

Attachment B: Summary of existing zoning bylaw definitions and proposed new definitions compared to the Official Plan and zoning trends, and preliminary recommendations

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>100 Year Flood means the flood which has a return period of 100 years on average or which has a 1% chance of occurring or being exceeded in any given year, as determined by the Grand River Conservation Authority</p>	<p>N/A</p>	<p>Town of Aurora One Hundred Year Flood means the flood, for river, stream and small inland intake systems, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having 1% chance of occurring or being exceeded in any given year.</p>	<p>It is recommended that this term be deleted as it is no longer necessary to define a 100 year flood in a zoning bylaw.</p>
<p>Abattoir means a place where animals are slaughtered.</p>	<p>N/A</p>	<p>Burlington Abattoir: A building or structure specifically designed to accommodate the penning and slaughtering of live animals and preliminary processing of animal carcasses. Oakville Abattoir means a premises used for the indoor penning and slaughtering of live animals. Not defined by comparator municipalities used by ETWT (Milton, St. Catharines, Waterloo)</p>	<p>It is recommended that this term be retained as this use is a general prohibited use in the City unless permitted through a zoning rule on a specific property.</p>
<p>Accessory Use means a use that is subordinate, incidental and exclusively devoted to a use permitted under this bylaw for any specific place and zone</p>	<p>The Official Plan does not use the term accessory. Instead it uses "ancillary use". Ancillary Use means a use that is incidental to, but associated with the principle use or a primary function of a site. These definitions are generally consistent.</p>	<p>Cambridge Accessory building or structure: a detached building or structure, the use of which is customarily incidental to, subordinate to, or exclusively devoted to the principal use or building, located on the same lot. Accessory use: a use, which is subordinate to; incidental to; and exclusively devoted to the principal use and located on the same lot. Kitchener Accessory – means a use or building that is commonly incidental, subordinate, and exclusively devoted to the principal use(s) or primary building(s) situated on the same lot. Waterloo ACCESSORY when used to describe a use, BUILDING or STRUCTURE, means a use, BUILDING or STRUCTURE incidental, subordinate and exclusively devoted to the principal use, BUILDING or STRUCTURE situated on the same LOT.</p>	<p>It is recommended that this term be retained as a new zoning bylaw will include accessory uses.</p>

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		<p>Oakville Accessory Building or Structure means a building or structure used for an accessory purpose, including a detached private garage, that is: a) located on the same lot as the primary use, building, or structure; and, b) is not used for human habitation or an occupation for gain or profit unless otherwise permitted by this By-law.</p> <p>Accessory Use means a use naturally or normally incidental to, subordinate to, and exclusively devoted to a principal use</p> <p>St. Catharines Accessory Structure: means a detached building, structure or pool that is incidental and secondary to the principal use(s) on the same lot.</p> <p>Accessory Use: means a use subordinate and incidental to the principal use(s) on the same lot.</p>	
<p>Active Entrance means a door that is designed to be the principal entrance or one of the principal entrances facing a public Street or public square and excludes emergency egress doors, garage doors, service doors, loading doors and doors giving access to storage areas.</p>	N/A	N/A	It is recommended that this term be retained as active entrance rules are proposed to be retained.
<p>Active Frontage Area means a Lot or portion thereof that is subject to the Active Frontage Area, as shown on Defined Area Map 65.</p>	N/A	N/A	It is recommended that this term be retained as active entrance rules are proposed to be retained.
<p>Adjacent Land means, in the context of the Provincial Policy Statement on Wetlands, those lands within 120 metres of a wetland and those lands within a wetland complex which have not been subject to a "Comprehensive" Environmental Impact Study, or the area contiguous to a Wetland or a Wetland complex as defined by a "Comprehensive" environmental impact study</p>	<p>Adjacent Lands means: for the purpose of the Natural Heritage System, those lands contiguous to specific natural heritage features or areas, where it is likely that development or site alteration would have a negative impact on the feature, area or ecological functions. The extent of the adjacent lands are defined in Table 6.1 of this Plan.</p>	N/A	It is recommended that this term be deleted as the term is no longer necessary in a zoning bylaw.
<p>Aggregate Extraction Operation means a place where gravel, sand, shale, limestone, dolostone, sandstone, and other mineral</p>	<p>Mineral Aggregate Operation means:</p> <p>i) Land under license or permit, other than a for a wayside pit or quarry,</p>	N/A	It is recommended that this term be deleted as the aggregate extraction zone is proposed

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<p>materials are removed by means of an open excavation to supply material for construction, industrial, manufacturing or maintenance purposes</p>	<p>issued in accordance with the Aggregate Resource Act, or successors thereto</p> <p>ii) For lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal Zoning Bylaws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and</p> <p>iii) Associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.</p> <p>Mineral Aggregate Resources means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.</p> <p>These definitions are generally consistent. The Official Plan lists more examples of mineral materials so there may be opportunities to provide more consistency between the definitions.</p>		<p>to be deleted where this use is currently permitted.</p>
<p>Aggregate Storage Area means a place which is associated with an aggregate extraction operation where gravel, rock, sand, earth, clay, or fill is stored prior to distribution</p>	<p>No comparable Official Plan definition. The definition of mineral aggregate operation includes associated facilities but storage isn't listed as one.</p>	<p>Kitchener and Oakville do not define. Oakville does not include it in the definition of Mineral Aggregate Operation.</p>	<p>It is recommended that this term be deleted as the aggregate extraction zone is proposed to be deleted where this use is currently permitted.</p>

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Agriculture, Livestock Based means a place where the grazing, breeding, raising, boarding or training of animals, insects or birds occurs and includes any agricultural use form which animal, insect or bird products are derived	Agriculture Use means the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agroforestry; maple syrup production; and associated on-farm building and structures. The zoning definition is generally consistent with the Official Plan definition of agriculture use.	N/A	It is recommended that this term be retained to clarify the types of agricultural uses that may be permitted as existing uses as well as the types of agricultural uses that are permitted associated with the University of Guelph.
Agriculture, Vegetation Based means a place where soil is tilled, or where vegetables, fruits, field crops, berries, trees, mushrooms, flowers, landscaping materials, woodlots, and forest trees are grown and harvested, and includes the packaging, treating, or storage of goods produced on the land, excluding agriculture, livestock based.	Agriculture Use means the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agroforestry; maple syrup production; and associated on-farm building and structures. The zoning definition is generally consistent with the Official Plan definition of agriculture use.	N/A	It is recommended that this term be retained to clarify the types of agricultural uses that may be permitted as existing uses as well as the types of agricultural uses that are permitted associated with the University of Guelph.
Agricultural Produce Market means a place where agricultural products are displayed for sale or sold	Agriculture Use means the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agroforestry; maple syrup production; and associated on-farm building and structures. The zoning definition is generally consistent with the Official Plan definition of agriculture use as an associated on-farm building and structure.	N/A	It is recommended that this term be retained as it is a permitted use in the downtown zones.
Agricultural Research Institution means a place where agricultural products and practices are researched or developed	There is no associated defined term in the Official Plan for agricultural research institution. However, it is a use that is generally associated with the University of Guelph.	Kitchener defines Agriculture and Agriculture-Related Oakville defines Agriculture	It is recommended that this term be retained as it is a use associated with the University of Guelph.
Amenity Area means a place within a residential development provided for private or common use for the active or passive recreation or enjoyment of the occupants of a residential development, excluding a driveway or any other parking area;	Amenity area is not a defined term in the Official Plan. It is referenced through the Official Plan as a requirement to be provided with certain developments. Therefore defining amenity area and having regulations	Burlington The area situated within the boundaries of a project and intended for recreational purposes, which may include open spaces, patios, balconies, communal play areas, lounges, sundecks and roofdecks but shall not	It is recommended that this term be retained and that it be modified to clarify the types of spaces that are permitted to be included as private and common amenity spaces.

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<p>a) Private amenity area means an amenity area, excluding a walkway, play area or other communal area, which is accessory to and outside of a dwelling unit</p> <p>b) Common amenity area means an amenity area which is located inside or outside a structure including open landscaped areas, building rooftops, patios, terraces, above ground decks, swimming pools, tennis courts and the like</p>	<p>associated with it is consistent with the Official Plan.</p>	<p>include the area occupied at grade by the buildings, service areas, parking and driveways.</p> <p>Milton Means the area situated on a residential or mixed use lot that is intended for recreational purposes, and may include landscaped open spaces, patios, balconies, communal play areas, lounges, decks and other similar uses but shall not include a swimming pool or areas occupied at grade, by service areas, parking areas, aisles or access driveways associated with the development.</p> <p>Ottawa Means the total passive or active recreational area provided on a lot for the personal, shared or communal use of the residents of a building or buildings, and includes balconies, patios, rooftop gardens and other similar features, but does not include indoor laundry or locker facilities.</p> <p>St. Catharines Amenity Space: means an area for outdoor recreation or leisure, and does not include a parking area.</p>	
<p>Amusement Arcade means a place where three or more coin or token-operated machines, devices, contrivances or games are provided for public use, excluding a coin-operated machine which provides musical entertainment, rides, food or drink and includes a video arcade, exhibit or display including the sale of souvenirs or food and beverages, but does not include a gaming establishment or any premises licensed under the Liquor Licence Act, R.S.O. 1990, Chapter L. 19 as amended from time to time or any successor thereof.</p>	<p>Amusement Arcade is not a defined term in the Official Plan. It is an example of a commercial use.</p>	<p>N/A</p>	<p>It is recommended that this term be deleted as it is considered a commercial entertainment use.</p>
<p>Amusement Park means a place where commercial-related recreational, entertainment or amusement activities occur including but not limited to miniature golf, a driving range, a go-kart track, an amusement ride, or a water slide or water sport, and includes an amusement arcade but does not include a gaming establishment</p>	<p>Amusement park is not a defined term in the Official Plan. It is an example of a commercial use.</p>	<p>Hamilton Not a permitted use</p> <p>St. Catharines Service Commercial means a non-retail commercial use and excludes medically related functions and services</p> <p>Oakville</p>	<p>It is recommended that this term be deleted as it is considered a commercial entertainment use</p>

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<p>Animal Boarding Establishment means a building, structure or part thereof, where dogs and cats and other domesticated animals excluding livestock, are bred, raised, groomed, trained or kept for a fee on a temporary basis and may include overnight accommodation and outdoor facilities</p>	<p>Animal Boarding Establishment is not a defined term in the Official Plan.</p>	<p>Not a permitted use</p> <p>Burlington - defines Kennel</p> <p>Milton</p> <p>Boarding Kennel means a premises for the keeping, breeding, or boarding of domestic animals, and may include accessory training of domestic animals, but shall not include the keeping of animals in a veterinary clinic – small animal for the purpose of observation, and/or recovery necessary to veterinary treatment. Milton also defines Animal Training Facility.</p> <p>St. Catharines</p> <p>Animal Care Establishment means an establishment for the caring, grooming and training of household pets, but does not include a kennel or an animal hospital.</p> <p>Waterloo</p> <p>Animal Care Establishment means any premises for the caring, grooming, and training of household pets without outdoor pens or exercise areas.</p>	<p>It is recommended that this term be modified to clarify that an animal boarding establishment does not allow for the breeding of animals.</p>
<p>Animal Care Establishment means a building, structure or part thereof, where dogs and cats and other domesticated animals, excluding livestock, are groomed and/or kept for a fee on a daily basis, excluding overnight boarding and outdoor facilities.</p>	<p>Animal Care Establishment is not a defined term in the Official Plan. It is an example of a commercial use.</p>	<p>Welland</p> <p>Pet Grooming Establishment: a building or part thereof used for the grooming of pets, but does not include a veterinary clinic, a kennel or any overnight boarding</p> <p>Oakville</p> <p>Pet Care Establishment means a premises used for the grooming of domestic animals.</p> <p>St. Catharines</p> <p>Animal Care Establishment means any premises for the caring, grooming, and training of household pets without outdoor pens or exercise areas</p>	<p>It is recommended that this term be retained as animal care establishment uses will be permitted in a new zoning bylaw.</p>
<p>Angular Plane means an imaginary inclined plane, rising over a Lot, drawn at a specified angle from the horizontal, which together with other Building regulations and Lot size requirements, delineates the maximum bulk and Building Height.</p>	<p>N/A</p>	<p>N/A</p>	<p>It is recommended that this term be retained as rules regarding angular plane are recommended to be retained.</p>
<p>Arena means a place where facilities are provided for athletic, artistic, circus, performance, entertainment, or recreation</p>	<p>Arena is not a defined term in the Official Plan. It is an example of a commercial use or a recreation facility use</p>		<p>It is recommended that this term be deleted as an arena is permitted as part of a community centre or recreation facility.</p>

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activities or events, but does not include an Amusement Park or a Gaming Establishment			
Art Gallery means a place where works of art such as paintings, sculpture, pottery, glass and weaving are displayed for public viewing	Art Gallery is not a defined term in the Official Plan. It is an example of a commercial use.	<p>Oakville Art Gallery means a premises used for any combination of the preservation, production, exhibition, or sale of sculptures, paintings, photographs, or other works of art</p> <p>Welland Art Gallery Means a premises used for any combination of the preservation, production, exhibition, or sale of paintings or other works of art.</p>	It is recommended that this term be modified to reflect zoning trends.
Artisan Studio means a place used as the workplace of a photographer, artist, craftsperson, sculptor or potter, but does not include a repair service or manufacturing	Artisan Studio is not a defined term in the Official Plan. It is an example of a commercial use.	<p>Welland Artist's Studio a building, or part thereof, used for purposes such as commercial photography, painting, artwork, needlework, tapestry making, pottery making, handweaving, or sculpting and may include an area for displaying or selling goods provided that such area is ancillary to the production process.</p> <p>Hamilton Artists Studio shall mean a workplace of an artist and shall include but not limited to a painter, sculptor or photographer</p>	It is recommended that this term be modified to include retail to reflect zoning trends..
Assembly means the fitting or putting together of parts into a complete, or more complete products.	N/A.	N/A	It is recommended that this term be deleted as it is no longer necessary in a new zoning bylaw.
Assisted Living Unit	N/A	<p>Kitchener – Independent Living Facility means a multiple dwelling that is part of a continuing care community, and where personal support services may be provided.</p> <p>Continuing Care Community means the use of a premises that is planned, developed, managed, and operated as a continuum of accommodations and care, and is comprised of a large residential care facility and may contain an independent living facility.</p>	It is recommended that this term be added as this is a use recommended to be permitted within a long term care facility use within a new zoning bylaw.

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		<p>Oakville – Assisted Living Unit means a place of residence with one or more habitable rooms containing separate bathroom facilities for private use as a single housekeeping unit and where personal support services may be provided.</p> <p>Ottawa – Residential Care Facility means an establishment providing supervised or supportive in-house care for those who need assistance with daily living, that may also provide on-going medical or nursing care or counselling and social support services and which may include services such as medical, counselling, and personal services.</p> <p>St. Catharines – Special Needs Housing means any housing, including dedicated facilities in whole or in part, that is used by people who have specific needs beyond economic needs including, but not limited to, needs such as mobility requirements or support functions required for daily living.</p> <p>Waterloo – Assisted Living Facility means a multi-unit residential BUILDING where: a) individuals reside who require minimal to moderate assistance with daily living activities such as bathing, toileting, ambulating, and self-administration of medications; and b) residents are provided meals. Cooking facilities within the dwelling unit shall be limited to a kitchenette.</p>	
<p>Attic means the space between the roof of a building and the ceiling of the top storey of the building or the space between a dwarf wall of a building and the sloping roof of the building.</p>	<p>N/A</p>	<p>Oakville Attic means the space between the roof and the ceiling of any storey or between a dwarf wall and a sloping roof.</p> <p>Kitchener Attic – means the uninhabitable portion of a building or structure that is immediately below the roof and wholly or partially within the roof framing, having an interior height of 1.8 metres or less. A habitable or finished attic, or an uninhabitable or unfinished attic with an interior height greater than 1.8 metres, is considered to be a storey.</p>	<p>It is recommended that this term be modified to align with Building Code and to reflect zoning trends.</p>

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Auction means the sale of or putting up for sale to the public goods, wares, merchandise, effects of the like which are intended to be sold to the highest bidder.	Auction is not a defined term in the Official Plan. It is an example of a commercial or retail use.	N/A	It is recommended that this term be retained or incorporated into the definition of the term "auction centre".
Auction Centre means a place where an auction is conducted.	N/A	N/A	It is recommended that this term be retained as auction centre uses will be permitted within a new zoning bylaw.
Automated Banking Machine means an automated machine operated by a financial establishment designed to be used for financial transactions including deposits and withdrawals of currency and credit.	N/A	N/A	It is recommended that this term be deleted as it is no longer necessary
Automated Parking System means a mechanical system, wholly contained within an enclosed Building or Structure , which moves motor Vehicles to a Parking Space without the Vehicles being occupied or operated by a human being.	N/A	N/A	It is recommended that this term be retained as it is referenced within rules for the downtown zones.
Auto-oriented Department Store means a retail establishment that has the sale of vehicle accessories and parts and vehicle repair facilities encompassing over 25 per cent of the total gross floor area of the building or unit within a mall.	Auto-oriented department store is not a defined term in the Official Plan. It is an example of a retail use.	N/A	It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw. It is recommended to be consolidated with vehicle repair establishment and vehicle service establishment.
Balcony means a platform, projecting from the face of a wall, cantilevered or supported by columns or brackets and usually surrounded by a balustrade or railing.	N/A	<p>Cambridge Balcony: a partially enclosed platform attached to or extending horizontally from one or more main walls of a building that is not accessed by stairs from the outside.</p> <p>Oakville Balcony means an unenclosed or partially enclosed attached platform projecting from the face of a wall that is only directly accessible from within a building, surrounded by a balustrade, partial wall, or railing where required and without direct exterior access to grade.</p> <p>St. Catharines Balcony: means a platform projecting from the facade of a wall or walls, cantilevered or supported by columns or brackets, located above the grade of the ceiling height of the first storey above the basement and may be covered.</p>	It is recommended that this term be retained as a new zoning bylaw will continue to permit balconies and in some instances they may be permitted to project into required yard setbacks.

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<p>Bakery means a place where bread, biscuits, cakes, pastry or other bakery products are produced, mixed or baked, to be used for gain or profit, and may include a factory sales outlet, but shall not include a restaurant or other premises where such products are made for consumption on the premises.</p>	<p>Bakery is not a defined term in the Official Plan. It is an example of a manufacturing use.</p>	<p>Oakville Food Production means a premises for the specialized production or preparation and packaging of a limited number of food and beverage products for sale to the public primarily for consumption off the premises such as catering establishments, make-your-own wine and beer establishments, test kitchens, bulk meal preparation, bakeries, and butchers</p> <p>Welland Food Production Means a premises for the specialized production or preparation and packaging of a limited number of food and beverage products for sale to the public primarily for consumption off the premises such as catering establishments, makeyour-own wine and beer establishments, test kitchens, bulk meal preparation, bakeries and butchers.</p>	<p>It is recommended that this term be deleted because this is not recommended to be a use within a new zoning bylaw. An industrial bakery would be considered a manufacturing use and a small-scale bakery, currently permitted as a bake shop, would be considered a restaurant.</p>
<p>Bake Shop means a retail establishment where bakery products are offered for sale, but does not include a restaurant or other premises where such products are made for consumption on the premises.</p>	<p>Bake shop is not a defined term in the Official Plan. It is an example of a retail use.</p>	<p>N/A</p>	<p>It is recommended that this term be deleted because this is not recommended to be a use within a new zoning bylaw. A bake shop can be considered a restaurant or retail establishment.</p>
<p>Barrier Free Access Ramp means an uncovered, included ramp providing access to the main floor/entry level of a building to allow a continuous unobstructed path for persons with disabilities.</p>	<p>N/A</p>	<p>N/A</p>	<p>See Guelph Parking Standards Discussion Paper for recommendations.</p>
<p>Basement means that portion of a building partially below ground level and having 50% or more of its exterior wall are above the average finished grade.</p>	<p>N/A</p>	<p>St. Catharines Basement: means the portion of a building partly underground having more than one half its height below grade at the principal entrance.</p> <p>Oakville Basement means that portion of a building below the first storey.</p> <p>Waterloo BASEMENT means one (1) or more storeys of a BUILDING located below the FIRST STOREY.</p> <p>Cambridge</p>	<p>It is recommended that this term be modified to align with Building Code and to reflect zoning trends.</p>

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<p>Bed and Breakfast means a single detached, semi-detached or duplex dwelling in which the owner resides and where, for gain, is provided 3 or fewer rooms for overnight accommodation and breakfast for the travelling public, but does not include a restaurant, hotel, tourist home, lodging house, nursing home, or any other home licensed, approved or supervised under any general or special Act.</p>	<p>Bed and Breakfast is not a defined term in the Official Plan. It is an example of a home occupation use.</p>	<p>Basement: one or more storeys of a building located below the first storey.</p> <p>Burlington An owner-occupied detached dwelling offering short term lodging for compensation to the travelling and vacationing public. Guest rooms or suites may include a private bath but shall not include cooking facilities. Breakfast and other meals, services, facilities or amenities may be offered exclusively to guests.</p> <p>Milton Means an owner-occupied dwelling unit or part of a dwelling unit offering short term lodging for compensation to the travelling and vacationing public. Guest rooms or suites or bedrooms may include a private bath, but shall not include cooking facilities. Breakfast and other meals, services, facilities, or amenities may be offered exclusively to guests. A bed and breakfast does not include a group home, or rooms in a boarding or lodging house.</p> <p>Oakville Means the provision of lodging units within a dwelling with or without means for the temporary lodging of the travelling public.</p> <p>St. Catharines Means a home based business wherein rooms or beds are rented for a period not exceeding 28 consecutive days, and meals are served to overnight guests.</p>	<p>It is recommended that this term be modified to remove reference to a number of units and making breakfast optional to reflect zoning trends.</p>
<p>Bicycle Parking Space means a Bicycle Parking Space, Long Term and/or a Bicycle Parking Space, Short Term</p>	<p>N/A</p>	<p>See Guelph Parking Standards Discussion Paper.</p>	<p>It is recommended that this term be retained as bicycle parking spaces are recommended to be required in a new zoning bylaw.</p>
<p>Bicycle Parking Space, Long Term means an area that is equipped with a bicycle rack or locker that is accessible, secure, weather-protected and for use by occupants or tenants of a Building and is not provided within a Dwelling Unit, suite, or on a Balcony</p>	<p>N/A</p>	<p>See Guelph Parking Standards Discussion Paper.</p>	<p>It is recommended that this term be retained as bicycle parking spaces are recommended to be required in a new zoning bylaw.</p>
<p>Bicycle Parking Space, Short Term means an area for the purpose of parking and securing bicycles with a bicycle rack that is accessible for visitors to a Building and is located outdoors or indoors but not within a</p>	<p>N/A</p>	<p>See Guelph Parking Standards Discussion Paper.</p>	<p>It is recommended that this term be retained as bicycle parking spaces are recommended to be required in a new zoning bylaw.</p>

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commercial suite, Dwelling Unit , secured room, enclosure or bicycle locker			
Block Face means land fronting on one side of a street between the nearest streets, intersecting, meeting, or crossing the aforesaid street.	N/A	N/A	It is recommended that this term be retained as it relates to rules that are specific to the older built up area that are recommended to be retained.
Body Rub means the kneading, manipulating, rubbing, massaging, touching, or stimulating, by any means, of a person's body or part thereof as a service designed to appeal to erotic or sexual appetites or inclinations, but does not include medical or therapeutic treatment given by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.	N/A	Waterloo BODY-RUB means one or more of the following: • kneading • manipulating • rubbing • massaging • touching • stimulating by any means, of a person's body or any part thereof. Excludes medical or therapeutic treatment given by a registered MASSAGE THERAPIST.	It is recommended that this term be retained as it is recommended that generally that a body rub parlour not be permitted within the city.
Body Rub Parlour means a place where a body-rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation as a service designed to appeal to erotic or sexual appetites or inclinations, but does not include any place where medical or therapeutic treatment is given by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.	N/A	St. Catharines Body Rub Parlour: means premises used for services involving the kneading, manipulating, rubbing, massaging, touching or stimulating by any means of a person's body for the purpose of appealing to erotic or sexual appetites or inclinations. Oakville Adult Entertainment Establishment means any premises or part thereof used in the pursuance of a business, if: a) entertainment or services that are designed to appeal to exotic or sexual appetites are offered or provided in the premises or part of the premises, and without limiting the generality of the foregoing, includes services or entertainment in which a principal feature or characteristic is nudity or partial nudity of any person; or, b) body rubs, including the kneading, manipulating, rubbing, massaging, touching or stimulating by any means of a person's body are performed, offered or solicited in the premises or part of the premises, but does not include premises or part thereof where body-rubs performed, offered or solicited are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or	It is recommended that this term be retained as it is recommended that generally that a body rub parlour not be permitted within the city.

