

**SECTION 2. — DEFINITIONS**

For the purpose of this By-law the definitions and interpretations of this section shall apply.

- 2.1 ABANDONED means the failure, in the opinion of the Zoning Administrator, to proceed expeditiously with construction work during any continuous 12 month period.
- 2.2 ABATTOIR means a building, structure or lot or part thereof used for the slaughter of livestock or other animals for the purpose of processing or rendering.
- 2.3 ACCESSORY when used to describe a use, building or structure, means a use, or a detached building or structure, that is naturally and normally incidental, subordinate and exclusively devoted to supporting the principle use, building or structure and located on the same lot therewith. This does not include an accessory residence unless otherwise specified.
- 2.4 AGGREGATE means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite and rock other than metallic ores, and any other material prescribed under the Aggregate Resources Act.
- 2.5 AGRICULTURAL COMMERCIAL ESTABLISHMENT means the use of land, buildings or structures for the wholesale or retail sales of goods that are necessary to support agricultural uses and for the processing and sale of products derived from farm uses. Without limiting the generality of the foregoing, these include such goods as farm machinery and equipment, products used for the housing and husbandry of livestock, poultry and fur bearing animals, and materials and equipment for sub-surface drainage and such services as the selling, processing, storage and transportation of seed, feed, crops, milk and eggs and livestock, and the selling of fertilizer and chemical products.
- 2.6 AIRFIELD, PRIVATE means land used for the purpose of the landing, storing, taxiing or taking-off of private aircraft and uses, buildings and structures accessory thereto, but not an airport under the regulation of Transport Canada.
- 2.7 AIRPORT means the use of land licensed by Transport Canada for the landing and take-off of commercial and/or private aircraft and shall include any buildings or structures accessory thereto.
- 2.8 ALTER means any alteration in a bearing wall or partition or column, beam, girder or other supporting member of a building or structure or any increase in area or

volume of a building or structure. When used in reference to a lot, the word alter means to decrease 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. The words "altered" and "alteration" shall have a corresponding meaning.

- 2.9 AMUSEMENT ARCADE means any premises or part thereof containing four or more electronic, mechanical pinball or amusement machines operated for gain and made available for the entertainment or amusement of the general public. This definition shall not include establishments which sell such devices, provided that such devices are not made available on the premises for use on a commercial basis by the public.
- 2.10 ANIMAL HOSPITAL means a building or structure where domestic animals, birds or other livestock are treated and where domestic animals or birds are kept for treatment only and shall include the clinic of a registered veterinarian.
- 2.11 ASPHALT PLANT means an industrial facility with equipment designed to heat and dry aggregate, and to mix aggregate with bituminous asphalt to produce asphalt paving or sealing materials. Accessory uses would include the stockpiling and storage of bulk materials used in the process. An ASPHALT PLANT may be further described as TEMPORARY or PORTABLE which means that the facility is not of permanent construction but is designed to be dismantled and moved to another location.
- 2.12 ASSEMBLY HALL means a building or part of a building in which facilities are provided for such purposes as meetings of civic, education, political, religious or social purposes, and shall include a banquet hall.
- 2.13 ATTACHED means a building otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with adjacent building or buildings.
- 2.14 AUTOMOTIVE — BODY SHOP means a building or structure used for the painting or repairing of vehicle bodies or fenders, but shall not include a salvage yard.
- 2.15 AUTOMOTIVE — CAR WASH shall mean a building or structure containing facilities for washing vehicles, either by production line methods and mechanical services or by a self-service operation.

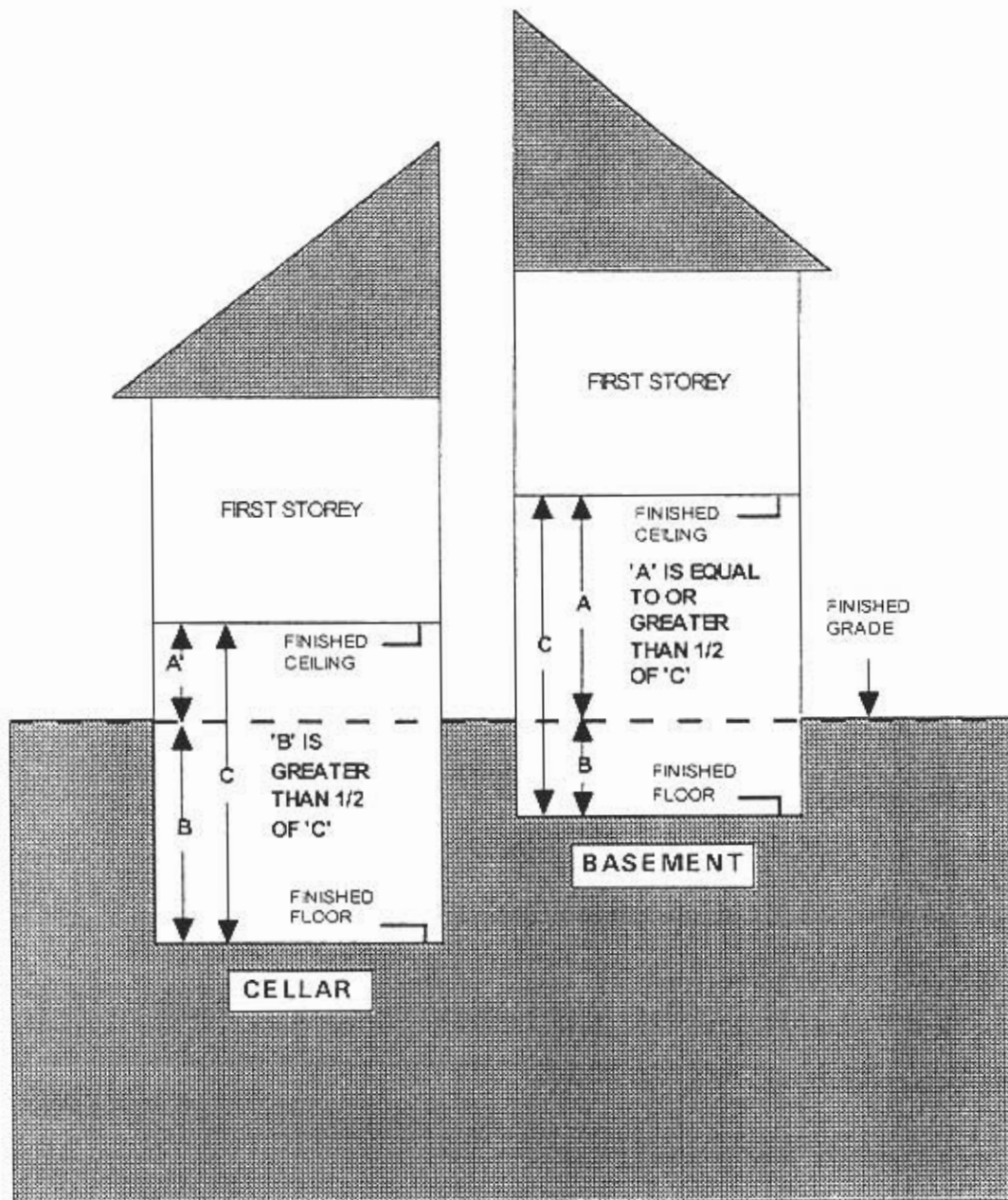
- 2.16 AUTOMOTIVE — COMMERCIAL GARAGE means a building where all functions of an automotive service station may be carried out and where major repairs of vehicles may be performed, including body work and welding but shall not include dismantling of motor vehicles for scrap or the storage of motor vehicles awaiting scrapping.
- 2.17 AUTOMOTIVE — GASOLINE BAR means one or more pump islands, each consisting of one or more gasoline pumps, and shelter having a floor area of not more than 10 square metres, excluding washrooms, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes or greasing.
- 2.18 AUTOMOTIVE — SERVICE STATION means a building or place where gasoline, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark plugs and batteries for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries changed, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed.
- 2.19 AUTOMOTIVE — STORE means an establishment primarily engaged in the retail sale of vehicle parts, accessories and tools. Accessory uses may include service bays for performing maintenance repair operations on motor vehicles.
- 2.20 AUTOMOTIVE — VEHICLE SALES OR RENTAL ESTABLISHMENT means an establishment having as its main use the storage of vehicles for sale or the storage of vehicles for rent or lease. Accessory uses may include facilities for the repair or maintenance of such vehicles.
- 2.21 BASEMENT means that portion of a building between two floor levels which is partly underground but which has at least one-half of its height from finished floor to finished ceiling above adjacent finished grade as approved.
- 2.22 BED AND BREAKFAST ESTABLISHMENT means an owner-occupied single-detached dwelling in which there are up to two rooms for rent as short-term accommodation, and may include the provision of meals to those persons residing temporarily at the establishment. The Bed and Breakfast use shall remain subordinate to the primary use of the building as a single-detached dwelling. This definition does not include any other establishment defined in this By-law.
- 2.23 BERM means a landscaped mound of earth.

