

SECTION SIX

Glossary

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(amended by Bylaw 2022-10-D, Bylaw 2023-02-D)

This section provides definitions for terms used within the Land Use Bylaw.

Please note, definitions pertaining to specific uses are **HIGHLIGHTED** below:

ABUTTING – means immediately contiguous to or physically touching, and when used in respect of a lot, means that the two abutting lots share a property line.

ACCESSORY BUILDING/STRUCTURE – means any building or structure which is separate from the principal building on the parcel on which both are located, and the use of which is subordinate and incidental to that of the principal building. Typical accessory building/structures include, but are not limited to, sheds, flagpoles, hot tubs, satellite dishes, shipping containers, play structures, etc.

ACCESSORY USE – means a use customarily incidental and subordinate to the main use.

ADDITION – means adding onto an existing building, provided that there are no structural changes to the existing building, no removal of the roof structure and no removal of the exterior walls other than that required to provide an opening for access from, and integration of, the existing building to the portion added thereto and there is a common structural connection from the existing building to the addition that includes a foundation, constructed to the minimum standards outlined in the Alberta Building Code, and a roof.

ADJACENT – means contiguous or would be contiguous if not for an easement, right-of-way, street or natural feature.

AGRICULTURE – means a use where agricultural activities occur such as cultivating soil, producing crops and raising livestock or poultry, and in varying degrees the preparation and marketing of the resulting products. Not including Cannabis Processing.

ALCOHOL PRODUCTION – means a use where beer, spirits and/or other alcoholic beverages are manufactured that may include the retail sale of products. Typical development includes breweries, distilleries and meaderies. This use may be combined with another use such as an Establishment (Eating & Drinking).

ANIMAL SERVICES (MAJOR) – means a use for livestock outpatient care and treatment, boarding, training, or grooming of large animals and includes retail sales of associated products. This includes such uses as animal hospitals, boarding/breeding kennels for both livestock and domestic pets, impounding and quarantining facilities.

ANIMAL SERVICES (MINOR) – means a use for domestic pet outpatient care and treatment, pet training not exceeding ten animals on the premises at any one time, treatment or grooming of animals and includes retail sales of associated products. Temporary boarding of small animals is permitted when associated with a veterinary clinic. Typical Uses include pet grooming salons, animal daycares and domestic pet veterinary clinics. This use does not include Animal Services (Major).

APPLICANT – means the registered owner of the land or the representative or agent certified or authorized as such to act on their behalf.

APPLICATION FORM – means a form provided to an Applicant pursuant to the Bylaw, including Text Amendment Application Forms, Land Use Redesignation Application Forms and Development Permit Application Forms etc.

AUCTION MARKET – means a use where goods and equipment are auctioned, including the temporary storage of such goods and equipment.

AUTOMOTIVE SALES AND SERVICE – means a use where motor vehicles are sold, rented out and/or serviced, including automobiles, recreational vehicles, and farm equipment and parts.

BED & BREAKFAST – means a use where temporary sleeping accommodation is provided within a Dwelling.

BOULEVARD – means the portion of the street right-of-way that lies between the curb or edge of road surface and the adjacent property line.

BUILDING – means any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING – COMMON TERMS

ATTACHED GARAGE – means a building or portion of a building that can be used for motor vehicle storage that is attached to the principal building by sharing a common wall which usually has an interconnecting door. For the purpose of calculating yard setbacks and site coverage requirements, an attached garage is deemed to be part of the principal building.

AWNING – means a cloth like or lightweight shelter projecting from a building.

BALCONY – means a projecting elevated platform on a building, which is enclosed by a railing or parapet and is greater than 0.6 m above grade and width. Access is from the building only.

BASEMENT – means that portion of a building located below the uppermost floor level that does not exceed 2.0 m above grade.

BAY – means a self-contained unit of part of a building or of the whole building which can be sold or leased for individual occupancy.

