

**Appendix “B” – Modifications and Updates Summary to Section 3: Definitions**

Term	Proposed Change	Revised Zone Regulation	Rationale
<p><del>Grey highlighted strikethrough text</del> = text to be deleted</p>		<p><b>bolded text</b> = text to be added</p>	
<p>Agricultural Brewery/Cidery/ Winery</p>	<p>Shall mean a Secondary Use to an Agricultural operation on the same lot, for the processing of grapes, fruit, honey, hops or other produce in the production of beers, ciders or wines. Agricultural Brewery/Cidery/ Winery uses may include the crushing, fermentation, production, bottling, aging, storage, and Accessory sale of beers, ciders, wines and related products to both, a laboratory, an administrative office, and a tasting, hospitality and retail area, but shall not include a Restaurant, a Conference or Convention Centre, <del>or</del> overnight accommodation, <b>or an Alcohol Production Facility</b></p>	<p>Shall mean a Secondary Use to an Agricultural operation on the same lot, for the processing of grapes, fruit, honey, hops or other produce in the production of beers, ciders or wines. Agricultural Brewery/Cidery/ Winery uses may include the crushing, fermentation, production, bottling, aging, storage, and Accessory sale of beers, ciders, wines and related products to both, a laboratory, an administrative office, and a tasting, hospitality and retail area, but shall not include a Restaurant, a Conference or Convention Centre, overnight accommodation, or an Alcohol Production Facility</p>	<p>An amendment to the definition where the use shall not include an “Alcohol Production Facility” as this is a cross reference to the definition of Alcohol Production Facility, where the definition shall not include an “Agricultural Brewery/ Cidery/ Winery”.</p>
<p>Commercial Entertainment</p>	<p>Shall mean a use of an establishment for the general purpose of providing entertainment or amusement for a fee and shall include, for example, but not be limited to cinemas, <b>circuses</b>, bingo halls, dance clubs, cultural events, <b>and escape rooms. Commercial Entertainment may include reception centres</b>, but shall not include an Amusement Arcade, Adult Entertainment Parlour, or Casino.</p>	<p>Shall mean a use of an establishment for the general purpose of providing entertainment or amusement for a fee and shall include, for example, but not be limited to cinemas, circuses, bingo halls, dance clubs, cultural events, and escape rooms. Commercial Entertainment may include reception centres, but shall not include an Amusement Arcade, Adult Entertainment Parlour, or Casino.</p>	<p>Amendments to the definition of Commercial Entertainment include the addition of certain entertainment activities such as a circus, escape rooms, and reception centre as an accessory use.</p>
<p>Conference or Convention Centre</p>	<p>Shall mean an establishment, which is not a hotel, where facilities are provided for meetings, seminars, workshops, social gatherings, cultural events and other similar activities including an <del>E</del>xhibition <del>F</del>acility, <b>circus, and public hall</b>. A Conference or Convention Centre may <del>all which may</del> include</p>	<p>Shall mean an establishment, which is not a hotel, where facilities are provided for meetings, seminars, workshops, social gatherings, cultural events and other similar activities including an Exhibition Facility, circus, and public hall. A Conference or Convention Centre may include dining facilities for the exclusive use of conference or</p>	<p>An amendment to the definition to include a circus and public hall, and also permit retailing for the exclusive use of its patrons.</p>

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	dining facilities for the exclusive use of conference or convention participants, <b>and the selling of goods related to the event.</b>	convention participants, and the selling of goods related to the event.	
Dwelling Unit in Conjunction with a Commercial Use	<p><del>Shall mean a room or suite of rooms building used or intended to be used for human habitation but shall not include a recreational vehicle or tent, and shall be located in the same building as a commercial use permitted in the zone.</del></p> <p><b>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 and shall be located in the same building as a commercial use permitted in the zone.</b></p>	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 and shall be located in the same building as a commercial use permitted in the zone.	The revised definition to provide more consistent language with the definition of Dwelling Unit that already exists in the Zoning By-law. The amended development includes cooking and sanitary facility for the exclusive use of the household, having its own independent entrance, etc. The amended definition does not change the intent of the definition, but rather provides additional information.
Emergency Shelter	Shall mean a fully detached building used for persons in a crisis situation requiring shelter, protection, assistance and counselling or support which is intended to be short term accommodation of a transient nature. <b>An Emergency Shelter may include an “out of the cold” program but</b> <del>An emergency shelter</del> shall not include a residential care facility, a lodging house, a corrections residence, a correctional facility, or any other residential facility which is licensed, approved or regulated under any general or	Shall mean a fully detached building used for persons in a crisis situation requiring shelter, protection, assistance and counselling or support which is intended to be short term accommodation of a transient nature. An Emergency Shelter may include an “out of the cold” program but shall not include a residential care facility, a lodging house, a corrections residence, a correctional facility, or any other residential facility which is licensed, approved or regulated under any general or special Act.	An amendment to the definition to include an Out of the Cold program.

