

PART 2 / DEFINITIONS

In this Bylaw, unless the context otherwise requires:

“ACCESSORY BUILDING” means

- (a) a building, the use or intended use of which is ancillary to that of a principal building situated on the same lot, or
- (b) a building which is ancillary to a principal use being made of the lot upon which such building is located.

For the purposes of this Bylaw, a building containing a dwelling unit is not an accessory building.

“ACCESSORY USE” means a subordinate use that serves and is exclusively devoted to the principal or secondary use of a lot.

“ACTIVE MOBILITY HUB” means an area of land or of a building that provides space, shelter and other ancillary facilities for transportation modes other than private vehicles, such as cycling, ride-hailing, and shared vehicles.

“ADAPTABLE HOUSING UNIT” means a dwelling unit that:

- (a) is designed and built with features that permit easy modification to accommodate changing accessibility requirements over time; and
- (b) conforms to the requirements and standards specified in section 3.8.5 and elsewhere in British Columbia Building Code for adaptable dwelling units.

“ADJUSTED PRE-DEVELOPMENT RENT” means rent charged to a returning tenant, in accordance with the City of Burnaby’s Tenant Assistance Policy, as amended or replaced from time to time, for a replacement rental unit in purpose-built rental housing, which is calculated based on the last rent of the pre-development unit when being vacated for the purpose of development, plus any annual rent increase established under the *Residential Tenancy Act* and its regulations for the duration of time between vacancy of the pre-development unit and occupancy of the replacement rental unit.

“AFTERCARE AND REHABILITATION CENTRE” means facilities for the operation of inpatient rehabilitation and/or aftercare programs, including those focused on substance abuse, addiction and mental health treatment.

“AGRICULTURE” means the use of land, buildings, and structures for any of the following:

- (a) growing, producing, raising or keeping animals, plants, mushrooms, or their primary products, but does not include landscaping or the breeding of pets or operating a kennel;
- (b) nurseries and greenhouses;
- (c) cannabis production;
- (d) licensed alcohol production; and
- (e) farm activities that enable the above uses, including:
 - i. clearing, draining, irrigating, or cultivating land;
 - ii. using farm machinery, equipment, devices, materials, and structures;
 - iii. applying fertilizers, manure, pesticides, biological control agents, including ground and aerial spraying; and
 - iv. storage of agricultural products and the products of on-farm processing.

“AGRICULTURAL LIQUID WASTE” means any waste by-product of farming that has less than 20% solids, and includes agricultural wastewater and silage juices, but does not include:

- (a) food waste that is diverted from residential, commercial or institutional sources; or
- (b) waste materials derived from non-agricultural operations.

“AGRICULTURAL PROCESSING” means the collection, storage, grading, crating, packing, preparing, preserving, processing, packaging, and/or distribution of farm products, excluding processing of agricultural compost.

“AGRICULTURAL SOLID WASTE” means any waste by-product of farming, including manure, used mushroom growing medium, and agricultural vegetation waste, that has 20% or more solids and will not flow when piled, but excludes:

- (a) food waste diverted from residential, commercial, or institutional sources;
- (b) waste materials derived from non-agricultural operations; or
- (c) wood waste derived from land clearing, construction, or demolition.

“AGRI-TOURISM” means agri-tourism activities such as agricultural heritage exhibits, farm tours, agricultural educational activities, tractor rides, petting zoos, harvest festivals, corn mazes, and similar activities that promote or market farm operations and products produced on the agricultural land where the activities occur.

“AMENITY SPACE” means a communal non-commercial recreational, social, or meeting space contained in, and provided for the exclusive use of the residents of a multiple family dwelling.

“ANIMAL CARE” means businesses focused on improving the health and wellness of domestic pets, including veterinary hospitals and clinics, pet spa and grooming businesses, training and boarding facilities, shelters, and other similar businesses.

“ANIMAL HOSPITAL” means premises operated for the care, treatment and hospitalization of animals but does not include premises that keep or board healthy animals.

“ANIMAL TRAINING AND DAY CARE FACILITIES” means the use of an enclosed building for the provision during the day of animal training and day care but does not include keeping animals overnight.

“APARTMENT BUILDING” means a multiple family dwelling where dwelling units are primarily accessed via a common corridor.

“ARTIST STUDIO OR WORKSHOP” means workspace for artists to create, develop, and store physical art pieces and related tools, materials and equipment, including ancillary gallery and exhibition space and sales for art pieces.

“ASSEMBLY AND ENTERTAINMENT” means the use of a building or an establishment for assembly or entertainment, including bowling alleys, auditoriums, clubs or lodges, cultural facilities, funeral homes, galleries, meeting halls, theaters, swimming pools, rinks and arenas, stadiums, and similar uses, but excludes gaming establishments.

“ASSISTED LIVING RESIDENCE” means housing providing hospitality services and assisted living services to 3 or more adults that require a supportive living environment but can live independently, as defined and registered under the *Community Care and Assisted Living Act*, as amended or replaced from time to time.

“AUTOBODY REPAIR SERVICE” means a service specializing in routine maintenance and/or repair and restoration of vehicles damaged in a collision, but excluding the manufacture, assembly, or body building of motor vehicles and manufacturing of parts.

“AUTOMOBILE OR TRAILER SALES OR RENTAL LOT” means an open area used for the display, sale or rental of new or used passenger motor vehicles or trailers in operable condition, and where no repair work is done except minor incidental repair of vehicles to be displayed, sold or rented on the premises.

“BALCONY” means an accessible cantilevered deck that projects from a building, or is recessed into the wall of a building above ground level, and is partially enclosed so as to remain permanently open to the exterior environment.

“BASEMENT” means the portion of a building between two floor levels that is partly underground but has at least one-half its height, from its finished floor to the underside of the joists of the floor next above it, above average natural grade as determined by the Building Inspector; and a basement shall be considered to be a storey unless otherwise stated in this Bylaw.

“BAY WINDOW” means a projection from the wall of a building that is at least:

- (a) 46 cm above the level of the adjacent floor surface; and
- (b) 50% glazed when viewed in elevation.

“BEDROOM” means a room within a dwelling unit that is or may be used primarily for sleeping and conforms with the British Columbia Building Code requirements for bedrooms, except that:

- (a) in a dwelling unit with one bedroom, that bedroom must have a window; and
- (b) in a dwelling unit with two or more bedrooms, at least two bedrooms must have windows.

“BOARDING USE” means the use of one or more sleeping units within a dwelling unit for the accommodation of a maximum of two boarders or lodgers, for a duration of not less than 30 days at any one time. Boarding use may include the provision of meal services but does not include a short-term rental.

