

## 2 Definitions

For the purpose of this By-law, the following definitions shall apply:

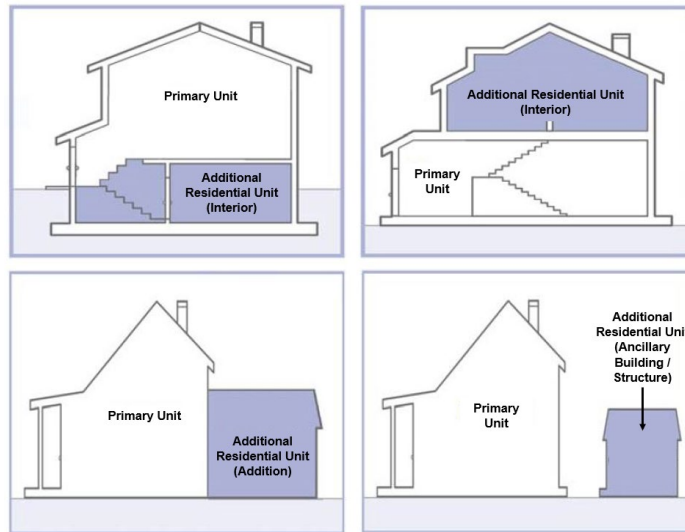
### A

**Accessory**

when used to describe a use, building, or structure, shall mean a use, building, or structure that is normally incidental, subordinate, and functionally associated with a main use, building, or structure, is located on the same lot therewith, and is not used for human habitation. For example, an accessory building or structure may include a detached garage or shed, a temporary garage, unenclosed and uncovered decks, in-ground and above-ground pools, steps, ramps, trellises, or similar structures.

**Additional residential unit**

shall mean a self-contained residential dwelling unit with kitchen and bathroom facilities that are intended for the use of the unit only, which is secondary to a main dwelling unit, is contained within a permitted single-detached dwelling, semi-detached dwelling, or rowhouse dwelling, or is contained in a building or structure that is ancillary to a permitted single-detached dwelling, semi-detached dwelling, or rowhouse dwelling, and which is accessed through a separate entrance or through a common foyer with the main dwelling unit.



Source: Ministry of Municipal Affairs and Housing, 2019

**Adult entertainment body rub parlour**

is included in the definition of 'adult entertainment parlour' in the Municipal Act, 2001 and includes any premises or part thereof where a body rub is performed, offered or solicited in pursuance of a trade, calling, business, or occupation, but does not include any premises or part thereof where the body rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario.

**Adult entertainment establishment**

shall mean any premises or part thereof in which is provided, in a pursuance of a trade, calling, business or occupation, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations:

- a) to provide when used in relation to services includes to furnish, perform, solicit or give such services in a pursuance of a trade, calling, business or occupation and "providing" and "provision" has corresponding meaning;
- b) "services" include activities, facilities, performances, exhibitions, viewings and encounters;
- c) "services designed to appeal to erotic sexual appetites or inclinations" includes:
  - i. Services of which a principal feature or characteristic is the nudity or partial nudity of any person;

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- ii. Services in respect of which the word "nude," "naked," "topless," "bottomless," "sexy," "nu," or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement;
- iii. When used in reference to an adult entertainment establishment:
  - 1. "Attendant" means any person other than a licensed owner or operator who provides services designed to appeal to erotic or sexual appetites or inclinations at an adult entertainment establishment.
  - 2. "Owner" means a person who alone or with others has the right to possess or occupy an adult entertainment establishment or actually does possess or occupy an adult entertainment establishment and includes a lessee of an adult entertainment establishment or of premises upon which an adult entertainment establishment is located.

**Adult entertainment escort service**

shall mean a business which provides the services of individuals who will accompany another individual to an event, function or social activities, whether or not such event, function or social activity is private or designed for public attendance.

**Adult entertainment parlour (goods)**

shall mean any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, goods designed to appeal to erotic or sexual appetites or inclinations and includes Class "A" and Class "B" Adult Entertainment Parlours (Goods), as identified further in the City's Business Licensing By-law.

For the purposes of this By-law, only Class "B" Adult Entertainment Parlours (Goods) shall be considered as a "retail store" and, as such, shall be allowed in all Zones where a "retail store" is identified as being a permitted use.

**Adult entertainment travelling show**

shall mean any performance in pursuance of a business which provides services designed to appeal to erotic or sexual appetites or inclinations

that do not necessarily occur frequently in any particular premises, but occur as part of a travelling show group.

**Adverse effect**

shall mean one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or to plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for use by man;
- g) loss of enjoyment of normal use of property; and
- h) interference with the normal conduct of business.

**Agricultural feed store**

shall mean the use of land, buildings or structures for the sale of feed, products and supplies used in agriculture, but does not include heavy equipment repair or sales.

**Agricultural uses**

shall mean the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

**Agriculture-related uses**

shall mean those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. Examples include farmers' markets, farm equipment repair, livestock assembly yards, abattoirs, feed mills, and grain dryers, among other uses.

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<b>Amusement Park</b>	shall mean an indoor or outdoor entertainment facility including but not limited to a zoo or aquarium; electronic or mechanical rides; a go-cart track; laser tag; paint ball; or miniature golf facility.
<b>Ancillary</b>	when used to describe a use, building, or structure, shall mean a use, building or structure that is additional, secondary, and complementary to a permitted main use, but is not accessory to the permitted main use. For example, an ancillary use may include an additional residential unit that is ancillary to a permitted single-detached dwelling, semi-detached dwelling, or rowhouse dwelling.
<b>Angular plane</b>	shall mean a theoretical flat surface projecting over a lot, at an inclined angle measured horizontally from a lot line or from the centreline of the abutting street.
<b>Animal hospital</b>	shall mean a facility operated by one or more licensed veterinarians and associated staff which provides medical, surgical, or similar services for animals and shelter in conjunction with medical or surgical services.
<b>Animal shelter</b>	shall mean a facility used for the care of lost, abandoned, or neglected animals and operated by a public authority or nongovernmental not-for-profit organization.
<b>Arcade</b>	shall mean a building or portion thereof which is used for video / pinball games, virtual reality / laser, computer games and other similar games, and in which there are more than three amusement devices in pursuance of any trade, business, calling, occupation, or for hire. For the purposes of this By-law, an arcade shall not be considered a place of assembly.
<b>Art gallery</b>	shall mean premises used for the preservation, production, exhibition, and/or sale of sculptures, paintings, photographs, or other art.
<b>Artist studio</b>	shall mean the workplace of an artist or craftsman, where goods including jewellery or fine art are produced and may be sold.

<b>Assembly operation</b>	shall mean a building or part of a building used for a manufacturing process in which parts are assembled to make a final product that is then transported to an end user.
<b>Automobile body shop</b>	shall mean a building or structure used for the painting or repairing of automobile bodies or fenders and frames, including frame straightening, fibreglassing, sanding, filling, painting, grinding and any other activity associated with restoration or replacement of body panels.
<b>Automobile sales establishment</b>	shall mean a place where new or used motor vehicles other than commercial vehicles are displayed and sold, rented, or leased.
<b>Automobile service establishment</b>	shall mean a building or structure where repair, refitting or customization of motor vehicles may be undertaken for compensation.
<b>Automotive supply store</b>	shall mean a building where auto supplies, such as tires, batteries, parts, and accessories are sold.

