

## **2. INTERPRETATION**

### **PART 2A**

#### **PURPOSE OF CHAPTER**

- (1) The purpose of this Chapter is to define words, terms and phrases which are necessary for the understanding, administration and enforcement of this Bylaw, and which are not part of common English usage.
- (2) Terms, words and phrases in this Bylaw which are not defined in this Chapter but defined in *The Planning and Development Act, 2007* and other Bylaws of the City of Regina have the meaning expressed in that Act and the appropriate Bylaws.[2013-64]
- (3) Word, phrases and terms neither defined in this Chapter nor in the Act, Bylaws of the City of Regina, shall be given their usual and customary meaning except where, in the opinion of the Council, the context clearly indicates a different meaning. [1992/9250]

## **PART 2B**

### **RULES OF CONSTRUCTION**

The following rules shall be used in interpreting the provisions of this Bylaw, except where:

- (a) the context clearly requires otherwise; or
- (b) the result would clearly be inconsistent with the intent of this Bylaw. [1992/9250]

#### **2B.1 WORD USAGE**

##### **1.1 TENSE**

Words used or defined in one tense or form shall include other tenses and derivative forms.

##### **1.2 SINGULAR AND PLURAL USAGE**

Words in the singular number shall include the plural number, and words in the plural number shall include the single number.

##### **1.3 GENDER**

The masculine gender shall include the feminine, and the feminine gender shall include the masculine.

##### **1.4 STATUTORY REFERENCE**

All Acts referred to in this Bylaw relate to Acts of the Province of Saskatchewan, except where the reference is followed by “(Canada)”, in which case the reference is to an Act of the Parliament of Canada.

##### **1.5 OTHER WORDS AND PHRASES**

- (1) The words “shall”, “must” and “will” are mandatory.
- (2) The words “may”, “can” and “might” are permissive.
- (3) The word “person” includes individuals, firms, corporations, partnerships, associations, trusts, and any other similar entities.

- (4) The word “City” shall mean the City of Regina.
- (5) The word “Province” shall mean the Province of Saskatchewan.
- (6) The word “Commission” shall mean the Regina Planning Commission.
- (7) The words “Council” and “City Council” shall refer to the City of Regina Council.
- (8) The word “Board” shall mean the City of Regina Development Appeals Board.
- (9) The phrase “used for” includes “arranged for”, “designed for”, “maintained for” or “occupied for”.
- (10) Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions or events connected by the conjunction “and”, “or” or “either-or”, the conjunction shall be interpreted as follows:
  - (a) “and” indicates that all the connected items, conditions, provisions or events shall apply in any combination;
  - (b) “or” indicates that the connected items, conditions, provisions or events may apply singly or in combination;
  - (c) “either-or” indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.
- (11) The word “includes” shall not limit a term to the specified example, but is intended to extend the meaning to all instances or circumstances of similar kind or character. [1992/9250]

## **1.6 TEXT AND CAPTION AMBIGUITY**

If there is any ambiguity between the text of this Bylaw and any caption, illustration, or table, the text shall prevail. [1992/9250]

## **1.7 DOLLAR AMOUNT REFERENCES [2014-44]**

Where a dollar amount is referenced to a particular year the amount shall be adjusted for inflation in accordance with the Bank of Canada Consumer Price Index.

## 2B.2 ABBREVIATIONS

The following abbreviations are used in this Bylaw and are intended to have the following meanings:

Apt	Apartment
Blk	Block
Cm	Centimetre
Cm <sup>3</sup>	Cubic centimetre
DB	Decibel
FAR	Floor area ratio
GFA	Gross floor area
Ha	Hectare
Hgt	Height
Hr	Hour
Kc	Kilocycle
Km	Kilometre
Lt	Lot
Lx	Lux
m	Metre
m <sup>2</sup>	Square metre
m <sup>3</sup>	Cubic metre
max	Maximum
mc	Megacycle
mm	Millimetre
min	Minimum
Nfa	Net floor area
Na	Not applicable
Pl	Plan
Rd	Road
Sq	Square
St	Street
%	Percent
#	Number [1992/9250]

## PART 2C

### DEFINITIONS

The following words, terms and phrases, wherever they occur in this Bylaw, shall have the meanings assigned to them by this Part.

#### - A -

**“ABUTTING (OR ADJOINING)”** – touching and sharing a common point, line or boundary. [1992/9250]

**“ACCESSORY”** – a use, separate building, or structure, normally incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure but does not include a building or structure used for human habitation. [1992/9250]

**“ACT”** – *The Planning and Development Act, 2007*, as amended. [1992/9250; 2013-64]

**“ADULT CABARET”** REPEALED [2014-8]

**“ADULT ENTERTAINMENT”** – live entertainment including strip-tease and wet clothing contests or similar adult performances as permitted in accordance with *The Alcohol Control Regulations, 2013*. [2014-8]

**“ADULT ENTERTAINMENT ESTABLISHMENT”** – a building or part of a building that features live adult entertainment. [2014-8]

**“ADULT RETAIL OUTLET/BOOKSTORE”** – an establishment with the principal purpose to offer for sale or rent, for any form of consideration, any of the following:

- (a) books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or
- (b) instruments, devices, or paraphernalia, that are designed for use in connection with sexual activities. [1992/9250; 1993/9535]

**“ADULT MOTION PICTURE THEATRE”** – an establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or other photographic reproductions are shown which are characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas. [1992/9250; 1993/9535]

**“ADULT THEATRE”** – REPEALED [2014-8]

**“ADJACENT OUTDOOR PLAY SPACE”** – an area of usable open space which is accessory to and located on the same site as a day care centre. [1992/9250]

**“ALLEY (LANE)”** – any public right-of-way providing a secondary level of access to a lot or parcel of land with a width of between 6 metres and 9 metres. [1992/9250]

**“ALLOTMENT GARDEN”** – a portion of a property that is divided into plots that are assigned to individuals or families to grow vegetables, flowers and other plants for their personal use. [2006-63]

**“AMUSEMENT ARCADE”** – a building or part of a building where mechanical or electronic games are kept for the purpose of furnishing entertainment or amusement to the public, for a fee. [1992/9250]

**“ANIMAL HOSPITAL”** – a building providing surgical or medical treatment or examination of animals. [1992/9250]

**“ANIMAL SHELTER”** – a building used for temporary accommodation or impoundment of animals, which may include outdoor facilities. [1992/9250]

**“AQUIFER”** – a confined or unconfined water-bearing subterranean body of water. [1992/9250]

**“AQUIFER SENSITIVE ZONE”** – an area from which water run-off or contaminants released on the surface directly recharges, enters or migrates into an aquifer. [1992/9250]

**“AQUIFER PROTECTION ZONE, HIGH SENSITIVITY”** – an area overlaying a portion of the Regina Aquifer System where the aquifer is beneath:

- (a) 0 to 5 metres of protective clay or till overburden; or
- (b) 5 to 10 metres of undifferentiated overburden of which the upper portion consists of silty or sandy material. [1992/9250]

**“AQUIFER PROTECTION ZONE, LOW SENSITIVITY”** – an area overlaying a portion of the Regina Aquifer System where there is a protective clay or till overburden of more than 10 metres. [1992/9250]

**“AQUIFER PROTECTION ZONE, MODERATE SENSITIVITY”** – an area overlaying a portion of the Regina Aquifer System where the aquifer is beneath:

- (a) 5 to 10 metres of protective clay or till overburden; or
- (b) more than 10 metres of undifferentiated overburden of which the upper portion consists of silty or sandy materials. [1992/9250]

**“ARCHITECTURAL ELEMENT”** – an aesthetic feature consisting of but not limited to a free-standing fence, wall, retaining wall, planter, fountain, pool, gazebo, sculpture or the like. [1992/9250]

**“ARTICULATION”** – Detailing of building mass, location or orientation of fenestration, and design of building elements. The “base” articulation is generally within the first three storeys of a building, a base should be clearly defined and positively contribute to the quality of the pedestrian environment through animation, transparency, articulation, and material quality. The “middle” articulation is the body of the building above the base, this should contribute to the physical and visual quality of the overall streetscape. The “top” articulation generally includes the entire top portion(s) of a building involving the roof and one floor below. [2012-67]

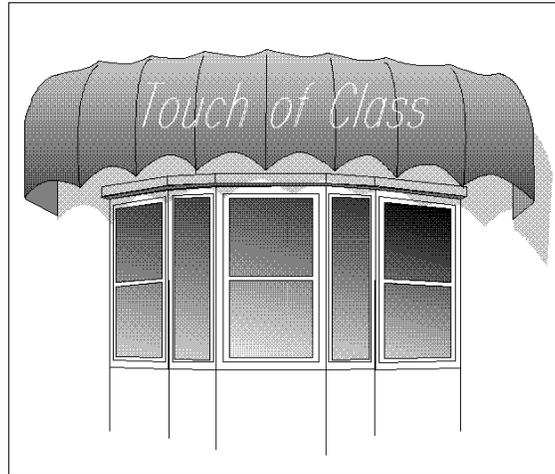
**“ATHLETIC FIELD”** – an outdoor playing surface which is generally level, with a soft or durable base or cover, often grass, having area dimensions denoted by the rules of the sport and includes:

