edge.

- **"gas bar"** means a development used for the sale of gasoline, lubricating oils and other automotive fluids and incidental goods;

- **"gazebo"** means a small detached building with a roof structure supported by posts, provided for shade and landscaping;

- **"general retail store"** means a development used for the retail sale of a wide range of consumer goods with a floor area less than 4000 sq. m, but does not include a grocery store or a specialty store. Typical uses include plumbing and hardware stores,

clothing stores, shoe stores, sporting goods stores, furniture stores, appliance stores, jewellery stores, second hand stores or pharmacies;

- **"general service"** means a development used to provide services related to the care and appearance of an individual, including the cleaning and repair of clothing, but does not include health service. Typical uses are dry cleaner, hair salon, tanning salon, laundromat, tailor, dressmaker, shoe repair and facilities used to provide pedicures, manicures, massages and electrolysis;

- **"geodetic elevation"** means the elevation of a point above geodetic mean sea level;

- **"government service"** means a development used by a municipal, provincial or federal government agency to provide government services directly to the public, and includes a school district office or transit service, but does not include a public utility building, emergency protective service or school;

- **Green roof** means an engineered roof of a building with vegetation growing on it, designed to be environmentally and aesthetically pleasing. Types of plantings could include sedums, perennial grasses, vegetables, flowers, herbs and other durable plants. Green roofs are also called living or cool roofs.

- **"greenhouse and plant nursery"** means a development used for the growing, storage and sale of vegetables or landscaping plants, either in a greenhouse or garden, and for the storage and sale of related gardening goods and equipment;

- **Grid street system** means, a street and block system resulting in formal, regular rectangular blocks that run at right angles to each other and converge in four-way intersections.

- **"grocery store"** means a development used for the retail sale of raw or prepared foods with a floor area less than 4000 sq. m;

- **"gross floor area"** means the total area of all floors of a building, located totally or partially above finished grade and the total area of all mechanical equipment areas. Gross floor area shall be measured:

  (a) to the glassline;

  (b) where there is no glassline, to the outside surface of the exterior walls; or

  (c) where buildings are separated by firewalls, to the centre line of the common firewalls;

- **"gross site area"** means the total area of a lot, parcel, or site, including any area dedicated to an easement or right-of-way, as shown on a plan of subdivision registered in the land titles office;

- **"gross vehicle weight"** means the aggregate weight of a vehicle and the load which the vehicle is permitted to carry on highways and public roadways in Alberta;

- **"ground cover"** means low-profile vegetation commonly used for landscaping and includes herbaceous perennials and flowers, but does not include grass;

- **"ground floor frontage"** means that building frontage of the first storey;

- **"habitable room"** means a bedroom, dining room, family room or living room;

- **"health service"** means a development used for the provision of out-patient health care and social or counselling services, but does not include a hospital;

- **"home occupation"** means an accessory development in a dwelling unit, or its garage, for a business that is operated by a permanent resident of the dwelling unit, but does not include animal service, automotive service, automotive specialty, auto wrecker or dry cleaner;

- **"home office"** means an accessory development contained within 1 room in a dwelling unit, for a business that involves office functions only and is operated by a permanent resident of the dwelling unit;

- **"horizontal module"** means a building facade that is divided into sections along the horizontal axis through the location of structural or decorative elements;

- **"hospital"** means an institutional development used to provide in-patient and out-patient health care to the public. Typical developments include a community health centre and a full service hospital;

- **"hotel"** means a commercial development, including a motel, used to provide temporary sleeping accommodation to the public, and which may also contain a restaurant, drinking establishment or convention hall;

- **"household repair service"** means a development that provides repair services for household goods, equipment and appliances, but does not include general service. Typical uses are radio, television and appliance repair shops and furniture refinishing and upholstery shops;

- **"indoor recreation service"** means a development used for sports or recreation within an enclosed building and any related accessory development for the users of the principal facilities, but does not include adult entertainment facility, pool hall, bingo or casino. Typical uses are an athletic club, health and fitness club, curling, skating or hockey rink, swimming pool, bowling alley, and racquet courts. Typical accessory uses are a cafeteria, pro-shop and amusement arcade;

- **"intensive agriculture"** means a development used for the raising of livestock under confined conditions in pens or buildings. Typical uses are hatchery, feedlot, poultry operation, hog barn and piggery;

- **Interior gardens** means, an outdoor garden that is screened from the public space and surrounded by buildings to create a private space.