## **B**

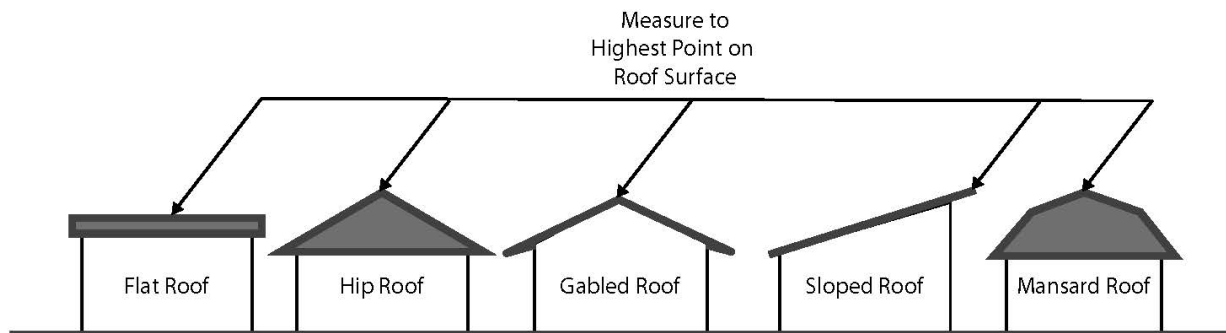
<b>Bakery</b>	shall mean a building or part thereof for producing, mixing, compounding, or baking bread, biscuits, cakes or other baked products and may include an accessory retail store which sells baked goods manufactured on the premises.
<b>Bar</b>	shall mean a licensed drinking establishment, the principal business of which is to serve any sort of beverage alcohol to the public for consumption primarily on the premises, and includes a pub.
<b>Barrier-free access aisle</b>	shall mean an unobstructed and demarcated area with a minimum width of 1.5 m that is located parallel and adjacent to the length of a barrier-free parking space, for the purposes of allowing persons with disabilities to get in and out of their motor vehicles.

<b>Basement</b>	shall mean a portion of a building which is partly underground, but which has at least one-half of its height from finished floor to finish ceiling above the adjacent finished grade.
<b>Bed and breakfast establishment</b>	shall mean an establishment accessory to the main residential use of a single-detached dwelling, in which a maximum of five (5) guest rooms or suites are used to provide temporary overnight accommodation to the travelling or vacationing public not exceeding 28 consecutive days and includes auxiliary amenities and services including the preparation and service of breakfast for an all-inclusive fee. The definition of a bed and breakfast establishment shall not include a boarding / rooming house, hotel, or motel.
<b>Boarding / rooming house</b>	shall mean a residential dwelling in which the proprietor or principal occupant supplies furnished or unfurnished rooms for monetary gain or profit. A boarding house is distinguished from a rooming house by the serving of regular meals. The definition of a boarding / rooming house does not include a hotel, motel, or a residential dwelling.
<b>Boarding / rooming unit</b>	shall mean a furnished or unfurnished room, or suite of rooms including no more than two bedrooms, within a boarding house that constitutes an independent residential occupancy, but which is not self-contained, and which requires access to other parts of the boarding house intended to serve the residents, including kitchen and sanitary facilities or common areas. The definition of a boarding / rooming unit does not include a dwelling unit.
<b>Boathouse</b>	shall mean a detached accessory building or structure constructed or anchored near the shore and used for the berthing and sheltering of watercraft or other marine-related equipment, that is roofed and enclosed by more than one wall. For the purposes of this definition, a boathouse shall not include living quarters for human habitation.

**Brewpub** shall mean a building used for the production of beer or wine on a small scale, where 25% or more of the beer or wine produced is sold on site, and includes a restaurant component which involves the preparation and servicing of food and other refreshments to the public for consumption within, or outside of the building, as well as the preparation of food in a ready-to-consume state for consumption off the premises.

**Building height** shall mean, when used with reference to a building, the vertical distance between the average finished grade at the base of a building and the highest point of the roof surface, exclusive of any roof construction used only as ornament, or for the mechanical operation of the building, such as penthouse, chimney, tower or steeple.

**Illustration of building heights:**



**Building supply outlet** shall mean a building, structure or place where building supplies including lumber, siding, roofing, plumbing, electrical, heating, air conditioning and similar items are kept for display and/or sale and may include the assembly and/or finishing of the items and contracting the construction or installation of the items.

**Bulk sales and storage yard** shall mean a place used for the purpose of storing, buying and selling coal, fuel, oil, propane, wood, lumber, building materials, feed, ice and chemicals but does not include any manufacturing, assembling or processing uses.



**Business accelerator / incubator** shall mean a building or part of a building used, rented or leased to different individuals, businesses or organizations for the purposes of conducting light commercial activities and/or light industrial uses, where a portion of the space is used communally.

## **C**

**Campground** shall mean an establishment providing temporary accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers, but does not include a residential mobile home park.

**Cannabis** shall mean the cannabis plant and anything referred to in Schedule 1 of the Cannabis Act, S.C. 2018, c. 16, as amended.

**Cannabis production and processing facility** shall mean lands, buildings or structures used for producing, processing, testing, destroying, packaging and/or shipping of cannabis authorized by a federally issued license or registration.

**Carport** shall mean a roofed parking area intended for the shelter of motor vehicles, attached to the dwelling or main building, but which is not enclosed more than 60% of its perimeter. The main wall of the dwelling shall not be included in the 60% calculation.

**Car wash** shall mean a building or structure containing facilities for washing motor vehicles, either using production line methods and mechanical devices or by a self-service operation.

**Cemetery** shall mean land that has been established as a cemetery under the Funeral, Burial and Cremation Services Act or under a predecessor of that Act for the interment of human and/or animal remains or for the scattering of cremated human and/or animal remains, or for both.

<b>Change of use</b>	shall mean change of use from a use that is permitted in a zone to another permitted use, or from a non-conforming use to a permitted use in a zone. <sup>(BL 2023-061)</sup>
<b>Cinema</b>	shall mean a place where movies are exhibited for public viewing.
<b>Co-working space</b>	shall mean a building or part of a building used, rented, or leased to different individuals, businesses, or organizations for the purposes of conducting light office activities such as creative, administrative or professional work, where a portion of the space is used communally.
<b>Commercial storage</b>	shall mean land and buildings used, rented, or leased to businesses for the storage of commercial goods, including equipment, commercial vehicles, and materials for road maintenance, construction, building, or landscaping.
<b>Commercial vehicle and equipment</b>	shall mean a commercial motor vehicle as defined in the Highway Traffic Act, as amended, or re-enacted from time to time, and includes a bus and any other passenger motor vehicle with capacity for more than ten passengers, fire apparatus, road-building machine, transport truck or farm vehicle as defined in that Act, and all other types of construction equipment, but excludes a motor vehicle.
<b>Commercial vehicle and equipment sales and servicing</b>	shall mean land, buildings, and structures used for the sale, rental, servicing, and storage of commercial vehicles including farm vehicles or equipment, and transport trucks or trailers.
<b>Community centre</b>	shall mean land, a building, or a structure used for community activities, including public recreation, assembly, cultural space, or similar public institutional purposes and is under the control of the Municipality, a local board, an agent thereof, or other public authority, registered non-profit or not-for-profit organization.

