

SECTION 4: DEFINITIONS

Schedule "A" - Explanation of Proposed Amendments

Section	Existing Provision / Definition	Proposed Amendment	Explanation
Section 4 – Definitions			
Definition of "Floor Area, Gross Leasable"	Floor Area, Gross Leasable means the total floor area designed for commercial or industrial tenant occupancy and exclusive use, including Basements, mezzanines, and upper floors, if any, measured from the centre line of joint partitions and from outside wall faces. Gross Leasable Floor Area shall not include mechanical rooms, stairwells and washrooms or non-Habitable space .	Floor Area, Gross Leasable means the total floor area designed for commercial or industrial tenant occupancy and exclusive use, including Basements, mezzanines, and upper floors, if any, measured from the centre line of joint partitions and from outside wall faces. Gross Leasable Floor Area shall not include mechanical rooms, stairwells and washrooms.	"Non-Habitable Space" is proposed to be removed as Grocery Stores and Retail Outlets do not permit Habitable space. Habitable means <i>any floor space within a Building or Structure designed and intended to be used for living, sleeping, cooking or eating purposes as defined under the Building Code Act, S.O. 1992, Chapter 23, as amended.</i>
Definition of "Food Processing Plant"	Food Processing Plant means Premises where agricultural products are prepared, processed, preserved, graded or stored, and includes, without limiting the generality of the foregoing, a flour mill, dairy, Bakery, catering establishment , grain elevator or egg grading station, but does not include a Restaurant, or Abattoir except where such uses are specifically permitted herein.	Food Processing Plant means Premises where agricultural products are prepared, processed, preserved, graded or stored, and includes, without limiting the generality of the foregoing, a flour mill, dairy, grain elevator or egg grading station, but does not include a Restaurant, or Abattoir except where such uses are specifically permitted herein.	A Food Processing Plant is currently permitted only in an Industrial Two (General Industrial) Zone. Bakery is permitted in all Commercial Zones so the use should not be included in the definition of Food Processing Plant. Catering Establishment are typically home-based businesses and should not be relegated to specific zones.
Definition of "Industry, Light"	Industry, Light means an industry which is conducted and wholly contained within an enclosed building, the operation of which does not produce Emissions which are detectable beyond any Lot Line. Without limiting the generality of the foregoing, Light Industry may include, but is not limited to, the following:	Industry, Light means an industry which is conducted and wholly contained within an enclosed building, the operation of which does not produce Emissions which are detectable beyond any Lot Line. Without limiting the generality of the foregoing, Light Industry may include, but is not limited to, the following:	Warehouse is a permitted use within the M1, M2 and M3 Zone, so redundant to list within the definition of Light Industry.

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	<ul style="list-style-type: none"> a) Producing apparel and finished textile products, other than the production of synthetic fibres; b) Warehousing or storing goods or materials indoors; c) Printing, duplicating or bookbinding; d) Manufacturing finished paper and allied products other than processing wood pulp; e) Producing cosmetics, drugs and other pharmaceutical supplies, including legal marijuana production; f) Manufacturing finished lumber products, light metal products, light machinery, computer software, electronic products, finished plastic-ware, porcelain, earthenware, glassware or similar articles including, without limiting the generality of the foregoing, furniture, housewares, monuments, toys, musical instruments, jewellery, watches, precision instruments, filters, radios and electronic components, but does not include a tannery or any industrial use Accessory to an extractive use; or g) Aquaculture or Aquaponics operations that are conducted entirely inside a Building. 	<ul style="list-style-type: none"> a) Producing apparel and finished textile products, other than the production of synthetic fibres; b) Printing, duplicating or bookbinding; c) Manufacturing finished paper and allied products other than processing wood pulp; d) Producing cosmetics, drugs and other pharmaceutical supplies, including legal marijuana production; e) Manufacturing finished lumber products, light metal products, light machinery, computer software, electronic products, finished plastic-ware, porcelain, earthenware, glassware or similar articles including, without limiting the generality of the foregoing, furniture, housewares, monuments, toys, musical instruments, jewellery, watches, precision instruments, filters, radios and electronic components, but does not include a tannery or any industrial use Accessory to an extractive use; or f) Aquaculture or Aquaponics operations that are conducted entirely inside a Building. 	
<p>Definition of “Kennel”</p>	<p>Kennel means Premises where dogs, cats or other small domestic animals or household pets are bred or raised primarily for the purpose of sale, or are trained or boarded for gain or profit, but does not include a Veterinary Clinic.</p>	<p>Kennel means Premises where dogs, cats or other small domestic animals or household pets are bred or raised primarily for the purpose of sale, or are boarded for gain or profit, but does not include a Veterinary Clinic.</p>	<p>Current definition includes training which precludes the opportunity to conduct dog training anywhere in the City. Dog training is proposed to be accommodated within Commercial School which is available within all Commercial Zones</p>