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	special Act.		
<b>Farm Implement Dealership</b>  (new definition)	<b>Shall mean the use of land, building, or structure, or part thereof, for the sale of any equipment or machinery designed and used for agricultural or horticultural uses, including machinery attachments and parts, and as prescribed under the <u>Farm Implements Act</u>.</b>	Shall mean the use of land, building, or structure, or part thereof, for the sale of any equipment or machinery designed and used for agricultural or horticultural uses, including machinery attachments and parts, and as prescribed under the <u>Farm Implements Act</u> .	A new definition for Farm Implement Dealership. The definition ties in with the Farm Implements Act.
Health Professional	Shall mean an individual who practices any of the health disciplines regulated under a Provincial Act, such as, but not limited to, physicians, dentists, optometrists, pharmacists, physiotherapists, chiropractors, and psychologists, <b>and disciplines not regulated under a Provincial Act such as an Osteopath.</b>	Shall mean an individual who practices any of the health disciplines regulated under a Provincial Act, such as, but not limited to, physicians, dentists, optometrists, pharmacists, physiotherapists, chiropractors, and psychologists, and disciplines not regulated under a Provincial Act such as an Osteopath.	The revised definition is to include an osteopath as a Health Professional.
Landscaped Area	Landscaped Area Shall mean any portion of a lot which:  a) Contains no building thereon;  b) Is not used for parking, access to parking, driveways or loading space; <del>and</del> ,  c) Is used for the purpose of landscaping; <b>and</b> ,  d) <b>Landscaped areas may include bell pedestals and light standards but shall not include courier or mail boxes.</b>	Landscaped Area Shall mean any portion of a lot which:  a) Contains no building thereon;  b) Is not used for parking, access to parking, driveways or loading space; <del>and</del> ,  c) Is used for the purpose of landscaping; and,  d) Landscaped areas may include bell pedestals and light standards but shall not include courier or mail boxes.	Amendment to the definition includes allowing light standards and bell pedestals in the landscaped area, and not permitting mailboxes in the landscaped area.
<del>Landscaping</del> <b>Landscaped</b> Parking Island	Shall mean a curbed portion of land for the growing of ornamental shrubs or trees, flowers, grass, and other vegetation, suitable to the soil and climatic conditions of the	Shall mean a curbed portion of land for the growing of ornamental shrubs or trees, flowers, grass, and other vegetation, suitable to the soil and climatic conditions of the area of land for the purpose of	The revised definition to provide further clarity that a Planting Strip or Landscaped Area shall not form part of a Landscaping Parking

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	<p>area of land for the purpose of landscaping within a parking lot, and shall include walkways, fire hydrants, decorative walls or features and light standards, and shall <b>not</b> form part of a Planting Strip or Landscaped Area.</p>	<p>landscaping within a parking lot, and shall include walkways, fire hydrants, decorative walls or features and light standards, and shall not form part of a Planting Strip or Landscaped Area.</p>	<p>Island.  A change in the wording of the use from “Landscaping” to “Landscaped”.</p>
<p>Manufacturing</p>	<p>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, <b>Dry Cleaning Plant</b>, 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 or Alcohol Production Facility</p>	<p>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, Dry Cleaning Plant, 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 or Alcohol Production Facility</p>	<p>An amendment to the definition to include a Dry Cleaning Plant as a permitted use falling within this definition.</p>
<p>Motor Vehicle – Commercial</p>	<p>Shall mean a motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses, tractors, and tow trucks used for hauling purposes on the highways, but does not include:</p> <p>a) a commercial motor vehicle, other than a bus, having a gross weight or registered gross weight of not more than 4,500 kilograms, <del>an ambulance, a fire apparatus, a hearse, a casket wagon, a</del></p>	<p>Shall mean a motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses, tractors, and tow trucks used for hauling purposes on the highways, but does not include:</p> <p>a) a commercial motor vehicle, other than a bus, having a gross weight or registered gross weight of not more than 4,500 kilograms,</p>	<p>The intent of the subsection is to exclude any type of vehicle, other than a bus, with less than 4,500 kilograms of gross weight or registered gross weight of not more than 4,500 kilograms from the definition. The revision is to remove redundant wording.</p>