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- Community garden** shall mean communal premises open to community members and operated and maintained by a public authority, residents association, or a similar organization, for the small-scale cultivation of plants including vegetables, fruits, grains, flowers, or herbs for personal use, consumption, or donation, and not for commercial purposes, and shall exclude the cultivation or production of cannabis.
- Concession facility** shall mean a building, structure, or part thereof where food and/or refreshments are sold in conjunction with another use, either operated publicly or privately subject to a legal operating agreement with the municipality or other relevant landowner.
- Conference centre** shall mean a facility used primarily for training, meetings, and conferences, or for large groups, and may include related uses such as recreational facilities, meeting rooms, lecture theatres, food operations, bars, and guest rooms which are used primarily in association with training, meetings, and conferences, but may be used by the general public from time to time.
- Conservation uses** shall mean land used solely for the preservation, protection, and/or enhancement of the natural environment, and may include a conservation area, passive recreation, and buildings / structures related to protection against flood and erosion.
- Contact centre** shall mean a building or part of a building used for the provision of customer service, marketing, reservations, fundraising, or technical support / assistance by internet, telephone or other electronic communication.
- Contaminant** shall mean any solid, liquid, gas, odour, heat, sound, vibration, radiation or combination of any of them resulting directly or indirectly from human activities that may cause an adverse effect.
- Continuum of care home** shall mean a building designed for and primarily occupied by senior citizens where care may be provided and may include a nursing home as well as accessory medical, recreational, and cafeteria facilities.

**Contractor and utility trailer** shall mean any portable unit so constructed as to be suitable for attachment to a motor vehicle and capable of being used for the transportation of goods and/or equipment.

**Convenience store** shall mean a retail store where a range of day-to-day items such as food, newspapers, confections, and other household items are sold in small quantities.

## D

**Data centre** Shall mean a building, or a dedicated space within a building, used to house computer systems and associated components, such as telecommunications and data storage systems.

**Day care centre** shall mean a facility where temporary care, protection, and supervision are provided to children or adults, but which shall not include overnight accommodation.

**Development** shall mean the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act and shall be taken to include redevelopment but does not include activities that create or maintain infrastructure authorized under an environmental assessment process, works subject to the Drainage Act, or underground or surface mining of minerals or advanced exploration on mining lands.

**Drive-in theatre** shall mean an outdoor place of assembly intended for the public screening and viewing of movies primarily from parked motor vehicles.

**Driveway** shall mean a vehicular access which connects a parking space or parking lot to a public street, and which provides ingress to and/or egress from a lot. This definition may include a shared driveway but shall not include a public lane.

**Dwelling** shall mean a building, or part thereof in the case of a mixed-use building, that contains one (1) or more dwelling units and is used or designed to be occupied exclusively as a home or residence where one (1) or more persons may sleep and prepare and serve meals, but shall

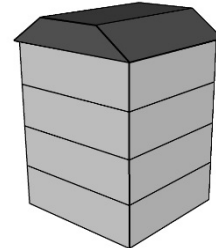
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not include hotels, motels, boarding / rooming houses, or institutional uses.

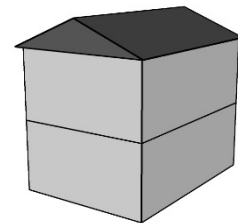
**Dwelling,  
apartment**

shall mean a residential use building which contains five (5) or more dwelling units all of which have a common entrance from the street, and includes common areas such as stairs, elevators, halls, amenity areas, and yards.



**Dwelling, duplex**

shall mean a residential building divided horizontally into two dwelling units.

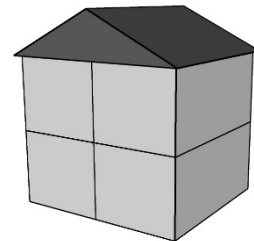


**Dwelling, link-  
detached**

shall mean a residential building containing two detached dwelling units that are only connected by the foundation.

**Dwelling,  
quadruplex**

shall mean a residential building that is divided horizontally or both vertically and horizontally into four (4) separate dwelling units, each of which has an independent principal entrance either directly or through a common entrance.

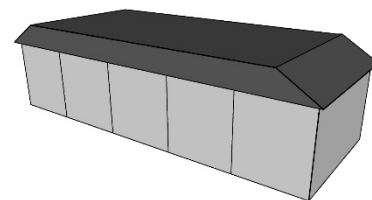


**Dwelling,  
rowhouse - cluster**

shall mean a building divided vertically and/or stacked horizontally into three (3) or more dwelling units sharing common open space, whether in one building or a group of buildings.

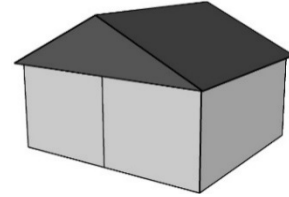
**Dwelling,  
rowhouse - linear**

shall mean a building divided vertically and/or stacked horizontally into three (3) or more dwelling units having a front and rear yard and a separate entrance from the street.



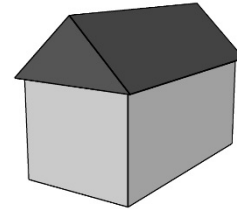
**Dwelling, semi-detached**

shall mean a residential building divided vertically into two dwelling units.



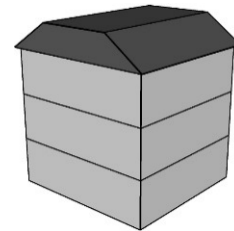
**Dwelling, single-detached**

shall mean a residential building containing one dwelling unit.



**Dwelling, triplex**

shall mean a residential building divided horizontally into three dwelling units, each of which has an independent entrance either directly or through a common vestibule but does not include a rowhouse.



**Dwelling unit**

shall mean a building or a portion thereof, depending on the type of dwelling, occupied or capable of being occupied as the residence of one (1) or more persons, where kitchen and bathroom facilities are provided. Examples of dwelling units may include a single-detached dwelling, an apartment in an apartment dwelling, a unit in a rowhouse dwelling, and a dwelling accessory to a commercial or industrial use.

**Dwelling unit, accessory**

shall mean a dwelling unit accessory to a permitted non-residential use on the same lot and occupied by either an owner of such lot or by a person employed thereon.

**E**

**Employee**

shall mean a person who performs work or supplies services to an employer for a fee, salary, or wage.

**F**

- Factory outlet** shall mean a building or part of a building accessory to a permitted industrial use, where the products manufactured by that industry are kept for wholesale or retail sale on the same lot as the principal industrial use.
- Factory outlet mall** shall mean a group of retail stores within one or more buildings where such retail stores sell goods, wares, merchandise, substances, or articles produced by one factory or one manufacturer only, and are offered for sale directly to the public and may include storage for such goods, wares, merchandise, substances, or articles.
- Farmers' market** shall mean the operator of a stall or other food premise that is located at a central location at which a group of persons who operate stalls or other food premises meet to sell or offer for sale to consumer products that include, without being restricted to, farm products, baked goods and preserved foods, and at which the majority of the persons operating the stalls or other food premises are producers of farm products who are primarily selling or offering for sale their own products.
- Financial institution** means a place, building or structure wherein the principal activity involves money management services directly to the public, and may include a bank, trust company, credit union, securities dealer, or finance company.
- Finished grade** shall mean:
- a) When used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the building;
  - b) When used with reference to a structure, shall mean the average elevation surrounding such structure; and

- c) When used with reference to a street, road or highway, means the elevation of the street, road or highway established by the Corporation or other designated authority.