CANOPY – means a non-retractable solid projection extending from the wall of the building intended to be used as a protection against weather, other than normal architectural features such as lintels, sills, moldings, architraves and pediments, but includes the structure known as the theatre marquee.

CANTILEVER – means a long projecting beam or girder fixed at only one end.

DECK – means an open-sided roofless platform adjoining a building up to a height of 0.61 m from grade.

DRIVEWAY – means a hard-surfaced area used for parking vehicles on private property, often connecting a house or garage with a public road. Driveways must be constructed of asphalt, or concrete. Driveways that are not connected to a garage or carport are limited to 5.0 m in width.

FOUNDATION – means the lower portion of a building, usually concrete or masonry, and includes the footings, which transfers the weight of and loads on a building to the ground.

PATIO – means an uncovered open platform or area situated directly on the ground.

PORCH – means a roofed structure having direct access to and projecting from the principal building with walls that are unenclosed and open to the extent of at least 50% and may be glazed or screened.

BUILDING PERMIT – means a permit issued in writing by a designated Safety Codes Officer authorizing the commencement of a use, occupancy, relocation, construction, or demolition of any building.

BULK FUEL STATION – means development for handling petroleum products in bulk quantities and includes supplementary tanker vehicle storage. Key-lock pumps and retail fuel sales may be incorporated as an accessory use.

BUSINESS – means:

- a) a commercial, merchandising or industrial activity or undertaking, or
- b) a profession, trade, occupation, calling or employment, or
- c) an activity providing goods and services, whether or not for profit and however organized or formed, including a co-operative or association of persons.

CAMPGROUND – means a use where temporary overnight lodging in tents, travel trailers, or recreational vehicles occurs.

CANNABIS PROCESSING (MICRO) – means a use, as licenced by Health Canada where:

- a) Cannabis is grown or harvested, and the surface of the plant canopy does not exceed 200 square meters, but does not include Cannabis (Retail), or
- b) A maximum of 600 kilograms of dried cannabis product per year is processed, manufactured, packaged, and labelled or stored on-site, but does not include Cannabis (Retail)

CANNABIS PROCESSING (STANDARD) – means a use, as licensed by Health Canada, where cannabis is grown, harvested, processed, tested, destroyed and/or stored on site, but does not include Retail (Cannabis).

CAR WASH – means a development where motor vehicles are washed on a commercial basis.

CARE FACILITY (CHILD) – means a use where care, instruction, maintenance or supervision is provided for seven or more children under the age of 13 years, by persons other than one related by blood or marriage, for periods not exceeding 24 consecutive hours. Typical development includes day-care centres, early childhood services, nurseries and after-school or baby-sitting programs.

AFTER-SCHOOL PROGRAM – means a business where structured activities for children are provided and convene regularly in the hours before or after typical school hours

BABY-SITTING PROGRAM – means a business where children are supervised for brief absences of the parent

DAYCARE – means a business that provides a child care program for seven (7) or more children which may include infants, preschool children, kindergarten children, and school aged children. This definition does not include day home operations

EARLY CHILDHOOD SERVICE – means a business that provides programs or services for children six (6) years old or younger addressing language development, literacy development, or other form of cognitive training

NURSERY – means a business tailored to infants or preschool children where supervision and care is administered by parties separate from the parents

CARE FACILITY (CLINIC) – means a use where medical and health care services are provided on an outpatient basis only. Typical development includes medical and dental offices, health care clinics, pre-natal clinics and counseling services.

COUNSELING SERVICES – means an office or centre where a professional counselor provides support for wellness, personal growth, trauma, or issue of pathological concern

DENTAL OFFICE - means an office of a licensed dental practitioner who provides oral or oral-related care and may involve examination and/or consultation with patients

HEALTH CARE CLINIC – means a centre where medical care is administered with a focus on outpatient services

MEDICAL OFFICE – means an office of a licensed physician who provides medical care and may involve examination and/or consultation with patients

PRE-NATAL CLINIC - means a centre where medical care is administered with a focus on pregnant persons

CARE FACILITY (LARGE GROUP) – means a use that is recognized, authorized, licenced or certified by a public authority intended to provide room and board for more than six residents, exclusive of staff, and family members residing onsite where individuals who are in need of supervision reside on a temporary or long-term basis in a group setting where twenty-four (24) hour personal care or support may be provided. Typical development includes senior homes, large boarding homes, large group homes, large family homes and large long-term special needs care facilities.