- (a) cycling courses;
- (b) skate parks;
- (c) volleyball, tennis, basketball and shinny courts;
- (d) fields used for sports such as football, rugby, cricket, lacrosse, soccer, field hockey and track and field;
- (e) ball diamonds used for sports such as baseball, softball, and slow pitch; and
- (f) similar uses;

but does not include golf courses, golf driving ranges, or sports stadia. [2003-32]

**“ATRIUM”** – an area within a building which accesses sunlight through a translucent surface on a roof. [1992/9250]

“**AWNING**” – a covering, typically of canvas stretched on a frame, projecting from a wall over a window or an entrance (see illustration in Figure 2.1). [1992/9250]



**FIGURE 2.1: Sample Awning**

**- B -**

**“BAKERY SHOP”** – a retail outlet selling bakery products in which the production of bakery goods is an accessory use which occupies a space not exceeding 200 square metres in gross floor area. [1992/9250]

**“BED AND BREAKFAST HOMESTAY”** – an owner-occupied dwelling unit where short-term lodging rooms and meals are provided. [1992/9250]

**“BILLBOARD”** – any sign which

- (i.) directs persons to; or
- (ii.) advertises goods, products, services or facilities situated or provided at

a different location from where the sign is installed. [1992/9250; 1999/10110]

**“BUILDING”** – a structure used for the shelter or accommodation of persons, animals, goods, chattels or equipment, having a roof which is supported by columns or walls and including any tents situated on private property when so used. [1992/9250]

**“BUILDING BYLAW”** – the Bylaw of the City regulating the erection, alteration, repair, occupancy or maintenance of buildings and structures. [1992/9250]

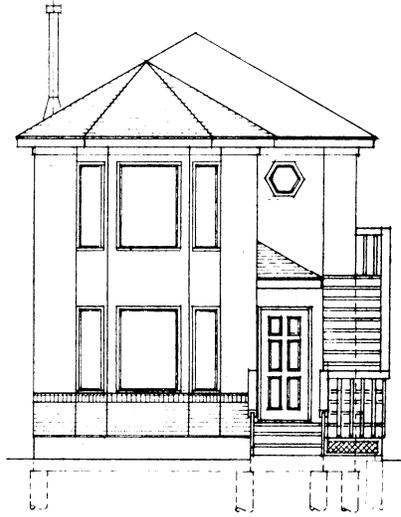
**“BUILDING, APARTMENT - LOW-RISE”** – a building containing more than four dwelling units which building does not exceed 13 metres in height except where otherwise restricted in the Zoning Maps (see illustration in Figure 2.2). [1992/9250]



**FIGURE 2.2: Sample Low-Rise Apartment Design**

**“BUILDING, APARTMENT - HIGH-RISE”** - a building containing more than four dwelling units which building exceeds 13 metres in height except where otherwise restricted in the Zoning Maps. [1999/10110]

**“BUILDING, DUPLEX”** - a building divided horizontally into two dwelling units (see illustration in Figure 2.3). [1992/9250]



**FIGURE 2.3: Sample Duplex Design**

**“BUILDING, FOURPLEX”** - a building containing four dwelling units (see illustration in Figure 2.4). [1992/9250]



**FIGURE 2.4: Sample Fourplex Design**

**“BUILDING, MIXED-USE”** - a building containing residential uses and grade level commercial uses as defined herein as "Mixed-Use", which commercial uses shall not exceed 50 percent of the building's gross floor area. [1992/9250]

“**BUILDING, SENIORS ASSISTED LIVING APARTMENT - HIGH-RISE**” - a high-rise apartment building designed to accommodate seniors as they age and which includes common areas for dining and socializing, and services such as meals, housekeeping and personal care. [2005-34]

“**BUILDING, SENIORS ASSISTED LIVING APARTMENT - LOW-RISE**” - a low-rise apartment building designed to accommodate seniors as they age and which includes common areas for dining and socializing and services such as meals, housekeeping and personal care. [2005-34]

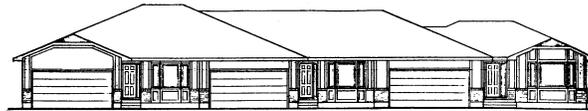
“**BUILDING, SENIOR CITIZENS APARTMENT – HIGH RISE**” - Repealed. [2005-34]

“**BUILDING, SENIOR CITIZENS APARTMENT – LOW RISE**” - Repealed. [2005-34]

“**BUILDING, SENIOR CITIZENS APARTMENT – PRIVATE - HIGH RISE**” - Repealed. [2005-34]

“**BUILDING, SENIOR CITIZENS APARTMENT – PRIVATE - LOW RISE**” - Repealed. [2005-34]

“**BUILDING, TRIPLEX**” - a building containing three dwelling units (see illustration in Figure 2.5). [1992/9250]



**FIGURE 2.5: Sample Triplex Design**

“**BUILD-TO LINE**” – Build-to Line denotes a specific distance from the property line to which the street wall of all new buildings must be constructed. The build-to line is measured at grade. [2012-67]

“**BUILD-TO RANGE**” – Build-to Range denotes a specific distance range from the property line to which the street wall of all new buildings must be constructed. [2012-67]

“**BUILT FORM**” – The shape of developments including buildings, and other structures, not only individually, but as a collective. How buildings relate in terms of height, scale, and character determines the extent to which they will define the public realm. [2012-67]

“**BUSINESS VEHICLE (HOME OCCUPATION, RESIDENTIAL OFFICE)**” – Repealed. [2006-14]

“**BUSINESS VEHICLE (HOME-BASED BUSINESS)**” – Repealed. [2014-78]

“**BUSINESS VEHICLE (RESIDENTIAL BUSINESS)**” - any vehicle utilized to service a residential business which vehicle is in conformance with Chapter 6 of this Bylaw, and the Gross Vehicle Weight Rating (GVWR) which does not exceed 4,500 kilograms. [2014-78]

**- C -**

**“CALLIPER”** – the diameter of the trunk of a tree measured at 300 millimetres above the ground. [1992/9250]

**“CAMPGROUND”** – an area of land, managed as a unit, providing short term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers. [1992/9250]

**“CANOPY”** – a permanent roof-like shelter extending from part or all of a building face over a public right-of-way and constructed of some durable material such as metal, glass or plastic. [1992/9250]

**“CANTILEVER”** – an overhanging part of a structure supported at one end only. [1992/9250]

**“CARGO CONTAINER”** – a standardized enclosed, reusable vessel (with loading doors) which may be loaded and unloaded to and from trains, trucks, ships and other modes of transportation. [2011-42]

**“CARGO CONTAINER FACILITY”** – a site in which the principal use is the movement, storage, staging, or redistribution of cargo containers either on or off a chassis. [2011-42]

**“CARPORT”** – a parking space with a roof and not more than two walls, one of which shall not be on the side yard side. [1992/9250]

**“CAR WASH”** – a commercial business or building that provides manual or automated washing facilities for passenger vehicles other than those referenced in the definition of Truck Wash. [1992/9250; 2013-64]

**“CASINO”** – a gaming establishment, licensed by the Province of Saskatchewan, operating slot machines, table games, video lottery terminals and related games of chance. This does not include a bingo parlour. [1994/9611]

**“CHARITABLE ORGANIZATION”** – Repealed. [2003-2]

**“CHURCH”** – Repealed. [2013-64]

**“CLUB”** – a building or part of a building used for the meeting and social activities of the members and guests of an organization, but does not include a Recreational Service Facility. [2003-6]

**“CLUB, LICENSED”** – a building or part of a building used for the meeting and social activities of the members and guests of an organization and which has been licensed by the Saskatchewan Liquor and Gaming Authority to sell alcoholic beverages for consumption on the premises, but does not include a Recreational Service Facility. [2003-6]

**“COMMERCIAL CLUB”** – Repealed. [2003-6]

**“COMMUNAL AMENITY”** – a common space allocated for the recreational use of all residents within the development. The area shall be indoor or outdoor space, or a combination thereof, including but not limited to the following:

- (a) games room;
- (b) party room;
- (c) swimming pool;
- (d) sauna;
- (e) hot tub;
- (f) roof garden;
- (g) landscaped courtyard;
- (h) greenhouse;
- (i) fitness room;
- (j) court yard; or
- (k) allotment garden. [1992/9250; 2006-63]

**“COMMUNITY CENTRE”** – a building or facility used for recreational, social, educational or cultural activities, operated by the City of Regina or a non-profit organization and open to the general public. Activities in a community centre may include sport and recreation programs, classes sponsored by non-profit organizations, community events and programs and other similar activities. [2003-2]

**“COMMUNITY GARDEN”** – a property used to grow vegetables, flowers and other plants for the personal use of the gardeners/growers or for donation to non-profit organizations. [2006-63]

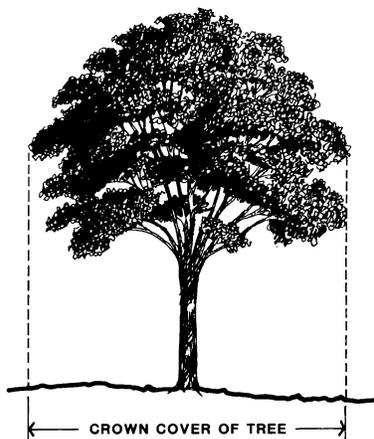
**“CONFECTIONERY STORE”** – Repealed. [2015-1]

