

The Following contains the definitions that are currently within the Land Use By-law for Planning Districts 14 and 17. The yellow highlighted definitions are proposed to define a few additional terms introduced under the Draft Village Centre Zones. All other definitions are only included should you wish to define a particular term. It does not mean that we are proposing to permit all of these uses in the Village Centre Zones. They are only included since this is the complete list of definitions in the current Land Use By-law.

PART 1: TITLE

This By-law shall be cited as the "Land Use By-law for Planning Districts 14 and 17" within ~~Halifax County Municipality~~ **Halifax Regional Municipality**.

PART 2: DEFINITIONS

In this By-law the word "shall" is mandatory and not permissive. Words used in the present tense shall include the future; words used in the singular number shall include the plural and words used in the plural number shall include the singular. The word "used" shall include "intended to be used", "arranged" and "designed". All other words shall carry their customary meaning except for those defined hereinafter:

- 2.1 **ACCESSORY BUILDING OR STRUCTURE** means a building or structure which is used exclusively for an accessory use and which is not attached in any way to the main building and which conforms with all applicable requirements of this by-law. (MC/SCC-Jun 26/95;E-Jul 22/95)
- 2.2 **ACCESSORY USE** means a use which is subordinate, normally incidental, and exclusively devoted to a main use or building permitted under the provisions of this by-law and, where residential uses are permitted by this by-law, shall include home occupations related to the domestic arts of cooking, sewing, tutoring or repairing household articles, or related to traditional crafts carried on within a dwelling without alteration to the dwelling and without devoting any space within the dwelling exclusively to such occupations. (MC/SCC-Jun 26/95;E-Jul 22/95)
- 2.3 **AGRICULTURAL USE** means the use of land and buildings for the production of food, fibre or flora or the breeding and handling of animals and includes retail or market outlets for the sale of perishable agricultural goods or for the handling of animals except, for the purpose of this By-law, such shall not include a kennel.
- 2.4 **AGRICULTURAL USE - INTENSIVE** means the use of land and buildings in which the predominant use is for the commercial raising of poultry, turkeys, or other fowl, fur bearing animals, swine, the commercial growing of mushrooms, a slaughterhouse, a broiler plant, or land used as an animal feed lot, managed to maximum production and output in a confined area. (C-Apr 8/91;E-May 3/93)

- 2.5 ALTERATION means any change in the structural component or any increase in the volume of a building or structure.
- 2.6 AMENITY AREA means an area of land set aside for purposes of visual improvement or relaxation except where an amenity area is required for any multiple unit dwelling, in which case the area may also include that portion of the building which is devoted to relaxation such as games rooms and balconies.
- 2.7 ATTACHED BUILDING means a building otherwise complete in itself, which depends for structural support, or complete enclosure upon a division wall or walls shared in common with an adjacent building or buildings.
- 2.8 AUTOMOBILE RACE TRACK means the use of land and buildings related to the racing of automobiles, including grandstand facilities, administration buildings, and buildings related to the sale of food and drink during racing activities.
- 2.8A BIG BOX (LARGE BOX RETAIL) means large-format retail, food, warehouse clubs, restaurants, entertainment, hardware, electronics and furniture stores that typically range in size from 20,000 to over 150,000 square feet. For the supermarket/grocery sector, a big-box superstore normally must be in the 50,000 to 100,000 square foot range. For warehouse operations, such as membership warehouse clubs, big boxes normally contain 120,000 square feet. For book retailers, 25,000 to 50,000 square feet would qualify as a big-box operation and for other specialty retail categories, for example, eye glasses, a 5,000 square-foot store would qualify as a "big box". A Big Box outlet may includes several small retail business (multiple tenants) with internal or exterior entryways. An example of this the SuperStore on Sackville Drive.**
- 2.8B BIORETENTION AREA/RAIN GARDEN are landscaping features adapted to treat storm water runoff on a development site. They consist of a planted depression commonly located in parking lot islands or small landscaped areas. Surface runoff and/or rooftop runoff is directed into these shallow landscaped depressions that are designed to incorporate plant material and soils and mulch that mimic the filtration process of a forest ecosystem.**
- 2.9 BOARDING OR ROOMING HOUSE means a dwelling in which the proprietor supplies either room or room and board, for monetary gain, to more than three but not more than six persons, exclusive of the owner of the building or members of the family, and which building is not open to the general public.
- 2.9A BOATHOUSE means a building located on a waterfront lot used for the storage of boats and associated marine equipment for private non-commercial use, and specifically excludes human habitation. (RC-Jun 27/06;E-Aug 26/06)
- 2.10 BUILDING means any structure whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, materials or equipment and