- 2.24 **BOARDING HOUSE** means a dwelling in which the proprietor resides and supplies for gain, more than three bedrooms for boarders and may include the provision of meals. Rooming house shall have a corresponding meaning.
- 2.25 **BOARDING STABLE** means a building, structure or premises used for the feeding, housing and exercising of horses for gain or profit.
- 2.26 **BUFFER STRIP** means an area to be used only for the purpose of screening land, buildings or other structures by the planting and maintenance of trees or shrubs or the construction and maintenance of a berm.
- 2.27 **BUILDING** means any structure used or designed to be used for shelter, accommodation or enclosure of persons, animals or chattels.
- 2.28 **BUILDING ENVELOPE** means the buildable area on a lot, defined by the minimum front yard depth, rear yard depth and side yard width requirements and maximum height requirements, within which a building can be erected.
- 2.29 **BUILDING SUPPLY STORE** means an establishment engaged in the selling of building supplies including lumber, mill work, siding, roofing, electrical, heating, air conditioning and plumbing equipment and materials and similar items.
- 2.30 **CAMP, RECREATION** means an establishment operated, on a not for profit basis, by a private or public organization where children and/or adults are temporarily accommodated in tents, cabins, cottages and/or lodge houses and shall include a church camp, a day camp or a scout camp but does not include any tourist establishment or mobile home park.
- 2.31 **CAMPGROUND** means an area of land, managed as a unit, used or maintained for people who provide their own sleeping facilities such as tents and recreational vehicles for a short term length of stay. Accessory uses could include an administration office, clubhouse, snack bar, laundry, convenience store, swimming pool, washrooms, showers and recreational facilities. No direct connections to individual on-site or communal sewage systems are provided.
- 2.32 **CAMP SITE** means a single unit or space in a campground or recreational vehicle park where the accommodations and vehicles are to be placed.

- 2.33 CELLAR means the portion of a building between two floor levels, which is partly underground and which has more than one-half of its height from finished floor to finished ceiling, below adjacent finished grade.
- 2.34 CEMETERY means a cemetery, columbarium or mausoleum within the meaning of the Cemetery Act of Ontario.
- 2.35 CHURCH means a building commonly used for public worship by any religious organization, as defined in the Religious Organizations Land Act, and may include a rectory or manse, church hall, auditorium, day nursery or religious school associated with, or accessory thereto.
- 2.36 CLINIC means a building or part thereof, used exclusively by physicians, dentists, their staff, and their patients for the purpose of consultation, diagnosis and office treatment. Without limiting the generality of the foregoing, a clinic may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but shall not include accommodation for in-patient care or operating rooms.
- 2.37 COMMUNITY CENTRE means any tract of land or buildings or any part of any buildings used for community activities whether used for commercial purposes or not, and the control of which is vested in the municipality, a local board or agent thereof.
- 2.38 CONCRETE MANUFACTURING PLANT means an industrial facility used for the production of concrete for immediate use in the construction of buildings, structures, roads or driveways. This definition also means the manufacturing of finished concrete products and may include the retail sale of such products.
- 2.39 CONTRACTOR'S YARD OR SHOP means an area of land of a contractor of any building trade where equipment and materials are stored, or where a contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified herein.
- 2.40 CONVENIENCE STORE means a retail commercial establishment supplying groceries, sundries and other daily household necessities to the immediate surrounding area.
- 2.41 CORPORATION means the corporation of the Township of Wilberforce.

- 2.42 COTTAGE means a building to accommodate one or more guests for temporary occupancy,
- i) that contains at least two rooms;
  - ii) that is at least partially furnished; and
  - iii) in which the guest may be permitted to prepare and cook food.
- 2.43 COTTAGE ESTABLISHMENT means a tourist establishment comprising of two or more cottages owned or leased by the same person. Cabin establishment shall have a corresponding meaning.
- 2.44 DAY NURSERY means a building or part thereof duly licensed by the Province of Ontario for use as a facility for the day-time care of children.
- 2.45 DEVELOPMENT means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the Drainage Act.
- 2.46 DRIVEWAY means a vehicle access provided between a street or lane and a parking area or a loading space, or between two parking areas, but does not include a parking aisle.
- 2.47 DWELLING means a building or part of a building containing one or more dwelling units.
- 2.48 DWELLING, SINGLE DETACHED means a single dwelling unit which is freestanding, separate and detached from other main buildings or main structures and includes a prefabricated single dwelling unit but does not include a mobile home.
- 2.49 DWELLING, SEMI-DETACHED means a building that is divided vertically into two separate dwelling units each of which has an independent entrance either directly from the outside or from a common vestibule.
- 2.50 DWELLING, DUPLEX means a building that is divided horizontally into two separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.
- 2.51 DWELLING, TRIPLEX means a building that is divided horizontally into three separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.

### ILLUSTRATION OF CELLAR AND BASEMENT DEFINITIONS

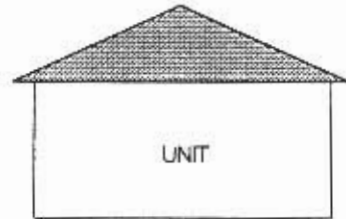


Note: The above illustration is for clarification purposes only.