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		<p>registered to do so under the laws of the Province of Ontario; or, c) adult videos are sold, rented, or offered or dis - played for sale or rental, where the proportion of adult videos to other videos exceeds a ratio of 1:10.</p> <p>Waterloo BODY-RUB PARLOUR means any premises or part thereof where a BODY-RUB is performed, offered, or solicited.</p> <p>Cambridge Body-rub establishment: as defined in By-law 157-12.</p>	
<p>Boutique means a retail establishment with a maximum gross floor area of 100 square metres.</p>	<p>Boutique is not a defined term in the Official Plan. It is an example of a retail use.</p>	<p>N/A</p>	<p>It is recommended that this use be deleted as it is no longer recommended to be a permitted use. A boutique is considered a retail establishment.</p>
<p>Buffer Strip means land area used to visibly separate one use from another use to shield or block noise, lights, or other nuisances.</p>	<p>N/A</p>	<p>N/A</p>	<p>It is recommended that this term be retained as rules for buffer strips are recommended to be retained.</p>
<p>Building means any structure or building as defined in the Ontario Building Code, S.O. 1992, Chapter 23 as amended from time to time or any successor thereof, but does not include a vehicle.</p>	<p>N/A</p>	<p>Cambridge A structure consisting of a wall, roof and floor or any of them, or a structural system serving the function thereof, including all plumbing, works, fixtures and services system appurtenant thereto.</p> <p>Kitchener Means a structure occupying an area equal to or greater than 10 square metres and consisting of any combination of walls, roof, and floor, but shall not include a shipping container. Kitchener also defines Building, Low-rise, Building, Mid-Rise and Building, Tall</p> <p>Oakville Means a structure consisting of any combination of walls, roofs and floors, or a structural system serving the function thereof.</p> <p>St. Catharines Means any structure, used for the shelter of persons, animals, goods or equipment and having a roof which is supported by columns or walls.</p> <p>Waterloo</p>	<p>It is recommended that this term be retained as it is a term that is used throughout a zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		Means any structure used or intended to be used for the shelter, accommodation, or enclosure of persons, animals, or chattels. Excludes a boundary wall and fence.	
<p>Building Height means the vertical dimension between the average finished grade of a building and the top part of such building or:</p> <ul style="list-style-type: none"> (a) In the case of a flat roof, the highest point of the roof's surface or parapet, whichever is greater; (b) In the case of a mansard roof, the deck roof line; (c) In the case of a gabled, hip, gambrel or one-slope roof, the average height between the eaves and ridges; or <p>Where an exterior wall, other than a required fire wall, extends above the top of the roof of a building, the topmost part of such exterior wall</p>	N/A	<p>Kitchener Means the vertical distance between the highest finished grade level at the perimeter of the building and the uppermost point of the building. For all uses except a single detached dwelling with or without a second dwelling unit (attached, at no point shall the vertical distance between the lowest finished grade and the uppermost point of the building exceed 110% of the maximum building height in the applicable zone.</p> <p>Waterloo For a SINGLE DETACHED BUILDING, SEMI-DETACHED BUILDING, FREEHOLD SEMI-DETACHED BUILDING, DUPLEX BUILDING, TRIPLEX BUILDING, TOWNHOUSE BUILDING, FREEHOLD TOWNHOUSE BUILDING, STACKED TOWNHOUSE BUILDING, MAISONETTE BUILDING, and ACCESSORY BUILDING / STRUCTURE, means the vertical distance measured from the finished average ground level abutting the FRONT BUILDING FAÇADE to:</p> <ul style="list-style-type: none"> a.) for a flat roof, the highest point of: □ the roof's surface; or □ the parapet, where the parapet exceeds 1.2 metres in height, whichever is higher; b.) for a mansard roof, the roof deck line; c.) for a gable, hipped, cottage, gambrel, or peaked roof, the mid-point measured between the eaves and the ridges. <p>For all other BUILDINGS and STRUCTURES, means the vertical distance from the finished ground level abutting the FRONT BUILDING FAÇADE, measured as the average of five (5) points equally spaced apart adjacent to the entire FRONT BUILDING FAÇADE to: a.) for a flat roof, the highest point of: □ the roof's surface; or □ the parapet, where the parapet exceeds 1.2 metres in height, whichever is higher; b.) for a mansard roof, the roof deck line; c.) for a gable, hipped, cottage, gambrel, or peaked</p>	It is recommended that this term be retained as building heights will continue to be regulated in a new zoning bylaw.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>roof, the mid-point measured between the eaves and the ridges. . The following shall be disregarded when calculating BUILDING HEIGHT: <input type="checkbox"/> chimney <input type="checkbox"/> church spire, church steeple, church belfry, and the like <input type="checkbox"/> mechanical and service equipment penthouse <input type="checkbox"/> rooftop architectural feature (see section 3.A.5) <input type="checkbox"/> mechanical and service equipment noise barriers <input type="checkbox"/> elevator penthouse <input type="checkbox"/> stairway structure <input type="checkbox"/> non-habitable and unenclosed rooftop amenity structures <input type="checkbox"/> safety guards <input type="checkbox"/> ornamental domes, skylights, and cupolas <input type="checkbox"/> telecommunication equipment</p>	
<p>Building Supply means the wholesale or retail sale of building or construction supplies and accessories, including the outdoor storage of building materials which may include lumber, millwork, cement, siding, roofing, plumbing or electrical supplies, heating, cooling or ventilating construction supplies, fireplaces, windows, paints, wall coverings, and floor coverings, but does not include the sale of appliances, audio-visual equipment, home furnishings or furniture.</p>	<p>Building Supply is not a defined term in the Official Plan. It is an example of a service commercial use.</p> <p>Service Commercial means uses that support highway-oriented or service-oriented commercial activities that cannot be readily located within the downtown area or within a shopping centre location. The following list characterizes the main features of a service commercial use:</p> <ul style="list-style-type: none"> a) A use that requires a large site area and outdoor display area to accommodate the sale or large commodities such as cars, recreational vehicles, building supplies; b) A use that primarily relies on business from tourists and inter-urban traffic such as a hotel, gas bar, fast-food restaurant; c) A use that supplies goods and services that are not normally found within the downtown or a shopping centre such as auto repair and service facilities; <p>A use that requires substantial showroom area because of the bulky or large size nature of the principal commodities that are being marketed, and the requirement for a large showroom makes it economically difficult to provide the space in the downtown or shopping centre location.</p>	<p>Welland Landscape Contracting Establishment Means the use of land, buildings or structures, where soil, mulch, rock, screening and other similar landscape materials are stored and offered for sale on a wholesale basis and which may include but not be limited to the storage of related equipment. Accessory snow removal equipment shall also be permitted</p> <p>Hamilton Building and Lumber Supply Establishment Shall mean the use of land, building or Supply Establishment structure, or part thereof, for a retail store and any associated outdoor storage which predominantly sells lumber and a wide range of building and home construction materials along with ancillary sales of construction tools, gardening products, and home design products.</p>	<p>It is recommended that this term be retained as building supply uses will be permitted in a new zoning bylaw in service commercial areas.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
Bulk Fuel Depot	N/A	Milton Means a premises where petroleum, gasoline, fuel, oil, gas or flammable liquid or fluid is stored, warehoused and/or kept for retail sale.	It is recommended that this term be added as this use is recommended to be prohibited in the city
Bylaw means this Bylaw and any amendments thereto including any and all Schedules forming any part of this Bylaw and any amendments thereto.	N/A	Waterloo Means this by-law, all schedules attached hereto, and every amendment which amends, modifies or supplements this by-law. Other comparator municipalities do not define.	It is recommended that this term be retained.
Campground means a place used or maintained as an overnight tenting or camping area, where people are temporarily accommodated in tents, trailers or similar facilities, whether or not a fee is paid for the rental thereof, but does not include a mobile home or a mobile home park.	N/A	N/A	It is recommended that this term be deleted as a campground is not recommended to be a permitted use in a new zoning bylaw
Carport means an unenclosed, roofed structure with less than 60% of the total perimeter enclosed by walls, doors or windows attached to a wall of a building and used for the storage or parking of motor vehicles	N/A	See Guelph Parking Standards Discussion Paper.	It is recommended that this term be retained as a carport will continue to be a place to park cars.
Car wash, Automatic means a place used for the automated washing or drying of a vehicle.	Automatic car wash is not a defined term in the Official Plan. It is an example of a commercial use	Hamilton Motor Vehicle Wash Facility mean a building or structure or part thereof, used for either the mechanical or manual cleaning or washing of motor vehicles and shall include motor vehicle detailing St. Catharines Car Wash: means premises used for washing vehicles. Welland Motor Vehicle Washing Establishment Means a premises used for the mechanical or manual washing, cleaning or polishing of motor vehicles. Oakville Motor Vehicle Washing Facility means a premises for the mechanical or hand washing of motor vehicles.	It is recommended that this term be retained as it will continue to be a permitted use in specific commercial zones.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Car wash, Manual means a place used for the washing of a vehicle by means of a hand operated pressurized wand connected to the water system of the place</p>	<p>Manual car wash is not a defined term in the Official Plan. It is an example of a commercial use</p>	<p>Hamilton Motor Vehicle Wash Facility mean a building or structure or part thereof, used for either the mechanical or manual cleaning or washing of motor vehicles and shall include motor vehicle detailing</p> <p>St. Catharines Car Wash: means premises used for washing vehicles.</p> <p>Welland Motor Vehicle Washing Establishment Means a premises used for the mechanical or manual washing, cleaning or polishing of motor vehicles.</p> <p>Oakville Motor Vehicle Washing Facility means a premises for the mechanical or hand washing of motor vehicles.</p>	<p>It is recommended that this term be retained as it will continue to be a permitted use in specific commercial zones.</p>
<p>Catalogue Sales Outlet means a retail establishment in which orders are accepted for the purchase of goods listed in a catalogue provided by the establishment and in which goods so listed may be provided within the establishment for sale</p>	<p>Catalogue Sales Outlet is not a defined term in the Official Plan. It is an example of a retail use.</p>	<p>N/A</p>	<p>It is recommended that this term be deleted because this use is not recommended to be a use in the new zoning bylaw.</p>
<p>Catering Service means a place where food and beverages are prepared for consumption off-site, but are not served on the premises or for take-out.</p>	<p>Catering Service is not a defined term in the Official Plan. It is an example of a ???</p>		<p>It is recommended that this term be retained as catering service use is recommended to be permitted in service commercial zones in a new zoning bylaw.</p>
<p>Cellar means any enclosed portion of a building that has more than 50% of its height, from floor to ceiling, located below average finished grade.</p>	<p>N/A</p>	<p>N/A</p>	<p>It is recommended that this term be retained as it is needed for the definitions of floor area.</p>
<p>Cemetery includes a crematorium, mausoleum or columbarium.</p>	<p>Cemetery is not a defined term in the Official Plan. It is a permitted use within the Open Space and Parks land use designation.</p>	<p>N/A</p>	<p>It is recommended that this term be retained as existing cemeteries will continue to be permitted in a new zoning bylaw.</p>
<p>Centre Line means the point which equally divides the width of the original road allowance of a street.</p>	<p>N/A</p>	<p>Cambridge (a) With reference to a street or highway - a line drawn parallel to and equidistant from the limits of the street or highway or designated road allowance; or (b) With reference to a private street - a line that is drawn parallel to and equidistant from the edges of the paved surface of the private street.</p>	<p>It is recommended that this term be retained as there are rules that use this term.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>City means the Corporation of the City of Guelph</p>	<p>N/A</p>	<p>Cambridge the corporation of the City of Cambridge, and includes its Council and any tribunal, licensing officer or employee of the City responsible for, or whose duties include, the administration or enforcement of this By-law, or the exercise of any duty or power to which this By-law relates.</p> <p>Kitchener City – means the Corporation of the City of Kitchener City – means the geographic area comprising Kitchener</p> <p>Waterloo Means The Corporation of the City of Waterloo and where the context so implies includes its council, employees, solicitors, officers and agents.</p>	<p>It is recommended that this term be retained.</p>
<p>Cleaning Establishment means a placed used for the cleaning, dyeing, or pressing of clothing or other articles including rugs, carpets, linens and draperies</p>	<p>Cleaning Establishment is not a defined term in the Official Plan. It is an example of a commercial use.</p>	<p>Milton – Dry Cleaning Establishment Means a premises in which the business or laundry of dry-cleaning is housed and where the cleaning, drying, ironing and finishing of such goods is conducted</p> <p>St. Catharines – Industry, Light means premises used for: a) the manufacture, processing, assembly, or packaging of finished parts or products from previously prepared materials; b) the repair or servicing of products. c) building supply storage and wholesale d) warehouse and storage Light Industry does not include obnoxious, dangerous or offensive trades.</p> <p>Waterloo Dry Cleaning and Laundry Depot means a service commercial establishment where articles of clothing are received for: a) cleaning elsewhere; or b) cleaning on the premises if the cleaning process is restricted to closed unvented dry cleaning equipment. Could also be a Commercial Service means a commercial establishment that primarily serves businesses by providing services that support the operations of businesses, such as delivery service, copy centre, printing facility, data centre, document shredding, post office. Could also be a Custom Service Shop which is</p>	<p>It is recommended that this term be deleted as it is considered a service establishment.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Club means a place used for social, literary, cultural, political, educational or recreational purposes, but does not include an Amusement Park, Arena, or Public Hall or a Gaming Establishment</p>	<p>A club is not defined in the Official Plan. It may be an example of a commercial use.</p>	<p>connected with the building industry and includes carpet cleaning service.</p> <p>N/A</p>	<p>It is recommended that this term be deleted as this use is considered a conference and convention facility.</p>
<p>Commercial Entertainment means the use of a place, for a fee, for the provision of entertainment or amusement without the necessity of active participation by the user and includes a theatre, playhouse, bingo hall and other public hall, but does not include a parlour, adult entertainment, or gaming establishment.</p>	<p>Commercial Entertainment is not defined in the Official Plan. It is an example of a commercial use.</p>	<p>Oakville Place of Entertainment means a premises devoted to the offering of facilities for the entertainment of the public including a cinema, live theatre, concert hall, planetarium, or other similar use, as well as facilities for the playing of games for the amusement of the public including an arcade, billiard room, bowling alley, electronic or laser game, indoor miniature golf, indoor paintball facility, and bingo hall.</p> <p>Welland Place of Entertainment Means a premises used for facilities for the entertainment of the public including a cinema, live theatre, concert hall, planetarium, or other similar use, as well as facilities for the playing of games for the amusement of the public including billiard rooms, bowling alleys, laser games, arcades, electronic games, indoor miniature golf courses and bingo halls but does not include casinos or any other establishment accommodating gambling services, an adult entertainment establishment, nightclub, or a sports facility.</p> <p>Hamilton Commercial Entertainment 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, bingo halls, dance club, cultural events but shall not include an Amusement Arcade, Adult Entertainment Parlour, or Casino.</p>	<p>It is recommended that this term be retained as it will continue to be a permitted use in a new zoning bylaw.</p>
<p>Commercial School means a school, operated for gain or profit, in which is provided instruction in a trade, skill or service including secretarial skills, vocational skills,</p>	<p>Commercial school is not defined in the Official Plan. It is an example of a commercial use.</p>	<p>Hamilton Commercial School Shall mean a) an establishment used for the study or instruction of a performing or visual art, such</p>	<p>It is recommended that this term be retained and modified to reflect zoning trends.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>aviation, banking, commercial arts, automobile driving language, modelling, business, hairdressing, beauty, culture, dancing or music.</p>		<p>as but not limited to, dancing, singing, acting or modelling and which is operated on a financial profit basis; and, b) a school where academic, vocational or technical subjects are taught and which is operated on a financial profit basis. But shall not include an Educational Establishment.</p> <p><u>Oakville</u> Commercial School means a premises where non-sports related specialized instruction or life skills training is provided.</p> <p><u>Welland</u> Commercial School Means a building, or part thereof, where instruction of a skill is provided for profit and may include instruction in a trade, business, art, music, dance, cooking, athletic skill or any other specialized instruction but does not include an educational establishment including a college or university.</p> <p><u>Milton</u> Commercial School - Skill Means a premises where students are taught a skill (e.g. music, dancing, gymnastics, adult/children learning centers, cultural related activities, etc.), but does not include a Day Nursery or a School.</p> <p>Commercial School – Trade/Profession Means a premises conducted for profit or gain, where students are taught a trade or profession (e.g. business schools, technology, hair dressing schools, specific trade training, etc.), but does not include a School.</p> <p><u>Waterloo</u> School, Commercial School means a service commercial establishment which provides instruction to one or more PERSONS for gain or profit. COMERCIAL SCHOOLS do not operates in accordance with the requirements of the Education Act, R.S.O. 1990, c.E.2 as amended. Includes a driving school, art school, drama school, dancing</p>	