includes any vessel or container used for any of the foregoing purposes.

- 2.11 COMMERCIAL RECREATION USE means a building or lot or part of a building or lot used solely for commercial recreation, sport or entertainment purposes and without limiting the generality of the foregoing, may include such establishments as dance halls, animal or vehicle racing tracks, rifle ranges, marinas, bowling alleys, golf courses, bingo halls, roller skating rinks, drive-in theatres, and may include a dwelling unit or dwelling units for maintenance or security personnel.
- 2.12 COMMERCIAL VEHICLE means any vehicle which is licensed as a commercial carrier as determined by the Registrar of Motor Vehicles and with a registered vehicle weight of over three (3) tons.
- 2.13 COMPOSTING OPERATION means a public or private solid waste management facility where the waste is processed using composting technology which may include physical turning, windrowing, in-vessel, static pile aeration or other mechanical handling of organic matter and where the annual production of compost material exceeds 60 cubic metres. (MC-Feb 26/96;M-Mar 28/96)
- 2.13A CONSERVATION USE means any activity carried out for the purpose of conserving soils, water, vegetation, fish, shellfish, including wildlife sanctuaries and similar uses to the foregoing. (RC-Jun 27/06;E-Aug 26/06)
- 2.14 CONSTRUCTION AND DEMOLITION MATERIALS, hereinafter referred to as C&D Materials, means materials which are normally used in the construction of buildings, structures, roadways, walls and landscaping features, and includes, but is not limited to, soil, asphalt, brick, concrete, ceramics, porcelain, window glass, mortar, drywall, plaster, cellulose, fiberglass fibres, lumber, wood, asphalt shingles and metals.
- 2.15 CONSTRUCTION AND DEMOLITION MATERIALS DISPOSAL SITE, hereinafter referred to as a C&D Disposal Site, means land and /or buildings or part of a building where C&D Materials, or Residue remaining from C&D Processing Facilities, are disposed of by land application or burying, and shall not include the use of inert C&D materials, approved by Provincial Department of the Environment and Labour, for site rehabilitation within gravel pits and quarry operations licensed by the Province of Nova Scotia.
- 2.16 CONSTRUCTION AND DEMOLITION MATERIALS PROCESSING FACILITY, hereinafter referred to as a C&D Processing Facility, means lands and/or buildings or part of a building used to sort, alter, grind, or otherwise process, C&D Materials for reuse or recycling into new products, and shall not include a Used Building Material Retail Outlet, an operation that processes inert C&D Materials on the site of generation and the material processed does not leave the site except for inert C&D Materials described in Sub-Section 9(3) of HRM C&D License By-law (L-200 and L-201), de-construction of a building on site, a municipal processing facility for used asphalt and concrete, or facilities associated with reclamation of a gravel pit or quarry operations licensed by the Province of Nova Scotia or

forestry manufacturing processes.