“BUILDING” means a structure, located on the ground, which is designed, erected or intended for the support, enclosure, or protection of persons or property.

“BUILDING, COMPLETELY ENCLOSED” means a building separated on all sides from the adjacent open spaces, or from other buildings or structures, excluding fences and retaining walls, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.

“BUILDING SEPARATION” means the clear horizontal distance between the closest portions of the exterior walls of two buildings, or the exterior walls of two separate floorplates that are part of the same building, which may be located on the same lot or abutting lots.

“BUILDING, TEMPORARY” means a building or structure placed on a lot for a limited period of time in accordance with Part 6-1.2 of this Bylaw. A temporary building does not include a mobile home which is located in a mobile home park or a recreational vehicle.

“BULK” means the size and location of buildings and structures in relation to the lot. Bulk regulations include maximum height of a building, minimum lot area and width, minimum front, side and rear yards and maximum lot coverage and floor area.

“CANNABIS PROCESSING FACILITY” means a building or portion thereof providing for the processing, packaging, analytical testing, warehousing and/or distribution of cannabis products, but does not include cultivation, propagation or harvesting of cannabis.

“CANNABIS PRODUCTION FACILITY” means a building or portion thereof providing for the cultivation, propagation, and harvesting of cannabis.

“CANNABIS STORE” means:

- (a) a government cannabis store; or
- (b) a licensee cannabis store.

“CANNABIS STORE, GOVERNMENT” means a retail store established by the government under the *Cannabis Distribution Act*, as amended or replaced from time to time, for the sale of cannabis and cannabis accessories to consumers, and for certainty, does not include a licensee cannabis store.

“CANNABIS STORE, LICENSEE” means a retail store licensed under Part 4 of the *Cannabis Control and Licensing Act*, as amended or replaced from time to time, for the sale of cannabis and cannabis accessories.

“CAR WASH FACILITY” means a space that is used for the purpose of washing vehicles and bicycles.

“CARPORT” means a detached accessory building or portion thereof or a portion of a principal building that is used as a private garage and has 60% or less of the perimeter enclosed by walls, doors or windows.

“CATERING ESTABLISHMENT” means a business that stores, prepares, cooks and delivers food and beverages exclusively for off-site consumption.

“CELLAR” means the portion of a building between two floor levels that is partly or wholly underground and has more than one-half its height, from its finished floor to the underside of the joists of the floor next above it, below average natural grade as determined by the Building Inspector. A cellar shall not be considered to be a storey, except in the R1 District.

“CEMETERY” means lands approved and designated as a place of internment for buried or cremated human remains under the *Cremation, Internment and Funeral Services Act*, as amended or replaced from time to time, and including accessory buildings, structures and uses, such as crematoria, columbaria, interment facilities, mausoleums, chapels, and reception centres.

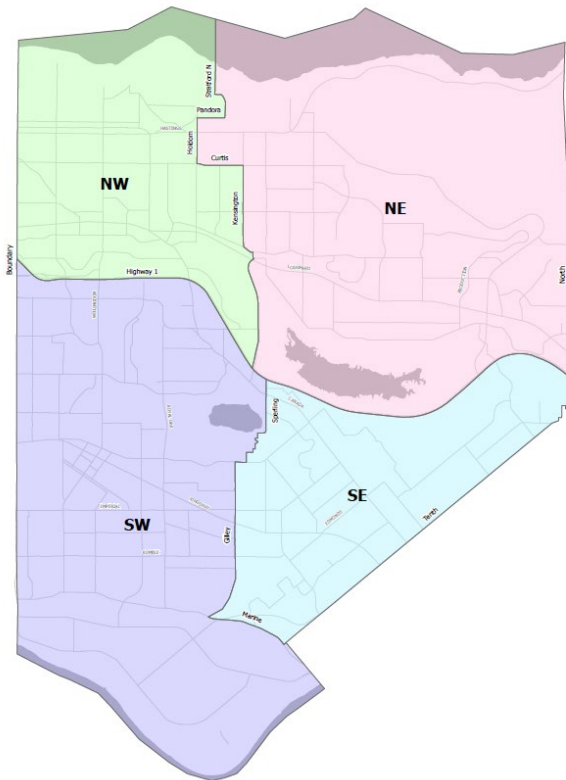
“CHANNELIZED STREAM” means a stream, not including a ditch, that forms a natural part of the drainage pattern but has been altered by human intervention (e.g. diverted, dredged, dyked, or straightened), usually to accommodate development or agriculture.,

“CHILD CARE FACILITY” means a community care facility for child care, all as defined in the *Community Care and Assisted Living Act* that is licensed under the Child Care Licensing Regulation, but excludes a home-based child care facility.

“CITY” means the City of Burnaby.

“CIVIC FACILITY” means a use for public functions, including but not limited to government offices, community centres, public recreation facilities, public cultural facilities, public libraries, courts of law, and other civic centres, including facilities and lands intended as a base of operations for emergency services, such as police, fire, and ambulance services.

“CITY OF BURNABY QUADRANT” means each of the four geographic areas of the City labelled NW, SW, NE, and SE on the following map, and for certainty where a boundary between quadrants follows a road, the boundary is the centre of that road and in other cases the boundary is the exact mid-point of the line, when the map is reproduced at a scale of 1:1000, and shown on “BurnabyMap”, which consists of computer record compiled using geographic information software and a Global Positioning System.



“CLASS A BICYCLE PARKING” means a secure and weather-protected place to park bicycles for employees, students, residents, commuters and others who generally stay at a site for several hours or longer.

“CLASS B BICYCLE PARKING” means a convenient and readily accessible place to park bicycles for shoppers, customers, messengers and other visitors.

“CLUB OR LODGE” means a building or establishment used by an association or organization for fraternal, social or recreational purposes which may include limited private sleeping unit accommodation without private cooking facilities, and which shall be operated for the use of club members and their guests only.

“CMHC MARKET MEDIAN RENT” means the median residential rent applicable to areas within the City of Burnaby, based on rental market data collected by the Canadian Mortgage and Housing Corporation (CMHC) for specific rental unit types, age of buildings, size of buildings, and geographic areas.

“COMMERCIAL KITCHEN” means a facility equipped for the preparation, cooking, and storage of food on a larger scale for commercial purposes, primarily for off-site consumption, and which may support a catering establishment, commissary kitchen, or other food business or non-profit initiatives. A commercial kitchen is typically equipped with professional-grade appliances, ventilation systems, food storage areas, and sanitation features.