**“CONVENIENCE STORE”** – a store:

- (a) with a gross floor area that does not exceed 300 square metres; and
- (b) offering for sale primarily groceries, but may include a fast food outlet as an accessory use; [2015-1]

**“COVERAGE”** – the percentage of the lot which is covered by buildings or structures excluding uncovered swimming pools, uncovered terraces, uncovered porches and decks. [1992/9250; 2002-2]

“**CROWN COVER**” – the coverage produced by all plant materials other than grass or ground cover (see illustration in Figure 2.6). [1992/9250]



**FIGURE 2.6: Typical Crown Cover**

“**CURB, BARRIER**” – a curb with a vertical straight edge that discourages vehicles from crossing. [1992/9250]

“**CURB, ROLLED**” – a curb that is of vertical curved design to allow vehicles to be driven over. [1992/9250]

“**CURB, RADIUS**” – a curb that separates vehicles from the pedestrian at the intersection of two streets. [1992/9250]

**- D -**

**“DATUM LINES”** – The horizontal or base line, from which the heights of points are measured. [2012-67]

**“DAY CARE CENTRE, ADULT”** – any facility, with the exception of an adult day care home, where care, protection and supervision are provided:

- (a) to senior citizens or other persons 18 years of age or older, who may require care on a regular, periodic, or temporary basis; and
- (b) for more than two hours a day per any one person. [1995/9736]

**“DAY CARE CENTRE, CHILD”** – any facility with the exception of a child day care home or school, where care, protection and supervision are provided: [2014-44]

- (a) on a regular schedule of at least twice a week;
- (b) for more than two hours a day per any one child; and
- (c) for which a license is required or has been obtained under *The Child Protection Act*.

**“DAY CARE HOME, ADULT”** – a private residence, where care, protection, and supervision are provided:

- (a) to senior citizens or other persons 18 years of age or older, who may require care on a regular, periodic, or temporary basis;
- (b) to not more than eight persons; and
- (c) for more than two hours a day per any one person. [1995/9736]

**“DAY CARE HOME, CHILD”** – a private residence, where care, protection, and supervision are provided: [1995/9736]

- (a) on a regular basis of at least twice a week;
- (b) to not more than eight children, including the children of the adult provider; and,
- (c) for more than two hours a day per any one child. [1992/9250]

**“DELIVERY BERTH”** – see “LOADING BERTH”. [1992/9250]

**“DENSITY, NET”** – the measurement of residential density calculated by using the area of residential lots and local streets having residential frontage. [2005-61]

**“DEVELOPMENT”** – the carrying out of any building, engineering, mining or other operations in, on, or over land or the making of any material change in the use or the intensity of the use of any building or land. [1992/9250]

**“DEVELOPMENT OFFICER”** – the Director of Planning or his or her designate. [1992/9250; 2011-64; 2013-64]

**“DISCRETIONARY USE”** – a use of land, building or other structure that may be permitted in a zone only at the discretion of and at a location specified by Council. [1992/9250]

**“DISTRIBUTION CENTRE”** – a warehouse or other specialized building, which is stocked with products (goods) to be re-distributed to retailers, industrial, institutional or commercial customers or wholesalers. [2011-42]

**“DRAYAGE SERVICE”** – a service that provides the transportation of containerized cargo for a short distance within an intermodal or logistics park context. [2011-42]

**“DRIVEWAY”** – a private right-of-way that provides access for vehicles and pedestrians from a boulevard, curb, or sidewalk to a lot or a carport, garage, parking pad, loading berth, or structure located on the lot. [1992/9250; 2003-1]

**“DRIVEWAY CROSSING”** – that portion of a sidewalk, curb, or boulevard permanently improved or designed for the passage of vehicular traffic across the sidewalk, curb, or boulevard. [1992/9250]

**“DROP-OFF SPACE”** – a space to park one vehicle, exclusive of a driveway, ramp and column, for the purposes of passenger drop-off/pick-up, subject to the provisions of Chapter 14 of this Bylaw. [2005-34]

**“DWELLING”** – a building or part of a building that may be used as a permanent residence excluding a mobile home, but including a factory-built home. [1992/9250]

**“DWELLING UNIT”** – one or more rooms that may be used as a residence, each unit having sleeping, cooking and toilet facilities. [1992/9250]

**“DWELLING UNIT, APARTMENT”** – a dwelling unit in an apartment building. [1992/9250]

**“DWELLING, CONVERTED”** – an existing building originally constructed as a detached dwelling unit, which may be used for more than one dwelling unit. [1992/9250]

**“DWELLING UNIT, DUPLEX”** – a dwelling unit in a duplex building. [1992/9250]

**“DWELLING UNIT, FOURPLEX”** – a dwelling unit in a fourplex building. [1992/9250]

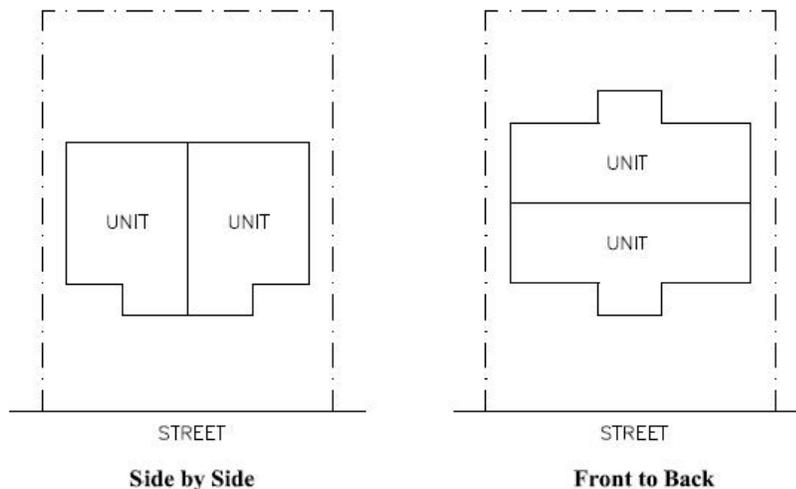
**“DWELLING UNIT, DETACHED”** – a building which contains only one dwelling unit. Where a Secondary Suite is a Permitted Use in a zone, a detached dwelling unit in that zone may also contain a Secondary Suite subject to the regulations of this Bylaw. [1992/9250; 2001-91]

**“DWELLING, MOBILE HOME”** – trailer coach that is used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewer system. [1992/9250]

**“DWELLING, PLANNED GROUP OF”** – a dwelling unit in a planned group of dwellings. [1993/9488]

**“DWELLING, MULTI-UNIT”** – a building used for occupancy by three or more families living independently of each other and containing three or more dwelling units. [2015-1]

**“DWELLING UNIT, SEMI-DETACHED”** – a building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line. The configuration of the building can either be side to side units or front to back units (see illustration in Figure 2.6A). [2014-44]



**Figure 2.6A : Semi-Detached Dwelling Unit Types**

**“DWELLING UNIT, TOWNHOUSE”** – a dwelling unit in a building divided vertically by a common wall extending from the foundation to the roof into three or more attached dwelling units, each having a separate entrance at grade. [1992/9250]

**“DWELLING UNIT, TRIPLEX”** – a dwelling unit in a triplex building. [1992/9250]

**“DWELLING UNIT, ZERO LOT LINE”** – a dwelling unit which is constructed abutting a side lot line so as to have only a single side yard (see "LOT LINE"). [1992/9250]

**- E -**

**“ELEVATION”** – the vertical distance above or below mean sea level. [1992/9250]

**“ESTABLISHMENT”** – an operating entity which produces as homogeneous a set of goods and services as possible. [1992/9250]

**“EXISTING”** – existing as of the date of final approval of this Bylaw by the Minister of Community Services. [1992/9250]

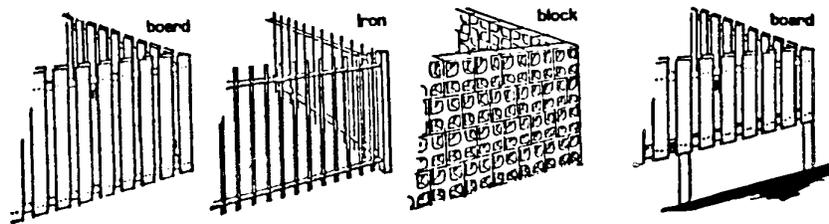
- F -

“**FACADE**” – the exterior wall of a building exposed to public view or that wall viewed by persons not within the building. [1992/9250]

“**FAST FOOD OUTLET**” – a building or a portion of a building in which food is cooked or otherwise prepared for sale exclusively for consumption off-site. [1992/9250]

“**FENCE**” – a structure which is used to mark a boundary between properties and prevent or restrict passage, to provide visual screening, sound attenuation or protection from dust or other elements. [2007-18]

“**FENCE, SEMI-OPEN**” – a vertical structure intended to de-emphasize certain site elements; typically constructed to allow visual access and light penetration into the site (see illustration in Figure 2.7). [1992/9250]



**FIGURE 2.7: Examples of a Semi-Open Fence**

“**FIFTH WHEEL TRAILER**” – a two-level recreational vehicle designed to be affixed and towed by a pick up truck equipped with a special fifth wheel hitch in the truck bed (see illustration in Figure 2.7A). [2002-12]



**FIGURE 2.7A: Fifth Wheel Trailer**

“**FINE GRAIN**” – The pattern of the arrangement and size of buildings and uses and their plots in an area, usually along a street. Fine urban grain refers to a pattern of street blocks and building sites that is small and frequent, thereby creating a dynamic and animated urban environment for the pedestrian. [2012-67]