- 2.17 CONSTRUCTION AND DEMOLITION MATERIALS TRANSFER STATION, hereinafter referred to as a Transfer Station, means land and/or buildings or part of a building at which C&D Materials are received and sorted for subsequent transport to a C&D Disposal Site or a C&D Processing Facility. (RC-Sep 10/02;E-Nov 9/02)
- 2.18 COUNCIL means the Council of the Municipality of the County of Halifax.
- 2.19 CRAFT SHOP means a building or part of a building which is used for the retailing or wholesaling of arts and handicrafts and shall include the fabrication of arts and handicrafts but shall not include an obnoxious use. (MC-Jul 26/93/SCC-Aug 10/93;E-Sep 4/93)
- 2.20 DAY CARE FACILITY means a building, part of a building or other place, whether known as a day nursery, nursery school, kindergarten, play school or by any other name, with or without stated educational purpose, the operator of which for compensation or otherwise, receives for temporary care or custody, on a daily or hourly basis, during all or part of the day, apart from parents, more than three (3) children not of common parentage and up to and including twelve (12) years of age; but does not include a nursery school or kindergarten conducted as part of a school, college, academy or other educational institution where instruction is given in Grades Primary to VII. (RC-Mar 3/09;E-Mar 21/09)
- 2.21 DAYLIGHTING TRIANGLE means the triangular shaped land which is that part of and within a corner lot, adjacent to the intersection of the front lot line and the flankage lot line, and which is measured from such intersection and along each street line the distance required by this By-law and, along a straight line joining the points of the required distance along each street line. In the case of a through lot, a daylighting triangle shall also be adjacent to the intersection of the rear lot line and the flankage lot line and shall be measured from such intersection the distance required by this By-law and along a straight line joining the points of such distance.
- 2.22 DEVELOPMENT OFFICER means the officer of the Municipality of the County of Halifax, from time to time charged by the Municipality with the duty of administering the provisions of this By-law.
- 2.23 DISPLAY COURT means an area of land where goods are displayed which are, or which are similar to other goods which are, available for sale to the general public from a retail outlet located on the same lot or on another lot. Without limiting the generality of the foregoing, outdoor display includes the display of cars, trucks, vans motor homes, trailers, boats, snowmobiles, motorcycles, swimming pools, decorative fountains and prefabricated cottages and homes.
- 2.24 DWELLING
(a) Dwelling means a building or part of a building, occupied or capable of being occupied as a home or residence by one or more persons, and containing one or more dwelling

- units but shall not include a hotel, a motel, apartment hotel or hostel.
- (b) Dwelling Unit means one or more habitable rooms designed, occupied or intended for use by one or more persons as an independent and separate housekeeping establishment in which a kitchen, sleeping and sanitary facilities are provided for the exclusive use of such persons.
 - (c) Dwelling, Single Unit means a building which is a completely detached dwelling unit.
 - (d) Dwelling, Mobile means a detached dwelling designed for transportation after fabrication, whether on its own wheels or on a flatbed or other trailer and at the site where it is to be occupied as a dwelling complete and ready for occupancy, except for minor and incidental unpacking and assembling, and the foregoing shall include mobile homes and modular dwellings having any main walls with a width of less than twenty (20) feet (6.1 m).
 - (e) Dwelling, Two Unit means a building containing two dwelling units.
 - (f) Dwelling, Multiple Unit means a building containing three or more dwelling units.
 - (g) Dwelling, Rowhouse means a building that is divided vertically into three or more dwelling units, each of which is located on a separate lot and each of which has independent entrances to a front and rear yard immediately abutting the front and rear walls of the unit.
 - (h) Dwelling, Auxiliary means a self contained dwelling unit within a single unit dwelling, in which access can be gained through the main dwelling, unit and which comprises less than thirty-five (35) per cent of the gross floor area of the dwelling.
- 2.25 ENTERTAINMENT USE means any building or part of a building which is used for commercial entertainment, amusement or relaxation and, without limiting the generality of the foregoing includes a tavern, lounge or other beverage room, an arcade or amusement centre and a pool or billiard hall, but specifically excludes a massage parlour or cabaret.
- 2.26 ERECT means to build, construct, reconstruct, alter or relocate, and without limiting the generality of the foregoing, shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining and structurally altering any existing building or structure by an addition, deletion, enlargement or extension.
- 2.27 ESTABLISHED GRADE means with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of such building, and when used with reference to a structure, shall mean the average elevation of the finished grade of the ground immediately surrounding such structures, exclusive in both cases of any artificial embankment or entrenchment and when used with reference to a street, road or highway means the elevation of the street, road or highway established by the Municipality or other designated authority.
- 2.28 EXISTING means in existence on the effective date of this By-law.
- 2.29 EXTRACTIVE FACILITIES means all buildings, aggregate plants, material storage areas and weigh scales associated with extractive uses but does not include structures or storage areas which are fundamental to the activities of mining or extraction.

