

## SECTION 3 DEFINITIONS

In this Zoning By-law, unless the context otherwise requires, the following definitions shall apply:

### A

**Abattoir** means buildings where livestock are temporarily held to be slaughtered or butchered and transported for further processing/packaging off-site but does not include a rendering operation.

**Accessory Building or Structure - Attached** means an attached building or structure which meets the definitions of attached, of which, the use is naturally or customarily incidental and subordinate to, and exclusively devoted to a principal use, building or structure, and located on the same lot therewith, and shall also include a carport and garage.

**Accessory Building or Structure - Detached** means a detached building or structure which does not meet the definition of attached, of which, the use is naturally or customarily incidental and subordinate to, and exclusively devoted to a principal use, building or structure, and located on the same lot therewith, and shall also mean and include a detached private garage or detached carport, but does not include children's play structures or patios or decks associated with a dwelling unit.

**Accessory Dwelling Unit (ADU)** means a separate, self-contained dwelling unit which is subordinate to and located within the principle dwelling unit and/or permitted accessory building located on the same lot.

**Accessory Use** means a use, building or structure that is customarily incidental to, subordinate to and exclusively devoted to the principal use, building and structure and which operates together with the principal use on the same lot. No accessory building shall be used for human habitation except as specifically permitted in this By-law (i.e., accessory dwelling unit).

**Adult Entertainment Parlour** means any premise or part thereof in which it is provided, in pursuance of a (a) trade, calling, business or occupation, goods or services appealing to or designed to appeal to the erotic or sexual appetites or inclinations; or (b) body rubs, including kneading, manipulating, rubbing, massaging, touching or stimulating sexually by any means of a person's body, are preformed, offered or solicited in the premise or part of the premises. This definition does not include premises or part thereof where massages are preformed, offered or solicited for the purpose of medical or therapeutic treatment – See Massage Therapist. "Adult Entertainment Parlour" shall not be an accessory use to any of the permitted uses allowed in this By-law.

**Advance Technology** means an establishment specializing in the research, development, and or creation of advanced technology products (software and or hardware), services, systems, processes, and or prototyping related to one or more of the following technology sectors: aerospace, artificial intelligence, biotechnology, computer engineering, computer science including software, data centre, electronic device, technology, energy technology, financial technology, information technology, medical technology, nanotechnology, photonics, quantum computing/technology, robotics, semiconductors and telecommunications. Advanced tech also includes software companies, open data companies, digital content companies, wireless technology companies, advanced technology hardware companies, cyber security companies, cloud computing companies, and 3D printing companies.

**Affordable Housing Development** means:

- a) In the case of ownership housing, the least expensive of:
  - i) Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
  - ii) Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the Regional market area;
- b) In the case of rental housing, the least expensive of:
  - i) A unit for which the rent does not exceed 30 percent of the gross annual household income for low and moderate income households; or
  - ii) A unit for which the rent is at or below the average market rent of a unit in the Regional market area.

For the purposes of this definition low and moderate income households mean, in the case of ownership housing, households with income in the lowest 60 percent of the income distribution for the Regional market area, or in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the Regional market area.

For the purpose of this definition Regional market area refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the Regional market area. However, where the Regional market area extends beyond these boundaries, then the Regional market area may be based on the larger market area. Where Regional market areas are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

**Agricultural Use** means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accessory accommodation for full-time farm labour relative to the size and nature of the primary agricultural use for the operation requiring additional employment.

**Agriculture-related Uses** – those farm-related commercial and farm-related industrial uses that are directly related to farm operations within the area. The use shall support agriculture, benefit from being in proximity to farm operations, and provide direct products and/or services to farm operations as the primary activity. Such uses may generally include abattoirs, grain drying and storage operations, feed mills, produce auctions or locally grown food and similar uses that provide a direct service to the farm community.

**Agri-Tourism** means an operational farm or any agricultural, floriculture, horticultural or agribusiness operation for the purpose of enjoyment, education, or active involvement in the activities of the farm or operation where the principle activity on the property remains agricultural related and where products used in the activity are produced on the property or are related to local farming practices. Such activities could include hay or corn maze, petting zoo, hay/sleigh rides, buggy or carriage rides, farm tours, and processing demonstrations.

**Airport Logistics Facility** means a warehouse or terminal building used for the storage, transportation, and distribution of a range of documents, packages, or products shipped via aircraft, either in passenger aircraft cargo holds or in cargo-only aircraft, including any associated processing, assembling, sorting, packaging, labelling activities.

**Airport Waste Processing Facility** means the use of land, building or structure, or part thereof, for the sorting and processing of airport waste and recyclable materials and for which a Certificate of Approval for such purpose under Part V of the Environmental Protection Act is required. An Airport Waste Processing Facility shall include but not be limited to: thermal treatment, blue box recyclable recovery facilities, open-air or in-vessel organics processing, wood waste recycling and/or a co-generation energy facility, but shall not include a Motor Vehicle Wrecking Establishment or a Salvage Yard.

**Airport Waste Transfer Facility** means the use of land, building or structure or part thereof, for the temporary storage and collection of airport waste and for which a Certificate of Approval for such purpose under Part V of the Environmental Protection Act is required. An Airport Waste Transfer Facility may also include limited sorting of such waste prior to its transport.

**Alter or Alteration**, (a) when used in reference to a building, structure, or part thereof, means a change any one or more of the internal or external dimensions of such building or to change the type of construction of the exterior walls or roof thereof, or a change from one type of occupancy to another or a structural alteration or change thereto; or (b) when used in reference to a lot, the word "alter" means a change in use, or a decrease/increase in the width, depth, or area thereof or to decrease or increase the width, depth, or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such lot with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of said lot, or otherwise.

**Amenity Area** means that area of the lot or block not occupied by buildings, parking and driveway areas which may include patios and landscaped areas on the site, swimming pools and other outdoor areas which can be used for recreational purposes, the area devoted to the private outdoor balconies and the floor area devoted to the indoor entertainment, social and/or recreational common rooms within a Residential Building – Apartment or Residential Building – Multiple or Residential Building – Mixed Use. The types of amenity areas include:

**Private Amenity Area** means an amenity area, excluding a walkway, play area or other communal area, which is accessory to and not in the enclosed portions of a dwelling unit, and is for the exclusive use and only accessible by occupants of the dwelling unit.

**Common Amenity Area** means an amenity area which is accessible to and available for the use and enjoyment of the residents and guests of a residential development in common.

**Animal Control By-law** means the Township’s Animal Control By-law as approved and in effect.

**Antique Store** means any portion of a building used for the sale of any old and authentic objects of personal property which were made, fabricated or manufactured sixty or more years earlier and which have a unique appeal and enhanced value mainly because of their age, and, in addition, may include the sale of any article of personal property which was made, fabricated or manufactured twenty or more years earlier and because of public demand has attained value in a recognized commercial market which is in excess of its original value.

**Apartment Building** - see “Residential Building - Apartment”.

**Apparel and Accessories** means an establishment engaged in the merchandising of one or more of clothing, shoes and personal accessories.

**Appliance Store** means an establishment specializing in appliances normally for uses within a residence and without limiting the generality of the foregoing may include refrigerators, freezers, stoves, microwave ovens, washers, dryers, humidifiers, de-humidifiers, vacuum cleaners, sewing machines and accessories thereto which may include the servicing and repairing of such merchandise.

**Arboretum** means a building and/or premise where trees, shrubs, and herbaceous plants are cultivated and displayed primarily for scientific and educational purposes.

**Art Gallery** means a building, place, or area where paintings, sculptures, or other works of art or cultural representation are exhibited or sold.

**Artisan Studio or Maker Space** means an establishment used for the study of an art such as dancing, singing, acting, or modelling or the workplace and retail shop of an artisan (e.g., painter, sculptor, or photographer) or an establishment used for the making and transmission of small scale motion pictures, radio or television programs but does not include a movie theatre.

**Assembly Hall** shall mean a building, or part of a building, used for the gathering of persons for a common purpose and may include the consumption of food or drink.

**Assembly or Processing (Industrial)** means an industrial production operation that requires specialized machinery, equipment and or expertise to substantially put together (build) a finished good from individual components or parts, primarily on a large scale by hand or machinery. The assembly or installation of minor components, small parts, or accessories that require minimal expertise or equipment or which are incidental to a finished good that is to be sold on-site shall not be considered an industrial assembly operation. An industrial assembly operation may include an ancillary office to administer the industrial assembly use.

**Attic** means the space between the roof and the ceiling of the top storey, or between a dwarf wall and a sloping roof. Any floor area with an average clearance less than 1.95 metres between the floor and ceiling shall be considered as attic space.

**Attached (for the purpose of residential additions)** means a building accessory to a residence that is partially or fully enclosed by walls, covered by a roof, and shares a solid common wall with the residence from the base of the foundation to the roof line and the said common wall shall have a horizontal distance of not less than thirty per cent (30%) of the horizontal depth of the residential building.

**Auction Centre** means a building, structure or lands used for the temporary storage of goods and materials, which are sold on the premise for public auction, and for the sale of the said goods and materials for public auction on an occasional basis but does not include a retail or wholesale establishment.

**Auditorium** shall mean a building or structure, or part thereof used for athletic, civic, education, political, religious, or social events.

**Automobile Body Repair and Painting Shop** mean a building or place where exterior repairs, body work and painting of motor vehicles are carried on but does not include an automotive sales establishment or service station or a wrecking yard as defined herein.

**Automobile Parts and Accessories Supplier** mean a business engaged in the sale of vehicle parts, accessories, tools, and equipment used to repair, service or customize vehicles, but does not include any other automobile use defined herein.

**Automobile Sales and Service** mean a building or place used for the display, sale and/or rental/lease of new or used motor vehicles and may include the servicing and repairing of a vehicle as per an Automobile Service Station, cleaning, polishing, the sale of accessories and related products, the leasing or renting of motor vehicles, but does not include auto body repair or painting.

**Automobile Service Station** means a building or place where automotive fuel is kept for sale and where the service, maintenance or mechanical repair of motor vehicles may be provided, including oiling, greasing, ignition adjustments, tire inflation and includes related services such as transmission, muffler, tire, auto-glass, brake, rustproofing or sound system repair and installation, but does not include public garage, body shop, painting and wrecking establishment. The washing of vehicles may be conducted within a service station building as a use accessory to the main use.

**Automotive Gas Bar** means a building or place where automotive fuel and lubricants are kept for sale but where no other service of an automobile service station or public garage is provided.

**Automotive Sales Lot** means a lot where motor vehicles are stored or displayed for the purpose of sale, lease, or rental but does not provide any servicing or repair component of the vehicles as part of the operation.

**Automotive Washing Establishment** means a building, structure or facility that is designed, intended, or used exclusively for the washing, cleaning, detailing or waxing of motor vehicles but does not include public garage, automotive services station, body shop, painting and wrecking establishment.

## **B**

**Bakery** means an operation solely for producing, mixing and compounding baked goods but does not include a restaurant or other premises where any such products are made for consumption on the premise or a bake shop.

**Bake Shop** means an establishment where products of a bakery are sold or offered for sale by retail and may include incidental baking of products for retail sale on the premises only.

**Banquet Facility/Hall or Private Hall** shall mean a service commercial establishment used for private events (e.g., banquets, weddings, receptions, or similar functions) for which food and beverages are prepared and served on the premises, and which may include a catering service.

**Barrier Free Access Ramp** means an uncovered, inclined ramp providing access to the main floor/entry level of a building to allow a continuous unobstructed path for persons with disabilities.

**Basement** means that portion of a building partially below ground level, and which has more than one-half (1/2) of the area of the exterior wall between average finished grade and first floor level exposed. See illustrations at the end of this Section.

**Bed and Breakfast Establishment** means a private dwelling where the resident(s) offers a maximum of four bedrooms for the temporary overnight accommodation of the travelling or vacationing public and provides amenities and services auxiliary to sleeping rooms.

**Beer, Liquor or Wine Store** means where alcoholic beverages (e.g., spirits, wine, or beer) are sold at retail and may also include associated warehousing and/or a self-brewing operation wherein materials and equipment for the production and bottling of beer or wine for personal consumption is provided. Such stores may include a Brewer's Retail facility which is owned and operated by a consortium of Ontario brewing companies and the LCBO which is operated by the Province of Ontario.

**Beer, Liquor or Wine Manufacturing** means the use of land, buildings, or structures for the purpose of large-scale manufacturing and processing for the sale of alcoholic beverages of various types, which may include accessory sales and hospitality area.

**Boarding House** - see "Lodging, Rooming or Boarding House or Tourist Home".

**Body Shop** - see "Automobile Body Repair and Painting".

**Building** means any structure occupying an area greater than 10 square metres consisting of a wall, roof, and floor or any one or more of them, or a structural system serving the function thereof, including all the plumbing, works, fixtures, and service systems appurtenant thereto. For the purpose of determining "building" as it relates to obtaining a building permit, refer to the Building Code and Township Building By-law.

**Building - One Storey** means a building which has nothing more than attic and roof area above the first storey.

**Building - Two Storey** means a building which has a second storey above all or part of the first storey.

**Building - Three Storey** means a building which has a second and third storey above all or part of the first storey.

**Building - Four Storey** means a building which has a second, third and fourth storey above all or part of the first storey.

**Building By-law** means the Building By-law of the Township as amended from time to time.

**Building Floor Area** - see "Floor Area".

**Building Face** means the entire front elevation of the main floor, and may also include succeeding floors if constructed, of a building facing a street and includes the dwelling face and the garage face.

**Building Height** means the vertical distance of the front or rear wall, whichever is greater, measured between the finished grade of the yard abutting the wall and the highest point of the said wall. Where an irregular finished grade occurs abutting the building, the average depth of the finished grade shall be used in calculating the building height. The highest point shall be determined as follows:

**Flat Roof** - the highest point of the roof surface;

**Mansard Roof** - the deck roof line;

**Gable, Hip or Gambrel roof** - the median height between the eaves and the ridges.

**Building with No Roof** – highest point of the outside wall.

Chimneys, towers, spires, cupolas, grain elevators, windmills, dormers or that portion of a structure designed to house mechanical equipment or other similar structures shall be disregarded in calculating the height of a building unless such features as dormers and/or cupolas comprises of over 50% of the roofline of a gable, cottage, hip or gambrel roof then the building height shall be measured based on the average height between the eaves and ridges of the dormers and cupolas. See illustrations at the end of this Section.

**Building Line Setback** means a line of a dimension as established in the applicable sections of this Zoning By-law and the purpose of which is to establish the closest point to a road or street at which a building or structure, other than a legal fence or wall, may be located. See illustrations at the end of this Section.

**Building or Lumber Supply Outlet** mean a place where lumber and other building supply products such as millwork, cement, siding, roofing, plumbing or electrical supplies, heating, cooling or ventilating construction supplies, fireplaces, windows, paints, wall coverings, and floor coverings are stored internally or externally for the primary purpose of wholesale or retail trade, which may include accessory retailing of hardware merchandise and supplies, and other complementary and associated items but does not include a hardware store or home improvements centre.