**“FLARE”** – the transition area from standard walk with barrier curb and gutter to driveway crossing. [1992/9250]

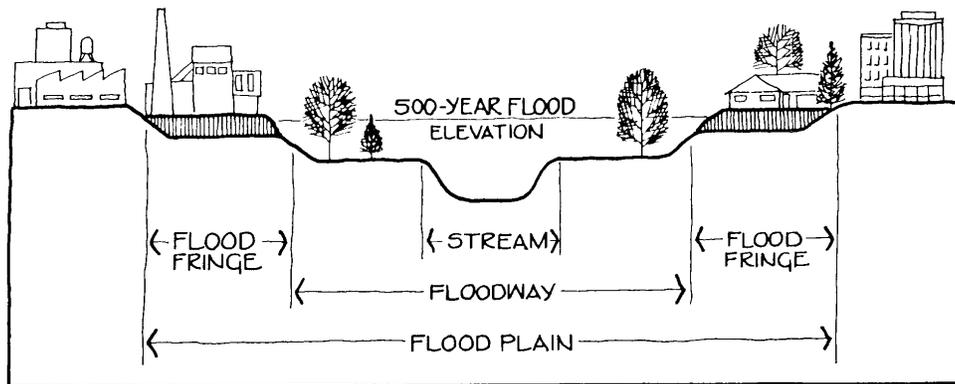
**“FLOOD DISCHARGE, DESIGN”** – the rate at which floodwater will flow instantaneously at the base flood elevation during a 1:500 year flood. [1992/9250]

**“FLOOD ELEVATION, DESIGN”** – the height of the flood discharge during a 1:500 year flood. [1992/9250]

**“FLOODPLAIN”** – any land area, usually low lying, adjoining the channel of a stream or body of standing water, that has been or may be covered by floodwater (see illustration in Figure 2.8). [1992/9250]

**“FLOOD/FLOODWAY, FRINGE”** – all that land in the floodplain not lying in a delineated floodway and where the depth of water is less than one metre and the velocity of the water is less than one metre per second (see illustration in Figure 2.8). [1992/9250]

**“FLOODWAY”** – the channel of a river or other watercourse and the adjacent land areas where the majority of floodwaters of a 1:500 year flood will flow, and where flow velocities and depths are prohibitive to structural development (see illustration in Figure 2.8). [1992/9250]



**FIGURE 2.8: Typical Floodplain Cross Section**

**“FLOOR AREA RATIO”** – the gross floor area of all buildings on a lot divided by the lot area. [1992/9250]

**- G -**

**“GAS BAR”** – an outlet comprised of gas pumps and a cashier building, selling motor fuels and, as an accessory use, lubricating oils and automobile accessories. [1992/9250]

**“GATEWAYS”** – Locations where a significant number of people enter and exit Downtown. They occur at a variety of scales, including to Downtown as a whole, to precincts, or to specific streets or open spaces. [2012-67]

**“GLAZING”** – The portion of a wall of a building constructed of glass (windows). [2012-67]

**“GRADE”** – the average elevation of the natural ground level at the walls of a building. For the purpose of calculating the height of a building with a walk-out basement, grade shall be the average elevation of the natural ground level at the wall that is adjacent to the front lot line. [1999/10113; 2005-34]

**“GROCERY STORE”** – a store greater than 300 square metres in gross floor area which offers a wide range of grocery, dairy, produce and meat products. [1992/9250]

**“GROSS FLOOR AREA”** – the total floor area in a principal building or structure measured between the exterior faces of the exterior walls of the building or structure at the level of each storey:

- (a) at and above grade, in the case of dwellings in residential zones; and
- (b) below, at and above grade, in the case of all other uses;

excluding the area used for off-street unloading, parking, and except as provided for in the D – Downtown Zone, mechanical equipment, stairways or shafts. [2005-34]

**“GROSS FLOOR AREA, HABITABLE”** – the total gross floor area required and intended for residential occupancy during the early stages of a flood, and includes facilities for heating, air-conditioning, electrical, hot water supplies and plumbing waste connections. [1992/9250]

**“GROSS VEHICLE WEIGHT RATING (GVWR)”** – is the maximum number of kilograms that a vehicle may weigh, with or without load, as prescribed by the manufacturer. [2014-44]

**“GROUND COVER”** – low profile vegetation, other than grass, including herbaceous perennials, flowers, vines, select shrubs, and mulch. [1992/9250]

**“GROUP CARE FACILITY”** – a supervised residential dwelling unit, licensed or approved under provincial statute, for the accommodation of persons, excluding staff, referred by hospitals, courts, government agencies or recognized social service agencies or health professionals. [1992/9250]

**- H -**

**“HALFWAY HOUSE”** – a residential building sponsored by an agency that seeks to help persons who have been imprisoned or otherwise institutionalized readjust to society. [1992/9250]

**“HAZARDOUS MATERIAL”** – any product, substance or organism which, because of its quantity, concentration or risk of spill, or its physical, chemical or infectious characteristics, either individually or in combination with other substances is an existing or potential threat to the physical environment, to human health or to other living organisms, including but not limited to:

- (a) Corrosives;
- (b) Explosives;
- (c) Flammable and combustible liquids;
- (d) Flammable solids; substances liable to spontaneous combustion; substances that on contact with water emit flammable gases;
- (e) Gases, compressed, deeply refrigerated, liquefied or dissolved under pressure;
- (f) Oxidizing substances; organic peroxides;
- (g) Poisonous (toxic) and infectious substances;
- (h) Radioactive materials;
- (i) Waste Dangerous Materials; and
- (j) Any other environmentally hazardous substance. [1992/9250]

**“HEIGHT”** – the vertical distance measured from grade level to the higher of:

- (a) the highest point of a flat roof; or
- (b) the mean level between the top of the highest exterior wall plate and the ridge of a pitched roof. [2003-1]
- (c) for a low rise apartment the height shall be vertical distance from grade level to the highest ceiling of the occupied area of the building. [2007-18]

**“HOME-BASED BUSINESS”** – Repealed. [2014-78]

**“HOTEL”** – a facility offering transient lodging accommodations on a daily rate to the general public and providing additional services, such as restaurants, meeting rooms, and recreational facilities. [1992/9250]

**“HOTEL APARTMENT”** – a building used for a hotel and apartment dwelling units wherein the gross floor area of the dwelling units does not exceed fifty percent of the gross floor area of the building. [1992/9250]

**“HOUSE-FORM COMMERCIAL/RESIDENTIAL BUILDING”** – a building as it existed in the Transitional Area, as of March 21, 1984, which was originally constructed as a detached dwelling, and contains one or more of the following uses:

- (a) all uses which are permitted or discretionary in the TAR Zone;
- (b) art galleries;
- (c) offices;
- (d) funeral homes;
- (e) personal service establishments;
- (f) recreational service facilities;
- (g) restaurants, licensed dining rooms and licensed cocktail rooms. [2003-1; 2003-6]

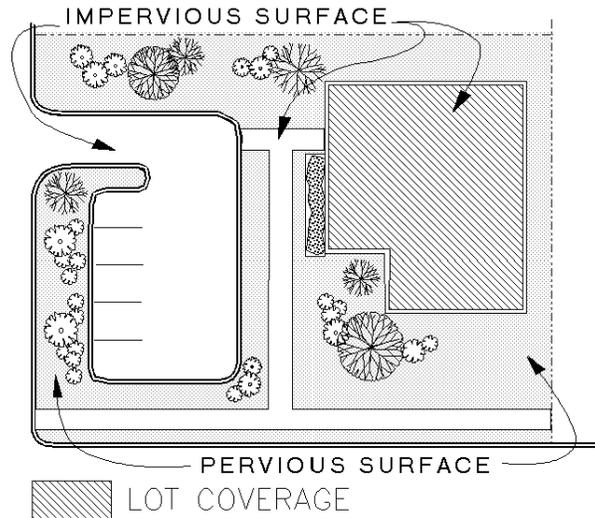
**“HUMANITARIAN SERVICE FACILITY”** – the use of premises by an organization to provide social or welfare services to those in need, for no fee or compensation, or at a fee recognized as being significantly less than that charged by profit-making organizations. Services typically provided by a Humanitarian Service Facility include:

- (a) information and referral services;
- (b) counselling;
- (c) skill development;
- (d) aid in the nature of food or clothing;
- (e) life skill and personal development programs;
- (f) alcohol, drug or substance abuse counselling or rehabilitation; and/or
- (g) drop-in or activity space,

but do not include premises used for residential accommodation. Humanitarian Service Facilities provide services directly to a client group on the premises, rather than serve only administrative functions. [2003-2]

- I -

“**IMPERVIOUS SURFACE**” – ground or covered ground through which water cannot infiltrate (see Figure 2.8A). [1992/9250]



**FIGURE 2.8A: Impervious Surface Illustration**

“**INDIVIDUAL AND FAMILY SOCIAL SERVICE HOME**” – an agency or government operated home providing on-site accommodation and one or more of a variety of on-site individual and family social, counselling, welfare, or referral services, including halfway houses and refuge, disaster and temporary relief services. These facilities are intended to provide only short-term accommodation for a period of six months or less. [1992/9250; 1998/10054; 2003-1]