“COMMERCIAL VEHICLE” means a vehicle engaged in carrying or which is designed to carry goods, wares or merchandise and which is licensed as a commercial vehicle under the appropriate municipal or provincial laws or regulations.

“COMMISSARY KITCHEN” means a commercial kitchen space that is shared by multiple food businesses for large-scale professional food preparation, processing, cooking and storage purposes.

“COMMUNITY BENEFIT BONUS” means additional height and floor area permitted in a development based on meeting conditions specified in Part 5-2.0.

“COMMUNITY BENEFIT BONUS AMENITY” means one or more civic amenity or alternative amenity, as set out in Part 5-2.1(2) and (3).

“COMMUNITY BENEFIT BONUS AMENITIES RESERVE FUND” means the reserve fund established to receive money collected in respect to payment in-lieu of provision or conservation of a community benefit bonus amenity under Part 5-2.0.

“COMMUNITY BENEFIT CAPITAL COST RATE” means the capital cost rate applicable to community benefit bonus housing and community benefit bonus amenity, as set out in Part 5-2.3(3).

“COMMUNITY BENEFIT BONUS HOUSING” means non-market rental housing and other non-market housing types that offer rents, or equivalent housing costs, below the inclusionary rental rate.

“COMMUNITY BENEFIT BONUS HOUSING RESERVE FUND” means the reserve fund established to receive money collected in respect to payment in-lieu of provision of community benefit bonus housing under Part 5-2.0.

“COMMUNITY BENEFIT RATE” means the applicable community benefit rate for a zoning district and residential tenure in a City of Burnaby Quadrant, as set out in Part 5-2.3(1).

“COMMUNITY GARDEN” means land used for the recreational growing of plants, especially fruits, vegetables, herbs and other edible plants for local consumption.

“COMMUNITY HERITAGE REGISTER” means a register that identifies lots that are considered by the City to be heritage property, as defined in the *Local Government Act*.

“CONFINED LIVESTOCK AREA” means an outdoor, non-grazing, non-crop area where livestock, farmed game or poultry are confined by fences, structures or topography, including feed lots, exercise yards, holding areas, poultry ranges, paddocks, corrals, outdoor riding arenas and turnout pens, but excluding seasonal feeding areas.

“CONGREGATE HOUSING” means housing in which individuals reside in units within a building that offers access to communal spaces and varying levels of support services, including group homes, assisted living residences, and residential care facilities, but excludes supportive housing.

“CORRECTIONAL AND PAROLE FACILITIES” means facilities operated by B.C. Corrections or the Correctional Service of Canada intended for the incarceration, detention and treatment of criminal offenders or the supervision of offenders under conditional release into the community, including prisons, detention centres, healing lodges and treatment centres specifically for criminal offenders, community residential facilities and parole offices.

“COUNCIL” means the Council of the City of Burnaby.

“CRAWL SPACE” means the space at or below natural grade between the underside of the joists of the floor next above and the floor slab on the ground surface below, having a vertical clear height less than 1.2 m.

“CREMATORIA” means facilities or parts thereof fitted with appliances for the purpose of cremating human or animal remains, which may or may not be situated within a cemetery.

“DANGEROUS GOODS” means any product, substance or organism included in the classes listed in the Schedule to the *Transportation of Dangerous Goods Act, 1992, c. 34*, as amended or replaced from time to time.

“DECK, COVERED” means an accessible roofed deck that is not cantilevered, and is partially enclosed so as to remain permanently open to the exterior environment. A covered deck does not include a terrace that is covered.

“DECK, UNCOVERED” means an accessible roofless deck that is not cantilevered, and is partially enclosed so as to remain permanently open to the exterior environment. An uncovered deck does not include a terrace that is roofless.

“DEEP SOIL” means an area of land unobstructed from any structures, including but not limited to parkades, mechanical installations, underground infrastructure, retaining walls, pavement, and other structures except soil cells, consisting of a 0.6-meter-deep layer of settled growing medium or 1.0-meter-deep layer of unsettled growing medium, exclusive of mulch, for trees and other plantings.

“DEVELOPMENT” means a change in the use of any land, building or structure for any purpose, and shall include the carrying out of any building, engineering, construction or other operation in, on, over or under land, or the construction, addition, or alteration of any building or structure.

“DISPLAY YARD” means an open area used for the display of new or used passenger automobiles, motor vehicles, trailers, trucks, truck trailers, equipment, machinery or boats in operable condition, which are continually available for sale or rental, and where no repair work is done except of a minor incidental nature. A display yard shall also include an open area where samples of the finished products can be assembled or constructed from the materials (new only) available for sale on the premises may be displayed.

“DITCH” means a watercourse that is a constructed drainage channel, carrying water that does not originate from a headwater or significant source of groundwater. A ditch is not a channelized stream. A ditch may or may not be a stream based on its ability to support fish life processes.

“DORMITORY” means a building consisting of sleeping units or dwelling units, or both, for the accommodation of faculty, staff, students, or other persons affiliated with an educational institution, private school, hospital, religious order, rest home, or other similar institution, and their family members, and which is regulated by such institution. A dormitory may contain communal dining facilities, but does not include a boarding use. For the purpose of this definition, the term “family member” means a person’s spouse, a person’s child, and a person’s spouse’s child.

“DRIVE-IN RESTAURANT” means an eating establishment with facilities for attracting and servicing prospective customers travelling in motor vehicles which are driven on to the site where such establishment is located, and where the customer is permitted or encouraged, either by the design of the restaurant facilities or by service and/or packaging procedures, to:

- (a) remain in his vehicle for service and for consuming the food which is purchased, or
- (b) leave his vehicle to purchase food and is given the choice of either consuming the food in his vehicle or within the drive-in restaurant building.

“DRIVEWAY” means any required vehicular access that provides unobstructed ingress to and egress from parking or loading spaces on a lot.

“DWELLING, APARTMENT” means a dwelling unit within an apartment building.

“DWELLING, DUPLEX” means any building consisting of two primary dwelling units.

“DWELLING, MULTIPLEX” means a multiple family dwelling that contains no more than six dwelling units in a building on a lot, where at least three of the dwelling units are primary dwelling units.

“DWELLING, ROWHOUSE” means at least two side-by-side primary dwelling units, each sharing a party wall with the adjoining unit and each unit located on a separate lot that is not a strata lot.

“DWELLING, SINGLE FAMILY” means any building consisting of one primary dwelling unit.