**Building – Main** means the building or buildings designed and/or intended to accommodate the principle use on a lot as permitted in this Zoning By-law.

**Building – Non-Residential** means a building designed, intended, or used for the purposes other than those of a dwelling unit or units.



**Bulk Fuel Storage** means the use of tanks or containers for the bulk storage of petroleum, gasoline, diesel, oil, liquid, or compressed hydrogen, as well as other fuels related to aviation or aerospace activities.

**Bulk Propane Storage Depot** means a premises where tanks having an aggregate propane storage capacity more than 45,000 litres and from which the retail sale of propane fuel to the public is or may be offered.

**Business Incubator** means an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.

**Business or Professional Office** shall mean a type of office building or parts thereof in which one or more persons are employed in the conducting of a business, or where professionally qualified persons and their staff serve clients or patients who seek advice or consultation and includes a post office or government office but does not include a retail store.

**By-law Enforcement Officer** means a person or persons appointed by the Council of the Township, who is charged with the duty of enforcing the provisions of this Zoning By-law and any other Township by-laws.

## C

**Camera Shop** means an establishment, which primarily specializes in the sale of cameras, film, and accessories, used for photography, but does not include a photography studio or film-processing depot.

**Cannabis** means any part of a cannabis plant or any substance or mixture of substances that contains or has on it any part of a cannabis plant, except:

- a) the stalk of a cannabis plant without any leaf, flower, seed, or branch,
- b) fibre derived from the stalk of a cannabis plant, or
- c) the root of a cannabis plant.

**Cannabis Dispensaries** means a building or part thereof in which cannabis and cannabis related products are offered and kept for sale to the end consumer but does not include cannabis farming or cannabis processing.

**Cannabis Processing** means any method used to prepare cannabis or its by-products for commercial retail and/or wholesale, including but not limited to drying, cleaning, curing, packaging, and extraction of active ingredients to create cannabis related products and concentrates but does not include cannabis farming and/or cannabis dispensaries.

**Canopy** means an unenclosed roof-like structure that projects more than 30 cm from the exterior face of a building.

**Carport** means a type of garage accessory to a dwelling unit, which is open on at least two sides and may be supported by columns and a maximum of two walls.

**Category 1 and 2 Specific Retail Store** means, for the purpose of the Stockyards Area, an establishment engaged in the selling of articles, goods, wares and/or merchandise to the public that is focused on a specific category of articles, goods, wares and/or merchandise including, but not limited to:

Category 1

- a) Automotive supplies.
- b) Home improvement, building and/or landscaping supplies, and lumber yard store;
- c) Appliance store;
- d) Electronics store;
- e) Carpet, walls, draperies, or floor covering store;
- f) Office equipment and supplies store;
- g) Business, construction, farm, and industrial equipment sales store;
- h) Small engines and machinery store;
- i) Furniture store; and
- j) Fitness equipment store.

Category 2

- a) Drug Store/Pharmacy;
- b) Toys and hobby stores;
- c) Sporting goods store;
- d) Apparel and accessories store;
- d) Jewelry store;
- f) Pet shop;
- g) Camera shop;
- h) Florist;
- i) Gift, novelty and/or souvenir store; and
- j) Bookstore.

A Category 1 and 2 Specific Retail Store is further categorized as follows:

- i) Large-scale means a category specific retail store with greater than 3,000 square metres of Gross Leasable Floor Area;
- ii) Mid-scale means a category specific retail store with between 750 and 3,000 square metres of Gross Leasable Floor Area; and
- iii) Small-scale means a category specific retail store with a maximum of 750 square metres of Gross Leasable Floor Area.

**Car Washing Establishment** - see “Automobile Washing Establishment”.

**Catering Service** means an operation in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises but may include take-out as an accessory use.

**Cemetery** shall mean land that is set apart or used as a place for the interment of the dead, and may include administration offices, crematorium, mausoleum or columbarium, reception area and funeral establishment as an accessory use as permitted by *The Funeral Burial and Cremation Act as may be amended*. Any cemetery that no longer receives human remains for interment is considered closed.

**Cellar** means that portion of a building wholly or partially below grade level and which has less than one-half (1/2) of the area of the exterior wall between finished grade and first floor level exposed. See illustrations at the end of this Section.

**Chief Building Official** means any person(s) appointed by Council who is charged with the duty of administering and enforcing the Ontario Building Code pursuant to the *Building Code Act 1992, S.O. 1992, c. 23 as amended* (the “*Building Code Act*”), the Building By-law and any other applicable By-laws of the Township.

**Church** – see “Place of Worship”.

**Clinic** means a building where human patients are admitted for special study or treated by a group of health care professionals in such fields as medical, dental, optical, massage, naturopathy and/or chiropractic practices and shall not include a veterinary clinic.

**Club - Commercial** means any club other than a “Club - Private”.

**Clubhouse** means a non-residential building accessory to a golf course, owned or operated by a club, organization or group, to be used for the activities of the primary use, organization or group and uses may include restaurant and/or bar facilities and such other facilities incidental to the operation of a clubhouse for a golf course.

**Club - Private** means an association of persons, whether incorporated or not, united by some interest, meeting periodically for co-operation and conviviality but not for business or profit. Club shall also mean, where the context requires, a premises owned or occupied by the members of such association within which the activities of the club are conducted and may include the rental of the associated private hall as a banquet facility to non-club members.

**Collectables Store** means a retailing of unique, rare or specialized items.

**College / University** means a post-secondary educational institution comprised of one or more of the following: (1) university or college academic uses, buildings, structures; (2) university or college administrative uses, buildings, structures; (3) university or college research uses, buildings, structures; (4) university or college residential uses, buildings, structures; (5) university or college recreational uses, buildings, structures.

**Commercial Entertainment** means the use of an establishment, for fee, for the provision of entertainment or amusement without the necessity of active participation by the user and shall include for example, such uses as movie theatres, playhouses, bingo, banquet hall/facility, private hall or event centre and other assembly halls, and shall also include public dance halls and amusement arcades but shall not include an adult entertainment parlour.

**Commercial Greenhouse or Nursery or Garden Centre** means an establishment from which plants or other products related to plant growing such as landscaping material (mulch, stone, wood chips etc.), pesticides, fertilizers, garden tools and accessories are retailed to the general public but does not include a florist.

**Commercial Laundry** – see “Laundry and Dry-Cleaning Facility”.

**Commercial Mall** means a group of establishments in one building in which areas are leased primarily to retail stores or restaurants with accessory commercial services that are served by an enclosed pedestrian way, with common entry points.

**Commercial Office** means a type of office building or part thereof, designed, intended, or used for the practice of a profession, the carrying on of a business and its administration, or, where not conducted on the site, thereof, the administration of an industry.

**Commercial Printing** means an establishment used for publishing, blueprinting, engraving, stereotyping, electrotyping, computer imaging, printing, or typesetting and shall include a duplicating shop and collating booklets and reports.

**Commercial Recreation** means a business establishment whose purpose is for physical sporting activities such as a health spa, fitness studio, judo, racquets, bowling, skating, curling, billiards, miniature golf course, golf driving range, dance exercise and any other similar sporting activities but shall not include gaming halls, pinball and video arcades, golf courses, riding stables, outdoor go-cart tracks, outdoor amusement parks, or adult entertainment parlours.

**Commercial Parking Facility** – see “Parking Lot – Commercial”.

**Commercial School or Trade School** means a school operated by an individual or company for gain or profit, providing instruction in a specific trade, skill, vocation, service or for general learning such as administration skills, aviation, banking, commercial arts, automobile driving, language, modelling, business, hairdressing, beauty, culture, dancing, and music schools.

**Commercial Vehicle** means a truck or other vehicle, not including a personal vehicle, which meets one or more of the following criteria:

- a) An empty weight of 4500 kg (9920 pounds) or more,
- b) Contains more than two axles,
- c) Exceeds 2.6 metres in height and 6 metres in length, or
- d) Is designed to carry 10 or more people,

The type of vehicles may include but are not limited to (should the vehicle meet one or more of the above-noted criteria): a bus, tow truck, cement truck, panel truck, semi-tractor, semi-trailer, or any other non-recreational trailer used for commercial purposes, stake bed truck, step van, tank truck, tar truck, dump truck, trailer.

**Commercial Wellness** means an establishment within an enclosed building whose purpose is to refresh the mind and body through relaxation or fitness activities such as a health spa, fitness centre, massage establishment, and any other similar physical health and or wellness activity but shall not mean a commercial recreation use with respect to a sporting activity as defined in this Section, but may contain certain commercial recreation uses related to fitness activities as referenced in this definition.

**Communal Water** - see "Water Supply".

**Community Centre** means a building or structure owned and operated by the municipality which provides social, recreational, and other facilities for the general public.

**Complementary Commercial Use** means, for the purpose of the Stockyards Area, small scale retail and service commercial businesses that serves and supports the daily needs of the general public including the local business community and visitors to the area. Complementary commercial uses have a maximum total Gross Leasable Floor Area of 750 square metres within the same contiguous zone and may include such uses as a convenience store, office supply store, film processing/photocopy/digital production/printing establishment, personal service, financial institution, travel agency, photographic service, etc.

**Condominium** means an ownership agreement typically associated with a building or buildings in which each individual unit is held in separate private ownership and where floor space, facilities and/or outdoor areas used in common by all tenants are owned, administered and maintained by a corporation created pursuant to the provisions of the Condominium Act.

**Conference/Convention Centre** means a commercial establishment used for the holding of conventions, conferences, seminars, workshops, meetings, or similar activities. A conference or convention centre may be built as part of a permitted hotel use.

**Conforming** when describing a use or building or structure, means a use, building or structure which falls within the uses and regulations permitted in this By-law for the zone in which such use, building or structure is located.

**Conservation Area** means the use of land for the management and preservation of the natural environment along with any of its significant biophysical features and ecological functions. Conservation areas may include uses such as reforestation, forest management, fish and wildlife management, erosion control, flood control, and passive or active outdoor recreation.

**Construct** means to do anything in the erection, installation or extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere and “Construction” has a corresponding meaning.

**Contractor’s Office** means a building or portion thereof used in the administration or management of a contracting business, including indoor storage, but does not include a contractor’s yard.

**Contractor’s Yard** means the outdoor yard of a construction company or contractor used as a depot for the storage and maintenance of equipment used by the contractor or company and includes facilities for the administration or management of the business and the outdoor stockpiling or outdoor storage of supplies used by the business but does not include the wholesale or retail sale of construction materials or supplies or home improvement supplies.

**Convalescent Home** - see “Nursing” or “Convalescent Home” or “Residential Care Facility”.

**Convenience Store** (i.e., Variety Store) means an establishment which offers a limited range of day-to-day convenience goods such as milk, bread, soft drinks, ice cream, canned or bottle goods, snacks and candy, tobacco, magazines and periodicals, disposable house wares, toiletries, accessory video rental and stationary products but does not include a drug store or video rental or a general merchandise store. Unless otherwise regulated in other sections of this By-law, a Convenience Store cannot exceed 300 square metres of gross floor area.

**Council** means the Council of the Corporation of the Township of Woolwich.

**Cultural Entertainment Facility** means any building, room or area designed or utilized primarily for the presentation to the general public of live theatre, dance performances, musical concerts, cinema, lectures, exhibits of various art forms or exhibits of cultural, academic, or scientific material which are not characterized by their emphasis on the description or depiction of specified anatomical areas or specified sexual activities.

## D

**Data Services** means a business that inputs, manages, administers, processes and/or analyzes information or data with business intelligence as a service to their own business or to other businesses.

**Daylight Triangle** means the triangular portion of a road allowance at the intersection of two public roads, adjacent to a corner lot or block, that is owned by the applicable public road authority for the provision of public services and infrastructure and to prohibit buildings, structures and vegetation which may obstruct the vision of drivers of vehicles, bikers and pedestrian. The size of the daylight triangle owned by the applicable public road authority may vary based on the road classifications of the two public road allowances. See illustrations at the end of this Section.

**Day Nursery or Day Care Centre** means a place that is licensed pursuant to the Day Nurseries Act, R.S.O. 1990, c.D.2, as amended (the “*Day Nurseries Act*”), in which more than five children who are not of common parentage are provided with temporary care, protection and supervision for a continuous period not exceeding 24 hours.

**Decks, Porches, or Terraces** means an accessory structure that is not fully enclosed (i.e., may have a roof but no walls, except for a supporting beam/post), used as an outdoor amenity area and is greater than 1.5 square metres in area. Deck or porches may have a balcony above them that is used as an outdoor amenity space provided that such balcony is not fully enclosed similar to what is required for decks, porches, or terraces.

**Development** means the creation of a new lot(s) and/or an adjustment to existing property boundaries (including lot additions) which result in a new lot configuration and/or a change in land use and/or the construction/placement/erection of buildings and structures, requiring *Planning Act* approval and/or *Building Code Act* approval.

**Development Applications** means in the context of this Zoning By-law, applications approved under the *Planning Act* and may include applications approved for the following: Plans of Subdivisions, Plans of Condominium, Consent, Part Lot Control Exemptions By-laws, Official Plan Amendment, Zone Change Application, Minor Variance and Site Plan (Section 41) Approval.

**Department Store/General Merchandise Store** means a store engaged in a wide range of merchandising which may include but is not limited to household furnishings, furniture, appliances, electronics, cosmetics, apparel, and accessories, stationary, office supplies, computers, books, cards, luggage, jewellery, sporting goods, cameras, hardware, paint, toys, pet supplies, and other durable/semi durable goods.

**Doddy House** – see “Residential Building - Doddy House”.

**Do-It-Yourself Beer, Liquor and Wine Making Establishment or Home Brewing Outlet** means a facility for the purpose of supervised manufacturing of beer, liquor and/or wine by the public for off-site personal consumption.

**Domiciliary Hostels or Residential Services Homes** means a private or non-profit residences that provide long-term housing to vulnerable adults who require some supervision and services to maintain their independent living.

**Driveway** shall mean a portion of a lot used to provide vehicular access from a street or lane to a parking space or off-street parking area or loading area located on the same lot and such portion must contain either pervious stable driveway material or impervious stable driveway material. For the purpose of this definition Pervious Stable Driveway Material means material designed to be structurally stable while allowing rainwater infiltration and may include pervious pavers and paving or interlock, but shall not include landscaping elements such as gravel, dirt or limestone screening.

**Drug Store/Pharmacy** means an establishment where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies and non-prescription medicines but where non-medical products are sold as an accessory use.

**Dry Cleaning Depot** means a building or part of a building used for the purpose of receiving articles or goods of fabric to be subjected to the process of laundering, dry cleaning, dry dyeing, or cleaning elsewhere, and for the pressing and distribution of any such articles or goods which have been subjected to any such process and shall include a laundromat and/or self-service dry cleaning.

