

CITY OF  
**BRANTFORD**



# New Zoning By-law Project

**3**

## Definitions

DISCUSSION PAPER



May 2022

# Table of Contents



- 1 Introduction..... 1**
  - 1.1 What is a Zoning By-law?..... 2**
  - 1.2 Why does it matter to you? ..... 2**
  - 1.3 Purpose of this Discussion Paper ..... 3**
  - 1.4 Structure of the Paper ..... 3**
- 2 Comparison of Existing Definitions..... 4**
- 3 Next Steps .....242**

# 1 Introduction



The City of Brantford New Zoning By-law Project is a comprehensive phased approach that will establish a new Zoning By-law for the City of Brantford that is in conformity with the City's Official Plan - Envisioning Our City: 2051, Provincial policies and emerging best practices. It will replace the current City of Brantford Zoning By-law 160-90 and the County of Brant Zoning By-law 61-16 that applies to the municipal boundary adjustment lands. The new Zoning By-law will regulate all lands within the City of Brantford, including the former County lands, and will provide zoning direction in a clear, concise and easy to read document.

The New Zoning By-law Project will occur over approximately twenty-seven months, divided into six phases, as outlined below.

**Phase 1** included background research related to development activity within the City and variances to the existing Zoning By-law. In addition, the phase included a review of City's reports related to land use, transportation, parking, and urban design.

**Phase 2** included the preparation of the Public Consultation and Communication Plan, outlining the key timelines for engagement and presentation to the project's commenting committees. Engagement feedback will be incorporated into the Discussion Papers in the third phase and the subsequent new Zoning By-law.

**Phase 3** includes the preparation of Discussion Papers related to:

- Zoning By-law Structure;
- General Provisions;
- Definitions;
- Parking and Loading Standards;
- Residential Zones;
- Mixed-Use Zones;
- Employment Zones;
- Institutional Zones;
- Agricultural Zones; and
- Other Zones.



Phase 3 will also include public input into the Discussion Papers, as well as presentations to Council's Zoning By-law Task Force, and the Committee of the Whole – Planning and Administration.

**Phase 4** will include the preparation of the Strategic Directions Report, public engagement opportunities, and a presentation to the Committee of the Whole – Planning and Administration.

**Phase 5** will include the preparation of the first draft new Zoning By-law, as well as public consultations, and the circulation of the Draft to City Departments and commenting agencies.

**Phase 6** will include the preparation and approval of the final new Zoning By-law, as well as public consultations, and circulation among City Departments and commenting agencies.

## **1.1 What is a Zoning By-law?**

A Zoning By-law implements the direction of the Official Plan and contains specific requirements for parcels of land including but not limited to:

- Permitted uses;
- Permitted building types;
- Building height;
- Where buildings and structures can be located on a lot – i.e., front, side and rear yard setbacks;
- Lot standards such minimum lot area and frontage; and
- Parking standards.

As noted above, a Zoning By-law implements the direction the Official Plan, which is required to be consistent with and conform to Provincial polices. Provincial land use documents in Ontario such as the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe outline the rules and direction for land use. Provincial policies typically provide more general direction for land uses where Official Plans provide more details for land uses. A Zoning By-law provides specific details for an individual property. Ontario's land use planning framework structure is illustrated in **Figure 1**.

## **1.2 Why does it matter to you?**

The new Zoning By-law will implement the vision of the City's new Official Plan - Envisioning Our City: 2051, influencing the look and feel of the City.

As residents and stakeholders in and around the City, you have an important role to play in shaping the future of the City. As experts of your community, you can provide



insights to help inform and influence a variety of aspects of the Zoning By-law such as urban design standards, provisions related to parking and park space, as well as building types and density.

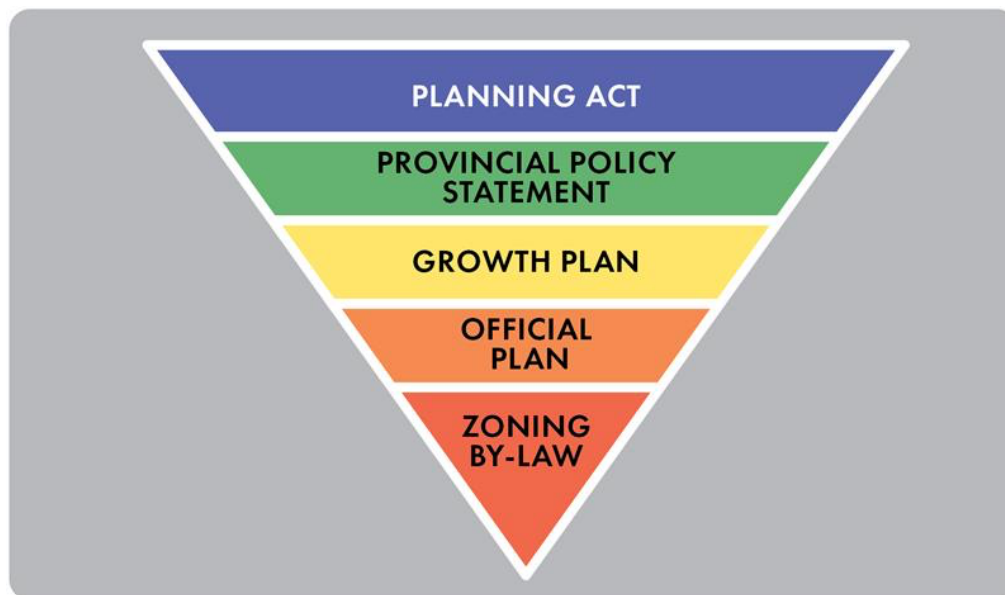


Figure 1: Ontario's land use planning framework

### 1.3 Purpose of this Discussion Paper

This Discussion Paper reviews the definitions sections of the City's Zoning By-law 160-90 and County's Zoning By-law 61-16 which applies within the boundary adjustment lands within the City's municipal boundaries. The purpose of this Discussion Paper is to identify what definitions should be carried forward in the new Zoning By-law, what changes, if any, should be made to the definitions, and what additional definitions, if any, should be added. This information is intended to assist in preparing a comprehensive and clear definitions section for Brantford's new Zoning By-law.

### 1.4 Structure of the Paper

- Chapter 1: provides an overview of the purpose of Discussion Paper #3 – Definitions.
- Chapter 2: includes a comparison table of the existing definitions and provides a high-level description and summary of the key findings and recommendations.
- Chapter 3: identifies definitions in the Official Plan which may be relevant to the Zoning By-law.
- Chapter 4: explains the next steps in the new Zoning By-law Project.

## 2 Comparison of Existing Definitions



The comparison of existing definitions in the City’s Zoning By-law 160-90 and County’s Zoning By-law 61-16 is documented in **Table 1**. It describes the analysis and recommendation for each definition. Where consideration is needed, best practices were looked at to help guide the review.

The following considerations were used to review the definitions and prepare recommendations:

- Common terms do not need to be defined, especially where a typical dictionary definition appropriately captures the intent;
- The definitions should be easy to read and understand;
- Terms that are no longer relevant can be deleted;
- Terms that are not used in the new Zoning By-law do not need to be defined;
- Simplicity and flexibility can be achieved by not ‘over defining’ uses, for example, not defining very specific uses that can be captured by “retail store”;
- Definitions should not be used to regulate a matter or contain numerical regulations; and
- Definitions should not be located in site-specific exceptions; they should apply comprehensively in the by-law.

The table forms only the initial analysis of appropriate definitions. As the New Zoning By-law Project moves forward, this list of definitions will shift to align with the list of permitted uses and the terms required to be defined in order to assist in interpretation of the new Zoning By-law. This continual review will ensure that new definitions are added, as needed, and those not used in the by-law are deleted.

**Table 1** lists the recommendations for each definition, based on the following categories:

- **Carry Forward (highlighted green):** One of the existing definitions (included in the City’s Zoning By-law 160-90 or the County’s Zoning By-law 61-16) is recommended to be brought forward and incorporated into the new Zoning By-law.
- **Carry Forward with edits (highlighted yellow):** One of the existing definitions is recommended to be brought forward, with some revisions as noted in the table.

- **Carry Forward but may not be needed (highlighted orange):** One of the existing definitions is recommended to be brought forward, but at this point it is not clear whether the term will be needed in the new Zoning By-law. The determination of whether the term will be needed will be made as the by-law is being prepared in the next phases of the New Zoning By-law Project.
- **Delete (highlighted red):** The definition is no longer needed and is recommended to be deleted and excluded from the new Zoning By-law.

The definitions in the Official Plan were also reviewed to ensure consistency between the two documents and identify any definitions that should be carried forward into the Zoning By-law.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Abattoir:</b>	shall mean a lot and a building or structure, or portion thereof whose primary activity consists of the butchering of animals.	Means a building or structure designed to accommodate the penning and slaughtering of animals and the processing of animal carcasses and may include packing, storing and sale of products on premises.	Carry forward 61-16.	Carry forward 61-16.
<b>Accessory Building:</b>	shall mean any building the use of which is normally incidental to, and subordinate to, the use of the main building or to the principal use of the lot on which such building is located; and such accessory building shall be separate from the main building on the lot on which both are located.		Define accessory and building separately. Revise definition to reflect accessory instead.	<b>Accessory:</b> shall mean any building, <b>structure or the use of which is normally incidental to, and subordinate to, the use-main building or to the principal use of the lot on which such building, structure or use located on the same lot.</b> is located; and such accessory building shall be separate from the main building on the

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				lot on which both are located.
<b>Accessory Structure:</b>	shall mean any structure the use of which is normally incidental to, and subordinate to, the use of the main building or to the principal use of the main building or to the principal use of the lot on which such building is located; and such accessory structure shall be separate from the main building on the lot on which both are located.		Define accessory and structure separately. Delete definition.	Delete definition.
<b>Accessory Use:</b>	shall mean a use of a building, structure, or lot which is normally incidental to, and subordinate to the principal use of the building, structure, or lot.		Delete as addressed by new definition of accessory	Delete definition
<b>Act (as a noun):</b>	shall mean an Act of the Ontario provincial government, as amended or replaced from time to time,		This is a commonly defined term and does not need to be defined.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	and any regulations thereunder.		Delete definition.	
<b>Additional Residential Unit / Accessory Dwelling Unit/ Accessory Residential Unit</b>	<p><b>Dwelling, Accessory Unit:</b> shall mean self-contained dwelling units comprised of habitable rooms which shall include at least one room, a kitchen, a bathroom, and no more than two bedrooms, and which:</p> <ol style="list-style-type: none"> <li>1. has a clearly identifiable, separate exterior entrance which provides direct access to the second unit from outdoors; and,</li> <li>2. is located within, or as an addition to, an existing single-detached, semi-detached, or street townhouse dwelling, or within a detached accessory structure located on the same</li> </ol>	<p><b>Accessory Dwelling Unit:</b> Means a dwelling which is accessory to a permitted non residential use.</p> <p><b>Accessory residential unit:</b></p> <p>Means a second residential dwelling unit self-contained that is either located within or attached to the primary dwelling unit or located within a detached accessory structure to the primary dwelling unit. An Additional Residential Unit is subordinate to the primary dwelling unit.</p>	Carry forward the Additional Residential Unit definition from County of Brant By-law 61-16 as it best reflects the current <i>Planning Act</i> permissions. Rename term “Additional Dwelling Unit”.	<p><b>Additional Residential Unit:</b> Means an <del>second</del> <b>additional</b> residential dwelling unit self-contained that is either located within or attached to the primary dwelling unit or located within a detached accessory structure to the primary dwelling unit. An Additional Residential Unit is subordinate to the primary dwelling unit.</p>