“**INDOOR PLAY SPACE**” – space utilized by the children in a day care centre during their daily activity, excluding kitchens, hallways, bathrooms, closets, utility rooms, storage rooms and other similar areas. [1992/9250]

**- L -**

**“LANDMARK”** – A building or structure that stands out from its background by virtue of height, size or some other aspect of design. [2012-67]

**“LANDMARK FRONTAGES”** – Locations which are prominent because of their context, such as adjacency to a public open space or important street, or because of their content, such as heritage resources or public art. These are closely related to gateways. [2012-67]

**“LANDSCAPE AREA”** – refers to that portion of a site which is not utilized for building or parking purposes and is not covered by an architectural element. [1992/9250]

**“LANDSCAPING”** – the modification and enhancement of a site through the use of the following elements:

- (a) soft landscaping - the use of living plant materials such as trees, shrubs, hedges, grass and other ground covers plus the modification of the landform, such as by berming and terracing;  
or
- (b) hard landscaping - non-vegetative materials such as brick, stone, concrete, tile or wood, excluding asphalt for the purpose of surface paving. [1992/9250]

**“LIBRARY”** – a non-commercial facility which loans books and other materials to the public. [1992/9250]

**“LICENSED”** – a facility licensed by the Saskatchewan Liquor and Gaming Authority to sell alcoholic beverages for consumption on site. [1994/9605]

**“LICENSED BEVERAGE ROOM”** – a room usually in a hotel (or associated with a restaurant) for which a license is required or has been obtained from the Saskatchewan Liquor and Gaming Authority, for the sale of beer, wine or spirits, with or without food, to persons of legal age or older. [1992/9250]

**“LICENSED COCKTAIL ROOM”** – a room adjoining a licensed dining room for which a license is required or has been obtained from the Saskatchewan Liquor and Gaming Authority, entitling the licensee to sell beer, wine or spirits for consumption, with or without food, in either the cocktail room or licensed dining room, by persons of legal age or older. [1992/9250]

**“LICENSED DINING ROOM”** – a restaurant for which a license is required or has been obtained from the Saskatchewan Liquor and Gaming Authority, enabling it to sell beer, wine or spirits by the glass to persons of legal age consuming a meal in the dining room. [1992/9250; 2013-64]

**“LICENSED RESTAURANT”** – a restaurant for which a license from the Saskatchewan Liquor and Gaming Authority is required or has been obtained, enabling it to sell beer and wine by the glass to persons of legal age or older when consuming a meal in the restaurant. [1992/9250]

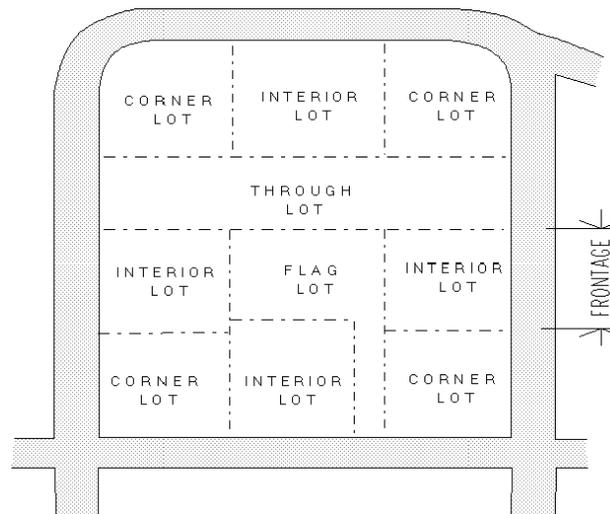
“**LOADING BERTH**” – an off-street storage space, either outside or within a building, used for parking commercial vehicles during loading or unloading. This term also includes a delivery berth for the parking of small vehicles during loading and unloading. [1992/9250]

“**LOT**” – a parcel or contiguous parcels of land in one ownership. [1992/9250]

“**LOT, CORNER**” – a lot at the intersection of two or more streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at the street extremities of the side lot lines) contain an angle of not more than 135 degrees. In the case of a curved corner, the corner of the lot shall be that point on the street line nearest to the point of intersection of the said tangents (see illustration in Figure 2.9). [1992/9250]

“**LOT, MOBILE HOME**” – a lot designed for the placement of a mobile home. [1992/9250]

“**LOT, THROUGH**” – a lot bounded on opposite sides by streets (see illustration in Figure 2.9). [1992/9250]



**FIGURE 2.9: Types of Lots**

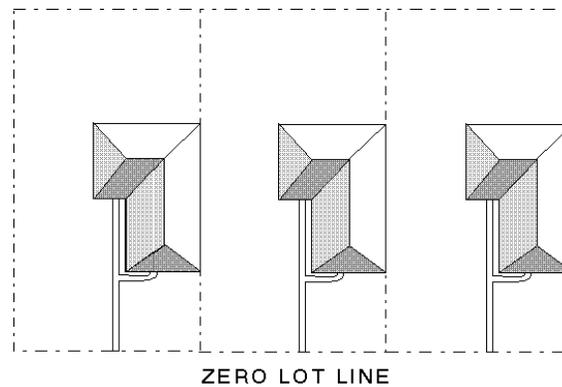
“**LOT, DEPTH**” –

- (a) for a triangular lot, the horizontal distance from the midpoint of the front lot line to the apex of the angle formed by the intersection of the side lot lines; and
- (b) for any other lot, the horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line. [1992/9250]

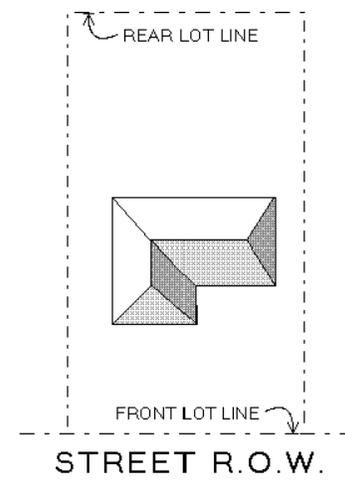
“**LOT, FRONTAGE**” – the distance between the two points where the side lot lines of a lot intersect the boundary of a street right-of-way. This term shall not be considered as the ordinary side of corner lot (refer to Figure 2.9, above). [1992/9250]

“**LOT LINE**” – the boundary line of a lot, defined as follows:

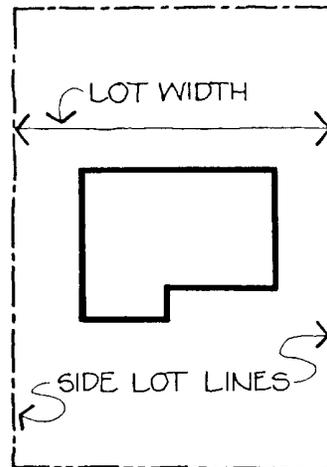
- (a) “**LOT LINE, FRONT**” - the line dividing the lot from the street; for a corner lot, the front lot line shall be the lot line on the same street as the front lot lines of lots on the same block face; for a through lot, the front lot line shall be that street line which interfaces most directly with adjacent land uses;
- (b) “**LOT LINE, REAR**” - the lot line or point of intersection of the side lot lines farthest from and opposite the front lot line;
- (c) “**LOT LINE, SIDE**” - a lot line other than a front or rear lot line; or
- (d) “**LOT LINE, ZERO**” - the lot line on which one or more of the building's sides rests directly (see illustrations in Figures 2.10 to 2.12). [1992/9250]



**FIGURE 2.10: Building Location on Zero-Lot Line**



**FIGURE 2.11: Front and Rear Lot Lines**



**FIGURE 2.12: Side Lot Line and Lot Width**

**“LOWEST FLOOR”** – the lowest floor of the lowest enclosed area, excluding basement. An unfinished or flood resistance enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of this Bylaw. [1992/9250]

**- M -**

**“MASSAGE PARLOUR”** – an establishment where, for any form of consideration, massage is administered to the human body for sexual pleasure; and which is characterized by an emphasis on the depiction or description of specified anatomical areas or specified sexual activities. [1992/9250; 1993/9535]

**“MASSING”** – The combined effect of the height, bulk, and silhouette of a building or group of buildings. [2012-67]

**“MEDICAL CLINIC”** – A building or part of a building where members of the medical profession including but not limited to, dentists, chiropractors, osteopaths or occupational therapists provide diagnosis or treatment to the general public without overnight accommodation and may include such uses as reception areas, offices, consultation rooms, x-ray or other imaging facilities and minor operating rooms, and does not include a hospital. [2013-64]

**“MIXED-USE”** – a combination of a residential use and one or more other permitted or discretionary uses in the zone. [2014-44]

**“MOBILE HOME SITE”** – a parcel of land within a mobile home park intended for the exclusive use of a mobile home and such sites shall be clearly marked by permanent markers or other suitable means. [1992/9250]

**“MOBILE HOME PARK”** – a lot under single management, for the placement of two or more mobile homes. [1992/9250]

**“MOTEL”** – a building or group of buildings, detached or connected, designed or used for providing temporary sleeping accommodation to the public, and each of which has a separate outside entrance and an adjoining parking space. [1992/9250]

**“MOTOR HOME, CLASS A”** – a self-propelled recreational vehicle built entirely on a bare, specially designed motor vehicle chassis (see illustration in Figure 2.12A). [2002-12]



