

Section 3: Definitions			
	Current Definition	Proposed Amendment	Rationale
Alcohol Production Facility	No existing definition.	<p>Alcohol Production Facility <i>Shall mean the use of land, building or structure for the production and distribution of beer and other malt-based beverages, wine, cider and / or spirits. An Alcohol Production Facility may include a tasting room, tours and limited retail sales of products developed on site as permitted by the specific zone, but shall not include the production of energy drinks, sports drinks and / or soft drinks. An Alcohol Production Facility shall not include an Agricultural Brewery / Cidery / Winery, Beverage Making Establishment or Microbrewery.</i></p>	<p>Microbreweries have recently been introduced into the Transit Oriented Corridor (TOC), Commercial and Mixed Use (CMU) Zones, and Downtown Zones. Creating a new definition for Alcohol Production Facility (to permit a brewery/cidery/winery) will help distinguish between the scale and locational intent behind both uses. This new definition accounts for those moderate-sized breweries which do not fall into either the large-scale brewery or microbrewery classification. The definition encompasses a range of alcohol production to broaden permissions within each zone (i.e. it includes breweries, cideries, wineries, and distilleries, and is not just limited to breweries). It is not the intent that an Alcohol Production Facility must contain all four types of alcohol production, but rather one or a combination of types.</p> <p>The proposed definition does not explicitly include a warehouse component because a warehouse is already permitted in Industrial Zones and would be considered an accessory use to meet the needs of an APF. The intent of not including a warehouse component is to avoid an APF from establishing as solely a warehouse with no manufacturing component. The proposed definition also excludes “Agricultural Brewery/Cidery/Winery”, “Beverage Making Establishment” and “Microbrewery”. An APF is distinguished from these uses as follows:</p> <ul style="list-style-type: none"> ● Alcohol Production Facility is an industrial use restricted to certain Industrial Classification Zones, does not require the on-site growing of alcohol production materials, is not commercial in nature, and provides for medium-scale alcohol production in the industrial context. This use is not intended to be in conjunction with a restaurant as the primary use is the manufacturing component, not the retail / service / commercial component. ● Agricultural Brewery/Cidery/Winery is a use restricted to certain Rural Classification Zones. This use requires the growing / processing of grapes, fruit, honey, hops or other materials for the production of beers, ciders or wines on the same lot as the Brewery/Cidery/Winery. ● Beverage Making Establishment is a retail / commercial use restricted to Downtown, CMU and TOC Classification Zones, and does not permit the on-site growing of materials, manufacturing, warehousing and distribution. This is definition captures a brew-your-own establishment. ● Microbrewery is a commercial use restricted to Downtown, CMU and TOC Classification Zones. The primary function is manufacturing, but it may also include a restaurant and retail component, but not wholesaling. This use provides for small-scale alcohol production in the commercial context.

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Commercial Parking Facility	<p>Commercial Parking Facility Shall mean all or part of a parcel of land or building, other than a street or laneway, used for the parking of motor vehicles for compensation, but shall not include an accessory parking lot to a principal use of the property located on the same lot. Parking spaces may be designed to include the use of stacked parking where a parking attendant is on site or a valet service is provided.</p>	<p>Commercial Parking Facility Shall mean all or part of a parcel of land or building, other than a street or laneway, used for the parking of motor vehicles for compensation, <i>but shall not include any parking spaces provided in the minimum or maximum quantity required by this By-law for a permitted use.</i></p>	<p>Subsection 5.1 a) ii) and iii) permit accessory parking to be located on another lot within 300 metres of the lot containing the use requiring the parking. The definition of CPF, however, deems any parking arrangement that is not located on the same lot as the principal use to be a CPF. This causes problems when a given zone does not specifically permit a CPF.</p> <p>An example is the I1, I2 and I3 Zones where no zone permits a CPF, but where hospitals or universities/colleges often provide parking on a separate lot which they also own, for compensation. This arrangement would not be permitted because a CPF is not permitted in these zones, even though it could still comply with Subsection 5.1 a) ii) and iii).</p> <p>The design standard for stacked parking is proposed to be removed from the definition because it is more appropriately located within the general Parking Regulations.</p>
Dwelling Unit	<p>Dwelling Unit – shall mean a room or suite of rooms used or intended to be used by one or more persons living together as one household, in which cooking and sanitary facilities are provided for the exclusive use of the household, and to which an independent entrance is provided from outside the building or from a common interior hallway, vestibule or stairway but shall not include a Duplex Dwelling, Semi-Detached Dwelling or Single Detached Dwelling.</p>	<p>Dwelling Unit – shall mean a room or suite of rooms used or intended to be used by one or more persons living together as one household, in which cooking and sanitary facilities are provided for the exclusive use of the household, and to which an independent entrance is provided from outside the building or from a common interior hallway, vestibule or stairway.</p>	<p>The intent behind excluding a Duplex Dwelling, Semi-Detached Dwelling and Single Detached Dwelling from the definition of “Dwelling Unit” was to ensure that where a “Dwelling Unit” is permitted in a zone, it would be constructed in the form of an apartment in a commercial / mixed use building or in a multiple dwelling.</p> <p>However, Duplex Dwellings, Semi-Detached Dwellings, and Single-Detached Dwellings are inherently also dwelling units. Since the definitions of each of these residential uses rely on the definition of “Dwelling Unit” in terms of being a room or suite of rooms used or intended to be used by one or more persons living together, etc., it is incorrect to exclude them altogether from the definition.</p> <p>Instead, duplexes, semis and single detached dwellings should be prohibited directly in the zone where Dwelling Units are envisioned to take the form of apartments in commercial/mixed use buildings or multiple dwellings.</p>