CARE FACILITY (SMALL GROUP) – means a residential care facility which is recognized, authorized, licensed or certified by a public authority such as a social care facility intended to provide room and board for six residents or less, exclusive of staff or family members residing in the home, where residents are in need of supervision reside on a temporary or long-term basis in a group setting and 24-hour personal care or support may be provided. The residential character of the Dwelling shall be primary; with the occupants living together as a single housekeeping unit and using shared cooking facilities. Typical uses include small boarding homes, small group homes and small long-term special needs facilities.

CARE FACILITY (MEDICAL) – means a use that is authorized by the applicable Provincial authority where medical treatment for the sick, injured or infirm occurs, including out-patient services and accessory staff dwellings. Typical development includes hospitals, sanitariums, nursing homes, hospices, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

DETOXIFICATION CENTRE – means a centre where medical services are provided to assist patients managing substance abuse and the related effects

HOSPICE - means a home providing care for persons with serious illnesses and/or terminal conditions

HOSPITAL – means an institutional medical and/or surgical treatment facility with capacity for patient intake

HOSPITAL (AUXILIARY) - means an extension of a hospital (whether on the same site or separate) specifically catered to a provision of services for patients with long term or chronic conditions requiring regular care

HOSPITAL (PSYCHIATRIC) – means an institutional treatment facility with a specialized focus on mental conditions

NURSING HOME – means a facility intended for the residential care of elderly or disabled persons

SANITARIUM – means a hospital or care facility with a specialized focus on particular disease(s), ailment(s), condition(s) or convalescence

COMMUNICATIONS TOWER – means a building or structure for the transmission of wireless communication signals. Typical facilities include telecommunication towers, antennae, and the buildings that house their supporting equipment.

CORNER VISIBILITY TRIANGLE – means the triangular area formed on a corner parcel by the two (2) curb lines and a straight line, which intersects them 3.0 meters from where they meet in Residential districts and 6.0m from where they meet in all other districts.

COMPATIBLE – means the characteristics of different uses or activities or designs which allow them to be located near or Adjacent to each other in harmony. Compatibility does not mean “same as”. Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing developments.

CONSTRUCT – means to build, rebuild, or relocate and without limiting the generality of the word, also includes: any preliminary operation such as excavation, filling or draining; altering an existing building or structure by addition, enlargement, extension, or other structural change; and any work which requires a Building Permit.

CONVENTION CENTRE – means a use that provides permanent facilities for meetings, seminars, conventions, weddings or other special events and that may include areas for food preparation.

COUNCIL – means the Council of the Town of Drayton Valley

CREMATORIUM – means a building fitted with the proper appliances for the purpose of the cremation of human or animal remains and includes everything incidental or ancillary thereto.

CURB CUT – means a place where vehicles cross a curb, even if there is no built curb.

DEMOLITION – means the pulling down or destruction or removal of a structure.

DENSITY – means the number of dwelling units on a site expressed in units per hectare (uph).

DESIGNATED OFFICER(S) – means those persons designated by bylaw under the MGA and for purposes of the Bylaw are the Development Officer, Community Peace Officer, Bylaw Enforcement Officer, and Town’s CAO or their Designate.

DEVELOPMENT – means:

- a) An excavation or stockpile and the creation of either of them, or
- b) A building or an addition to, or replacement or repair of a building, or
- c) A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the land or building, or
- d) A change in the intensity of use of 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 AGREEMENT – means an agreement which is a contract between an applicant and the Town regarding the apportionment of costs arising from the construction or servicing of a development.