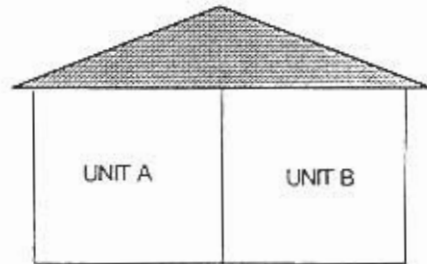
- 2.52 DWELLING, ROW HOUSE means a building that is divided vertically into three or more dwelling units, each of which has a separate and independent entrance at finished grade and separated from the adjoining unit or units by a common unpierced wall with no interior access between each dwelling unit. Townhouse shall have a corresponding meaning.
- 2.53 DWELLING, APARTMENT means the whole of a building not otherwise defined herein, which contains four (4) or more dwelling unit served by a common entrance or by an independent entrance directly from the outside in which the occupants have the right to use in common any corridors, stairs or elevators contained therein, and the yards appurtenant thereto.
- 2.54 DWELLING, LIMITED SERVICE means a single-detached dwelling that:
- i) has no frontage on a municipally maintained street, and
  - ii) does not receive municipal street services, such as snow clearing and road maintenance, and
  - iii) has a means of access to the lot that is not part of the municipal street network
- 2.55 DWELLING, VACATION means a single dwelling unit that is used occasionally for recreation, rest or relaxation but not occupied continuously nor used as a year round permanent dwelling.
- 2.56 DWELLING, LIMITED SERVICE VACATION means a vacation dwelling that:
- i) has no frontage on a municipally maintained street, and
  - ii) does not receive municipal street services, such as snow clearing and road maintenance, and
  - iii) has a means of access to the lot that is not part of the municipal street network.

**ILLUSTRATIONS OF DWELLING TYPES**

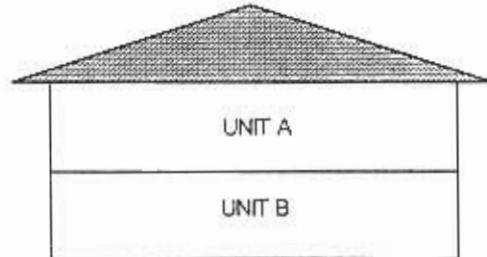
***DETACHED***



***SEMI-DETACHED***



***DUPLEX***



***ROW***



Note: The above illustrations are for clarification purposes only.

- 2.57 DWELLING UNIT means a suite of habitable rooms which:
- (a) is located in a building;
  - (b) is used or intended to be used in common by one or more persons as a single, independent and separate housekeeping establishment;
  - (c) contains food preparation and sanitary facilities provided for the exclusive common use of the occupants thereof; and
  - (d) has a private entrance directly from outside the building or from a common hallway or stairway inside the building.
- 2.58 DWELLING UNIT, ACCESSORY means a dwelling unit accessory to a permitted non-residential use.
- 2.59 DWELLING UNIT AREA means the aggregate of the floor area of all habitable rooms, hallways and lobbies within a dwelling unit, excluding the thickness of any exterior walls.
- 2.60 EATING ESTABLISHMENT means a building or part of a building where food is offered for sale or sold to the public for immediate consumption therein and includes a restaurant, cafe, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar, refreshment room or stand or a mobile food vehicle, but does not include a boarding house.
- 2.61 EATING ESTABLISHMENT, DRIVE-IN means a premises consisting of a building or structure, together with a parking lot, from which food, refreshments, dairy products or beverages are offered for sale or sold to the public for consumption either in automobiles parked on the parking lot or for consumption elsewhere on the premises, but not necessarily within such building or structure, and does not include any other use defined in this By-law.
- 2.62 EATING ESTABLISHMENT, FULL SERVICE means a building or part thereof where food is prepared and offered for retail sale to the public for immediate consumption either on or off the premises.
- 2.63 EATING ESTABLISHMENT, TAKE-OUT means a building or structure used for the sale of food to the general public and from which food is made available to the customer from within the building. No provision is made for consumption of the food within the customer's car, within the building or elsewhere on the site.

- 2.64 **ERECT** means build, construct, reconstruct, alter, enlarge or relocate and without limiting the generality of the foregoing, shall include any preliminary physical operations such as cutting, grading, excavating, berming, piling, cribbing, filling or drainage, or any altering of any existing building by an addition, deletion, enlargement, extension or other structural change.
- 2.65 **ESTABLISHED BUILDING LINE** means the average distance from the street line to existing buildings on the same side of a street within 150 metres of a lot, where a minimum of 3 dwellings have been built within this area prior to the date of passing of this By-law.
- 2.66 **EXISTING** means existing as of the date of final passing of this By-law.
- 2.67 **EXTRACTIVE INDUSTRIAL FACILITY** means a building, structure or facility used for processing aggregate and includes the screening, sorting, washing, crushing, storing and other similar operations allied to an extractive industrial operation, but shall not include an asphalt plant or a concrete batching plant.
- 2.68 **FACTORY OUTLET** means a building accessory to a permitted industrial use where the products manufactured by that industry are kept and offered for wholesale or retail sale.
- 2.69 **FARM** means land used for the tillage of soil; the growing and harvesting of field crops, vegetables, fruits, horticultural crops and trees; the grazing, breeding, raising, boarding or training of livestock and horses; dairying; beekeeping ; fish farming; any other operation that is normal farming practice; and includes one farm dwelling as well as barns, sheds and other accessory structures.
- 2.70 **FARM BUSINESS** see HOME or FARM INDUSTRY
- 2.71 **FARM, LIMITED** means land use for growing and harvesting of field, bush, vine, forest or tree crops, grazing and trapping and does not include a farm dwelling and accessory buildings and uses.
- 2.72 **FARM PRODUCE SALES OUTLET** means a fruit, vegetable, flower or farm produce stand set up as an accessory use on a farm, used for the sale or produce from that same agricultural use.

- 2.73 FLOOD means a temporary rise in the water level resulting in the inundation of areas that are adjacent to a water course and not ordinarily covered by water.
- 2.74 FLOOD FRINGE means those lands that are part of the flood plain between the floodway elevation and the flood plain design elevation.
- 2.75 FLOOD PLAIN means the area of land within a watershed which is subject to inundation during a flooding event. This area shall be calculated as being the area that would be flooded with an expected average frequency of once in a hundred years. Lands subject to flooding shall have a corresponding meaning.
- 2.76 FLOOD PLAIN DESIGN ELEVATION means the elevation established under this by-law below which all buildings must be flood proofed. This elevation shall be calculated based on the flood plain determined for a watershed.
- 2.77 FLOOD PLAIN, ONE-ZONE CONCEPT means a flood plain that is treated as one unit, and all development is prohibited or restricted.
- 2.78 FLOOD PLAIN, TWO-ZONE CONCEPT means a flood plain that is considered to have a less hazardous portion and is therefore treated as two units: the flood fringe where development is conditional on flood proofing; and the floodway where development is prohibited or restricted.
- 2.79 FLOOD PROOFED means the measures taken to ensure that a structure or building is safe from the effects of flooding and shall include the following: no building openings of any kind including windows, doors, vents, etc. should be permitted below the flood plain design elevation; incoming power service metering equipment, electrical appliances, etc., should not be erected below the flood design elevation but this restriction does not apply to electrical wall outlets equipped with ground fault plugs; design of heating, air conditioning, ventilation, plumbing, sanitary and water systems to consider flood vulnerability; sanitary sewer and storm drainage systems having openings below the flood plain should be provided with automatic backflow preventers; water supply systems should be designed to prevent possible contamination from flood water; gas or oil fired furnaces should be provided with float operated automatic control valves to shut off fuel in the event of flooding; sanitary sewer or septic systems should be designed to prevent sewage discharge and resulting health hazards; Where necessary, basements shall be reinforced in accordance with CMHC guidelines to prevent cracking or caving in from outside water pressure; access roads, driveways and parking areas shall be raised to within 0.6 metres of the Flood Plain Design Elevation.