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>school, music school, modeling school, golf school, and business school. Excludes PUBLIC SCHOOL and PRIVATE SCHOOL.</p> <p>Training Facility means a commercial service establishment where instruction is provided for employment-related skills required to: a) fulfill the training requirements of a profession; b) improve job performance; and or c) enhance career development. TRAINING FACILITIES do not operate in accordance with the requirements of the Education Act, R.S.O. 1990, c.E.2 as amended.</p>	
Community Centre			It is recommended that this term be added to as it is recommended to be a permitted use in specific zones.
Computer Establishment means a building, or part thereof, used for data processing, the design and distribution of a computer programs, and computer training for persons.	Computer Establishment is not defined within the Official Plan. It is permitted in the Official Plan as a computer, electronic and data processing enterprise.	<p>Milton, St. Catharines and Waterloo do not define the term.</p> <p>Milton treats it as a Research and Technology Use.</p> <p>St. Catharines treats it as a Research Facility.</p> <p>Waterloo has the following defined terms that align with the use: Advanced Tech, Data Centre, Tech Office, Training Facility and Commercial School.</p>	It is recommended that this term be modified to improve alignment with Official Plan.
Conforming Use means a use which complies with the uses permitted in this bylaw for the zone in which such use is located.	<p>The Official Plan does not define conforming use but defines legal-non conforming use which is the opposite of a conforming use.</p> <p>Legal-non Conforming means a use of land, building or structure that is not recognized in the Zoning bylaw but which lawfully existed on the day the zoning bylaw was passed.</p> <p>The existing zoning bylaw definition of conforming use works with the Official Plan definition of legal non-conforming use and is therefore consistent with the Official Plan.</p>	St. Catharines Conforming means a use which is permitted by this By-Law in the zone category in which the use is located.	It is recommended that this term be deleted as it not necessary to define conforming use in a zoning bylaw.
Conservation Area means a place designated by the Ministry of Natural Resources or the Ministry of Energy and Environment as environmentally sensitive and includes any Place owned by the Grand River Conservation Authority.	N/A	N/A	It is recommended that this term be modified to define the Grand River Conservation Authority as there are recommended rules that reference the Grand River Conservation Authority.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Conservation Use</p>	<p>The Official Plan does not define conservation use specifically but references “no negative impact” and permits specific types of conservation uses</p>	<p>Kitchener Means the use of land, water, and/or structures for the protection, management, and conservation of the natural heritage system. Natural heritage conservation may include the preservation, maintenance, sustainable utilization, restoration, and/or enhancement of the natural environment, and may include forest, fish, and wildlife management.</p> <p>Cambridge Means an area of land that is generally left in its natural state and which is used for any combination of preservation, protection, or improvement of components of the natural heritage system and which may include, as an accessory use, passive recreational uses (such as hiking trails and cross country ski trails), and buildings and structures (such as nature interpretation centres and public information centres).</p> <p>Aurora Means uses undertaken solely for the purpose of preserving, maintaining and/or enhancing the natural environment. Permitted uses are limited to stream bank protection works. Fish, wildlife, forestry, wetlands and conservation management practices, and trails.</p>	<p>It is recommended that this term be added to a new zoning bylaw as the use is recommended to be permitted in a natural heritage conservation zone.</p>
<p>Contractor’s Yard means a place used by a construction company or contractor as a depot for the storage and maintenance of equipment used by the company or contractor, but does not include the wholesale or retail sale of construction materials or supplies, home improvement supplies or a place used by a plumbing, heating, air conditioning or electrical contractor.</p>	<p>The Official Plan does not define contractor’s yard. It is a permitted use within the Official Plan as contractor’s yards.</p>	<p>Milton Means a premises of any general contractor or builder where equipment and or raw or processed materials are stored, including, but not limited to, sand, soil, stone, rock, mulch, concrete block, wood, wood pallets, and/or other similar material(s), or where a contractor and/or tradesman performs shop and assembly work, and/or offers a trade service, including, but not limited to landscaping services, general construction services, cabinetry services, plumbing services and welding services, or other similar services.</p> <p>St. Catharines The term is not defined.</p> <p>Waterloo The term is not defined.</p>	<p>It is recommended that this term be retained as contractor’s yard uses will be permitted in a new zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Convenience Store means a retail establishment with a maximum gross floor area of 400 square metres which is used for retailing daily household or grocery needs of neighbourhood consumers and includes a variety store, confectionery, pharmacy or a tobacco shop but does not include supermarket, hardware store or the like.</p>	<p>The Official Plan defines convenience commercial as:</p> <p>Convenience Commercial means a small-scale operation and personal service that has a planning function of serving the day-to-day convenience shopping needs of an immediately surrounding residential population. Examples of uses include a convenience food store, a dry cleaner or a small-scale restaurant.</p>	<p>Oakville No definition of convenience retail/store or equivalent. Uses retail store.</p> <p>St. Catharines No definition of convenience retail/store or equivalent. Uses retail store</p> <p>Welland No definition of convenience retail/store or equivalent. Uses retail establishment.</p> <p>Hamilton No definition of convenience retail/store or equivalent. Uses retail as permitted use.</p> <p>Milton Convenience Store means a retail store that provides a variety of household necessities, groceries and other convenience items primarily to the immediate neighbourhood.</p> <p>Burlington Convenience/Specialty Food Store A retail establishment with a floor area of up to 1800 m², selling various convenience, delicatessen and/or food items, such as meat, fish and seafood, fruit and vegetables, bakery items, candy/nuts, health food, etc.</p>	<p>It is recommended that this term be modified to align with the Official Plan.</p>
<p>Conversion means the alteration or change of use of any place from the existing use of such place (for the purposes of section 12 only)</p>	<p>N/A</p>	<p>N/A</p>	<p>It is recommended that this term be deleted as it is no longer necessary in a new zoning bylaw.</p>
<p>Courier Service means a place in which is provided courier pick-up or drop-off services, but does not include a postal service.</p>	<p>The Official Plan does not define courier services. It is an example of a service commercial use.</p> <p>Service Commercial means uses that support highway-oriented or service-oriented commercial activities that cannot be readily located within the downtown area or within a shopping centre location. The following list characterizes the main features of a service commercial use:</p> <p>d) A use that requires a large site area and outdoor display area to accommodate the sale or large</p>	<p>No other comparison ZBLs include courier service as a specific use.</p> <p>Milton Warehouse/Distribution Centre Means a premises used for the storage and/or distribution of goods, wares, merchandise, substances, articles or things, within a building and may include a commercial storage facility or facilities for an accessory wholesale or retail outlet, but does not include a transportation terminal.</p> <p>Welland</p>	<p>It is recommended that this term be deleted because this use is not recommended to be a use within the new zoning bylaw. A courier service is considered a service establishment.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
	<p>commodities such as cars, recreational vehicles, building supplies;</p> <p>e) A use that primarily relies on business from tourists and inter-urban traffic such as a hotel, gas bar, fast-food restaurant;</p> <p>f) A use that supplies goods and services that are not normally found within the downtown or a shopping centre such as auto repair and service facilities;</p> <p>A use that requires substantial showroom area because of the bulky or large size nature of the principal commodities that are being marketed, and the requirement for a large showroom makes it economically difficult to provide the space in the downtown or shopping centre location.</p>	<p>Warehouse Means a building or structure, or part thereof, used for the bulk storage or distribution of goods and equipment to industrial, commercial or institutional business users or other wholesalers, but shall not include the retailing of goods to the general public. A warehouse including self-storage units and mini-warehouses but shall not include a waste management facility, salvage yard or towing establishment.</p> <p>Kitchener Truck Transport Terminal – means the use of a premises for the storage of commercial vehicles for the purpose of dispatching as common carriers, or where goods and materials are temporarily stored in bulk quantities at a transfer point for further shipment, and shall include the rental or leasing of trucks, and a courier distribution facility.</p>	
<p>Day Care Centre means a place in which is provided, for more than five children who are not of common parentage, temporary care or guidance for a continuous period not exceeding 24 hours, but does not include:</p> <p>i) Any part of a public school, separate school, private school or any school for trainable retarded children under the Education Act, R.S.O. 1990, Chapter E.2 as amended from time to time or any successor thereof;</p> <p>ii) Any place that is used for a program or recreation operated and supervised by the City; or</p> <p>iii) A children’s mental health centre.</p> <p>Children means, for the purposes of a day care centre, developmentally handicapped persons under 18 years of age; or persons under ten years of age.</p>	<p>Day care centre is defined in the Official Plan as</p> <p>Day Care Centre means a premise licensed under the Day Nurseries Act, that receives more than five children who are not of common parentage primarily for the purpose of providing temporary care or guidance, or both temporary care, for a continuous period not exceeding twenty-four hours, when the children are under eighteen years of age in the case of a day nursery for children with developmental handicap and under ten years of age in all other cases.</p>	<p>Hamilton Day Nursery Shall mean a facility licensed under the Day Nurseries Act which receives more than 5 children who are not of common parentage, primarily for the purpose of providing temporary care and/or guidance for a continuous period not exceeding 24 hours, where children are,</p> <p>a) Under eighteen years of age in the case of a day nursery for children with a development disability, and</p> <p>b) Under ten years of age in all other cases, but shall not include part of a school provided for under the Education Act;</p> <p>Welland Day Care Centre Means a premises, including outdoor areas that is licensed in accordance with the Day Nurseries Act, as amended, where more than five children or elderly persons are provided with temporary care and/or guidance for a continuous period not exceeding twenty-four hours.</p> <p>St. Catharines</p>	<p>It is recommended that this term be modified to align with the Official Plan and Day Nurseries Act.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>Day Care: means premises used for caring for one or more persons for a portion of a day.</p> <p>Oakville Day Care means: a) a premises, including outdoor areas, where children are provided with temporary care and/or guidance for a continuous period not exceeding 24 hours and are licensed in accordance with the Child Care and Early Years Act; or, b) indoor and outdoor premises in which care is offered or supplied on a regular schedule to adults for a portion of a day but does not provide overnight accommodation</p>	
<p>Designated Structure means a place designated by the City under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter).18, as amended from time to time or any successor thereof.</p>	<p>The Official Plan defines Designated Property as</p> <p>Designated Property for the purpose of cultural heritage, property designated by a municipality under Part IV of the Ontario Heritage Act or within a Heritage Conservation District designated under Part V of the Ontario Heritage Act.</p>	<p>Burlington Cultural Heritage Resource: Means a building, structure, monument, natural feature [including those that have been modified by humans, such as parks, gardens, rows of trees, etc.], an archaeological and historical site, or remains, either individually or in groups, which is considered to be of architectural and/or historical significance.</p> <p>Kitchener Cultural Heritage Resources: means buildings, structures and properties designated under the Ontario Heritage Act or listed on the Municipal Heritage Register, protected by a heritage easement or covenant, properties identified on the Heritage Kitchener Inventory of Historic Buildings, built heritage resources, and cultural heritage landscapes as defined in the Provincial Policy Statement.</p>	<p>It is recommended that this term be modified to consider a change to name of the term and potential reference to Part V of the Ontario Heritage Act to reflect provincial legislation and direction in the Official Plan.</p>
<p>Development means:</p> <ul style="list-style-type: none"> i. the construction, erection or placing of one or more buildings of structures on lands; ii. activities such as site grading, excavation, removal of top soil or peat and the placing or dumping of fill iii. drainage works, except for the maintenance of existing municipal and agricultural drains; and; 	<p>N/A</p>	<p>N/A</p>	<p>It is recommended that this term be deleted as it is no longer necessary to define in a new zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>iv. various forms of intensification (for the purposes of section 12 only but not the SPA)</p> <p>Development means the construction, erection or placing of one or more buildings or structures on lands, or an addition or alteration to a building or structure which adds more than 50% of the existing ground floor area to a building or structure (for the purposes of the SPA regulations within section 12 only)</p>			
<p>Donation Centre shall mean an establishment owned and operated by a registered non-profit charitable organization which is attended by employees to receive donations from the public of primarily used or second hand housewares, furniture, appliances, equipment, toys and clothing and where these goods are sorted and re-used in part.</p>	N/A	N/A	It is recommended that this term be deleted as it is no longer proposed to be a separate use.
<p>Drive-Through Facility means a Place Used to provide or dispense products or services through an attendant, a window, or an automated machine to persons remaining in Vehicles in a designated stacking lane(s), which may or may not include an order box and menu boards, but does not include a Parking Facility</p>	N/A	<p>Hamilton Shall mean a facility that is designed to allow drivers to remain in their vehicles before and during an activity on the site, an may include drive-in or drive-through restaurants, retail and service uses, but shall not include a motor vehicle washing establishment and a motor vehicle service station.</p> <p>Oakville means the use of land, buildings, or structures, including an order box with or without voice communication, or parts thereof, to provide or dispense products or services through an attendant, a window, or an automated machine to persons remaining in motor vehicles in a designated stacking lane.</p> <p>St. Catharines Means a premises which includes stacking lanes and service areas which provides or dispenses products or services to persons remaining in motorized vehicles.</p> <p>Welland Means a premises used to provide or dispense products or services through an attendant or</p>	It is recommended that this term be retained as drive-through facility uses will be permitted in a new zoning bylaw.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>a window or an automated machine, to persons remaining in vehicles that are in a designated queuing space, and may be in combination with other land uses.</p> <p>Kitchener means the use of a premises including stacking lanes and an order station with or without voice communication, where products or services are provided through a service window or an automated machine to patrons remaining in their motor vehicle.</p> <p>Waterloo means a facility that enables customers to order and obtain goods or money while remaining in their motor vehicle. Excludes CAR WASH.</p>	
Driveway (Non-Residential)	N/A	See Guelph Parking Study Discussion Paper for comparisons.	See Guelph Parking Study Discussion Paper for recommendations.
Driveway (Residential)	N/A	See Guelph Parking Study Discussion Paper for comparisons.	See Guelph Parking Study Discussion Paper for recommendations.
<p>Dry Cleaning Outlet means a placed used for the purpose of receiving or distributing articles of clothing to be subjected elsewhere or having been subjected elsewhere to the processes of dry cleaning, dry dyeing or cleaning or pressing.</p>	<p>Dry cleaning outlet is not defined in the Official Plan. It is an example of a commercial or service use.</p>	<p>This was replaced with "Service Establishment" new use through Downtown ZBA.</p>	<p>It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw. A dry-cleaning outlet is considered a service establishment.</p>
<p>Dwelling Unit means a room or group of rooms occupied or designed to be occupied exclusively as an independent and separate self-contained housekeeping unit including a house</p>	<p>The Official Plan defines dwelling unit as: Dwelling Unit means a room or group of rooms occupied or designed to be occupied as an independent and separate self-contained housekeeping unit.</p>	N/A	<p>It is recommended that this term be retained as it is a term that is used throughout the zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Accessory Apartment means a dwelling unit located within and subordinate to an existing single detached dwelling, semi-detached dwelling or a link dwelling</p>	<p>The Official Plan defines Accessory Apartment as: Accessory Apartment means a dwelling unit located within and subordinate to an existing single detached dwelling or semi-detached dwelling.</p> <p>To be consistent with the Planning Act, an Official Plan amendment is required to update the definition of accessory apartment to permit an accessory apartment with a townhouse dwelling. The zoning bylaw definition of accessory apartment is consistent with the Planning Act.</p>	N/A	<p>It is recommended that this term be modified to align with provincial legislation and the Official Plan. It is also recommended that this term be called "accessory dwelling".</p>
<p>Apartment Building means a building consisting of 3 or more dwelling units, where access to each unit is obtained through a common entrance or entrances from the street level and subsequently through a common hall or halls, but does not include a maisonette building</p>	<p>An apartment building is not defined in the Official Plan but is referred to as an example of multi unit residential building.</p>	N/A	<p>It is recommended that this term be retained as apartment building uses will be permitted in a new zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
Duplex Dwelling means a building that is divided horizontally into 2 separate dwelling units	Duplex Dwelling is not defined in the Official Plan but is referred to as a permitted use in certain land use designations.	N/A	It is recommended that this term be retained as duplex dwelling uses will be permitted within a new zoning bylaw.
Garden Suite includes a coach house and means a dwelling unit which may be designed to be portable and which is located on the same lot of, and fully detached from, an existing dwelling unit, such garden suite is clearly ancillary to the existing dwelling and shall be independently serviced with municipal water and sanitary services	The Official Plan defines Garden Suite as: Garden Suite means a one-unit detached residential structure containing bathroom and kitchen facilities that is separate from and subordinate to an existing residential dwelling and that is designed to be portable.	N/A	It is recommended that this term be retained and modified to be consistent with the Official Plan
Link Dwelling means 2 single detached dwellings sharing a common foundation wall below ground level, but does not include a semi-detached dwelling	A link dwelling is not defined in the Official Plan but is an example of a single detached dwelling.	N/A	It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw.
Maisonette means a building that is divided vertically into 4 or more separate dwelling units, each of which has 2 independent entrances; one to a common corridor and the other directly to an outside yard adjacent to the said dwelling unit and a one-storey maisonette is a cluster maisonette and a two-storey maisonette is a stacked maisonette	A maisonette is not defined in the Official Plan and may be considered a type of multi-unit residential building.	N/A	It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw.
Semi-Detached Dwelling means a building that is divided vertically into 2 separate dwelling units	Semi-detached dwelling is not defined within the Official Plan but is a permitted use within certain land use designations.	N/A	It is recommended that this term be retained as semi-detached dwelling uses will be permitted in a new zoning bylaw.
Single Detached Dwelling means a free-standing, separate, detached building consisting of 1 dwelling unit	A single detached dwelling is not defined within the Official Plan but is a permitted use within certain land use designations.	N/A	It is recommended that this term be modified to include "it shall not include a Lodging House".
Townhouse means a building that is divided vertically into 3 or more separate dwelling units and includes a row house	A townhouse is not defined within the Official Plan but is a permitted use within certain land use designations	N/A	It is recommended that this term be retained as townhouse uses will be permitted in a new zoning bylaw.
Cluster Townhouse means a townhouse situated on a lot in such a way that at least 1 dwelling unit does	A townhouse is not defined within the Official Plan but is a permitted use within certain land use designations	N/A	It is recommended that this term be retained as cluster townhouse uses will be permitted in a new zoning bylaw.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
not have legal frontage on a public street			
On-Street Townhouse means a townhouse where each dwelling unit is located on a separate lot and has legal frontage on a public street	A townhouse is not defined within the Official Plan but is a permitted use within certain land use designations	N/A	It is recommended that this term be retained as on-street townhouse uses will be permitted in a new zoning bylaw.
Stacked Townhouse means 1 building or structure containing 2 townhouses divided horizontally: one atop the other	A townhouse is not defined within the Official Plan but is a permitted use within certain land use designations	<p>Burlington Townhouse (Stacked) A residential building containing a minimum of four and a maximum of twenty units, provided that: (a) stacked townhouse buildings shall have a maximum length of 60m; (b) not more than half of all dwelling units shall be on the ground floor; (c) dwelling units shall be fully attached to adjoining units; (d) access to all second level units shall be from an interior stairway within the stacked townhouse building.</p> <p>Milton Stacked Townhouse Means a three or four-storey building divided horizontally and vertically by common walls with more than 5 dwelling units and each unit having an individual entrance directly from the outside and no common corridor. Stacked townhouses may have a common rear wall.</p> <p>Oakville Stacked Townhouse Means a dwelling unit within a building divided into a minimum of three non-communicating dwelling units, each dwelling unit being separated from the other vertically and horizontally</p> <p>Vaughan (First Comprehensive Zoning By-law Draft April 2019) Dwelling, Stacked Townhouse: Means a townhouse dwelling consisting of at least four dwelling units, where individual dwelling units are separated both vertically and horizontally from other attached dwelling units.</p>	It is recommended that this term be retained as stacked townhouse uses will be permitted in a new zoning bylaw.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Back-to-Back Townhouse: means a Building where each Dwelling Unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the Dwelling Unit from the outside accessed through the Front Yard, Side Yard or Exterior Side Yard and does not have a Rear Yard. (R.4A-39 Definition)</p>	<p>A townhouse is not defined within the Official Plan but is a permitted use within certain land use designations</p>	<p>Burlington Townhouse (Back to Back) A residential building containing a minimum of 4 and a maximum of 16 units, and with a maximum length of 55 metres, having attached units separated by a common or party wall above grade, including a common or party rear wall without a rear yard setback, and whereby each unit has an independent entrance to the unit from the outside accessed through the front elevation or exterior side elevation of the dwelling unit.</p> <p>Milton Back-to-back Townhouse Means a building where each unit is divided vertically by common walls, including a common rear wall, and has an independent entrance to the unit from the outside accessed through the front yard or exterior side yard.</p> <p>Oakville Back-to-back Townhouse means a dwelling unit within a building containing four or more dwelling units divided by vertical common walls above grade, including a common rear wall</p> <p>Vaughan (First Comprehensive Zoning By-law Draft April 2019) Dwelling, Back-to-Back Townhouse: Means a dwelling containing four or more dwelling units divided by vertical common walls and a common rear wall, and the individual dwelling units do not have rear yards. Each dwelling unit is accessed by an independent entrance.</p>	<p>It is recommended that this use be retained as back-to-back townhouse uses will be permitted in a new zoning bylaw.</p>
<p>Podium Townhouse</p>	<p>A townhouse and multi unit building is not defined within the Official Plan but is a permitted use within certain land use designations</p>	<p>Vaughan (First Comprehensive Zoning By-law Draft April 2019) Dwelling, Podium Townhouse: Means a townhouse dwelling that is located within the podium of a building.</p>	<p>It is recommended that this term be added because this use will be recommended to be included as a use within a new zoning bylaw to reflect zoning trends.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Rear-Access On-Street Townhouse": means a Townhouse where each Dwelling Unit is located on a separate Lot and has legal frontage on a private or public Street and has an independent entrance to the Dwelling Unit from the outside accessed through the Exterior Side Yard or Rear Yard. (R.4A-39 Definition)</p>	<p>A townhouse is not defined within the Official Plan but is a permitted use within certain land use designations</p>	<p>N/A</p>	<p>It is recommended that this term be retained as rear-access on-street townhouse uses will be permitted in a new zoning bylaw.</p>
<p>Stacked Back-to-Back Townhouse</p>	<p>A townhouse is not defined within the Official Plan but is a permitted use within certain land use designations</p>	<p>Vaughan (First Comprehensive Zoning By-law Draft April 2019) Dwelling, Back-to-Back Stacked Townhouse: Means a stacked townhouse dwelling where the dwelling units also share a common rear wall, and the individual dwelling units do not have rear yards.</p>	<p>It is recommended that this term be added as stacked back-to-back townhouse uses will be permitted in a new zoning bylaw.</p>
<p>Multiple Attached Dwelling shall mean a building consisting of 3 or more dwelling units which are horizontally and vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal hall or corridor and which share common facilities such as common amenity area, parking and driveways</p>	<p>A multiple attached dwelling is not defined in the Official Plan and may be considered a type of multi-unit residential building.</p>	<p>N/A</p>	<p>It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw.</p>
<p>Electrical Transformer Station</p>	<p>Electrical Transformer Station is not a defined term in the Official Plan. It is a permitted use under Major Utilities designation. It is a type of Infrastructure which is defined in the Official Plan and means: Physical structures and services (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, stormwater management facilities, septage treatment systems, waste management systems, electrical power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, and oil and gas pipelines and associated facilities.</p>	<p>Kitchener – means the use of a premises to manage the transmission and distribution of electrical power that is provided to the public. Oakville – Alternative Energy System, Cogeneration, Cogeneration Facility, District Energy Facility, Infrastructure, Power Generation Facility, Renewable Energy System</p>	<p>It is recommended that this term be added to reflect it as a permitted use in the recommended new major utility zone that reflects direction in the Official Plan.</p>
<p>Emergency Shelter means a government subsidized facility which provides lodging and services to meet the personal needs of people experiencing homelessness on a short-term, infrequent basis</p>	<p>Emergency shelter is not defined in the Official Plan but is listed as an example of special needs housing.</p>	<p></p>	<p>It is recommended that this term be retained as emergency shelter uses will be permitted in a new zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Environmental Impact Study means a study conducted prior to development to investigate the potential environmental impact of development and such study determines whether a particular development should proceed, and if so, what actions or measures are required to minimize adverse impact on the environment and:</p> <p>For the purposes of implementing the wetlands policy statement regarding provincially significant wetlands, a variety of types of environmental studies are outlined in Appendix B of the Implementation Guidelines Manual to the Wetlands Policy Statement (November 1992), as amended from time to time or any successor thereof to this document shall be made for clarification of what constitutes an Environmental Impact Study</p>	<p>Environmental Impact Study (EIS) means: the form or product a study used in the context of natural heritage features and areas where development provisions on or adjacent to a natural heritage feature have been established through a rigorous ecosystems-analysis approach. This will usually take the form of a (sub) watershed study or environmental overview based on a landscape scale review of a natural features and functions of an area.</p> <p>Scoped Environmental Impact Study (EIS) means: the form of study used in the context of assessing impact on natural heritage features where development within or adjacent to a natural heritage feature or area is contemplated City of Guelph Official Plan 367 March 2018 Consolidation and a comprehensive study (EIS/EA/Subwatershed Plan) has been completed. In this instance an area or site specific study that addresses the issues of particular concern not previously addressed in sufficient detail in the comprehensive studies will be examined for the site specific development proposal. Alternatively, this form of EIS may be used in instances where a Comprehensive EIS has not been undertaken, but the City, via its development approval process, requires a study to be conducted to assess impact on the features and adjacent lands thereto.</p>	<p>Kitchener Not defined but referenced in environmental overlays.</p>	<p>It is recommended that this term be deleted as it is not recommended to be used in a new zoning bylaw.</p>
<p>Factory Sales Outlet means an accessory use to manufacturing in which the goods, wares or merchandise manufactured on the premises are offered for sale</p>	<p>Factory sales outlet is not defined in the Official Plan but is a permitted accessory use in the industrial designation.</p>	<p>N/A</p>	<p>It is recommended that this term be retained as a factory sales outlet is permitted within employment areas as an accessory use.</p>
<p>Fence means a protective, enclosing or visual barrier made of wood, metal or other substances that is constructed for any purpose, such as marking the boundary of a property, enclosing a property, providing privacy, preventing access by people or animals, or dividing a property into sections, and includes every door, gate or other enclosure that forms part of a fence, but does not include a trellis or arbour. When a trellis is</p>	<p>A fence is not defined in the Official Plan.</p>	<p>N/A</p>	<p>It is recommended that this term be retained as fence rules are recommended to be retained.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
located within 0.6 metres of a lot line, it shall be regulated as a fence.			
<p>Fill, Construction and Alteration to Waterways Regulations means a regulation passed pursuant to Section 28 of the Conservation Authorities Act, R.S.O 1990, Chapter C.27, as amended from time to time or any successor thereof, whereby a Conservation Authority may, among other matters, regulate:</p> <ul style="list-style-type: none"> i. the straightening, changing, diverting, or interfering in any way with the existing channel of a river, creek, stream or watercourse; ii. the construction of any building or structure in or on a pond or swamp or in any area susceptible to Flooding; and iii. the placing or dumping of fill of any kind in any defined part of the area over which the Conservation Authority has jurisdiction in which the opinion of the Conservation Authority, the control of flooding or pollution or the conservation of land may be affected. (for the purposes of section 12 only) 	N/A	N/A	It is recommended that this term be deleted as it is not necessary to define in a zoning bylaw.
<p>Financial Establishment means a place where financial transactions including the borrowing, depositing, exchanging of currency and credit occurs and includes an automated banking machine</p>	Financial establishment is not defined in the Official Plan but is permitted as an ancillary use in some land use designations and is also an example of a service commercial use.	<p>Hamilton Financial Establishment Shall mean a use where money is deposited, kept, lent and exchanged, and shall include but not be limited to banks, credit unions, trust companies or other similar banking services.</p> <p>Welland Financial Establishment Means a use where money is deposited, kept, lent and exchanged, and shall include but not be limited to banks, credit unions, trust companies or other similar banking services.</p> <p>Oakville Financial Institution means a premises where retail financial services are offered to the public.</p>	It is recommended that this term be retained as it is a use the is recommended to be permitted in commercial, mixed-use and employment zones.
<p>Finished Grade means the average elevation of the finished surface of the ground, excluding any artificial embankment,</p>	Finished grade is not defined in the Official Plan.	<p>Cambridge Grade: the average level of proposed or finished ground adjoining a building at all exterior walls.</p>	It is recommended that this term be retained as it is referenced in the definition of building height.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
immediately adjoining the base of the exterior walls or supports of a building or structure		<p>Kitchener Means the elevation of the finished ground or land immediately surrounding such building or structure, and is determined by averaging 6 grade elevations equally spaced apart along the exterior walls of the building.</p> <p>Oakville Means the average level of proposed or finished ground adjoining a building or structure at all exterior walls.</p> <p>St. Catharines Grade means the final elevation of the ground surface of a lot after completion of development or construction.</p> <p>Waterloo Grade means the finished ground level of the land, and when used in reference to a BUILDING or STRUCTURE shall mean the finished ground level of the land adjacent to the exterior walls of the BUILDING or STRUCTURE.</p>	
First Floor means the floor of a building immediately above the cellar or basement or where no basement or cellar exist, the first floor shall be the floor nearest to finished grade	N/A	N/A	It is recommended that this term be retained as rules are recommended that will apply to the first floor of a building.
Fitness Centre		<p>Milton Means a premises in which facilities and activities are provided to obtain physical fitness and shall include weightlifting machinery and equipment and may include exercise classes and associated facilities such as a sauna, retail store, office space and related lounge facilities.</p>	It is recommended that this term be added to as a fitness centre is recommended to be a use in a new zoning bylaw.
Flea Market means a place where goods, wares, merchandise or services are displayed or offered for retail sale by individual vendors from individual stalls or stands	N/A	N/A	It is recommended that this term be deleted as it is no longer proposed to be a permitted use.
Flood means a temporary rise in the water level resulting in the inundation of areas in the flood plain not ordinarily covered by water (for the purposes of section 12 only)	N/A	N/A	It is recommended that this term be deleted as it will no longer be referenced in a new zoning bylaw.
Flooding Hazard – not currently defined or referenced in the zoning bylaw	N/A	<p>Town of Aurora Flooding Hazard means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream</p>	It is recommended that this term be deleted as it will no longer be referenced in a new zoning bylaw.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>system or small inland lake systems, and not ordinarily covered by water:</p> <p>a) the flooding hazard limit is the greater of the flood resulting from the rainfall actually experienced during the major storm such as Hurricane Hazel storm (1954) transposed over a specific watershed and combined with the local conditions, where the evidence suggests that the storm could have potentially occurred over watershed in the general area OR the one hundred year flood</p>	
<p>Flood Fringe means the area in the Two Zone Flood Plan concept which lies between the floodway and the regulatory flood level (for the purposes of section 12 only)</p>	N/A	<p>Waterloo Flood Fringe means, for watercourses and small inland lake systems, the outer portion of the floodplain between the floodway and the limit of the flooding hazard</p>	<p>It is recommended that this term be deleted as it is not necessary to define within a zoning bylaw.</p>
<p>Flood Plain means the area adjoining a watercourse which ahs bene or may be covered by flood water. The Regulatory Flood line delimits the boundaries of the flood plan (for the purposes of section 12 only)</p>	N/A	N/A	<p>It is recommended that this term be deleted as it is not necessary to define within a zoning bylaw.</p>
<p>Floodproofing means a combination of structure changes of adjustments incorporated into the basic design or construction of individual buildings, structures or properties subject to flooding so as to reduce or eliminate flood damage. Various forms of flodproofing area available as outlined in the Implementation Guidelines of the Flood Plain Policy Statement:</p> <p>i. Dry Floodproofing means the use of fill, columns, or design modifications to elevate openings in a building or structure above the regulatory flood level or the use of water-tight doors, seals, berms or floodwalls to prevent water from entering openings below the regulatory flood level;</p> <p>ii. Passive Floodproofing means floodproofing techniques which are permanently in place and do not require advance warning and action in order to make the flood protection effective (for the purposes of section 12 only)</p>	N/A	<p>Town of Aurora Floodproofing means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or lots to reduce or eliminate flooding hazards, wave uprush and other water-related hazards along the shorelines of the large inland lakes, and flooding hazards along river, stream and small inland lake systems.</p> <p>Waterloo Floodproofed means structural changes and or measures incorporated into the design and or construction of a building, structure, or property to protect it from flood damage</p>	<p>It is recommended that this term be retained as there will be rules retained in a new zoning bylaw that reference floodproofing.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
Floodway means the area of the flood plain that is required for the safe passage of flood flow or the area where flood depths or velocities pose a potential threat to life or property. The delimitation of the floodway is calculated by the Grand River Conservation Authority (for the purposes of section 12 only)	N/A	N/A	It is recommended that this term be deleted as it is not necessary to define within a zoning bylaw.
Floodway, Hydraulic means the minimum channel required to pass the regulatory flood, as calculated by the Grand River Conservation Authority	N/A	N/A	It is recommended that this term be deleted as it is not necessary to define within a zoning bylaw.
Flood Control Facility means a channel, dam, dyke or like structure or facility, approved by the GRCA and the MNR, which is used to minimize the potential for damage in the event of a flood	Flood control facility is not defined in the Official Plan	N/A	It is recommended that this term be retained as it will be referenced in the definition of "structure".
Floor Space Index is an index that, when multiplied by the total land area of a lot, indicates the maximum permissible gross floor area for all buildings on such lot, excluding an underground or covered parking structure and floor space located in the cellar or basement	Floor space index is not defined in the Official Plan. It is a term that is used within the Downtown Secondary Plan to regulate maximum floor space within particular land use designations.	Cambridge the gross floor area of all buildings on a lot divided by the area of the lot on which the buildings are developed Kitchener Floor Space Ratio – means the figure obtained when the building floor area on a lot is divided by the lot area. In the case of a building or part thereof located above a street or lane, the calculation of the floor space ratio shall include that portion of the building floor area and that portion of the area of the street or lane between the lot line and the centre line of the street or lane. Oakville Means the net floor area of all buildings on a lot divided by the lot area.	It is recommended that this term be retained as there will be rules for floor space index in the new zoning bylaw.
Floorplate means the gross horizontal floor area or a single floor measured from the exterior walls of a Building or Structure and shall not include Balconies .	N/A	N/A	It is recommended that this term be retained as it is a term that is recommended to be referenced in specific rules for tall buildings.
Florist means a retail establishment in which flowers, indoor plants or arrangements thereof are sold.	Florist is not defined in the Official Plan. Retail commercial is defined as Retail Commercial means an enterprise whose purpose is to sell a commodity to the end user. A florist is an example of a retail use.	N/A	It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw. A florist is considered a retail establishment.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Fuel Supply Depot shall mean a fuel dispensing operation consisting of fuel pump islands, underground fuel tanks in which the sale of fuel may be available to fleets, trucking operations and industry, but is not available to the public in the manner of a Vehicle Gas Bar</p>	<p>Fuel Supply Depot is not defined in the Official Plan. It is an Industrial type of use not open to the public which is more of a Service Commercial use. It deals with hazardous substances which is defined in the Official Plan as</p> <p>Hazardous substances means: Substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.</p>	<p>Milton – defines Propane Facility, Retail.</p>	<p>It is recommended that this term be renamed “bulk fuel depot”. This use is recommended to be prohibited throughout the city.</p>
<p>Food Vehicle means an outdoor vehicle not permanently affixed to the ground and capable of being moved on a daily basis, from which food intended for immediate consumption is provided for sale or sold, and includes a motorized, self-propelled vehicle (i.e. food truck), a vehicle that is not self-propelled, but can be towed (i.e. food trailer) and a vehicle moved by human exertion (i.e. food cart).</p>	<p>Food Vehicle is not defined in the Official Plan.</p>	<p>N/A</p>	<p>It is recommended that this term be retained as food vehicles are recommended to continue to be a permitted use in a new zoning bylaw</p>
<p>Funeral Home includes a chapel for funeral services</p>	<p>Funeral home is not defined in the Official Plan.</p>	<p>Hamilton Funeral Home Shall mean a building or structure or part thereof, used for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of corpses for interment or cremation, and may include a chapel and a crematorium.</p> <p>Welland Funeral Home Means a premises used for the purpose of furnishing funeral supplies or services to the public and includes facilities intended for the preparation of bodies for interment or cremation off site such as embalming, and includes an ancillary visitation centre and place of worship and may also include a crematorium and cemetery.</p> <p>St. Catharines Funeral Home means premises used for the care and preparation of human remains,</p>	<p>It is recommended that this term be modified to reflect zoning trends and to exclude a crematorium.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>excluding a crematoria, and may include related coordination and provision of rites and ceremonies so that persons may attend and pay their respects.</p> <p>Oakville Funeral Home means a premises used for the purpose of furnishing funeral supplies or services to the public and includes facilities intended for the preparation of bodies for interment or cremation off site such as embalming.</p>	
<p>Gaming Establishment means a Place where any banking or percentage game is played with cards, dice or any mechanical device or machine for money, property or any item of value, and includes a Place such as a casino, or a gambling facility with slot machines or video lottery terminals.</p>	<p>Gaming establishment is not defined in the Official Plan.</p>	<p>Comparator municipalities do not define gaming establishment.</p> <p>Oakville defines Casino Casino means a premises primarily engaged in gambling activities, for money or other items of value, and offering games of chance, such as card games, dice games, wagering, and game machines or devices, but does not include a place of entertainment.</p>	<p>It is recommended to retain this term as it is a use that is prohibited in the city.</p>
<p>Garage means an enclosed, detached accessory Building or an enclosed portion of a residential Building Used for the storage of Vehicles</p>	<p>N/A</p>	<p>See Guelph's Parking Standards Discussion Paper.</p>	<p>See Guelph's Parking Standards Discussion Paper.</p>
<p>Garage Sale means an Occasional Use sale, conducted on a residential property by an occupant of such residential property, of household goods belonging to the occupier thereof and includes a Yard sale and the like</p>	<p>N/A</p>	<p>N/A</p>	<p>It is recommended that this term be retained as a garage sale would be permitted under occasional uses.</p>
<p>Garden Centre means a Place where trees, shrubs or plants are grown or stored for the purpose of transplanting, for use as stocks for building or grafting, or for the purpose of retail or Wholesale, together with the sale of soil, planting materials, fertilizers or similar materials and includes a nursery or greenhouse</p>	<p>Garden Centre is not a defined term in the Official Plan. It is an example of a Service Commercial use.</p> <p>Service Commercial means uses that support highway-oriented or service-oriented commercial activities that cannot be readily located within the downtown area or within a shopping centre location. The following list characterizes the main features of a service commercial use:</p> <ul style="list-style-type: none"> a) A use that requires a large site area and outdoor display area to accommodate the sale or large commodities such as cars, recreational vehicles, building supplies; 	<p>Hamilton Garden Centre Shall mean the use of land, building or structure, or part thereof, for the display and sale of plants, gardening and landscaping supplies and equipment.</p> <p>Welland Garden Centre Means the use of land or a building, or part thereof, for the display and sale of plants, trees, shrubs, and the like and may include the sale of landscaping and gardening supplies such as soils, planting materials, mulch, hand tools, ornamental garden décor, and similar materials used in landscaping and gardening but does not include the cultivation of plants.</p>	<p>It is recommended that this term be retained as garden centre uses will be permitted in a new zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
	<p>b) A use that primarily relies on business from tourists and inter-urban traffic such as a hotel, gas bar, fast-food restaurant;</p> <p>c) A use that supplies goods and services that are not normally found within the downtown or a shopping centre such as auto repair and service facilities;</p> <p>d) A use that requires a location convenient to industry as it primarily provides service to industry such as machinery sales and service, electrical supplies; or</p> <p>A use that requires substantial showroom area because of the bulky or large size nature of the principal commodities that are being marketed, and the requirement for a large showroom makes it economically difficult to provide the space in the downtown or shopping centre location.</p>	<p>Kitchener Garden Centre, Nursery, and/or Landscape Supply – means the use of a premises for the retail and display of only plants, trees and shrubs, and gardening and landscaping supplies and equipment.</p>	
<p>Golf Course means a Place where golf is played for a fee and may include a Restaurant, driving range, the sale of golf equipment and a Public Hall, but does not include a miniature golf course or the like</p>	<p>Golf Course is not defined in the Official Plan. It is a permitted use in the open space designation in the Official Plan.</p>	<p>N/A</p>	<p>It is recommended that this term be retained as a golf course is recommended to continue to be a permitted use in a new zoning bylaw</p>
<p>Green Roof</p>	<p>N/A</p>	<p>N/A</p>	<p>It is recommended that this term be included in a new zoning bylaw as rules for green roofs are recommended.</p>
<p>Gross Floor Area means the total floor area of a Building measured from the centre line of partition walls and from the exterior face of outside walls, but does not include any floor area of a basement, cellar, Attic, Garage, Porch or any floor area Used for parking, or any floor area which does not have a clear floor to ceiling height of 2.15 metres</p>	<p>Gross Floor Area means: the total floor area of a building that is designed and intended for exclusive use and occupancy by a tenant or owner measured from the centre line of partition walls and from the exterior face of outside walls.</p>	<p>Cambridge Floor area, gross leasable: the total floor area designed for tenant occupancy and exclusive use, including basements, upper floors and mezzanines. It is measured from the centre line of joint partitions and from outside wall faces. Gross leasable area is the area on which tenants pay rent and which produces income for an owner.</p> <p>Kitchener Means the aggregate horizontal area measured from the exterior faces of the exterior walls of all storeys of a building (excluding any portion of a storey devoted exclusively to parking) within all buildings on a lot.</p> <p>St. Catharines</p>	<p>It is recommended that this term be retained as there will be rules for gross floor area in a new zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>Means the total of all floor areas of a building(s) or structure(s) measured from the interior wall surface of the exterior walls.</p> <p>Gross Leasable Floor Area (glfa): means the total of all floor areas of a building(s) or structure(s) which is used for any permitted non-residential use measured from the interior surface of the exterior walls, including basements, but excluding the following: a) Any area not capable of being used for any permitted non-residential use which area may include, without restricting the generality of the foregoing, public washrooms, public corridors, utility rooms, utility and service corridors, loading areas, and parking areas provided in a building. b) Areas to which the public cannot nor does not have access to. c) Areas used for no other purpose than the storage of goods, fixtures and equipment.</p> <p>Waterloo</p> <p>Gross leasable area means the floor area designed for tenant occupancy and exclusive use, measured from the outside of exterior wall faces and from the center line of joint partition walls. Includes basements, upper floors and mezzanines. Excludes: a) boiler rooms, maintenance rooms, mechanical and electrical rooms b) common hallways, stairwells, elevators, escalators c) common gathering spaces d) common loading and unloading areas e) parking areas f) common washroom facilities.</p>	
Net Floor Area	N/A	<p>Cambridge</p> <p>Floor area, net: the aggregate total of the floor areas of a building above or below established grade, but excluding: (a) Motor vehicle parking areas within the building; (b) Stairways and common hallways; (c) Elevator shafts and other service and mechanical shafts; (d) Service/mechanical rooms; (e) Washrooms; (f) Waste/recycling rooms; (g) Staff locker rooms, staff restrooms and staff lunch rooms; (h) Bicycle lockers; (i) Loading areas and loading spaces within a building; (j) Any space with a floor to ceiling height of less than 1.8 metres; and,</p>	It is recommended that this term be included in a new zoning bylaw as there may be rules that reference net floor area.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		(k) Any part of a basement that is unfinished. The City also defines floor area, gross leasable commercial and floor area, gross retail commercial.	
<p>Ground Floor Area means the maximum area of a Building measured to the outside walls at Finished Grade, excluding in the case of a residential Building, any Garage, Carport, Porch, sun room that is not habitable at all seasons of the year, unfinished Attic, basement or cellar</p>	<p>Ground Floor Area is not defined in the Official Plan.</p>	<p>Waterloo Means the floor area of the FIRST STOREY of a BUILDING measured to the outside of all exterior walls. In the case of a DWELLING, excludes: PRIVATE GARAGE, porch and veranda, sunroom, unless the sunroom is constructed to be habitable during all seasons of the year.</p>	<p>It is recommended that this term be retained as there are rules that apply only to the ground floor of a building.</p>
<p>Group Home means a Place Used for specialized or group accommodation for 4 to 8 residents under 24 hour supervision consistent with the requirements of its residents, but does not include a Day Care Centre</p>	<p>Group Home means: a single housekeeping unit in a <i>dwelling unit</i> licensed, approved or supervised by the Province of Ontario under any general or specialized or group accommodation with responsible 24 hour supervision consistent with the requirements of its residents. Without limiting the generality of the foregoing, a group home does not include a <i>day care centre</i>, a crisis care centre or a halfway house.</p>	<p>Burlington A single housekeeping unit supervised by staff on a daily basis which provides special care and treatment to persons for physical or mental deficiency, physical handicap or other such cause. A Group Home shall be funded, licensed, approved, or supervised by the Province of Ontario under a general or specific Act, for the accommodation of not less than 6 and not more than 8 residents, exclusive of staff. Where a Group Home is located outside the Urban Improvement Area boundary, the maximum number of residents permitted, exclusive of staff is 10. A Group Home may contain an office provided that the office is used only for the administration of the Group Home in which it is located. Burlington also defines Group Home, Correctional Milton - defines Group Home, Correctional, Group Home Type 1 and Group Home Type 2 Ottawa Means a supervised residential use building in which three to ten persons, exclusive of their dependants and of any staff, live as a group in a single housekeeping establishment, and where residents require support or supervision on a daily basis, but excludes correctional facilities and shelters. Waterloo Means a DWELLING where a HOUSEHOLD ranging from three (3) to eight (8) residents (excluding staff and the receiving family) live under supervision, and who by reason of their emotional, mental, social, physical condition,</p>	<p>It is recommended that this term be modified to reflect zoning trends.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		or legal status require a group living arrangement for their well-being. GROUP HOMES shall be licensed or approved for funding under an Act of the Parliament of Canada or the Province of Ontario. Waterloo also defines Group Home Class A and Group Home Class B	
<p>Habitable Floor Space means any area in a residential Building or the like, including a Hotel, Bed and Breakfast or Tourist Home which is designed to be used for living, sleeping or the preparation of food</p>	<p>Habitable Floor Space means: any room or space in a <i>dwelling unit</i> designed for living, sleeping, the preparation of food and sanitary facilities; and also includes hotels and motels for overnight accommodation.</p>	<p>Waterloo Means the floor area of a BUILDING or part thereof suitable for habitation. Includes a BEDROOM, living room, dining room, family room, finished recreation room, study, den, hallway, stairway, and any room integral for habitation such as a kitchen and bathroom. Excludes areas used for the parking of motor vehicles.</p>	<p>It is recommended that this term be retained as there may be rules for habitable floor space in a new zoning bylaw</p>
<p>Habitable Room means any room in a residential Building which is Used for living, sleeping, eating, food preparation or sanitation purposes, but does not include a garage, unfinished Attic, laundry room, pantry, corridor, stairwell, storage room or any area Used for the service or maintenance of a Building or for common access to two or more Residential Units</p>	<p>Habitable room is not defined in the Official Plan. Currently not connected with Habitable Floor Space definition.</p>	<p>Burlington A room designed for living, sleeping, eating or food preparation.</p>	<p>It is recommended that this term be retained as there may be rules for habitable room in a new zoning bylaw.</p>
<p>Hardware Store means a Retail Establishment in which is provided the indoor sale of hardware and home maintenance and improvement supplies including tools, paints, varnishes, wall coverings, window components, finished and semi-finished lumber products, plumbing supplies, garden supplies and cleaning supplies, but does not include a Building Supply</p>	<p>Hardware store is not defined in the Official Plan. It is a form of retail establishment.</p> <p>It is considered retail commercial in the Official Plan which is defined as</p> <p>Retail Commercial means an enterprise whose purpose is to sell a commodity to the end user.</p>	<p>N/A</p>	<p>It is recommended that this term be deleted because it is not recommended to be a use within a new zoning bylaw. A hardware store is considered a retail establishment.</p>
<p>Home for the Aged means a Building for the aged licensed under the <u>Homes for the Aged and Rest Homes Act</u>, R.S.O. 1990, Chapter H.13, as amended from time to time or any successor thereof, and wherein food, lodging and care are furnished, with or without charge</p>	<p>Home for the Aged is not defined in the Official Plan.</p>	<p>N/A</p>	<p>It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw and to reflect zoning trends and direction in the Official Plan. A home for the aged is considered a long term care facility in a new zoning bylaw</p>
<p>Home Improvement Warehouse</p>	<p>N/A</p>	<p>N/A</p>	<p>It is recommended that this term be added as home improvement warehouse uses will be permitted in a new zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Home Occupation means an occupation, business, trade or craft conducted, for gain or profit, as an Accessory Use carried out within a residential Dwelling Unit by a person who is a permanent resident of such Dwelling Unit</p>	<p>Home Occupation is not defined in the Official Plan.</p>	<p>Cambridge Home Business: an occupation conducted within a dwelling unit by the resident or residents of the dwelling unit and which is an accessory use to the dwelling unit.</p> <p>Kitchener Means the use of a building for a business that is secondary to the principal use of the building as a dwelling.</p> <p>Oakville Means the accessory use of a dwelling for an occupation or business.</p> <p>St. Catharines Home Based Business means a use conducted within a dwelling unit and/or accessory structure thereto, which is secondary to the principal residential use, does not create a public nuisance or adverse effect on abutting lands or the surrounding neighbourhood, and does not include outdoor storage but may include outdoor activities associated with the home based business.</p> <p>Waterloo Means a business conducted within a DWELLING UNIT by a permanent resident of the DWELLING UNIT. HOME OCCUPATIONS shall be ACCESSORY to the principal residential use.</p>	<p>It is recommended that this term be retained as home occupation uses will be permitted in a new zoning bylaw.</p>
<p>Hospice</p>	<p>N/A</p>	<p>Kitchener means the use of a building where terminally ill patients receive palliative care treatment in a home-like setting with a maximum of 10 patients at any given time.</p> <p>Oakville means a premises providing palliative care or respite to resident patients</p>	<p>It is recommended that this term be added to reflect it as a permitted use in residential and major institutional zones and to reflect zoning trends.</p>
<p>Hospital</p>	<p>N/A</p>	<p>Kitchener means the use of a premises for the medical care, observation, supervision, and skilled nursing care of persons afflicted with or suffering from sickness, disease, or injury; or for the convalesce of chronically ill persons, that is approved under the Public Hospitals Act or under the Private Hospitals Act.</p> <p>Milton means any institution, building or other premises established for the treatment of persons afflicted with or suffering from sickness, disease or injury for the treatment</p>	<p>It is recommended that this term be added to reflect it as a separate permitted use in major institutional zone and to reflect zoning trends.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>of convalescent or chronically ill persons that is approved under the Public Hospitals Act as a Public Hospital.</p> <p>Oakville means any public or private institution under Provincial legislation established for the treatment of convalescent or chronically ill persons afflicted with sickness, disease or injury that is approved under the applicable statute, and may include research and educational facilities.</p> <p>St. Catharines means an institution providing medical and surgical treatment and registered professional nursing care for sick and injured people.</p>	
<p>Hotel includes a motel and means a Place in which is provided four (4) or more rooms for overnight accommodation of the travelling public</p>	<p>Hotel is not a defined term in the Official Plan. It is an example of a service commercial use.</p> <p>Service Commercial means uses that support highway-oriented or service-oriented commercial activities that cannot be readily located within the downtown area or within a shopping centre location. The following list characterizes the main features of a service commercial use:</p> <ul style="list-style-type: none"> a) A use that requires a large site area and outdoor display area to accommodate the sale or large commodities such as cars, recreational vehicles, building supplies; b) A use that primarily relies on business from tourists and inter-urban traffic such as a hotel, gas bar, fast-food restaurant; c) A use that supplies goods and services that are not normally found within the downtown or a shopping centre such as auto repair and service facilities; d) A use that requires a location convenient to industry as it primarily provides service to industry such as machinery sales and service, electrical supplies; or <p>A use that requires substantial showroom area because of the bulky or large size nature of the principal commodities that are being marketed, and the requirement for a large showroom makes it economically difficult to</p>	<p>N/A</p>	<p>It is recommended that this term be modified to remove number of rooms as the only reason for the reference to the number of rooms is to distinguish a hotel from a tourist home. A tourist home is recommended to be deleted as a use.</p>