“DWELLING, TOWNHOUSE” means one of two or more dwelling units within a strata development, where each dwelling unit has individual direct access to the outside either at ground level or by stairs and is attached to at least one other dwelling unit by a shared floor or party wall.

“DWELLING UNIT” means one or more habitable rooms constituting one self-contained unit with a separate entrance, which is occupied or intended to be occupied as a residence of one household only. A dwelling unit shall not contain more than one cooking facility.

“EDUCATIONAL SERVICES” means services that provide training, instruction, and education, including private schools, public schools, commercial schools, post-secondary institutions (e.g. colleges and universities), vocational institutions, trade schools, and other facilities dedicated to academic, technical, or professional education, but excluding dormitories.

“ELECTRIC VEHICLE” means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle’s batteries.

“ELECTRIC VEHICLE ENERGY MANAGEMENT SYSTEM” means a system used to control electric vehicle supply equipment loads through the process of connecting, disconnecting, increasing, or reducing electric power to the loads and consisting of any of the following: a monitor(s), communications equipment, a controller(s), a timer(s), and other applicable device(s).

“ELECTRIC VEHICLE SUPPLY EQUIPMENT” means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an electric vehicle.

“ELEVATION, FRONT AVERAGE” means the average elevation of the lower of the natural grade or finished grade along the exterior of the building facing the front lot line.

“ELEVATION, REAR AVERAGE” means the average elevation of the lower of the natural grade or finished grade along the exterior of the building facing the rear lot line or, for a through lot, the other front lot line.

“ELIGIBLE CARETAKER” has the meaning set out in the *Burnaby Tenant Protection Bylaw*.

“ELIGIBLE TENANT” means in the case of an inclusionary rental unit, a household where rent at the inclusionary rental rate represents more than 20% and less than 30% of the gross household income.

“EMERGENCY SHELTER” means a building providing temporary accommodation and protection from weather or danger, overnight or for a greater duration.

“ENERGIZED OUTLET” means a connected point in an electrical wiring installation at which current is taken and a source of voltage is connected to supply utilization equipment.

“ENERGY GENERATION” means the use of equipment and facilities for generating and distributing energy from renewable, sustainable, and/or low-emission sources, including but not limited to solar panels and district energy systems, that are of a scale and intensity that minimize conflict with residential uses in areas of mixed development.

“FARM PRODUCT” means a commodity or good derived from the cultivation or husbandry of land, plants, or animals (except pets and exotic animals) that are grown, reared, raised or produced on a farm.

“FARM RETAIL SALES” means the retail sale of farm products on a property with a principal agriculture use.

“FENCE” means a structure, not being a building, used as an enclosure or for screening purposes around all or part of a lot.

“FINANCIAL INSTITUTION” means a bank, insurance company, credit union, financial advisor or broker, cheque cashing company, payday loan service, or similar business that provides on-site customer service.

“FLOOR PLATE AREA” means the total built area of a building at any storey, measured to the outermost perimeter of the building at that level, and includes the area of all projecting and inset balconies. Floor Plate Area represents the full horizontal extent, shape, and configuration of the building at that storey, excluding minor structural and architectural elements.

“FREIGHT DEPOT OR TERMINAL” means a building, structure, or property used primarily as a transportation hub for the receipt, transfer, sorting, and dispatch of goods and materials by truck, rail, or intermodal means, including facilities for bulk freight handling, container storage, and the coordination of long-haul or high-volume goods movement. This use typically involves frequent loading and unloading of goods between vehicles, including heavy trucks or tractor-trailers, and may include accessory offices, maintenance facilities, and short-term storage that is incidental to the movement of freight.

“FREQUENT TRANSIT NETWORK AREA” means an area within 400 m of a bus stop with frequent service as prescribed in the *Local Government Zoning Bylaw Regulation*, as amended from time to time.

“GAMING ESTABLISHMENT” means a premises used for wagering on games of chance that are licensed in accordance with the British Columbia Gaming Commission or by such other person or authority as the Province of British Columbia may specify for the purpose of licensing gaming.

“GRADE OR GRADE LEVEL, NATURAL” means the existing undisturbed ground level with no adjustment having been made, except for a minor slope equalization as approved by the Chief Building Inspector.

“GROSS FLOOR AREA” means

- (a) in respect of a lot, the total floor area of all floors of all buildings on the lot; and
- (b) in respect of a portion of a building, the total floor area of such portion of the building,

In each case measured to the outer limit of the applicable building, buildings, or portion of the building on the lot, and in accordance with Part 4-3.0 of this Bylaw.

“GROUP HOME” means housing accommodating between three to ten residents, that is operated in a primary dwelling unit, with a maximum of 20 residents per lot, containing no uses other than group home, and is regulated under the *Community Care and Assisted Living Act*, as amended or replaced from time to time.

“GROWING MEDIUM” means a substance primarily composed of a mixture of organic and mineral compounds uncontaminated by weeds and invasive species, heavy metals, or other adverse chemical compounds, that provides a suitable physical foundation for plant roots to grow in, supplying anchorage, water, air, and nutrients for the plant's development.

“HABITABLE ROOM” means a room designed for living, sleeping, eating or food preparation, including a living room, dining room, bedroom or kitchen.

“HEALTH CARE FACILITY” means a premises for the provision of services by at least one person licensed under the *Health Professions Act*.

“HEIGHT” means the vertical dimension of a building or structure measured in accordance with this Bylaw.

“HERITAGE ADAPTIVE USE” means the use of a building or structure listed on the Community Heritage Register located on publicly-owned or publicly-leased and operated lands for various community-serving or commercial uses, including dwelling unit(s) for artist-in-residence, housing or caretaker suites, visitor accommodation, and/or non-profit office space.

“HOME-BASED CHILD CARE FACILITY” means a community care facility for child care, all as defined in the *Community Care and Assisted Living Act* that is licensed under the Child Care Licensing Regulation and is located in the personal residence of the facility operator.

“HOME OCCUPATION” means an occupation or profession that is incidental to the use of a dwelling unit for residential purposes or to the residential use of a lot occupied by a dwelling, and in accordance with Part 6-3.4.

“HOSPITAL” means a hospital as defined in the *Hospital Act* and/or a facility for ambulance services as defined in the *Emergency Health Services Act*.

“HOUSEHOLD” means one or more people living together in a dwelling as a single non-profit household.

“HOUSING AGREEMENT” means an agreement authorized by bylaw pursuant to Section 483 of the *Local Government Act*.