DEVELOPMENT AUTHORITY – means a Development Authority established pursuant to the MGA to exercise development powers and duties on behalf of the Town.

DEVELOPMENT COMMENCEMENT – means the moment construction is started on site (i.e. excavation) or the land use has begun for the purposes of the Development Permit application.

DEVELOPMENT COMPLETION – means the moment the required Building/Development Permit conditions and requirements have been met for the purposes of the Development Permit application and/or the final inspection reports have been received, except for ongoing conditions.

DEVELOPMENT PERMIT – means a document or permit, which may include attachments, issued pursuant to this Bylaw authorizing a development.

DIRECT CONTROL DISTRICT – means a district in the Land Use Bylaw which details guidelines established by Council for control over the use and development of an area pursuant to the provisions of the MGA.

DISTRICT – means a Land Use District.

DRIVE THROUGH – means a use where services are provided to patrons who are in a motor vehicle. This use will always be approved with another use such as Establishments (Eating or Drinking) or financial institution.

DWELLING OR DWELLING UNIT – a building or portion of a building consisting of one or more rooms operated or intended to be operated as a permanent residence for a household, containing cooking, sleeping and sanitary facilities only for that unit.

DWELLING (MANUFACTURED HOME) – means a dwelling that is manufactured to be moved from one point to another that is located on a permanent foundation and which provides completely self-contained, year-round residential accommodation and meets the requirements for a residence under the Canadian Standards Association.

DWELLING (MULTI-UNIT) – means a dwelling with three (3) or more dwelling units. Typical multi-unit dwellings include Apartments, Row Houses, Town Houses, Stacked-Townhouses, Tri or Four-plexes and Seniors Manors. Secondary Suites are not permitted in Dwelling (Multi-Unit).

DWELLING (DUPLEX/SEMI) – means a dwelling containing two (2) dwelling units having the dwelling area of one located above the dwelling area of the other each with a private entry or a dwelling containing not more than two (2) side-by-side dwelling units sharing a common wall, which may be subdivided along the common wall.

DWELLING (SINGLE DETACHED) – means a dwelling (constructed on site or modular construction) that is supported on a permanent foundation or basement but does not include Dwelling (Manufactured Home).

EASEMENT – means a right to use land generally for access to other property or as a right-of-way for a public utility.

ESTABLISHMENT (EATING & DRINKING) – means use where food is prepared and alcoholic beverages may be offered for sale to the public for consumption. Typical development includes restaurants, diners, fast food restaurants, takeout only restaurants, bars and pubs.

ESTABLISHMENT (ENTERTAINMENT) – means a use where live performances or motion pictures are shown. Typical development includes auditoria, bingo halls, casinos, cinemas and theatres but does not include Establishment (Adult).

ESTABLISHMENT (ADULT) – means a premise or parts thereof in which products or services are provided which are of a sexual intent and shows or displays nudity with an erotic or sexually explicit intent. Typical uses would include but are not limited to adult mini-theatres, strip clubs or shows, sex shops and adult video stores.

EXCAVATION – means any breaking of ground except for gardening and ground care.

FENCE – means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or provide sound abatement.

FARMER'S MARKET – means a use where individual vendors provide goods for sale directly to the public. Vendors may change on a frequent or seasonal basis and goods may be sold both inside and outside of the building. Goods being sold are primarily fresh food products, finished consumer goods, produce, handcrafted articles, antiques or second-hand goods.

FLOOR AREA – means the area of all floors in a building, measured within the exterior walls of a building, not including basements, decks, patios, driveways, sidewalks, or porches.

FINANCIAL INSTITUTION – means a use where banks, credit unions, trust companies, treasury branches, pawn shops or payday loan services are located.

FUNERAL HOME – means a use where the deceased are prepared for burial or cremation, and/or funeral services are held. Funeral home use does not include crematoriums.

FULL CUT-OFF FIXTURES – means lighting fixtures that direct light directly down towards the ground (the luminous intensity at or above an angle of 90° above nadir is zero).