- **"interior lot"** means any lot other than a corner lot;

- **"landscaped area"** means that portion of a site which is required to be landscaped;

- **"landscaping"** means preserving, enhancing or incorporating vegetative and other materials in a development and includes combining new or existing vegetative materials with architectural elements, existing site features or other development features including fences or walls;

- **"Land Use District"** means an area of the City established as a land use district by this By-law;

- **"Land Use Map"** means the Land Use District map in Schedule A;

- **Liner buildings** means a building specifically designed to mask a parking lot, a parking structure, or a large-format commercial store. The liner buildings are typically small-scale stores or businesses used to reduce the mass of the structure it fronts, and to provided the street frontage with an attractive, pedestrian-friendly setting.

- **Light court(s)** means, an outdoor patio located below street grade that provides natural light to the patio and an interior room.

- **"light industrial"** means a development used for manufacturing and warehousing where any actual or potential nuisance factor generated by the development is contained within an enclosed building but excludes bulk oil and chemical storage and chemical processing;

- **"liquor store"** means a development where alcoholic beverages are offered to the public for sale for consumption off-site;

- **"loading door"** means a door used in connection with a loading space;

- **"loading space"** means a space that accommodates a vehicle while it is being loaded or unloaded;

- **"lot"** means

  (a) a quarter section;

  (b) a river lot as shown on an official plan, as defined in the Surveys Act, RSA 1987 c S-29.1, that is filed or lodged in a land titles office;

  (c) a settlement lot shown on an official plan, as defined in the Surveys Act, RSA 1987 c S-29.1, that is filed or lodged in a land titles office;

  (d) a part of a parcel described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or

  (e) a part of a parcel described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision;

- **"lot area"** means the area of a lot including any area dedicated to an easement or a right-of-way as shown on a plan of subdivision or described in a certified copy of a certificate of title;

- **"lot coverage"** means percentage of lot area covered by buildings;

- **"lot depth"** means the distance between the front and rear property lines of the lot as measured perpendicularly or radially from the mid-point of the front property line of the lot;

- **"lot frontage"** means the width of a lot, parcel, or site at the front property line adjoining a public roadway;

- **"lot width"** means the distance between the side property lines as measured along the minimum front yard building setback, unless otherwise specified in this By-law;

- **"medium industrial"** means a development used for manufacturing and warehousing where any actual or potential nuisance factor generated by the development is contained within the boundaries of the site;

- **"mini-storage"** means a development that provides cubicles for rent to the public for the storage of goods;

- **"mobile home"** means a dwelling unit with no permanent foundation that is designed to be relocatable but is connected to utility lines. Typical developments are single-wide or double-wide mobile homes;

- **Modified grid system** means an interconnected network of streets generally rectilinear in alignment and orthogonal at intersections, with modifications to allow for terrain or environmental considerations, such as occasional curves or diagonally directed streets. The gridiron-like layout and shorter blocks typical of the modified grid street pattern allow for multiple travel routes, dispersing vehicular traffic within a geographic area, and encourage pedestrian activity.

- **"motor vehicle"** has the same meaning as defined in the Motor Vehicles Administration Act, RSA 1980 c M-22;

- **"multiple dwelling"** means a development containing 2 or more dwelling units;

- **"net floor area"** means the gross floor area of a building, less the area of stairways, elevators, mechanical floors or rooms, vertical service shafts, common corridors, lobbies, public washrooms, internal garbage storage and internal vehicular areas;

- **"off-site"** means a location other than the site which is the subject of a development;

- **"on-site"** means a location on the site which is the subject of a development;

- **"outdoor display area"** means an outdoor area forming part of a development used to exhibit or show motor vehicles, recreation vehicles, equipment, goods, materials, or products;

- **"outdoor recreation service"** means a development used for outdoor sports or leisure and any related accessory developments for the use and convenience of the users of the principal outdoor facilities. Typical outdoor recreation developments are athletic field, picnic area, playground, pedestrian and bicycle trail, skating rink, boating facility, lawn bowling green, tennis court, swimming and wading pool, water spray park and golf course;

- **"outdoor storage"** means an outdoor area forming part of a development used for the storage of equipment, goods, materials, motor vehicles, recreation vehicles, or products;

- **Over-garage suite:** means a secondary dwelling unit located over a detached garage that is accessory to, and on the same lot as, a single-detached house.