“INCLUSIONARY RENTAL RATE” means an amount equal to the most recently published CMHC market median rent for a comparable dwelling unit (in terms of number of bedrooms) in the Burnaby Census Subdivision, as of the date the owner and eligible tenant enter into a tenancy agreement, together with any annual increase permitted in accordance with the *Residential Tenancy Act*.

“INCLUSIONARY RENTAL UNIT” means a dwelling unit that is required to be provided in a development pursuant to Part 5-1.0.

“INDUSTRIAL FUELING STATION” means a building or land used or intended to be used for the sale of motor fuel and lubricants for use only in industrial equipment or commercial vehicles.

“INDUSTRIAL, HEAVY” means industries involving the manufacturing, processing, or handling of materials that may produce significant external impacts such as noise, vibration, smoke, dust, odors, heat, or emissions. Heavy industrial uses include, but are not limited to, chemical manufacturing, petroleum refining, metallurgical processing, pulp and timber milling, cement productions, and other heavy manufacturing processes, as well as facilities involved in the recycling, recovery and shipment of hazardous or non-hazardous waste.

“INDUSTRIAL, LIGHT” means industries involving the manufacturing, processing, or handling of goods and materials generally intended for end-users/consumers that produce fewer or limited external and environmental impacts—including noise, vibration and emissions—compared to heavy industrial uses and that may be sited proximate to residential or other sensitive uses with minimal conflict. Light industrial uses include small-batch food, beverage, and household goods manufacturers; maintenance, cleaning, and repair services and workshops; and assembly and packaging of general-purpose consumer goods.

“INDUSTRIAL PORT OR HARBOUR USE” means infrastructure and uses that support industrial maritime and seafaring operations, including cargo and goods transport, but excluding marinas or similar facilities for the mooring, operation, and support of personal, pleasure, and recreational watercraft.

“KENNEL” means any building, structure, compound, group of pens or cages or property in which or where 3 or more dogs or 5 or more cats are or are intended to be trained, cared for, bred, boarded or kept for any purpose whatsoever, and shall include any building or part thereof in which 2 or more dogs are kept for breeding purposes. For the purpose of this definition dogs and cats under the age of 4 months shall be excluded.

“LANDSCAPING” means the planting of lawns, shrubs and trees, primarily for shade, privacy, recreational and/or ornamental purposes, and the addition of fencing, walks, drives, or other structures and materials as used in landscape architecture.

“LANE” means a public thoroughfare or way which affords only secondary means of access to a lot, at the side or rear.

“LEVEL 2 CHARGING” means a Level 2 electric vehicle charging level as defined by SAE International’s J1772 standard.

“LIQUOR STORE” means:

- (a) a government liquor store, government beer store or government wine store established under the provisions of the *Liquor Distribution Act*; or
- (b) a store licensed under the provisions of the *Liquor Control and Licensing Act* to sell liquor for off-site consumption and includes an agency store established under the provisions of the *Liquor Distribution Act*.

“LIVE-WORK UNIT” means a dwelling unit that includes space for the operation of an accessory commercial use and in which the primary operator of the commercial use resides.

“LOCK-OFF UNIT” means a smaller dwelling unit within a primary dwelling unit, with a separate external access and shared internal access, and which can be locked off from the primary dwelling unit.

“LOT” means an area of land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the Land Registry Office and having a principal frontage upon a public street or place.

“LOT AREA” means the total horizontal area within the lot lines of a lot, and in the case of lots rezoned on or after 2018 April 01 to the CD (Comprehensive Development) District based in whole or in part on any zoning district other than A or R1 Districts, also includes the area of street and lane dedications immediately adjacent to the lot, as shown on the subdivision plan pertaining to the lot, approved as a prerequisite to the CD zoning of the site.

“LOT COVERAGE” means the combined area covered by all buildings and structures on the lot, expressed as a percentage of the lot area, measured as the area of the projection of the outline of the buildings and structures onto a horizontal plane, and in accordance with Part 4-1.1.

“LOT DEPTH” means the shortest distance between the centre of the front lot line and the centre of the rear lot line or, in the case of a pie shaped lot or irregular lot with more than four sides, the shortest distance between the centre of the front lot line and the point at which the two side lot lines or the furthest point at which two rear lot lines intersect, or in the case of a through lot, the line joining the centre points of the two front lot lines.

“LOT WIDTH” means the mean horizontal distance between side lot lines measured at right angles to the lot depth.

“LOT, CORNER” means a lot at the intersection or junction of two or more streets.

“LOT, INTERIOR” means a lot other than a corner lot.

“LOT, PANHANDLE” means a lot created under subdivision that gains street frontage through a narrow strip of land that is an integral part of the lot, but provides inadequate width for the siting of buildings.

“LOT, THROUGH” means a lot abutting two parallel or approximately parallel streets.

“LOT LINE, FRONT” means the boundary line of the lot and the street on which the lot abuts. In the case of a corner lot, a lot line abutting a street shall be considered a front line if the adjacent lots front on the same street, except that only one front lot line need be provided. In the case of a through lot, the lot lines abutting two parallel or approximately parallel streets shall both be considered as front lot lines. In the case of a corner lot that is also a through lot, the lot lines abutting two parallel or approximately parallel streets shall both be considered as front lot lines except where the lot is triangular or irregular in shape in which case only one front line need be provided along the shortest lot line abutting the street.

“LOT LINE, REAR” means the lot line opposite to, or in the case of an irregularly shaped lot, the lot lines more or less facing the front lot line.

“LOT LINE, SIDE” means a lot line that is not a front lot line or rear lot line.

“MARINA” means a facility for the long-term mooring of pleasure and recreational boats and other watercraft, including related uses and facilities such as administrative offices, rental services, cafeteria services, recreational lounges, repair stations, fueling, launching ramps, piers and wharves, boat hoists, and recreational, yacht, and boating clubs.

“MARINE MOORING FACILITY” means facilities for the mooring, docking, fueling, and operations of water-based craft for commercial and emergency services such as sea-planes, water taxis, tugboats, and similar craft.

“MARKET RENTAL UNIT” means a dwelling unit that is rented or offered for rent at rates generally similar to the rent of other units in the private (non-subsidized) housing market.

“MASTER PLAN” means a comprehensive development plan that guides the coordinated development of a large site over time, involving five or more buildings.

“MEZZANINE” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony.

“MOBILE RETAIL AND RESTAURANT” means a truck, stand, or cart used for the retail of goods or services, including the sale of food prepared for immediate consumption, that is designed to be movable and is temporary in nature.