GAS STATION – means a use where gasoline and related fuels are sold, typically including a small retail component. This use does not include a Bulk Fuel Facility.

GOVERNMENT SERVICES – means a use where municipal, provincial or federal government services/programs are provided. Typical development includes cemeteries, police stations, fire stations, courthouses, post offices, municipal offices or social service offices.

GRADING – means the alteration of the grade of a site.

GREEN SPACE – means an area of grass, trees, or other vegetation set apart for aesthetic purposes in an otherwise urban environment.

GROSS FLOOR AREA (GFA) – means the total floor area of a building within the exterior and basement walls, excluding areas used exclusively for parking, mechanical/electrical equipment, common laundry and storage lockers, and common areas such as stairways, halls and corridors.

HOME OFFICE – means any occupation, trade, profession, or craft carried on as a secondary use of a dwelling unit which does not involve any employees or customers coming to the dwelling unit (other than deliveries in accordance with Section 4.7.d), on-site storage or display of materials, or the creation of any nuisance whatsoever.

HOME-BASED BUSINESS – means a use where business is conducted in a Principal Building or Accessory Building with moderate weekly visits and with one employee who does not live on the property. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings. Typical development includes day homes.

HOTEL/MOTEL – means a use where sleeping accommodation and ancillary services are provided in rooms or suites which may contain facilities for food preparation. This use may be combined with another use such as an Establishment (Eating & Drinking), Retail (Small) Convention Centre.

INDUSTRIAL (LIGHT) – means a use where activities are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of a Development Authority, there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered Industrial (Light). Typical development includes laboratories, general contractors and landscaping services, equipment rentals, warehouses and warehouse sales of furniture, floor coverings etc.

INDUSTRIAL (MEDIUM) – means a use where all or a portion of the activities and uses are carried on outdoors, without any significant nuisance such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered Industrial (Heavy). Typical development includes storage yards, grain storage, construction, maintenance, equipment rental or sales, and manufacturing or processing facilities that do not pose a Nuisance.

INDUSTRIAL (HEAVY) – means a use that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods, but does not include Industrial (Cannabis Processing). Typical development includes abattoirs, concrete plants, wreckage and salvage yards, and manufacturing and processing facilities that create a Nuisance.

INDUSTRIAL (LOGISTICS) – means a use where storage and inter-modal (highway) distribution of goods occurs, resulting in larger traffic volume. Typical development includes shipping/receiving facilities, transshipment and distribution centres.

LANDSCAPING – means to change or modify the natural features of a site so as to make it more attractive by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, drives, or other structures and materials.

LANE – means a public thoroughfare, which provides a secondary means of access to a parcel.

LIVESTOCK – means all domesticated animals kept for use on a farm or raised for sale or profit and includes horses, cattle, sheep, swine, poultry or other animals as determined by the Town.

MAINTENANCE – means the upkeep of a building or property that does not involve structural change, the change of use, or the change of intensity of use.

MANUFACTURED HOME PARK – means a parcel of land under one title, which provides spaces for the long-term parking and occupancy of a Dwelling (Manufactured Home).

MIXED-USE BUILDING – means a building used partly for residential use and partly for commercial use.

MIXED-USE DEVELOPMENT – means a parcel of land or a building or structures developed for two or more different uses such as residential, office, manufacturing, retail, public, or entertainment.

MUNICIPAL GOVERNMENT ACT (MGA) – means the *Municipal Government Act of Alberta*, as amended.

NATURAL CONSERVATION LANDS – means areas set aside for conservation of natural features or areas of cultural or scenic value. Such lands are intended to be kept in a natural state with limited development

NON-CONFORMING BUILDING – means a building:

- a) That is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or the land on which the building is situated becomes effective, and
- b) That on the date this Land Use Bylaw becomes effective does not, or when constructed will not, comply with this Land Use Bylaw.

NON-CONFORMING USE – means a lawful specific use:

- a) Being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective, and
- b) That on the date this Land Use Bylaw becomes effective does not, or in the case of a building under construction will not, comply with this Land Use Bylaw.