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	lot as the principal dwelling.	<p><b>Additional Residential Unit:</b> Means a second residential dwelling unit self-contained that is either located within or attached to the primary dwelling unit or located within a detached accessory structure to the primary dwelling unit. An Additional Residential Unit is subordinate to the primary dwelling unit.</p> <p><b>Dwelling, Second Unit:</b></p> <p>Means a self-contained dwelling unit located within a single detached dwelling, a semi-detached dwelling, a rowhouse dwelling or a street fronting rowhouse dwelling and is accessory to the principal residence.</p>		

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Adult Live Entertainment Parlour:</b>	shall mean a lot and a building or structure, or portion thereof used for entertainment including activities, facilities, performances, exhibitions, viewings or encounters designed to appeal to erotic or sexual appetites or inclinations of which a principal feature or characteristic is the nudity or partial nudity of any person. A Body Rub Parlour shall not be considered an Adult Entertainment Establishment.	Means any premises where a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations are provided. For the purpose of defining the terms within the definition of “Adult Entertainment Parlour”, the following words shall have the corresponding meanings: “To Provide” , when used in relation to services, includes to furnish, perform, solicit or give such services and “Providing” and “Provided” have corresponding meanings; “Services” includes activities, facilities, performances, exhibitions, viewings and encounters but does not include the exhibition of film approved under the Theatres Act; “Services appealing to or designed to appeal to erotic or sexual appetites or inclinations” include: a) services of which a principal feature or	Carry forward 160-90 with edits to simplify.	shall mean <b>any premises</b> <del>a lot and a building or structure, or portion thereof</del> used for entertainment including activities, facilities, performances, exhibitions, viewings or encounters designed to appeal to erotic or sexual appetites or inclinations of which a principal feature or characteristic is the nudity or partial nudity of any person. A Body Rub Parlour shall not be considered an Adult Entertainment Establishment.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		characteristic is nudity or partial nudity of any person; b) services in respect of which the word “nude”, “naked”, “topless”, “bottomless”, “sexy” or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement.		
<b>Agricultural Equipment Sales and Service Establishment</b>		Means a lot, building or structure where the business of selling, renting or leasing of new or used agricultural equipment’s and/or machinery, is conducted and may include the display area, storage area, servicing and repair and an accessory office.	Carry forward but may not be needed.	Definition may not be needed.
<b>Agricultural Processing Facility</b>		Means a facility, in which agricultural products are preserved, graded, stored, or processed for consumption by humans	Carry forward but may not be needed.	Definition may not be needed.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		or animals. An Agricultural Processing Facility may include a flour mill, a dairy, a bakery, winery, a grain elevator or an egg grading station, but does not include an abattoir or any premises used for the slaughtering of animals or the boiling of blood, tripe or bones.		
<b>Agricultural Service and Supply Establishment</b>		Means the use of land, building or structure for the purpose of buying and selling commodities and services that directly support agricultural uses. The establishment must be of a small scale that is intended to serve the local agricultural community and may include the sale, processing and storage of seed, feed, fertilizers, farm fuel suppliers and depots, farm drainage and excavation; agricultural equipment sales and service establishment; welding; auction sales;	Remove mention of Agricultural Equipment Sales and Service Establishment.  Carry forward with edits.	Means the use of land, building or structure for the purpose of buying and selling commodities and services that directly support agricultural uses. The establishment <del>must be of a small scale that</del> is intended to serve the local agricultural community and may include the sale, processing and storage of seed, feed, fertilizers, farm

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		well drilling; custom spraying; tillage; and planting and harvesting services.		fuel suppliers and depots, farm drainage and excavation; <del>agricultural equipment sales and service establishment;</del> welding; auction sales; well drilling; custom spraying; tillage; and planting and harvesting services.
<b>Agricultural Use:</b>	shall mean the use of land for the purpose of growing field crops, berry crops, or tree crops, flower gardening, market gardening, horticultural nurseries, aviaries, apiaries, or farms for the grazing, breeding, raising, boarding or training of livestock, or the breeding and raising of hogs or poultry, and the use of buildings and structures erected on the land which are necessary for and essential to the operation of	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; agroforestry; and maple syrup production. Agricultural uses may include associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storage, value-retaining	Carry forward 61-16 definition as it reflects the Provincial Policy Statement (PPS), except for the last sentence which should be deleted to be consistent with the PPS.	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; agroforestry; maple syrup production. Agricultural uses may include associated on farm

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	the business, and including the sale of produce, crops, livestock, hogs, or poultry produced on the said premises.	facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. Agricultural uses shall also include any use that is deemed to be consistent with normal farm practices.		buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. <del>Agricultural uses shall also include any use that is deemed to be consistent with normal farm practices.</del>
<b>Agricultural Related Use:</b>		Means farm-related commercial and farm-related industrial uses that are directly related to farm operations on the lot or in the area, and that provide direct products and/or services to farm operations as a primary	Carry forward as permitted in the Official Plan	Carry forward from 61-16.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		activity, supporting agriculture and benefitting from being near farm operations.		
<b>Agroforestry:</b>		Means the use of a lot, or part thereof, for the purpose of growing trees and/or other perennial plants together with annual crops and/or animals in the expectation of gain or reward.	Carry forward but may not be needed.	Definition may not be needed.
<b>Air Treatment Control:</b>		Shall mean the functional use of industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility, as sized accordingly in comparison to the facility it serves as designed, operated and maintained by a qualified person.	Carry forward with edits. The last part is verging on a regulation and if needed should go in the general provisions.	Shall mean the functional use of industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility, <del>as sized accordingly in comparison to the facility it serves as designed, operated</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				<del>and maintained by a qualified person.</del>
<b>Aisle:</b>		Means a portion of parking area, which abuts a parking space on one or more sides and which provides access from the space to a street or lane, and which is not used for vehicular parking.	This is covered in parking space.  Delete definition.	Delete definition.
<b>Alteration:</b>	shall mean any change in the use of land, or a building or structure; or any change in the area, height, or cubic content of a building or structure.	Means:  a) When used in reference to a building or structure, shall mean to change any one (1) or more of the internal or external dimensions of such building or structure or to change the type of construction of the exterior walls or roof thereof;  b) when used in reference to a lot, the word "alter" means to change the width, lot depth, or lot area	This is a common term. Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		<p>or to change 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; or</p> <p>c) when used in reference to a use, to discontinue and replace a use, in whole or in part, with a use which is defined herein as being distinct from the discontinued use or to add a new use to an existing use; The words “altered” and “alteration” have corresponding meanings.</p>		
<b>Alternative Health Care:</b>	shall mean the kneading, manipulating, rubbing, massaging, touching or stimulating, by any means, of a person's body or part thereof, and which is		This term should be combined with Alternative Health Care Practice.	Delete definition.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	performed for the sole purpose of medical or therapeutic treatment, and is offered by a person duly trained and qualified to perform such medical or therapeutic treatment. This definition shall not include "Body Rub" uses. Alternative Health Care includes, but is not limited to such uses as reflexology, shiatsu and aromatherapy.		Delete definition.	
<b>Alternative Health Care Practice:</b>	Shall mean a lot and a building or structure, or part thereof, where alternative health care is administered, offered or solicited; in which all of the practitioners are duly trained and qualified to perform alternative health care services practices. This definition shall not include "Body Rub Parlours".		Combine with alternative health care but be more general in terms of the realm of alternative health car  Carry forward with edits.	Shall mean a lot and a building or structure, <del>or part thereof</del> , where alternative health care is administered, offered or solicited and includes acupuncture, massage, chiropractic, naturopathy, homeopathy, and similar alternative health care <del>and</del> in which all of the practitioners are duly trained, <del>and</del> qualified

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				<b>and registered and/or licensed</b> to perform alternative health care services practices. This definition shall not include “Body Rub Parlours”.
<b>Amenity Space/Area:</b>	shall mean space within a building or outside of a building which provides common active and/or passive recreation areas for residents of a residential use.	Means the area situated within the boundaries of a lot used for residential purposes intended for recreational use for the residents, and may include landscaped areas, patios, decks, balconies, communal lounges, swimming pools, play areas and similar uses, but does not include any area occupied at grade by a building’s service areas, parking lots, aisles or driveways;	Carry forward 160-90 but clarify that outdoor amenity space can be on a roof.	shall mean space within a building or outside of a building <b>including on a roof</b> which provides common active and/or passive recreation areas for residents of a residential use.
<b>Amusement Arcade:</b>	shall mean a lot and a building or structure, or portion thereof where four or	Means a building within which more than three amusement game	Delete as this term is obsolete.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	more amusement devices are provided, and a fee is charged for their use in any manner whatsoever.	machines are available for use by the public.		
<b>Amusement Device:</b>	Shall mean any machine, device, or contrivance playing any game of chance or skill or of mixed chance and skill which is used to afford entertainment or amusement to the player of the device and without limiting the generality of the foregoing, includes what are commonly known as a pinball game, an electronic game, and a video game, but does not include pool tables, billiard tables, bowling alleys, table games, or slot machines.		Delete as this term is obsolete.	Delete definition.
<b>Amusement Park:</b>		Means a lot, building or structure where commercial recreational, entertainment or amusement activities occur including but not limited to miniature golf,	Carry forward with edits to remove mention of Amusement Game Establishment and add mention of paintball and clarifying that sale of food, toys	Means a lot, building or structure where commercial recreational, entertainment or amusement activities occur including but