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<p>Hydro Corridor</p>	<p>provide the space in the downtown or shopping centre location.</p> <p>Hydro Corridor is not a defined term in the Official Plan.</p> <p>It is a type of Infrastructure which is defined in the Official Plan and means: Physical structures and services (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, stormwater management facilities, septage treatment systems, waste management systems, electrical power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, and oil and gas pipelines and associated facilities.</p>	<p>Kitchener – a utility corridor used for the transmission and distribution of electricity</p>	<p>It is recommended that hydro corridor be added as a term in the zoning bylaw.</p>
<p>Kennel means a Place where, for profit or gain, 4 or more dogs or cats are boarded or bred</p>	<p>Kennel is not defined in the Official Plan.</p>	<p>Hamilton Kennel Shall mean the use of land, building or structure, or part thereof, for the breeding, raising, training, sheltering or boarding of dogs, cats and other domestic animals, but shall not include Veterinary Service and Veterinary Service – Farm Animal, or the keeping of farm animals as part of an Agricultural operation</p> <p>Welland Kennel Means a building, structure or fenced compound where domestic household pets are kept, raised and/or boarded for commercial purposes.</p> <p>St. Catharines Kennel: means any premises where four or more dogs or cats are maintained, boarded, trained, bred or cared for in return for remuneration or kept for the purposes of sale.</p> <p>Oakville Boarding Kennel means a premises, including outdoor areas, used for the breeding, raising, training, sheltering or boarding on a temporary basis, for dogs, cats, or other household pets.</p>	<p>It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Laboratory means a building, or part thereof, used for scientific, medical and/or dental testing, experimentation and/or research</p>	<p>Laboratory is not defined in the Official Plan. It is a type of Industrial use. It is a type of research establishment.</p>	<p>N/A</p>	<p>It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw. A laboratory is part of a research establishment.</p>
<p>Landscaped Open Space means the area of a Lot which is at grade and Used for the growth and maintenance of grass, flowers, trees, shrubbery, natural vegetation and indigenous species and other landscaping and includes any buffer strip, surfaced walk, surface patio, swimming pool or similar area, but does not include any access Driveway, ramp, Parking Area or any open space beneath, above or within any Building or Structure</p>	<p>N/A</p>	<p>Cambridge an area of land that is the site of trees, shrubs, flowers, grass or other horticultural elements, decorative stonework (that does not include a patio), screening or other architectural elements, and may include lands that are used as walkways, that provide access onto the lot from the street or highway, or as snow storage areas, all of which are designed to enhance the visual amenity of a property and does not include parking areas, decks and patios or any space beneath a building or structure.</p> <p>Kitchener Landscaped Area means any portion of a lot which has no building, that is accessible from a building or street on which the lot is located, and is used for the purpose of landscaping and/or an outdoor swimming pool area.</p> <p>Oakville Landscaping means an outdoor area on a lot comprised of living trees, plants, permeable surfaces, fences and walls, or any combination thereof, without access by motor vehicles (except emergency access by vehicles such as fire trucks or ambulances).</p> <p>St. Catharines Means a space used for the growth and maintenance of grass, flowers, shrubs, or similar landscape material and includes landscape buffers, walkways, platform structures under a certain height above grade, in ground swimming pools, playgrounds and similar facilities but excludes driveways, parking areas, ramps, and curbs.</p> <p>Waterloo Means a portion of a LOT predominantly used for the growth of trees, shrubs, grasses, and or other vegetation. Includes COMMON OUTDOOR AREA and ACCESSORY outdoor hardscapes such as a surface walkway, patio,</p>	<p>It is recommended that this term be retained as there will be rules for landscaped open space.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		or DECK. Excludes: a.) BUILDINGS and STRUCTURES (except for a DECK) b.) parking areas, including parking decks c.) DRIVEWAYS d.) LOADING SPACES e.) covered or enclosed BICYCLE PARKING f.) curbs and retaining walls g.) garbage enclosures h.) rooftop AMENITY AREAS, rooftop decks, rooftop terraces constructed after the effective date of this BY-LAW i.) stairs and ramps j.) utilities	
Laundry means a Place where coin-operated laundry machines are provided for public use	Laundry is not defined in the Official Plan. It is a type of Retail commercial use which is defined in the Official Plan as Retail Commercial means an enterprise whose purpose is to sell a commodity to the end user.	N/A	It is recommended that this term be deleted as this is not recommended to be a permitted use in a new zoning bylaw. A laundry is considered a service establishment
Library means a Place in which is provided for public Use a collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings, digital information, and films	Library is not defined in the Official Plan. It is a type of Public Service Facility which is defined in the Official Plan as Public Service Facilities means Land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public Service facilities do not include infrastructure.	N/A	It is recommended that this term be deleted as this is not recommended to be a permitted use in a new zoning bylaw. A library is considered a community centre.
Licensed Establishment means a Place , including an Arena, Club, Public Hall, Recreation Centre, Restaurant, Tavern and the like that sells, provides, or serves liquor pursuant to a licence issued by the Alcohol and Gaming Commission of Ontario or a successor agency/board thereto, but does not include a Place for which only a special occasion permit or permits are issued, or a Place owned and operated by the City	N/A	N/A	It is recommended that this term be retained as it will be referenced in other terms, such as restaurant and nightclub, and there will also be rules for licensed establishments.
Linkages means natural areas that connect Natural Heritage features. These linkages are important to maintain or establish an interconnected natural heritage system whereby passage of otherwise isolated plants	N/A	N/A	It is recommended that this term be deleted as it is a term that will not be used in a new zoning bylaw.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
and animals of the same species can occur to maintain genetic viability, health, and diversity			
Liquor includes spirits, wine or beer	N/A	N/A	It is recommended that this term be deleted as it is not necessary to define in a zoning bylaw.
Liquor Store means a Retail Establishment and includes a liquor store, beer store or wine store and includes a Place in which is provided materials and equipment for the production and bottling of Liquor by the public	Liquor store is not defined in the Official Plan. It is a form of retail establishment. It is considered retail commercial in the Official Plan which is defined as Retail Commercial means an enterprise whose purpose is to sell a commodity to the end user.	N/A	It is recommended that this term be deleted as a liquor store is not recommended to be a permitted use in a new zoning bylaw. A liquor store is considered a retail establishment.
Live-Work shall mean a unit within a Building , in which a portion of the unit at grade level may be Used as a business establishment and the remainder of the unit shall be a Dwelling Unit and whereby each "live" and "work" component within a portion of the unit has an independent entrance from the outside and an interior access between the "live" and "work" components	N/A	N/A	It is recommended that this term be retained as live-work uses will be permitted in a new zoning bylaw within certain residential and commercial zones.
Loading Space	N/A	N/A	It is recommended that this term be included in a new zoning bylaw as there will be rules for the location of loading spaces should loading spaces be provided.
Lodging House Type 1 means any Place , including but not limited to a Dwelling Unit , that is used to provide 5 or more Lodging Units for hire or gain directly or indirectly to persons	Lodging House means: any place, including but not limited to a <i>dwelling unit</i> , that is used to provide 5 or more lodging units for hire or gain directly or indirectly to persons.	Burlington – Defines Boarding House, Boarder Oakville Lodging House means a building or structure or any portion thereof in which persons are harbored, received or lodged for rent or hire with or without meals. Ottawa – Defines Oversize Dwelling Unit, Rooming House, Rooming Unit Waterloo Lodging House means a BUILDING or part thereof used for residential occupancy where a proprietor offers LODGING ROOMS to five (5) or more persons, with or without meals, in return for remuneration or the provision of a service, or for both. Excludes HOTEL, BED & BREAKFAST ESTABLISHMENT, LONG TERM CARE FACILITY, ASSISTED LIVING FACILITY, and GROUP HOME.I	It is recommended that this term be retained as this use is recommended to continue to be permitted in a new zoning bylaw.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Lodging House Type 2 means the whole of a Townhouse Building or Apartment Building where one or more Dwelling Units are each used to provide 5 or more Lodging Units for hire or gain directly or indirectly to persons</p>	<p>Lodging House means: any place, including but not limited to a <i>dwelling unit</i>, that is used to provide 5 or more lodging units for hire or gain directly or indirectly to persons.</p>	<p>N/A</p>	<p>It is recommended that this term be retained as lodging house type 2 uses will be permitted within a new zoning bylaw.</p>
<p>Lodging Unit for the purpose of Lodging House Type 1 and Lodging House Type 2, means a room Used to provide living accommodation which does not have the exclusive use of both a kitchen and a bathroom</p>	<p>N/A.</p>	<p>Oakville Means a room provided for rent or hire, which is used or designed to be used as a sleeping accommodation and may contain bathroom facilities. Waterloo Lodging Unit means a living accommodation which does not include the exclusive use of a kitchen or a bathroom. Lodging Room means a BEDROOM within a LODGING UNIT which is exclusively used by the resident or residents of the BEDROOM, and is not normally accessible to persons other than the resident or residents of the BEDROOM.</p>	<p>It is recommended that this term be retained to assist with the definition of lodging house type 1 and lodging house type 2.</p>
<p>Long Term Care Facility</p>	<p>N/A</p>	<p>Burlington - A residence which provides care to meet the physical, emotional, social, spiritual and personal needs of persons. Long Term Care Facilities include Homes for the Aged established under the Homes for the Aged and Rest Homes Act, as amended, Nursing Homes licensed under the Nursing Home Act, as amended, and Chronic Care facilities. Milton - Means a building containing residential accommodations where a broad range of 24-hour personal care, support and health services are provided for persons requiring these services in a supervised setting and that may contain common facilities, such as but not limited to, the preparation and consumption of food, accessory personal service shop, retail and recreational uses for the residents. Oakville - Means a premises licensed pursuant to Provincial legislation consisting of assisted living units where a broad range of personal care, support and health services are provided for the elderly, disable or chronically ill occupants in a supervised</p>	<p>It is recommended that this term be added as a long term care facility is recommended to be added as a use in a new zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>setting, and may include one or more amenity areas such as a common dining, lounge, kitchen, and recreational area.</p> <p>St. Catharines – Means a premises containing dwellings which provides care to meet the physical, emotional, social, spiritual and personal needs of persons. Long Term Care Facilities include Homes for the Aged established under the Homes for the Aged and Rest Homes Act, as amended; Nursing Homes licenced under the Nursing Home Act, as amended; and Chronic Care Facilities.</p> <p>Waterloo – Means a BUILDING or part thereof: a.) that is regulated by the Ontario Ministry of Health & Long-Term Care; b.) that is the residence of a PERSON; c.) where residents are provided with twenty four (24) hour nursing care and supervision; and d.) where residents are furnished with meals.</p>	
<p>Lot means a parcel of land which:</p> <p>(i) is the whole of a lot or block on a registered plan of subdivision so long as such registered plan of subdivision is not deemed, pursuant to Section 50 of the <u>Planning Act</u>, R.S.O. 1990, Chapter P.13, as amended from time to time or any successor thereof, not to be a registered plan of subdivision for subdivision control purposes;</p> <p>(ii) is all land held or owned under distinct and separate ownership from the ownership of the fee or equity of redemption in abutting land;</p> <p>(iii) the description of which is the same as in a Deed which has been given consent pursuant to Section 53 of the <u>Planning Act</u>, as amended from time to time or any successor thereof; or</p> <p>(iv) is the whole remnant remaining to an owner or owners after conveyance made with consent pursuant to Section 53 of the <u>Planning Act</u>, as amended from time to time or any successor thereof</p>	N/A	<p>Oakville Lot means one parcel of land that is registered as a legally conveyable parcel of land in the Land Registry Office.</p> <p>St. Catharines Lot: means a contiguous parcel of land under one ownership.</p> <p>Kitchener Lot – means a parcel of land that can be legally conveyed pursuant to Planning Act.</p> <p>Waterloo LOT means: a.) A single parcel or contiguous parcels of land held under one ownership that may be conveyed in compliance with the provisions of the Planning Act. b.) Any condominium unit not located entirely within and comprising part of a building, excluding parking condominium units and units for incidental structures including, but not limited to, signage and entrance features. A LOT may or may not be the land shown as a lot on a registered plan of subdivision.</p>	It is recommended that this term be retained as the zoning bylaw will use this term throughout.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>Cambridge Lot: a parcel of land that is registered as a legally conveyable parcel of land in the Land Registry Office. Below are the three types of lots.</p>	
<p>Lot Area means the total surface area within the boundary lines of a Lot</p>	<p>N/A</p>	<p>Oakville Lot Area means the calculation of the total horizontal area of a lot, but does not include any portion of a lot that is covered by water or below the top of bank as determined by an Ontario Land Surveyor</p> <p>St. Catharines Lot Area: means the total horizontal area within the boundaries of a lot.</p> <p>Kitchener Lot Area – means the total horizontal area of a lot.</p> <p>Waterloo LOT AREA means the total horizontal area within the LOT LINES of a LOT.</p> <p>Cambridge Lot area: the total horizontal area within the lot lines of a lot</p>	<p>It is recommended that this term be retained as there will be rules for lot area in a new zoning bylaw.</p>
<p>Lot Coverage means the percentage of a Lot Area covered by Buildings and Structures, excluding balconies, bay windows, canopies and overhanging eaves of such Buildings and Structures which are 2 metres or more in height above Finished Grade</p>	<p>N/A</p>	<p>Oakville Lot Coverage means the calculation of the total horizontal area of that part of the lot covered by all roofed structures and buildings above grade excluding eave projections to a maximum of 0.6 metres and balconies</p> <p>St. Catharines Lot Coverage: means the percentage of the lot area covered by all buildings and structures, but not including an in-ground pool.</p> <p>Kitchener Lot Coverage – means that percentage of the lot area covered by all buildings.</p> <p>Cambridge Lot coverage: the total horizontal area of a lot covered by the first storey of all buildings</p>	<p>It is recommended that this term be retained as there will be rules for lot coverage in a new zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		and structures on the lot including the principal building or structure, and all buildings or structures attached to the principal building or structure but does not include decks, patios and porches that do not have a roof	
<p>Lot Depth means the horizontal distance between the Front and Rear Lot Lines, except:</p> <p>(i) where the Front and Rear Lot Lines are not parallel, the Lot Depth is the length of a line joining the midpoints of such lines; and</p> <p>(ii) where two or more Rear Lot Lines exist, Lot Depth shall be the average of the distance from the Front Lot Line to each point where the angle changes measured at right angles to the Front Lot Line</p>	N/A	<p>Oakville Lot Depth means the horizontal distance between the front lot line and the rear lot line. a) If the front and rear lot lines are not parallel, lot depth means the measurement of a straight line joining the mid-point of the front lot line with the mid-point of the rear lot line. b) Where there is no rear lot line, lot depth means the measurement of a straight line joining the mid-point of the front lot line to the apex of the triangle formed by the intersection of the side lot lines</p> <p>Waterloo LOT DEPTH means the horizontal distance between the FRONT LOT LINE and REAR LOT LINE, or in the case of a triangular LOT between the FRONT LOT LINE and the apex of the triangle formed by the intersection of the SIDE LOT LINES.</p>	It is recommended that this term be retained as there may be rules for lot depth in a new zoning bylaw.
<p>Lot Frontage means the horizontal distance between the Side Lot Lines measured along the Front Lot Line, except: where the Front Lot Line is not a straight line or where the Side Lot Lines are not parallel, the Lot Frontage means the distance measured in a straight line between the points where the Side Lot Lines are intersected by the Setback line</p>	N/A	<p>Oakville Lot Frontage means the horizontal distance between the side lot lines of a lot measured parallel to and 7.5 metres back from the front lot line, except in the case of a corner lot where the front lot line and the flankage lot line do not intersect at a 90 degree angle the front lot line and flankage lot line shall be deemed to extend to their hypothetical point of intersection where the horizontal distance between the interior side lot line and hypothetical flankage lot line is measured parallel to and 7.5 metres back from the front lot line.</p> <p>St. Catharines Lot Frontage: means the horizontal distance between interior side lot lines, or the distance between an exterior side lot line and an interior side lot line.</p>	It is recommended that the term be retained as there will be rules for lot frontage in a new zoning bylaw.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>Waterloo LOT FRONTAGE means the width of the LOT measured at the FRONT LOT LINE, except: a.) in the case of a CORNER LOT where the FLANKAGE LOT LINE and SIDE LOT LINE are not parallel; and, b.) in the case of an INTERIOR LOT where the SIDE LOT LINES are not parallel, LOT FRONTAGE shall mean the width of the LOT measures at the FRONT YARD BUILDING LINE.</p> <p>Cambridge Lot frontage: the horizontal distance between two interior side lot lines or between an interior side and exterior side lot line or between two exterior side lot lines with such distance being measured perpendicularly to the line joining the mid-point of the front lot line with the mid-point of the rear lot line at a point on that line that represents the required yard from the front lot line. In the case of a lot with no rear lot line, the point where two side lot lines intersect is the point from which a line is drawn to the mid-point of the front lot line. In the case of a corner lot, the exterior side lot line is deemed to extend to its hypothetical point of intersection with the extension of the front lot line for the purposes of calculating lot frontage.</p>	
<p>Lot Line means any boundary of a Lot</p>	<p>N/A</p>	<p>Oakville Lot Line means a line delineating any boundary of a lot</p> <p>St. Catharines Lot Line: means any line that makes up the legally defined boundaries of a lot.</p> <p>Kitchener Lot Line – means a line formed by the boundary of a lot.</p> <p>Waterloo LOT LINE means the boundary line of a LOT, commonly referred to as the property line.</p> <p>Cambridge</p>	<p>It is recommended that this term be retained as it will be referenced in other terms, such as setback.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Front Lot Line means the Lot Line abutting a Street Line or, where the Lot Line abuts two or more Street Lines, the shorter of the two lines;</p>	<p>N/A</p>	<p>Lot line: a line delineating any boundary of a lot. Below are the four types of lot lines:</p> <p>Oakville Lot Line, Front means the lot line which separates a lot from the road in front of it, but in the case of:</p> <ul style="list-style-type: none"> a) A corner lot, through lot, or through corner lot, the shortest of the lot lines that divide the lot from the road shall be deemed to be the front lot line; b) A corner lot, through lot, or through corner lot where such lot lines are equal in length or one lot line is no more than 5% shorter than the other lot line, the Town may deem any of the lot lines that divide the lot from the road as the front lot line; c) A through lot or through corner lot where a 0.3 metre reserve abuts one of the lot lines, the front lot line shall be the lot line not abutting the 0.3 metre reserve; d) A lot separated from a road by a public park, the front lot line shall be the shortest lot line abutting the public park; or, e) A lot accessed by a private road that is not in a Registered Plan of Condominium, the Town may deem either of the lot line crossed by the driveway accessing the lot or the shortest lot line to be the front lot line. <p>St. Catharines Lot Line, Front: means the shortest lot line along a public road.</p> <p>Kitchener Lot Line, Front – means the lot line abutting a street with the following exceptions:</p> <ul style="list-style-type: none"> a) in the case of a corner lot, the shorter lot line abutting a street, not including the lot line forming part of a corner visibility triangle, shall be the front lot line. Where such lot lines are of equal length, the City may deem any of the lot lines abutting a street as the front lot line; b) in the case of a through lot, the City may deem one of the lot lines abutting a street to be the front lot line and the other lot line abutting a street to be the rear lot line; or, 	<p>It is recommended that this term be modified to reflect zoning trends and to provide flexibility in which lot line is considered the front lot line for through lots.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>c) in the case of a through corner lot, the City may deem any of the lot lines abutting a street as the front lot line.</p> <p>Waterloo FRONT LOT LINE means the LOT LINE that divides a LOT from the STREET. In the case of a CORNER LOT, the shorter STREET LINE shall be deemed to be the FRONT LOT LINE, and the longer STREET LINE shall be deemed the FLANKAGE LOT LINE. In the case of a THROUGH LOT, both of the LOT LINES abutting a STREET shall be deemed FRONT LOT LINES, except pursuant to Section 3.R.4 ("Reserves – Through Lots").</p> <p>Cambridge Front lot line: the lot line that divides the lot from the street or highway, provided that in the case of a corner lot, the shorter lot line that abuts a street or highway is deemed to be the front lot line and the longer lot line that abuts a street or highway is deemed to be an exterior side lot line.</p>	
<p>Rear Lot Line means the Lot Line furthest from and opposite to the Front Lot Line or, where the Lot is triangular, the point of intersection of the Side Lot Lines</p>	<p>N/A</p>	<p>Oakville Lot Line, Rear means the lot line opposite to, and most distant from, the front lot line, but where the side lot lines intersect, as in the case of a triangular lot, the rear lot line shall be represented by the apex of the triangle formed by the intersection of the side lot lines.</p> <p>St. Catharines Lot Line, Rear: means the lot line which is opposite to the front lot line.</p> <p>Kitchener Lot Line, Rear – means the lot line farthest from and opposite to the front lot line, or in the case of a triangular lot, shall be that point formed by the intersection of the side lot lines.</p> <p>Waterloo REAR LOT LINE means, in the case of:</p>	<p>It is recommended that this term be retained as it will be used in a new zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>a.) a square or rectangular LOT, the LOT LINE opposite the FRONT LOT LINE;</p> <p>b.) a triangular LOT, the point of the apex of the triangle furthest from the FRONT LOT LINE;</p> <p>c.) an irregular shaped LOT, the LOT LINE or LOT LINES furthest from and opposite to the FRONT LOT LINE including any angled contiguous LOT LINE adjoining it</p> <p>Cambridge Rear lot line: the lot line opposite to, and most distant from, the front lot line. For the purpose of this definition, if two side lot lines join at a point, that point shall be deemed as a rear lot line.</p>	
<p>Side Lot Line means a Lot Line other than Front Lot Line or a Rear Lot Line</p>	<p>N/A</p>	<p>Oakville Lot Line, Side means a flankage lot line and an interior side lot line</p> <p>Kitchener Lot Line, Side – means an exterior side lot line and an interior side lot line</p> <p>Waterloo SIDE LOT LINE means a LOT LINE that connects the FRONT LOT LINE to the REAR LOT LINE.</p>	<p>It is recommended that this term be retained and updated to reflect zoning trends.</p>
<p>Flankage Lot Line/Exterior Side Lot Line</p>	<p>N/A</p>	<p>Oakville Lot Line, Flankage means the lot line of a corner lot or through corner lot adjoining a road that is not the front lot line or rear lot line and includes the lot line abutting a daylight triangle.</p> <p>St. Catharines Lot Line, Exterior Side: means the longest lot line along a public road where a lot has two or more lot lines along a public road.</p> <p>Kitchener Lot Line, Exterior Side – means the lot line abutting a street that is not the front lot line or the rear lot line.</p>	<p>It is recommended that this term be added to differentiate between an interior side lot line and side lot line that is next to a street.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>Waterloo FLANKAGE LOT LINE in the case of a CORNER LOT, means the longer LOT LINE that abuts the STREET.</p> <p>Cambridge Exterior side lot line: the lot line of a corner lot, other than the front lot line, which divides the lot from a street or highway.</p>	
Interior Side Lot Line	N/A	<p>Oakville Lot Line, Interior Side means the lot line other than the front, rear or flankage lot line.</p> <p>St. Catharines Lot Line, Interior Side: means a lot line that extends from a front lot line to a rear lot line and does not front on a public road.</p> <p>Kitchener Lot Line, Interior Side – means a lot line other than the front lot line, rear lot line, or exterior side lot line.</p> <p>Waterloo INTERIOR LOT LINE means any LOT LINE not abutting a STREET.</p> <p>Cambridge Interior side lot line: a lot line, other than a rear lot line that does not abut a street or highway.</p>	It is recommended that this term be included in a new zoning bylaw to differentiate between a interior side lot line and a lot line adjacent to a street.
<p>Corner Lot means a Lot situated at the intersection of and abutting two or more Streets or parts of the same Street, including any reserve area, where the inside angle of intersection or projected angle at intersection of the tangents of the Street Lines is less than 135 degrees, except for a Lot located at the commencement of a cul-de-sac where the angle exceeds 135 degrees</p>	N/A	<p>Oakville Lot, Corner means a lot situated at the intersection of two or more roads or upon two parts of the same road having an angle of intersection not exceeding 135 degrees. a) In the case of a curved corner, the corner of the lot shall be that point on the flankage lot line and front lot line nearest to the point of intersection of the continued projections of the flankage lot line and the front lot line. b) Where a lot is adjacent to a corner lot and has two lot lines abutting the same roads as that corner lot, the lot shall be a corner lot.</p> <p>Kitchener</p>	It is recommended that this term be retained.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>Lot, Corner – means a lot at the intersection of and abutting two streets, or parts of the same street, the adjacent sides of which street or streets (or in the case of a curved corner, the tangents of which) contain an angle of not more than 135 degrees. Corner lots shall also include a through corner lot.</p> <p>Waterloo CORNER LOT means a LOT: a.) abutting the intersection of two (2) STREETS, in one or more instances; or, b.) abutting one (1) curved STREET where the angle measured by the STREET LINES is less than one hundred and thirty-five (135) degrees. Where a CORNER LOT has a curve, the FRONT LOT LINE will be distinguished from the FLANKAGE LOT LINE at that point on the STREET LINE nearest to the STREET LINE tangent point of intersection.</p> <p>Cambridge Corner lot: a lot at the intersection of two or more streets or highways or upon two parts of the same street or highway with such streets or highways containing an angle of less than or equal to 135 degrees.</p>	
<p>Through Lot means a Lot bounded on two opposite sides by Streets provided however that if any Lot qualifies as being both a Corner Lot and a through Lot as herein defined, such Lot shall be deemed a Corner Lot for purposes of the By-law</p>	N/A	<p>Oakville Lot, Through means a lot other than a corner lot having separate limits on two separate roads.</p> <p>Kitchener Lot, Through – means a lot bounded by streets on two opposite sides.</p> <p>Waterloo THROUGH LOT means an INTERIOR LOT bounded on two (2) opposite sides by STREETS, but not a CORNER LOT.</p> <p>Cambridge Through lot: a lot that is not a corner lot but has frontage on more than one street or highway. If a lot is a through lot, both of the lot lines abutting the street or highway are</p>	It is recommended that this term be retained.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		deemed to be front lot lines. Notwithstanding the above, where a 0.3 metre wide reserve is located along one of the lot lines abutting the street, the lot is not a through lot	
Through Corner Lot	N/A	<p>Oakville Lot, Through Corner means a lot having separate limits on three or more separate roads.</p> <p>Kitchener Lot, Through Corner – means a lot with lot lines abutting three or more separate streets, or a lot that is a corner lot and a through lot</p>	It is recommended that this term be included in a new zoning bylaw to deal with lots that are both a through lot and a corner lot.
Main Building means a Building located at a Place and in which is contained the permitted Use for which such Place is Zoned and, where more than one residential Building is located at a Place , each Building containing a Dwelling Unit is a Main Building	N/A	N/A	It is recommended that this term be retained as there may be rules that reference main buildings.
Major Equipment Supply and Service	N/A	<p>Kitchener Means the use of a premises for the service, repair, and sale of farm, construction, and large business machines; and commercial vehicles.</p> <p>Milton Equipment Sales and Rental Means a premises in which machinery and equipment are offered or kept for rent or lease.</p>	It is recommended that this term be added because this use will be permitted within a new zoning bylaw.
Mall includes a shopping centre and means a Building or group of Buildings which are planned, developed, managed and operated as a unit in which each Building contains two or more units or spaces for lease or occupancy	N/A	<p>Oakville Premises means the area of a building occupied or used by an individual business or organization.</p> <p><i>Note: In a multiple tenancy building occupied by more than one business, each business area or tenancy shall be considered a separate premises if the area is divided by walls. A building occupied by only one business or tenant is still a "premises" in this By-law</i></p> <p>Kitchener Multi-Unit Building – means a building containing two or more non-residential uses within two or more separated spaces for lease or occupancy. A multi-unit building shall be</p>	It is recommended that this term be modified to be called multi-unit/multi-tenant building to reflect zoning trends.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>managed and operated as one unit with shared on-site parking. A multi-unit building shall not include a mixed use building.</p> <p>Milton Premises Means the area of a building and/or lot occupied or used by a business, enterprise or persons. In a multiple tenancy building occupied by more than one (1) business, each business area shall be considered a separate premises.</p>	
<p>Manufacturing includes the production, compounding, processing, packaging, crating, bottling, packing, recycling, or assembling of raw or semi-processed or fully-processed goods or materials and "Manufacture" and "Manufactured" have corresponding meanings</p>	<p>Manufacturing is not defined in the Official Plan. It is a type of Industrial use.</p>	<p>N/A</p>	<p>It is recommended that this term be modified to clarify that an industrial bakery and catering are examples of manufacturing.</p>
<p>Medical Clinic means a Place where 3 or more medical practitioners are located and provide medical, dental, chiropractic, optic or other human health treatment on an out-patient basis and which may include an accessory administrative office, laboratory, dispensary or other similar Use, but does not include a Medical Treatment Facility or other facility in which is provided overnight patient accommodation</p>	<p>Medical Clinic is not defined in the Official Plan.</p>	<p>Hamilton Medical Clinic Shall mean a building, or part thereof, which is used by health professionals for the purpose of consultation, diagnosis and/or treatment of persons and shall include but not be limited to laboratories, dispensaries or other similar facilities, but shall not include overnight accommodation for in-patient care resulting from surgery.</p> <p>Welland Medical Office or Clinic Means a premises designed and used for the diagnosis, examination, and treatment of human patients by a physician, dentist, drugless practitioner, and/or health professional licensed by the Province of Ontario, including pharmacies and dispensaries, waiting rooms treatment rooms and laboratories, but shall not include overnight accommodation for in-patient care.</p> <p>Kitchener Health Clinic – means the use of a premises by health professional(s) for the purpose of consultation, diagnosis, and/or treatment of persons. A health clinic can include medical laboratories, dispensaries, or other similar facilities, but shall not include accommodation</p>	<p>It is recommended that this term be modified to remove the number of practitioners to reflect zoning trends.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Medical Office means a <i>Place</i> in which 2 or fewer medical practitioners provide consultative, diagnostic and treatment services for humans</p>	<p>Medical Office is not defined in the Official Plan.</p>	<p>for inpatient care, or facilities for major surgical practice.</p> <p>Welland Medical Office or Clinic Means a premises designed and used for the diagnosis, examination, and treatment of human patients by a physician, dentist, drugless practitioner, and/or health professional licensed by the Province of Ontario, including pharmacies and dispensaries, waiting rooms treatment rooms and laboratories, but shall not include overnight accommodation for in-patient care.</p> <p>Oakville Medical Office means a premises designed and used for the diagnosis, examination, and treatment of human patients by a Provincially-recognized medical or health care professional, including pharmacies and dispensaries having a maximum of 50.0 square metres in net floor area, waiting rooms, treatment rooms, blood testing clinics, but shall not include overnight accommodation for in-patient care.</p> <p>Kitchener Health Office – means a home occupation that is used by health professional(s) for the purpose of consultation, diagnosis, and/or treatment of persons.</p>	<p>It is recommended that this term be modified to remove the number of practitioners to reflect zoning trends.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Medical Treatment Facility means a <i>Place</i> in which is provided in-patient and out-patient medical treatment and overnight accommodation and meals for 3 or more sick, injured or infirm persons, including a hospital;</p>	<p>Medical Treatment Facility is not defined in the Official Plan. It is a permitted Major Institutional use in the Official Plan</p>	<p>Hamilton Pharmaceutical and Medical Establishment Shall mean an establishment or part thereof, where research, investigation, development, manufacturing and/or technical experimentation, related to the medical field, is carried out and shall include but not be limited to clinical testing, prototype production facilities and overnight patient accommodation related to such research, clinical trials, investigation or experimentation</p> <p><i>Hamilton does not define or have a separate use for hospital.</i></p> <p>Welland Public Hospital Means any public institution under provincial legislation established for the treatment of convalescent or chronically ill persons afflicted with sickness, disease or injury that is approved under the applicable statute.</p> <p>St. Catharines Hospital: means an institution providing medical and surgical treatment and registered professional nursing care for sick and injured people.</p> <p>Oakville Hospital means any public or private institution under Provincial legislation established for the treatment of convalescent or chronically ill persons afflicted with sickness, disease or injury, that is approved under the applicable statute, and may include research and educational facilities.</p> <p>Kitchener Hospital – means the use of a premises for the medical care, observation, supervision, and skilled nursing care of persons afflicted with or suffering from sickness, disease, or injury; or for the convalesce of chronically ill persons, that is approved under the Public Hospitals Act or under the Private Hospitals Act</p>	<p><u>It is recommended that this term be modified to exclude hospital to reflect zoning trends. Hospital is recommended as a separate defined term.</u></p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Metal Fabricating means the Use of any Place to cut, bend or form metal into specific shapes and which may include the shearing, punching, piecing, blanking, cutoff, parting, extruding, drawing, rolling, spinning, coining, casting, deburring, grinding, anodizing, milling, stamping, grinding, extruding, welding, metal blasting, tool and die manufacturing, foundry, and forging of metal. but does not include assembly.</p>	<p>Metal Fabricating is not defined in the Official Plan. It is a type of Industrial use included in an Employment Area.</p>	<p>N/A</p>	<p>It is recommended that this term be deleted and that it be included in a definition of noxious use.</p>
<p>Micro-Brewery or Brew Pub means a Place Used for the small scale and independent Manufacturing of specialty or craft beer or wine produced for retail sale and consumption off-premises, or on-site consumption when located in combination with a permitted Restaurant or Tavern</p>	<p>N/A</p>	<p><u>Kitchener</u> Brewpub – means the use of a building for the small-scale production of beer, wine, cider, and/or spirits in conjunction with a restaurant.</p> <p><u>Hamilton</u> Micro-Brewery Shall mean a facility used for the manufacture and retail sale of beer, cider, wine or spirits, produced exclusively for consumption on or off site and may operate in combination with a restaurant</p> <p><u>Waterloo</u> Micro Brewery means a BUILDING or part thereof used for the small-scale production of beverages including beer, wine, cider, and spirits.</p> <p>Nanobrewery means a BUILDING or part thereof used for the small-scale production of beer, wine, cider, and or spirits in conjunction with and ancillary to a RESTAURANT.</p>	<p>It is recommended that this term be retained as micro-brewery or brew pub uses will be permitted in a new zoning bylaw.</p>
<p>Mixed-Use Building means a Building in a Downtown Zone containing Dwelling Units and at least one other non-residential Use permitted by this By-law, where the residential portion of the Building has an independent entrance from the outside</p>	<p>N/A</p>		<p>It is recommended that this term be retained as mixed use building uses will be permitted in a new zoning bylaw.</p>
<p>Monument Sales means a Place where cemetery monuments and related articles are displayed for sale or sold</p>	<p>Monument Sales is not a defined term in the Official Plan. It is an example of a service commercial use.</p> <p>Service Commercial means uses that support highway-oriented or service-oriented commercial activities that cannot be readily located within the downtown area or within a</p>	<p>N/A</p>	<p>It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw. It is considered a retail establishment.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
	<p>shopping centre location. The following list characterizes the main features of a service commercial use:</p> <ul style="list-style-type: none"> a) A use that requires a large site area and outdoor display area to accommodate the sale or large commodities such as cars, recreational vehicles, building supplies; b) A use that primarily relies on business from tourists and inter-urban traffic such as a hotel, gas bar, fast-food restaurant; c) A use that supplies goods and services that are not normally found within the downtown or a shopping centre such as auto repair and service facilities; d) A use that requires a location convenient to industry as it primarily provides service to industry such as machinery sales and service, electrical supplies; or e) A use that requires substantial showroom area because of the bulky or large size nature of the principal commodities that are being marketed, and the requirement for a large showroom makes it economically difficult to provide the space in the downtown or shopping centre location. 		
<p>Municipal Parkland means an area of public land consisting of Landscaped Open Space or other open areas which is Used for active or passive recreation</p>	<p>Municipal Parkland is not a defined term in the Official Plan. It is part of the City's open space system of trails and parks which includes Urban Squares, Neighbourhood Parks, Community Parks and Regional Parks.</p>	<p>N/A</p>	<p>It is recommended that this term be modified to "park" and redefined.</p>
<p>Municipal Works Yard</p>	<p>Public Works Yard or Municipal Works Yard is not a defined term in the Official Plan. Municipal works yards is a permitted use in the Major Utilities designation.</p>	<p>Kitchener – Public Works Yard means the use of a premises operated by or on behalf of the Federal or Provincial governments, the Region, the Grand River Conservation Authority, or the City, for the storage and maintenance and equipment related to public infrastructure. Oakville – Public Works Yard means a facility where motor vehicles and equipment required for the maintenance and operation of</p>	<p>It is recommended that this term be added to reflect it as a permitted use in the recommended new major utility zone that reflects direction in the Official Plan and zoning trends.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		uses undertaken by a public authority are store, and materials used for or resulting from the maintenance and operation of such uses are stored or processed.	
Museum means a Place open to the public, in which a collection of objects illustrating science, art, history and related types of information is kept for display and storage	N/A	N/A	It is recommended that this term be retained as a museum is a permitted use in the downtown zones.
Natural Corridor means a linear biophysical feature including a stream or a ravine which serves as an essential passageway for native plant and animal species and communities including migratory routes, passage between different habitat types for animals requiring a variety of habitat types to survive and pathways for movement and reproductive interchange between different populations of the same plant or animal species. In addition, where these corridors are associated with streams, these natural corridors also serve as essential buffers to protecting the integrity of the stream's ecosystem	Environmental Corridor means: a linear biophysical feature usually associated with natural topographic, surface water and vegetation features such as wetlands, rivers and creeks, valleylands and wooded areas. These corridors serve as essential passageways for native plant and animal species and communities including: migratory routes; passage between different habitat types for animals requiring a variety of habitat types to survive and; pathways for movement and reproductive interchange between different populations of the same plant or animal species. In addition, where these corridors are associated with streams, these natural corridors also serve as essential buffers to protecting the integrity of the stream's ecosystem.	N/A	It is recommended that this term be deleted as it is no longer necessary to define in a zoning bylaw.
Noxious Use means the Use of any Place which is offensive or dangerous by reason of the emission of odour, smoke, dust, noise, gas, fumes, liquid, vibration or refuse matter	N/A	Milton Obnoxious Use Means a use which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust or objectionable odour, or by reason of the matter, waste or other material generated by the use. St. Catharines and Waterloo do not define the term.	It is recommended to add this term as it is referenced in the employment zones.
Nursing Home means a Place for the aged in which is provided food, lodging, nursing or similar care and treatment, but does not include a Medical Treatment Facility	Nursing Home means any premises, licensed under the <i>Nursing Homes Act</i> , maintained and operated for persons requiring nursing care. The term is outdated and is a form of Special Needs Housing. Ontario's Long-Term Care Homes Act, 2007 and regulations replace the Nursing Homes Act, Homes for the Aged and Rest Homes Act.	N/A	It is recommended that this term be deleted as a nursing home will be replaced by a long term care facility as a use.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Occasional Use means a Use which occurs for a limited time period of not more than a total of 90 days per calendar year in accordance with the provisions of this By-law and consists of such uses as an Auction, bake sale, craft sale, plant and produce sale, Christmas tree sale, bingo, car wash, benefit dance, show, concert, festival and banquet and social gaming event</p>	<p>N/A</p>	<p>Waterloo means an event within a City-owned facility or on City-owned land which is temporary in duration. Includes: specialty sales and services; concerts; festivals; trade shows; fairs; auctions; recreational competitions. For the purposes of this definition, "temporary" shall mean established for an identified short period of time with the intent to discontinue upon the expiration of the time period.</p>	<p>It is recommended that this term be retained and updated to remove the reference to the number of days as this is a rule not a part of the definition.</p>
<p>Office means a Place in which a business is conducted or a profession is practised including associated clerical, administrative, consulting, advisory or training services and includes a Social Service Establishment, but does not include a Medical Clinic, Medical Office or Veterinary Service</p>	<p>Office is not defined in the Official Plan. This is a permitted use along with small-scale offices in commercial and employment designations</p>	<p>N/A</p>	<p>It is recommended that this term be retained as office uses will be permitted in a new zoning bylaw.</p>
<p>Office Supply means a Retail Establishment Used for selling, renting or the servicing of materials used in Offices and businesses</p>	<p>Office Supply is not defined in the Official Plan. It is a form of retail establishment. It is considered retail commercial in the Official Plan which is defined as</p> <p>Retail Commercial means an enterprise whose purpose is to sell a commodity to the end user.</p>	<p>N/A</p>	<p>It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw. It is considered a retail establishment.</p>
<p>Optical Dispensary means a Retail Establishment Used for the retail sale, display, and service of eye wear and related optical products</p>	<p>Optical Dispensary is not defined in the Official Plan. It is a form of retail establishment. It is considered retail commercial in the Official Plan which is defined as</p> <p>Retail Commercial means an enterprise whose purpose is to sell a commodity to the end user</p>	<p>N/A</p>	<p>It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw. It is considered a retail establishment.</p>
<p>Outdoor Display and Sales Area means an outdoor Place Used in conjunction with an established Use or business, located in an adjacent permanent premise, for the display and sale of fresh produce and new goods or merchandise</p>	<p>Outdoor Display and Sales Area is not defined in the Official Plan.</p>	<p>Waterloo Outdoor Display Area means an unenclosed outdoor display area ACCESSORY to a commercial retail use, used for the display of merchandise associated with the commercial retail use. Excludes MOTOR VEHICLE RETAILER</p> <p>Kitchener Outdoor Storage – means the placement of goods, equipment, or materials on a lot not within a building.</p>	<p>It is recommended that this term be retained as there will be rules for outdoor display and sales areas.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>Oakville Outdoor Display and Sales Area means an outdoor area that may contain a building or structure used for the accessory display, rental, or sale of products or the supply of services in association with the primary use of the lot.</p> <p>Welland Outdoor Display and Sales Area Means an outdoor area that may contain a building or structure used for the accessory display, rental, or sale of products or the supply of services in association with the primary use of the lot.</p>	
<p>Outdoor Sportsfield Facilities includes soccer, football, field hockey, lacrosse, cricket and baseball fields, a Golf Course, tennis, volleyball and basketball courts, lawn bowling greens and the like</p>	<p>Outdoor Sportsfield Facilities is not defined in the Official Plan. It is a type of public and private recreational use and facility permitted in Open Space and Parks designation. Listed as a permitted use in Institutional and Park zones.</p>	<p>N/A</p>	<p>It is recommended that this term be deleted as an outdoor sportsfield facility will no longer be listed as a separate permitted use. It is considered a park.</p>
<p>Outdoor Storage Area means a Place Used for the storage of goods, materials or equipment</p>	<p>Outdoor Storage Area is not defined in the Official Plan.</p>	<p>Kitchener Outdoor Storage means the placement of goods, equipment, or materials on a lot not within a building.</p> <p>Oakville Outside Storage means an outdoor area that may contain a building or structure used for the accessory keeping of goods, inventory, materials, machinery, or equipment outside including shipping containers in association with the primary use of the lot.</p> <p>St. Catharines Outdoor Storage means the keeping in an unroofed area of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours.</p> <p>Waterloo Outdoor Storage means the storage of equipment, goods and or materials outside of any BUILDING or STRUCTURE, including storage in unenclosed portions of any BUILDING or STRUCTURE which are open to the air on the sides. Excludes a Seasonal</p>	<p>It is recommended that this term be retained.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		Garden Centre, OUTDOOR DISPLAY AREA, and MOTOR VEHICLE RETAILER.	
Parking Aisle means that portion of a Parking Area which abuts a Parking Space and by which vehicular access is provided to such Parking Space	N/A	See Guelph Parking Standards Discussion Paper.	See Guelph Parking Standards Discussion Paper.
Parking Area includes a Parking Aisle and Parking Space , but does not include any part of a Street .	N/A	See Guelph Parking Standards Discussion Paper.	See Guelph Parking Standards Discussion Paper.
Parking Facility means a Place , other than a Street, Used for the parking of Vehicles for a fee	N/A	See Guelph Parking Standards Discussion Paper.	See Guelph Parking Standards Discussion Paper.
Parking Space means a Place provided for the parking of a Vehicle	N/A	See Guelph Parking Standards Discussion Paper.	See Guelph Parking Standards Discussion Paper.
<p>Parlour, Adult Entertainment means any Place wherein is provided, pursuant to a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations and for the purpose of defining the terms within the definition of "Parlour, Adult Entertainment", the following words shall have the corresponding meanings:</p> <p>(a) "To Provide", when Used in relation to services, includes to furnish, perform, solicit, or give such services and "Providing" and "Provided" have corresponding meanings;</p> <p>(b) "Services", includes activities, facilities, performances, exhibitions, viewing and encounters but does not include the exhibition of film approved under the <u>Theatres Act</u> as amended from time to time or any successor thereof;</p> <p>(c) "Services designed to appeal to erotic or sexual appetites or inclinations" include:</p> <p>(i) Services of which a principal feature or characteristic is the nudity or partial nudity of any person;</p> <p>(ii) Services in which persons perform any form of striptease; and</p>	N/A	<p>Cambridge Adult entertainment establishment, adult live nudity establishment and adult novelty store defined in By-law 157-12.</p> <p>Kitchener Adult Sex Film Theatre means the use of a building for the making or showing of films classified as adult sex film by the Ontario Film Review Board.</p> <p>Oakville Adult Entertainment Establishment and Adult Video defined.</p> <p>St. Catharines Adult Orientated Entertainment Establishment defined.</p> <p>Waterloo Adult Entertainment Parlour means an adult entertainment establishment as described in the MUNICIPAL ACT.</p>	It is recommended that this term be retained as it is a term that is used in the zoning bylaw.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
(iii) Services in respect of which the term "nude", "naked", "topless", "bottomless", "sexy", or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement			
Personal Service Establishment means a Place where persons are employed in furnishing services and administering to the individual and personal needs of persons including a barber, hairdresser, beautician, aesthetician, tailor, dressmaker, shoemaker, or a tanning salon, but does not include a Parlour, Adult Entertainment	Personal Service Establishment is not defined in the Official Plan.	N/A	It is recommended that this term be deleted. A personal service establishment is recommended to be considered a service establishment.
Pharmacy means a Retail Establishment in which prescriptions are dispensed and prescription drugs are sold and includes the retail sale of non-prescription medicines, health and beauty products, associated sundry items, and may include a Postal Service	Pharmacy is not defined in the Official Plan. It is a form of retail establishment. It is considered retail commercial in the Official Plan which is defined as Retail Commercial means an enterprise whose purpose is to sell a commodity to the end user.	N/A	It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw. It is recommended that a pharmacy be considered a retail establishment.
Photofinishing Place means a Retail Establishment Used for developing or print processing of film and may include portrait and commercial photography	Photofinishing Place is not defined in the Official Plan. It is a form of retail establishment and a personal service establishment. It is considered retail commercial in the Official Plan which is defined as Retail Commercial means an enterprise whose purpose is to sell a commodity to the end user.	N/A	It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw. It is recommended that this use be considered a retail establishment.
Place includes any land, Lot, Building, Structure , place or any part thereof	N/A	N/A	It is recommended that this term be deleted and replaced with premises.
Porch includes a veranda, stoop, deck, access ramp, steps or the like and any appurtenance thereto	N/A	Cambridge a structure with a roof and at least one side that is open and unenclosed that is accessed by stairs from grade and which provides access to the first storey of a dwelling unit. Oakville Means an unenclosed, covered platform with direct access to the ground that is attached to a dwelling.	It is recommended that this term be retained as there are rules that use this term.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>St. Catharines Means a platform structure attached to a main wall or walls of a building having a roof.</p> <p>Waterloo means a roofed structure projecting from the exterior wall of a DWELLING and having at least fifty percent (50%) of the total area of the vertical planes forming its perimeter unobstructed in any manner between floor and ceiling except by insect-screening</p>	
<p>Postal Service means a Place in which is provided to the public postal pick-up or drop-off services for letters and parcels, but does not include a Courier Service;</p>	N/A	N/A	It is recommended that this term be deleted because it is not recommended to be a use within a new zoning bylaw. It is recommended that a postal service be considered a service establishment.
<p>Premises</p>	N/A	<p>Cambridge Premises not defined but used throughout the ZBL</p> <p>Waterloo Premises not defined but used throughout the ZBL</p> <p>Kitchener Premises – means the whole or part of lots, buildings, or structures, or any combination of these</p> <p>St. Catharines Premises: means the whole or part of lands, buildings or structures, or a combination thereof.</p> <p>Oakville Premises means the area of a building occupied or used by an individual business or organization.</p>	It is recommended that this term be added to a new zoning bylaw and defined consistent with zoning trends.
<p>Print Shop means a Place in which is provided photocopying, blueprinting or binding services to the public, but does not include drafting services</p>	Print Shop is not a defined term in the Official Plan.	<p>Waterloo Printing Establishment means a BUILDING or part thereof used primarily for printing, copying, lithographing, and or publishing of printed materials.</p> <p>Milton and St. Catharines do not define the term.</p>	It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw. It is recommended that a print shop be considered a retail establishment or service establishment.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
Printing or Publishing Establishment	N/A	Waterloo – See Printing Establishment above.	It is recommended that this term be added because this use is recommended to be a use within a new zoning bylaw and to reflect zoning trends.
Propane Retail Outlet	N/A	N/A	It is recommended that this term be added because this use is recommended to be a use within a new zoning bylaw.
Public Hall means a Place where facilities are provided for public assembly, but does not include a Religious Establishment or Arena , or a Gaming Establishment	Public Hall is not a defined term in the Official Plan.		It is recommended that this term be deleted since this use is not a recommended use within a new zoning bylaw.
Recreation Centre means a Place Used for participatory athletic, recreational, physical fitness, leisure or social activity and includes a health centre, fitness centre, ice, hockey or roller skating rink, curling rink, racquet court, swimming pool, billiard parlour, gymnasium, training room, auditorium, bowling alley or Arena , but does not include a Parlour, Adult Entertainment, Amusement Arcade or an Amusement Park or a Gaming Establishment	Recreation Centre is not a defined term in the Official Plan.	<p>Hamilton Commercial Recreation Shall mean the use of an establishment, for a fee, for the provision of athletic and amusement facilities involving the active participation of the user-public in a sports related activity and shall include but not be limited to such facilities as indoor and outdoor racquet courts, fitness clubs, billiard parlour, bowling alley, golf course, driving range, skating or curling surfaces, riding stables, water sports, go-kart track or amusement parks, but shall not include an amusement arcade.</p> <p>Welland Community Centre Means a multi-purpose facility or part of that facility that offers a variety of programs of a recreational, cultural, community service, informational, or instructional nature.</p> <p><i>Permits "Athletic/Fitness Centre" but not defined.</i></p> <p>St. Catharines Recreation Facility: means a premises used for participatory and/or spectator-oriented recreation and entertainment uses, and may include ancillary office, restaurant, retail and service commercial uses.</p> <p>Oakville Sports Facilities means a premises or outdoor area in which facilities are provided for the purpose of instruction, conduct, practice, or training for sports or physical</p>	It is recommended that this term be deleted since this use is not a recommended use within a new zoning bylaw. A recreation centre will be considered either a community centre, a fitness centre, or a recreation facility.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>exercise, and may include an indoor play facility.</p> <p><i>Private athletic and recreational programs such as sports leagues, martial arts or dance schools, private arenas, outdoor sports fields, or commercial fitness centres are interpreted as "sports facilities" in this By-law</i></p> <p>Community Centre means a multi-purpose facility or part of that facility that offers a variety of programs of a recreational, cultural, community service, informational, or instructional nature and, where the facility is owned and operated by the Town, other uses authorized through an agreement with the Town.</p> <p><u>Kitchener</u> Community Facility – means the use of a premises for a multi-purpose facility that offers a combination of recreational, cultural, community service and information or instructional programs, and can include a community centre, community space, arena, library, and/or swimming facility</p> <p>Fitness Centre – means the use of a premises in which facilities and activities are provided for physical exercise.</p> <p><u>Waterloo</u> Municipal Recreation Facility means lands owned and operated by the CITY for public recreation purposes, and shall include but not be limited to parks, playgrounds, community centers, tennis courts, bowling greens, SWIMMING POOLS, and golf courses.</p> <p>Commercial Recreation means a commercial establishment specializing in recreational activities such as martial arts, racquet sports, bowling, ping-pong, billiards, mini golf, dance studios, indoor sport simulators, board games, ELECTRONIC GAMING CENTRES, and any other similar recreational or sporting activity. Excludes</p>	