- **Parapet** means a low wall projecting from the edge of a platform, terrace, or roof. Parapets may rise above the cornice of a building. It may serve to prevent unwanted falls over the edge or it may be a defensive, constructional or stylistic feature.

- **"parcel"** means the aggregate of the 1 or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in the Land Titles Office;

- **"parking"** means leaving a motor vehicle temporarily on a lot, parcel or site;

- **"parking lot"** means a development or part thereof which provides for the access, maneuvering and parking of motor vehicles;

- **Parking setback line (PSL)** is a line located behind the BTL in form-based zones behind which all parking may be permitted. No parking is permitted between the PSL and the front property line.

- **"parking structure"** means a development in tiers or floors used for the parking of motor vehicles;

- **Pedestrian Pocket** means a circular area with a 400 m radius overlayed on a Form-based zone to indicate the expected area from which pedestrians would likely be drawn. This is based on pedestrians generally being willing to walk a distance of 400 m.

- **Pedestrian-through zone** means the area of the sidewalk that is between the Furnishings and Frontage zones. It will consist of a combined bicycle/pedestrian path and is to be unencumbered by street furnishings or signs.

- **Pervious surfaces** means a surface that is porous or permeable that allows water to pass through. For low impact development this could include: permeable paving/pavers/asphalt, rain gardens, bio-infiltration, green roofs, and green alleys.

- **Pet shop** means a place that sells small domestic animals such as but not limited to birds, dogs, cats, rodents, reptiles, or fish. The business can also sell food, accessories, and products related to animals. Animal grooming can be a secondary use to the business.

- **Pharmacy** means a place where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, and non-prescription medicines but where non-medical products may be sold as well.

- **"playhouse"** means an accessory building for children to play in or on;

- **"pool hall"** means a commercial development used for pool, billiards, snooker or similar table games;

- **Porch** means a roofed structure attached to the front of a building. It may be open or enclosed, projects from the face of the building and protects the entrance of the building.

- **Porticos** means a roofed structure attached to the front of a building with columns at regular intervals.

- **"principal building"** means a building that accommodates the principal use of a site;

- **"principal use"** means the primary or main purpose for which a building or land is used;

- **"private amenity area"** means a balcony, patio, deck, or other similar structure which is attached to, and has a private entrance from the interior of a dwelling unit;

- **"professional service"** means a development used to provide professional services, but does not include health service or government service. Typical uses are offices providing accounting, architectural, employment, engineering, insurance, investment, legal, real estate, town planning, secretarial and travel agent services;

- **Public realm** means the public spaces of a city that includes the streets, lanes, civic spaces and building frontages that provide scale, texture, colour and rhythms to daily living.

- **"public roadway"** means the right-of-way of the following:

  (a) a local road;

  (b) a service road;

  (c) a street;

  (d) an avenue;

  (e) a lane; or

  (f) an undeveloped registered road plan that is publicly used or intended for public use;

- **"public utility"** means 1 or more of the following:

  (a) a telecommunications system;

  (b) a waterworks system;

  (c) an irrigation system;

  (d) a system for the distribution of gas, whether natural or artificial;

  (e) a system for the distribution of artificial light or electric power;

  (f) a heating system; or

  (g) a sewage system;

- **"public utility building"** means a development in which the owner or operator of a public utility maintains or houses any operation in connection with the distribution of a public utility, but does not include any development for the production of electric power, or gas, whether natural or artificial;

- **Public works yard** means, the use of a partially enclosed building, or a portion thereof, or an open area of land for the storing, repairing, or cleaning of supplies, materials, equipment, or vehicles of any government business which conducts construction, installation, cleaning, repair or other industrial trade services off-site.