- 2.30 FIREWOOD MILL means an area of land and/or buildings set aside for the storage and milling of logs for either wholesale or retail sale for domestic heating purposes.
- 2.31 FORESTRY USE means commercial silviculture and the production of timber or pulp and any uses associated with a forestry use, including sawmills, vehicle and equipment storage and maintenance buildings and yards and retail and wholesale outlets for wood and wood products.
- 2.32 GOLF COURSE means a public or private area operated for the purpose of playing golf and related activities including a club house, and administration buildings. The foregoing is specifically limited by excluding permanent residential accommodation of any type except a dwelling unit or dwelling units provided for maintenance or security personnel.
- 2.33 GROSS FLOOR AREA means the aggregate of the floor areas of a building above and below grade, measured between the exterior faces of the exterior walls of the building at each floor level but excluding car parking areas within the building; and for the purpose of this clause, the walls of an inner court shall be deemed to be exterior walls.
- 2.34 HARNESS RACING TRACK means the use of land and buildings related to the racing of horses, including grandstand facilities, administration buildings, stables, and buildings related to the sale of food and drink during racing activities.
- 2.35 HEALTH and WELLNESS CENTRE means a building or part of a building designed to promote health awareness and maintenance through a variety of programs and services tailored to a range of individual needs, including but not limited to, physical fitness, weight management, nutrition education and paramedical clinics including but not limited to physiotherapists, psychologist, speech therapists, chiropractors, osteopaths, naturopaths and registered massage therapists. (RC-Jun 17/03;E-Jun 20/03)
- 2.36 HEIGHT means the vertical distance of a building between the established grade and highest point of the roof surface for flat, hip, or gable roofs, and to the deckline for mansard and gambrel roofs. In the case of multi-unit dwellings, height shall mean the vertical distance of a building between the established grade and the highest point of the roof surface for flat roofs, and to one-quarter the height between the finished ceiling of the uppermost floor and the highest point of any other roof type, and provided that no roof space be used for human habitation.
- 2.36A A HUMAN HABITATION means the act of occupying a structure or part thereof by persons as a dwelling or sleeping place, whether intermittently or as a residence. (HE/MDVCC-Nov 2/06;E-Nov 18/06)
- 2.37 INSTITUTIONAL USE means any use listed as an Institutional Use within the P-2 (Community Facility) Zone.
- 2.38 KENNEL means a building or structure used for:

- a) the keeping of more than two dogs or cats which are kept for the purposes of commercial breeding or showing;
- b) the boarding, with or without veterinary care, of more than twelve dogs or cats. (HE/MDVCCC-Aug 6/09;E-Aug 22/09)
- 2.39 LIVESTOCK means horses, cows, pigs, sheep, goats and fowl, whether or not they are kept for commercial purposes. (C-Aug 27/90;E-Sep 22/90)
- 2.40 LOADING SPACE means an area of land provided and maintained upon the same lot or lots upon which the main use is located and which has adequate access to permit ingress and egress by means of driveways, aisles or manoeuvring areas and which is used for the temporary parking of a commercial motor vehicle while merchandise or materials are being loaded or unloaded from the vehicles.
- 2.41 LOT
- (a) Corner Lot means a lot situated at the intersection of, and abutting on, two or more streets.
- (b) Through Lot means a lot bounded on two opposite sides by streets or highways provided, however, that if any lot qualifies as being both a corner lot and a through lot as herein before defined, such lot shall be deemed to be a corner lot for the purpose of this By-law.
- 2.42 LOT AREA means the total horizontal area within the lot lines of a lot.
- 2.43 LOT DEPTH means the horizontal distance between the front and rear lot lines. Where these lot lines are not parallel, the lot depth shall be the length of a line joining the mid-points of the front and rear lot lines.
- 2.44 LOT FRONTAGE means the horizontal distance between the side lot lines as measured along the front lot line. In the case of a corner lot with a daylighting triangle the front and flankage lot lines shall be deemed to extend to their hypothetical point of intersection for the purpose of calculating the frontage.
- 2.45 LOT LINE
- (a) Lot Line means a boundary or exterior line of a lot.
- (b) Front Lot Line means the line dividing the lot from the street or private road, or road listed in Schedule "A" of the Subdivision By-law; and
- (i) in the case of a corner lot - the shorter boundary line abutting the street shall be deemed to be the front lot line and the longer boundary line abutting the street shall be deemed to be the flankage lot line; and where such lot lines are of equal length, the front lot line shall be either of the lot lines and the other lot line shall be the flankage lot line; boundaries dividing the lot from a street shall be deemed to be the front lot line; or
- (ii) in the case of a lot which has as one of its boundaries the shore line of a lake or the bank of a river, the lot line facing the access road shall be deemed to be the