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		Dance Halls, Bingo Halls, AUDITORIUM, BANQUET HALL, Casino, ADULT ENTERTAINMENT PARLOURS	
Recreation Facility	N/A	N/A	It is recommended that this term be added to reflect it as a permitted use.
Recreation Trail includes pedestrian and nature trails, bicycle trails, multi-use trails, fitness trails, nature trails for the disabled, or cross-country skiing trails	Recreation trail is not a defined term in the Official Plan.	N/A	It is recommended that this term be modified to provide clarity and that it be renamed "trail".
Redevelopment means the removal of a building or structure from land and the construction of a new building or structure on the said land or the rehabilitation and renewal of an existing building or structure (for the purposes of section 12 only but not the SPA) Redevelopment means the removal of a building or structure from any place and the construction or erection of a new building or structure at the said place and includes an addition to an existing building or structure which is larger than 50% of the total ground floor area or the existing building or structure (for the purposes of the SPA portion of section 12 only)	N/A	N/A	It is recommended that this term be deleted from the zoning bylaw.
Regulatory Flood means the flood resulting from the Hurricane Hazel Regional Storm, as determined by the Grand River Conservation Authority (for the purposes of section 12 only)	N/A	Waterloo Regulatory Flood means the inundation under a flood resulting from the rainfall experienced during the Hurricane Hazel Storm (1954) or the 100-year flood, where it is greater, the limits of which define the riverine flooding hazard, as determined by the Grand River Conservation Authority	It is recommended that this term be deleted from the zoning bylaw as it is not necessary to define.
Religious Establishment means a Place including a synagogue, mosque, or rectory, owned or occupied by a religious organization or congregation which is dedicated exclusively to worship and related social and charitable activities but does not include a Gaming Establishment	Religious establishment is not a defined term in the Official Plan. It is a place of worship, a non-residential use permitted in Residential designations in the Official Plan.	Kitchener – Place of Worship means the use of a premises by any religious organization for faith based spiritual purposes, and faith based teaching. Place of worship can include dwelling unit(s) as an accessory use. Oakville – Place of Worship means a premises used for the practice of religion and faith-based spiritual purposes wherein people assemble for religious worship, faith-based teaching, fellowship and community social outreach. Place of Worship Area of Worship means the area(s) within a place of worship in which a service, ceremony or other	It is recommended that this term be modified to be named place of worship to reflect zoning trends.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		practice is performed in which reverence is offered. Waterloo – Spiritual Use (long definition, See By-law)	
Renovation means the improvement, alteration or addition of less than 50% of the total ground floor area of an existing building or structure (for the purposes of Section 12 only)	N/A	N/A	It is recommended that this term be deleted as it is no longer necessary to define.
Rental Outlet means a Place Used for the rental of tools, appliances, office machines, recreation equipment, light construction equipment, party supplies or the like, but does not include a Video Rental Outlet , or a Vehicle Sales Establishment	Rental Outlet is not a defined term in the Official Plan.	N/A	It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw. This use is recommended to be considered a Major Equipment Supply and Service.
Repair Service means a Place in which is conducted the maintenance or repair of goods or equipment, but does not include a Vehicle Establishment	Repair Service is not a defined term in the Official Plan.	N/A	It is recommended that this term be modified to provide clarity to what this use means in industrial areas where it is proposed to be permitted.
Research Establishment means a Place which is Used for scientific research, tests or investigations, data collection and manipulation or technical development of information, products or devices for scientific application	Research Establishment is not a defined term in the Official Plan.	Milton Research & Technology Use Means an activity of research into the development of new products, technologies and processes that is carried out in an office or industrial building but shall not include uses which produce biomedical waste. St. Catharines Research Facility: means a premises for research, investigation, testing, or experimentation and which may include engineering and product development.	It is recommended that this term be modified to reflect zoning trends and to provide for prototyping and manufacturing related to the research and development on site.
Residential Infill means single detached dwellings or semi-detached dwellings to be built on a vacant lot that has not been previously built upon (for the purposes of section 12 only)	N/A	N/A	It is recommended that this term be deleted in a new zoning bylaw
Restaurant means a Place in which food is prepared and offered for retail sale to the public for consumption therein or as "take-out" including a doughnut shop, but does not include a Tavern	Restaurant is not a defined term in the Official Plan. It is a type of commercial use. It is also permitted in some employment designations, often as a complementary or accessory use.	Waterloo Restaurant means a commercial establishment within an enclosed BUILDING in which food and beverages are prepared and served for immediate consumption primarily on the premises by customers seated at tables and or counters. Excludes NIGHTCLUB. Kitchener	It is recommended that this term be modified to reflect zoning trends.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>Restaurant – means the use of a premises where food and/or drink is prepared and sold for immediate consumption on or off-site.</p> <p>Oakville Restaurant means a premises where meals or refreshments are provided to order, and may include table service on an accessory patio.</p> <p>St. Catharines Restaurant: means a premises where food and drinks are prepared and sold for consumption either on or off the premises, and may include incidental entertainment.</p> <p>Welland Restaurant Means a premises, where meals or refreshments are provided to order for take-out, delivery and/or eat-in and may include table service on an accessory patio.</p> <p>Hamilton 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 Liquor Licence Act.</p>	
<p>Outdoor Patio means any area outside of a Restaurant or Tavern used or designed to be used for patrons of the Restaurant or Tavern</p>	N/A	N/A	It is recommended that this term be retained as rules for outdoor patios are proposed to be retained.
<p>Take-out Restaurant means a Restaurant which provides less than 10% of the Gross Floor Area of the Restaurant for the consumption of food by patrons Using the Restaurant</p>	Take-out Restaurant is not a defined term in the Official Plan. It is a type of commercial use.	N/A	It is recommended that this term be modified to define without the use of a gross floor area reference.
<p>Retail Establishment means a Place in which is provided the retail sale or rental of goods or materials and may include a Postal Service, but does not include Wholesale, a Flea Market, or a Parlour, Adult Entertainment</p>	<p>Retail Establishment is not a defined term in the Official Plan. It is considered retail commercial in the Official Plan which is defined as</p> <p>Retail Commercial means an enterprise whose purpose is to sell a commodity to the end user.</p>	<p>Hamilton Retail Shall mean the sale or rental of goods or materials to the ultimate consumer which shall include but not be limited to Building or Contracting Supply Establishment, Building and Lumber Supply Establishment, Home Furnishing Retail Establishment, Home Improvement Supply Establishment, but shall not include a restaurant, farm implement dealership, the sale or rental of motor</p>	It is recommended that this term be modified to reflect zoning trends and distinguish a retail establishment from a wholesale establishment.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>vehicles and the sale of motor vehicle fuel or major recreational equipment.</p> <p>Welland Retail Establishment Means a premises in which goods, wares, merchandise, substances, articles or things are displayed, rented or sold directly to the public not including home furnishing retail establishments or building and lumber supply establishments or supermarkets or grocery stores.</p> <p>St. Catharines Retail Store: means a building or part thereof where goods, wares, and new or used merchandise is offered for sale to the public.</p> <p>Oakville Retail Store means a premises in which goods, wares, merchandise, substances, articles or things are displayed, rented, or sold directly to the public.</p> <p>Kitchener Retail – means the use of a premises where goods and/or materials are displayed, rented, or sold. Retail can include a pharmacy, food store, home improvement store, and convenience retail, but does not include large merchandise retail; building material and decorating supply establishment; garden centre, nursery, and/or landscaping supply; or retail of motor vehicles and major recreation equipment.</p> <p>Waterloo Retail Store means a BUILDING or part thereof in which goods are offered, displayed, and kept for sale or rent to the end consumer. Excludes: • MOTOR VEHICLE RETAILER with the exception of a MOTOR VEHICLE RETAIL STORE • CANNABIS DISPENSARIES • Lumber Yard</p>	
<p>Retirement Residential Facility means a Building containing Dwelling Units providing</p>	<p>Retirement Residential Facility is not defined in the Official Plan. It is a form of Special</p>	<p>Burlington Retirement Home</p>	<p>It is recommended that this term be modified to remove reference to Home for the Aged or</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>for accommodation primarily for retired persons, and where support and health services may be provided for persons requiring these services in a supervised setting and which may contain accessory personal service, retail and recreational uses for the residents, but does not include a Home for the Aged or Nursing Home</p>	<p>Needs Housing. Home for the Aged and Nursing Home are terms no longer used and should be replaced with Long-Term Care Home. Under the Retirement Homes there is a definition for a retirement home that states the units are “occupied primarily by persons who are 65 years of age or older”.</p> <p>There is also a potential connection to Senior Citizen which is defined in the Official Plan and means</p> <p>Senior Citizen means: any person 60 years of age or older.</p>	<p>A residential facility or part thereof which may be a rest home but does not include a nursing home, home for the aged, or group home, in which, for hire or gain, lodging is supplied in at least 10 retirement dwelling units. Means are supplied to the occupants in a common kitchen and dining facility and where other communal facilities, such as nursing care, may be provided. Accommodation shall be for the lodging of retired or elderly persons.</p> <p>Milton Dwelling, Retirement Means a building containing dwelling units where common facilities are provided for the preparation and consumption of food and where housekeeping services and onsite medical services are provided, as required. A retirement dwelling may contain accessory personal service shop, retail and recreational uses for the residents. A retirement dwelling is intended to be occupied by persons who are retired from the work force, or by reason of age or infirmity require the services provided in a semi-independent living environment, but who do not require the services and support provided in a Long-Term Care Facility.</p> <p>Oakville Retirement Home Means a building or part thereof designed exclusively to accommodate seniors or other special needs users with central kitchen and dining facilities, common indoor and outdoor amenity areas, consisting of either dwelling units or assisted living units or both.</p> <p>Ottawa Retirement Home Means a building or a part of a building containing rooming units or a combination of rooming and dwelling units, providing residence mostly to senior citizens who do not require assistance with daily living, and which may provide ancillary health, personal service, and recreational services to serve the residents of the home, and may have up to 25 percent of its gross floor area devoted to</p>	<p>Nursing Home to reflect current legislation and zoning trends.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		providing supervised or supportive in-house care for those who need assistance with daily living including on-going medical care, nursing care, counselling and social support services. Ottawa also defines Retirement Home Converted.	
Safe Access means unobstructed direct, or elevated access for pedestrians or vehicles in an area which may be covered by flood water at a regulatory storm level. The Grand River Conservation Authority has calculated this level to be: where the product of depth and velocity of flood water during a regulatory storm is less than or equal to 0.4m ² per second and the depth and velocity does not exceed 0.8 metres and 1.7 metres per second, respectively. (for the purposes of section 12 only)	N/A	N/A	It is recommended that this term be deleted as it is not longer required to be defined in a new zoning bylaw.
Satellite Antenna means a parabolic or spherical antenna which is Used to or designed to be Used to receive communication transmissions or other signals from satellites or other devices	Satellite Antenna is not a defined term in the Official Plan.	N/A	It is recommended that this term be deleted because the term is not necessary to define in a new zoning bylaw.
School means a school under the jurisdiction of a Board as defined in the <u>Education Act</u> , R.S.O. 1990, Chapter E.2, as amended from time to time or any successor thereof, and includes a private school, but does not include a Commercial School ;	School is not defined in the Official Plan. It is a type of neighborhood institutional use.	Kitchener School, Elementary Means the use of a premises for a provincially approved institution for academic instruction typically offered from kindergarten to grade eight including a public, private, or separate school, but does not include a commercial school. School, Secondary Means the use of premises for a provincially approved institution for academic instruction typically offered from grade nine to grade twelve including a public, private, or separate school, but does not include a commercial school. Oakville School, Private Means a premises, including outdoor areas, where academic instruction in a full range of the subjects of the elementary or secondary school courses of study is provided. School, Public Means a premises, including outdoor areas, where academic instruction in a full range of	It is recommended that this term be modified to reflect zoning trends.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>the subjects of the elementary or secondary school courses of study is provided under the jurisdiction of a school board established by the Province of Ontario.</p> <p>Waterloo Private School means a private elementary school and or private secondary school that is primarily funded by private organizations and private individuals, but operates in accordance with the requirements under the Education Act, R.S.O. 1990, c.E.2 as amended. Excludes COMMERCIAL SCHOOL. Public School means a public elementary school and or public secondary school that is primarily funded by the Province of Ontario and operates under the jurisdiction of a District School Board pursuant to the Education Act, R.S.O. 1990, c.E.2 as amended. May include adult education and skills development by the District School Board. District School Board includes the Waterloo Region District School Board and the Waterloo Catholic District School Board.</p>	
<p>School, Post Secondary means an institution for education or instruction s defined in the Ministry of Colleges and Universities Act, including a University and Community College.</p>	<p>School, Post Secondary is not defined in the Official Plan. It is an institutional use.</p>	<p>Kitchener – School, Post-Secondary means the use of a premises for educational purposes by a degree, diploma, or certificate granting college or university under Provincial legislation, but does not include a Commercial School Oakville – School, Post-Secondary means a public university or college of applied arts and technology, and may include commercial uses as accessory uses. Waterloo – University/College means a post-secondary educational institution comprised of one or more of the following: - university or college academic uses, BUILDINGS, STRUCTURES – university or college administrative uses, BUILDINGS, STRUCTURES – university or college research uses, BUILDINGS, STRUCTURES – university or college residential uses, BUILDINGS, STRUCTURES – university or college recreational uses, BUILDINGS, STRUCTURES</p>	<p>It is recommended that this term be modified to reflect zoning trends.</p>
<p>Setback means the minimum horizontal distance from a Street Line at which a</p>	<p>N/A</p>	<p>Waterloo Does not define setback but uses the term when referring to the distance from a lot line</p>	<p>It is recommended that this term be retained and that setbacks be used when referencing</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Building or Structure may be located on a Lot</p>		<p>to a building (e.g. rear yard setback minimum)</p> <p>Cambridge Does not define setback. Uses the term for distances from the lot line to certain things (like garages). Does not use it to mean the distance from a lot line to a building. This is referred to as a required yard (e.g. minimum required rear yard)</p> <p>Kitchener Setback – means the minimum regulated distance measured at right angles between a lot line and the nearest part of any above grade building or structure.</p> <p>St. Catharines Setback: means the distance from a building or structure to a lot line.</p> <p>Oakville Does not define nor use the term setback within the ZBL.</p>	<p>the distance from a lot line to a building rather than “required yard”.</p>
<p>Service Establishment means a Place providing services related to the grooming of persons (such as a barber or salon), a Place providing the cleaning, maintenance or repair of personal articles and accessories (such as dry cleaning and laundering), small appliances or electronics, or a Place providing services related to the maintenance of a residence or business (such as a private mail box, photocopying, courier or custodial services), but does not include a: Parlour, Adult Entertainment; Small Motor Equipment Sales; Storage Facility; Tradesperson’s Shop; Warehouse; and Wholesale</p>	<p>N/A</p>	<p>N/A</p>	<p>It is recommended that this term be retained as service establishment uses will be permitted in a new zoning bylaw.</p>
<p>Small Motor Equipment Sales means a Place Used for the retail sale, assembly and servicing of small motorized equipment including lawn mowers, snow blowers, rototillers, generators, pumps, outboard motors and related parts and accessories</p>	<p>Small Motor Equipment Sales not a defined term in the Official Plan.</p>	<p>Kitchener Repair Operation, Heavy – means the use of a premises for the servicing or repairing of mechanical equipment including furnace or oil burners; water and air coolers; domestic water heaters; fixtures and equipment and any other like articles; heavy and light construction equipment; industrial and agricultural equipment; and lawn care</p>	<p>It is recommended that this term be deleted as this use is not recommended to be permitted in a new zoning bylaw. It will be considered a repair shop.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>equipment. Heavy repair operation shall not include a light repair operation, major equipment supply and service, or automotive detailing and repair operation.</p> <p>Welland Light Equipment/ Machinery Sales, Rental and Service Establishment Means a building, or part thereof where residential, industrial and commercial machinery and equipment is kept for sale, rental and/or service to the general public. Said machinery and equipment includes air compressors and related tools and accessories, augers, automotive tools, cleaning equipment, concrete and masonry tools, hydraulic equipment, lawn and garden tools, moving equipment, painting and decorating equipment, plumbing tools, and power tools.</p> <p>Hamilton Equipment and Machinery Sales, Shall mean the use of land, building or Rental and Service Establishment structure, or part thereof, for the display, sale, lease, rental or repair of commercial, industrial, farm or agricultural equipment and machinery and which may include facilities for the storage and sale of parts accessory to such equipment and machinery, together with the repair, painting and service of such equipment and machinery.</p>	
<p>Social Service Establishment means a Place in which clerical, administrative, consulting, counselling and recreation functions for a non-profit social service agency are conducted, but does not include facilities in which overnight accommodation is provided or any other type of Office</p>	<p>Social Service Establishment is not defined in the Official Plan.</p>	<p>Kitchener – means the use of a premises by a non-profit organization or a registered charity to provide goods or services on-site for the betterment of the community. A social service establishment shall not include facilities for overnight accommodation.</p> <p>Oakville – Food Bank</p> <p>Waterloo – Institution means a not-for-profit organization or foundation devoted to a public, educational, health, social welfare, or charitable cause or program. Includes a public hospital, library, community centre, and GOVERNMENT USE. Excludes a residence, DWELLING UNITS, SPIRITUAL USE, MEDICAL</p>	<p>It is recommended that this term be retained as social service establishment uses will be permitted in a new zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		CLINIC, PUBLIC SCHOOL, PRIVATE SCHOOL, EDUCATIONAL INSTITUTION, UNIVERSITY, and COLLEGE	
Stepback means a portion of a Building that is horizontally recessed from the Building face in accordance with the requirements of this By-law	N/A	N/A	It is recommended that this term be retained as there will be stepback rules recommended to be included in a new zoning bylaw.
Storage Facility means a Place where, for a fee, articles, goods or materials are stored, but does not include a Warehouse	Storage Facility is not a defined term in the Official Plan.	<p>Hamilton 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 may include a Mini Storage Facility but shall not include a Waste Management Facility, Salvage Yard or Towing Establishment.</p> <p>Welland Warehouse Facility Means a building or structure, or part thereof, used for the bulk storage or distribution of goods and equipment to industrial, commercial or institutional business users or other wholesalers, but shall not include the retailing of goods to the general public. A warehouse including selfstorage units and mini-warehouses but shall not include a waste management facility, salvage yard or towing establishment.</p> <p>Oakville Commercial Self Storage means a premises consisting of individual, self-contained units that are leased or owned for storage purposes, excluding waste.</p> <p>Kitchener Warehouse – means the use of a building for the storage and/or distribution of goods and can include self-storage warehouses, and facilities for wholesaling of goods otherwise stored or manufactured within the building, but shall not include a truck transport terminal.</p>	It is recommended that this term be retained as storage facility uses will be permitted in a new zoning bylaw.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>Waterloo Warehouse means a BUILDING or part thereof used: a.) for the storage of goods for compensation; or, b.) for the storage of goods which will be sold elsewhere or transported to another location for sale or consumption. A WAREHOUSE includes self-storage establishments.</p>	
<p>Storey means that portion of a Building, other than a cellar, which is situated between the surface of any floor and the surface of the floor next above and, if there is no floor above, that portion between the surface of such floor and the ceiling above</p>	<p>Storey is not a defined term in the Official Plan.</p>	<p>Cambridge The portion of a building: (a) That is situated between the top of any floor and the top of the floor next above it, or, (b) That is situated between the top of the floor and the ceiling above the floor, if there is no floor above it.</p> <p>Kitchener Means the portion of a building or structure that is situated between the top of any floor and the top of the floor next above it; or if there is no floor above it, that portion between the top of the floor and the ceiling above it. A habitable or finished attic, or an uninhabitable or unfinished attic with an interior height greater than 1.8 metres, is a storey.</p> <p>Oakville Means the portion of a building not including mezzanines that is: a) situated between the top of any floor and the top of the floor next above it; or, b) situated between the top of the floor and the ceiling above the floor, if there is no floor above it.</p> <p>St. Catharines Means the portion of a building situated between the top of any floor and the ceiling above it, or the top of the floor above it but does not include a basement.</p> <p>Waterloo Means that portion of a BUILDING between any floor and the roof or ceiling next above such floor, provided that any portion of a BUILDING partly below GRADE shall be deemed a STOREY if its ceiling height is one-point-eight metres (1.8 m) above the average adjacent GRADE.</p>	<p>It is recommended that this term be retained and modified to align with zoning trends and the Ontario Building Code.</p>
<p>Half Storey means a finished floor area within a roof space where the roof joists/rafters are directly supported by the floor system. When</p>	<p>Half storey is not a defined term in the Official Plan.</p>	<p>Oakville defines Storey, First and Storey, One and One-half.</p>	<p>It is recommended that this term be retained and modified to align with zoning trends and the Ontario Building Code.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
gables and/or dormers are incorporated, they shall not exceed 50% of the perimeter wall area of the storey directly below the half storey		Other comparators do not define term.	
Stormwater Management Facility	<p>Stormwater Management Facility is not a defined term in the Official Plan.</p> <p>Water and Wastewater Treatment Facilities is a permitted use in the Major Utilities designation.</p> <p>It is a type of Infrastructure which is defined in the Official Plan and means: Physical structures and services (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, stormwater management facilities, septage treatment systems, waste management systems, electrical power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, and oil and gas pipelines and associated facilities.</p>	<p>Kitchener – means the use of a premises where structures control and manage the quantity and quality of stormwater runoff.</p> <p>Oakville – means an end-of-pipe, managed detention or retention basin, which may include a permanent pool, designed to temporarily store and treat collected stormwater runoff and release it at a controlled rate or direct it for an intended reuse.</p>	It is recommended that this term be included and defined in a new zoning bylaw. It is recommended to be a permitted use in a new stormwater management zone.
Street includes a common and public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle or any part of which is intended for or used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof	Street is not a defined term in the Official Plan. This term is necessary to assist with regulations and setbacks. The term “street” is used in the definition.	<p>Cambridge Street or highway: a roadway owned by a public authority and for the purposes of this By-law does not include a private street or lane. Street, private: a private right-of-way that is used by motor vehicles but is not owned by the City or any other public authority.</p> <p>Kitchener Means a public highway greater than 12.19 metres in width, as defined under the Highway Traffic Act or the Municipal Act, which provides access to an abutting lot; and which is dedicated, assumed, and/or maintained by and under the jurisdiction of the City, Region or Province. For the purposes of this By-law, a street does not include a lane or any private street.</p> <p>Oakville defines Road: means a public road or private road. Waterloo Means: a) a public HIGHWAY having a minimum width of twelve metres (12m) which affords a principal means of access to</p>	It is recommended that this term be retained and updated to reflect zoning trends.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		abutting LOTS; b) a COMMON ELEMENT ROAD contained within a plan of condominium.	
Street Line means a lot line dividing a lot from a Street and is the limit of the Street allowance	Street Line is not a defined term in the Official Plan.	Cambridge Streetline: the lot line that separates a lot from a street or highway Kitchener Means the lot line abutting a street Waterloo Means the LOT LINE separating the LOT from the STREET.	It is recommended that this term be retained.
Structure means anything constructed or built permanently or temporarily and which is fixed to or resting on or in the ground, but does not include a sign, advertising device, retaining wall, Fence , curb, planter, statue, sculpture, play equipment, birdbath, pole, pillar, antenna, garbage container and outdoor swimming pool/hot tub	Structure is not a defined term in the Official Plan. This term is necessary.	Cambridge Anything that is erected, built or constructed of parts joined together and attached or fixed permanently to the ground or any other structure. For the purpose of this By-law, a fence, a light standard, transformers, and a sign are deemed to not be structures. For the purpose of setback calculations, natural gas or electricity meters and air conditioning units, dog houses, antennas, freestanding mail boxes, driveway entrance features statues, storage lockers under 1 metre high, pool pumps and filters not inside accessory buildings, flag poles, free standing trellises, shopping cart enclosures, waste receptacles, pr bus shelters, composters, planters, and barbeques are not considered structures for the determination of setbacks. Kitchener Means anything constructed or erected, the use of which requires location on or in the ground, or attached to something having location on or in the ground, but excluding an underground servicing facility. Oakville Means anything that is erected, built, or constructed of parts joined together. St. Catharines Means anything constructed or erected having a fixed point on or in the ground or attached to building or structure having a fixed point on or in the ground. Waterloo Means any erection, permanent or temporary, fixed to or supported by the soil. Excludes signs, flag poles, fences, retaining walls,	It is recommended that this term be retained and updated to reflect the Ontario Building Code.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		electrical authority hydro transformers, telecommunication utility pedestals, municipal hydrants, gasoline pump islands, and light standards.	
<p>Tavern means a Place Used or designed to be Used for the gathering of persons in which Liquor is offered for sale or sold and includes a bar, nightclub and the like and includes a Restaurant in which Liquor is offered for sale or sold beyond 12:01 a.m.</p>	N/A	N/A	It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw. A tavern will be considered a nightclub in a new zoning bylaw.
<p>Taxi Establishment means a Place Used as a dispatch office for taxis and includes the area Used for the parking of taxis when not engaged in transporting persons or goods</p>	Taxi Establishment is not a defined term in the Official Plan.	<p>Kitchener Transportation Depot – means the use of a premises for the dispatching of commercial vehicles and motor vehicles transporting goods or passengers, and the parking and servicing of such commercial vehicles and motor vehicles when not in service.</p> <p>Oakville Taxi Dispatch means a premises where taxis or limousine taxis are dispatched from and where such vehicles may be parked or stored for short periods of time while waiting for calls.</p> <p>St. Catharines Transportation Depot: means any premises where large motor vehicles, buses, or taxis are parked and may include dispatching and administrative offices and vehicle servicing.</p> <p>Hamilton Transportation Depot Shall mean the use of land where commercial motor vehicles pick up and discharge farepaying passengers or dispatch vehicles for such purpose.</p>	It is recommended that this term be retained as taxi establishment remains a permitted use and to reflect zoning trends.
<p>Tourist Home means a Single Detached, Semi-Detached or Duplex residential</p>	Tourist Home is not a defined term in the Official Plan.	N/A	It is recommended that this term be deleted to reflect zoning trends. The term is no longer