- 2.80 FLOODWAY means the channel of a watercourse and the portion of the flood plain adjacent to the watercourse where flood depths and velocities are more severe than in the Flood Fringe. These flood depths and velocities are considered to have the potential to threaten lives and/or damage property.
- 2.81 FLOOR AREA GROSS means, for a dwelling, the total area of the storeys exclusive of basements, cellars, attic, garages, sunrooms, unenclosed verandas or porches; and for a building other than a dwelling, the total area of all the floors contained within the outside walls of the building. Only that floor area having a clear height to the ceiling of at least two and one-quarter metres (2.25 metres) may be used to calculate floor area.
- 2.82 FLOOR AREA, GROSS LEASABLE means the total floor area of a building including basements, mezzanines and upper floors, minus common areas including public walkways, malls, public toilets, truck and service facilities, joint service facilities, elevator shafts and lobbies, boiler rooms, maintenance rooms, mechanical or electrical or utility rooms and any parking for autos within the building.
- 2.83 FLOOR AREA, NET means only the habitable or useable floor space in a building exclusive of any foyer, hallways, stairwell, closet, washroom or toilet room and shall be measured from the inside walls.
- 2.84 FRONTAGE see LOT FRONTAGE.
- 2.85 FORESTRY means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection and production of water supplies, and preservation of the recreation resources.
- 2.86 FUEL STORAGE TANK means a tank for the bulk storage of petroleum gasoline, fuel oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where such tank is located.
- 2.87 FURNITURE SHOWROOM AND WORKSHOP means a retail establishment in which antique furniture, hand-crafted furniture or cabinets are sold, stored and displayed, and in which less than 50 percent of the gross leasable floor area may be devoted to the manufacturing, finishing, refinishing or restoration of such furniture.

- 2.88 FUNERAL HOME means any premises where preparation of a human body for interment or cremation is undertaken.
- 2.89 GARAGE, PRIVATE means an enclosed or partially enclosed structure in which no business, occupation or service is conducted for profit, and which structure is used primarily for the storage of one or more vehicles and storage of household equipment incidental to the residential occupancy. Carport shall have a corresponding meaning.
- 2.90 GARAGE, PUBLIC means a municipal or provincial facility used for the storage and servicing of road construction and maintenance equipment and materials.
- 2.91 GARDEN CENTRE means an establishment primarily used for the retail sale of gardening equipment, products and planting materials, including greenhouses for the cultivation of such materials.
- 2.92 GENERAL STORE means a retail commercial establishment which functions as a convenience store but also provides a broader range of goods such as clothing, dry goods and hardware merchandise.
- 2.93 GOLF COURSE means a public or private area operated for the purpose of playing golf and includes a par 3 golf course, an accessory club house and an accessory driving range.
- 2.94 GRAVEL PIT means any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral in order to supply material for construction, manufacturing or industrial purposes.
- 2.95 GROUP HOME means a single housekeeping unit in a residential dwelling in which residents live together under responsible supervision consistent with their requirements and the home is licensed or approved for such purpose under provincial statute.

- 2.96 **HEIGHT** means, when used with reference to a building the vertical distance between the average elevation of the finished surface of the ground at the front of the building and,
- (a) in the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the greater;
  - (b) in the case of a mansard roof, the deck roof line; and
  - (c) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the ridge.
- 2.97 **HIGH WATER MARK** means the mark made by the action of water under natural conditions on the shore or bank of lakes or rivers, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark. (This does not necessarily match the original high water mark of the survey of the Township.)
- 2.98 **HOME DISPLAY AND SALES OUTLET** means an establishment or premises where prefabricated dwellings including cottages and mobile homes are erected or located for display purposes only and from which orders can be placed for the purchase and delivery of such dwellings or parts and accessories associated therewith.
- 2.99 **HOME FOR THE AGED** means a "home for the aged" as defined under the Homes for the Aged and Rest Homes Act.
- 2.100 **HOME OR FARM INDUSTRY** means a gainful occupation, trade or service carried on within a residential lot or farm, and for which purpose an accessory building or structure may be used. Without limiting the generality of the foregoing, a Home or Farm Industry would include a day nursery; a shop for carpentry, electric equipment repair, woodworking, window framing, welding, plumbing, machine or auto repair; riding stables; a kennel with a maximum of four outdoor runs; a service shop; a blacksmith; and a storage building for vehicles, equipment or commodities.

- 2.101 HOME OCCUPATION means any occupation for gain or support which is carried on as an accessory use within a dwelling unit and operated by a member or members of the one family residing in the dwelling unit. Such home occupation uses shall not include a clinic, a hospital, a nursing home, an eating establishment, a kennel, a small internal combustion engine repair shop, a retail store and any other use that is not naturally and normally subordinate to the residential use.
- 2.102 HOSPITAL means a hospital as defined under in the Private Hospitals Act, a sanitarium as defined by the Private Sanitarium Act, or a hospital as defined by the Public Hospital Act.
- 2.103 HOTEL means a tourist establishment that consists of 1) one or more that one building containing four or more accommodation units grouped under one roof and accessible from the interior or partially from the exterior, and 2) may or may not have facilities for serving meals.
- 2.104 HUNTING & FISHING CAMP means a building or structure intended to provide basic shelter and accommodation on an occasional basis for a person or group of persons engaged in hunting or fishing activities. Such structure may be described as being of light frame construction without any interior finish on its walls and ceiling.
- 2.105 KENNEL means an establishment in which dogs or other domesticated animals are housed, groomed, boarded, bred or trained for gain or profit.
- 2.106 LANDFILLING SITE means a site for the disposal of waste by deposit, under controlled conditions, and includes the compaction of the waste into a cell and covering the waste with cover materials at regular intervals. LANDFILL SITE shall have a corresponding meaning.
- 2.107 LANDSCAPED OPEN SPACE means open space comprised of lawn and/or ornamental shrubs, flowers and trees and may include space occupied by paths, walks, courts and patios, but shall not include parking areas, traffic aisles, driveways, ramps or storage of equipment, vehicles or other materials.
- 2.108 LANE means a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.
- 2.109 LIVESTOCK means chickens, turkeys, cattle, hogs, mink, rabbits, sheep, goats or any other domestic animal used for consumption.