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		driving range, go kart tracks, entertainment, exhibitions, the sale of food, beverages, toys and souvenirs constituting the main use, amusement rides, or water slides or water sport, and includes an Amusement Game Establishment.	and souvenirs are an accessory use.	not limited to miniature golf, driving range, go kart tracks, <b>paintball</b> , entertainment, exhibitions, the sale of food, beverages, toys and souvenirs <del>constituting the main use, amusement rides, or water slides or water sport., and</del> <b>as an accessory use, amusement rides, or water slides or water sport., and</b> <del>includes an Amusement Game Establishment.</del>
<b>Animal Shelter and Control Facility:</b>	Shall mean a lot and/or building or part thereof, used or intended to be used for shelter, accommodation or enclosure of animals, and may include some of the following accessory uses: accessory retail, accessory offices, kennel, public hall, trade school, and veterinary clinic.		Carry forward with edits which delete unrelated accessory uses	Shall mean a lot <del>and/or building or structure—part thereof,</del> used or intended to be used for shelter, accommodation or enclosure of animals, and <del>may include some of the following accessory uses:</del> accessory retail, accessory offices, <b>a</b> kennel, <del>public hall, trade</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				school, and an accessory veterinary clinic.
<b>Apiary:</b>		Means a lot, building or structure, used for the purpose of keeping bees and beehives.	This is not mentioned in the by-law other than within the definition for agricultural use. A textbook definition should suffice.  Delete definition.	Delete definition.
<b>Aquaculture:</b>		Means a lot, building or structure, used for the purpose of hatching, raising and breeding of fish or other aquatic plants or animals.	This is not mentioned in the by-law other than within the definition for agricultural use. A textbook definition should suffice.  Delete definition.	Delete definition.
<b>Art Gallery:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the display and showing of works of art such as paintings, sculpture, pottery, glass, weaving, or plastic art,	Means a lot, building or structure where works of art, such as paintings, sculpture, pottery, glass and weaving are displayed for public viewing, and	Carry forward 61-16.	Carry forward 61-16.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	and may include accessory retail sales.	may include accessory retail sales.		
<b>Arterial Road, Major:</b>	shall mean a street designated as a major arterial road right-of-way in the Official Plan of the City of Brantford.		Definition not needed.	Delete definition.
<b>Arterial Road, Minor:</b>	shall mean a street designated as a minor arterial road right-of-way in the Official Plan of the City of Brantford.		Definition not needed.	Delete definition.
<b>Assembly Hall:</b>	<b>Convention Centre:</b> shall mean a lot and a building, or structure, or portion thereof, used as a place of assembly for specific events such as conferences, rallies, and meetings, and may include a restaurant, theatre, and hotel.	<b>Assembly Hall:</b> Means a building or part of a building in which facilities are provided for meetings for civic, educational, political, religious, or social activities, and may include a banquet hall or private club, but does not include a place of worship or a school.	Carry forward 61-16 but combine with private club and conference centre, place of assembly and public hall. The terms at the end that are to be excluded are already defined so they are not needed as the interpretation section will state that any uses defined in the by-law cannot be construed as including any other defined use.	Means a building or part of a building in which facilities are provided for meetings for civic, educational, political, social activities, conferences, rallies or special events and may include a lodge, service club, fraternity, sorority house, or labour union hall, <del>banquet</del>



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				<del>hall or private club, but does not include a place of worship or a school.</del>
<b>Club, Private:</b>	shall mean a lot and a building, or structure, or portion thereof, used as a place of assembly for an organization and shall include a lodge, a service club, a fraternity or sorority house, or a labour union hall.	Means a building or structure located on privately owned lands operated on a non-profit basis for social, literary, cultural, political, educational, or recreational purposes, primarily for the exclusive use of members and their guests and not open to the general public on an equal basis.	This is combined with assembly hall. This definition is not needed.	Delete definition.
<b>Place of Assembly:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the gathering, congregation, or meeting of persons at any one time, but shall not include a place of worship.		This is combined with assembly hall. Delete definition.	Delete definition.
<b>Public Hall:</b>	shall mean a lot and a building, or structure, or portion thereof, including a		Delete as combined with assembly hall.	Delete definition

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	portable building or tent with a seating capacity for over 100 persons that is offered for use or used as a place of public assembly, but shall not include a theatre within the meaning of the Theatres Act, or a building, except a tent, used solely for religious purposes. Such hall may include facilities for the on-site preparation and consumption of foods and beverages.			
<b>Assisted Housing:</b>	shall mean dwelling units which are operated under a program by a public agency or non-profit corporation to provide housing.		Definition not needed.	Delete definition.
<b>Attic:</b>		Means the space between the roof and the ceiling of the top storey or the space between a dwarf wall and a sloping roof.	Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Auction Establishment:</b>		Means a building used for the retail sale of articles or goods to the members of the public bidding the highest offer for the article or goods during the sale proceedings.	Delete as this is a common term and not mentioned anywhere in by-law.	Delete definition.
<b>Auditorium:</b>		Means a building used for the purpose of providing entertainment and includes cinemas and all other places of amusement but excludes amusement game establishments or adult entertainment parlour.	Delete as this can be captured as place of entertainment.	Delete definition.
<b>Autobody Repair Shop:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the repair of damage to a motor vehicle, and includes the reconstruction of motor vehicles, rebuilding, or reconstruction of automobile engines or parts, and the	Means a building or structure, used for the painting or repairing of the exterior and/or undercarriage of vehicle bodies including rust proofing, oil change and may include accessory uses such as towing	Combine both definitions and carry forward but focus on the body repair portion not the fixing of the mechanical portions of a car. The terms at the end are not needed as the interpretation section will state that any uses defined in the by-law cannot be	Means a lot, building or structure, used for the painting or repairing of the exterior and/or undercarriage of vehicle bodies including rust proofing, may

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	painting of motor vehicles, but does not include an impounding yard, an automobile service station, an automobile gas bar, or a recycling operation.	services and vehicle rentals for customers while the vehicle is under repair and does not include a salvage yard.	construed as including any other defined use.	include as accessory uses towing services and vehicle rentals. <del>for customers while the vehicle is under repair and does not include a salvage yard</del>
<b>Automobile Repair Garage:</b>		Means a building or structure for the repair or replacement of parts of a vehicle but does not include an auto body shop, an impounding yard, an automobile service station or a gas bar.	Carry forward with edits.	Means a <b>lot</b> , building or structure for the <b>service</b> , repair or replacement of parts of a vehicle <b>including oil changes and tire changes</b> <del>but does not include an auto body shop, an impounding yard, an automobile service station or a gas bar.</del>
<b>Garage, Public:</b>	shall mean a lot and a building, or structure, or portion thereof, where motor vehicles are repaired or serviced, but does not include any use otherwise defined herein, and may include as an accessory use		Combine with automobile repair garage. Delete definition.	Combine with automobile repair garage. Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	the sale of equipment and parts used to repair, service, or customize motor vehicles, but shall not include a recycling operation, an autobody repair shop, or the sale of motor vehicles or gasoline and other fuels for motor vehicles.			
<b>Automobile Gas Bar:</b>	shall mean a lot and a building, or structure, or portion thereof, from which is offered for sale to the general public, gasoline and other fuels for motor vehicles, and accessories for motor vehicles, and may include a gasoline pump island, gasoline pump canopy, and gasoline pump island kiosk, but does not include an automobile service station, a public garage, or an automobile washing facility.		Carry forward but add a convenience store but delete the other uses not included	shall mean a lot and a building, or structure, or portion thereof, from which is offered for sale to the general public, gasoline and other fuels for motor vehicles, and accessories for motor vehicles, and may include a gasoline pump island, gasoline pump canopy, and gasoline pump island kiosk <b>and convenience store.</b> but does not include an, a public garage,

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				or an automobile washing facility.
<b>Automobile Rental Establishment:</b>	shall mean a lot and a building, or structure, or portion thereof, where motor vehicles and trailers are stored and rented or leased to the public, and may include as an accessory use the repair and service of such vehicles.		This term should be combined with Automobile Sales Establishment.  Delete definition.	Delete definition.
<b>Automobile Sales Establishment:</b>	shall mean a lot and a building, or structure, or portion thereof, where new and/or used motor vehicles are kept for display and sale or hire and may include as an accessory use the repair and service of motor vehicles and the sale of vehicle parts.	Means a lot, building or structure for the sale, rental or leasing of vehicles and vehicle parts and accessories and includes an establishment engaged in the sale of farm implements and equipment, boats, all terrain, ski and other recreational vehicles but does not include a salvage or scrap yard.	Combine with Boat & Recreational Vehicle Sales Establishment.  Carry forward 160-90 with edits.	shall mean a lot and a building, or structure, or portion thereof, where new and/or used motor vehicles, <b>watercraft, off-road vehicles, recreational vehicles and trailers</b> are kept for display and sale, or hire, <b>rental or lease</b> and may include as an accessory use the repair and service of motor vehicles and the sale of vehicle parts.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Automobile Service Station:</b>	shall mean a lot and a building, or structure, or portion thereof, from which is offered for sale to the general public, gasoline and other motor vehicle fuels, oil, grease, and accessories for motor vehicles, or where motor vehicles may be oiled or greased, or where minor running repairs essential to the actual operation of motor vehicles are executed or performed, but shall not include an automobile washing facility, or a public garage.	Means an establishment designed for the retail sale of gasoline motor car fuel, diesel fuel, propane, other similar products, electric recharge station, lubricating oil and allied additives and the introduction of such materials into vehicles and may contain facilities for the repair and maintenance of vehicles but does not include an auto body shop, a car wash or a salvage yard. It may include the sale of associated sundry items, tobacco, and snack food provided the gross floor area devoted to the sale of these items does not exceed 150 square metres.	This term is dated. Automobile Repair Garage and Automobile Gas Bar should suffice.  Delete this definition.	Delete this definition.
<b>Automobile Supply Store:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the purpose of retail sale of		Carry forward but may not be needed.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	equipment and parts used to repair, service, or customize motor vehicles, but does not include any installations or repairs, or a recycling operation.			
<b>Automotive Use:</b>		Means an automobile service station, an automobile repair garage, a car wash, an auto body shop or an automobile sales or rental establishment.	This definition is not needed and can be deleted.	Delete definition.
<b>Automobile Washing Facility:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the washing or cleaning of motor vehicles.		Carry forward but change to clarify that it may be manual or automatic.	shall mean a lot and a building, or structure, or portion thereof, used for the <b>manual or automatic</b> washing or cleaning of motor vehicles.
<b>Aviary:</b>		Means a cage, building or enclosure for the keeping or raising of any species of birds that are not prohibited pursuant to the	Carry forward but change County to City's Animal Control By-law.	Means a cage, building or enclosure for the keeping or raising of any species of birds that are not prohibited