**Floodplain**

for river, stream and small inland lake systems, shall mean the area, usually lowlands adjoining a watercourse, which has been or may be subject to flooding hazards.

**Food processing**

Shall mean a building or part of a building used for the transformation of agricultural products into food and/or beverages, or of one form of food into other forms. This includes a bakery, meat processing plant, indoor farm, and aquaculture.

**Forestry**

shall mean land used for the development, management and cultivation of timber resources grown on-site and may include the establishment of an accessory portable sawmill.

**Front wall**

shall mean the main exterior wall of a residential building that is not a permitted projection or an attached private garage or carport, which is located closest to the front lot line.

**Fugitive emissions**

shall mean reasonably expected / predictable contaminant occurrences associated with normal operational practices and procedures (e.g. materials handling or outdoor storage) of industrial facilities, which are generally difficult to practically control at the source or on-site. These emissions are not point sources (i.e. not from stacks or vents). Fugitive emissions are from all other sources. These emissions may include odour, noise, vibration, and particulate such as dust. Emissions from a breakdown are also not considered "fugitive". Breakdown emissions would be covered under a Certificate of Approval contingency plan, or are considered to be a "spill".



**Funeral home** shall mean any premises used for preparation of human remains for interment or cremation, viewing of deceased persons and the holding of funeral services.

**G**

**Garage** shall mean a building which is primarily used for the storage of motor vehicles, tools, and household equipment incidental to residential occupancy and in which there is no human habitation, and no business, occupation or service is conducted for profit, unless otherwise specifically permitted in this By-law. If a garage is attached to a dwelling by a common wall and/or common roof structure, it shall be considered to be part of the main dwelling and shall not be considered an accessory building.

**Garbage receptacle** shall mean a dumpster, or other large garbage container used for the storage of refuse for collection and disposal.

**Garden centre** shall mean the use of land, buildings, or structures or part thereof for growing, storing, transplanting, retailing, or wholesaling shrubs, trees, sod, plants, soil, planting materials, fertilizers, as well as landscaping and gardening supplies or machinery.

**Garden suite** shall mean a one-unit, self-contained and portable detached residential structure containing kitchen and bathroom facilities that is ancillary to and located on the same lot as a permitted single-detached dwelling, semi-detached dwelling, or link-detached dwelling.

**Gas station** Shall mean a facility where gasoline and other automotive fuels are sold, along with small amounts of other automotive-related products such as pre-packaged motor oil or windshield washer anti-freeze and may include a car wash and the accessory sale of convenience items or food.

**Golf course** means a public or private area laid out, operated, and used for the purpose of playing or practicing the game of golf, including a golf

driving range, miniature golf course, and facilities accessory to the golf course operation, including restaurant and banquet facilities.

**Gross floor area** shall mean the aggregate of the horizontal areas of each floor, whether any such floor is above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive of any part of the building or structure used for heating equipment or mechanical equipment, parking, lockers, laundry facilities, common hallways, common corridors, common stairwells, elevator shafts and other voids, steps and landings.

**Gross leasable area** shall mean the total floor area designed for tenant occupancy and exclusive use, measured from the interiors of outside walls excluding floor area occupied by party walls and excluding any part of the building or structure used for heating equipment or mechanical equipment, parking, common hallways, common corridors, common stairwells, elevator shafts and other voids, steps and landings.

**Group home** shall mean a single housekeeping unit in a residential dwelling in which three (3) to ten (10) persons (excluding supervisory staff or the receiving of family) live together under responsible supervision consistent with the requirements of its residents, and which is licensed and/or approved under provincial statutes and in compliance with municipal by-laws. A group home does not include correctional facilities or shelters.

## H

**Heavy industrial uses** See definition for Industrial, Heavy (Class III)

**Health club** shall mean an establishment that provides facilities and equipment for physical fitness activities, such as aerobic exercises, bodybuilding, swimming, and may contain accessory facilities, such as a steam room or sauna, and can include the provision of therapeutic treatments, such as massage or physiotherapy.

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<b>High water mark</b>	shall mean the mark made by the action of water under natural conditions on the shore or bank of a water body which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.
<b>Home improvement centre</b>	shall mean an establishment which provides for the sale of building, construction, and home improvement materials, lumber, hardware, garden equipment and material, paint, glass, textiles, floor coverings, furniture, household appliances, pools and pool supplies.
<b>Home occupation</b>	shall mean a privately-operated legal business carried out within a residential dwelling unit by the occupant or owner thereof.
<b>Hospice</b>	shall mean an institution, building or other premises or place that is established for the purpose of providing palliative care.
<b>Hospital</b>	shall mean an institution, building or other premises or place that is established for the purposes of providing medical, surgical or other treatment of patients and is approved under the Public Hospitals Act, as amended, or the Private Hospitals Act, as amended.
<b>Hotel</b>	shall mean a hotel or inn used mainly for the purpose of supplying sleeping accommodation to the travelling public provided that all common rooms and sleeping units are accessible from a system of corridors completely enclosed within the building; and any associated bar or restaurant shall be accessory and ancillary to the main hotel use.
<b>I</b>	
<b>Industrial, Light (Class I)</b>	shall mean a building or part of a building that produces, manufactures, assembles or stores a product and has a low probability of fugitive emissions (e.g. noise, odour, dust and vibration). Such industries

operate primarily in the daytime with infrequent movement of products and minimal outside storage.

**Industrial, Medium (Class II)** shall mean a building or part of a building where a product is produced, manufactured, assembled, or stored, and that have point source emissions with minimal risk of adverse effects, and that may have occasional outputs of fugitive emissions (e.g. noise, odour, dust, and/or vibration). Shift operations may occur along with frequent movement of products. Outside storage of raw material, waste and/or finished products may be a normal part of the operation.

**Industrial, Heavy (Class III)** shall mean a place of business for uses characterized as having regular emissions such as noise, smoke, odour, fumes and/or vibrations. Such industries may operate continuously with frequent movement of products and extensive outside storage.

**Industrial mall** shall mean premises consisting of a building or a group of buildings designed, developed, owned and managed as a unit by a single owner or tenant, or by a group of owners or tenants, and in which separate spaces or units are leased or occupied and used for any combination of permitted uses.

**Influence area** shall mean the area or areas at, above or below grade, associated with a facility that is subject to one (1) or more adverse effects which may be of varying duration, frequency and distance of dispersal. This is an actual influence area. A potential influence area identifies where adverse effects are generally expected to occur. An influence area or potential influence area acts as a potential constraint for sensitive land use, or conversely, on the establishment of a facility.

**Institutional uses** shall mean any institutional use whereby a building or part thereof is used by an organized body or society for promoting a particular purpose without limiting the generality of the foregoing, shall include buildings used for the medical, surgical, special or charitable treatment, care or lodging of persons; places of worship and religious institutions; education institutions and non-commercial schools, premises of fraternal organizations, lodge halls, private clubs and a YMCA; prisons, court halls and correctional institutions; institutional residences; armories and defence establishments; cultural facilities, such as art

galleries, museums and concert halls; offices of a public authority or a public utility and community facility operated by the municipality or other public authority, such as fire or police halls, community centres, libraries, arenas, swimming pools, convention facilities, day care centres.