**Dry Industry** means any industry that does not use water and/or sanitary as part of an industrial process, but the foregoing is not meant to include water and/or sanitary used for the personal needs of the employees.

**Duplex** - see “Residential Building – Duplex”.

**Dwelling** - see “Residential Building”.

**Dwelling - Conversion** means a Residential Building which existed on the day of the passing of this Zoning By-law, and which may be converted to multiple dwelling units in accordance with the provisions of this By-law.

**Dwelling - Converted Farm-Related** means a Residential Building containing one (1) only farm-related dwelling unit existing on the day of the passing of this Zoning By-law which may be converted to two (2) dwelling units in accordance with the provisions of this By-law.

**Dwelling - Fourplex** – see “Residential Building – Fourplex”.

**Dwelling - Triplex** – see “Residential Building – Triplex”.

**Dwelling Unit** means a room or group of rooms occupied or designed to be occupied for human habitation which provides cooking, sleeping and sanitation facilities for one or more persons living as an independent and separate housekeeping establishment with independent access and which may include those accessory uses specifically permitted by this By-law.

**Dwelling Unit - Private** means a dwelling unit within which no service, accommodation or care is provided for a monetary consideration to more than two (2) persons.



# E

**Easement** means the right of the Party of a benefit (dominant tenement) over another Parties' land(s) (servient tenement) for purposes such as access, drainage, services (e.g., water, sanitary, storm, etc.), utilities, environmental, etc., and is created in accordance with the *Planning Act* and the notification of the said easement is provided through a legal document registered on title of the servient tenement's lands.

**Ecological Function** means the natural processes, products, or services that living and non-living environments provide or perform within or between species, ecosystems, and landscapes. Including hydrologic functions and biological, physical, chemical, and socio-economic interactions.

**Educational Facility** means a place of instruction under the jurisdiction of a government authority or a place of instruction offering courses equivalent to those customarily offered in a place of instruction under the jurisdiction of a government authority (excepting a commercially operated trade or vocational school) and includes a day nursery and residence buildings for staff and students, provided that such buildings are on the same lot as the place of instruction.

**Electronic Store** means an establishment primarily specializing in the sale of electronic equipment such as televisions, video players, DVD players, Bluetooth items, stereo components, video game players, home computers, radios, and accessories thereto and may include the servicing of such items but does not include a music, record, movie, video, DVD, CD or tape store/rental.

**Emergency Care Facility** means any type of group living facility other than a group home as defined by this By-law.

**Erect** see "Construct".

**Event Centre** means a service commercial establishment used for the gathering together of groups of persons for specific functions including social, recreation, amusement, or dining activities and where food and beverages may be served on the premises.

**Existing** means existing legally on the day of the passing of this Zoning By-law **(Modified)**

**Extractive Use** shall mean the use of land, buildings, equipment and/or structures for the removal of earth, clay, marl, sand, gravel, stone, limestone, marble, fill, mineral or other similar substance that is licensed pursuant to the *Aggregate Resources Act, as amended* and includes accessory uses such as equipment for crushing, screening, or washing of sand, gravel or aggregate materials, the stockpiling and storage of said materials, and also includes a concrete batching plant and/or an asphalt plant. An extractive use does not include an excavation incidental to the erection of a building or structure.

# F

**Factory Outlet Mall** means a group of establishments within one building in which each unit is leased to a manufacturer, or to a third party rather than a manufacturer where the third party is authorized as the representative of the manufacturer, and where goods, all of which are produced by the manufacturer (except those deemed as accessories), and which are primarily classified as:

- a) Seconds;
- b) Discontinued lines; or
- c) Goods manufactured to be sold directly to the general public by the manufacturer, and are offered for sale directly to the general public from the manufacturer or authorized third party that produces them, and no other goods are offered for sale or on consignment except as accessories.

**Farm** means a parcel of land on which the predominant activity is farming.

**Farmer** means an individual, family, association, or corporation engaged in farming.

**Farmer's Market** means a building or premise where open spaces or stalls or sale areas that are not separated by permanent walls (but may have removable partitions) and have a maximum area of 100 square metres, are leased, rented or otherwise provided to more than 3 individual vendors for the sale of products primarily of fresh fruit, vegetables, meat, poultry, fish, dairy products, as well as trees, shrubs, plants and flowers and a limited range of canned or preserved products or other food products requiring minimal processing such as maple syrup, cheese, butter, refreshments or baked goods to the general public, but shall not include a flea market, supermarket or food store.

**Farm Implement Sales Outlet** means the use of land, buildings or structures for the sale, distribution, showcasing, demonstration, administration, storage and/or repair of equipment and machinery directly associated with the operation of a farm and/or large equipment operators.

**Farming** means the production of plants and animals useful to man including the breeding, raising, or maintaining of livestock, an artificial breeding enterprise, fur farming, fruit growing, the keeping of bees, fish farming, fish and wildlife management, worm farming, greenhouse farming, cannabis growing (but not including cannabis dispensaries or cannabis processing), vegetable growing, the growing of nursery stock and Christmas tree growing, forestry and sod farming.

**Farm Labour Residence** – see “Residential – Farm Labour Residence”.

**Farm Produce Stand** means a building, a portion thereof, or an open outdoor area wherein the retail sale produce that is primarily grown or raised on site are offered for sale to the public and may include the limited sale of produce grown off-site, baking/preserves made from produce on site, and flowers from elsewhere in the Township.

**Farm Supply Depot** means a building, structure, or area where farm equipment and farm supplies are kept for sale.

**Fence** means a continuous barrier, railing or other upright linear structure enclosing an area of ground and/or to mark a boundary or control access.

**Financial Establishment or Financial Institution** means a place where financial services such as the borrowing, depositing, investing of funds/monies and/or exchanging of currency and credit with accessory clerical functions; and includes a branch of a bank, trust company, credit union or cheque cashing establishment; which may have an indoor and/or drive-thru automated teller machine (ATM).

**Finished Grade** shall mean the average level of proposed or finished ground adjoining a building at all exterior walls. See illustrations at the end of this Section.

**Fitness Equipment Store** means an establishment primarily specializing in the sale of fitness or exercising equipment and accessories but does not include the sale of sporting equipment, goods, or apparel.

**Flea Market** means a building or premise where open space or stall or sales areas that are not separated by permanent walls (but may have removable partitions) and have a maximum area of 100 square metres, are leased, rented or otherwise provided to 3 or more individual vendors for the sale of articles primarily that are either homemade, handcrafted, old, second hand, antique or obsolete and may include a limited range of new products, merchandises or wares, but does not include a building designed, used or managed that contain one or more self contained units, separated by permanent walls which may connect to a common internal walkway, hall or mall and retail a wide range of products, merchandise or wares that are commonly located in shopping centres, commercial or factory outlet malls.

**Floodway** for river, stream, and small inland lake system, means the portion of the flood plain where development and site alteration would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the floodway is the entire contiguous floodplain. Where the two zone is applied, the floodway is the contiguous inner portion of the floodplain, representing that area required for the safe passage of the flood flow and/or the area where flood depth and/or velocities are considered to be such that they pose a potential threat to life and/or property damage.

**Flood Fringe** for river, stream, and small inland lake system, means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.

**Floodplain** for river, stream, and small inland lake system, means the area, usually lowlands adjoining a watercourse, which has been or may be subject to flooding hazards.

**Flooding Hazards** means the inundation of areas adjacent to watercourses and small inland lake systems and not ordinarily covered by water. The flooding hazard limit is the greater of:

- a) The flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
- b) The 100-year flood;
- c) A flood which is greater than (a) or (b) which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the *Province*; and
- d) Except where the use of the 100-year flood or the actually experienced event has been approved by the *Province* as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

**Flood Proofing/Flood Proofed** means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave up rush and other water-related hazards along the shorelines of the Great Lakes- St Lawrence River System and large inland lakes, and flooding hazards along river, stream, and small inland lake systems.

**Flood 100 years or 100-year Flood** means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

**Floor Area** means the internal space on any storey of a building between exterior walls and firewalls, including the space occupied by interior walls and partitions but not including exits and vertical service spaces and their enclosing assemblies that pierce the storey. No private garage, carport, breezeway, porch, deck, terrace, verandah or unheated sunroom, balcony, space requirements for heating and mechanical equipment and / or attic and/or any floor area with a ceiling height less than 1.95 metres may be used to calculate minimum floor areas as required in this Zoning By-law.

**Floor Area - Ground** means that area of a lot covered or intended to be covered by the “floor area” of a building as defined above.

**Florist** means an establishment where fresh cut flowers, plants, and florist accessories are sold or offered for sale to the public and such use may include the incidental raising and arranging of flowers and plants for sale in the store, but does not include a garden centre, commercial greenhouse or garden nursery.

**Food Vehicles, Carts and Outdoor Vendors** means a vehicle and/or transportable structure from which food or drink is offered for sale which is licensed by the Township as per Section 4.19.

**Food Store** means an establishment primarily devoted to the sale of food products, without limiting the generality of the foregoing includes grocery store, meat market, fish market, fruit store, candy store, health food store but does not include a farmer's market or convenience store.

**Fourplex** – see “Residential Building – Fourplex”.

**Forest Management** means the management of forest resources to produce a wide range of values including wood fibre production, maple syrup/sugar production, erosion control, fish and wildlife habitat, rare species habitat, passive recreation, visual amenity, and education and research. This shall not include a permanent on-site sawmill, but may include a temporary, portable sawmill.

**Frontage** - see “Lot Frontage”.

**Funeral Home** shall mean a building or place used for the furnishing of funeral supplies and services to the public including facilities for the preparation of human remains for interment or cremation, for the viewing of the body, a chapel for funeral services and a reception area that may have an area/items/appliances for food preparation.

**Furniture Store** means an establishment specializing in the sale of home furniture and accessories thereto.

## G

**Garden Suite** – see “Residential Building – Garden Suite”.

**Garage** includes:

**Single Car** means a garage with an internal minimum width that is less than 5.5 metres (18 feet) and an internal minimum depth of 5.5 metres. If a single car garage is used to satisfy the required parking for the residential use on the premise, then the single car garage shall have an internal width between 3.35 metres (11 feet) and 5.5 metres (18 feet).

**Double Car** means a garage with an internal width between 5.5 metres (18 feet) and 8.25 metres (27 feet) and an internal minimum depth of 5.5 metres.

**Triple Car or Greater** means a garage with an internal minimum width of 8.25 metres (27 feet) or greater and an internal minimum depth of 5.5 metres.

Exception – notwithstanding the above definitions where a subdivision has been draft-approved, zoned and had pre-approved home plans in place as of June 23, 2020 which do not meet these dimensions, development of the garage as per the pre-approved plans for that subdivision is permitted.

**Garage - Private** means an accessory building or that part of a main building used for the personal storage of a motor vehicle(s) of the owner, tenant(s) or occupant(s) of the lot upon which such garage is located and wherein neither servicing, repairing and/or the storage/parking of vehicles are carried on for monetary or other considerations.

**Garage - Public** means a building or place where motor vehicles are kept for hire, stored for remuneration or repaired. This definition shall not include an automobile service station, automobile washing establishment, automobile sales lot, body shop or wrecking yard.

**Garden Centre** – See “Commercial Greenhouse”

**Gas Bar** – see “Automotive Gas Bar”.

**Geothermal Energy Systems** means a renewable energy system whereby energy derived from the temperatures of the earth are used to produce electrical or thermal energy which includes the following common types:

- a) **Vertical Open-Loop System** consisting of one or more supply and discharge wells that circulate water from the ground through the heat exchange pump in the building; and
- b) **Vertical Closed-Loop System** consisting of U-shaped tubing installed into numerous holes drilled into the subsurface.

**General Merchandise Store** means a store engaged in a wide range of merchandising which may include but is not limited to household furnishings, furniture, appliances, electronics, cosmetics, apparel, and accessories, stationary, offices supply, computers, books, cards, luggage, jewelry, sporting goods, cameras, hardware, paint, toys, pet supplies, and other durable/semi durables goods. A general merchandise store shall generally be accommodated in a building of 4,000 square metres of Gross Leasable Floor Area, or less.

**Golf Course** means a parcel of land used for the playing of the game of golf but shall not include miniature golf courses but may include an accessory golf driving range. Golf courses may also include such accessory uses as a clubhouse, banquet facility or event centre and associated recreation and accessory uses.

**Golf Driving Range** means an open air or indoor recreation facility where the sport of golf is practiced from individual tees and which may include such accessory uses as structures to house the tees, kiosk for golf balls and golf rental clubs, structures from which the golfer tees off and an area/facility to prepare/serve food and drink but shall not include a restaurant as a primary use.

**Government Services** means a municipal, regional, provincial, or federal government use and or building for public administration and service, which includes but is not limited to community centre, emergency services, government office and service centres, library, public works offices/yards.

**Gravel Pit** - see “Pit”.

**Greenhouse-Floriculture/Horticultural (non-commercial)** means a greenhouse used primarily for growing and producing horticultural/floricultural crops for off-site wholesale purposes and/or retailing of products grown on site directly to the consumer and may include limited sale of incidentals (fertilizers, growing mediums, and pots) and products grown or raised on other farms in Woolwich.

**Gross Floor Area** shall mean the total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of a firewall, except that, in any occupancy other than a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.

**Gross Leasable Floor Area** means the floor area of any building which tenants pay rent, and which is exclusive to tenant occupancy. Gross Leasable Floor Area is measured from the exterior face of the outside walls of the building. The measurement of Gross Leasable Floor Area specifically excludes private and public washrooms, truck, and service facilities, loading and unloading areas, hallways, boiler rooms, mechanical and electrical rooms, maintenance rooms, tenant storage areas, and employee rest rooms.

**Gross Leasable Retail Commercial Space** means that area for what are commonly referred to as stalls, and which is exclusive to tenant occupancy including basement, mezzanines, upper floors, measured from the centre line of joint partitions and from outside wall faces. It includes department stores, service retail stores, restaurants, cocktail bars, banks and other financial establishments, barbers, beauty salons, cleaners, art studios, liquor and beer stores and travel agencies and other uses not specifically excluded below. It excludes service stations, auto centres, offices, banquet halls, hotels, motels, entertainment areas, theatres, residential, outside garden centre displays, shoe repair stores, medical and dental clinics and offices, billiard parlours, bowling alleys, libraries, car washes, any public assembly area, parking area, malls, sidewalks, landscaped areas, private and public washrooms, truck and service facilities, loading and unloading areas, halls, boiler rooms, mechanical and electrical rooms, maintenance rooms, tenant storage areas, and employee rest rooms.

**Ground Floor Area** shall mean that area of a lot covered or intended to be covered by the main building(s), but not including porches, decks, landings, patios, exterior stairs, or any other similar unenclosed buildings, structures, or architectural projections that may be attached to a building.