NUISANCE – means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.

OFF STREET PARKING – means parking constructed entirely off any road or lane.

OFFICE – means a use where professional, management, administrative, consulting and similar business support services occur.

PARCEL – means the aggregate of the one 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 a Land Titles Office. May also be referred to as a site.

PARCEL AREA – means the total area of a parcel.

PARCEL COVERAGE – means the combined area of all buildings or covered/roofed structures upon the parcel, measured at the approved grades, including all porches and verandas, enclosed terraces, steps, cornices, eaves, and similar projections; such area shall include air wells, and all other space within an enclosed building.

PARCEL FRONTAGE – means the length of a street boundary measured along the front line of a parcel.

PARCEL, CORNER – means a parcel that abuts two (2) intersecting streets.

PARCEL, DOUBLE FRONTING – means a parcel which abuts two (2) non-intersecting streets (excluding lanes).

PARCEL, INTERIOR – means a parcel which is bounded by only one (1) street.

PARK – means land developed for recreational activities that invite the public and includes picnic areas, playgrounds, pedestrian and bicycle paths, and associated public washrooms.

PLAYGROUND – means an outdoor play area, containing recreational equipment such as slides and swings.

PRINCIPAL BUILDING – means a building which:

- a) occupies the major or central portion of a parcel,
- b) is the chief or main building on a parcel, or
- c) constitutes, by reasons of its use, the primary purpose of which the parcel is used.

PRINCIPLE USE – means the main purpose for which a parcel is used.

PROPERTY LINE – means any boundary of a parcel, and includes the rear, front and side property lines.

RECREATION (CULTURE & TOURISM) – means a use where public or private cultural or tourism recreation occurs. Typical development includes tourist information centres, libraries, museums, or other cultural facilities, but does not include Recreation (Public) facilities nor Establishment (Entertainment).

CULTURAL FACILITY – means a building used for the programming, production, presentation, and/or exhibition of an arts or cultural discipline. This definition does not include arenas, religious assemblies, museums, or libraries

LIBRARY – means a building containing the storage of books, periodicals, films, games, or other media and/or research materials intended for the general public to view, reference, and/or borrow without sale. This definition does not include rental stores (equipment, videos, vehicles, etc.)

MUSEUM – means a building in which objects of historical, scientific, artistic, or other cultural significance are stored and exhibited as the primary focus

TOURISM INFORMATION CENTRE – means a centre providing visitors with information on the area amenities, attractions, or otherwise pertinent items

RECREATION (OUTDOOR) – means a use where outdoor recreation occurs. Typical development includes outdoor skating rinks, lawn bowling greens, tennis courts, swimming and wading pools, water spray parks, rodeo grounds, go-cart tracks, miniature golf, theme parks and golf courses.

RECREATION (PRIVATE) – means a use where sports or recreation, that is privately owned, occurs within an enclosed Building. Typical development includes private clubs or lodges, health or fitness clubs, or private recreation facilities such as bowling alleys, arcades or racquet courts.

RECREATION (PUBLIC) – means a use where sports or recreation, that is open to the public, occurs within an enclosed building. Typical development includes recreation centres, community halls, public swimming pools, curling rinks and arenas, but does not include Government Services.

ARENA – means an enclosed building developed for the performance of a sport, artistic performance, or other entertainment spectacle, where the performance area is flanked or surrounded by spectator space. This definition does not include religious assembly. Please refer to RECREATION (OUTDOOR) for unenclosed arenas.

COMMUNITY HALL – means a public building where facilities are provided for social events, community activities, organization meetings, or other gathering, typically on a rental basis. This definition does not include religious assembly.

CURLING RINK - means a building intended to house ice sheets and the related facilities in order to play the sport of curling

PUBLIC SWIMMING POOL - means an enclosed building or structure housing a water container intended for the general public to play, sport, or perform other associated activities in. Please refer to RECREATION (OUTDOOR) for unenclosed pool structures

RECREATION CENTRE – means a building open to the public where sports or other physical activities are programmed to occur on a regular basis. This definition does not include privately run operations that would meet the definition of RECREATION (PRIVATE).