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			other than Neighbourhood Commercial (C2) Zone.
Definition of “Live-Work Unit”	Live-Work Unit means a unit under single ownership, either free-standing or part of a condominium or mixed use Building, that shall contain Habitable area, and may also contain a business operated by the resident which may share the washroom and kitchen facilities.	Live-Work Unit means a unit under single ownership, either free-standing or part of a condominium or mixed use Building, that shall contain Habitable area, and shall also contain a business operated by the resident which may share the washroom and kitchen facilities.	The purpose and intent of a Live-Work Unit is to cohabitate a Commercial use with a Residential use. The use of “may” insinuates that the commercial use is not required.
Definition of “Office, Business, Professional or Administrative”	Office, Business, Professional or Administrative means a Building or part thereof in which one or more Persons is employed in administering, consulting, managing, directing or conducting a Public or Private agency, a brokerage or a labour or fraternal organization , and includes, without limiting the generality of the foregoing, an office Accessory to a permitted non-Residential Use, a data processing establishment, a Community Medical Clinic, a Wellness Centre, a non-governmental or not-for-profit organization, the Premises of a courier service, a newspaper publisher or a real estate or insurance agent , but does not include a Veterinary Clinic.	Office, Business, Professional or Administrative means a Building or part thereof in which one or more Persons is employed in administering, consulting, managing, directing or conducting a Public or Private agency and includes, without limiting the generality of the foregoing, an office Accessory to a permitted non-Residential Use, a Medical Clinic or a Wellness Centre but does not include a Veterinary Clinic.	Streamlined definition by removing redundant and outdated references.
Definition of “Personal Service Shop”	Personal Service Shop means Premises wherein a personal service is performed, including, but not necessarily restricted to, a barber shop, a beauty salon, a shoe repair shop, a Tailor or Dressmaking Shop, a Dry Cleaning Depot, a photographic studio, or the Premises of an optician.	Personal Service Shop means Premises wherein a personal service is performed, including, but not necessarily restricted to, a barber shop, a beauty salon, a shoe repair shop, a Tailor or Dressmaking Shop, a Dry Cleaning Depot, a photographic studio, <i>a Pet Grooming Establishment</i> or the Premises of an optician.	Clarity added through the definitions of “Personal Service Shop” and “Pet Grooming Establishment” to clarify that “Pet Grooming Establishments” are compatible and comparable to “Personal Service Shops” and are provided the same land use permissions.

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<p>Definition of “Pet Grooming Establishment”</p>	<p>Pet Grooming Establishment means Premises wherein cleaning, clipping and other grooming services are provided for Domestic Pets, but shall not include a Veterinary Clinic or Kennel.</p>	<p>Pet Grooming Establishment means a <i>Personal Service Shop</i> wherein cleaning, clipping and other grooming services are provided for Domestic Pets, but shall not include a Veterinary Clinic or Kennel.</p>	<p>Clarity added through the definitions of “Personal Service Shop” and “Pet Grooming Establishment” to clarify that “Pet Grooming Establishments” are compatible and comparable to “Personal Service Shops” and are provided the same land use permissions. Currently “Pet Grooming Establishment” is not permitted in any Zone.</p>
<p>Definition of “School, Commercial”</p>	<p>School, Commercial means a School conducted for gain or profit such as a studio of dancing, art school, music school, drama school, school of calisthenics, business or Trade School, training centre or any other specialized school but shall not include a school as defined in this By-law or a Private academic, religious, or philanthropic school.</p>	<p>School, Commercial means a School conducted for gain or profit such as a studio of dancing, art school, <i>dog training</i>, music school, drama school, school of calisthenics, business or Trade School, training centre or any other specialized school but shall not include a school as defined in this By-law or a Private academic, religious, or philanthropic school.</p>	<p>Current definition of “Kennel” includes training which precludes the opportunity to conduct dog training anywhere in the City. Dog training is proposed to be accommodated within Commercial School which is available within all Commercial Zones other than Neighbourhood Commercial (C2) Zone.</p>
<p>Definition of “Sensitive Land Use”</p>	<p>Sensitive Land Use means Buildings, amenity areas, or Outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more Adverse Effects from contaminant discharges generated by a nearby major facility. Sensitive Land Uses may be a part of the natural or built environment. Examples include, but are not limited to Residential Uses, Day Nurseries, Schools and health facilities.</p>	<p>Sensitive Land Use means Buildings, amenity areas, or Outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more Adverse Effects from contaminant discharges generated by a nearby major facility. Sensitive Land Uses may be a part of the natural or built environment. Examples include, but are not limited to Residential Uses, <i>Child Care Centres</i>, Schools and health facilities.</p>	<p>“Day Nurseries” has been removed as all comparable references within the Zoning By-law have been previously renamed to Child Care Centre which is consistent with Provincial legislation.</p>

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Definition of "Special Event"	New Definition	Special Event means the holding of an assembly of persons for the purpose of weddings, parties, educational events and other similar temporary gatherings.	"Special Events" definition has been added further to new Special Events provision (Section 5.41)
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