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		County's Animal Control By-Law.		pursuant to the <b>City's</b> Animal Control By-Law.
<b>Bakery:</b>	shall mean a lot and a building, or structure, or portion thereof wherein baked goods are manufactured and sold on a retail basis to the general public for home consumption.	Means a retail store where baked products are offered for sale, some, or all of which may be prepared on the premises but does not include a restaurant.	This is a commonly defined term and does not need to be defined.  Delete definition.	Delete definition.
<b>Banquet Hall:</b>		Means a building or structure, used for the purposes of catering to banquets, weddings, receptions and other similar functions for which food and beverages are prepared and served at the premises but shall not include a caterer's establishment.	Carry forward.	Carry forward.
<b>Basement:</b>	shall mean any storey below the first storey.	Means a storey of a building located partially underground and having	Carry forward 160-90.	Carry forward 160-90.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		its ceiling 1.8 metres or less above grade.		
<b>Batching Plant:</b>		Means a lot, building, or structure used for the production of mixing cementing materials, aggregate, water and mixtures to produce concrete, asphalt, or products thereof used in building or construction and includes facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process or a finished product manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sales of finished product. This does not include a dry plant used for the dry mixing of aggregate, concrete, or asphalt materials on site to produce or manufacture	Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		packaged products which are sold as ready mix off site.		
<b>Bed and Breakfast Establishment:</b>	shall mean a dwelling unit occupied as the principal residence of a person or persons, in which temporary accommodation is made available to members of the travelling public, and in which meals may be served to those persons.	See Short-term accommodation.  Means any part of a dwelling unit that, in exchange for payment, operates to provide temporary lodging to the travelling public for any rental period of lesser than 28 consecutive days throughout all or any part of a calendar year.	Carry forward 160-90 with edits.	shall mean a dwelling unit occupied as the principal residence of a person or persons, in which temporary accommodation (a maximum of 28 consecutive days) is made available to members of the travelling-public, and in which meals may be served to those persons.
<b>Berm:</b>		Means a landscaped mound of earth, a ledge or step on a slope or an embankment constructed for stability, aesthetic or noise reduction purposes.	Carry forward with edits.	Means a landscaped mound of earth, a ledge or step on a slope or an embankment constructed for stability, aesthetic or

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				noise <b>attenuation</b> purposes.
<b>Boarder:</b>	shall mean a person who lives in rented living accommodation which has no individual kitchen facilities.		Definition not needed as it is only mentioned within lodging house definition and it is a common term.  Delete definition.	Delete definition.
<b>Boarding House:</b>	Please refer to Lodging House.		Definition not needed.  Delete definition.	Delete definition.
<b>Boat:</b>		Means any vessel propelled by oars, sail, an engine or paddles	Delete as this is a common term and not mentioned anywhere in by-law.	Delete definition.
<b>Boat Dock</b>		Means any structure used or designed to moor a boat. It may be parallel to or angled from a shoreline. For the purposes of this	Combine with boat ramp. Carry forward with edits.	<b>Boat Dock/Ramp:</b> Means any structure used or designed to moor, <b>launch and load</b> a boat. ‡ A



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		By-Law, a boat dock may be accessory to a residential use or may be a main use as specified in this By-Law. Boat docks are exempt from all yard and elevation requirements of this By-Law.		dock may be parallel to or angled from a shoreline. For the purposes of this By-Law, a boat dock <b>or ramp</b> may be accessory to a residential use or may be a main use as specified in this By-Law. Boat docks <b>and ramps</b> are exempt from all yard and elevation requirements of this By-Law.
<b>Boat House:</b>		Means a building or structure designed or used to shelter or protect a boat or other marine craft provided it is located over a boat ramp and immediately adjacent to a watercourse or water body. A boathouse shall not be used for human habitation.	Carry forward but clarify that it is an accessory building.	Means <b>an accessory</b> building or structure designed or used to shelter or protect a boat or other marine craft provided it is located over a boat ramp or dock and immediately adjacent to a watercourse or water body. A boathouse shall not

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				be used for human habitation.
<b>Boat Ramp:</b>		Means any structure or facility used to launch and load boats. For the purposes of this By-Law, a boat ramp may be accessory to a residential use or may be a main use as specified in this By-Law. Boat ramps are exempt from all yard and elevation requirements of this By-Law.	Combine definition with boat dock.	Delete definition.
<b>Boat &amp; Recreational Vehicle Sales Establishment:</b>	shall mean a lot and a building, or structure, or portion thereof, where new and/or used boats and recreational vehicles such as snowmobiles, travel trailers, motor homes, and motorcycles are kept for display and sale or hire and may include as an accessory use the repair and service of boats and recreational vehicles and the sale of		Combine with automobile sales definition and delete the definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	parts but shall not include an automobile sales establishment.			
<b>Body Rub:</b>	shall mean the kneading, manipulating, rubbing, massaging, touching or stimulating, by any means, of a person's body or part thereof, and which is expressly performed for sexual purposes and to cater to a person's sexual appetite. This definition shall not include "Alternative Health Care" uses.	Means the kneading, manipulating, rubbing, massaging, touching or stimulation, by any means, of a person's body or part thereof, but does not include medical or therapeutic treatment given by a person licensed or registered so to do under the laws of the Province of Ontario.	This term should be combined with Body Rub Parlour.  Delete definition.	Delete definition.
<b>Body Rub Parlour:</b>	shall mean a lot and a building or structure, or part thereof, where a body rub is performed, offered or solicited; but does not include body rubs performed for the purpose of "Alternative Health Care".	Means any premises where a body rub is performed, offered, or solicited in pursuance of a trade, calling, business or occupation by people otherwise duly qualified, licensed or registered under the laws of the Province of Ontario.	Carry forward with edits.	<b>shall</b> mean a lot and a building or structure, <b>where the kneading, manipulating, rubbing, massaging, touching or stimulating, by any means, of a person's body or part thereof</b> or part