- 2.110 LODGE HOUSE means a building in which bedrooms, common areas, dining areas, games areas and meals are available for the guests of an establishment.
- 2.111 LOGGING HAULER means an area of land and/or building of a logging contractor where equipment and materials are stored and may include repairs to logging equipment belonging to the logging contractor.
- 2.112 LOT means a parcel or tract of land:
- (a) which is a whole lot as shown on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes of this paragraph does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to Section 50 of The Planning Act.
  - (b) which is a separate parcel of land the owner of which does not retain the fee or equity of redemption in, or a power or right to grant, assign, or exercise a power of appointment with respect to any abutting land, or
  - (c) the description of which is the same as in a deed which has been given consent pursuant to The Planning Act.
- 2.113 LOT AREA means the total horizontal area within the lot lines of a lot. In the case of a corner lot having street lines rounding at the corner with a radius of six (6) metres, or less, the lot area of such land shall be calculated as if the lot lines were produced to their point of intersection.
- 2.114 LOT, CORNER means a lot situated at the intersection of two streets, of which two adjacent sides that abut the intersecting streets contain an angle of not more than 135 degrees; where such adjacent sides are curved, the angle of intersection of the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the interior lot lines, provided that, in the latter case, the corner of the lot shall be deemed to be that point on the street lines nearest to the point of intersection of the said tangents.
- 2.115 LOT COVERAGE means the percentage of the lot area covered by buildings, including accessory buildings.
- 2.116 LOT FRONTAGE means the horizontal distance between the side lot lines measured along the street line. Where the street line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured along a line seven and one-half

(7.5) metres back from and parallel to the straight line joining the two points where the side lot lines intersect the street line.

- 2.117 LOT FRONTAGE, SHORELINE means the straight line horizontal distance measured between the side lot lines at their point of intersection with the high water mark or the shoreline road allowance, as the case may be.
- 2.118 LOT, INTERIOR means a lot situated between adjacent lots and having access to one street.
- 2.119 LOT LINE means any boundary of a lot or a vertical projection thereof.
- 2.120 LOT LINE, FRONT means the lot line that divides the lot from the street or street allowance or private road with the following clarifications:
- (a) in the case of a corner lot, the shorter lot line that abuts the street shall be deemed the front lot line and the longer lot line that abuts the street shall be deemed the side lot line;
  - (b) in the case of a corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a Provincial Highway or abuts a County Road shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the lot line where the principal access to the lot is approved shall be deemed to be the front lot line;
  - (c) in the case of a corner lot abutting a .3 metre reserve the lot line so abutting the .3 metre reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line;
  - (d) in the case of a through lot, the longer boundary dividing the lot from the street shall be deemed to be the front line and opposite shorter boundary shall be deemed to be the rear lot line. In case each of such lot lines should be of equal length the lot line where the principal access to the lot is approved shall be deemed to be the front lot line.
  - (e) in the case of a lot in the Limited Service Residential (LSR) Zone the lot line adjacent to the private road shall be deemed to be the front lot line.
  - (f) in all other cases, the lot line where the principal access to the lot is approved shall be deemed to be the front lot line.

- 2.121 LOT LINE, REAR means the lot line opposite the front lot line.
- 2.122 LOT LINE, SIDE means a lot line other than a front or rear lot line.
- 2.123 LOT, THROUGH means a lot bounded on two opposite sides by a street. If any lot qualifies as being both a "Lot, Corner" and a "Lot, Through" as hereinbefore defined, such lot shall be deemed a "Lot, Corner" for the purpose of this By-law.
- 2.124 MAIN BUILDING means a building in which the principal use is conducted on the lot on which the building is located. In the residential zone the dwelling is the main building.
- 2.125 MANUFACTURING PLANT means a building or structure in which a product is fabricated and from which such product is shipped to a wholesale or retail outlet.
- 2.126 MANUFACTURING PLANT, LIGHT means a building or structure in which component parts are manufactured, assembled or processed to produce finished products suitable for the retail trade but does not include any industry involving stamping presses, furnaces or other machinery that emits dirt, dust or noxious fumes into the air or that results in noise or vibration beyond the property in excess of Ministry of the Environment guidelines.
- 2.127 MARINA means a building, structure or place, containing docking facilities and located on a waterbody, where boats and boat accessories are berthed, stored, serviced, repaired or kept for sale or rent and where facilities for the sale of marine fuels and lubricants may be provided.
- 2.128 MINE means any opening or excavation in, or working of the ground for the purpose of opening up or proving any mineral or mineral-bearing substance, and any ore body, mineral deposit, stratum, rock, earth, clay, sand or gravel, or place where mining is or may be carried on, and all ways, works, machinery, plant, buildings and premises below or above ground belonging to or used in connection with the mine, and also any quarry, excavation or opening of the ground made for the purpose of searching for or removal of mineral rock, stratum, earth, clay, sand or gravel and any roasting or smelting furnace, concentrator mill, work or place used for in connection with washing, crushing, sifting, reducing, leaching, roasting, smelting, refining, treatment or research on any of such substance.

- 2.129 **MINERAL PROVING** means work necessary to determine the presence of a mineral deposit and/or the economic potential for a mine. This work may include running, geophysical surveys, drilling, sinking of a test shaft or a decline, piling excavated overburden or rock, and removing from the site quantities of mineral-bearing substance sufficient for testing purposes only.
- 2.130 **MINERAL EXPLORATION** means work necessary to determine the presence of a mineral deposit. This work may include running geophysical surveys and drilling.
- 2.131 **MINIATURE GOLF CENTRE** means an area containing structures and facilities for miniature golf and similar compact recreational activities, such as cages for practice batting, operated for commercial purposes and may include an eating establishment for take-out service only.
- 2.132 **MINING** means any mode or method of working whereby the earth or any rock, stratum, stone or mineral-bearing substance may be disturbed, removed, washed, sifted, leached, roasted, smelted, refined, crushed or dealt with for the purpose of obtaining any mineral therefrom, whether it has been previously disturbed or not.
- 2.133 **MINI STORAGE ESTABLISHMENT** means one or more than one building containing separate spaces of varying sizes that are offered by lease or rent to persons for the storage of chattels. **SELF-SERVICE STORAGE BUILDING** shall have a corresponding meaning.
- 2.134 **MOBILE HOME** means any dwelling that is designed to be made mobile and constructed or manufactured to be used in like manner as a single detached dwelling for the permanent accommodation of one or more persons, notwithstanding that the running gear is or may be removed, or that such dwelling is or may be fixed on a finished and permanent foundation or has become in any other manner so adapted and affixed to the land upon which it is situated that it is, or has become, an immobile and permanent structure. This definition does not include a tent or travel trailer or a park model trailer, as defined in this By-law. A mobile home is deemed to be a building or structure as authorized by Section 34(4) of the Planning Act.
- 2.135 **MOBILE HOME PARK** means a lot containing two or more mobile home sites and which is under single management and ownership, used for the siting of mobile homes together with commercial-recreational and service uses for Mobile Home Park residents, including any building, structure or enclosure forming a part of such a mobile home park.

- 2.136 **MOBILE HOME SITE** means a parcel of land within a mobile home park occupied by or intended for occupancy by one mobile home together with all yards and open space required by this By-law.
- 2.137 **MOTEL** means a tourist establishment that consists of 1) one or more than one building containing four or more attached accommodation units accessible from the exterior only, 2) may or may not have facilities for serving meals, and 3) is designed to accommodate the public for whom the automobile is the principal means of transportation.
- 2.138 **MOTOR HOTEL** means a tourist establishment that consists of one 1) one or more than one building containing four or more accommodation units grouped under one roof and accessible from the interior or partially from the exterior, 2) may or may not have facilities for serving meals, and 3) is designed to accommodate the travelling public for whom the automobile is the principle means of transportation.
- 2.139 **MUSEUM OR INTERPRETIVE CENTRE** means a building or buildings used, or to be used, for the preservation of a collection of paintings and/or other works of art, and/or of objects of natural history, and/or of mechanical, scientific and/or philosophical inventions, instruments, models and/or designs and dedicated or to be dedicated to the recreation of the public, together with any libraries, reading rooms, laboratories and/or other offices and premises used or to be used in connection therewith.
- 2.140 **MUTUAL DRIVEWAY** means an ingress or egress that is common to two or more owners of abutting lands as a right-of-way registered against the title of the lands.
- 2.141 **NATURAL AREA** means an undeveloped open space area which has severe physical limitations for development because of characteristics such as steep slopes, susceptibility to flooding or erosion, or organic soils; and/or which forms a unique natural feature such as a rare forest stand, fish or wildlife habitat, or highly scenic landscape that should be preserved in the public interest.
- 2.142 **NAVIGABLE WATERWAY** means a navigable body of water or stream as deemed under the Navigable Waters Protection Act.
- 2.143 **NON-COMPLYING** means a lot, building or structure that does not fulfill the requirements of the zone provisions for the zone in which the lot, building or structure is located.