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	<del>mobile crane, a motor home or vehicle commonly known as a tow truck,</del>		
Motor Vehicle Dealership	Shall mean the use of land, <del>within</del> a building or structure, or part thereof, where new and/or used motor vehicles are stored or displayed for the purpose of sale, rental or leasing and may include a building for the storage and sale of accessories and lubricants for motor vehicles and an associated Motor Vehicle Service Station.	Shall mean the use of land, a building or structure, or part thereof, where new and/or used motor vehicles are stored or displayed for the purpose of sale, rental or leasing and may include a building for the storage and sale of accessories and lubricants for motor vehicles and an associated Motor Vehicle Service Station.	The existing definition was too restrictive where the use was required to be within a building or structure. The word “within” is removed to also allow the use outside a building for parking of motor vehicles for sale and cars awaiting 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 shall not be limited to an Alternative Massage Establishment, <del>or</del> Yoga Studio <b>or microblading</b> , but shall not include a Dry Cleaning Plant or a Body Rub Parlour.	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 shall not be limited to an Alternative Massage Establishment, Yoga Studio or microblading, but shall not include a Dry Cleaning Plant or a Body Rub Parlour.	An amendment to the definition to including microblading.
Place of Worship	Shall mean a building used by any religious organization for public worship or other ecclesiastical functions and may include accessory or ancillary uses which shall include but not be limited to an assembly hall, auditorium, convent, monastery, rectory, cemetery, <b>book store</b> , <b>“out of the cold” program</b> , day nursery and educational or recreational uses.	Shall mean a building used by any religious organization for public worship or other ecclesiastical functions and may include accessory or ancillary uses which shall include but not be limited to an assembly hall, auditorium, convent, monastery, rectory, cemetery, book store, “out of the cold” program, day nursery and educational or recreational uses.	An amendment to the definition to include book store and “out of the cold” programs as accessory or ancillary uses. Often a place of worship will have a small bookstore selling books, magazines, and pamphlets.
Planting Strip	Shall mean an area of land growing ornamental shrubs or trees or both, suitable to the soil and climatic conditions of the area of land for the sole purpose of providing a buffer and <del>shall</del> <b>may</b> include low level architectural walls or features, <b>and fire hydrants, but shall not include walkways, sidewalks,</b>	Shall mean an area of land growing ornamental shrubs or trees or both, suitable to the soil and climatic conditions of the area of land for the sole purpose of providing a buffer and may include low level architectural walls or features, and fire hydrants, but shall not include walkways, sidewalks, charging stations, and electrical cabinets and	An amendment to the definition of Planting Strip which permits fire hydrants in the planting strip but not including walkways, sidewalks, charging stations, and electrical cabinets and transformers.

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	<b>charging stations, and electrical cabinets and transformers.</b>	transformers.	
Restaurant	Shall mean a building where food and/or drink is prepared and sold for immediate consumption, either on or off site, and which may offer commercial entertainment only if the premises are licensed under the <u>Liquor Licence Act</u> . <b>A Restaurant may also include a night club, tavern and bar.</b>	Shall mean a building where food and/or drink is prepared and sold for immediate consumption, either on or off site, and which may offer commercial entertainment only if the premises are licensed under the <u>Liquor Licence Act</u> . A Restaurant may also include a night club, tavern and bar.	An amendment to include uses that are included in the definition of Restaurant.