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				thereof, where a <del>body rub</del> is performed, offered or solicited in pursuance of a trade, calling, business or occupation by people otherwise duly qualified, licensed or registered under the laws of the Province of Ontario.
<b>Breezeway:</b>		Means a covered walkway, with a maximum width of 2 metres, open on all sides from the eaves of the roof to the ground, connecting two or more structures on the same lot.	Carry forward but may not be needed.	Carry forward but may not be needed.
<b>Brewing on Premises Establishment:</b>		Means an agricultural or commercial establishment where individuals produce beer, wine and/or cider, for personal use and consumption off the	Carry forward with edits.	Means an <del>agricultural or commercial</del> establishment where individuals produce beer, wine, <b>cider</b>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		premises; and where beer, wine and/or cider ingredients and materials are purchased, equipment and storage area is used for a fee by the same individuals.		and/or <del>cider</del> <b>other spirit</b> , for personal use and consumption off the premises; and where beer, wine <b>cider</b> and/or <del>cider</del> <b>other spirit</b> ingredients and materials are purchased, equipment and storage area is used for a fee by the same individuals.
<b>Brewpub:</b>		Means a restaurant which retails beer or beverages brewed on the premises provided the maximum floor area shall not exceed 200 square metres.	Remove mention of maximum floor area and combine with micro-brewery. Carry forward with edits.	<b>Microbrewery/Brew pub:</b> Means a <b>lot, building, or structure</b> <del>restaurant</del> which retails beer or beverages brewed on the premises <b>as an accessory use to a restaurant.</b> <del>provided the maximum floor area shall not exceed 200 square metres.</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Microbrewery:</b>		Means a lot, building, or structure used for the purpose of limited small-scale brewing and malting of beer or liquors, having a maximum floor area of 300 square metres. The ingredients may be cultivated on the property or offsite. A support office, patio, tasting area, retail store, and restaurant may also be permitted as accessory uses.	Combine with brewpub. Delete definition.	Delete definition.
<b>Buffer or Buffering:</b>	shall mean a landscaped open space, earth berm, wall, trench, fence, building, structure, or combination thereof.		Carry forward but may not be needed.	Definition may not be needed.
<b>Building:</b>	shall mean a structure occupying an area greater than 10.0 m <sup>2</sup> consisting of a wall, roof, and floor.	Means a structure occupying an area greater than ten square metres consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and service systems appurtenant	Carry forward with elements from both definitions but remove the 10 square metre threshold.	shall mean a structure occupying an area greater than 10.0 m <sup>2</sup> consisting of a wall, roof, and floor <b>and including all plumbing, works, fixtures and service systems</b>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		thereto. A building is used or intended to be used for the shelter, accommodation or enclosure of people, animals or chattels, but does not include any vehicle.		appurtenant thereto.
<b>Building Area:</b>		Means the horizontal area of a storey above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centerline of firewalls. The building area excludes open porches, verandas, steps, fire escapes, breezeways and accessory buildings or structures.	This is similar to gross floor area.  Delete definition.	Delete definition.
<b>Building, Converted:</b>	shall mean a building or portion thereof, located on a lot, originally designed to provide one or more dwelling units or other uses which is altered to provide therein one or more day nurseries, private schools, art schools,		This definition is focused on the building type rather than the use. It is not needed. Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	music schools, dance schools, or art galleries.			
<b>Building Inspector:</b>	shall mean such person as may be appointed as such by Council from time to time.		Don't need to define. The section of the new Zoning By-law that describes enforcement can provide similar wording to this.  Delete definition.	Delete definition.
<b>Building Line:</b>	shall mean a line within a lot drawn on a horizontal plane parallel to a lot line, establishing the minimum distance between the said lot line and any building or structure permitted to be erected on the lot.	Means the existing street setback of an existing main building on a lot, measured between the lot line and the nearest part of such building, excluding any stoops, sun decks, porches, balconies, exterior steps, or architectural adornments.	Carry forward but may not be needed.	Definition may not be needed.
<b>Building, Main or Principal:</b>		Means a building in which the main use is conducted on the lot on which it is located. In the case of any Residential Zone, the	Carry forward definition.	Carry forward definition.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		dwelling is the main or principal building.		
<b>Building Permit:</b>	shall mean a permit lawfully issued by the Chief Building Official under the provisions of the Building Code Act.		Don't need to define.	Delete definition.
<b>Building, Step Back:</b>	shall mean the portion of a building or structure that is recessed from the front building line or structure at a defined height (as illustrated in Figure 2.6).		Carry forward.	Carry forward.
<b>Building Supply Centre:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the purpose of retail and/or wholesale sale of building construction materials and related supplies.	Means a building or structure or premises where lumber and building materials are kept, processed, sorted and stored and sold to the public and may include facilities for the administration and management of the business and for the storage and maintenance of equipment used in the	Carry forward but may not be needed.	Carry forward 160-90 but may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		business, but does not include a batching plant;		
<b>Built and Cultural Heritage:</b>		Means a geographical area or one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or	May not be needed but if it is use the “Built heritage resource” definition from the PPS	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trail ways and industrial complexes of cultural heritage value.		
<b>Bulk Sales Establishment:</b>		Means the use of lot, building or structure for the purposes of buying and selling lumber, wood, building materials, landscaping materials, feed, fertilizer, beverages, ice, or other similar goods in bulk form but does not include any manufacturing, assembling or processing of such items.	Carry forward but may not be needed.	Definition may not be needed.
<b>Bunkhouse:</b>		Means a temporary dwelling used for the housing of seasonal farm	This definition is similar to farm labour housing.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		workers which is intended not be used a year round and not used as a permanent residence and includes a communal kitchen, bathrooms and sleeping facilities and may include a mobile home.	This definition would be preferred as it is more general but it may not be needed.	
<b>Bus:</b>	shall mean a motor vehicle designed for carrying ten or more passengers and used for the transportation of persons.		Carry forward but may not be needed.	Definition may not be needed.
<b>Bus, School:</b>	shall mean a school bus as defined by the Highway Traffic Act.		This is a commonly defined term and does not need to be defined.  Delete definition.	Delete definition.
<b>Call Centre:</b>	shall mean an industry comprised of establishments primarily engaged in receiving and/or making telephone calls. These		This definition was implemented for a site specific temporary use at 27 Sinclair Blvd which has since ceased.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	establishments are engaged in activities such as soliciting or providing information; promoting products or services; taking orders; and raising funds for clients. This industry also includes establishments primarily engaged in answering telephone calls and relaying messages to clients; and establishments primarily engaged in providing mailbox services.		Delete definition.	
<b>Campground:</b>		Means a parcel of land used for camping intended only for temporary seasonal use by vacationing or travelling public. A campground may include cabins, tents, trailers, recreational vehicles, or motor homes but does not include a mobile home. A campground shall not be used or occupied on a year-round basis.	Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Campsite:</b>		Means a parcel of land within a campground used for the accommodation of a recreational vehicle or a tent.	Carry forward.	Carry forward.
<b>Cannabis:</b>		Shall mean a genus of flowering plants in the family Cannabaceae. Synonyms include, but are not limited to, marijuana and marihuana. This definition does not include the industrial or agricultural production of hemp (a source of foodstuffs (hemp milk, hemp seed, hemp oil), fiber and biofuels).	This is a common term. Delete definition.	Delete definition.
<b>Cannabis Production Facility:</b>		Shall mean lands, buildings, or structures used for the production, processing, testing, destroying, packaging, storage and/or shipping of cannabis authorized by an	The City has a new definition currently before the Ontario Land Tribunal. Carry forward new definition.	<b>shall mean a lot and a building, or structure, or portion thereof used for growing, producing, processing,</b>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		issued license or registration by the federal Minister of Health, pursuant to the Access to Cannabis for Medical Purposes Regulations, SOR/2016-230, to the Controlled Drugs and Substances Act, SC 1996, c 19, and the Cannabis Act, S.C. 2018, c. 16, as amended from time to time, or any successors thereto.		<b>testing, destroying, packaging or shipping of cannabis, cannabis products, or both, and shall include any combination of the foregoing uses.</b>
<b>Canopy:</b>	shall mean any roof-like structure projecting more than 0.3 m from the face of a building, having a rigid frame, and being attached to said building in such manner as not to become an integral part thereof but does not include collapsible or fixed awnings or balconies.	Means an unenclosed roof-like structure projecting more than 0.3 metres from the face of a building, having a rigid frame, and may be attached to said building in such manner as not to become an integral part thereof but does not include awnings or balconies.	Carry forward 61-16.	Carry forward 61-16.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Carpport:</b>	shall mean an accessory roofed building or structure which is not wholly enclosed, designed to be used for the storage of motor vehicles, wherein storage or servicing of such motor vehicles is not conducted for profit.	Means a roofed structure, which is not wholly enclosed, attached to a wall or walls of a main building and used for the storage of vehicles. The roof of said structure shall be supported by piers or columns so that 50 percent of its wall area adjacent to the side lot line is unenclosed.	Combine definitions with edits.	shall mean an <del>accessory</del> roofed building or structure which is not wholly enclosed, designed to be used for the storage of motor vehicles, <del>wherein storage or servicing of such motor vehicles is not conducted for profit.</del> <b>The roof of said structure shall be supported by piers or columns so that 50 percent of its wall area adjacent to the side lot line is unenclosed.</b>
<b>Carpport, Integral:</b>	shall mean a carport as defined herein, which shall have one or more walls common with the permitted building on the lot, and is not an accessory building or accessory structure as herein defined.		Consider whether this should be combined with carport.	Definition may not be needed or should be combined with carport.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Car wash:</b>		Means a building or structure containing facilities specifically used for washing or cleaning of licensed vehicles either by employing mechanical devices or by hand.	This is a commonly defined term and does not need to be defined.  Delete definition.	Delete definition.
<b>Catering Service/Establishment:</b>	shall mean a manufacturing use in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take out, and does not include a fast food restaurant, a take-out restaurant, or a full service restaurant.	Means a building or structure in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take out. A catering establishment may also provide personnel serving equipment and decorations.	Carry forward 160-90 but delete manufacturing and permit take out.	shall mean a <del>manufacturing-use</del> <b>building or structure</b> in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises <del>or to take out</del> , and does not include a fast food restaurant, a take-out restaurant, or a full service restaurant.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Cemetery:</b>	shall mean a cemetery as defined by the Cemeteries Act.	Means land that is used as a place for the interment of the deceased or in which human remains have been buried as defined in the Cemeteries Act and may include a mausoleum, crematorium, or a columbarium.	This is commonly defined term that does not require a definition; however mausoleum, crematorium and columbarium shall all be included in the permitted uses in the applicable zone.  Delete definition.	Delete definition.
<b>Chemical and Pharmaceutical Industry</b>		Means a building used for the manufacturing, fabrication and processing of chemicals, substances made from chemicals, drugs, medicines, and related products, and may also include the manufacturing of orthopaedic, prosthetic and surgical appliances and supplies.	This distinction does not need to be made and can be captured under industrial uses.  Delete definition.	Delete definition.
<b>Chief Building Official:</b>	shall mean the person who may, from time to time, be appointed by Council to the position of Chief Building		Don't need to define. The section of the new Zoning By-law that describes enforcement can	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	Official in conformity with the provisions of the Building Code Act.		reference this appointment if necessary.  Delete definition.	
<b>Church:</b>	shall mean a place of worship, as defined herein.		Delete as a definition for place of worship should suffice instead.	Delete definition.
<b>City:</b>	shall mean the Corporation of the City of Brantford.		Delete as this is a common term.	Delete definition.
<b>Clerk:</b>	shall mean the person who may from time to time be appointed by Council to the position of City Clerk.		Don't need to define.  Delete definition.	Delete definition.
<b>Collector Road, Major:</b>	shall mean a street designated as a major collector road right-of-way in the Official Plan of the City of Brantford.		This definition is not needed. Delete definition.	Delete definition.
<b>Collector Road, Minor:</b>	shall mean a street designated as a minor collector road right-of-way in the Official Plan of the City of Brantford.		This definition is not needed. Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Columbarium:</b>	shall mean a columbarium as defined by the Cemeteries Act.		Carry forward.	Carry forward.
<b>Commercial Parking Lot:</b>		Means a lot, other than a street, used for the temporary parking of two or more vehicles for profit or gain.	Carry forward.	Carry forward.
<b>Commercial Use:</b>	shall mean a lot and a building or structure, or portion thereof, used primarily for the sale of goods, merchandise or service, and may include as an accessory use the rental, repair, service or storage of such goods, and merchandise, but shall not include an industrial use or residential use.		Not sure if this definition will be needed if retail, personal service and service shop are alternatively used and defined.	Definition may not be needed.
<b>Commercial Vehicle:</b>	Shall mean a motor vehicle having permanently attached thereto a truck or delivery body and includes an ambulance, hearse, casket	Means a vehicle, as defined in the Highway Traffic Act having permanently attached thereto a truck or delivery	Carry forward 61-16.	Carry forward 61-16.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	wagon, fire apparatus, bus, or tractor used for hauling purposes.	body and includes ambulance, food truck, hearse, catering or canteen truck, cube van, casket wagon, school bus, tilt and load truck, dump truck, fire apparatus, bus and tractor used for hauling purposes.		
<b>Common Wall:</b>	shall mean a wall above the finished grade level, of which 80% or more of its length is constructed for the purposes of separating two or more dwelling units within a dwelling.		The 80% requirement is not needed as any portion of a wall separating two units would be a common wall.  Carry forward with edits.	shall mean a wall above the finished grade level, <del>of which 80% or more of its length</del> <b>which</b> is constructed for the purposes of separating two or more dwelling units within a dwelling.
<b>Community Centre or Community Hall:</b>		Means a building or structure in which facilities are provided by a service agency, a club, church or non-profit organization for cultural, religious, welfare, athletic, recreational or community service	Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		purposes and may include a day care accessory to the main use.		
<b>Condominium:</b>		Means lands described in a registered description and declaration as described in the Condominium Act.	Carry forward.	Carry forward.
<b>Conservation Authority:</b>	shall mean a conservation authority having jurisdiction in the City of Brantford, in accordance with the Conservation Authorities Act.	Means Grand River Conservation Authority and Long Point Region Conservation Authority established under Conservation Authorities Act of Ontario.	Don't need to define.  Delete definition.	Delete definition.
<b>Construction Equipment:</b>	shall mean equipment having wheels or tracks, which is used in a business engaged in construction, farming or maintenance activities, including but not limited to:		Simplify wording. Carry forward with edits.	shall mean equipment having wheels or tracks, which is used in a business engaged in construction, farming or maintenance

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	<ul style="list-style-type: none"> <li>a) asphalt spreaders, concrete pavers or finishing machines, motor graders, rollers, tractor-dozers and motor scrapers;</li> <li>b) tracked or wheeled tractors including those equipped with mowers, post hole diggers, weed spraying equipment, snow blowers and plows, front-end loaders, back-hoes, or rock drillers;</li> <li>c) power shovels on tracks and drag lines on tracks;</li> <li>d) compressors, wood chippers, shredders, tar pots, and trailers.</li> </ul>			<p>activities, including but not limited to:</p> <ul style="list-style-type: none"> <li>a) asphalt spreaders, concrete pavers or finishing machines, motor graders, rollers, tractor-dozers and motor scrapers;</li> <li>b) tracked or wheeled tractors including those equipped with mowers, post hole diggers, weed spraying equipment, snow blowers and plows, front-end loaders, back-hoes, or rock drillers;</li> <li>d) power shovels on tracks and drag lines on tracks;</li> <li>d) compressors, wood chippers, shredders, tar pots, and trailers.</li> </ul>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Continuum of Care Facility:</b>		Means a building designed and predominantly occupied by senior citizens and includes a Nursing Home and may include accessory facilities such as hospitals, medical office, retirement homes, recreation centres, cafeterias and personal service establishments.	This is similar to nursing home. The difference between the uses is unclear.  Delete definition.	Delete definition.
<b>Contractor's Yard:</b>		Means a lot, building or structure used as a depot for the storage and maintenance of equipment and includes the offices of general building contractors, general contractors, specialized trades and building maintenance services such as landscaping services, window cleaning and animal or pest extermination services and also includes assembly work and the stockpiling or storage of supplies used in the business.	Carry forward with edits.	Means a lot, building or structure used as a depot for the storage and maintenance of equipment and <b>may</b> include the offices of general building contractors, general contractors, specialized trades and building maintenance services such as landscaping services, window cleaning and animal or pest extermination services and also