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Building in which the owner resides and in which is provided, for gain, 4 or 5 rooms of the Building for overnight accommodation to the travelling public, but does not include a Restaurant, Hotel, Bed and Breakfast establishment, Lodging House, Nursing Home, or any other home licensed, approved or supervised under any general or special Act</p>			<p>needed as a tourist home is considered a hotel.</p>
<p>Towing Establishment means a place to which disabled or impounded Vehicles or mobile equipment are taken or towed and stored temporarily until reclaimed but does not include a vehicle salvage yard or wrecking establishment</p>	<p>Towing Establishment is not a defined term in the Official Plan.</p>	<p>Milton Towing Yard means a premises used for the impounding and/or storage of recovered motor vehicles which are damaged, disable, wrecked or abandoned and may include an office for administration and dispatch centre, but does not include a Transportation Terminal, Salvage Yard, Motor Vehicle Body Shop, Motor Vehicle Repair Garage, or Motor Vehicle Service Station. St. Catharines and Waterloo do not define the use.</p>	<p>It is recommended that this term be deleted as a towing establishment is not recommended to be a use in a new zoning bylaw.</p>
<p>Trade and Conventions Facilities means a building, or part thereof, which is not a hotel, and in which facilities are provided for a lecture auditorium or meeting room facility for the exclusive use of conference or convention participants</p>	<p>Trade and Conventions Facilities is not a defined term in the Official Plan. Convention facilities are a permitted use in the Corporate Business Park designation and in the Institutional/Research Park designation in the vicinity of Stone Road and Gordon Street intersection.</p>	<p>Milton Convention Centre Means a premises having facilities for meetings, seminars, workshops and other similar activities and may include dining facilities to serve participants but does not include sleeping accommodation. St. Catharines and Waterloo do not define term.</p>	<p>It is recommended that this term be added as a trade and conventions facility is recommended to be a permitted use in a new zoning bylaw.</p>
<p>Tradesperson's Shop means a <i>Place</i> in which is provided to the public a non-personal service or trade including a plumber's shop, painter's shop, carpenter's shop, electrician shop, contractor's shop or other the like which provide an installation service, but does not include a <i>Personal Service Establishment, Contractor's Yard, Vehicle Establishment, Retail Establishment, or Print Shop</i></p>	<p>Tradesperson's Shop is not a defined term in the Official Plan.</p>	<p>Milton Service and Repair Shop means a premises used for the servicing or repairing of articles, goods or materials and may include small engine repair including the servicing and repairing of snowmobiles, all-terrain vehicles, motorcycles, lawn and garden equipment, and heating, ventilation and air conditioning systems, and motor vehicle audio equipment, but does not include a Motor Vehicle Service Station. St. Catharines Industry, Light means premises used for: a) the manufacture, processing, assembly, or packaging of finished parts or products from previously prepared materials; b) the repair or servicing of products. c) building supply storage and wholesale d) warehouse and</p>	<p>It is recommended that this term be modified to reflect zoning trends.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>storage Light Industry does not include obnoxious, dangerous or offensive trades.</p> <p>Waterloo Custom Service Shop means any premises or part thereof ... that stores, produces, assembles, and or services (repairs) goods to consumer specifications....</p> <p>Kitchener Tradesperson or Contractor's Establishment means the use of a premises where manual or mechanical skills are housed to design, build, install, maintain, or repair goods, equipment, or real property and where such services are conducted on or off-site.</p>	
<p>Transparent Window means any window that is not tinted and which provides clear visibility from the outside to the interior of the Building</p>	N/A	N/A	It is recommended that this term be retained as it is used for rules in the downtown zone.
<p>Transportation Depot means a Place Used for the dispatch, storage or maintenance of Vehicles, but does not include a Vehicle Service Station, a Vehicle Sales Establishment or a Taxi Establishment</p>	Transportation Depot is not a defined term in the Official Plan. Not permitted in Employment or Corporate Business Park zones.	N/A	It is recommended that this term be modified to update the definition to ensure that there is clarity between a transportation depot use and a transit terminal use and a trucking operation use.
<p>Transportation Terminal means a Place where buses or trains are boarded or disembarked by fare-paying passengers, but does not include a bus stop</p>	N/A	N/A	It is recommended that this term be updated to transit terminal and permitted in the downtown zones.
<p>Trucking Operation means a Place where trucks, trailers or containers are loaded or unloaded, stored or parked for remuneration or from which trucks or containers are dispatched as common carriers or where goods are stored temporarily for further shipment or where buses and other fleet Vehicles are stored or parked, but does not include a Transportation Depot</p>	Trucking Operation is not a defined term in the Official Plan.	<p>Kitchener Truck Transport Terminal Means the use of a premises for the storage of commercial vehicles for the purpose of dispatching as common carriers, or where goods and materials are temporarily stored in bulk quantities at a transfer point for further shipment, and shall include the rental or leasing of trucks, and a courier distribution facility.</p> <p>Milton Transportation Terminal Means a building, structure or part thereof, where trucks, trailers, or transports are dispatched for hire as common carriers or where freight handling facilities, such as pick-up, delivery and transitory storage of goods incidental to motor freight shipment, is provided, and may include an office building</p>	It is recommended that this term be retained as trucking operation will be a permitted use in the new zoning bylaw.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>accessory to the transportation terminal use and facilities for the service and repair and washing of the trucks, trailers or transports.</p> <p>St. Catharines Transportation Depot: means any premises where large motor vehicles, buses, or taxis are parked and may include dispatching and administrative offices and vehicle servicing.</p> <p>Waterloo Truck Depot Means a commercial establishment which provides transportation services for goods and or passengers using vehicles with a maximum capacity greater than one (1) tonne.</p>	
<p>Use includes "Used" and "Using" having corresponding meanings and means the arrangement of, design of or the intended Use or actual Use of any Place</p>	<p>N/A</p>	<p>Kitchener – means: a) as a noun, the purpose for which any premises is arranged, designed, or intended to be used, occupied, or maintained. B) as a verb, anything done or permitted by the owner or occupant, of any land, building, or structure directly or indirectly or by or through any trustee, tenant, servant, or agent of such owner or occupant, for the purpose of making use of the said land, building, or structure. Also defines Institutional, Low Density Residential, Noxious, Public and Residential Use separately.</p> <p>Oakville – defines term as a noun and verb similar to Kitchener.</p> <p>Waterloo – means the purpose for which a LOT, BUILDING, STRUCTURE, or any combination thereof, is designed, arranged, intended, occupied, utilized, or maintained, and "used" shall have a corresponding meaning.</p>	<p>It is recommended that this term be retained as it is necessary to define in a zoning bylaw.</p>
<p>Vehicle means an automobile, truck or any other Vehicle, including motorized construction equipment or farm equipment, motor home, motorcycle, snowmobile, boat, recreational vehicle, a trailer or farm implement or any other device which is capable of being driven, propelled or drawn by any kind of power, but does not include a bicycle or any other device powered solely by means of human effort</p>	<p>N/A</p>	<p>Kitchener – provides separate definitions for commercial, discarded motor, electric and motor vehicle. Other municipalities do not define the term</p>	<p>It is recommended that this term be retained as several vehicle uses are recommended to be permitted in a new zoning bylaw and it will provide clarity.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
Commercial Vehicle means any Vehicle on which is displayed commercial lettering or commercial licence plates and includes construction equipment which is designed to be towed	N/A	Kitchener – means any motor vehicle having permanently or temporarily attached thereto a truck box, or any other form of delivery body, and shall include tow trucks; tilt/n/load trucks; buses exceeding 7 metres in length and/or 4,000 kilograms in gross vehicle weight; tractor trailers or semi-trailers and any component thereof; or other like or similar vehicle, but shall not include major recreational equipment, or industrial equipment	It is recommended that this term be retained as there are rules about where commercial vehicles are permitted in zoning.
Recreational Vehicle means a Vehicle which is used for temporary recreational travel or accommodation and includes a motor home, camper trailer, converted bus or the like	Recreation Vehicle is not a defined term in the Official Plan.	N/A	It is recommended that this term be retained as there are rules about where recreational vehicles are permitted in zoning.
University of Guelph	N/A	N/A	It is recommended that this term be added to reflect it as a permitted use. The definition of the term should refer to school, post secondary and the University of Guelph Act.
Vehicle Body Shop means a Place where the body of Vehicles are repaired or body work is conducted and includes the painting of Vehicles	Vehicle Body Shop is not a defined term in the Official Plan.	N/A	It is recommended that this term be retained as vehicle body shop uses will be permitted in a new zoning bylaw.
Vehicle Establishment includes a Vehicle Body Shop, Vehicle Gas Bar, Vehicle Parts Establishment, Vehicle Sales Establishment, Vehicle Service Station and a Vehicle Specialty Repair Shop	Vehicle Establishment is not a defined term in the Official Plan.	N/A	It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw.
Vehicle Gas Bar means a Place where a Vehicle fuel pump is located and may include the sale of oils and fluids associated with the operation of a Vehicle , but does not include any other Vehicle Establishment	Vehicle Gas Bar is not a defined term in the Official Plan.	N/A	It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw.
Vehicle Parts Establishment means a Place where retail and Wholesale sales occur of equipment and parts used to repair, service or customize Vehicles , but does not include any other Vehicle Establishment	Vehicle Parts Establishment is not a defined term in the Official Plan.	N/A	It is recommended that this term be deleted because this use is not recommended to be a use within a new zoning bylaw. It is recommended that a vehicle parts establishment be considered a vehicle repair establishment
Vehicle Rental Establishment means a place where Vehicles are stored and rented to the public, but shall not include Commercial Vehicles , farm equipment, Recreational Vehicle , trailer, snowmobile, motorized boat or a Vehicle Sales Establishment	Added by Downtown Zoning By-law Amendment.	N/A	It is recommended that this term be retained as vehicle rental establishment uses will be permitted in a new zoning bylaw.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Vehicle Repair Shop means a place where the general repair or service of Vehicles is conducted</p>	<p>Vehicle Repair Shop is not a defined term in the Official Plan. It is a permitted repair and servicing operation in Industrial designation.</p>	<p>Waterloo Automobile Service Centre means a premises or part thereof used for the servicing, maintenance, and repair of motor vehicles. Excludes AUTOMOBILE GAS STATION and CAR WASH.</p> <p>Kitchener Repair Operation, Automotive Detailing and – means the use of a premises for the servicing, repair, or detailing of motor vehicles, but shall not include the retail of motor vehicles</p> <p>Oakville Motor Vehicle Body Shop means a premises where painting, structural changes, or repairs are made to motor vehicle bodies, including exteriors and undercarriages, and includes the temporary parking of motor vehicles in the process of repair.</p> <p>Motor Vehicle Repair Facility means a premises equipped with facilities for the service, maintenance and repair of motor vehicles, and includes the temporary parking of motor vehicles in the process of repair, but does not include a motor vehicle body shop.</p> <p>Welland Motor Vehicle Body Shop Means a premises used as a motor vehicle repair establishment, including the painting and repairing of bodies and fenders</p> <p>Motor Vehicle Repair Establishment Means a premises for the service, maintenance and repair of motor vehicles, and may include the accessory retail sale of automotive parts and accessories and motor vehicle sales, lease and/or rental, but does not include a motor vehicle body shop.</p> <p>Hamilton Motor Vehicle Service Station Shall mean an establishment used for the sale of fuel, automotive accessories and/or convenience</p>	<p>It is recommended that this term be modified to be named Vehicle Repair Establishment.</p>