- **"radio antenna"** means a device and its support structure designed to receive or transmit radio waves, but does not include a satellite dish antenna;

- **"raffle home"** means a dwelling unit that constitutes a prize in a raffle or lottery open to the public;

- **"real property report"** means a document showing building location and other site data prepared by a Registered Alberta Land Surveyor according to the standards of the Alberta Land Surveyors Association;

- **"recessed arcade"** means a pedestrian area created by an overhanging part of a building that is supported by columns;

- **"recreation equipment"** means a utility trailer, boat, boat trailer, all-terrain vehicle, snowmobile, but does not include a recreation vehicle;

- **"recreation vehicle"** means a portable structure with seating and sleeping capacity to provide temporary living accommodation that is either carried on or pulled by another vehicle, or transported under its own power;

- **"recreation vehicle sales and service"** means a development used for the sales, rental and service of recreation vehicles;

- **"recycling depot"** means a development for collecting, sorting and temporary storage of recyclable materials such as bottles, cans, paper, boxes and small household goods, but does not include auto wrecker;

- **"reflectance"** means the amount of light reflected off a surface.

- **"regulating plan"** means the controlling document and plan for implementing Form-based Regulations and consists of the Regulating plan map and architectural guidelines for a Form-based zone.

- **"relocatable building"** means a building that is designed to be relocated from site to site, but is not used for residential purposes;

- **"residential sales centre"** means a temporary building not greater than 80 sq. m in area, used to market a residential development or undeveloped lots;

- **"restaurant"** means a commercial development where foods and beverages are prepared and served for consumption on-site by the public and may include a take-out component as an accessory development;

- **"retaining wall"** means a structure which supports and contains the ground on a site;

- **roof projections"** means chimneys, roof vents, finials, spires, and similar architectural features projecting upward from the roof and not containing usable space.

- **"rowhouse":** see townhouse definition

- **"sanctuary"** means a room within a building in which general worship services are held.

- **"satellite dish antenna"** means a parabolic device and its support structure designed to receive or transmit frequencies transmitted by satellites;

- **"school"** means a publicly or privately supported or subsidized development used for education and includes its administrative offices. Typical developments are elementary and secondary schools, but do not include commercial schools;

- **"school-accessory residence"** means residential component that is a secondary use to a school. The residential component is to provide lodging for the students, instructors and support services, and may include the provision of meals.

- **"screening"** means the total or partial concealment of a development by a fence, wall, berm, or landscaping;

- **"secondary suite"** DELETED

- **"semi-detached housing"** means a single building containing two side-by-side dwelling units each with its own title and direct connection to finished grade and separated from each other by a party wall extending from foundation to roof;

- **"shopping centre"** means a development comprising 3 or more separate commercial use facilities that operate as a unit and share a common parking area;

- **"show home"** means a dwelling unit that is used to exhibit dwelling units for sale or rent;

- **"significant natural areas (SNA)"** means a Natural Area equal to or greater than 0.5 hectare which, because of its features or characteristics, is significant from an environmental perspective to the community of St. Albert as identified in the St. Albert Natural Areas study. SNAs can withstand various degrees of human use.

- **"single-detached house"** means a development comprised of 1 dwelling unit on a site separated by open space from any development on an adjoining site;

- **"site"** means a lot or parcel on which a development exists or occurs or for which an application for a development permit is made;

- **"site density"** means the number of dwelling units per ha of gross site area;

- **"snow storage"** means outdoor storage of snow that has been cleared from roadway rights-of-way, parking areas and other surfaces. The storage area may have facilities for the snow removal equipment, stockpiles of sand/salt, and snow melting equipment.

- **"special care facility"** means an institutional development used to provide residential care including meals, sleeping accommodation and incidental care to residents where the maximum occupancy exceeds 9 residents at any given time. Typical uses include a nursing home, auxiliary hospital and respite care facility, but do not include a detention or correction centre;

- **"specialized entrance feature"** means, an entrance that is unique, makes a statement, or provides a sense of grandness and is developed on the corner facade of the building for low/mid-rise buildings and high-rise buildings. Some examples of specialized entrance feature may include an atrium, artwork, fountains or strong architectural features,

- **"specialty store"** means a book store, florist, craft studio, art gallery, photographic shop, delicatessen, butcher shop, bakery or specialty food store;