front lot line.

- (c) Rear Lot Line means the lot line farthest from or opposite to the front lot line.
 - (d) Side Lot Line means a lot line other than a front or rear lot line.
 - (e) Flankage Lot Line means a side lot line which abuts the street on a corner lot.
- 2.46 LRIS means the Land Registration and Information Service whose property identification numbering system is used to identify particular land parcels. The LRIS is an agency of the Council of Maritime Premiers established on the authority of Order in Council of the Provinces of Nova Scotia, New Brunswick and Prince Edward Island under the Council of Maritime Premiers Act in order to produce comprehensive property and ownership mapping for the provinces,
- 2.47 MAIN BUILDING means the building in which is carried on the principal purpose or purposes for which the building lot is used.
- 2.48 MAIN WALL means the exterior front, side or rear wall of a building and all structural members essential to the support of a full or partially enclosed space or roof.
- 2.49 MAXIMUM LOT COVERAGE means that percentage of the lot area covered by all buildings above ground level, and shall not include that portion of such lot area which is occupied by a building or portion thereof which is completely below ground level, and for the purpose of this definition the maximum lot coverage in each zone shall be deemed to apply only to that portion of such lot which is located within said zone.
- 2.50 MUNICIPALITY means the Municipality of the County of Halifax.
- 2.51 OBNOXIOUS USE means a use which, from its nature or operation creates a nuisance or is offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, oil or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other materials. (MDVCCC-Jul 25/07;E-Aug 11/07)
- 2.52 OFFICE means a room or rooms where business may be transacted, a service performed or consultation given but shall not include the manufacturing of any product or the retail selling of goods.
- 2.53 OPEN SPACE USE means any use listed as an Open Space Use in the P-2 (Community Facility) Zone
- 2.54 OUTDOOR STORAGE means the storage of merchandise, goods, inventory, materials or equipment or other items which are not intended for immediate sale, by locating them on a lot exterior to a building.
- 2.55 PARKING LOT means a building or structure or part of a building or structure or an open area containing parking spaces, other than a street, for two or more motor vehicles, available

for public use or as an accommodation for clients, customers or residents and which has adjacent access to permit ingress or egress of motor vehicles to a street or highway by means of driveways, aisles or manoeuvre areas where no parking or storage of motor vehicles is permitted.