RECYCLING FACILITY – means a use where waste is sorted and/or packaged for shipment. Typical development includes recycling depots, bottle depots and compost facilities.

REDESIGNATION – means the conversion of land from one land use district to another.

REGISTERED OWNER – means;

- a) in the case of land by Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land, or
- b) in the case of any other land:
 - i. the purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title in the land and any assignee of the purchaser's interest that is the subject of a caveat registered against the certificate of title, or
 - ii. in the absence of a person described in clause (a), the person registered under the owner of the fee simple estate in the land.

RESERVE, ENVIRONMENTAL (ER) – means the land designated as Environmental Reserve per the MGA.

RESERVE, SCHOOL (SR) – means the land designated as School Reserve per the MGA.

RESERVE, MUNICIPAL (MR) – means the land designated as Municipal Reserve per the MGA.

RELIGIOUS ASSEMBLY – means a use where religious organizations worship and related social activities/programs occur that may include areas for food preparation as well as accessory dwellings. Typical development includes churches, mosques, temples, synagogues, parish halls, convents, monasteries and manses.

RESIDENTIAL CONVERSION – means a development in a Residential district that involves the conversion, but does not substantially change the general residential appearance, of a Dwelling (Single-Detached) for Office or Retail (Small) use.

RETAIL (AGRICULTURE) – means a use specially designed for the commercial growing of vegetables, flowers or other plants for transplanting or sale.

RETAIL (CANNABIS) – means a use, that is licensed by the Province of Alberta, where cannabis and cannabis accessories are sold for consumption off the premises.

RETAIL (SMALL) – means a use where goods and/or services are sold in a building with a gross floor area less than 1,000.0 m². Typical development includes a convenience store or sandwich shop or personal services such as hairdressers/salons, massage clinics, laundromats, or tailors.

RETAIL (GENERAL) – means a use where goods and services are sold in a building with a gross floor area between 1,000.0 - 4,000.0 m². Typical development includes a clothing store or pharmacy but does not include Retail (Groceries).

RETAIL (LARGE) – means a use where goods and services are sold in a building with a gross floor area larger than 4,000.0 m². Typical development includes 'big box' or building supplies retailers but does not include Retail (Groceries).

RETAIL (LIQUOR) – means development used for the provincially licensed retail sale of any and all types of alcoholic beverages to the public for consumption off the premises.

RETAIL (GROCERIES) – means use where raw or prepared foods are sold. This use may be combined with another use such as Retail (Small).

RETAIL (SHOPPING CENTRE) – means a use where commercial establishments are grouped on a site planned, developed, and managed as a single unit with on-site parking provided. Typical development includes a strip mall, power centre or shopping mall.

RETAINING WALL – means a wall for holding in place, a mass of earth or the like, as at the edge of a terrace or excavation.

SCHOOL – means a use operated with public funds pursuant to the School Act, which may be located on reserve land pursuant to the MGA.

SCHOOL (TRADE) – means a school that offers instruction and practical introductory experience in the skills needed to provide a skilled service or trade as such as mechanics, carpentry, plumbing, welding, hairstyling or esthetics.

SECONDARY SUITE (INTERNAL) – means a secondary Dwelling Unit located within a Principal Building.

SECONDARY SUITE (EXTERNAL) – means a secondary Dwelling Unit located within an Accessory Building.

SETBACK – means the perpendicular or radial distance from a property line to the nearest portion of the foundation of the building including any columns supporting or appearing to support a roof load. In the case of a cantilevered floor, the setback shall be to the outer wall of the cantilevered section.

SHOW HOME – means the use of an unoccupied dwelling as a sales office and/or to demonstrate housing product.

SIDEWALK – means a pathway or right-of-way for pedestrian traffic.