- 2.144 NON-CONFORMING means that which does not observe or agree with the permitted uses of this Bylaw for the applicable zone.
- 2.145 NURSERY See GARDEN CENTRE.
- 2.146 NURSING HOME means a nursing home as defined under the Nursing Home Act.
- 2.147 OFFICE, BUSINESS means an office where one or more persons are employed in the management, direction or conducting of any agency, business, brokerage, labour or fraternal organization.
- 2.148 OFFICE, PROFESSIONAL means any office where professionally qualified persons, technical assistants and clerical staff are employed and where clients or patients seek advice, consultation, or treatment. Notwithstanding the foregoing, said office shall not be a hospital or any other use defined herein.
- 2.149 OPEN SPACE means a parcel or area of land essentially unimproved or unoccupied by any building, structure or driveway.
- 2.150 OPEN STORAGE means the storage of goods, merchandise or equipment in the open air and in unenclosed portions of buildings which are open to air on the side.
- 2.151 PARK means a recreational area that consists largely of open space and which may include a picnic area, swimming pool or area, playground, playfield or similar use, but shall not include a mobile home park or recreational vehicle park.
- 2.152 PARK, PRIVATE means a park other than a public park.
- 2.153 PARK, PUBLIC means a park owned or controlled by the Corporation or by any Ministry, Board, Commission or Authority established under any statute of Ontario or Canada.
- 2.154 PARKING AREA means an area provided for the parking of motor vehicles and encompassing at least the required number of parking spaces and all driveways, aisles, manoeuvring areas, entrances, exists and similar areas for access to parking spaces, but shall not include any part of a street or private road.
- 2.155 PARKING SPACE means an area of not less than fifteen (15) square metres measuring (2.7) metres by (5.5) metres, exclusive of driveways or aisles, for the temporary parking or storage of motor vehicles.

- 2.156 PERMITTED means permitted by this By-law.
- 2.157 PERSON means an individual, an association, a chartered organization, a firm, a partnership or a corporation.
- 2.158 PLACE OF ENTERTAINMENT means an athletic, recreational or social club operated for gain or profit as well as a motion picture or other theatre, auditorium, billiard or pool room, bowling alley, ice or roller skating rink, curling rink, or dance hall, but does not include any place of entertainment or recreation otherwise defined or classified in this By-law.
- 2.159 PRIVATE ROAD means a registered right-of-way or existing legal access, not dedicated and accepted as, or otherwise deemed at law to be, a public highway, that serves as a privately maintained motor vehicle access-route to one or more abutting, legally conveyable parcels of land.
- 2.160 PRIVATE CLUB means a building and facilities owned or operated by a corporation, association, person or persons as a meeting, social or recreational place exclusively for members and their guests, but not primarily for profit or for rendering a service which is customarily carried on as a business.
- 2.161 PUBLIC AUTHORITY means the Council and any School Board, Public Utility Commission, Transportation Commission, Public Library Board, Board of Parks Management, Board of Health, Planning Committee or other board or commission or committee of the Township of Wilberforce established or exercising any power or authority under any general or special statutes of Ontario or Canada with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by By-law of the Municipality.
- 2.162 PUBLIC BUILDING means any building or structure owned or leased by a municipal corporation, the County of Renfrew, Province of Ontario or the Government of Canada and in which government activities are carried out.
- 2.163 PUBLIC UTILITY means a waterworks, a water supply system, sewage works, electrical power or energy generating, transmission or distribution system, street lighting system, natural or artificial gas works or supply system or a telephone system, and includes any lands, buildings or equipment required for the administration or operation of any such system.

- 2.164 QUARRY means any open excavation made for the removal of any consolidated rock or mineral including limestone, sandstone or shale, in order to supply material for construction, industrial or manufacturing purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Corporation or an excavation incidental to the construction of any public works.
- 2.165 RECREATION, ACTIVE means the use of land, water and/or building for the purpose of organized active leisure activities and shall include an arena, a golf course, a sports field, and motorized vehicle trails.
- 2.166 RECREATION, PASSIVE means the use of land and/or water for the purpose of passive leisure activity and shall include a park, a garden, a picnic area and the like, equestrian and hiking trails, as well as a playlot with activity equipment for children.
- 2.167 RECREATIONAL VEHICLE means a structure or vehicle designed, intended and used as accommodation exclusively for travel, recreation and/or vacation, which either is capable of being drawn by a passenger vehicle or is self-propelled, and shall include travel trailers, tent trailers, park model trailers, vans, motor homes, and similar transportable accommodation excepting a mobile home.
- 2.168 RECREATIONAL VEHICLE PARK means a parcel or area of land under single ownership which is used and maintained to provide destination accommodation in or for recreational vehicles, often on a seasonal basis. Accessory uses could include an administration office, clubhouse, snack bar, laundry, convenience store, swimming pool, washrooms, showers and recreational facilities. Direct connections to individual on-site or communal sewage systems can be provided (assuming the appropriate environmental approvals are obtained).
- 2.169 RECREATIONAL VEHICLE SITE a single unit or space in a recreational vehicle park where the accommodations and vehicles are to be placed.
- 2.170 RELIGIOUS EDUCATION FACILITY means an establishment used by religious groups for study, relaxation, meditation and similar activities, including dining and lodging facilities, accommodation for staff and compatible accessory uses.
- 2.171 REQUIRED means required by this By-law. REQUIREMENT shall have a corresponding meaning.

- 2.172 RESORT means a tourist establishment catering to the vacationing public, designed as a destination-oriented operation and/or being within an area recognized as a destination for vacations, and providing meals and sleeping accommodations that may consist of lodge houses, guest rooms or cottages, but shall not include any other use defined herein.
- 2.173 RESTAURANT see EATING ESTABLISHMENT.
- 2.174 RETAIL STORE means a building or part of a building in which goods, wares, merchandise, substance, articles or things are offered or kept for sale at retail, but does not include any establishment otherwise defined herein or specifically named elsewhere in this By-law.
- 2.175 RIDING STABLES means an establishment where horses are kept and where, for a fee, horses are hired out to the general public for riding.
- 2.176 ROAD see STREET.
- 2.177 ROOM, HABITABLE means a room which:
- (a) is located within a dwelling unit;
  - (b) is designed for living, sleeping or eating or for sanitary purposes;
  - (c) can be used at all times throughout the year; and
  - (d) is not located within a cellar.