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				includes assembly work and the stockpiling or storage of supplies used in the business.
<b>Corridor:</b>	shall mean a Hallway.		This is a commonly defined term and does not need to be defined.  Delete definition.	Delete definition.
<b>Council:</b>	shall mean the Council of the Corporation of the City of Brantford.	Means the Municipal Council of the Corporation of the County of Brant.	Don't need to define.  Delete definition.	Delete definition.
<b>County:</b>		Means the Corporation of the County of Brant.	Delete as it won't be referenced in the new Zoning By-law.	Delete definition.
<b>Crafts Shop:</b>		Means a building, which is used for the creation of craft articles such as	Carry forward but may not be needed.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		leatherwork, pottery, woodwork, hand woven goods and similar articles, primarily by manual methods.		
<b>Crematorium:</b>	shall mean a crematorium as defined by the Cemeteries Act.		Carry forward.	Carry forward.
<b>Crisis Residence:</b>	shall mean a dwelling unit that is licensed and/or approved for funding under provincial or federal statute for the temporary accommodation of three (3) or more persons (exclusive of staff) living under supervision in a single housekeeping unit who, by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement on an immediate emergency basis for their well-being, and in which counselling or support services are provided. A crisis residence in this Bylaw		Carry forward but remove reference to other uses as this will generally be outlined within the interpretation section of the new Zoning By-law.	shall mean a dwelling unit that is licensed and/or approved for funding under provincial or federal statute for the temporary accommodation of three (3) or more persons (exclusive of staff) living under supervision in a single housekeeping unit who, by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement on an immediate

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	<p>shall be deemed not to include:</p> <ul style="list-style-type: none"> <li>• a group home,</li> <li>• a mini-group home,</li> <li>• a group residence,</li> <li>• a group correctional home,</li> <li>• a group correctional residence,</li> <li>• a medical clinic,</li> <li>• a lodging house,</li> <li>• a nursing home</li> <li>• a home for the aged</li> <li>• a retirement home.</li> </ul>			<p>emergency basis for their well-being, and in which counselling or support services are provided. A crisis residence in this Bylaw shall be deemed not to include:</p> <ul style="list-style-type: none"> <li>• <del>a group home,</del></li> <li>• <del>a mini-group home,</del></li> <li>• <del>a group residence,</del></li> <li>• <del>a group correctional home,</del></li> <li>• <del>a group correctional residence,</del></li> <li>• <del>a medical clinic,</del></li> <li>• <del>a lodging house,</del></li> <li>• <del>a nursing home</del></li> <li>• <del>a home for the aged</del></li> <li>• a retirement home.</li> </ul>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
Day Care/Nursery:	shall mean a "day nursery" as defined by the Day Nurseries Act.	Means a building duly licensed by Child Care and Early Years Act that receives more than five (5) children who are not of common parentage, primarily for the purpose of providing temporary care or guidance or both, for a continuous period not exceeding twenty-four hours, where the children are: a) under eighteen years of age in the case of a day nursery for children with a developmental disability, and b) under ten years of age in all other cases. A Day Care does not include a public school or private school under the Education Act.	Carry forward 61-16 but combine with private home daycare.	Shall mean a building <b>or residence</b> duly licensed by Child Care and Early Years Act <b>and any future related Act as amended</b> that receives more than five (5) children <del>who are not of common parentage, primarily</del> for the purpose of providing temporary care or guidance or both, for a continuous period not exceeding twenty-four hours, <del>where the children are: a) under</del> <b>eighteen years of age in the case of a day nursery for children with a developmental disability, and b) under ten years of age in all other cases. A Day Care does not include a public school or</b>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				<del>private school under the Education Act.</del>
<b>Daycare, Private Home</b>		Means a residence duly licensed by Child Care and Early Years Act that receives a maximum of five (5) children who are not of common parentage, primarily for the purpose of providing temporary care or guidance or both, for a continuous period not exceeding fourteen (14) hours.	Combine with daycare definition.  Delete definition.	Delete definition.
<b>Density:</b>		Means the ratio of dwelling units to the net lot area.	Carry forward but may not be needed.	Definition may not be needed.
<b>Department Store, Junior:</b>	shall mean a lot and a building, or structure, or portion thereof, consisting of a minimum of 3,700.0 m <sup>2</sup> gross leasable area and a maximum of 8,359.0 m <sup>2</sup> of gross leasable area used for		There is no longer a need to differentiate between the two types of department stores. Revise to define only department store. However, this definition may no longer be needed as the term retail may be sufficient.	<b>Department Store:</b> Definition may not be needed. If it is needed, revise to say: shall mean a lot and a building, or structure, or portion thereof, <del>consisting of</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	the retail sale of a wide variety of goods, wares, merchandise, and services displayed or offered on a departmentalized basis and may include, as accessory uses, offices and warehousing.			a minimum of 3,700.0 m <sup>2</sup> gross leasable area and a maximum of 8,359.0 m <sup>2</sup> of gross leasable area used for the retail sale of a wide variety of goods, wares, merchandise, and services displayed or offered on a departmentalized basis and may include, as accessory uses, offices and warehousing
<b>Department Store, Major:</b>	shall mean a lot and a building, or structure, or portion thereof, consisting of a minimum of 8,360.0 m <sup>2</sup> of gross leasable area used for the retail sale of a wide variety of goods, wares, merchandise, and services displayed or offered on a departmentalized basis and may include, as accessory		Delete as only one overall definition of department store is needed.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	uses, offices and warehousing.			
<b>Development:</b>		<p>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 or Ontario Building Code but does not include:</p> <p>a) activities that create or maintain infrastructure authorized under an environmental assessment process;</p> <p>b) works subject to the Drainage Act; or</p> <p>c) underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act.</p>	<p>This is already defined in the Planning Act.</p> <p>Delete definition.</p>	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Dormitory:</b>		Means a building or a part of a building, operated by an institution as an accessory use, used or intended to be used for sleeping accommodations only and does not include individual kitchen facilities, except a group kitchen facility may be provided to serve the residents.	Carry forward but may not be needed.	Definition may not be needed.
<b>Drive-Through Service:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the provision of a product or service ancillary to a commercial business to a patron who is situated within a motor vehicle.	Means a building or structure, where goods and/or services are offered to the public while the customers may or may not remain in their motor vehicles. Drive-through facilities may serve as the primary use of the site or may serve as an accessory use.	Carry forward 61-16 with edits.	Means a building or structure, where goods and/or services are offered to the public while the customers may or may not remain in their motor vehicles. <del>Drive through facilities may serve as the primary use of the site or may serve as an accessory use.</del>
<b>Driveway:</b>	shall mean that portion of a yard that is used for vehicular access to and from	Means a defined area providing access for motor vehicles from a public or	Carry forward 61-16 with edits.	Means a defined area providing access for motor



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	any parking space, traffic aisle, street or loading space.	private street or a lane to facilities such as a parking area, parking lot, loading space, private garage, building or structure.		vehicles from a public or private street or a lane to <del>facilities such as a parking area, parking lot, loading space, private garage, or carport building or structure.</del>
<b>Dry Cleaning Depot/Laundromat:</b>	shall mean a lot and a building or structure, or portion thereof, used for the collection, storage and return of articles of clothing and fabric which are dry-cleaned, dyed, cleaned or pressed elsewhere and may include as an accessory use the repair or alteration of clothing or fabric.	Means a building used for the purpose of receiving articles of clothing to be subjected to the process of dry cleaning or dry dyeing or cleaning elsewhere and for the pressing and/or distribution of any such articles or goods which have been subjected to any such process. The facility may also include a self-serve clothes washing establishment containing one or more washing and drying, ironing, finishing or other incidental equipment in which only water, detergents or soap are used.	This term is captured under personal service.  Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Dry Cleaning Establishment:</b>	shall mean a lot and a building, or structure, or portion thereof, where dry cleaning, dyeing, cleaning, or pressing of articles of clothing and fabrics is carried on.	Means a building where dry cleaning, dry dyeing, cleaning or pressing of articles of clothing is carried on and may include a dry cleaning and laundromat.	Carry forward 61-16 but may not be needed.	Definition may not be needed.
<b>Dwelling:</b>	<p>shall mean a building or structure, or part of a building or structure, used in whole or in part, for one or more dwelling units, but shall not include:</p> <ul style="list-style-type: none"> <li>• a lodging house,</li> <li>• a crisis residence,</li> <li>• a group correctional home,</li> <li>• a group correctional residence,</li> <li>• a group home,</li> <li>• a group residence,</li> <li>• a home for the aged</li> <li>• a mini-group home,</li> <li>• a hotel or motel,</li> <li>• a mobile home dwelling,</li> </ul>		<p>This definition only explains what is not classified as a dwelling. Not necessary</p> <p>Delete definition.</p>	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	<ul style="list-style-type: none"> <li>• a monastery,</li> <li>• a nursing home,</li> <li>• a retirement home</li> </ul>			
<b>Dwelling, Apartment:</b>	<p>shall mean a building or buildings other than a converted dwelling located on a lot, each containing 5 or more dwelling units and that contains each of the following:</p> <ol style="list-style-type: none"> <li>1. at least one dwelling unit is entirely on top of one or more dwelling units,</li> <li>2. access to the building is obtained through a common entrance or common entrances from street level, and</li> <li>3. access to each dwelling unit shall be through a common internal hallway or internal stairway.</li> </ol>	<p>Means a building consisting of four or more dwelling units, in which each of the units obtain access through a common entrance from the street level and where the occupants have the right to use in common halls, stairs, yards and accessory buildings.</p>	Carry forward 61-16.	Carry forward 61-16.
<b>Dwelling, Back-to-Back Townhouse</b>			Brantford does not currently have a back-to-back townhouse definition but would benefit from	Means a building consisting of four or more dwelling

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
			the addition of one. The definition was determined through a best practice review of other municipalities.	units divided by vertical common walls and a common rear wall accessed by an independent entrance.
<b>Dwelling, Block Townhouse:</b>	shall mean a building or group of buildings on a lot or lots, each containing three or more dwelling units, wherein each dwelling unit does not have frontage on a public street and each dwelling unit is separated from the adjacent dwelling unit by vertical party or common walls, and with each dwelling unit having a private entrance from outside and a driveway, private garage, carport or parking area, and sharing common access to a public street.		Simplify.	shall mean a building <del>or group of buildings</del> on <b>one</b> a lot <del>or lots</del> , <del>each</del> containing three or more dwelling units, <b>divided</b> <del>wherein</del> <del>each dwelling unit</del> does not have frontage on a public street and each dwelling unit is separated from the adjacent dwelling unit by a vertical party <del>or a</del> common walls, <b>and each dwelling unit has:</b> and with each dwelling unit having  <ul style="list-style-type: none"> <li>a) a private entrance from outside;</li> </ul>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				<p><b>b) -and a driveway, garage or common parking lot; and;</b></p> <p><b>e) -a private garage; carport or parking area;</b></p> <p><b>d) and sharing common access to a public street.</b></p> <p><b>e) -no frontage on a public street.</b></p>
<b>Dwelling, Converted:</b>	shall mean a building located on a lot, which building was originally designed to provide one or more dwelling units, and which is altered to create additional dwelling units.	Means an existing dwelling, constructed as a single or semidetached unit that has been altered internally to provide one or more additional dwelling units, prior to January 2014.	This can be covered by additional dwelling units. Delete definition.	Delete definition.
<b>Dwelling, Double Duplex:</b>	shall mean a building other than a converted dwelling,		The use is not a common housing form and could be	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	located on a lot or lots, containing two duplex dwellings as herein defined divided vertically by a party or common wall.		combined with the definition of a fourplex.	
<b>Dwelling, Duplex:</b>	shall mean a building other than a converted dwelling, located on a lot, divided horizontally to contain two dwelling units, each of which has a private entrance from outside or a private entrance from a common internal hallway or internal stairway.	Means a building, other than a converted dwelling or additional residential unit, that is divided horizontally into two (2) separate dwelling units each of which has an independent entrance either directly from the outside or through a common entrance.	Carry forward 61-16.	Carry forward 61-16.
<b>Dwelling, Fourplex:</b>	shall mean a building other than a converted dwelling, located on a lot or lots, containing four dwelling units, each of which has two vertical party or common walls and a private entrance from outside.	Means a building that is divided horizontally and/or vertically into four (4) separate dwelling units, each of which has an independent entrance either directly from the outside or through a common entrance but does not include a	Remove reference to converted dwelling. Carry forward 61-16 with edits as it is more general.	Means a building that is divided horizontally and/or vertically into four (4) separate dwelling units, each of which has an independent entrance either directly from the outside or through a common entrance