**FIGURE 2.12A: Class A Motor Home “MOTOR HOME, CLASS B”** – Repealed [2004-1]

**FIGURE 2.12B: Class B Motor Home** – Repealed [2004-1]

**“MOTOR HOME, CLASS C”** – a self-propelled recreational vehicle built on an automotive manufactured chassis with an attached van cab section (see illustration in Figure 2.12C). [2002-12]



**FIGURE 2.12C: Class C Motor Home**

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- N -

“**NEW CONSTRUCTION**” – structures for which the start of construction commenced on or after the effective date of this Bylaw. [1992/9250]

“**NIGHT CLUB**” – a building or part of a building which features commercial entertainment including music and dance but not including Adult Entertainment as defined in this Bylaw, and where food and beverages, including alcoholic beverages, may be provided to the patrons. [2014-8]

“**NURSERY SCHOOL**” – a facility which is not subject to *The Education Act* and receives children who are not of compulsory school age, on a regular basis, for educational and social purposes. [1992/9250]

“**NURSING HOME**” – see “SPECIAL CARE HOME”. [1992/9250]

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- O -

**“OFFICE, GENERAL”** – a place where non-retail business affairs are conducted for the following purposes:

- (a) administration;
- (b) sales;
- (c) general business;
- (d) professional services;
- (e) real estate;
- (f) insurance office; or
- (g) Industry Office. [2012-45]

**“OFFICE, INDUSTRY”** – office associated with industries or businesses benefitting from close access to major corridors, regional customers, intermodal hubs, etc. Examples include construction (e.g. surveying, engineering), research and development, resource extraction (e.g. oil/ gas, mining, agriculture), logistics, transportation, warehousing and distribution and real estate companies. [2012-45]

**“OFF-SITE CAVEATED PARKING”** – a lot or a portion of a lot against which a caveat has been registered by the City under the provisions of Chapter 14 of this Bylaw. [1992/9250]

**“OWNER”** – a person recorded as such on official records and including a duly authorized agent or notary; a purchaser, person bequeathed by will, judiciary or any other person having a vested or contingent interest in the property in question. [1992/9250]

**- P -**

**“PARAPET”** – that portion of a building wall that rises above the roof level. [1992/9250]

**“PARKING AREA”** – that portion of the site covered by the parking stalls, the vehicular manoeuvring areas, and the loading and storage areas where permitted. [1992/9250]

**“PARKING LOT, PAVED”** – a lot or building, or portion thereof, used for paved parking as a principal use. [1992/9250]

**“PARKING LOT, UNPAVED”** – a lot or building, or portion thereof, used for unpaved parking as a principal use. [1992/9250]

**“PARKING PAD”** – a hard surface constructed of asphalt, concrete, brick or other similar material for the purpose of supporting parked vehicles. [1992/9250]

**“PARKING, SHORT-TERM”** – a parking space provided for public use for a period less than four hours at a time. [1992/9250]

**“PARKING SPACE”** – a space to park one vehicle, exclusive of a driveway, ramp and column, subject to the provisions of Chapter 14 of this Bylaw. [1992/9250]

**“PARKING, TANDEM”** – two or more parking spaces, one behind the other, with a common or shared point of access to a manoeuvring aisle, lane or street. [2003-1]

**“PEAK PERIOD”** – the hour of the day during which the heaviest volume of traffic occurs on a roadway. [1992/9250]

**“PENTHOUSE”** – roof top enclosures for elevator machinery, stairways and service rooms used for no purpose other than for service to the building. [1992/9250]

**“PERMITTED USE”** – a use or development which an owner is entitled to as of right of a development permit (Building Permit) provided the use or development conforms to the development standards and regulations which pertain hereto in this Bylaw. [1992/9250; 2013-64]

**“PERSONAL SERVICE ESTABLISHMENT”** – a business where professional or personal services are provided for gain and where the retailing of goods, wares, merchandise, articles or things is only accessory to the provision of such services, including the following:

- (a) barber shops;
- (b) beauty shops;
- (c) tailor shops;
- (d) laundry or dry cleaning shops;
- (e) shoe repair shops;

but not including any use specifically defined or mentioned in this Bylaw, or any use that includes tattoo application services as an accessory use. [1992/9250; 2001/10264]

**“PERVIOUS SURFACE”** – ground through which water can percolate (see "IMPERVIOUS SURFACE"). [1992/9250]

**“PLANNED GROUP OF DWELLINGS”** – a development of more than one residential building on a lot. [1992/9250; 1993/9488]

**“PODIUM”** – The lower portion of a building that defines the street edge or public realm, typically between 3-6 storeys in height. The podium refers to the overall massing of this portion of the building, and can be considered as the base of a building. [2012-67]

**“PREMISE”** – a building or part of a building occupied by a business. [1992/9250]

**“PRIVATE CLUB”** – Repealed. [2003-6]

**“PUBLIC AMENITY SPACE”** – a portion of a building which is primarily intended for use by the public and is accessible without charge to the public excluding any public space normally incidental to the use being carried out on the land, and including, but not limited to, the following uses or purposes:

- (a) entertainment;
- (b) shelter from the elements;
- (c) incorporation of identified heritage buildings and/or facades within a new development;
- (d) landscaping;
- (e) public recreational space;
- (f) art displays or galleries;
- (g) seating areas;
- (h) arcades;
- (i) transit shelters;
- (j) atriums; and
- (k) conservatories. [1992/9250]

**“PUBLIC REALM”** – Places and spaces that are shared by the public, for use by the public, and are typically in public ownership. This includes all public open spaces, and streetscapes. It is also the most prominent and visible aspects of the urban environment that determines the character and the quality of the urban experience. [2012-67]

**“PUBLIC SELF STORAGE FACILITY”** – a building or buildings containing separate secured indoor storage units each of which unit is no greater than 75 square metres in area, designed to be rented or leased for private storage of personal goods, materials and equipment, household goods, furniture, general merchandise and vehicles, excluding:

- (a) highly flammable materials, chemicals, odorous, explosive or other inherently dangerous or noxious goods; and
- (b) hazardous materials as defined in this Bylaw.

**- R -**

**“RECREATIONAL SCHOOL”** – Repealed. [2003-6]

**“RECONSTRUCTION”** – the redevelopment, reuse, or rebuilding of an existing building including the rearrangement or replacement of structural supporting elements except exterior walls and without any structural additions to the original building. [1992/9250]

**“RECREATIONAL SERVICE FACILITY”** – a development providing facilities for sports and active recreation or for training and instruction in a sport or recreational activity. Uses may include athletic clubs, health and fitness clubs, racquet clubs, indoor golf centres, dance schools, dance studios, music schools, martial arts schools and other similar uses. [2003-6]

**“RECREATIONAL SERVICE FACILITY, LICENSED”** – a development providing facilities for sports and active recreation or for training and instruction in a sport or recreational activity, and which includes as an accessory use, an establishment that has been licensed by the Saskatchewan Liquor and Gaming Authority to sell alcoholic beverages for consumption on the premises. Uses may include athletic clubs, health and fitness clubs, racquet clubs, indoor golf centres, dance schools, dance studios, music schools, martial arts schools and other similar uses. [2003-6]

**“RECREATIONAL VEHICLE”** – a vehicle, portable structure, trailer or watercraft that can be towed, hauled, carried on a vehicle or trailer, or driven and which is designed to be used for travel or recreational purposes, including but not limited to a class A or class C motor home, travel trailer, fifth wheel trailer, tent trailer, truck camper, boat, canoe, kayak, snowmobile, all-terrain vehicle, jet ski, or other similar vehicle and excluding a trailer designed to carry the foregoing. [2002-12; 2003-1; 2005-34]

**“REGINA AQUIFER SYSTEM”** – those Aquifers defined in the 1988 Saskatchewan Research Council Report No. 209 entitled *Comprehensive Evaluation of Groundwater Resources in the Regina Area*, and consisting of:

- (a) upper floral and interglacial sands and gravel; and
- (b) Condie Moraine sands and gravels. [1992/9250]

**“RELIGIOUS INSTITUTION”** – a building utilized by adherents to a religious faith for meeting, study, worship, and recreation purposes. [1993/9488; 2013-64]

**“REPAIR SERVICE”** – an establishment engaged in the provision of maintenance or repair for goods or equipment excluding the areas of automotive, building and specialized trade, construction, major appliances and farm machinery. [1993/9488]

**“REPAIR SHOP”** – an establishment engaged in the provision of maintenance or repair for goods or equipment associated in the areas of automotive, building and specialized trade, construction, major appliances and farm machinery. [1992/9250; 1993/9488]

**“RESEARCH AND DEVELOPMENT”** – means the process of creating or improving products and services by way of information obtained through scientific research, product design, development and testing, and includes facilities where research and development is conducted. [2012-45]

**RESIDENTIAL BUSINESS**” – an occupation, profession, activity, or use conducted for monetary gain from a residentially assessed property that:

- (a) is customary, incidental, and a secondary use to the residential dwelling unit; and
- (b) does not alter the exterior of the property or affect the residential character of the neighbourhood. [2014-78]

**“RESIDENTIAL HOMESTAY”** – a dwelling unit where short-term accommodation is provided without meals. [2013-74]

**“RESIDENTIAL OFFICE”** – Repealed. [2006-14]

**“RESTAURANT”** – a building where food and non-alcoholic beverages are offered for sale to the public for consumption at tables or counters either inside or outside the building on the lot. As an accessory use, take-out service of food and beverages for off-site consumption may be provided. [1992/9250; 1994/9572]