- 2.178 **ROOM, NON-HABITABLE** means any room located within a dwelling unit that is not a habitable room, including, but not so as to limit the generality of the foregoing, a laundry room, a pantry, a lobby, a stairway, a closet, a verandah, a recreation room, a porch, a balcony, a private garage, an unfinished attic, a cellar, a boiler room and any space used for the service and maintenance of such dwelling or for vertical travel between storeys.
- 2.179 **RURAL RESIDENTIAL CLUSTER** means four or more adjacent residential lots not zoned in a residential category, generally 1 hectare or less in size, sharing a common boundary. Lots located directly across a road from one another shall be considered as having a common boundary.
- 2.180 **SALVAGE YARD** means a lot and/or premises for the storage and/or handling and/or sale of scrap or used materials, which without limiting the generality of the foregoing, shall include waste paper, rags, wood, bottles, bicycles, vehicles, tires, metal and/or other scrap material and salvage includes a junk yard, scrap metal yard and a wrecking yard, including ancillary automotive sales and service establishment and premises.
- 2.181 **SAWMILL** means a building, structure or area where timber is cut, processed and/or stored, as rough lumber, finished lumber, or firewood. Bulk sales are permitted but no other use associated with a building supply store is permitted.
- 2.182 **SCHOOL** means a school under the jurisdiction of a Public, Separate or High School Board, a college or a university or any other school established and maintained either wholly or partially at public or private expense whether or not the same is also a boarding school, and includes any dormitory building accessory to a school.
- 2.183 **SENIOR CITIZENS' HOME** means any home for senior citizens sponsored and administered by any public agency or any service club, church or other profit or non-profit organization, either of which obtains its financing from Federal, Provincial or Municipal Governments or agencies, or by public subscription donation or residents payments, or by any combination thereof, and such homes shall include auxiliary uses such as club, kitchen, dining and/or lounge facilities, usually associated with Senior Citizens development.
- 2.184 **SEPARATION DISTANCE** means the horizontal distance between buildings or structures or physical features measured from the closest point of the exterior wall of such building or structure, or from the closest point of such physical feature.

- 2.185 SEPTAGE means untreated sanitary waste from a septic tank, privy or holding tank.
- 2.186 SERVICE SHOP, GENERAL means a building or part of a building used for the servicing or repairing of articles, goods or materials, and in which no product is manufactured and includes radio, television and appliance repair shops, a laundromat, but does not include any automotive uses as defined by this By-law.
- 2.187 SERVICE SHOP, PERSONAL means a building or part thereof in which services are provided and administered to the individual and personal needs of persons, and without limiting the generality of the foregoing, includes barber shops, hairdressing establishments and workrooms for shoe repair and shoe shining shops, tailor shops, bakery shops and photographic studios.
- 2.188 SHOPPING CENTRE means a group of commercial and service establishments related in size and type, primarily to the specific commodity needs of the community and designed, developed and managed as a unit whether by a single owner, a group of owners or tenants acting in collaboration and shall include as a primary establishment a department store. Generally, but not prerequisite, the public access to individual functions within a Shopping Centre will be from an enclosed common mall area.
- 2.189 SHOPPING PLAZA means a group of commercial and service establishments or uses, related in size and type, primarily to the day to day needs of a residential area and designed, developed and managed as a unit, whether by a single owner, a group of owners or tenants in collaboration. Access to individual functions generally may be from an open mall area.
- 2.190 SITE ALTERATION means activities, such as fill, grading, and excavation, that would change the landform and natural vegetative characteristics of a site.
- 2.191 STOCK REMOVAL OPERATION means the use of land, or building or structure for a factory to receive and process dead livestock.
- 2.192 STREET means a public highway or public road under the jurisdiction of either the Corporation, the County of Renfrew or the Province of Ontario, and includes any highway as defined in the Municipal Act, but does not include a lane, a driveway or a private road.
- 2.193 STREET ALLOWANCE means land held under public ownership for the purpose of providing a street.

- 2.194 **STREET, IMPROVED** means a public road which is constructed and maintained for year-round use.
- 2.195 **STREET LINE** means the limit of the road or street allowance and is the dividing line between a lot and a street.
- 2.196 **STRUCTURE** means anything constructed or erected, the use of which requires location on or in the ground or attached to something having location on or in the ground. Without limiting the generality of the foregoing, a structure includes a septic system.
- 2.197 **TAILINGS AND SLAG PILES** means waste material or residue resulting from the reduction of metals from their ores.
- 2.198 **TAVERN OR PUBLIC HOUSE** means an establishment that is licenced to sell liquor for consumption on the premises, but does not include any premises for which a special occasion permit is issued.
- 2.199 **TOURIST ESTABLISHMENT** means a commercial building, structure or area of land designed for the accommodation of travelling or vacationing public.
- 2.200 **TOWNSHIP** means the Corporation of the Township of Wilberforce, or land included within the Township of Wilberforce, as appropriate.
- 2.201 **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, even if the vehicle is jacked up or its running gear is removed, but "trailer" does not include a mobile home or a farm implement. A trailer designed for the living, sleeping or eating accommodation of persons is deemed to be a building or structure for the purposes of this by-law, as authorized by Section 34(4) of the Planning Act.
- 2.202 **TRAILER, PARK MODEL** means a trailer constructed to CSA Z-241 standard that is built on a single chassis mounted on wheels, designed for relocation from time to time, designed as living quarters for seasonal camping with the possibility for connection to services. A park model trailer is deemed to be a building or structure for the purposes of this by-law, as authorized by Section 34(4) of the Planning Act.
- 2.203 **TRAILER, TENT OR TRAVEL** means any trailer not otherwise defined in this By-law capable of being used for the temporary living, sleeping or eating accommodation

of persons. A tent or travel trailer is deemed to be a building or structure for the purposes of this by-law, as authorized by Section 34(4) of the Planning Act.

2.204 TRAILER PARK *see* RECREATIONAL VEHICLE CAMPGROUND.

2.205 TRANSFER STATION means a waste disposal site used for the purpose of transferring waste from one vehicle to another for transportation to another waste disposal site.