### J

Reserved for future use

### K

#### **Kennel**

shall mean a building or structure where domestic pets are kept, boarded, trained and/or bred for profit or for sale and may or may not be registered with an association incorporated under the Animal Pedigree Act (Canada). A kennel does not include an animal hospital or animal shelter.

### L

#### **Laboratory**

shall mean a building, or part thereof, used for medical or non-medical testing, experimentation, research, observation, evaluation or investigation.

#### **Landscaped area**

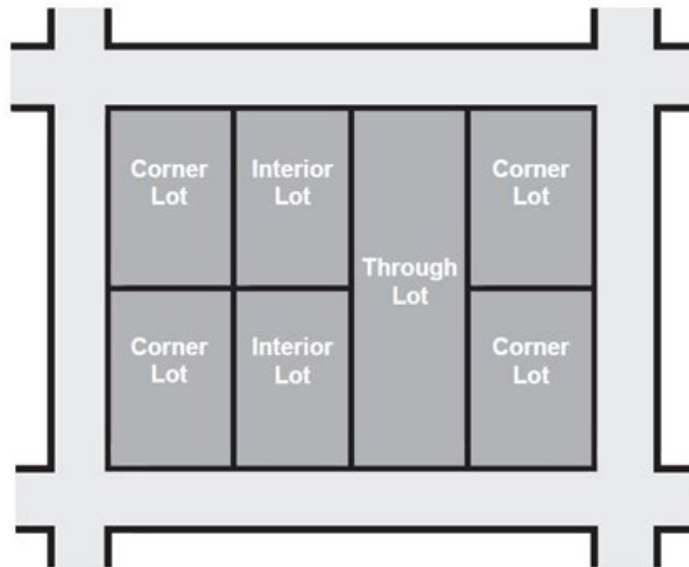
shall mean the open unobstructed space at grade on a lot which is suitable for the growth and maintenance of grass, flowers, bushes, trees and other landscaping and includes any surfaced walkway, patio, path, play area or similar area, but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.

#### **Landscape strip**

shall mean a landscaped located inside and along the perimeter of a lot intended to screen or separate land uses either from one another or from a public street.

<b>Library</b>	shall mean a public lending library.
<b>Light industrial uses</b>	see definition for Industrial, Light (Class I)
<b>Loading space</b>	shall mean an off-street space or berth on the same lot with a building, or contiguous with a group of buildings, for the temporary parking of a vehicle while loading or unloading merchandise or materials, and which abuts upon a street, lane, or other appropriate means of access.
<b>Logistics / distribution centre</b>	shall mean an operation, or part thereof, engaged in redistributing goods, through the commercial activity of transporting and delivering goods including the movement and storage of raw materials, of work-in-process inventory, and of finished goods from point of origin to point of consumption.
<b>Long-term care facility</b>	shall mean a residence which is licensed by the Province of Ontario or approved by the Ministry of Long-Term Care to operate a long-term care bed, and which provides care to meet the physical, emotional, social, spiritual and personal needs of persons. Long-term care facilities include homes for the aged, nursing homes, and chronic care facilities.
<b>Lot</b>	shall mean a parcel, tract or block of land which is capable of being legally conveyed in accordance with the provisions of the Planning Act.
<b>Lot, corner</b>	shall mean a lot situated at the intersection of two (2) streets having an angle of not more than one-hundred-and-thirty-five degrees (135°). Where such adjacent sides are curved, the angle of intersection of the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the interior side lot lines
<b>Lot, interior</b>	shall mean a lot, other than a corner lot, situated between adjacent lots having access to only one (1) street.
<b>Lot, through</b>	shall mean a lot bounded on two (2) opposite sides by streets, provided, however, that if a lot qualifies as being both a corner lot and a through lot, such lot shall be conclusively deemed to be a corner lot.

Illustration of lot types:



**Lot area** shall mean the total horizontal area measured within the limits of the lot lines of a lot.

**Lot frontage** shall mean the width of a lot measured between the intersection of the side lot lines with a line back from and parallel to the front lot line, at a distance equal to the minimum required front yard setback.

**Lot line** Lot line means the boundary of a lot and the vertical projection thereof.

**Lot line, exterior side** shall mean a lot line located between the front and rear lot lines and abutting a street and is also one line of a conveyed corner sight triangle, or a sight triangle included as part of a road on a plan of subdivision. In the case of a lot with at least three (3) lot lines that abut a street, the lot shall have at least two (2) exterior side lot lines.

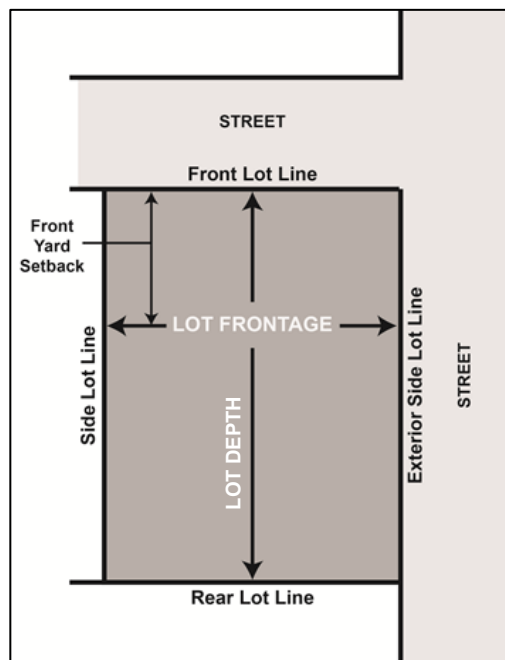
**Lot line, front** shall mean that lot line, not including a corner lot line, which abuts a street for the shortest distance, whether or not that line jogs or curves, and extending between the side lot lines, more or less for the full width of the lot, and where more than one such lot line exists, means a lot line which abuts the same street as the front lot line of an abutting lot.

**Lot line, interior side** shall mean a lot line other than a front, rear, or exterior side lot line.

**Lot line, rear** shall mean the lot line furthest from and opposite the front lot line but if there is no such line, that point furthest from and opposite the front lot line.

**Lot line, side** shall mean a lot line other than a front lot line, a corner lot line, or a rear lot line.

**Illustration of lot lines:**



**Lot occupancy** shall mean the portion of a lot, expressed as a percentage of the total lot area, occupied by buildings or structures.



## M

- Main** when used to describe a use, building, or structure, shall mean the primary use of land or of a building or structure.
- Manufacturing** shall mean a building or part of a building used for the production of goods in which raw materials and other goods are transformed into finished goods, which are then transported to an end user.
- Marina** shall mean a place consisting of docking and boathouse facilities on a navigable waterway and may include facilities for the storage, service, and sale of boats and boating-related equipment.
- Marine container** shall mean any unlicensed trailer (whether or not mounted on wheels, and without a cab above or below grade), seacan, shipping container, storage container, cargo box, and storage trailer designed or once servicing as commercial shipping or cargo containers, and typically consisting of four units or sides locked together to form a steel box. For the purposes of this definition, unlicensed trailer means a trailer which does not have a valid permit under the Highway Traffic Act, R.S.O 1990, c. H.8., as amended.
- Medical facility** shall mean a place where a medical doctor(s), dentist(s) or other legally qualified health care practitioner(s) has their practice, including a medical or dental laboratory.
- Medium industrial uses** see definition for Industrial, Medium (Class II)
- Mobile home** shall mean a transportable dwelling unit, constructed complete with the necessary C.S.A approved plumbing, heating and electrical systems. It is designed to be transported on its own undercarriage or by other means to a prepared site and becomes suitable for permanent occupancy after proper installation on foundation supports with proper utility services. Foundation supports shall not include basements.