**“RESTAURANT, DRIVE-IN”** – a building where food and beverages are served to the public and at which parking facilities are provided for customers to eat in their automobiles. [1992/9250]

**“RETAIL STORE”** – a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such store, but not including any use listed in Appendix E. [1992/9250]

**“RHYTHM”** – The recurrence at regular intervals of design elements that help structure their visual character and definition. For example, a vertical line dividing buildings every 6 to 12 metres, will create a rhythm for the street that supports a pedestrian scale and intimate character. [2012-67]

**“ROOMING HOUSE”** – REPEALED [2013-74]

**“ROOMING UNIT”** – REPEALED [2013-74]

**“RUSH HOUR”** – see “PEAK PERIOD”. [1992/9250]

## - S -

**“SATELLITE DISH”** – a parabolic antenna used for the reception of satellite transmitted television and radio waves. [1992/9250]

**“SECONDARY SUITE”** – a subordinate, self-contained dwelling unit within a detached dwelling. [2001-91]

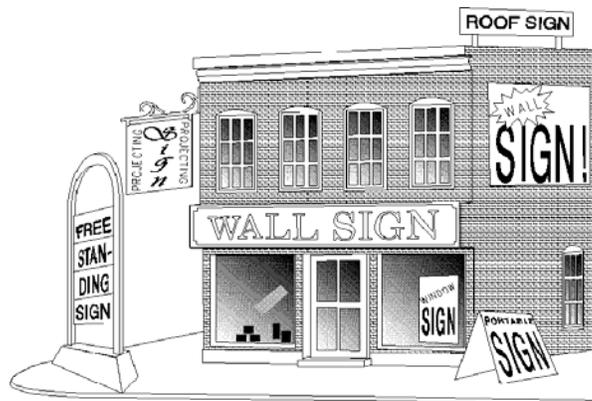
**“SERVICE STATION”** – a building or clearly defined space on a lot for the sale of lubricating oils, gasolines and automobile accessories and servicing of vehicles. [1992/9250]

**“SHOPPING CENTRE”** – a multi-tenant building or group of buildings on a single lot in a commercial zone that is developed, owned and managed as a single entity and is occupied by permitted or discretionary uses, all of which share a common on-site parking area. [2015-1]

**“SHORT-TERM ACCOMMODATION”** – the provision of sleeping and bathing quarters for less than 30 days, and where a daily or weekly rate is charged. [2013-74]

**“SIGN”** – any writing (including letter or word), pictorial representations (including illustrations or decoration), emblem (including device, symbol or trademark), flag (including banner or pennant), or any other figure of similar character which:

- (a) is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building;
- (b) is used to announce, direct attention to, or advertise; and
- (c) is visible from outside the building (see illustration in Figure 2.13). [1992/9250]



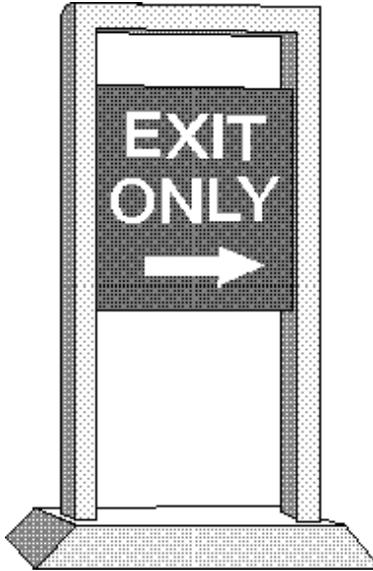
**FIGURE 2.13: Sign Types**

**“SIGN, AWNING”** – a non-illuminated identification sign painted or affixed flat to the surface of an awning which does not extend vertically or horizontally beyond the limits of the awning (see "AWNING"). [1992/9250]

“**SIGN, ANIMATED**” – any sign or part of a sign which changes physical position by a movement or rotation or which gives the visual impression of such movement or rotation. [1992/9250]

“**SIGN, CANOPY**” – any sign attached to or constructed in or on a canopy. [1992/9250]

“**SIGN, DIRECTIONAL**” – any sign stating only safety or warning messages, traffic and/or parking directions or other instructions, directions or orders to persons making use of the premises (see illustration in Figure 2.14). [1992/9250]



**FIGURE 2.14: Sample Directional Sign**

“**SIGN, FACE**” – the entire area of a sign on which a copy could be placed. [1992/9250]

“**SIGN, FREE-STANDING**” – see “**SIGN, GROUND**”. [1992/9250]

“**SIGN, GROUND**” – any sign supported by one or more up-rights or braces placed in the ground and not attached to any building. [1992/9250]

“**SIGN, HEIGHT**” – the vertical distance measured from the adjacent street curb other than an elevated roadway, which permits the greatest height to the highest point of said sign. [1992/9250]

“**SIGN, IDENTIFICATION**” – a sign which is limited to the name, address and number of a building, institution or person and to the activity carried on in the building or in the institution, or the occupation of the occupant. [1992/9250]

“**SIGN, INFLATABLE**” – a sign or advertising device designed to be airborne and tethered to the ground, a vehicle, a building or any other structure and shall include balloons and any other inflatable advertising device. [2003-1]

“**SIGN, MARQUEE**” – see, “**SIGN, CANOPY**”. [1992/9250]

“**SIGN, PORTABLE**” – a sign mounted on a trailer, stand or similar support structure which is designed in such a manner that the sign can be readily relocated to provide advertising at another location, and may include copy that can be changed manually through the use of attachable characters. [2014-44]

“**SIGN, PROJECTING**” – any sign other than a wall sign, which is attached to a building and extends beyond the line of the building or beyond the surface of that portion of the building to which it is attached more than 300 millimetres. [1992/9250]

“**SIGN, ROOF**” – any sign erected upon and above the roof of a building within the peripheral exterior dimensions of the building. [1992/9250]

“**SIGN, ROTATING**” – any sign or portion of a sign which moves in a revolving or similar manner. [1992/9250]

“**SIGN, SECONDARY**” – any ground sign or portable sign having a sign surface area of not more than 6 m<sup>2</sup> and having a highest point, when erected or displayed, of 3.2 metres or less. [1998/10022; 1999/10110; 2001-97]

“**SIGN, SURFACE AREA**” – the area of the smallest geometric figure which describes the area enclosed by the sign face. [1992/9250]

“**SIGN, TEMPORARY**” – any sign, banner, pennant, valance or advertising display, with or without frames, intended to be displayed for a short period of time. [1992/9250]

“**SIGN, WALL**” – any sign attached against the surface of, or within a recess in the wall, a column or other perpendicular portion, and including any signs attached to the walls of two or more buildings and spanning the space or spaces between the said buildings. [1992/9250]

“**SIGN, WINDOW**” – any sign either painted on or attached to, or installed inside a window for purposes of viewing from outside the premises. This does not include merchandise inside a window (see illustration for "SIGN"). [1992/9250]

“**SPECIAL CARE HOME (NURSING HOME)**” – an institutionalized home providing care for persons requiring nursing care. [1992/9250].

“**SPECIFIED ANATOMICAL AREAS**” – any of the following:

- (a) less than completely and opaquely covered human genitals, pubic region, buttock and female breast below a point immediately above the top of the areola; or
- (b) human male genitals in a discernibly turgid state, even if completely and opaquely covered.

**“SPECIFIED SEXUAL ACTIVITIES”** – any lawful sexual activities including:

- (a) human genitals in a state of sexual stimulation or arousal;
- (b) fondling or other erotic touching of human genitals, pubic region, buttock, or female breast. [1992/9250; 1993/9535]

**“START OF CONSTRUCTION”** – the first placement or construction of permanent structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation. It does not include:

- (a) site preparation, such as clearing, grading and filling;
- (b) the installation of streets and/or walkways;
- (c) excavation for basement, footings, piers, or foundation;
- (d) the installation on the property of accessory buildings, such as garages or sheds which are not part of the main structure. [1992/9250]

**“STEP BACK”** – A recess of taller elements of a building in order to ensure an appropriate built form presence on the street edge. Usually articulated at the top of the podium or street wall. [2012-67]

**“STOREFRONT”** – The face of a retail store, ground-level office, or service centre, that faces into the public realm. It usually includes an entryway into the building with windows that showcase products and services inside. [2012-67]

**“STOREFRONT USE”** – The component or range of commercial uses that exhibit a greater degree of pedestrian activity and visual storefront display. [2012-67]

**“STOREY”** – that portion of a building between the upper surface of any floor and the upper surface of the floor next above, except that the topmost storey shall be that portion of a building between the upper surface of the top-most floor and the roof line. [1992/9250]

**“STREET”** – the whole and entire width of every highway, public road, or road allowance vested in Her Majesty in Right of the Province of Saskatchewan and shown as such on a Plan of Survey registered in the Land Titles Office for the Regina Land Registration District. Streets are further classified by the function they perform.

- (a) **“ARTERIAL STREET”** - a street with controlled access and intended to provide travel to and from collector streets and expressways.
- (b) **“MAJOR ARTERIAL STREET”** - a divided arterial street with:
  - (i) or without emergency lanes;
  - (ii) no frontage or direct access to any land use;
  - (iii) buffer strips adjacent to all or part of the right-of-way;
  - (iv) or without sidewalks; and
  - (v) an expected average daily traffic between 15,000 and 40,000 vehicles.