**Group Home** means a residence licensed or funded under a federal or provincial statute for the accommodation of 3 to 10 persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement for their well-being.

**Group Multiple Housing Development or GMHD** - means a development containing two (2) or more Residential Buildings - Apartment or various forms of townhouse housing types (e.g., row, back-to-back, stacked, etc.) on the same lot and may include Live/Work or Mixed-Use Buildings where permitted in the Zoning By-law.

# H

**Habitable Room** means any room used or intended for human habitation except a bathroom, hallway, stairwell, laundry, or storage room.

**Hairdresser, Barber, Beautician and/or Aesthetician** means an establishment or part thereof with expertise used in the provision of personal care and grooming services such as for hair, skin, nail, eyebrows, etc. to enhance one's personal aesthetics that is not medically related.

**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 or lumber supply outlet.

**Health Practitioner** means a professional engaged in providing health related services to individuals rendered by a person who is licensed or registered to do so under the laws of the Province of Ontario and shall include but is not limited to a physician, dentist, hygienist, chiropractor, osteopath, registered massage therapist and a naturopath, but shall not included individuals employed in a body rub parlor or adult entertainment parlour.

**Health Services Facility** means establishments primarily engaged in providing day patient medical, minor surgical, mental health and wellness or other health-related services to individuals, including the offices and waiting rooms of physicians, dentists, and other health practitioners such as chiropractic, optometrist, naturopath, audiologist, physiotherapist, psychiatrist, psychologist, clinical social worker/councillor, etc. as well as, medical and dental laboratories, drug and medical dispensaries associated with the health facility, out-patient care facilities, blood banks, and oxygen and miscellaneous types of medical supplies and services.

**Height** - see "Building Height".

**Home for the Aged** shall mean a place licensed under the *Homes for the Aged and Rest Homes Act*, R.S.O. 1990, c.H. 13, as amended, (the "*Homes for the Aged and Rest Homes Act*") where food, lodging and care is provided.

**Home Improvement Centre** means a retail store engaged in the sales and/or service of a wide range of merchandise related to home indoor and outdoor furnishings and home improvement supplies /equipment /tools / items including such merchandise as furniture, floor and wall coverings, paints and paint supplies, plumbing, lumber and other building material, electrical/electronics, appliances, kitchen /bathroom, garden centre and swimming pools.

**Home Occupation** means an occupation carried out by the occupants of a property and conducted entirely within a permitted residential dwelling unit or permitted accessory residential building in accordance with Section 4.24.



**Hospice** 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.

**Hospital** means any institution, building or other premises established for the treatment of persons afflicted with or suffering from sickness, disease, or injury, or for the treatment of convalescent or chronically ill persons that is approved under the *Public Hospitals Act*, R.S.O. 1990, c. P.40 (the “*Public Hospitals Act*”) as a public hospital.

**Hotel or Motel** means a building, part of building or group of buildings used for the purpose of providing accommodation with a minimum of four (4) or more guest rooms, with or without small dinettes and may also include associated banquet facilities, event centre and conference/meeting rooms which may be licensed under the *Liquor License Act*, R.S.O 1990, c. L. 19, as amended (the “*Liquor License Act*”), and associated recreational facilities, technological facilities, restaurant and other related amenities, but shall not include a Lodging, Rooming or Boarding House, Tourist Home or Residential Dwelling.

**Household Pet** means any form of domestic animal which could normally be purchased in a pet store or kennel, which would normally spend all or part of its life within a dwelling unit, which is owned by a resident of the dwelling unit, and which is not kept for profit or gain.

## I

**Impervious Coverage** means the total horizontal area of all buildings, roofed or covered spaces, paved surface areas, walkways and driveways, and any other site improvements that impedes the ability of the surface of the site to absorb water, expressed as a percent of site area, which includes synthetic turfs/surfaces. The surface water area of pools is excluded from this definition. See illustration at the end of this Section.

**Indirect Sales** means the sale of goods via mail order, telephone, fax, internet digital platform or website, but shall not include direct sales or the storage of inventory on the premises.

**Industrial Mall** means a building, or a group of buildings with permitted industrial and commercial uses designed, developed, owned, and managed as a single entity in which each building contains four (4) or more separate spaces for lease or occupancy, where at least four units in the building are each a minimum of 35 square metres.

**Institution** means any group, organization or society organized for the promotion of a public project or a scientific, educational, literary, religious, social , government or similar objective. Institution shall also mean, where the context requires, premises owned or occupied by the members of such association within which the activities of the institution are conducted.

**Interior decorator** is a person(s) and/or business establishment providing expertise in designing and decorating the inside of a building.

## J

**Jewelry Store** means an establishment specializing in the sale and setting of jewelry, which includes precious metals and stones. This use shall not be defined as a processing, repair, or assembly operation.

## K

**Kenel** means a building(s) and/or area of land, which is provided for the purpose of breeding, raising, keeping for sale, or boarding or training of Household Pets which is licensed by the Township pursuant to the Municipal Act.

## L

**Laboratory** means an establishment where scientific or medical experiments, tests or investigations are conducted, and where drugs, chemicals, glassware or other substances or articles pertinent to such experiments, test or investigations are manufactured or otherwise prepared for use on the premises.

**Landscaped Area** mean open space comprised of lawn, flowers, ornamental shrubs, trees, or other natural vegetation. This area may include space occupied by paths, courtyards, landscaping amenities/structures and patios, but shall not include loading spaces, parking aisles, parking spaces, traffic aisles, driveways, ramps, or outdoor storage areas. Minimum Landscape Area is a percentage of the Landscape Area relative to area of the property as outlined in applicable sections of this By-law.

**Landscaped Open Space** means the open unobstructed space from ground to sky at grade which is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping and includes any surfaced walk, patio or similar area but does not include any driveway, sidewalk, or ramp, whether surfaced or not, any curb, retaining wall, parking area, interior courtyard, or any easement for the purposes of underground or overhead utilities or services where located in a front yard or exterior side yard.

**Landscaping Business** means an establishment primarily engaged in providing landscape care and maintenance services and/or installing trees, shrubs, plants, lawns or gardens, and walkways, retaining walls, decks, fences, ponds and similar landscaping features, amenities or structures.

**Lane** means a public or private thoroughfare which affords a secondary means of access to the abutting lots and is not typically intended for general traffic circulation.

**Laundromat** shall mean a building or part thereof, where self-serve coin or card operated clothes washing equipment are located and may contain one or more washers, dryers, or other incidental equipment.

**Laundry and/or Dry-Cleaning Facility** – see “Dry Cleaning Depot”.

**Legal Non-Conforming Use, Building, Structure or Land** means a use, building, structure, or land which is not permitted or does not conform to applicable regulations of the zone in which the parcel is located but, a use which was legally established, or a building or structure that was legally constructed, or a parcel of land that was legally created, prior to the adoption of this Zoning By-law and conformed to the previous zoning by-law(s) in effect or pre-dated all zoning by-laws.

**Library** shall mean a public building that predominately stores books such as a library, branch library, or library distributing station that is approved under the *Public Libraries Act, R.S.O. 1990, c. P. 44, as amended* (the “*Public Libraries Act*”).

**Light Industrial** in reference to manufacturing, assembly or processing means, an operation:

- a) That is small scale and generally a daytime operation;
- b) Is generally enclosed with a building, except for parking, loading and limited outdoor storage;
- c) Does not ordinarily result in emissions from the building of odours, fumes, noise, cinder (including smoke, soot, ash), dust, vibration, heat, glare (lighting) or electrical interference;
- d) Has infrequent movement of products and/or heavy trucks; and
- e) Is where finished goods are typically designed for the end consumer rather than other industries, such as consumer electronics and clothing manufacturing.

**Link Home** – see “Residential Building – Twin or Link Home”.

**Livestock** means farm animals kept for use, propagation, or for intended profit or gain and without limiting the generality of the foregoing includes dairy, beef and veal cattle, horses, swine, sheep, laying hens, chicken and turkey boilers, goats, geese, mink, sheep, and rabbits.

**Livestock Marketing Facility** means a building and site where livestock are temporarily kept predominantly for sale or purchase by farmers and without limiting the generality of the foregoing includes dairy and beef cattle, horses, swine, sheep, laying hens, chicken and turkey broilers, turkeys, goats, geese, mink, and rabbits.

**Livestock Shelter** means a structure that is accessory to a livestock operation that is not enclosed with walls but contains only a roof with supporting beams/poles for the purpose of providing temporary shelter for the livestock from weather conditions and shall not contain a permanent manure storage area.

**Loading Space** - see “Off-Street Loading Space”.

**Lodging, Rooming or Boarding House or Tourist Home** means a Residential Building within which sleeping quarters are regularly let and where meals may be regularly served for a consideration to four (4) or more persons other than the owner, lessee, or tenant of the dwelling unit and is not defined as a Hotel or Motel.

**Lot or Premise or Parcel or Property** means a parcel of land which can be legally conveyed without consent under the provisions of the *Planning Act*.

**Lot Area** means the total horizontal area of a lot contained within the boundaries of the lot.

**Lot – Corner** means a lot situated at the intersection of and abutting upon two streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at the street extremities of the side lot lines) contain an angle of not more than one hundred and thirty-five (135) degrees. In the case of a curved corner, the corner of the building lot shall be deemed to be the point of the street line nearest to the point of intersection of the said tangents. See illustration at the end of this Section.

**Lot Coverage** means the percentage of the *lot area* covered by all buildings and structures including covered front porches except for above-ground or in-ground swimming pools, rear or side decks, uncovered front porches, patios, ground-mounted or wall attached mechanical equipment, children play-structures and flag poles and landscape amenities structures . See illustration at the end of this Section.

**Lot Depth** means the average distance measured at the midpoint between the front and rear lot lines, or in the case of the triangular lot, from the front line to the apex of the side lot lines. See illustration at the end of this Section.

**Lot Frontage** means the distance, measured along the front lot line, between the points where the street line is intersected by the side lot lines. See illustration at the end of this Section.

**Lot - Interior** means a lot other than a corner lot. See illustration at the end of this Section.

**Lot Line** means any line intended to define the boundary of the lot.

**Flankage Lot Line** in the case of a Corner Lot, means the longer lot line (i.e., side lot line) that abuts the street.

**Front Lot Line** means the line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting the street shall be deemed to be the front lot line and the longer line abutting the street shall be deemed to be the flankage lot line. In the case of a through lot, the lot line abutting the street listed on the municipal address of the lot shall be deemed to be the front lot line.

**Rear Lot Line** means the lot line farthest from and opposite to the front lot line.

**Side Lot Line** means a lot line other than a front or rear lot line. For:

**Shared Lot Line** means means a side lot line that extends from the front lot line to the rear lot line along the common wall of two dwelling units on separate lots; and

**Interior Lot Line** means the side lot line other than an internal lot line or flankage lot line.

**Flankage Lot Line** – see definition above.

See illustrations of the above lot and lot lines at the end of this Section.

**Lot of Record** means a lot or parcel of land that can legally be conveyed without planning approval, and which was legally created prior to the passing of this Zoning By-law.

**Lot – Through** means a lot bounded on two opposite sides by streets, but not a corner lot.

**Lot Width** means the distance, measured in a straight line, between the points where the side lot lines are intersected by a 6-metre building line setback. See illustration at the end of this Section.

## M

**Main Building** means the building, the principal use of which in its existing location is permitted by this Zoning By-law. Except as provided elsewhere in this Zoning By-law, all other buildings on the same lot shall be accessory buildings.

**Main or Primary or Principal Use** shall mean one or more functions of land, buildings, structures, or parts thereof which constitute the principal use(s) of a lot, and which is specifically permitted by this Zoning By-law. An accessory use shall not constitute the main use of a lot.

**Manufacturing Operation** means the use of land, buildings, or structures for the purpose of industrial processing, industrial assembly, fabricating, making, preparing, inspecting, finishing, treating, altering, repairing, warehousing, or storing or adapting for sale of any goods, substance, article, thing, or service.

**Massage Establishment or Clinic** or means a building or part thereof where massages are provided by a registered Massage Therapist and excludes body rub parlours and adult entertainment parlours.

**Massage Therapist** means a person(s) who performs massage therapy and is registered with the College of Massage Therapists of Ontario in accordance with the laws of the Province of Ontario.

**Mass General Merchandise Store** means a large establishment engaged in a wide range of merchandising, which may include but is not limited to Department Store Type Merchandise, food store merchandise, garden supplies, pharmacy, restaurant, public garage including automotive service, repair and sale of automotive parts, photographic studio, film processing, travel office, bank, eye vision centre. A mass general merchandise store shall generally be accommodated in a building of greater than 4,000 square metres of Gross Leasable Floor Area.

**Medical Clinic** – see “Health Services Facility”.

**Medical / Dental Laboratory and/or Supplies** means an establishment that provides laboratory information and services needed for the diagnosis and treatment of medical or dental conditions and/or provides the retailing or distribution of medical and dental supplies.

**Membership Warehouse Club** means an establishment engaged in the retailing of types of goods, wares, and/or merchandise typically found within a Department Store, Mass General Merchandise Store, General Merchandise Store, and Supermarket/Food Store. The goods, wares, and/or merchandise are typically displayed or offered in bulk or large sizes, volumes, or quantities for purchase by the general public, private sector businesses/operations, and/or may offer membership for exclusive privileges/rights to purchase such goods, wares, or merchandise.

**Microbrewery, Winery and Distillery** means a light industrial use, licensed under the Liquor Control and Licensing Act, within a building or part thereof for the small-scale manufacturing of beverages including beer, wine, cider, and spirits for the sale to business customers and may include accessory sales of these beverage products to the public within the manufacturer’s store on the premise and/or an indoor/outdoor hospitality area on the premise.

**Minimum Distance Separation Formulae or MDS** means the formulae developed by the Province of Ontario (the “Province”) to adequately separate livestock uses / structures, manure facilities and anaerobic digestors with sensitive land uses to reduce compatibility concerns with respect to odour.

**Miniature Golf Course** means a commercial recreation facility to simulate the game of golf with respect to putting at a small scale course but does not include a golf course, golf driving range or a virtual golf simulation facility.

**Mobile Home** means any dwelling unit designed, built and/or manufactured to be made mobile for the purpose of providing a residence, for one or more persons and constructed:

- a) In accordance with the Requirement for a Mobile Home, CAN/CSA-Z240, in the applicable section of the Ontario Building Code,
  - b) Limited to one-storey in height,
  - c) Not be greater than two sections in size, where each section is no more than 4.88 metres (16 feet) in width,
  - d) Shall not contain a basement, and
  - e) Additions are not permitted except for a minor enclosed porch or breezeway, which may connect to the existing dwelling, if permitted as a second dwelling unit,
- but shall not include a modular home, motor home, travel trailer, tent trailer or trailer.