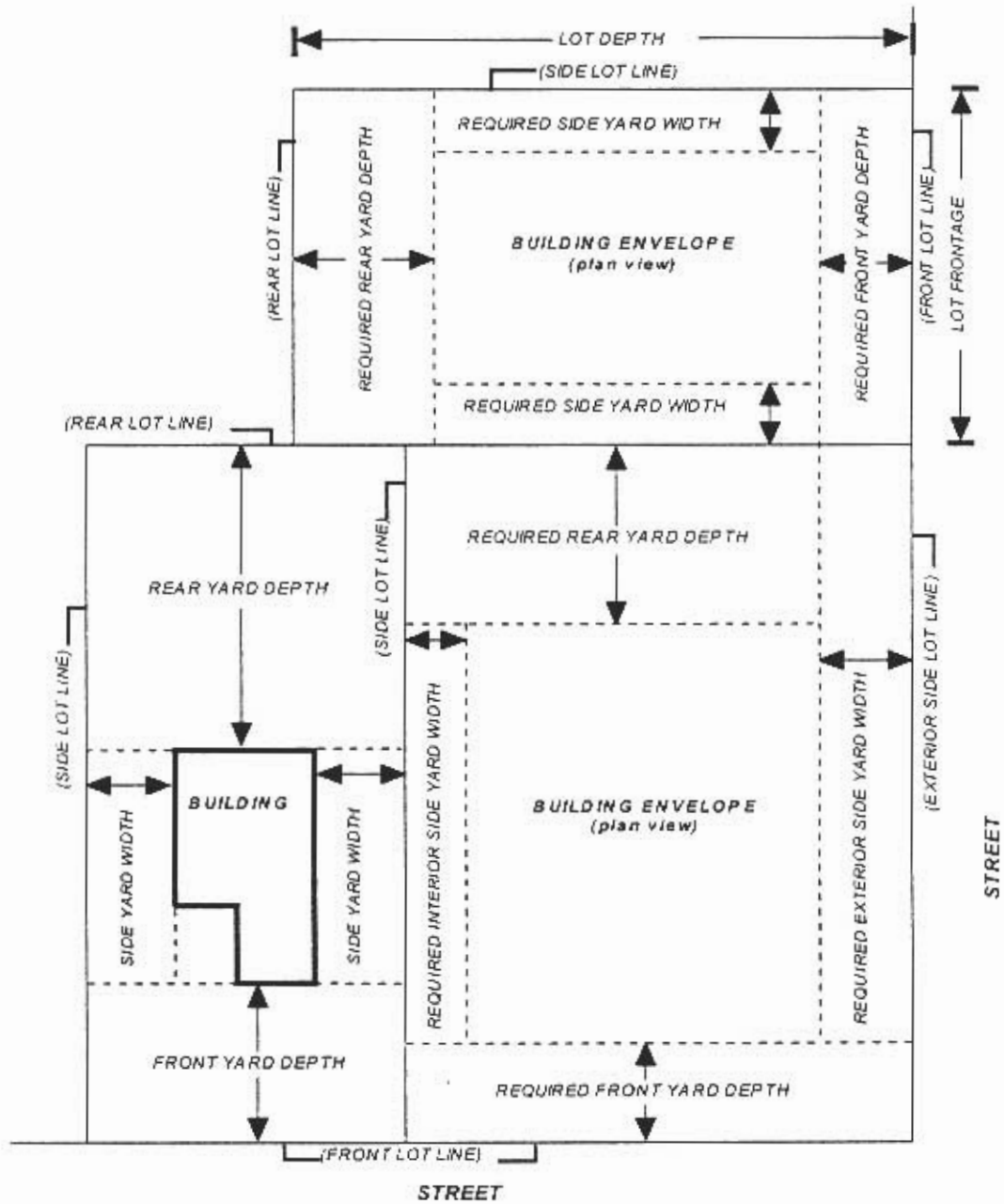
2.206 TRUCK OR BUS TERMINAL means a building, structure or place where buses, trucks or transports are rented, leased, kept for hire, or stand or park for remuneration, or from which buses, trucks or transports stored or parked on the property are dispatched for hire as common carriers, or where goods are stored temporarily for further shipment.

2.207 VEHICLE means a passenger automobile or other motor vehicle, a boat, a farm implement, a commercial motor vehicle, a recreational vehicle, a snowmobile, a trailer and any other device that is capable of being propelled or driven by any kind of power but not any other device powered solely by human effort except a boat.

- 2.208 WAREHOUSE means a building or part of a building used primarily for the operation of general merchandise warehousing, cold storage and other storage facilities and also includes a centre for the distribution of wholesale goods and commodities for resale to retailers; to industrial, commercial, institutional, or professional users; to the wholesalers.
- 2.209 WASTE DISPOSAL SITE means any land approved by the Ministry of the Environment and by Council upon, into or in which waste may be deposited or processed. A Waste Disposal site may be further classified according to the type of waste and/or the treatment of the waste, for example see Landfilling Site, Transfer Station.
- 2.210 WASTE DISPOSAL SITE - COMPOSTING means a site approved by the Ministry of the Environment and Energy for the treatment of waste by aerobic decomposition of organic matter by bacterial action for the production of stabilized humus.
- 2.211 WASTE DISPOSAL SITE - PROCESSING means a lot and premises approved by the Ministry of the Environment for that purpose where scrap or used materials are handled, dismantled, refurbished or temporarily stored for the purposes of resale or further disposal, and scrap or used materials shall include waste paper, rags, wood, bottles, metal, bicycles, vehicles and tires.
- 2.212 WASTE, HAZARDOUS means hazardous waste as defined by the Environmental Protection Act or Regulation "General - Waste Management" thereunder.
- 2.213 WASTE MANAGEMENT SYSTEM means all facilities, equipment and operations for the complete management of waste, including the collection, handling, transportation, storage, processing and disposal thereof, and may include one or more waste disposal sites.
- 2.214 WATER SETBACK means the straight line horizontal distance from the high water mark of a watercourse, bay or lake to the nearest part of any excavation, building, structure or open storage use on the lot.
- 2.215 WATER SYSTEM, COMMUNAL means a private water distribution supply system in which water is piped to more than one dwelling or business operation.
- 2.216 WAYSIDE PIT, QUARRY means a temporary gravel 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.

- 2.217 **WETLANDS** mean lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils (soils in which there is an abundance of moisture) and has favoured the dominance of either plants that commonly grow in water or in water logged soil, or water tolerant plants. The four major categories of wetland are swamps, marshes, bogs and fens.
- 2.218 **WELDING SHOP** means a building or structure or part thereof where metal products are joined, repaired or shaped by welding but no mass productions shall be involved.
- 2.219 **YARD** means an open space on the same lot with a building or structure or excavation, unoccupied and unobstructed except as for such accessory buildings, structures or uses specifically permitted in this By-law.
- 2.220 **YARD, FRONT** means a yard extending across the full width of a lot between the front lot line and the nearest part of any building, structure or excavation on the lot; **FRONT YARD DEPTH** means the shortest horizontal distance between the front lot line of the lot and the nearest part of any building, structure or excavation on the lot.
- 2.221 **YARD, REAR** means a yard extending across the full width of a lot, or in the case of a corner lot from the interior side lot line to the exterior side yard, between the rear lot line and the nearest part of any building, structure or excavation on the lot; **REAR YARD DEPTH** means the shortest horizontal distance between the rear lot line of the lot and the nearest part of any building, structure or excavation on the lot.
- 2.222 **YARD, SIDE** means a yard extending along a side lot line from the front yard, or from the front lot line if no front yard is required, to the rear yard, or to the rear lot line in the case of an Exterior Side Yard or where no rear yard is required, and from the side lot line to the nearest part of any main building, structure or excavation on the lot. **SIDE YARD WIDTH** means the shortest horizontal distance between a side lot line and the nearest part of any building, structure or excavation on the lot.
- 2.223 **YARD, EXTERIOR SIDE** means a side yard immediately adjoining a street or abutting a reserve on the opposite side of which is located a street.
- 2.224 **YARD, INTERIOR SIDE** means a side yard other than an exterior side yard.

### ILLUSTRATION OF YARDS, REQUIRED YARDS AND RELATED TERMINOLOGY



Note: The above illustration is for clarification purposes only.

- 2.225 YARD, REQUIRED means a yard with the minimum front yard depth, rear yard depth or side yard width required by the provisions of this By-law.
- 2.226 ZONE means an area delineated on a Zoning Map Schedule and established by this By-law for a specific use or group of uses.
- 2.227 ZONING ADMINISTRATOR means the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.