**Motel** shall mean a building or part thereof not greater than two (2) storeys in height, which provides the travelling public with sleeping accommodation for gain and profit, with or without cooking facilities. Access to each unit is gained from outside the building as opposed to a common interior corridor. Accessory uses may include a restaurant, bar, or meeting facilities.

**Museum** shall mean an institutional place for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public a collection of artefacts of scientific, natural, artistic, or historical interest.

## N

**Non-complying** shall mean a lot, building or structure which, on the date of the final passing of this By-law, did not comply with one (1) or more of the Zone provisions of the Zone in which such lot, building or structure is located.

**Non-conforming** shall mean an existing use, building or structure which, on the date of the final passing of this By-law, was not a permitted use in the Zone where such use, building or structure is located.

## O

**Office** means a place used by an agency, business or organization for the transaction of administrative, clerical, data processing or management business; the practice of a profession other than a medical facility; or the provision of government or social services and other similar services.

**Official Plan** shall mean the City of Cornwall Official Plan, as amended from time to time.

**On-farm diversified uses** shall mean uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

Examples include wineries, petting zoos, limited accommodations such as farm stays, and retail uses such as antique shops and farm markets. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

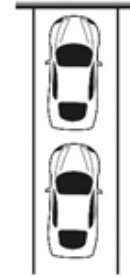
### **P**

- Park** shall mean an area of land maintained for the enjoyment, health and wellbeing of the people and normally open to the public and may include a playground, sports field, botanical garden, outdoor public swimming pool, skating rink, tennis court, and accessory buildings or structures such as a maintenance building or washrooms.
- Parking aisle** shall mean a passageway located in a parking area which abuts on one (1) or more sides, parking spaces to which it provides vehicular access, but is itself not used for parking.
- Parking area** shall mean an area or structure provided and designated for the temporary storage of motor vehicles and includes any related aisles, parking spaces, ingress and egress lanes, and private garages but does not include any part of a public lane or public street.
- Parking garage** shall mean a building used for the parking of four or more motor vehicles but excludes a garage accessory to a single-detached, linked-detached, semi-detached, duplex, rowhouse, triplex, or quadruplex dwelling.
- Parking lot** shall mean a parking area used for the temporary parking of motor vehicles but does not include the sale of new or used vehicles or the storing of impounded or wrecked vehicles.
- Parking space** shall mean a rectangular area, exclusive of any aisles or ingress and egress lanes, for the temporary parking or storage of one (1) motor vehicle.

**Parking space, barrier-free** shall mean a rectangular area designated and used for the temporary parking of one (1) motor vehicle used by a person with a disability, exclusive of any aisles or driveways.

**Parking space, bicycle** shall mean an area used for parking or storing a bicycle.

**Parking, tandem** shall mean a parking space that is only accessed by passing through another parking space from a street, lane, or driveway. For example, tandem parking may include two vehicles parked in a single width driveway, one behind the other.



**Personal service establishment** shall mean a place where a service is performed for the personal grooming and personal effects or clothing of the consumer, including a hair styling salon; tattoo and piercing parlour; spa; tanning salon; shoe repair shop; dry cleaning outlet; laundromat; tailor shop or dressmaker shop; or massage therapy service but excluding a body rub parlour. A personal service establishment shall also include a place where consultation or information service is provided by a professional, other than a medical professional, including a travel agency or an interior decorator, or other personal or business services are provided, including a printing, publishing, photocopying, picture framing or photofinishing service.

**Pharmacy** shall mean a retail store where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, and non-prescription medicines.

**Place of assembly or recreation** shall mean a building or structure or part thereof, intended for or used by people to meet in groups for the purpose of assembly or recreation. Such uses shall include but not be limited to a bowling alley, billiards club, dance hall, banquet hall, curling rink, skating rink, miniature golf, private club for racquetball, hand ball, squash, lawn bowling, tennis, badminton, union hall, health club and athletic facilities operated for profit, and place of worship.

## Section 2 Definitions

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<b>Place of worship</b>	shall mean a place or building that is used for the regular assembly of persons for the practice of religious worship, services, or rites.
<b>Point source emissions</b>	shall mean any single identifiable source of emissions from which emissions are discharged, such as a pipe, vent, or factory smokestack.
<b>Portable asphalt plant</b>	shall mean a small, portable facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process, and which is not of permanent construction, but which is to be dismantled at the completion of the construction project.
<b>Portable concrete plant</b>	shall mean a small, portable facility with equipment designed to mix and/or crush cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process, and which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.
<b>Private snow dump</b>	shall mean those lands used for the storage and melting of snow brought to the land from off-site, and managed / operated by a private company.
<b>Production and broadcasting studio</b>	shall mean an establishment used for producing and recording live broadcasts, motion pictures, or audio or video recordings or transmissions, which may include an office.
<b>Public dock</b>	shall mean a dock constructed and maintained to provide public access from public land to a water body.
<b>Public lane</b>	shall mean a municipally owned subsidiary thoroughfare providing access to the rear or side of one or more lots.
<b>Public use</b>	shall mean a building, structure or lot used for public services by the City of Cornwall or any Boards or Commissions thereof, and any

Ministry or Commission of the Governments of Ontario and Canada, any telephone or railway company, or similarly recognized agencies.

**Public utilities** shall mean a public utility as defined in the Public Utilities Act, as amended, including water, artificial or natural gas, steam or hot water.

## Q

Reserved for future use

## R

**Recreational and athletic facility** shall mean a public place designed and equipped with facilities such as a swimming pool, arena, squash or tennis courts, gymnasias, weight-lifting facilities, and exercise rooms and may include an ancillary sports field but does not include a stadium.

**Recreational vehicle** shall mean a type of vehicle or trailer that is specifically designed for short-term occupancy during travel, recreation, or vacations. It can be towed by a motor vehicle or be self-propelled and is commonly known as a travel trailer, camper trailer, truck camper, or motorhome. However, it excludes other types of vehicles such as Park Model Trailers, Tiny Homes, and Tent Trailers.

**Recreational vehicle or marine sales and service establishment** shall mean land, structures, and buildings where new and/or used recreational vehicles, boats and other watercraft, snow machines, all-terrain-vehicles, and other similar vehicles and related accessories are displayed for sale or rent, serviced, repaired, and/or stored.

**Recycling / salvage operation** shall mean land, a building and/or structure used for the collection, storage and dismantling of any discarded waste product, vehicles and/or other material for the purpose of sale, exchange, reuse, or similar reason.

**Regulatory flood limit** shall mean the distance representing the maximum extent of the floodplain under a flow rate which has a one percent chance of being equaled or exceeded in any one-year period (1:100 year flood), plus an

allowance, determined by the Conservation Authority, for regulatory purposes.

**Research and development facility**

shall mean a building or part thereof used for the purpose of conducting pure or applied research and experimentation in any field of science, medicine and technology and includes such facilities as lecture rooms, administrative offices, laboratories, display rooms, pilot units, simulating equipment and service and machine shops to serve the facility.