**Modular Home** means a residential building, manufactured in large scale components in an off-site manufacturing operation with only assembly and finishing occurring on-site and is in accordance with CSA A-277 “Procedure for Certification of Factory Built House” in the applicable section of the Ontario Building Code, but does not include a mobile home, motor home, travel trailer, tent trailer or trailer.

**Mosque** – see “Place of Worship”.

**Motel or Motor Hotel** - see **Hotel or Motel**.

**Motor Home** means any motor vehicle so constructed as to be a self-contained, self-propelled unit, designed to be used for the living, sleeping, or eating accommodation of persons.

**Motor Vehicle** means an automobile, truck, motorcycle, motor assisted bicycle and any other vehicle that is mechanically propelled or driven, but does not include vehicles running only upon rails, traction engines, farm tractor, self-propelled implement of husbandry or road building machine (see Vehicle).

**Municipal Services** means both a sewage collection and treatment facility operated by or for the Township and a water supply and distribution system operated by or for the Township. Although the Township may own, operate and maintain a stormwater sewer system and/or central stormwater management facilities, the stormwater services are not included for purpose of this definition.

**Municipal Sewage** - see “Sewage Collection and Treatment”.

**Municipal Water or Municipal Drinking-Water Supply Systems** - see “Water Supply”.

**Museum** means a building used for the preservation of a collection of paintings and/or other works of art, and/or objects of natural history, and/or mechanical, scientific and/or philosophical inventions, instruments, models and/or designs and dedicated or to be dedicated to the recreations of the public, together with any libraries, reading room, laboratories and/or other offices and premises used or to be used in connection therewith.

# N

**Net Density (Residential)** means a ratio of the lot area, measured in hectares, that can accommodate or can be developed with residential dwelling units. Net Density (Residential) for multiple unit dwellings shall be calculated on the basis of land used for buildings, private road and driveways, parking areas and landscaping and amenity areas related to the specific development.

**Nightclub** means a building or part thereof primarily used for commercial entertainment with an open floor area and where seating is not provided for the majority of the patrons; the principal function of which is dancing and/or listening to pre-recorded or amplified music, viewing live musical performances, and or viewing other forms of live entertainment. Food and beverages may be offered for sale as an ancillary use. Excludes restaurant, take-out restaurant, banquet hall, event centre, auditorium, and adult entertainment parlour.

**Non-Complying** means a building, structure or lot which does not satisfy the applicable regulations of the zone in which such building, structure or lot is located.

**Non-Conforming** means a use which is not permitted in the zone within which such use is located.

**Non-Manufacturer Factory Outlet Stores** means retail outlet stores or establishments not directly operated by a manufacturer of the goods, but operated by a third party on behalf of more than one manufacturer, selling merchandise to the general public which is primarily classified as:

- a) Seconds,
- b) Discontinued lines,
- c) Discounted manufacturer merchandise due to overruns and overstock that is not selected for sale through traditional retail stores or the result of store close outs, and
- d) Goods manufactured to be sold directly to the general public by the manufacturer, and no other goods are offered for sale or on consignment except as accessories.”

**Non-Residential** - see “Building - Non-Residential”.

**Nursery School** - see “Day Nursery”.

**Nursery** – see “Commercial Greenhouse”.

**Nursing or Convalescent Home or Residential Care Facility** means any building or portion of a building other than a private or a public hospital where persons are housed or lodged and furnished with means and nursing care for a consideration.



# O

**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.

**Occasional Use** means a use which occurs either as a specific, one-time event or infrequent and for a limited time event in accordance with the provisions of this Zoning By-law; includes an auction, bake sale, craft sale, charitable event, social gathering, garage sale, plant and produce sale, tree sale, bingo, car wash, benefit dance, show, concert, fair, festival and banquet, wedding/family event and social gaming event, as well as the use of a temporary structure as defined herein.

**Office** means a building or part thereof, designed, intended, or used for the practice of a profession, the carrying on of a business, the conduct of public administration, or, where not conducted on the site, thereof, the administration of an industry, including Business, Professional, Commercial Offices and Government Services.

**On-Farm Diversified Use** means uses that are secondary to a principal agricultural use on the property and are limited in area. *On-farm diversified uses* include but are not limited to home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

**Official Plan** means the Official Plan for the Township of Woolwich, as amended.

**Off-Street Loading Space** means a space on which a vehicle may be parked on the premise for the purpose of loading or unloading services in accordance with the regulations of this Zoning By-law, other than a public road or lane.

**Off-Street Parking Space** means a space on which a vehicle may be parked on the premise in accordance with the regulations of this Zoning By-law, other than a public road or lane.

**Outdoor Display and Sales Area** means an outdoor place accessory to and used in conjunction with an established use or business located on the same premise for the display and sale of fresh produce and new goods or merchandise.

**Outdoor Patio Area** means a defined area outside of a Restaurant or Tavern or similar use, designed to be used for outdoor seating.

**Outdoor Storage Area or Outdoor Patio** means the storage of equipment, goods, or raw materials outside of any building or structure in conjunction with an established use or business located on the same premise unless permitted elsewhere in this Zoning By-law. For the purposes of this Zoning By-law, the overnight parking of vehicles shall not be deemed to be outdoor storage.

**Outdoor Storage Use** means an area where an outdoor storage area forms the main use of a lot but does not include a wrecking / salvage yard. For the purposes of this Zoning By-law, the parking of motor vehicles including transportation trailers that are licensed and road worthy are not considered to be an outdoor storage use.

## P

**Parcel** – see “Lot”.

**Parking Aisle or Parking Driveway** shall mean a portion of a parking area which abuts parking spaces to which it provides access, and which is not used for the parking of vehicles.

**Parking – Bicycle** means an area used exclusively for the parking of bicycles.

**Parking Lot – Commercial** means a lot, building or structure on or in which licensed motor vehicles are parked for compensation and which is not ancillary to another use or uses on the same lot.

**Parking Space** shall mean a space on which a motor vehicle may be parked.

**Person** means an individual or any association, partnership, corporation, municipal corporation, agent or trustee and heirs, executors, or other legal representatives of a person to whom the context may apply according to law.

**Personal Service Shop** means an establishment or part thereof used in the provision of personal services involving the care of person, pet, or apparel, or where servicing, repair and rental of personal articles, goods or material are conducted except those related to automotive. Without limiting to the generality of the forgoing, a personal service shop includes barber, hairdresser, beautician, aesthetician, dressmaker, tailer, shoemaker, tanning salon, interior designer, pet services, the repair of small appliances and the cleaning of apparel but does not include commercial entertainment or an adult entertainment establishment.

**Pets and Pet Supply** means the retailing of domestic pets and associated supplies and accessories which may include Pet Services as an accessory use.

**Pet Services** means a building or part thereof used for the non-veterinarian caring, grooming, training, and or overnight boarding of domestic animals including domestic dogs, cats, rabbits, and birds and may include an outdoor animal enclosure, provided that animals are not kept outdoors during evening and night hours (7:00pm to 7:00am). Excludes Veterinary Clinic or Office.

**Pit** means a place where extraction uses occur and licensed pursuant to the *Aggregate Resources Act, as amended* being the unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes but does not include a wayside pit.

**Place of Worship** means a building dedicated to religious worship and includes a church, mosque, synagogue, temple, or assembly hall and may include such accessory uses as a nursery school, a school of religious education, convent, monastery, or parish hall.

**Planning Act** means the *Planning Act*, Revised Statutes Ontario 1990 c.P. 13 as it may from time to time be amended or replaced.

**Premise** – see “Lot”.

**Private Home Day Care** means the temporary care for reward or compensation of five children or less who are under ten years of age where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuous period not exceeding twenty-four (24) hours.

**Private Power Generation Facility** means the generation and transmission of heat, steam or electricity, which may include the sale of electricity back into the grid, not including a waste management facility.

**Private Sewage Treatment** - see “Sewage Collection and Treatment”.

**Private Water Supply** - see “Water Supply”.

**Products Grown and/or Raised on Site** means:

- a) The sale of farm products that is grown or raised on the premises that the sales are being conducted, which may include the sale of other products from other lands operated by the same farmer in the Township.
- b) The sale of plants that have been cultivated (either from seed or whip, plug, bulb, cutting) on the premises that the sales are being conducted but shall not include the importing of retail ready products that require short term water and/or care (imported products that have been onsite for less than 3 months) prior to sale to the public.

**Propane Facility** means the use of a premises for the handling of propane and shall include a filling plant, cardlock/keylock, private outlet, vehicle conversion centre, or propane retail outlet.

**Property** – see definition on Lot.

**Province** means the Provincial Government of Ontario.

**Public Authority** shall mean the **Township**, the **Region**, the **Province** or the Federal Government of Canada and any agency, board, or commission thereof that has the applicable jurisdiction.

**Public Building** shall mean any building or part thereof or structure owned, leased, or occupied by the **Township**, the **Region**, the **Province**, or the Government of Canada.

**Public Garage** – see “Garage – Public”.

**Public Infrastructure** means physical structures (facilities and corridors) that form the foundation for development and are owned, operated and/or maintained by the Township, the Region, the Province, or the Government of Canada, or a utility provider. Public infrastructure includes but is not limited to municipal drinking-water supply systems, municipal wastewater systems, septage treatment systems, storm water management systems, waste management systems, electric power generation and transmission, communications/telecommunications, transit systems and corridors, the Regional Road and Township road systems, Provincial Highways, railways, oil and gas pipelines and associated facilities.

**Public Park** means an area of public land specifically defined or set aside for use by and for the general public in both active and passive recreational uses; and includes all landscaping, facilities and apparatus, playing fields, utilities, buildings and other structures that are consistent with the general purposes of public parkland, and whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park and may include public and private cemeteries.

**Public Street or Public Road** - see **Street or Road**.

**Public Use** means any use by a Public Authority of a building, structure, facility or land identified under Section 4.8 (Airport) and 4.35 (Public Use and Public or Private Utilities) of the Zoning By-law.

**Public or Private Utility** shall mean any agency, corporation, board, or commission providing electricity, gas, water, telegraph, telephone, television/satellite, or fibre optics services including a communications tower, drainage, municipal sewage or waste collection and disposal services to the public or a similar use pertaining to any such public authority, agency, corporation, board, or commission.

**Public Works Yard** shall mean a municipal, regional, or provincial building, structure and premise used for the maintenance/construction/installation of public roads and public utilities with indoor and/or outdoor storage of maintenance equipment and materials, including administration functions.

## Q

**Quarry** means a place where extraction uses occur and licensed pursuant to the *Aggregate Resources Act*, being the open excavation made for the removal of any limestone, sandstone, shale or consolidated rock or mineral to supply such material for construction, industrial or manufacturing purposes, but does not include any excavation incidental to the construction of a building or structure for which a Building Permit has been issued; or any excavation incidental to any public works; or any asphalt plant, cement manufacturing plant or concrete batching plant or any wayside quarry or open pit metal mine.

## R

**Recreational Vehicle** means a vehicle designed to provide temporary living accommodation for travel, vacation, or recreational use, and is permitted to be driven, towed, or transported under the *Ontario Highway Traffic Act*, as defined in CSA Standard Z240-1 RV/Motorhome.

**Recreational Vehicle Sales or Rental Establishment** means an establishment having as its main use the sale, rental or leasing of recreational vehicles and may include minor service and repairs as an accessory use.

**Recycling Depot** means a place where materials such as paper, metal and glass are delivered, stored, separated, and processed in order to salvage and reuse material.

**Region** means the Regional Municipality of Waterloo.

**Regional Official Plan** means the Regional Official Plan that is approved and in effect.

**Renewable Energy System** means the production of electrical power from an energy source that is renewed by natural processes including, but is not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

**Rental Service** means a building or part of a building where residential, industrial, or commercial equipment is kept for rental to the general public and includes such things as lawn and garden tools, floor cleaning equipment, masonry tools, painting and decorating equipment, moving equipment, plumbing and power tools.

**Research and Development** means an operation used for the purpose of conducting pure and applied research and experimentation in any field of science, medicine and technology and includes such facilities as lecture rooms, administrative offices, laboratories, display rooms, pilot units, simulating equipment and the like and service and machine shops to serve the research centre operation, but does not include animal research and industrial or manufacturing operations other than those required in the conduct of permitted research.

**Research Farming** means the use of agricultural land for research or experimental purposes, provided that any commercial sales from the operation are incidental to the research or experimental objectives of the owner of the premise or the associated business.

**Reserve** means a strip of land, typically 0.3 metres in width, owned by the Township adjacent to a street or road but is not opened as a public road or throughfare.

**Residential Building** means a separate building designed, intended, or used to contain a dwelling unit or unit to be occupied as an independent and separate housekeeping unit for one or more persons, providing kitchen and sanitary/water facilities and sleeping accommodations for the exclusive use of the occupants, and having private entrance from the building or from a common hallway, stairway, or vestibule inside the building. The types of residential buildings defined in this Zoning By-law include the following Certain residential types are further illustrated at the end of this Section.

**Residential Building - Apartment** means a Residential Building containing five (5) or more dwelling units which shares a common hallway(s), vestibule or common access at grade and/or having individual direct access to the outside, in conformity with the Building Code . An apartment unit with a primary access through another apartment unit is prohibited.

**Residential Building - Dobby House** means the conversion and/or expansion of an existing farm-related residence into a maximum of two units to accommodate, which may have separate entrances into each unit with no internal connection required, but such conversion and/or expansion shall not have the appearance of a semi-detached dwelling (i.e., which is the vertical separation and symmetrical design of two units).

**Residential Building - Duplex** means a Residential Building divided horizontally to contain two (2) dwelling units which has independent entrances either directly from the outside or through a common vestibule.

**Residential Building – Farm Labour Residence** means a building or part of a building as an agricultural use for the temporary accommodation of full-time farm labour on the farm that contains such a residence when the size and nature of the operation requires additional employment. Such accommodation shall not serve as the permanent place of residence of an occupant. Farm labour residences may be a permanent building or temporary building such as trailer or mobile home, which may have one or more living units containing sleeping, kitchen and/or bathroom facilities that may be shared and where the building takes on the external appearance of a residential building – single detached dwelling, bunkhouse, or farm building but not a residential building semi-detached or townhouse. Farm labour residences shall be located on a parcel of land that is part of the extended farm operation and within the farm building cluster, aligned with or behind the main dwelling or other farm buildings.

**Residential Building – Fourplex** means a Residential Building divided vertically or horizontally into four (4) units each having independent entrances either directly from the outside or through common vestibules.

**Residential Building – Garden Suite** means a transportable dwelling unit, designed to be used for the year-round occupancy, which is located on the same lot as the Residential Building – Single Detached and is used as a temporary accommodation for farm help or for relatives of the owner-occupants of the Residential Building – One Unit. The garden suite can take the form of a trailer, mobile or modular home, or an Accessory Dwelling Unit in accordance with Section 4.4 of this Zoning By-law.