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		<p>goods, the repair or replacement of parts in a motor vehicle and shall include but not be limited to the repair or replacement of mufflers, exhaust systems, shock absorbers, transmissions, gears, brakes, clutch assemblies, steering systems, tires, wheels, windshields, windows and other mechanical electrical parts or systems, the installation of undercoating, engine tuning, lubrication and engine conversion or replacement but shall not include a Motor Vehicle Collision Repair Establishment, Motor Vehicle Sales and Service Establishment, or a Motor Vehicle Wrecking Establishment.</p> <p>Motor Vehicle Collision Repair Establishment Shall mean the use of land, building or part thereof, for the repair of damage to a motor vehicle caused by collision, accident, corrosion or age, and which may also include the reconstruction of motor vehicles, the painting or repainting of motor vehicles the rebuilding or conversion of automotive engines or engine parts and which may also include an accessory Towing Establishment, but shall not include a Motor Vehicle Gas Bar, Motor Vehicle Service Station, Motor Vehicle Washing Establishment or Motor Vehicle Wrecking Establishment.</p> <p>St. Catharines Motor Vehicle Repair Garage: means a premises where mechanical repairs on motor vehicles and/or boats including routine maintenance, painting and body repairs are performed and may include a motor vehicle gas station.</p>	
<p>Vehicle Sales Establishment means a <i>Place</i> where new or used Vehicles are leased, rented, displayed for sale or sold and includes any other Vehicle Establishment, excluding a Vehicle Gas Bar</p>	<p>Vehicle Sales Establishment is not a defined term in the Official Plan. It is a type of Service Commercial use.</p>	<p>St. Catharines Motor Vehicle Sales/Rental Service Centre means premises where new and used vehicles and/or boats are kept for sale, lease or rent and may include a motor vehicle repair garage</p> <p>Hamilton Motor Vehicle Dealership Shall mean a use within a building or structure, or part thereof,</p>	<p>It is recommended that this term be retained as vehicle sales establishment uses will be permitted in a new zoning bylaw.</p>