“NATURAL AREA” means an area of public or private land that is undeveloped and predominantly characterized by naturally-occurring vegetation, water and landforms that may accommodate limited forms of human recreation and leisure activity, including nature trails and developed paths.

“NIGHTCLUB” means a commercial assembly and entertainment establishment that operates primarily during evening hours, provides entertainment predominantly in the form of recorded or live music and dancing, has a dance floor, and typically serves alcoholic beverages with limited food services.

“NON-MARKET RENTAL HOUSING” means rental housing secured at specific below-market rental rates through a housing agreement or a lease agreement with the City.

“NON-RESIDENTIAL” when used with reference to a building, structure or use, means designed, intended or used for purposes other than those of a residential use building.

“NURSERIES AND GREENHOUSES” means structures or buildings used to grow plants in a controlled environment for commercial purposes.

“OFFICE” means the use of a premises for general office use, where the primary function is administrative, clerical, technical, or managerial, and where on-site customer service is not a principal activity.

“OPEN SPACE” means outdoor areas with pedestrian public access, such that it is intended for public use and the physical conditions permit foot traffic, including community gardens, green space, green connectors, plazas, trail corridors, stream corridors with public access and other protected areas with public access.

“OUTDOOR PLAY AREA” means an outdoor open area designated for physical activity of children in a child care facility or a home-based child care facility, in accordance with the *Community Care and Assisted Living Act* and the *Child Care Licensing Regulation* as amended or replaced from time to time.

“PARK” means an area of public space set aside for human recreation, leisure activities, community use, or the protection of ecosystems and natural habitats, and may include natural, semi-natural, landscaped, and built recreational features.

“PARKING AREA” means an open area of land, other than a street, used for the parking of vehicles of clients, customers, employees, members, residents or tenants.

“PARKING FACILITY” means lands, buildings or structures for the temporary or short-term parking and storage of motor vehicles or active transportation devices such as bicycles, electric bicycles and scooters, but excluding vehicle repair, servicing or fleet storage. These facilities may be available to the public or as an accommodation to clients, customers or employees and may be located above, below or at grade.

“PARKING SPACE” means a space within a building or a parking area, for the parking of one vehicle, excluding driveways, ramps, columns, office and work area.

“PARKING SPACE, ACCESSIBLE” means a parking space provided for the use of persons with disabilities.

“PARKING SPACE, SHARED VEHICLE” means parking space reserved for the exclusive use of a Shared Vehicle.

“PARKING SPACE, TANDEM” means two parking stalls arranged in a single, elongated parking space designed to hold two vehicles, one behind the other.

“PARKING SPACE, VAN ACCESSIBLE” means a parking space to accommodate vans and other vehicles equipped with platform lifts or side ramps, for the use of persons with disabilities.

“PARKING, STRUCTURED” means an area that:

- (a) contains parking spaces and associated driveways and maneuvering aisles,
- (b) is located within a building, and
- (c) has its roof or the finished floor next above it more than 0.8 m above the adjacent finished grade.

“PARKING, UNDERGROUND” means an area that:

- (a) contains parking spaces and associated driveways and maneuvering aisles;
- (b) is located within a building; and
- (c) has its roof or the finished floor next above it not more than 0.8 m above the adjacent finished grade.

“PAYDAY LOAN AND SIMILAR SERVICES” means the business of:

- (a) making or offering to make payday loans (as defined in and regulated under the *Businesses Practices and Consumer Protection Act* of British Columbia); or
- (b) cashing or offering to cash cheques or other negotiable instruments for a fee or for less than the face value of the cheque or instrument;

carried on or undertaken by a person or other entity that is not governed by the *Bank Act* or *Trust and Loan Companies Act* of Canada or the *Financial Institutions Act* or *Mortgage Brokers Act* of British Columbia.

“PERMEABLE SURFACE” means any surface or assembly that facilitates groundwater recharge by permitting the downward movement of water into the subgrade. For the purpose of this bylaw, areas with the following surface treatments with a suitable subbase for groundwater recharge qualify as a permeable surface: deep soil, natural undisturbed soils, permeable deck structures, and permeable pavement systems.

“PERMITTED CUMULATIVE AVERAGE RENT” means the amount that is the sum of the CMHC market median rent for each inclusionary rental unit in a development rented to a tenant under a tenancy agreement divided by the total number of inclusionary rental units rented to a tenant under a tenancy agreement.

“PERSON” includes a firm, association, organization, partnership, trust company or corporation as well as an individual.

“PERSONAL AND BUSINESS SERVICES” means an establishment for personal care, cleaning or repair of personal items, or other business services, where the primary function is on-site customer service, including beauty salons, tattoo parlours, mailing services, printing services, dry cleaning, and other similar uses.

“POST-SECONDARY INSTITUTION” means an educational institution or service, usually providing specialized post-secondary training, courses and programs, that are authorized by the *College and Institute Act*, *University Act*, or other Provincial statute.

“PRIMARY DWELLING UNIT” means a dwelling unit that is not a secondary suite or lock-off unit.

“PRINCIPAL BUILDING, FRONT” means any building in the R1 District that contains a dwelling unit and is not a Rear Principal Building.

“PRINCIPAL BUILDING, REAR” means any building in the R1 District that contains a dwelling unit; is located closer to the rear lot line than the front lot line; does not have another principal building (or portion) located between its building face and the rear lot line; and has another principal building (or portion) located between its building face and the front lot line.

“PRINCIPAL RESIDENCE” means a dwelling unit in which one or more occupants of the dwelling unit make their home, and from which occupant or occupants conduct their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver’s licenses, personal identification, vehicle registration and utility bills.

“PRINCIPAL USE” means the main purpose for which land, buildings or structures are ordinarily used.

“PRODUCTION AND REHEARSAL STUDIO” means a premises used for the production of film, video, television, or radio programs or sound recordings or for the rehearsal of dance, music, performing arts or drama, which does not involve the presence of an audience.

“PURPOSE-BUILT RENTAL HOUSING” means a non-stratified, multi-unit building or portion of a multi-unit building where dwelling units are held in common ownership and used only for rental purposes, but does not include a dormitory. Purpose-built rental housing may include market and non-market rental housing.

“RECREATION AND FITNESS” means an outdoor or indoor premises for the use of health, fitness, and sports activities, including day spas, group fitness classes, weightrooms, child play centres, lawn sports, court sports, and similar uses and activities.

“RECREATIONAL VEHICLE” means a structure or vehicle that

- (a) is used or designed to be used for living or sleeping purposes
- (b) is designed or intended to be mobile on land, and
- (c) is either self-propelled or towed by a motor vehicle and includes a camper, travel trailer, motor home, converted bus or other vehicle and tent trailer. A recreational vehicle shall not be considered to be a dwelling unit.