- **"specified acts"** means actual or simulated acts of bestiality, buggery, cunnilingus, defecation, fellatio, masturbation, sexual bondage, sexual intercourse, urination, or the sexual bonding, sexual flagellation, sexual mutilation, sexual maiming, sexual murder or sexual torture of one or more human beings or animals;

- **"specified body area"** means

  (a) in the case of a female human being, the breasts; and

  (b) in the case of all human beings, the pubic perineal and perianal areas and the buttocks;

- **"stacked townhousing"** means townhousing constructed such that at least 1 dwelling unit is located totally or partially above another dwelling unit, and each dwelling unit has a separate, direct entrance from the exterior;

- **"stacking lane"** means an on-site queuing lane for motorized vehicles, which is separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs specifically leading to a drive-through window of a drive-through business.

- **"stepback"** means a minor set back of the building facade above the ground floor storey from the vertical plane established by the facade of the ground floor storey;

- **"storey"** means the space between the top of any floor above finished grade, and the top of the next floor above it, and if there is no floor above it, the part between the top of the floor and the ceiling above it. For Form-based zones, see Section 11.6 (1)(j).

- **"street corridor"** means the combination of the street, medians, sidewalks, furnishing zones and building facades.

- **"street frontage"** means side of the lot where it fronts onto a Street Corridor.

- **"street-oriented townhousing"** means townhousing where each unit has a separate direct access to a public roadway;

- **"streetscape"** means the physical elements that makeup the design character that frame the street. These elements include: building facade, street paving, street furniture, fencing, landscaping, artwork, building projections, signs, lighting, and access and facilities for pedestrians, cyclists, and vehicles.

- **"supportive housing"** see "special care facility."

- **"take-out restaurant"** means a commercial development where foods and beverages are prepared and sold for consumption off-site and which contains no on-site facilities for seating or consumption of food or beverages, but does not include a drive-through;

- **"terrace"** mean, a level, landscaped and/or surfaced area, directly adjacent to a principal building at finished grade or elevated and not covered by a permanent roof.

- **"theatre"** means a commercial development where live entertainment or theatre is provided to the public, but does not include a bingo hall, casino, restaurant or adult entertainment;

- **"threeplex"** means a form of stacked housing that is an arrangement of three self-contained dwelling units that may be placed over the other, or back to back as well as side to side. Each dwelling unit can have individual exterior at grade access or access through a common entrance and hallway.

- **"townhousing"** means, in Conventional Land-use districts, a single building comprised of 3 or more dwelling units, each unit having a separate, direct entrance from the exterior and includes stacked townhousing and street-oriented townhousing;

- **"townhouse"** means, in Form-based zones, five or more dwelling units joined/separated by a common wall. Each unit has a separate exterior at grade entrance.

- **"transmitting station"** means a development used for the rebroadcast of radio or television signals;

- **"treatment centre"** means a development used to provide rehabilitation treatment to the public including detoxification treatment and may concurrently provide overnight or short term accommodation to residents, but does not include a detention or correction centre;

- **"triplex"** or **"threeplex"** means a single building comprised of 3 dwelling units with each having a separate direct entrance from finished grade from the exterior;

- **"urban form"** means the pattern and physical design of development in an urban area with consideration to how each part integrates with another to create an overall form.

- **"veranda"** means a roofed structure that is open or closed projecting from the face of the building, running the full length of the building and used to protect the entrance.

- **"veterinary clinic"** means a development used for the medical care and treatment of small domestic animals and incidental overnight accommodation, but does not include animal service;

- **"video outlet"** means a development where pre-recorded video cassettes or computer disks are rented to the public for any consideration for use off-site, but does not include adult entertainment facility.

- **"walkout basement"** means a basement with a direct entrance from the finished grade, but not an entrance through a doorwell located below finished grade;

- **"wall mural"** means a graphic painted or affixed to an exterior wall for decorative purposes only;

- **"warehouse"** means a commercial development for the indoor storage of equipment, goods, motor vehicles, recreation vehicles, materials or products;

- **"warehouse store"** means a development for the wholesale or retail sale of goods with a gross floor area of 4000 sq. m or greater.

- **"wing wall"** means, a subordinate wall, one end of which is built against an abutment; usually acts as support for the abutment and as a retaining wall to prevent the advance of mass of earth or water.