- (c) **“MINOR ARTERIAL STREET”** - a divided or undivided arterial street with:
- (i) or without parking;
  - (ii) frontage or direct access to land uses;
  - (iii) sidewalks in residential areas; and
  - (iv) an expected average daily traffic between 5,000 and 20,000 vehicle trips.
- (d) **“COLLECTOR STREET”** - a road designed:
- (i) to intercept, collect and distribute traffic between local and arterial streets with direct access to abutting properties;
  - (ii) for an expected average daily traffic volume between 1,000 and 7,500 vehicles; and
  - (iii) a maximum speed of 50 kilometres per hour.
- (e) **“MAJOR COLLECTOR STREET”** - a divided or undivided four-lane collector street which carries both local and non-local traffic, and with a maximum:
- (i) design speed of 50 kilometres per hour; and
  - (ii) expected average daily traffic volume between 2,500 and 7,500 vehicles.
- (f) **“MINOR COLLECTOR STREET”** - a collector street on which direct access to fronting properties is permitted, and which has a maximum:
- (i) design speed of 50 kilometres per hour; and
  - (ii) an expected average daily traffic volume between 1,000 and 5,000 vehicles.
- (g) **“EXPRESSWAY”** - a divided street or street with:
- (i) fully controlled access;
  - (ii) intersections that are controlled by traffic signals; and
  - (iii) speed limits generally set at 70 kilometres per hour or higher.
- (h) **“FREEWAY”** - a divided street or street with:
- (i) fully controlled access;
  - (ii) free flowing traffic;
  - (iii) all intersections grade separated; and
  - (iv) speed limits generally set at 70 kilometres per hour or higher.
- (i) **“LOCAL STREET”** - a street designed:
- (i) for the sole purpose of providing frontage for service and access to lots;
  - (ii) to carry only traffic with either destination or origin on the street itself; and
  - (iii) for an expected average daily traffic of less than 1,000 vehicles.  
[1992/9250]

**“STREET LEVEL CONDITION”** – The way that a building is experienced at street level. Active uses (e.g., retail, restaurants); with an open and public presence with frequent entrances and windows provide engaging ground level conditions. Blank facades result in inactive street level conditions. [2012-67]

**“STREET LINE”** – the line between a lot and a street. [1992/9250]

**“STREET WALL”** – The lower portion of a building or collection of buildings that defines the street edge or public realm, typically between 3-6 storeys in height. The Street Wall refers to the façade portion of the building. [2012-67]

**“STREET WALL ELEMENTS”** – The components that, taken together, give a street wall its unique character, such as recessed entries or bay windows or signage treatments or canopies. [2012-67]

**“STRUCTURE”** – anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground but not including curbs, pavements, walks or open air surfaced areas or moving vehicles. [1992/9250]

**"SUBSTANTIAL IMPROVEMENT"** - any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- (a) before the improvement or repair is started; or
  - (b) if the structure has been damaged and is being restored, before the damage occurred.
- [1992/9250]

**"SUPPORTIVE LIVING HOME"** - a facility licensed or approved either under provincial or municipal regulations that provides long-term residential social and personal care, including accommodation, meals, supervision or assistance for no more than ten persons, including children, who have some limits on ability for self-care, and are unrelated to the operator or owner. The number of persons may exceed ten if the home was established prior to October 1, 1991 and has been in continuous operation since that time and/or is licensed for a higher number under *The Personal Care Homes Act*. Professional medical or rehabilitative services needed by the residents are normally provided away from the living facility. [1992/9250; 1992/9407].

**- T -**

**“TATTOO PARLOUR”** – an establishment that provides tattoo application services. [2001/10264]

**“TEMPORARY USE”** – a use intended for limited duration in a land use zone. [1992/9250]

**“TERMINAL, TRUCK”** – an assigned area in which cargo containers are prepared for loading onto a truck or are stacked immediately after discharge from a truck. [2011-42]

**“TRANSITION”** – Occurs between buildings to help create continuity and cohesiveness in a streetscape, with buildings that are beside each other, across the street from each other, or are otherwise part of a building grouping which has design elements that reference one another. Can be articulated through a wide range of design elements (i.e. overall building height, massing, setback, materials etc.). [2012-67]

**“TRANSIT SERVICE HEADWAY”** – the time interval between individual transit vehicles measured from the arrival of the front (head) of a vehicle to the arrival of the front of the following vehicle as they pass a given point. [1992/9250]

**“TRANSPARENCY”** – The degree of visibility through a building façade. [2012-67]

**“TRAVEL TRAILER”** – a recreational vehicle mounted on wheels and designed to be towed behind a motorized vehicle by means of a bumper or frame hitch (see illustration in Figure 2.14A). [2002-12]



**FIGURE 2.14A: Travel Trailer**

**“TRUCK WASH”** – a commercial business within a building or part of a building that provides manual or automated washing facilities for large trucks, semi tractors, construction equipment or similar vehicles. [1992/9250; 2013-64]

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- U -

“**URBAN STRUCTURE**” – The shape of Downtown as a whole, including its overall height and density, street wall heights, setbacks/build-to lines, and distinct functional and character areas. It builds on existing and historic development characteristics, and considers linkages and interfaces with the surrounding context. [2012-67]

“**USABLE OPEN SPACE**” – when used in reference to a day care centre, includes the multi-purpose outdoor areas intended for children's games and activities, and excludes the service areas required for outdoor storage, garbage, parking and gardens. [1992/9250]

“**USE**” – the utilization of land or structure. [1992/9250]

“**USE, PRINCIPAL**” – the main or primary use and chief purpose of land or structure, as distinguished from a secondary or accessory use. [1992/9250]

**- V -**

**“VEHICULAR REPAIR ESTABLISHMENT”** – a building or place where motor vehicles are repaired or serviced. [1992/9250]

**“VERTICAL (CANTILEVER) CONSTRUCTION”** – a sign that does not have braces or guy wires to support the sign, but which may have braces or guy wires to support each sign face if such braces or guy wires are not located beyond the extremities of the face which they support, when the sign is viewed at right angles to such face. [1992/9250]

**“VIEW CORRIDOR”** – View Corridors are long, straight streets in the Downtown and the surrounding neighbourhoods where Views terminate. [2012-67]

**“VIEW TERMINUS”** – The end point of a view corridor. Often accentuated through design elements – public art, adding/subtracting from the building mass, or landscaping. [2012-67]

**“VISUAL BUFFER”** – refers to the visual de-emphasis of a structure or activity by means of open fence, soft landscaping, hard landscaping, architectural elements or a combination of the above. [1992/9250]

**“VISUAL SCREEN”** – the concealment of a building, structure, or activity by a fence, wall, berm, plant materials, or a combination of the above. [1992/9250]

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- W -

“**WALL**” – a vertical structure typically constructed of concrete, wood, brick, masonry, tile or stone. [1992/9250]

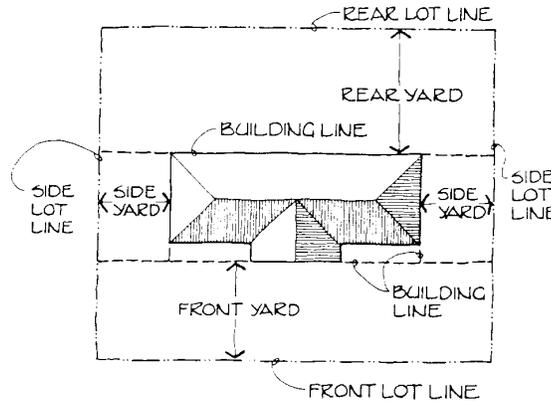
“**WAREHOUSING**” – establishments primarily engaged in the indoor and/or outdoor storage of a general line of goods. [1993/9488]

“**WASTE, SOLID**” – garbage, refuse, and other discarded solid materials, including solid refuse materials resulting from industrial, commercial, community and other activities. [1992/9250]

“**WASTE CONTAINER, COMMERCIAL**” – a receptacle measuring not less than 2.3 cubic metres used for collecting and holding solid waste for daily, weekly or regularly scheduled pick-up. [1992/9250]

## - Y -

“**YARD**” – the open, uncovered space located on the same lot with a building, and unoccupied by buildings or structures except as specifically permitted elsewhere in this Bylaw. In determining yard measurements the minimum horizontal distance from the respective lot lines shall be used (see illustration in Figure 2.15). [1992/9250]



**FIGURE 2.15: Yards**

“**YARD, FRONT**” – that part of a lot which extends across the full width of a lot between the front lot line and the nearest wall or supporting member of a building or structure (see illustration in Figure 2.15). [1992/9250]

“**YARD, REAR**” – that part of a lot which extends across the full width of a lot between the rear lot line and the nearest wall or supporting member of a principal building or structure (see illustration in Figure 2.15). [1992/9250]

“**YARD, SIDE**” – that part of a lot which extends from a front yard to the rear yard between the side lot line of a lot and the nearest wall or supporting member of a building or structure, except where the supporting member is supporting an uncovered patio or uncovered sundeck (see illustration in Figure 2.15). [1992/9250]

**- Z -**

**“ZONE”** – a land use district established by Chapter 3 of this Bylaw. [1992/9250]

**“ZONING MAPS”** – the maps contained in Chapter 19 of this Bylaw, as may be amended by Council from time to time. [1992/9250]