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		converted dwelling or a rowhouse dwelling.		but does not include a converted dwelling or a row-townhouse dwelling.
<b>Dwelling, Modular:</b>		Means a prefabricated building constructed to Canadian Standards Association (CSA) standard and which is designed to be used as a dwelling unit whether temporary or permanent, and assembled on site.	Delete definition as it is not used in the by-law and would meet other dwelling definitions.  Delete definition.	Delete definition.
<b>Dwelling, Multiple:</b>		Means a dwelling containing more than three (3) dwelling units.	Delete definition as it is not used in the by-law.  Delete definition.	Delete definition.
<b>Dwelling, Primary Unit:</b>		Means the principal dwelling unit on a property where a subordinate dwelling unit may also be provided, such as an	Definition may be useful as a component to defining and regulating additional dwelling units.	Carry forward 61-16.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		additional residential unit or garden suite.		
<b>Dwelling, Rowhouse</b>		Means a building divided vertically into three (3) to a maximum of eight (8) attached dwelling units with each unit having a separate entrance, and so located on a lot that individual units shall have frontage on a private street.	This is not needed as it is addressed by the street townhouse definition.  Delete definition.	Delete definition.
<b>Dwelling, Seasonal Cottage:</b>		Means a dwelling used only for recreation or seasonal purposes, with temporary living accommodations which are intended not be a year-round and not considered as a permanent residence and may include a trailer or a mobile home. Unless otherwise specified, the intent of 'seasonal purposes' as included within this definition shall	Carry forward but may not be needed.	Definition may not be needed.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		mean between the dates of April 1st and October 31st in any calendar year.		
<b>Dwelling, Semi-Detached:</b>	shall mean a building other than a converted dwelling, located on a lot or lots, divided vertically by a party or common wall to contain two dwelling units.	Means two (2) dwelling units attached with a common wall, dividing the dwellings vertically, each of which has an independent entrance either directly from the outside or through a common vestibule. The common wall joining the two (2) units may be the residential portion, the garage portion or the garage and residential portion.	Carry forward 160-90 with edits.	shall mean a building other than a converted dwelling, located on a lot or lots, divided vertically by a party or common wall to contain two dwelling units.
<b>Dwelling, Single-Detached:</b>	shall mean a building located on a lot containing only one dwelling unit.	Means a dwelling unit that is freestanding, separate and detached from other buildings or structures, but does not include a mobile home.	Carry forward 61-16 with edits to recognize that it may contain an accessory dwelling unit.	shall mean a building located on a lot that is freestanding, separate and detached from other buildings or structures, but does not include a mobile home. <b>and contains</b>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				<b>only one primary dwelling unit but may also contain an additional dwelling unit.</b>
<b>Dwelling, Single-Detached Cluster:</b>	shall mean a group of buildings on a lot or lots, each building containing only one dwelling unit, wherein each dwelling unit has its own private entrance from outside and a driveway, private garage, carport or parking space, and sharing common access to a public street.		This definition is not needed. Delete definition.	Delete definition.
<b>Dwelling, Stacked Townhouses</b>	shall mean a building or group of buildings on a lot or lots, each containing six or more dwelling units, wherein each dwelling unit is divided both vertically (by a common wall) and horizontally from another dwelling unit and in which each dwelling unit has an independent access from outside at grade level, having frontage on a street	Means a dwelling unit within a building divided into a minimum of three non-communicating dwelling units, each dwelling unit being separated from the other vertically and horizontally.	Carry forward new definition from 160-90.	Carry forward new definition from 160-90

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	or a common access to a street			
<b>Dwelling, Street Townhouse:</b>	shall mean a building, containing three or more dwelling units on a lot or lots, each dwelling unit having frontage on a street, and each separated from the adjacent unit by vertical; common walls, and with each dwelling unit having its own private entrance from outside, driveway from the street, and a private garage, carport or parking area.		Carry forward with edits to recognize POTLs on common element condo roads.	shall mean a building, containing three or more dwelling units on <b>individual a lot or lots or parcel of tied lands (POTL)</b> , each dwelling unit having frontage on a <b>public or private</b> street, and each separated from the adjacent unit by vertical common walls, and with each dwelling unit having its own private entrance from outside, driveway from the <b>public or private street or lane</b> , and a private garage, carport or parking area.
<b>Dwelling, Triplex:</b>	shall mean a building other than a converted dwelling, located on a lot, divided horizontally to contain three dwelling units.	Means a dwelling unit that is divided horizontally into three separate dwelling units each of which has an independent entrance either directly from the	Carry forward 61-16 with edits as it is more general.	Means a dwelling unit that is divided <del>horizontally</del> into three separate dwelling units each of which has an independent

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		outside or through a common entrance.		entrance either directly from the outside or through a common entrance <b>but is not a street townhouse dwelling.</b>
<b>Dwelling Unit:</b>	shall mean a separate set of habitable rooms designed for, or used or by, an individual; or group of individuals, which shall include at least one room and a kitchen and a bathroom, and which has a private entrance from outside, or a private entrance from outside, or a private entrance from a common internal hallway or internal stairway.	Means a suite of one or more habitable rooms used by one (1) or more individuals living together, in which cooking, eating, living, sleeping and sanitary facilities are provided, which has a private entrance directly from outside the building, from a common hallway or from a common stairway. A dwelling unit does not include a bunk house, group home, mobile home or recreational vehicle.	Carry forward 61-16 with edits to delete other defined terms.	Means a suite of one or more habitable rooms <del>used by one (1) or more individuals living together,</del> in which cooking, eating, living, sleeping and sanitary facilities are provided, which has a private entrance directly from outside the building, from a common hallway or from a common stairway. <del>A dwelling unit does not include a bunk house, group home, mobile home or recreational vehicle.</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Electrical and Electronic Products Industry</b>		Means an industry involved in the production of, but not limited to, appliances, lighting products, audio and video products, computer products, communications products, electrical transformers and switches, energy, wire and cable products.	Carry forward but may not be needed.	Definition may not be needed.
<b>Electricity Generation Facility</b>		Means a lot, building or structure used for the production of electrical power using wind, water, solar or geothermal energy, biomass, coal, or other forms of natural energy and feed it into the general power grid, and includes such systems or utilities participating or intended to participate in the Ontario Power Authority's Feed-In Tariff Program, or successor	Carry forward but may not be needed.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		thereof, or similar program.		
<b>Energy from Waste:</b>		Means conversion of non-recyclable waste materials into useable heat, electricity, or fuel through a variety of processes, including combustion, gasification, pyrolyzation, anaerobic digestion, and landfill gas recovery and is also called waste-to-energy.	Carry forward but may not be needed.	Definition may not be needed.
<b>Emergency Shelter:</b>	shall mean a facility used for persons in a crisis situation requiring shelter, protection, assistance and counselling or support which is intended to be short term accommodation of a transient nature. An Emergency Shelter may include an “out of the cold” program but shall not include a Crisis Residence, a Group Home, a Group Correctional Residence or a Mini Group		Simplify.  Carry forward with edits.	shall mean a facility used for <b>accommodations of short duration for</b> persons in a crisis situation requiring shelter, protection, assistance and counselling or support <del>which is intended to be short term accommodation of a transient nature.</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	Home, or any other residential facility which is licensed, approved or regulated under any general or special Act.			An Emergency Shelter may include an “out of the cold” program but shall not include a Crisis Residence, a Group Home, a Group Correctional Residence or a Mini Group Home, or any other residential facility which is licensed, approved or regulated under any general or special Act.
<b>Enlarge:</b>	shall mean any alteration of a building or structure that would increase the area, height, or cubic content of the building or structure.		This is a common term.  Delete definition.	Delete definition.
<b>Erect:</b>	shall mean to build, construct, reconstruct, locate, relocate, alter, assemble or repair, and shall include any preliminary site preparation, including	Means to build, construct, re-construct, alter or relocate any building or structure and includes,	May not be required, but if it is, combine the two definitions.	If it is required should say: shall mean to build, construct, reconstruct, locate, relocate, alter,

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	excavating, filling, grading, or draining of land in connection therewith.	without limiting the generality of the foregoing:  a) The performance of any preliminary physical operation, such as excavating, grading, filling or draining; or  b) Any work for which a building permit is required under the Ontario Building Code. ERECTED” and “ERECTION” have corresponding meanings.		<del>assemble or repair,</del> and shall include any preliminary site preparation, including excavating, filling, grading, or draining of land in connection therewith– <b>and without limiting the generality of the foregoing any work for which a building permit is required under the Ontario Building Code.</b>
Erosion Hazard:		Means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100- year erosion rate, being the average annual rate of recession extended over a one-hundred-year time span, the allowance for slope stability, and an	Carry forward but may not be needed.	Definition may not be needed.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		erosion / erosion access allowance.		
<b>Essential Emergency Service:</b>		Means services which would be impaired during an emergency because of flooding and/or the failure of floodproofing measures, protection works, or erosion.	Don't need to define.  Delete definition.	Delete definition.
<b>Established Front Building Line:</b>	shall mean the average front yard depth of existing buildings from the street line, as determined in accordance with Section 6.26 of this Bylaw.		Carry forward but revise section numbering.	Carry forward but revise section numbering.
<b>Events, Short Term Shows:</b>	Shall mean the use of land, buildings or structures for the purpose of entertainment or amusement such as home and garden shows, trade shows etc. for a short term. Short term for the purposes of this definition, shall mean not longer than 3 days of consecutive duration		Simplify.  Carry forward with edits.	Shall mean the use of land, buildings or structures for the purpose of entertainment or amusement such as home and garden shows, trade shows etc. for <b>not longer than 3 consecutive days</b> . A short term. Short term for the