**Residential Building - Multiple** - see **Residential Building – Apartment**.

**Residential Building - Single Detached** means a Residential Building containing one (1) only dwelling unit but does not include a trailer, mobile home, recreational vehicle, or motor home.

**Residential Building - Semi-Detached** shall mean a Residential Building divided vertically into two (2) dwelling units by a solid wall extending from the base of the foundation to the roof line of the said common wall, which shall have a horizontal distance of not less than the garage depth or 30% of the horizontal depth of the building.

**Residential Building - Townhouse Back-to-Back** means the use of a building divided vertically into three or more dwelling units by common walls, including a common rear wall, which prevents internal access between dwelling units.

**Residential Building –Townhouse Cluster** means a group of Residential Buildings containing three (3) or more dwelling units, where at least one dwelling unit does not face onto a public street and each of which has a separate entrance at grade level and is separate from its neighbours by a continuous vertical party wall without opening and extending from the base of the foundation to the roof.

**Residential Building – Townhouse Row** means a Residential Building containing three (3) or more dwelling units, each of which faces onto a public street and each of which has a separate entrance at grade level and is separate from its neighbours by a continuous vertical party wall without opening and extending from the base of the foundation to the roof.

**Residential Building – Townhouse Stacked** means a residential building containing four (4) or more townhouse units divided horizontally, one on top of the other and divided vertically with a common wall with the other or multiple, stacked townhouse units and each townhouse unit shall have an independent direct access to the outside and not through a common hallway or vestibule.

**Residential Building - Triplex** means a Residential Building containing three (3) dwelling units divided horizontally or vertically each having independent access either directly from the outside or through a common hallway or vestibule.

**Residential Building – Twin or Link Home** means a Residential Building containing two (2) dwelling units separated vertically, which has no apparent connection above grade, but which share common foundations below grade at least 30% of the horizontal depth of each building.

**Note:** The above definitions would still apply if the references of the housing type, elsewhere in the Zoning By-law, does not include “Residential Building” as a prefix.

**Residential - Accessory Building/Structure** means a detached building or a portion of the principle residence, which is located on the same lot as the principle residence and is not used for human habitation unless permitted as an Accessory Dwelling Unit and is customarily found in connection with; subordinate to; and naturally and normally incidental by shape, character and size to the principle residence and contributes to the comfort, convenience or necessity of occupants of the principal residence for such uses as personal storage, personal leisure, hobby workshop, and the parking of personal vehicles.

**Residential Care Facility** means a dwelling or part thereof occupied by three (3) or more persons, exclusive of staff, who by reason of their emotional, mental, physical, or social condition or legal status, are cared for on a temporary or permanent basis in a supervised group setting. This shall include, for example, a group home, crisis care facility, residence for socially disadvantaged persons or nursing or convalescent home, but shall not include a lodging house, foster care home or hospital.

**Restaurant** means a business establishment, the primary function of which is to prepare and serve food and/or drink for consumption on the premises and/or within an enclosed building or provided to the travelling public through walk-in traffic or via a drive-through facility but does not include an Adult Entertainment Parlour.

**Restaurant - Drive-Through or Thru** means a restaurant that in addition to or exclusively, serves food and/or drink to patrons in their vehicles for take-out or for consumption on the premise.

**Retail** means a building or place where articles, goods, wares and/or merchandises are sold to the general public for its use. Certain zones in this Zoning By-law may limit the type, range, and scale of articles, goods, wares and/or merchandises to be displayed and/or sold on the premise to the general public.

**Retaining Wall** means a structure designed and constructed to resist the lateral pressure of the soil when there is a change in ground elevation that exceeds the maximum permitted slope.

**Riding Academy or Stable** means a building or structure for the housing of horses for hire and/or boarding and/or offering rides for a fee to the general public and/or for a private riding club which may include a building where equestrian skills are practiced or competing.

**Road** - see **Street or Road**.



**Roof** means a component of a building or structure that is supported by walls and/or columns and/or supporting beams and which provides overhead shelter from the weather.

**Roof - Green or Green Roof** means the roof of a building or structure, or part thereof, that is designed and constructed to allow vegetation to grow in a growing medium.

**Rooming House** - see “Lodging, Rooming or Boarding House or Tourist Home”.

**Row** - see “Residential Building -Townhouse Row”.

## S

**Sand and Gravel Pit** - see **Pit**.

**Sawmill** means a place or building in which logs and/or timber is sawed into planks, boards, etc., by machinery.

**School** means a Provincially approved institution for academic instruction and may include a public, private, or separate school, a vocational school, or a post secondary school such as a college or university but does not include a commercial school or studio as in this Zoning By-law.

**School - Nursery** - see “Day Nursery”.

**Self-Storage Facility** means a building containing separate, individual self-storage units divided from floor to ceiling by a wall with an independent entrance from the exterior of the building or internal common hall, designed to be rented or leased on a short-term basis to the public for private storage of personal goods, articles, material or equipment. **(New)**

**Semi-Detached** - see “Residential Building - Semi-Detached”.

**Seniors Citizen Centre** means a building or structure which provides social, recreational, and other facilities primarily for persons at an elderly age.

**Service Industry** – see “Contractor’s Yard” or “Contractor’s Office”.

**Service or Repair Enterprise** means an establishment for the maintaining, repairing, servicing or restoring of an article, which may include household or personal items, but a personal service shop is not deemed to be a service and repair enterprise because it limits the range of items that can be maintained, repaired, service or restored.

**Service Station** - see “Automobile Service Station”.

**Setback Line** - see “Building Line”.

**Sewage Collection and Treatment** comprises of the following:

**Municipal Sewage Collection and Treatment** means a sewage collection and treatment system owned and operated by a municipal authority or authorities which is capable of providing a sewage collection system and sewage treatment facilities to a Settlement or a portion thereof (see definition for Municipal Service).

**Private Sewage Treatment** means a sewage treatment facility provided by means of individual septic tank installations on each lot. Approval for each such septic tank installation shall be obtained from the Township. Private Sewage Treatment also refers to other means of collection and treatment facilities, acceptable and approved by all Provincial authorities having jurisdiction including the Township, or by a combination of the above.

**Sewer** means a part of a sewage collection system owned and operated by a municipality (see definition for Municipal Service).

**Sight Triangle** shall mean the area of a corner lot and/or within the Daylight Triangle, as determined by this Zoning By-law, which is kept free and/or restricted of buildings, structures, parking of vehicles, other features, and amenities and/or vegetation, which may obstruct the vision of drivers of vehicles and is maintained for sighting at intersections. See illustrations at the end of this Section.

**Sign** means any identification, description, illustration, or device, which direction attention to, or advertises any person, business, commodity, service, or use. A sign shall be considered a structure and regulated pursuant to the Township Sign By-law in effect.

**Significant Drinking Water Threat** means a drinking water threat that, according to a risk assessment, poses or has the potential to pose a significant risk as per the *Clean Water Act*.

**Single Detached** – see “Residential Building One Unite / Single Detached”.

**Site Alteration** means the placing or dumping of fill on land, the removal of topsoil from land, or the alteration of the grade of land by any means including the removal of trees, vegetation cover, the compaction of soil or the creation of impervious surfaces, or any combination of these activities as further detailed in the Township’s Site Alteration’s By-law.

**Shipping or Storage Container** means a vessel commonly or specifically designed for transportation of freight goods or commodities and shall include cargo containers and truck trailers.

**Short-Term Rental** means all or part of a dwelling unit that is used to provide sleeping accommodations, which may include the use of the kitchen facilities, less than 28 consecutive days per rental within the principal residence of the short-term operator.

**Source Water Protection Plan** means a drinking water source protection plan prepared under the *Clean Water Act*.

**Specialty Food Store** means an establishment primarily devoted in the sale of food products and may specialize in a specific type or class of foods such as a butcher, delicatessen, fish, gourmet, and similar foods, as well as bulk dry unpackaged food and baking/cooking food supplies. A specialty food store may be up to a maximum of 4,000 square metres of Gross Leasable Floor Area, unless otherwise regulated in this Zoning By-law. A specialty food store is not a supermarket as defined by this Zoning By-law.

**Stadium** is a place or venue for outdoor sports, concerts, or other events and consists of a field or stage either partly or completely surrounded by a tiered structure designed to allow spectators to stand or sit and view the event and may be within an enclosed building.

**Storey** means that portion of a building which is situated between the top of any floor and the top of the floor next above it and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

**Storey - First** means the storey with its floor closest to grade and having its ceiling more than 1.8 metres above grade.

**Street or Road** means a public thoroughfare other than a lane, which is maintained by a public road authority, and which is open and passable during all seasons of the year.

**Street Line** shall mean the limit of the street allowance and is the dividing line between a lot and a street. See illustration at the end of this Section.

**Structure** means anything constructed or built, either permanent or temporary, and which is fixed to or resting on or below the ground, other than a boundary fence, freestanding boundary wall or retaining wall.

**Studio** means an establishment used for the study of an art such as dancing, singing, acting, or modeling or the workplace and retail shop of a painter, sculptor or photographer or an establishment used for the making and transmission of small scale motion pictures, radio or television programs or producing music but does not include a movie theatre.

**Supermarket** means a freestanding building primarily devoted in the sale of a wide range of food products. A supermarket does not include a farmer's market or specialty food store. A supermarket is greater than 4,000 square metres of Gross Leasable Floor Area.

**Swimming Pool** means a manufactured outdoor swimming pool or hot tub or naturalized swimming pool on private property capable of having water with a depth of 93.98 centimetres (37 inches) at any point, used and maintained for the purposes of swimming, wading, diving or bathing, but shall not include:

- a) An existing natural body of water (e.g., a river, stream, pond, lake);
- b) A body of water created as part of an aggregate operation, which is or was regulated by the Ministry of Natural Resources;
- c) Lagoon, water reservoir, manure storage facility; and
- d) Storm water ponds; and
- e) A public swimming pool which is subject to the regulations made pursuant to the *Building Code Act* and the *Health Protection and Promotion Act*, R.S.O. 1990, c. H. 7, as amended (the “Health Protection and Promotion Act”).

**Synagogue** – see “Place of Worship”.

## T

**Tavern/Bar/Pub** means an establishment for the sale of beer, wine, liquor, and other drinks to be consumed on the premises, sometimes also serving food.

**Taxi Stand or Office** means a building and/or premise where taxicabs park and/or are dispatched while waiting to be engaged for their service.

**Temple** – see “Place of Worship”.

**Temporary Sales Centre** means a building or structure that is used for the temporary sale of dwelling units in a proposed development.

**Temporary Structure** means any building, structure, trailer, tent, shipping/storage container or enclosure of any kind that is fabricated, assembled and/or erected for the purpose of being temporary or seasonal, which may require a building permit from the Township pursuant to the Building Code and shall not be used as a permanent or fixed building or structure on the premise.

**Theatre** means a building with seating and some cases with a stage for live dramatic, musical, and comedic performances or for the showing of motion pictures / cinema such a movie theatre or a theatre for the performing arts but is not a drive-in movie theatre. Accessory uses may include serving food and alcoholic beverages, holding events and arcades/amusement centre.

**Theatre for Performing Arts** means a building with seating and some cases with a stage for live dramatic , musical, and comedic performances only and is not a theater for showing motion pictures / cinema. Accessory uses may include serving food and alcoholic beverages, holding events and arcades/amusement centre.

**Time of Travel** means an estimated time required for a particle of water to move in the saturated soil or rock from a specific point in an aquifer to the well intake.

**Tourist Home** - see “Lodging, Rooming or Boarding House or Tourist Home”.

**Townhouse Row** – see “Residential Building – Townhouse Row”.

**Townhouse Cluster** – see “Residential Building – Townhouse Cluster”.

**Township** means the Corporation of the Township of Woolwich.

**Township Official Plan** means the Township Official Plan approved and in effect.

**Trade School** – see “Commercial / Trade School”.

**Trailer** means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and capable of being used for the living, sleeping, or eating accommodation of persons, notwithstanding that such vehicle is jacked up or that its running gear is removed.

**Training Facility** means an area that accommodates a process to bring a person to an agreed standard of proficiency through practice and/or instruction.

**Transportation Operation (i.e., Cartage)** means a facility where trucks, tractor trailers or buses are rented, leased, kept for hire, or stored for parking remuneration or from which trucks or transports or buses stored or parked on the property are dispatched for hire, or train/bus stations and/or depots, but does not include a commercial parking lot or taxi stand.

**Travel Agency** means an establishment with expertise to promote, distributes information and makes recommendations with respect to travel destinations as well as make the necessary arrangements and takes care of the logistics for travelers, such as the booking of airline tickets, cruises, resorts, attractions, and hotel rooms.

**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 within a truck or tractor trailer or goods trailer at a transfer point for further shipment, and shall include the rental or leasing of trucks, and a courier distribution facility.

**Triplex** – see “Residential Building – Triplex”.

**Twin or Link Home**– see “Residential Building – Twin or Link Home”.

# U

**University** – see “College/University”.

**Unopened road allowance** means an existing road or future road owned and regulated by a public authority that has not been opened, or has been closed, by by-law or any other legislative means. For the purpose of this Zoning By-law, an unopened road allowance has the same restrictions as opened public road or street unless it is deemed to be a reserve as defined in this Section.

**Use** means the purpose for which a lot, building or structure or any combination thereof is designed, arranged, intended, occupied, or maintained and “used” shall have a corresponding meaning.

# V

**Value Added Farm Uses** means any activity or process that is completed by the farmer, which alters the original agricultural product or commodity grown on site by the farmer and may be supplemented by products from elsewhere for the purpose of gaining a marketing advantage. Value-added Operations may include cleaning, bagging, packaging, bundling, pre-cutting, cooking, and baking and marketing activities, such as, making jams, cider, pies, muffins, potato chips, a butcher shop, selling manure packaged for fertilizer, or making biodiesel etc.

**Value Retaining Farm Uses** means uses and/or activity to maintain the quality of the agricultural commodities (i.e., prevent spoilage) or to provide minimum amount of processing to make the agricultural commodity saleable for such agricultural commodities produced or grown directly on the farm, such as but are not limited to controlled atmosphere storage, cleaning, grading, drying, sorting, evaporating, maple sap into maple syrup, honey extraction and simple (bulk) packaging.

**Vehicle** means any motorized or non-motorized vehicle, which can include trailer, traction engine, farm tractor, road building machine and any vehicle drawn, propelled, or driven by any kind of power, including muscular power, but does not include the cars of electric, steam or diesel railways running upon rails. (See also motor vehicle)

**Veterinary Clinic or Office** means a facility where animal care or treatment is provided by one or more veterinarians and may include the temporary indoor housing of animals that requires care or treatment under the supervision of a veterinarian or veterinarian technician.

**Video-Pinball Game Amusement Centre** means an establishment where three (3) or more video or pinball game machines are available for use. Up to two (2) video or pinball game machines are deemed to be permitted as an accessory use to a commercial establishment in any zone where such commercial establishment is a permitted use.