“RECYCLING AND WASTE PROCESSING FACILITY” means a facility that accepts and processes materials, for recycling, waste disposal, reuse or composting, including common household goods or industrial, trades, and construction waste materials.

“RECYCLING CENTRE” means a premises used for the collection and temporary storage of household items intended for reuse or off-site processing.

“REDEVELOPMENT” has the meaning set out in the *Burnaby Tenant Protection Bylaw*.

“RELIGIOUS ASSEMBLY” means a building used for the regular assembly of persons for religious worship and related activities.

“RENTAL UNIT” means a dwelling unit within purpose-built rental housing.

“REPLACEMENT RENTAL UNIT” has the meaning set out in the *Burnaby Tenant Protection Bylaw*.

“REPLACEMENT RENTAL UNIT RATE” has the meaning set out in the *Burnaby Tenant Protection Bylaw*.

“RESEARCH AND DEVELOPMENT” means investigation, design, testing, and development of new products, technologies, and processes, including laboratories, prototyping, and technological innovation. Does not include the manufacturing or sale of products except as incidental to the primary activity.

“RESIDENTIAL CARE FACILITY” means a facility providing housing, meals, care, and supervision for those individuals who are unable to make, on their own behalf, decisions that are necessary to live safely, as licensed under the *Community Care and Assisted Living Act*.

“RESIDENTIAL USE BUILDING” means a building containing residential dwelling units or a dormitory.

“RESTAURANT” means use of a premises for the sale of prepared food and/or beverages for immediate consumption during all hours of operation.

“RETAIL” means the sale or rental of goods, merchandise, and other materials to the public, including sales centres, showrooms, and limited on-site storage that supports the store’s operation. This use excludes warehousing and the sale of gasoline.

“RETAINING WALL” means a structure, not being a building, designed to hold back, stabilize or support water, soil, rocks, or similar geotechnical materials. For the purpose of this Bylaw, a retaining structure, not being a building, which does not have an exposed face and which is designed to hold back water shall not be considered a retaining wall.

“RETURNING TENANT” has the meaning set out in the *Burnaby Tenant Protection Bylaw*.

“RIPARIAN AREA” means the area adjacent to a stream that may be subject to temporary, frequent or seasonal inundation, and supports plant species that are typical of an area of inundated or saturated soil conditions, and that are distinct from plant species on freely drained adjacent upland sites because of the presence of water.

“ROOF, FLAT” means a roof on a building that has one or more roof surfaces that have a pitch of less than 4 in 12 and cover an area greater than 20% of the area of all roof surfaces as measured in plan view.

“ROOF, SLOPING” means a roof on a building that has one or more roof surfaces that have a pitch of 4 in 12 or greater and cover an area at least equal to 80% of the area of all roof surfaces as measured in plan view.

“SALES CENTRE, RESIDENTIAL” means a building used for the marketing of residential dwelling units in a newly constructed and unoccupied multi-family residential development or in a multi-family residential development under development.

“SALVAGE YARD” means an outdoor facility for the storing, handling, wrecking, crushing and piling of vehicles, machinery, used building or industrial materials and other heavy or large equipment which is otherwise considered not useable.

“SANITARY FACILITY” means any toilet, urinal, bathtub, shower, hand basin, or combination thereof.

“SCHOOL, COMMERCIAL” means educational services which offer instruction and training in specific trades, skills, or services, including but not limited to secretarial skills, aviation, computer, banking, automotive driving, language, business, marketing, beauty, animal grooming, art, music, self-defence, and career. Commercial schools are not authorized to grant degrees, and do not include post-secondary institutions, private schools, public schools, or trade schools.

“SCHOOL, PRIVATE” means a school, other than a public school, where academic subjects are taught to elementary and secondary students.

“SCHOOL, PUBLIC” means a place of instruction, other than a commercial or trade school, maintained at public expense pursuant to the *School Act*.

“SCHOOL, TRADE” means a school other than a private or public school that offers training in a manual, mechanical or technical trade in an industrial setting that involves the use of industrial equipment or materials.

“SCREENING” means a continuous fence, compact evergreen hedge or combination thereof, supplemented with landscape planting that would effectively screen the property which it encloses, and is broken only by access drives and walks.

“SEASONAL FEEDING AREAS” means an area, other than a confined livestock area, confined poultry area, grazing area or temporary holding area, used for forage or other crop production, and used seasonally for feeding livestock or poultry that are sustained primarily by supplemental feed.

“SECONDARY RENTAL UNIT” has the meaning set out in the *Burnaby Tenant Protection Bylaw*.

“SECONDARY SUITE” means an accessory dwelling unit fully contained within a primary dwelling unit.

“SECONDARY USE” means an additional permitted use that may only be established where a use permitted as a principal use on the lot is present.

“SERVICE STATION” means a premises used for the inspection, repair or servicing of vehicles. Servicing can include car washes, charging or fueling stations, fluid maintenance, auto body repair, and similar services.

“SETBACK” means the required minimum distance between a building or use and each of the respective property lines.

“SHARED VEHICLE” means a four-wheeled automobile, van, or pick-up truck owned and operated by a Shared Vehicle Organization.

“SHARED VEHICLE ORGANIZATION” means corporation, society, association, co-operative or other entity providing a Shared Vehicle Program and related services within the City of Burnaby.

“SHARED VEHICLE PROGRAM” means program that provides members, for a fee, with a service by which such members have use of a fleet of Shared Vehicles on an hourly or other similar short-term basis.

“SHORT-TERM RENTAL” means a dwelling unit or a portion of a dwelling unit used for the temporary accommodation of transient public, not exceeding four unrelated persons, or six persons related by blood, marriage, adoption or foster care, at any one time. Short-term rental does not include a boarding use.

“SIGNIFICANT TREE” means a tree protected under Burnaby Tree Bylaw 1996 (Bylaw No. 10482).

“SLEEPING UNIT” means one or more rooms used for sleeping and living purposes. A sleeping unit may contain sanitary facilities but does not include a kitchen sink or cooking facilities.

“SLOT MACHINE” means a slot machine as defined in the Criminal Code of Canada on January 1, 1998, but shall not include an electronic machine programmed to allow personal play whereby a person is able to play bingo against a computer or to play e-tabs or e-scratches generated by a computer.