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		<p>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</p> <p>Oakville Motor Vehicle Dealership means a premises used for selling or leasing of motor vehicles, including the outside display and sales of inventory motor vehicles on the same lot</p> <p>Welland Motor Vehicle Dealership Means a premises used for the sale and/or rental of motor vehicles and/or major recreational vehicles and may include, as accessory uses, a motor vehicle service station and motor vehicle body shop.</p>	
<p>Vehicle Service Station means a <i>Place</i> where the general repair or service of Vehicles is conducted including oiling, greasing, washing, ignition adjustments, tire inflation, and the like and where the sale of Vehicle parts and fluids occurs in relation to such repair or service and may include any other Vehicle Establishment other than a Vehicle Body Shop, a Vehicle Sales Establishment or a Vehicle Specialty Repair Shop</p>	<p>Vehicle Service Station is not a defined term in the Official Plan.</p>	<p>Hamilton Motor Vehicle Service Station Shall mean an establishment used for the sale of fuel, automotive accessories and/or convenience goods, the repair or replacement of parts in a motor vehicle and shall include but not be limited to the repair or replacement of mufflers, exhaust systems, shock absorbers, transmissions, gears, brakes, clutch assemblies, steering systems, tires, wheels, windshields, windows and other mechanical electrical parts or systems, the installation of undercoating, engine tuning, lubrication and engine conversion or replacement but shall not include a Motor Vehicle Collision Repair Establishment, Motor Vehicle Sales and Service Establishment, or a Motor Vehicle Wrecking Establishment.</p> <p>Waterloo Automobile Service Centre means a premises or part thereof used for the servicing, maintenance, and repair of motor vehicles. Excludes AUTOMOBILE GAS STATION and CAR WASH.</p>	<p>It is recommended that this term be modified to reflect zoning trends.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>Welland Motor Vehicle Service Station Means a premises where fuel (including but not limited to propane) for motor vehicles and/or other portable containers is kept and dispensed for sale, which may include the following accessory uses: retail store, restaurant, motor vehicle sales, lease and/or rental, but does not include a motor vehicle body shop or motor vehicle washing establishment</p> <p>St. Catharines Motor Vehicle Gas Station: means premises for the retail sale of gasoline, diesel fuel, lubricants and associated automotive fluids and may include a propane filling station.</p> <p>Oakville Motor Vehicle Service Station means a premises where fuel for motor vehicles is dispensed</p> <p>Kitchener Gas Station – means the use of a premises for the retail of automotive fuel and other auto-related products, but shall not include automotive detailing and repair operation</p>	
<p>Vehicle Specialty Repair Shop means a Place where specialized repair or service to Vehicles is conducted including transmission, muffler, tire, auto-glass, brake, rust-proofing or sound system repair and service, but does not include any other Vehicle Establishment</p>	<p>Vehicle Specialty Repair Shop is not a defined term in the Official Plan.</p>	<p>N/A</p>	<p>It is recommended that this term be deleted because this is not recommended to be a use within a new zoning bylaw. The use will be considered a vehicle repair establishment.</p>
<p>Veterinary Service means a Building, Structure or part thereof, where domesticated animals, excluding livestock, are given medical and/or surgical treatment, grooming or care by a veterinarian licenced by the Province of Ontario. Overnight boarding of animals shall be for medical reasons only.</p>	<p>Veterinary Service is not a term defined in the Official Plan.</p>	<p>Waterloo VETERINARY CLINIC means a veterinary facility predominantly for outpatient medical services for animals (consultation, diagnosis, examination and treatment of animals), which does not contain outdoor runs or outdoor boarding.</p> <p>VETERINARY HOSPITAL means a veterinary facility with both outpatient and inpatient medical services are provided to sick, ailing, infirm or injured animals. VETERINARY HOSPITALS may contain outdoor</p>	<p>It is recommended that this term be retained as veterinary service will be permitted in a new zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>runs, but shall not contain outdoor boarding. Inpatient services include short-term and long-term accommodations for recovery and treatment services.</p> <p><u>Kitchener</u> Veterinary Services – means the use of a premises for consultation, diagnosis, and treatment of animals, and related boarding and grooming.</p> <p><u>Oakville</u> Veterinary Clinic means a premises used by a veterinarian or group of veterinarians for the diagnosis, examination, and treatment of animals and includes the overnight care of animals supervised by a licensed veterinarian.</p> <p><u>Welland</u> Veterinary Clinic Means a premises used for the diagnosis, examination, treatment and overnight care of animals supervised by a licensed veterinarian, all within enclosed buildings and may include the dispensing and sale of associated medical products and other pet products and services, but does not include a kennel.</p> <p><u>Hamilton</u> Veterinary Service Shall mean a use within a wholly enclosed building or part thereof, where domestic animals or household pets are provided treatment by a veterinarian and may include temporary indoor accommodation related to treatment and/or recovery and pet grooming but shall not include a kennel.</p> <p>Veterinary Service – Farm Animal Shall mean an establishment where a veterinarian administers care for the cure, prevention and treatment of disease and injury to farm animals and that may also contain an animal enclosure for farm animals during the treatment period.</p>	

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<p>Video Rental Outlet means a Retail Establishment where video tapes and equipment are rented or sold or offered for rent or sale</p>	<p>Video Rental Outlet is not a term defined in the Official Plan. It is a type of Retail Establishment. It is considered retail commercial in the Official Plan which is defined as</p> <p>Retail Commercial means an enterprise whose purpose is to sell a commodity to the end user.</p>	<p>N/A</p>	<p>It is recommended that this term be deleted as it is not recommended to be a permitted use in a new zoning bylaw.</p>
<p>Warehouse means a Place Used for the storage, distribution or wholesaling of goods or materials, but does not include a Retail Establishment, Manufacturing or a Storage Facility</p>	<p>Warehouse is not a term defined in the Official Plan. It is a permitted use in Industrial, Corporate Business Park (if no outdoor storage) and Mixed Business designations.</p>	<p>Milton Warehouse/Distribution Centre Means a premises used for the storage and/or distribution of goods, wares, merchandise, substances, articles or things, within a building and may include a commercial storage facility or facilities for an accessory wholesale or retail outlet, but does not include a transportation terminal.</p> <p>Waterloo Means a BUILDING or part thereof used: a.) for the storage of goods for compensation; or, b.) for the storage of goods which will be sold elsewhere or transported to another location for sale or consumption. A WAREHOUSE includes self-storage establishments.</p>	<p>It is recommended that this term be retained as warehouse uses will be permitted in a new zoning bylaw.</p>
<p>Waste Management Facility</p>	<p>Waste Management Facility is not a defined term in the Official Plan.</p> <p>Facilities for waste reuse, recycling, reclamation, recovery, composting or anaerobic digestion is a permitted use in Major Utilities designation.</p> <p>It is a type of Infrastructure which is defined in the Official Plan and means: Physical structures and services (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, stormwater management facilities, septage treatment systems, waste management systems, electrical power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, and oil and gas pipelines and associated facilities.</p>	<p>Kitchener – means the use of a premises for the collection, sorting, and processing of waste material for land term disposal on-site or for transfer to another site and shall include a landfill, recycling facility, incinerator, composting facility, waste transfer station, or other similar uses, but shall not include a salvage or scrap yard.</p> <p>Oakville – Waste Processing Station means a facility within an enclosed building whose primary purpose is the sorting and processing of waste to create a new product or raw material on site.</p> <p>Waste Transfer Station means a facility within an enclosed building whose primary purpose is the collection and storage of waste or hazardous waste for shipment, and which may include limited sorting or preparation of that waste to facilitate its shipment for final disposal or to a waste processing station, but</p>	<p>It is recommended that this term be added to reflect it as a permitted use in the recommended new major utility zone that reflects direction in the Official Plan.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Water and Wastewater Treatment Facility</p>	<p>Municipal Sewage Services and Municipal Water are defined terms in the Official Plan.</p> <p>Municipal Sewage Services means: a sewage works within the meaning of Section 1 of the <i>Ontario Water Resources Act</i>, as amended from time to time, that is owned and operated by a municipality.</p> <p>Municipal Water means: A municipal drinking water system within the meaning of Section 2 of the <i>Safe Drinking Water Act</i>, as amended from time to time.</p> <p>It is a type of Infrastructure which is defined in the Official Plan and means: Physical structures and services (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, stormwater management facilities, septage treatment systems, waste management systems, electrical power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, and oil and gas pipelines and associated facilities.</p>	<p>does not include salvage yards or scrap metal yards.</p> <p>Kitchener – means the use of a premises for the collection, treatment, storage, and distribution of water or wastewater.</p>	<p>It is recommended that this term be added to reflect it as a permitted use in the recommended new major utility zone that reflects direction in the Official Plan.</p>
<p>Wetland means 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. For the purposes of this zoning bylaw, wetlands also include wetland complexes as defined by the Provincial Policy Statement on wetlands:</p> <ul style="list-style-type: none"> i. Locally Significant Wetland means the classification of a particular wetland according to the Evaluation Methodology used by the Ministry of Natural Resources and for the Guelph area, Classes 4 through 7 wetlands are considered locally significant; and ii. Provincially Significant Wetland means the classification of a particular wetland according to the evaluation methodology used by the Ministry of Natural Resources and for, the Guelph area, Classes 1, 2, 	<p>N/A</p>	<p>County of Brant Wetland means 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 and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet land used for agricultural purposes that no longer exhibit wetland characteristics shall not be considered wetlands for the purposes of this definition</p>	<p>It is recommended that this term be deleted as it is not necessary to define wetland as it is not recommended to be a separate zone in a new zoning bylaw.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
and 3 Wetlands are considered Provincially Significant (for the purposes of Section 13 only)			
Wholesale means selling of goods, wares or merchandise in bulk to a business	Wholesale is not a term defined in the Official Plan.	<p>Milton Wholesale Operations Means a premises used to sell merchandise to retailers, industrial, commercial, institutional, or professional business users, or to other wholesalers, or acting as agents of brokers and buying merchandise from, or selling merchandise to such individuals or companies but does not include a warehouse membership club.</p> <p>Waterloo Wholesaler means a commercial establishment that sells merchandise and commodities exclusively to retailers, and not to the end consumer. Excludes RETAIL STORE and WAREHOUSE MEMBERSHIP CLUB.</p>	It is recommended that this term be retained.
Wildlife Management Area means an area of land in which one or more species of animals are protected or given sanctuary	N/A	N/A	It is recommended that this term be deleted as it is no longer necessary to define in a new zoning bylaw.
Yard means that part of a Lot extending from a Lot Line into the Lot to the nearest foundation wall of a Main Building and measured at right angles to the Lot Line	N/A	<p>Kitchener Yard means any open area of a lot abutting a building</p> <p>Oakville Yard means any open, uncovered, unoccupied space appurtenant to a building. In determining yard measurement the minimum horizontal measurement between the applicable lot line and the nearest point of the building above and below grade shall be used unless otherwise specified by this By-law.</p> <p>Waterloo Yard means the unbuilt space on a LOT that extends from the façade (exterior wall) of a principal BUILDING to the nearest LOT LINE.</p> <p>Cambridge Yard: an open, uncovered space on a lot pertaining to a building and unoccupied by buildings or structures except as specifically permitted in this By-law. The four types of yards are defined below:</p>	It is recommended that this term be retained as it is necessary to understand what a yard is in a zoning bylaw.

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
<p>Front Yard means a Yard that extends across the full width of a Lot measured at right angles to the Front Lot Line and extends back to the nearest foundation wall of the Main Building facing the Street</p>	<p>N/A</p>	<p>Kitchener Front Yard means a yard that extends across the full width of a lot between the front lot line and the nearest point of the principal building.</p> <p>Oakville Yard, Front means a yard extending across the full width of the lot between the front lot line and any part of any building on the lot.</p> <p>St. Catharines Yard Front means that portion of a lot between the front lot line and the specified distance to where buildings or structures may be located, extending from interior side lot lines, or an exterior side lot line and an interior side lot line.</p> <p>Waterloo Front Yard means a YARD extending across the full width of a LOT between the façade (exterior wall) of the principal BUILDING or BUILDINGS and the FRONT LOT LINE. Jointly comprises part of the FLANKAGE YARD where such YARDS coincide.</p> <p>Cambridge Front yard: a yard extending across the full width of the lot between the front lot line and the nearest main walls of the main building or structure on the lot. In the case of a through lot, the front yard requirements of this By-law apply on each street or highway in accordance with the provisions of the zone or zones in which such lot is located.</p>	<p>Retain term and update to reflect zoning trends.</p>
<p>Rear Yard means a Yard that extends across the full width of a Lot measured at right angles to the Rear Lot Line from the nearest rear foundation wall of the Main Building and, in the case of a Corner Lot, a Yard extending from the Exterior Side Yard abutting a Street to the Side Lot Line</p>	<p>N/A</p>	<p>Kitchener Rear Yard means a yard that extends across the full width of a lot between the rear lot line and the nearest point of the principal building.</p> <p>Oakville Yard, Rear means a yard extending across the full width of the lot between the rear lot line and any part of any building on the lot.</p>	<p>Retain term and update to reflect zoning trends.</p>

Existing zoning bylaw definition	Official Plan definition or policy guidance	Zoning trend definition	Preliminary recommendation
		<p>St. Catharines – means that portion of a lot between the rear lot line and the specified distance to where buildings or structures may be located, extending between the interior side lot lines, or an exterior side lot line and an interior side lot line.</p> <p>Waterloo Rear Yard means a YARD extending across the full width of a LOT between the façade (exterior wall) of the principal BUILDING or BUILDINGS and the REAR LOT LINE. Jointly comprises part of the FLNKAGE YARD where such YARDS coincide. In the case of a triangular LOT, the REAR YARD shall be the YARD extending across the full width of a LOT between the façade (exterior wall) of the principal BUILDING or BUILDINGS and the apex of the triangle opposite the FRONT LOT LINE.</p> <p>Cambridge Rear yard: a yard extending across the full width of the lot between the rear lot line and the nearest main walls of the main building or structure on the lot.</p>	
<p>Side Yard means a <i>Yard</i> that extends from the Front Yard to the Rear Yard measured at right angles to the Side Lot Line</p>	N/A	<p>Oakville Yard, Side – means a flankage yard and an interior side yard</p> <p>Waterloo SIDE YARD means a YARD extending from the FRONT YARD to the REAR YARD, between the SIDE LOT LINE and the façade (exterior wall) of the principal BUILDING or BUILDINGS.</p> <p>Kitchener Yard, Side – means an exterior side yard and an interior side yard</p>	Retain term and update to reflect zoning trends.
<p>Interior Side Yard</p>	N/A	<p>Kitchener Yard, Interior Side – means a yard that extends from the front yard to the rear yard between the interior side lot line and the nearest point of the principal building.</p>	Retain term and update to reflect zoning trends.

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		<p>Oakville Yard, Interior Side – means a yard extending from the front yard to the rear yard between the interior side lot line and any part of any building on the lot.</p> <p>St. Catharines Yard, Interior Side means that portion of a lot between an interior side lot line and the specified distance to where buildings structures may be located extending from the front yard to the rear yard.</p> <p>Cambridge Interior side yard: a yard other than an exterior side yard that extends from the front yard to the rear yard between the interior side lot line and the main walls of the main building or structure on the lot.</p>	
<p>Exterior Side Yard means a Yard that extends from the Front Yard to the Rear Lot Line measured at right angles to the Side Lot Line abutting a Street Line</p>	<p>N/A</p>	<p>Kitchener Exterior Side Yard means a yard abutting a street that extends from the front yard to the rear yard from the exterior side lot line to the nearest point of the principal building.</p> <p>Oakville Yard, Flankage – means a side yard adjoining the road on a corner lot extending from the front yard to the rear yard between the flankage lot line and any part of any building on the lot.</p> <p>St. Catharines Yard, Exterior Side means that portion of a lot between the exterior side lot line and the specified distance to where buildings or structures may be located, extending from the front yard to the rear yard.</p> <p>Waterloo Flankage Yard – means a YARD extending across the full width of a LOT between the façade (exterior wall) of the principal BUILDING or BUILDINGS and the FLANKAGE LOT LINE. Jointly comprises part of the FRONT YARD and REAR YARD where such</p>	<p>Retain term and update to reflect zoning trends.</p>

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		<p>YARDS coincide with the FLANKAGE YARD as herein described.</p> <p>Cambridge Exterior side yard: the yard of a corner lot extending from the front yard to the rear yard between the exterior side lot line and the main walls of the principal building or structure on the lot.</p>	
<p>Zone means an area delineated on the Defined Area Zoning Map Schedules and established and designated by this By-law for one or more specific Uses and "Zoned" has a corresponding meaning</p>	<p>N/A</p>	<p>Cambridge A classification of land use shown on the Schedules of this By-law. Kitchener – means a designated area of land shown on the Zoning Grid Schedules contained in Appendix A of the By-law. Kitchener also defines Zone, Residential – means a RES zone herein, or any residential zone in Zoning By-law 85-1. Oakville – means a designated area of land use shown on the Zoning Maps of this By-law. Waterloo – Zone Boundary – means the boundary between two zone classifications.</p>	<p>It is recommended that this term be retained to reflect zoning trends.</p>