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Front Lot Line	<p>Front Lot Line – shall mean any lot line of the lot abutting a street, and:</p> <p>a) With reference to a corner lot, shall mean the shorter of the lot lines abutting the streets; or,</p> <p>b) With reference to a through lot shall mean, at the option of the owner, either of the lot lines abutting a public street.</p>	<p>Front Lot Line – shall mean any lot line abutting a street, and:</p> <p>a) With reference to a corner lot, shall mean the shorter of the lot lines abutting the streets, <i>except where both lot lines are of equal length, at the option of the owner, either of the lot lines abutting a public street may be considered as the front lot line;</i></p> <p>b) With reference to a through lot shall mean, at the option of the owner, either of the lot lines abutting a public street; or,</p> <p>c) <i>With reference to an interior lot with multiple lot lines abutting a street, shall mean the shorter of the lot lines abutting the street.</i></p>	<p>The existing definition of Front Lot Line does not specify what is to happen when a corner lot has equal-length lot lines abutting the street(s). It also does not specify what is to happen when an interior lot has more than one lot line abutting a street.</p> <p>This amendment addresses these situations and is similar in structure to the definition of a “Through Lot”. It provides clarification and easier interpretation.</p>
Greenhouse	No existing definition.	<p>Greenhouse <i>Shall mean a building or structure used for the growing of agricultural product that is climatically controlled and made primarily of translucent building material.</i></p>	<p>Greenhouses which are not used for growing medical marihuana are permitted to have a maximum of 70% lot coverage. However, there is currently no definition of greenhouse, so there is a risk that large, industrial looking buildings could populate the rural landscape.</p> <p>The intent is to ensure that any large greenhouse structures contribute to the rural character. The intent for the rural area is not to have large buildings which are more characteristic of industrial lands.</p>

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Landscaped Area	<p>Landscaped Area Shall mean any portion of a lot which:</p> <ul style="list-style-type: none"> a) Has no building thereon; b) Is not used for parking, access to parking, driveways or loading space; c) Is used for the purpose of landscaping. 	<p>Landscaped Area Shall mean any portion of a lot which:</p> <ul style="list-style-type: none"> a) <i>Contains</i> no building thereon; b) Is not used for parking, access to parking, driveways or loading space; <i>and</i>, c) Is used for the purpose of landscaping. 	<p>The word “has” is proposed to be replaced with “contains” to be more in keeping with the language of the Zoning By-law.</p> <p>Adding the word “and” after Clause b) removes ambiguity because all items in the list are required (not optional).</p>
Manufacturing	<p>Manufacturing Shall mean the production, fabrication, compounding, processing, packaging, crafting, bottling, packing, recycling or assembling of raw or semi-processed or fully processed goods or materials, and shall include but not be limited to a Biotechnological Establishment, Computer, Electronic and Data Processing Establishment, Pharmaceutical and Medical Establishment, Printing Establishment and/or a Science and Technology Establishment. Manufacturing may also include a Private Power Generation Facility as an accessory use, but shall not include a Waste Management Facility.</p>	<p>Manufacturing Shall mean the production, fabrication, compounding, processing, packaging, crafting, bottling, packing, recycling or assembling of raw or semi-processed or fully processed goods or materials, and shall include but not be limited to a Biotechnological Establishment, Computer, Electronic and Data Processing Establishment, Pharmaceutical and Medical Establishment, Printing Establishment and/or a Science and Technology Establishment. Manufacturing may also include a Private Power Generation Facility as an accessory use, but shall not include a Waste Management Facility <i>or Alcohol Production Facility</i>.</p>	<p>The purpose of adding language to exclude an Alcohol Production Facility is to separate breweries, cideries, wineries, and distilleries from the normal manufacturing use. The intent is to introduce “Alcohol Production Facility” into specific zones as a permitted use, and to not rely on “Manufacturing” to provide the permission.</p>