# W

**Warehouse** means a building or part thereof, which is used primarily for the housing and/or storage, adapting for sale, pre-packaged distribution of goods, wares, merchandise, food stuff substances, articles and the like but does not include a fuel storage tank.

**Waste** means ashes, garbage, refuse, domestic waste, industrial waste or municipal refuse and other such materials as are designated in the regulations of the *Environmental Protection Act*, R.S.O. 1990, c. e. 19, as amended (the “Environmental Protection Act”).

**Waste Disposal Facility** means a facility operated by or for the Township or Region or authorized by the Ministry of Environment, Conservation and Parks, where garbage, refuse or domestic or industrial waste is disposed of or dumped, and shall include a sewage treatment plant or sewage lagoon.

**Waste Management Facility** means a recycling depot, waste disposal area, or waste transfer station.

**Waste Transfer Station** means a place authorized by the Ministry of Environment, Conservation and Parks where waste material is collected, sorted, prepared and/or transferred into containers for shipment to a land fill site, recycling facility or other waste disposal facility.

**Waterbody** means any navigable bay, lake, natural watercourse, or canal, other than a human made drainage or irrigation channel. Isolated farm or recreational ponds, without an inlet or outlet stream, are excluded from the definition of waterbody. Notwithstanding the foregoing, any feature with open water exceeding 0.4 ha shall be considered a waterbody including human made dams.

**Watercourse** mean the natural or altered channel for a stream or water body and for the purpose of this By-law, includes the channel for intermittent streams.

**Water Supply** comprises of the following:

**Communal Water Supply** means a water supply and distribution system built and operated in accordance with the statutory provisions of the *Ontario Water Resources Act*, R.S.O. 1990 c.O.40, as amended, and in accordance with the standards for such systems adopted by the **Region**.

**Municipal Water Supply or Municipal Drinking-Water Supply Systems** means a water supply and distribution system owned and operated by a municipal authority or authorities which is capable of providing a water supply to a Settlement or to a proposed development within a Settlement (see Municipal Service definition).

**Private Water Supply** means a water supply provided by means of privately owned wells. Approval for each such well shall be obtained from the Waterloo Regional Health Unit or the Ministry of the Environment, Conservation and Parks where required.

**Wayside Pit** or **Wayside Quarry** means a temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

**Wellhead Protection Area** means a defined area that is related to a wellhead and within which it is desirable to regulate or monitor drinking water threats (Ontario Regulation 287/07).

**Wetlands** 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. A certified ecologist, or similar, in conjunction with the Conservation Authority or any other agency that may have jurisdiction, will determine what lands and their extents will be included as part of the wetland boundaries.

**Wildlife Habitat** means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter, and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

**Woodlands** means treed areas that provide environmental and economic benefits to both the private landowner and the public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional, and provincial levels.

**Wholesale Outlet** means an establishment or place of business primarily engaged in selling merchandise to retailers, to industrial or commercial, institutional, or professional business users or persons in the trade or wholesalers or agents or brokers selling merchandise to such companies but does not include a Membership Warehouse Club or retail.

**Wind Energy System** means a system that converts wind energy into electricity, and consists of a wind turbine, a tower and associated control or conversion electronics. A wind energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediaries. Accessory uses may include service roads, underground and above ground electrical collection systems and transformers. Specific forms of a wind energy system include:

**Micro Wind Energy System** consists of one wind turbine on a lot with nameplate capacity of 5kW or less.

**Small Wind Energy System** consists of one or more wind turbines on a lot that have a total nameplate capacity of more than 5kW and less than 100kW.



**Large Wind Energy System** consists of one or more wind turbines on a lot, or an array of multiple turbines on multiple lots, with total name plate capacity of 100kW or more.

**Wind Turbine** means a structure that includes: a tower, nacelle, blades, and related appurtenances, and used for the conversion of wind energy into electricity.

**Wind Turbine and/or Windmill Height** means the distance measured from average grade to the uppermost extension of any blade, or the maximum height reached by any part of the wind turbine, whichever is greater.

**Windmill - Accessory** - means a structure, whether a stand alone or attached to a permitted building that generates power using wind and that is solely used on the property. This shall not include a windmill used primarily for the generating of power for sale – see Wind Turbine.

**Wrecking/Scrap Yard** means a place where vehicles and other goods which are used, worn out, cast, or discarded are dismantled, crushed, condensed and/or stored for the purpose of reclamation, recycling, reuse, or consignment.

## Y

**Yard** means a space open from the ground to the sky on the same lot with a building, unoccupied except for such accessory buildings or uses as are specifically permitted by this By-law.

**Yard – Interior Side** means a yard other than an flankage or shared side yard that extends from the front yard to the rear yard between the interior side lot line and the nearest wall of the principal building or structure on the lot. See illustration at the end of this Section.

**Yard - Flankage** means a yard on a corner lot lying adjacent to that street line which by definition is the flankage lot line and which extends from the said street line to the building line. If a zoning category's regulations does not specifically reference a Flankage Yard requirement, then the Minimum Side Yard requirement on the side lot line adjacent to a street shall be the applicable Building Line Setback. See illustration at the end of this Section.

**Yard - Front** means a yard extended from side lot line to side lot line and from and parallel to the street line, to the nearest part of the main building or structure on the lot, except for structures identified in Sections 4.2 f) and 4.34. The minimum depth of the front yard (from the front lot line to the closest point at which a building may be located) is regulated as a Building Line or Building Setback Requirement within the respective zones. See illustration at the end of this Section.

**Yard - Shared Side** means a yard that extends from the front yard to the rear yard along the common wall of two dwelling units on separate lots being the shared side lot line. See illustration at the end of this Section.

**Yard - Rear** means a yard extending across the full width of the lot from side lot line to side lot line and extending from the rear lot line (or, in the case of a triangular lot, between the apex of the triangle formed by the intersection of the side lot lines) to the rear wall of the main building located on the lot. The depth of the rear yard, measured horizontally from the rear line (or in the case of a triangular lot, from the apex of the triangle formed by the intersection of the side lot lines) to the closest point at which a main building may be located as defined in the zoning category under the heading “Minimum Rear Yard”. See illustration at the end of this Section.

**Yard - Required** means that portion of a yard abutting the lot line or lines required to fulfill the minimum yard requirements as established by this Zoning By-law for the specific zone.

**Yard - Side** means a yard adjacent to the side lot line and extending from the front yard to the rear yard. The width of the side yard (from the side lot line to the closest point at which a building may be located) is defined in the zoning category under the heading “Minimum Side Yard”. The Minimum Side Yard, if referenced generally, shall deem to be the Interior Side Yard unless a zoning category’s regulations has multiple Minimum Side Yard requirements being Flankage, Shared and/or Interior. See illustration at the end of this Section.

## Z

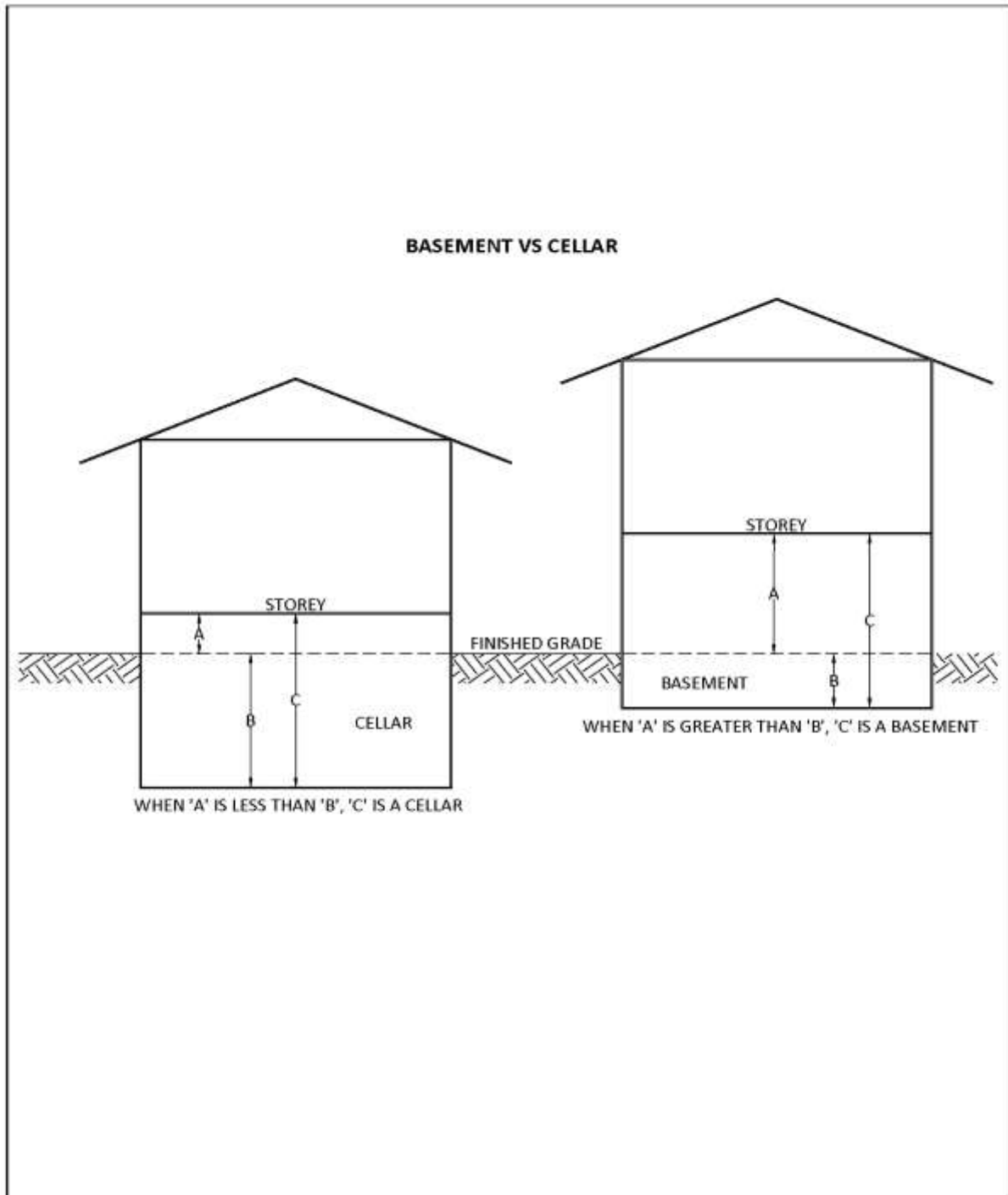
**Zone** means an area of land delineated on the Zoning Maps that form part of this Zoning By-law and to which specific uses and regulations as established by this Zoning By-law shall apply.

**Zoning Administrator** means an officer or employee of the Township charged with the duty of administering and/or enforcing this Zoning By-law.

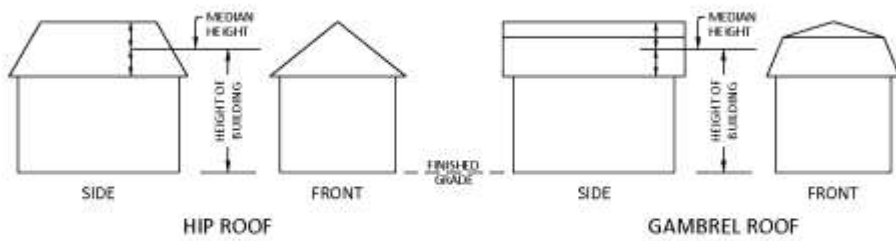
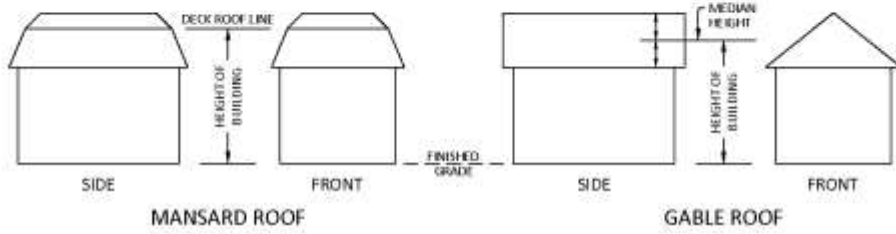
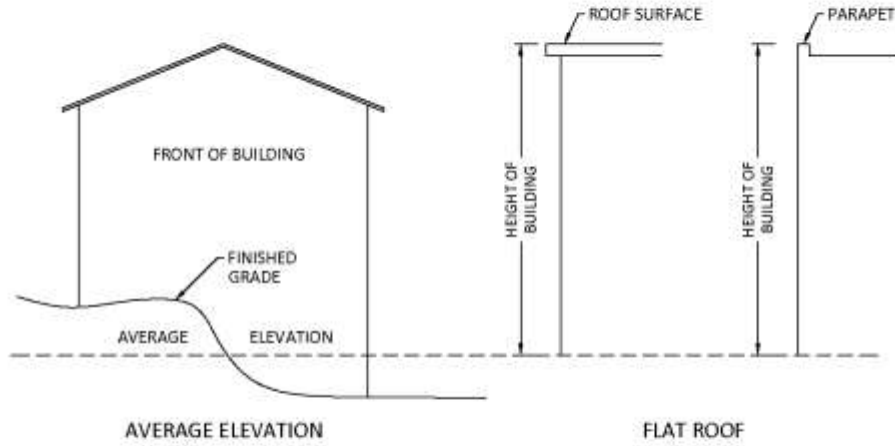
**Zoning Compliance Certificate** means a Certificate of Occupancy pursuant to Section 34(6) of the *Planning Act* and Section 2.12 of this Zoning By-law.

## ILLUSTRATIONS

THE FOLLOWING ILLUSTRATIONS ARE PROVIDED FOR INFORMATION TO ASSIST IN THE INTERPRETATION OF THE ZONING BY-LAW. HOWEVER, THEY DO NOT FORM PART OF THE BY-LAW.