- 2.56 **PARKING SPACE** means an area of not less than one hundred sixty (160) square feet (15 m²), measuring eight (8) feet (2.4 m) by twenty (20) feet (6.1 m), for the temporary parking or storage of motor vehicles, and which has adequate access to permit ingress and egress of a motor vehicle to and from a street or road by means of driveways, aisles or manoeuvring areas.
- 2.57 **PERSON** includes an individual, association, firm, partnership, corporation, trust, incorporated company, organization, trustee or agent, and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.
- 2.58 **PERSONAL SERVICE USE** means a building or part of a building in which professional or personal services are provided for gain and where the sale of retail of goods, wares, merchandise, articles, or things is only accessory to the provisions of such service, including but without limiting, the generality of the forgoing; barber shops, beauty shops, tailor shops, laundry and dry-cleaning depots, shoe repair, health and wellness centres, tanning salons, and doctors' or dentists' offices. (RC-Jun 17/03;E-Jun 20/03)
- 2.58A **PET CARE FACILITY** means a facility for the temporary care or boarding of not more than twelve dogs or cats for gain or profit, but shall not include the breeding or sale of such animals. (HE/MDVCCC-Aug 6/09;E-Aug 22/09)
- 2.59 **PRIVATE ROAD** means any street or road which is not public where:
- (a) the right-of-way, alignment, and gradient of the road are approved by the Department of Transportation pursuant to Section 108 of the Planning Act, R.S., c. 346, s.1; and (MC-Mar 14/94/SCC-Apr 12/94;E-May 7/94)
 - (b) the road extends to and has access to a public street or highway and where not totally located within the area of land proposed to be subdivided it shall be an easement for access which has been clearly granted to the subdivider by deed, registered in the Office of the Registrar of Deeds for the County of Halifax.
- 2.60 **PUBLIC PARK** means a park owned or controlled by a public authority or by any board, commission or other authority established under any statute of the Province of Nova Scotia or of the Government of Canada.
- 2.61 **RECREATION USE** means the use of land, buildings or structures for active or passive recreational purposes and may include indoor recreation facilities, sports fields, sports courts, playgrounds, multi-use trails, picnic areas, scenic view points and similar uses to the foregoing, together with the necessary accessory buildings and structures, but does not include commercial recreation uses. (RC-Jun 27/06;E-Aug 26/06)

- 2.62 RECYCLING DEPOT means a building which is used for the deposit, collection and handling of waste paper, rags, tires, bottles or other materials (excluding construction and demolition materials or hazardous materials) which are to be delivered wholesale to other operations for reclamation, processing or salvage, but shall not include any such salvage or processing on the same lot or within any building used as a re-cycling depot. (RC-Sep 10/02;E-Nov 9/02)
- 2.63 RESIDENTIAL CARE FACILITY means a building or place or part of a building or place having no more than six (6) bedrooms and licensed as a residential care facility under the Homes For Special Care Act where accommodation and supervisory and/or personal care is provided, or is made available for more than three persons, but shall not include a community based residential facility as defined in the Regulations pursuant to Section 22(1) of the Homes For Special Care Act.
- 2.64 RESTAURANT - FULL SERVICE means a building or part of a building wherein food is prepared and offered for sale to the public primarily for consumption within the building and may include a take-out area which does not exceed 10% of the gross floor area of the full service restaurant. A full service restaurant is characterized by the provision of table service, including buffet service and any Also be licensed to serve alcoholic beverages.
- 2.65 RESTAURANT - DRIVE-IN means a building or part of a building wherein food is prepared and offered for sale to the public for consumption within or outside the building. A drive-in restaurant is characterized by the provision of take-out services at a counter or from a drive through car pick up window. It does not provide the service of delivering to or waiting on tables nor is it licensed to sell alcoholic beverages.
- 2.66 RESTAURANT - TAKE-OUT means a building or part of a building wherein food is prepared and offered for sale to the public primarily for off-premises consumption and may include a seating area which does not exceed 25% of the gross floor area of the take-out restaurant. A take-out restaurant does not provide the service of delivery to or waiting on tables nor is it licensed to sell alcoholic beverages. Take-out restaurants, however, any provide a home delivery service. (C-Feb 10/92;E-Mar 7/92)
- 2.67 RETAIL STORE means a building or part of a building in which goods, wares, merchandise, substances, articles or things are offered for sale directly to the public at retail value.
- 2.68 ROAD ENTRANCE RESERVE means the frontage which provides access to a public street or highway or private road from an area of land consisting of a minimum of five acres, and which entrance has been approved by the Department of Transportation for the purposes of a public or private road entrance reserve.
- 2.69 SALVAGE YARD means a lot or premises for the storage, handling or processing of and sale of scrap material, and without limiting the generality of the foregoing, shall include waste paper, rags, bones, used bicycles, vehicles, tires, metal or other scrap material or salvage but excluding construction and demolition materials and hazardous waste material

storage or disposal sites. (RC-Sep 10/02;E-Nov 9/02)