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Parking Space	Parking Space Shall mean an area on which a motor vehicle may be parked and which has access directly or by way of an aisle or ramp, to a laneway or to a street without the necessity of moving any other motor vehicle.	Parking Space <i>Shall mean an unobstructed space that is designed to be used for the temporary parking of a motor vehicle for other than the purpose of sale or display.</i>	The current definition contains performance standards that require direct access to a laneway or street. This performance standard should be included in Section 5 instead of within a definition. This amendment also facilitates a new definition for “Parking Space, Tandem” because it prevents circular language: one definition cannot notwithstanding another definition (i.e. Parking Space, Tandem would need to notwithstanding the definition of Parking Space in terms of providing direct access to a laneway or street without the necessity of moving any other motor vehicle).
Parking Space, Tandem	No existing definition.	Parking Space, Tandem <i>Shall mean one Parking Space located immediately behind another Parking Space, leaving one Parking Space without direct access to an aisle or driveway.</i>	The new definition provides flexibility in parking arrangements, especially for low-density residential forms (i.e. parking spaces both within a private garage and on the associated driveway). This definition will reduce the need for future Special Exceptions.
Personal Service	Personal Service Shall mean the provision of services involving the health, beauty or grooming of a person or the maintenance or cleaning of apparel, may include, but not be limited to an Alternative Massage Establishment but shall not include a Dry Cleaning Plant or a Body Rub Parlour.	Personal Service Shall mean the provision of services involving the health, beauty or grooming of a person or the maintenance or cleaning of apparel, and may include, but not be limited to an Alternative Massage Establishment <i>or Yoga Studio</i> , but shall not include a Dry Cleaning Plant or a Body Rub Parlour.	The added reference to a yoga studio provides clarity in interpretation.

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Planned Business Centre	Planned Business Centre shall mean a group of business establishments which is planned, developed, managed and operated as a unit with shared on-site parking, and containing four or more separated spaces for lease or occupancy, and where each business establishment has a separate entrance located at grade.	Planned Business Centre Shall mean a group of business establishments <i>within an Industrial Zone</i> which is planned, developed, managed and operated as a unit with shared on-site parking, and containing four or more separated spaces for lease or occupancy.”	The purpose of a Planned Business Centre is to establish uniform parking requirements for an industrial development with multiple uses and/or units. A Planned Business Centre is not a stand-alone use permitted in any zone, but rather, a grouping of uses permitted in a zone. Removing the access requirements for each individual unit permits fluidity within a building containing multiple uses. Clarifying the Planned Business Centres’ location within an Industrial Zone also differentiates this use from the Office and Shopping Centre definitions.
Setback	Setback Shall mean the minimum distance between a lot line and the nearest part of any building or specified structure exclusive of any permitted yard projections on the lot.	Setback Shall mean the distance between a lot line and the nearest part of any building or specified structure exclusive of any permitted yard projections on the lot.	The word “minimum” is a quantifier that is not appropriate to include in the definition. Each zone dictates whether a “minimum” or “maximum” applies, and the word “minimum” in the definition contradicts where certain zones require “maximums”.
Warehouse	Warehouse Shall mean the use of building or structure, or part thereof, for the bulk storage or distribution of goods to industrial, commercial or institutional business users or other wholesalers, but shall not include the retailing of goods to the general public. A Warehouse shall not include a Waste Management Facility, Salvage Yard or Towing Establishment.	Warehouse Shall mean the use of building or structure, or part thereof, for the bulk storage or distribution of goods to industrial, commercial or institutional business users or other wholesalers, but shall not include the retailing of goods to the general public. <i>A Warehouse may include a Mini Storage Facility</i> but shall not include a Waste Management Facility, Salvage Yard or Towing Establishment.	An interpretation has been made that the definition of Warehouse includes a Mini Storage facility. Accordingly, this amendment is provided for clarity.

*The proposed changes are italicized.