**Residential mobile home park**

shall mean land used for the parking of more than one mobile home on individual lots.

**Restaurant**

shall mean a building or part thereof where food is prepared and offered for retail sale to the general public for immediate consumption either on or off the premises.

**Retail food store**

shall mean a store where primarily food, as well as other personal, convenience and household items and services are provided for sale directly to the public and includes a supermarket, butcher shop, bakery shop, produce outlet, or delicatessen.

**Retail store**

shall mean a building or part of a building in which goods, wares, merchandise, articles, or things are offered or kept for sale at retail but does not include any establishment otherwise defined or classified herein.

## S

**School**

shall mean a place of primary, elementary, or secondary education which has a body of teachers and students on the premises, and that provides instruction in primary, elementary or secondary courses of study authorized or approved by the Minister of Education for Ontario and includes adult education and English or French as a second language programs.

- School, commercial** shall mean a private school operated for gain or profit, offering instruction in such fields as academics, language training, dance, music, sports, arts and crafts, business or trade, or similar specialized fields.
- School, post-secondary** shall mean a public college or university and includes student residences / dormitories.
- School, trade and technical** means a school other than a private or public school that offers training in a manual, mechanical or technical trade in an industrial setting that involves the use of industrial equipment or materials.
- Seasonal stationary food facility** shall mean a structure or vehicle containing a business where food and/or beverages are sold for consumption by the public, and where this business closes its operation for more than 90 consecutive days annually.
- Self-storage facility** shall means land and buildings used, rented, or leased to persons for the storage of household and personal items including motor vehicles and recreational vehicles.
- Seniors' residence** shall mean a building or a part of a building comprised of dwelling units and/or rooming units which is operated primarily for senior citizens, and which may include communal areas and areas for the serving of meals and ancillary health care, social support, counselling, personal service, and recreational services to serve residents. The definition of senior's residence shall not include a long-term care facility, boarding / rooming house.
- Sensitive land use** shall mean a building, amenity area or outdoor space where routine or normal activities occurring at reasonably expected times would experience one (1) or more adverse effect(s) from contaminant discharges generated by a nearby facility. A sensitive land use may be part of the natural or built environment. Depending upon the particular 'facility' involved, a sensitive land use and associated activities may include one or a combination of:
- a) residences or facilities where people sleep (e.g. single and multiple unit dwellings, nursing homes, hospitals, mobile home parks,



campgrounds, etc.). These uses are considered to be sensitive 24 hours per day;

- b) a permanent structure for institutional uses (e.g. schools, places of worship, community centres, day care centres);
- c) certain outdoor recreational uses deemed by a municipality or other level of government to be sensitive (e.g. trailer park, picnic area, etc.);
- d) certain agricultural operations (e.g. cattle raising, mink farming, cash crops and orchards); and
- e) bird/wildlife habitats or sanctuaries.

**Service commercial uses** shall mean small-scale commercial uses which are intended to be for the convenience and exclusive use of residents of an apartment dwelling or a residential mobile home park, and which are not intended to serve the general public.

**Service industrial uses** shall mean a building or part of a building used primarily to provide goods and services to industrial or commercial businesses. Examples includes repair, cleaning, security and construction services, and businesses that supply goods such as specialized construction materials and industrial gases.

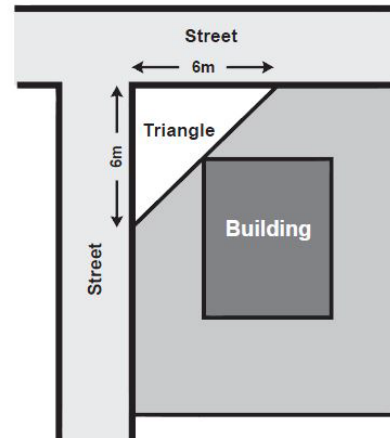
**Setback** shall mean:

- a) The least horizontal distance between a lot line and the nearest part of any building or structure; or
- b) With reference to a street, the least horizontal distance between the street line and the nearest part of any building or structure; and
- c) With reference to a water body or watercourse, the least horizontal distance between the stable top of bank and/or normal high-water mark, where the bank is not clearly defined, of the water body or watercourse and the nearest part of any building or structure.

**Shopping centre** shall mean one (1) or more multi-tenant buildings or a building complex containing retail stores and complimentary commercial uses which is planned, designed, developed, managed, and maintained as an integrated unit, sharing common elements, such as parking areas and aisles, access points and driveways, landscaping and co-ordinated sign display. For the purposes of this By-law, a development shall be considered a shopping centre if it consists of at least six hundred square metres (600 m<sup>2</sup>) of gross leasable area and at least three (3) tenants/uses.

**Shoreline** shall mean a lot line or portion thereof which abuts the high-water mark of a water body or watercourse.

**Sight triangle** shall mean the triangular space formed by the street lines of a corner lot and a line drawn from a point in one (1) street to a point in the other street line, each such point being 6.0 m from the point of intersection of the street lines (measured along the street lines). Where the two (2) street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.



**Site alteration** in accordance with the Provincial Policy Statement, 2020, shall mean activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

**Small lot singles** shall mean a single-detached dwelling on a lot with a minimum lot frontage of 12 m and a minimum lot area of 365 m<sup>2</sup>.

**Small-scale brewery** shall mean a building that is used for the self-contained manufacturing, production, storage, packaging, bottling, canning, and shipping of no more than 50,000 hectolitres of beer per year authorized by a license

issued by the Alcohol and Gaming Commission of Ontario, and which does not result in nuisances or emissions (e.g. noise, odour, fumes, vibrations). A small-scale brewery may include the following accessory uses:

- a) An area where products made on the premises and products made off the premises, by or in collaboration with another brewery, winery, or distillery, are sold to the general public for consumption on the premises;
- b) A private hospitality area for tasting and dining where products made on the premises are provided to private groups;
- c) An area for the retail sale of products made on the premises for consumption off the premises;
- d) Special events and tours; and
- e) An office for administration purposes.

**Small-scale  
distillery**

shall mean a building that is used for the manufacturing, production, storage, packaging, bottling, canning, and shipping of no more than 50,000 hectolitres of liquor per year authorized by a license issued by the Alcohol and Gaming Commission of Ontario, and which does not result in nuisances or emissions (e.g. noise, odour, fumes, vibrations). A small-scale distillery may include the following accessory uses:

- a) An area where products made on the premises and products made off the premises, by or in collaboration with another brewery, winery, or distillery, are sold to the general public for consumption on the premises;
- b) A private hospitality area for tasting and dining where products made on the premises are provided to private groups;
- c) An area for the retail sale of products made on the premises for consumption off the premises;

- d) Special events and tours; and
- e) An office for administration purposes.