- 2.70 SENIOR CITIZEN HOUSING means housing designed for occupation by senior citizens and operated by a public housing authority or fraternal organization.
- 2.71 SERVICE INDUSTRY means a building or part of a building in which the primary function is to provide services such as maintenance or limited processing, and which may include, as a manor or accessory function, the provision of supplies, merchandise or wares directly related to the services provided, and without limiting the generality of the foregoing, may include a public garage including an engine and body repair shop, a printing establishment, a laundry or cleaning establishment, a wholesale bakery, a paint shop, plumbing shop, sheet metal shop, a truck depot and similar uses.
- 2.72 SERVICE SHOP means a building or part of a building used for the sale and repair of household articles and shall include radio, television and appliance repair shops but shall not include industrial or manufacturing or motor vehicle repair shops.
- 2.73 SERVICE STATION means a building or part of a building or a clearly defined apace on a lot used for the retail sale of lubricating oils and gasolines and may Include the sale of automobile accessories and the servicing and general repairing of motorized vehicles any may include washing establishments.
- 2.74 SIGN means any structure, device, light, painting or other representation or natural object which is used to identify, advertise or attract attention to any object, place, activity, person, institution, organization, firm, group, commodity, profession, enterprise, industry or business, or which display or include any letter, work, model, flag, pennant, insignia, device or representation used as an announcement, direction or advertisement, and which is intended to be seen from off the premises or from a parking lot, except any "sign" regulated under HRM By-law S-800 and signs which are affixed to the inside of a window or glass door.
- (a) Ground Sign means a sign supported by one or more uprights, poles or braces, placed in or upon the ground.
- (b) Projecting Sign means a sign which projects from and is supported by, or which extends beyond, a wall or the roof of a building. (RC-Sep 26/06;E-Nov 18/06)
- 2.75 STREET LINE means the boundary line of a street.
- 2.76 STREET OR ROAD means the whole and entire right-of-way of every highway, road, or road allowance vested Ln the Government of Canada, Province of Nova Scotia, or the Municipality of the County of Halifax.
- 2.77 STRUCTURE means anything that is erected, built or constructed of parts joined together or any such erection fixed to or supported by the soil or by any other structure, and Includes buildings, walls signs, and fences exceeding six (6) feet (1.8 m) in height.
- 2.78 USED BUILDING MATERIAL RETAIL OUTLET means land and/or buildings or part of

a building where C&D Materials are sorted and available for resale with incidental and minimal alteration of the materials and where activity primarily occurs inside a building. (RC-Sep 10/02;E-Nov 9/02)

- 2.79 WATERCOURSE means a lake, river, stream, ocean or other natural body of water. (RC-Jun 27/06;E-Aug 26/06)
- 2.80 YARD means an open, uncovered space on a lot appurtenant to a building, except a court bounded on two or more sides by buildings. In determining yard measurements, the minimum horizontal distance from the respective lot lines shall be used.
- (a) Front Yard means a yard extending across the full width of a lot and between the front lot line and the nearest wall of any main building or structure on the lot; and "required front yard" or "minimum front yard" means the minimum depth required by this By-law of a front yard on a lot between the front lot line and the nearest main wall of any building or structure on the lot.
 - (b) Rear Yard means a yard extending across the full width of a lot and between the rear lot line and the nearest wall of any main building or structure on the lot; and 'required rear yard' or "minimum rear yard means the minimum depth required by this By-law of a rear yard on a lot between a rear lot line and the nearest main wall of any building or structure on the lot.
 - (c) Side Yard means a yard extending between the front yard and the rear yard and between a side lot line and the nearest main wall of any building on the lot; and "required sideyard" or "minimum side yard' means the minimum breadth required by this By-law of a side yard on a lot between a side yard line and the nearest main wall of any building or structure on the lot.
 - (d) Flankage Yard means the side yard of a corner lot, which side yard abuts a street, and "required flankage yard" or 'minimum flankage yard' means the minimum side yard required by this By-law where such yard abuts a street.