“SMALL-SCALE MULTI-UNIT HOUSING” means any residential building(s) on a lot containing a total of one to six dwelling units, inclusive of all primary dwelling units and secondary suites, which may consist of single family, duplex, and/or multiplex dwellings, but excluding rowhouse dwellings.

“SOCIAL SERVICE CENTRE” means the premises used by a public or non-profit organization that provides community and social programs, services and resources, including community resource centres and neighbourhood houses, but excluding housing.

“STEPBACK” means the horizontal distance a building façade is set back, on a horizontal plane, from the building façade directly below it.

“STORAGE FACILITY” means the use of a completely enclosed building for the storage of personal property in self-contained, self-storage units, which are rented to customers having exclusive and independent access to their respective units.

“STORAGE YARD” means an area outside of an enclosed building where contractors' or construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment, or other materials, goods, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed, whether a principal or an accessory use. A storage yard shall not be construed to include a display yard, salvage yard, or works yard.

“STOREY” means a habitable space between two floors, or between any floor and the upper surface of the floor next above, except that the topmost storey shall be that portion of a building included between the upper surface of the topmost floor and the ceiling above.

“STOREY, HALF” means a storey under a gable, hip, gambrel or shed roof having a gross floor area not more than 50% of the gross floor area of the storey immediately below, and includes a covered deck that is an extension of the topmost storey.

“STREAM” means a watercourse or source of water supply, whether usually containing water or not, including a pond, lake, river, creek, brook, ditch, spring or wetland that is integral to a stream and provides fish habitat or water, food, and nutrients downstream.

“STREET” means a public highway, road or thoroughfare which affords the principal means of access to abutting lots.

“STREET CANOPY” means a structure that is attached to a building by a cantilever, is not part of the building and consists of a lightweight rigid frame covered by a stretched fabric membrane.

“STRUCTURAL SOIL” means an engineered blend of gap-graded, angular, igneous gravel and growing medium, with a stabilizing agent, designed to provide a load-bearing base for pavements while allowing tree roots to penetrate, grow, and access air and water. To achieve structural stability, the gravel to growing media has a ratio of 4:1.

“STRUCTURE” means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

“STUDIO UNIT” means a dwelling unit having no room used or intended to be used solely as a bedroom.

“SUPPORTIVE HOUSING ” means affordable rental housing that provides housing stability support for those at risk of or experiencing homelessness as regulated by the *Residential Tenancy Act*.

“TERRACE” means a level surface that is paved, planted, or constructed, and is not more than 0.6 m above the adjacent finished ground level.

“TRAILER” means any structure or vehicle used or designed to be used for living or sleeping purposes and which is designed or intended to be mobile on land, whether or not self-propelled.

“TRANSIT ORIENTED AREA” means a lot that is located within 800 m of a passenger rail station, as defined in the *Local Government Act* and regulations thereto, or 400 m of a bus exchange, as defined in the *Local Government Act* and regulations thereto.

“TRANSITIONAL HOUSING” means temporary housing to support individuals transitioning from unsafe housing situations, or from a health or correctional facility, to live independently.

“TRANSPORTATION DEMAND MANAGEMENT MEASURES” means initiatives or infrastructure aimed at maximizing sustainable transportation choices and reducing single occupancy vehicle trips.

“TRANSPORTATION FACILITY” means a premises used for the operation and maintenance of transit systems, services, or related infrastructure, including gondola systems, rapid transit infrastructure, bus transit infrastructure, commercial fleet storage and dispatch, marinas and similar uses, but does not include freight handling and distribution.

“URBAN AGRICULTURE” means the keeping of no more than two beehives and/or four hens for domestic purposes as an accessory use on a residential lot.

“USE” means the purpose for which any lot, parcel, tract of land, building or structure is designed, arranged or intended, or for which it is occupied or maintained.

“UTILITY SERVICES” means public or private utility services, including but not limited to the use of land, buildings, or structures for:

- (a) telecommunications, including antenna developments;
- (b) generation, transmission or distribution of electricity;
- (c) distribution of gas, steam or other forms of energy, including district energy systems; and
- (d) collection, distribution, storage or treatment of water or sewage.

“VISITOR ACCOMMODATION” means a premises for the temporary accommodation of visitors but does not include Short-Term Rental accommodation, Dormitories, or Boarding use.

“VOLUNTARY NON-MARKET RENTAL HOUSING UNIT” means a non-market rental housing unit that is not an inclusionary rental unit or replacement rental unit.

“WAREHOUSE, PACKAGING, AND DISTRIBUTION FACILITY” means a building or structure used primarily for the storage, handling, packaging, processing, or distribution of goods, materials, or products, including wholesale activities and accessory offices, where goods are received, stored, and distributed primarily by light or medium-duty vehicles. This use may include the assembly, packaging, or finishing of goods, and the local delivery or pick-up of goods, provided that such activities are subordinate to the principal function of storage and distribution and do not constitute a freight terminal.

“WHOLESALE FACILITY” means a building where goods, wares, merchandise, substances, articles, or things are sold in bulk to retailers or to businesses, institutions, or government agencies for their own use or for resale.

“WORKS YARD” means the use of a premises for the maintenance, repair, and storage of vehicles, equipment, supplies or materials of a public utility, government agency, or private business that conducts off-site construction, industrial trade, or similar services. Includes administrative offices and other related accessory buildings and structures such as repair and maintenance bays, fueling and charging infrastructure, and storage facilities.

“YARD, FRONT” means that portion of the lot, extending the length of the front lot line, between the front lot line and a line drawn parallel thereto. The depth of such yard shall mean the perpendicular distance between the front lot line and the parallel line.

“YARD, LANE” means an area created by a building setback from a lot line, or segment of a lot line, that abuts a lane.

“YARD, REAR” means that portion of the lot, extending the length of the rear lot line, between the rear lot line and a line drawn parallel thereto. The depth of such yard shall mean the perpendicular distance between the rear lot line and the parallel line.

“YARD, SIDE” means that portion of the lot, extending the length of the side lot line, between the side lot line and a line drawn parallel thereto. The width of such yard shall mean the perpendicular distance between the side lot line and the parallel line.

“YARD, STREET” means an area created by a building setback from a lot line, or segment of a lot line, that abuts a street.

“ZONING DISTRICT, BASE” means the primary zoning district applied to a lot, which establishes the fundamental range of permitted uses, height, siting, and development regulations applicable to the lot.

“ZONING DISTRICT, OVERLAY” means a second zoning district that may be applied to a lot (in addition to the base zoning district), which provides for additional or alternative uses, height, or regulations on the lot, in accordance with the provisions of this Bylaw.