SIGN – means an object or device intended to advertise or call attention to a person, matter, event or location.

SIGN, SANDWICH BOARD – means a non-illuminated sign having an “A” shape, limited to a maximum of 1.0 m² in size, which is set upon the ground.

SIGN – COMMON TERMS

- a) “COPY” means the letters, graphics or characters that make up the message on the sign face.
- b) “CHANGEABLE COPY” means that portion of the copy that can be readily changed either manually or electronically.
- c) “BUILDING FACE” means any exterior wall of a Building.
- d) “THIRD PARTY ADVERTISING” means advertising which directs attention to a business, commodity, service or event that is conducted, sold or offered elsewhere than on the premises on which the sign is located.

SOLAR PANELS (ROOF TOP) – means a roof-mounted device that converts light into electricity.

SOLAR PANELS (WALL MOUNTED) – means a wall-mounted device that converts light into electricity.

SOLAR PANELS (FREE STANDING) – means a freestanding device that converts light into electricity, which is set upon the ground.

STATUTORY PLAN – means an Inter-Municipal Development Plan, Municipal Development Plan, Area Structure Plan or Area Redevelopment Plan adopted by a municipality under the MGA, as amended.

STOCKPILE – means an accumulation materials or raw materials, including snow dumps, stored outdoors in a pile.

STOREY – means the habitable space between the upper face of one floor and the lower face of the next higher floor. A basement shall be considered a storey if the upper face of the floor above it is more than 1.8 metres above ground level.

STREET – means a public thoroughfare, often paved and referred to interchangeably as a road.

SUBDIVISION – the process of dividing land into smaller Parcels, overseen by the Subdivision Authority.

SUBDIVISION & DEVELOPMENT APPEAL BOARD (SDAB) – means a subdivision & development appeal board pursuant to the ‘SDAB Bylaw No. 2018/03/D and SDAB Amending Bylaw No. 2019/05/D’, as amended or replaced.

SURVEILLANCE SUITE – means a dwelling unit used solely to accommodate a person or persons related as a family member, or employee, whose official function is to provide surveillance, maintenance and/or security for a development,

TEMPORARY – means a use which is limited in its permanence.

TOWN – means the Town of Drayton Valley.

USE – means the utilization of a parcel of land for a particular development activity.

USE, DISCRETIONARY – means the use of land or a building provided for in this Bylaw for which a decision on a Development Permit may be issued upon a Development Permit application having been made and subject to the enabling conditions for each proposed development being satisfied.

USE, PERMITTED – means the use of land or a building provided for in this Bylaw for which a Development Permit shall be approved and issued by the Development Authority when the proposed development conforms to all applicable requirements and rules of this Bylaw, with or without conditions, upon application having been made to the Development Authority.

USE, INTENSITY OF – means the degree or scale of operation of use or activity in relation to the amount of land and buildings associated with the use, vehicular traffic generation resulting thereof, amount of parking facilities required for the particular land use activity, etc.

USE, SIMILAR – means a use of a site or building in a District which, in the opinion of the Development Authority, is so similar to a Permitted Use or Discretionary Use in that District that it meets the intent of Council for the development of that District as set out in the purpose and intent statement, but does not include a use that is specifically defined as a Permitted or Discretionary Use in any other District.

UTILITIES – means a system or works used to provide services such as potable water, sewage disposal, waste management or storm systems, as well as the buildings that house the utility and any offices or equipment.

YARD – means a part of a parcel upon or over which no building or structure other than a boundary fence is erected, unless otherwise permitted.

YARD, FRONT – means that portion of a parcel that lies between the front face of the principal building and the front property line. In the case of a corner lot, the front yard is on the same side as the other lots in the row on the block regardless of the orientation of the principal building.

YARD, REAR – means the portion of a parcel that lies between the rear face of the principal building and the rear property line.

YARD, SIDE – means that portion of a parcel that lies between the side face of the principal building and the side property line.

All other words have the meanings assigned to them by the MGA, as amended, or common dictionary definitions.