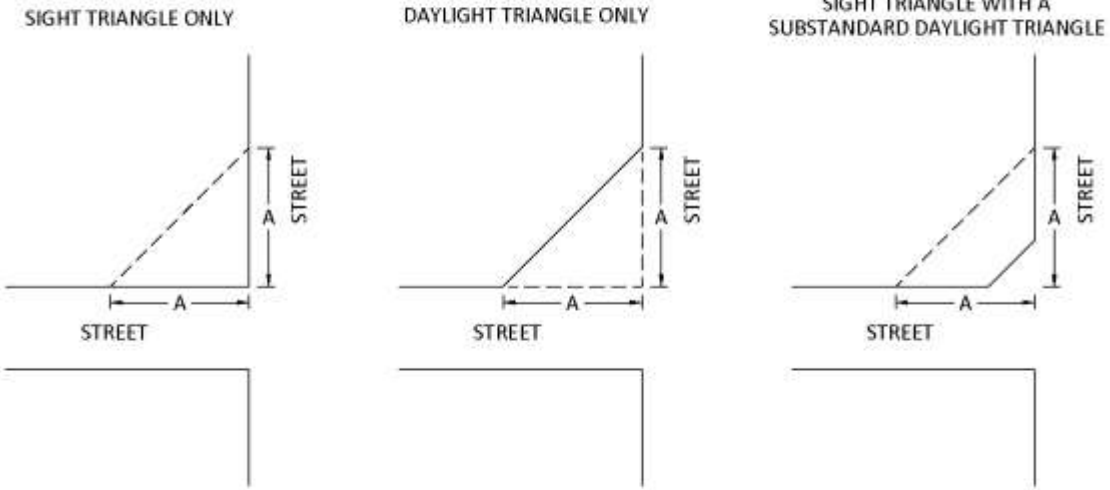


### BUILDING HEIGHTS





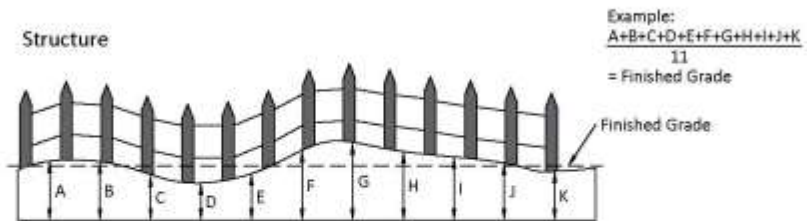
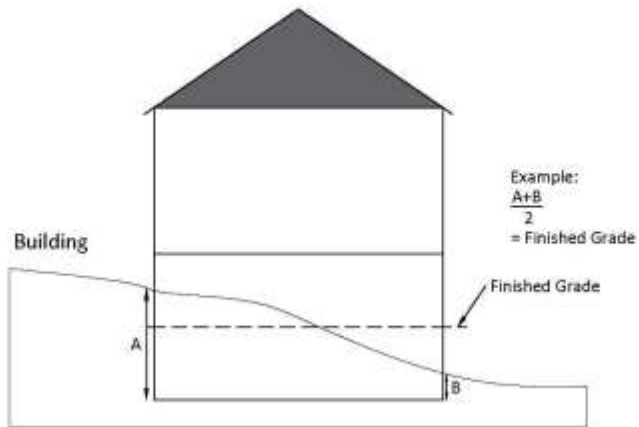
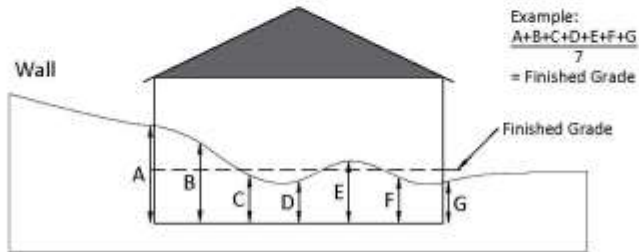
**DAYLIGHT TRIANGLE VS SIGHT TRIANGLE**



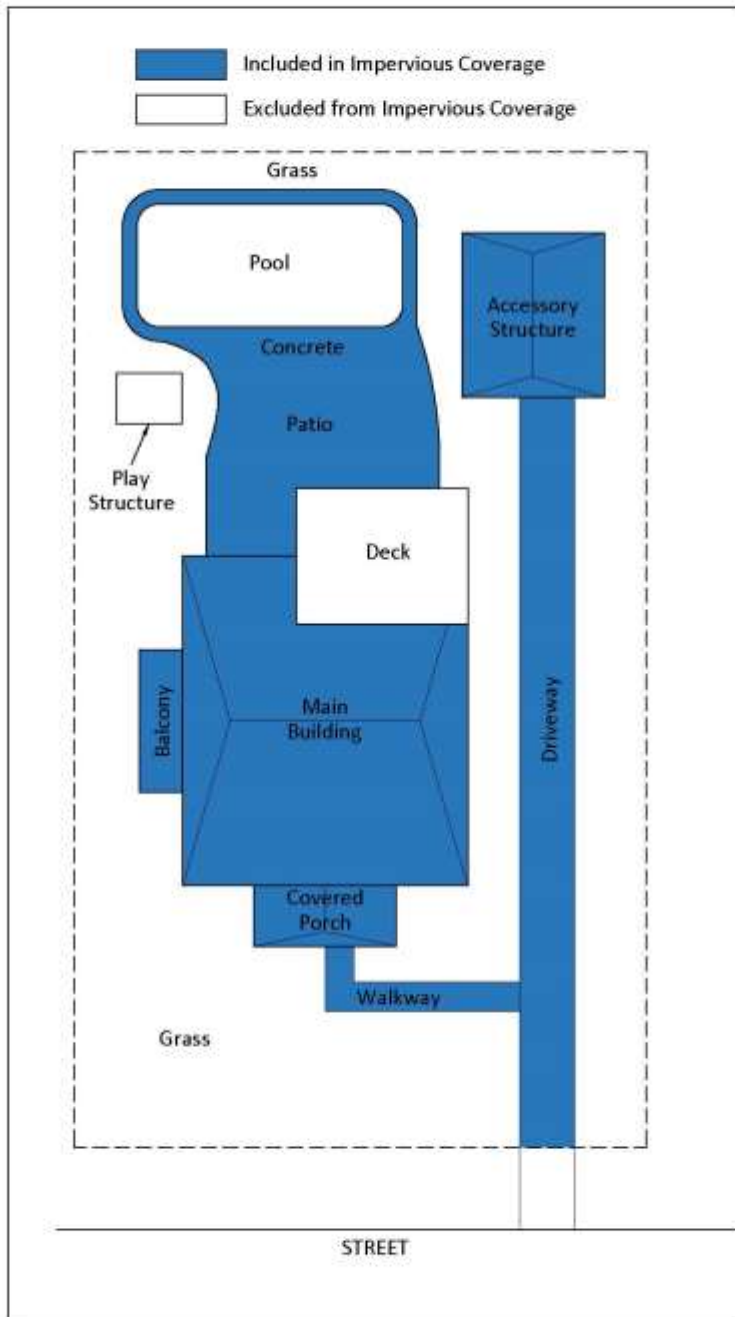
A = 7.5m OR GREATER FOR REGIONAL ROADS  
 A = 6.0m FOR LOCAL ROADS

DAYLIGHT TRIANGLE - OWNED BY THE ROAD AUTHORITY.  
 SIGHT TRIANGLE - PRIVATELY OWNED AND/OR OWNED BY THE ROAD AUTHORITY.  
 PROPERTY LINE IS ILLUSTRATED WITH A SOLID LINE.

**Finished Grade**

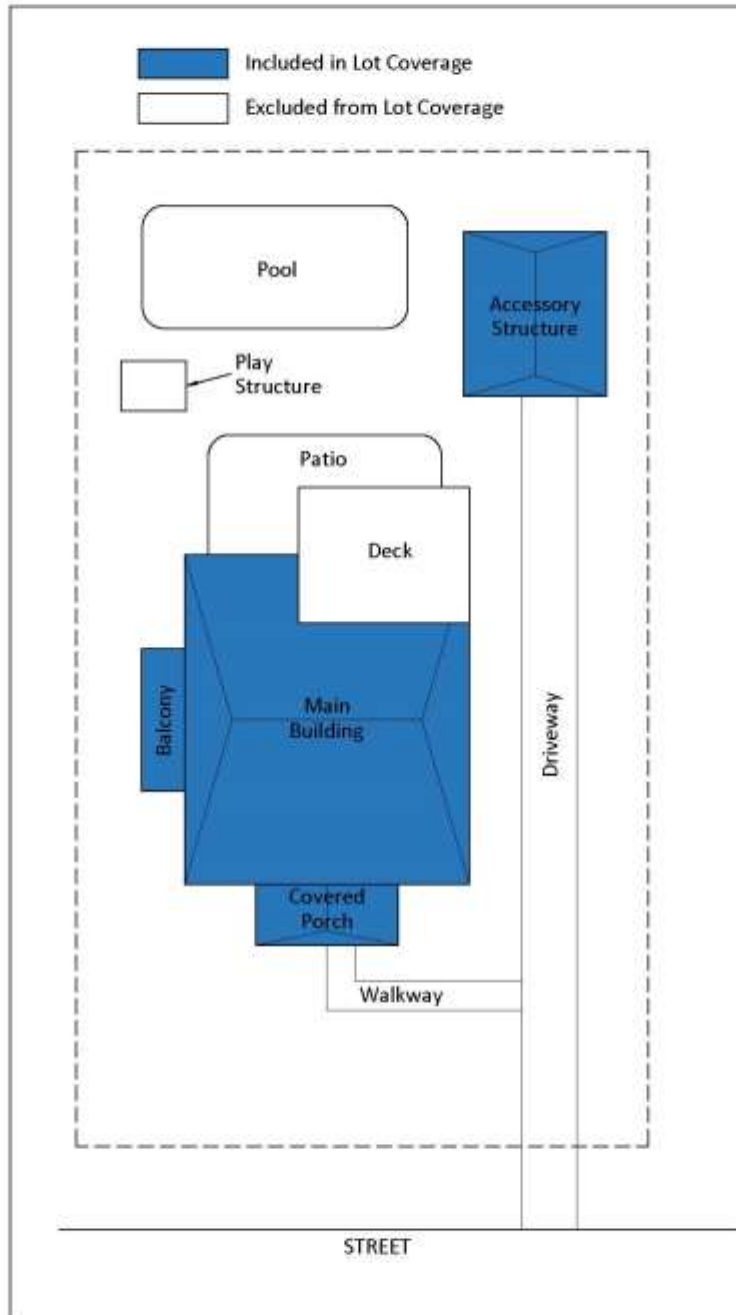


### Impervious Coverage





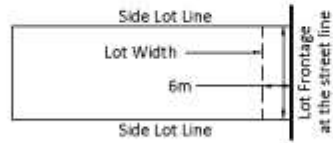
### Lot Coverage



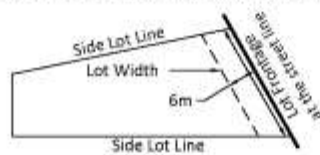
## Lot Frontage

(Not to be confused with Regulatory Building Line)

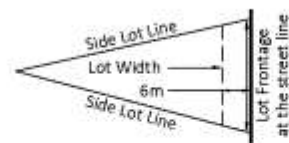
### A. Side Lot Line are Parallel; Street is Straight



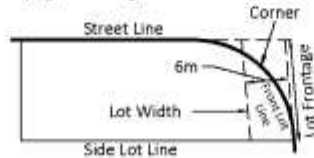
### B. Front and Rear Lot Lines Are Not Parallel



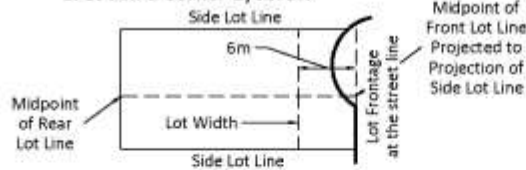
### C. No Rear Lot Line



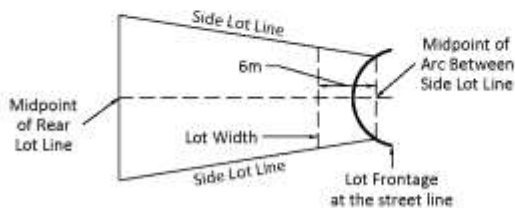
### D. Corner or Interior Lot on a Curve or Daylight Triangle



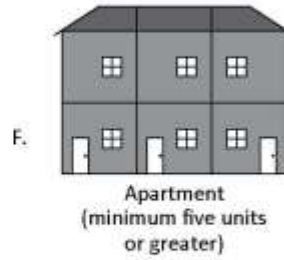
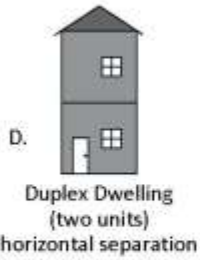
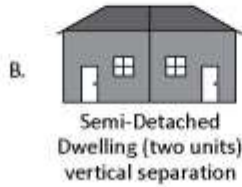
### E. Lot on a Corner Eyebrow



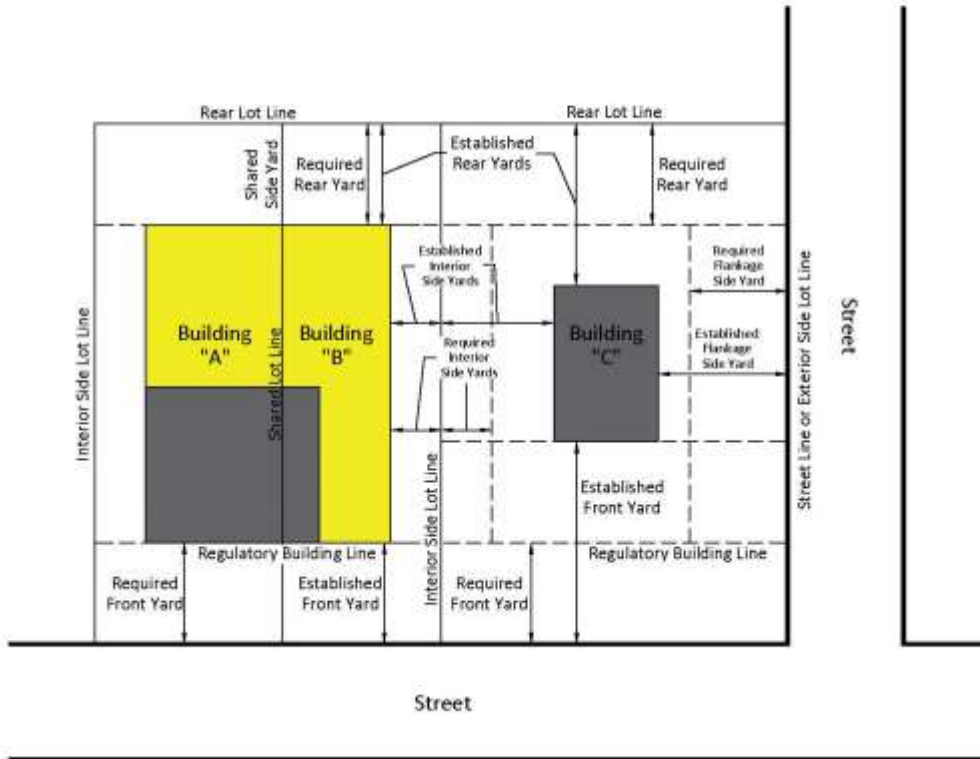
### F. Lot on a Cul-De-Sac Eyebrow



**Typical Residential Types**



## Yard & Setbacks



Building "A" and Building "B" meets the minimum requirements for front yard, side yard, and rear yard setbacks. Building "C" has voluntarily increased all yards and setbacks beyond the required minimum.