<b>Small-scale urban horticulture</b>	shall mean the use of land on a limited scale for the indoor and/or outdoor cultivation and harvesting of fruit, vegetables, edible plants, honey, and mushrooms for commercial purposes, and may include processing, composting of plants grown on-site, and on-site retail sales as accessory uses. For the purposes of this By-law, the definition of small-scale urban horticulture shall exclude the production, cultivating, and/or processing of cannabis, yeast, livestock, and poultry, and the use of heavy vehicles or heavy machinery.
<b>Stable top of bank</b>	shall mean a boundary where a majority of normal discharges and watercourse channel forming activities take place.
<b>Storey</b>	means a level of a building included between the surface of a floor and the ceiling or roof immediately above it and includes a mezzanine but does not include a basement.
<b>Street</b>	shall mean a public highway which affords the principal means of access to abutting lots. This definition does not include a lane or a private right-of-way.
<b>Street line</b>	shall mean the limit of the road or street allowance and is the dividing line between a lot and a street.
<b>Structure</b>	shall mean anything constructed or erected, either permanent or temporary, the use of which requires location on the ground, or attachment to something having location on the ground.
<b>Swimming pool</b>	shall mean an open or covered in-ground or above ground outdoor pool used for swimming, wading, diving or bathing which is capable of holding water in excess of 61 cm in vertical depth at any point. The definition of swimming pool does not include a swimming pool located indoors or a hot tub.

**T**

<b>Take-out restaurant</b>	shall mean a building or a place where food and beverages are prepared and offered for sale to the public primarily to be taken out or delivered for consumption off the premises, with consumption also permitted in the parking area.
<b>Temporary garage structure</b>	A temporary garage is an accessory structure composed of a metal frame with a fabric covering which is typically used seasonally as shelter for motor vehicles.
<b>Temporary sales use</b>	shall mean sales that occur for a limited period of time by a particular individual or firm, to be established on a case-by-case basis through a licensing agreement with the City of Cornwall, and which may also include, but are not limited to, a seasonal stationary food facility. Temporary sales uses do not include periodic yard sales or garages sales associated with a private residential use.
<b>Theatre</b>	shall mean a place where live theatrical performances or concerts are given on a stage before an audience.
<b>Transportation depot</b>	shall mean the use of land, buildings, or structures where commercial motor vehicles and trains pick up and discharge fare paying passengers, and without limiting the generality of the foregoing, accessory uses may include a ticket office, canteen, luggage checking facilities, parcel shipping facilities, storage facilities for the parking of vehicles and ancillary offices, and parking for passengers.
<b>Transportation terminal</b>	shall mean a place for the storage, loading or unloading, and repair of trucks, trains, or buses, or where trucks or transports are rented, leased, kept for hire or parked on the property, are dispatched for hire as common carriers, or which is a bonded or sufferance warehouse. For the purposes of this By-law, the definition of transportation terminal shall not include a transit station.

## U

**Use** when used as a noun, shall mean the purpose for which a lot or a building or structure or any combination thereof, is designed, arranged, intended, occupied, or maintained, and “uses” shall have a corresponding meaning. “Uses”, when used as a verb, or “to use” shall have corresponding meanings.

**Utility installation** shall mean the equipment used to make or deliver a utility product, commodity or service and includes the actual building, plant, works, utility line, tower, relay, pedestal, and may also include a storm water management facility, but excludes antenna systems.

## V

**Vehicle** shall mean any carriage, conveyance or other device capable of being propelled, driven or drawn by any kind of power, including motor power or wind power, and includes, without limiting the generality of the foregoing, a passenger automobile, truck, trailer, boat, aircraft, tractor, farm implement, mobile crane or shovel, snowmobile, motorcycle, but does not include a pedal bicycle, canoe, kayak or any other device powered solely by means of human effort, or a mobile home.

**Vehicle rental agency** shall mean a place where automobile vehicles such as passenger cars, vans, and light trucks, are stored and rented out to the general public and may include facilities or open areas for the storage and/or display of vehicles, as well as for the minor maintenance and washing of said vehicles on site.

## W

**Warehouse** shall mean a building or part thereof used primarily for the operation of general merchandise warehousing, cold storage and other storage facilities and may also include a centre for the distribution of wholesale

goods and commodities for resale to retailers, industrial, commercial, institutional, or professional users, and other wholesalers.

<b>Waste processing facility</b>	shall mean a building or part of a building used for the disassembly, processing, and treatment of products which are then transported to an end user.
<b>Waterbody</b>	shall mean any bay, lake, river, natural watercourse, wetland, or canal but excluding a drainage or irrigation channel.
<b>Watercourse</b>	shall mean the natural channel for a perennial or intermittent creek, stream, or river.
<b>Wayside pit and quarry</b>	shall mean a temporary pit or quarry opened and used by a public authority solely for the purpose of a particular public authority project or contract, subject to approval and licensing, and not located on the road right-of-way.
<b>Wetland</b>	shall mean lands that are seasonally or permanently covered by shallow water as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils (soils in which there is an abundance of moisture) and has favoured the dominance of either hydrophytic or water tolerant plants. The four major categories of wetlands are swamps, marshes, bogs, and fens.
<b>Wholesale establishment</b>	shall mean a building or part thereof used or intended to be used for the bulk storage and sale of quantities of goods, commodities, wares, merchandise and materials for resale or business use. This definition shall not include the bulk storage and sale of coal, fuel, oil, propane, wood, lumber, building materials, ice, and chemicals.

## X

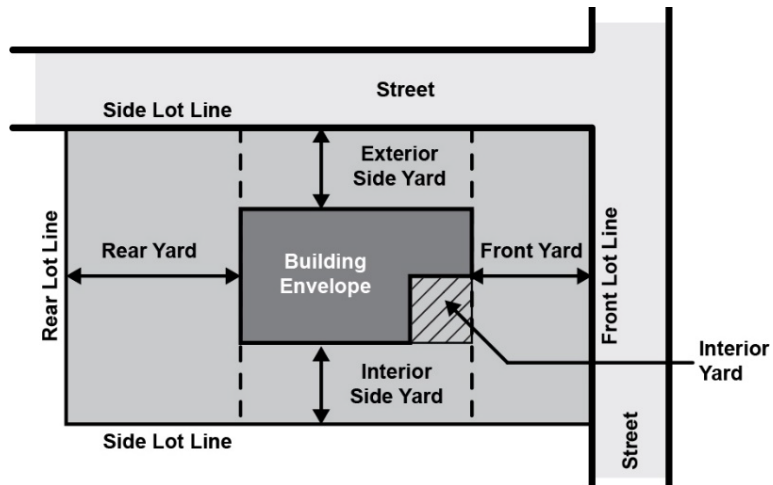
Reserved for future use

## Y

<b>Yard</b>	shall mean an open, uncovered space appurtenant to a building or structure.
<b>Yard, exterior side</b>	shall mean a yard of a corner lot extending from the front yard to the rear yard between an exterior side lot line and the nearest point of any main building or structure on the lot.
<b>Yard, front</b>	shall mean a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any main building or structure on the lot, or the nearest outdoor storage use on the lot.
<b>Yard, interior</b>	shall mean a yard other than a front yard, exterior side yard, interior side yard or rear yard.
<b>Yard, interior side</b>	shall mean a yard extending from the front yard to the rear yard between a side interior lot line and the nearest point of any main building or structure on the lot.
<b>Yard, rear</b>	shall mean a yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of the main building or structure on the lot.
<b>Yard, required</b>	shall mean the minimum yard required by the Zone standards set out in this By-law.
<b>Yard, side</b>	shall mean a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest part of the main building or structure on the lot. In the case of a lot which has no rear lot line, the side yard shall extend from the front yard to the opposite side yard.



Illustration of required yards:



## Z

### Zone

shall mean:

- a) A land use category as defined and regulated in this By-law; or
- b) A designated area of land use shown on the Schedule of this By-law.