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	for any individual show or event.			<del>purposes of this definition, shall mean not longer than 3 days of consecutive duration for any individual show or event.</del>
<b>Events, Special Sales:</b>	shall mean the use of land, buildings or structures for the purpose of a show or event, the principle intent of which is the retail sale of goods, wares, merchandise, substances articles or things to the public for a short term. Short term, for the purposes of this definition, shall mean not longer than 3 days of consecutive duration for any specific individual sale.		Simplify.  Carry forward with edits.	Shall mean the use of land, buildings or structures for the purpose of a show or event, the principle intent of which is the retail sale of goods, wares, merchandise, substances articles or things to the public for <b>not longer than 3 consecutive days</b> . <del>a short term. Short term, for the purposes of this definition, shall mean not longer than 3 days of consecutive duration for any specific individual sale.</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Excavate:</b>	shall mean the removal of soil, rock, or fill.		This is a commonly defined term and does not need to be defined.  Delete definition.	Delete definition.
<b>Existing:</b>	shall mean existing at the date of the passing of this Bylaw.	Means legally existing on the effective date of this By-Law.	Same definition in both by-laws; carry forward.	Carry forward.
<b>Fairground:</b>		Means a lot, building or structure, intended primarily for temporary uses, including but not limited to, exhibitions of farm, educational, household and manufactured products and displays and/or activities for entertainment, recreational, hobby, charitable or estate purposes, including eating establishments, auctions and retail sales.	Carry forward but may not be needed.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Farm-Related Commercial Use:</b>		Means an agriculture-related use that supports farm operations within proximity, whereby the provision of services and products to local farm operations is the primary focus of the business. To be considered a farm-related commercial use, the business shall provide services or retail opportunities for local farm commodities, be directly related to local farm operations, support, and not hinder agriculture, not be a highwater-user or effluent generator and can prove benefit from being near farm operations. Examples of farm-related commercial uses include, but are not limited to, an agricultural service and supply establishment, bulk sales establishment, commercial greenhouse, farm production outlet, livestock sales market, a nursery and garden centre for plants grown in the	<p>This definition appears to be an agricultural-related use as previously defined and it is not clear why both definitions are included.</p> <p>Carry forward but may not be needed.</p>	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		area, a veterinary clinic with services for livestock and other farm animals, or a farmer's markets selling local products.		
<b>Farm-Related Industrial Use:</b>		Means an agriculture-related use that supports farm operations within proximity, whereby the provision of services and products to local farm operations is the primary focus of the business. To be considered a farm-related industrial use, the business shall provide services that process local farm commodities for retail, add or retain the value of local commodities, be directly related to local farm operations, support, and not hinder agriculture, not be a high-water-user or effluent generator, and can prove benefit from being near farm operations. The primary purpose of a farm-related industrial use shall	<p>This definition appears to be an agricultural-related use as previously defined and it is not clear why both definitions are required.</p> <p>Carry forward but may not be needed.</p>	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		be to, and may include an agricultural processing facility, feed mill, fertilizer blending station, grain elevator and drying facility, cold/dry storage facilities, lumber mill, and distribution facilities.		
<b>Farm/Farming Operation:</b>		Means lands that are assessed as farmland and, where applicable, having a valid Farm Business Registration Number, for the purpose of agricultural uses, but does not include cannabis production and processing.	Carry forward but may not be needed.	Definition may not be needed.
<b>Farm Labour Housing:</b>		Means a building constructed or manufactured to be moved from one place to another, installed on a temporary foundation with no basement and shall be used for the temporary accommodation of seasonal farm workers. A	Combined with bunk house and is not needed.  Delete this definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		farm labour housing shall only be occupied for not more than nine (9) months within a twelve (12) month period within any given year. It should not serve as the principal place of the residence of an occupant and should be located on the farm on which the seasonal workers are employed. A bunkhouse or a mobile home or a recreational vehicle may be used for the purposes of a farm labour housing.		
<b>Farm Production Outlet:</b>		Means a building, structure or use accessory to an agricultural use and engaged in the storage, handling and sale of farm produce or agricultural products that are produced or grown on the lot or neighbouring farming operation and is not intended to include a commercial business. This definition does not include	Carry forward but may not be needed.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		landscaping and garden supplies business.		
<b>Feed Mill:</b>		Means a building wherein farm commodities such as cereal grain, corn, and soybeans etc. are brought, stored, dried, processed and sold, and also includes the drying, processing and elevation for storage of farm commodities.	Carry forward but may not be needed.	Definition may not be needed.
<b>Fertilizer Blending Station:</b>		Means a building wherein different grades of fertilizers to be used by farmers are mixed to create compounds for use by the farming community.	Carry forward but may not be needed.	Definition may not be needed.
<b>Fill:</b>	shall mean soil, rock, rubble and other material that is used for the purpose of raising or altering the contours of the ground, but		This is defined and addressed in the Site Alteration By-law. Delete definition.	Delete definition.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	shall not include any toxic or waste material.			
<b>Financial Institution:</b>	shall mean a lot and a building, or structure, or portion thereof, which is used for financial transactions including the borrowing, depositing, and exchanging of currency or credit, and shall include banks, trust companies, credit unions, and similar establishments.	Means a building which is used to provide financial services directly to the public, and includes uses such as a bank, trust company, credit union, securities dealer, finance companies and stockbrokers.	Carry forward 61-16 as it is more straightforward.	Carry forward 61-16.
<b>Finished Grade Level:</b>	shall mean the mean elevation of the finished surface of the ground abutting the external wall of the building or structure nearest to a public street but shall not include any embankment in lieu of steps.		Carry forward with edits that recognize that the term is meant to apply to calculating building height, not structures.	shall mean the mean elevation of the finished surface of the ground abutting the external wall of <del>the building or structure</del> nearest to a public street but shall not include any embankment in lieu of steps.
<b>Fish Farm:</b>		Means use of a lot for the creation of ponds, waterways and other facilities for the spawning,	Carry forward but may not be needed.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		growing, feeding and sale of fish.		
<b>Flea Market:</b>	shall mean a lot and a building or structure or portion therein in which stalls or sales areas are set aside and rented or otherwise provided, and which are intended for the use of various unrelated individuals to sell directly to the general public, articles, goods, wares, merchandise, food or produce at wholesale or retail from a common sales floor area, but shall not include any other use defined herein.		Carry forward but may not be needed.	Definition may not be needed.
<b>Flood, One Hundred Year</b>		Means the flood, for river, stream and small inland intake systems, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having 1% chance of occurring or being	Carry forward but may not be needed.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		exceeded in any given year.		
<b>Flooding Hazard:</b>		<p>Means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system or small inland lake systems, and not ordinarily covered by water:</p> <p>a) the flooding hazard limit is the greater of:</p> <p>i) the flood resulting from the rainfall actually experienced during the major storm such as Hurricane Hazel storm (1954) transposed over a specific watershed and combined with the local conditions, where the evidence suggests that the storm could have potentially occurred over watersheds in the general area;</p>	Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		OR  ii) the One Hundred Year Flood.		
<b>Floodproofing:</b>		Means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or lots to reduce or eliminate flooding hazards, wave uprush and other water-related hazards along the shorelines of the large inland lakes, and flooding hazards along river, stream and small inland lake systems.	This term does not need to be defined.  Delete definition.	Delete definition.
<b>Floor Area:</b>		Means the total area of the floor in a building measured to the outside of all exterior walls or the centre of common walls, excluding any basement, garage, carport and unenclosed porch. A basement associated with	Carry forward with edits.	Means the total area of the floor in a building measured to the outside of all exterior walls or the centre of common walls, excluding any basement, garage, carport and

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		a restaurant use, used for storage purposes shall not be included in the calculation of permitted floor area. For accessory buildings or structures, floor area means the total area of all floors measured to the outside of all exterior walls.		unenclosed porch. A <del>basement associated with a restaurant use, used for storage purposes shall not be included in the calculation of permitted floor area.</del> For accessory buildings or structures, floor area means the total area of all floors measured to the outside of all exterior walls.
<b>Florist Shop</b>		Means a retail store devoted to the sale of flowers, indoor plants and arrangements thereof.	This can be captured by retail store.  Delete definition.	Delete definition.
<b>Flour Mill</b>		Means a facility or a building wherein cereal grains and other agricultural commodities are processed to create new by products such as flour.	This use is captured under food processing plant. The distinction of this use and its definition is not needed  Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Food Service Vehicles:</b>	shall mean a vehicle not permanently affixed to the ground and capable of being moved on a daily basis, from which food intended for consumption is provided for sale, sold or is prepared, and includes a motorized, self-propelled vehicle (i.e. food truck), a vehicle that is not self-propelled, but can be towed (i.e. food trailer) and a vehicle moved by human effort (i.e. food cart). Food Service Vehicles include but are not limited to such uses as catering vehicles, chip hut, food trucks, ice cream vending vehicle, and refreshment carts.		Carry forward.	Carry forward
<b>Mobile Refreshment Cart:</b>		Means a vehicle, trailer, or cart, equipped as a temporary eating establishment where food and beverages are prepared and sold for immediate consumption by the public and is capable	This is captured in the food service vehicle definition above. Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		and intended of being moved from place to place and shall not be considered as a permanent use or a restaurant. It shall include but not limited to chip wagons, food trucks, and hot dog carts		
<b>Food Processing Plant</b>		Means a building used for the processing and packaging of meat and poultry products, fish products, fruit and vegetable products, dairy products, flour, vegetable oil mills, sugar products, beverages and tobacco products, for human consumption but does not include an abattoir or any premises used for the slaughtering of animals or the boiling of blood, tripe or bones.	Carry forward.	Carry forward

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
Forestry Use:		Means the practice, as defined by the Forestry Act, 1990 as amended, of planting, managing, and caring for forests in accordance with good <i>forestry practices</i> as defined in the Forestry Act. <i>Good forestry practices</i> shall mean the proper implementation of harvest, renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which they are being applied and that minimize detriments to forest values including significant ecosystems, important fish and wildlife habitat, soil and water quality and quantity, forest productivity and health and the aesthetics and recreational opportunities of the landscape. A forestry use does not include a lumber mill.	Carry forward but may not be needed.	Definition may not be needed.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Freeway:</b>	shall mean a street designated as a freeway right-of-way in the Official Plan of the City of Brantford.		No streets are designated as freeways in the Official Plan. Delete definition.	Delete definition.
<b>Fresh Produce Outlet:</b>	shall mean a retail store wherein primarily fresh fruit and vegetables are offered for sale but shall not include a supermarket, neighbourhood convenience store, specialty retail store, or grocery store.		Carry forward with edits.  The terms at the end that are to be excluded are already defined so they are not needed as the interpretation section will state that any uses defined in the by-law cannot be construed as including any other defined use. The regulations should consider placing a size limit on the use to differentiate it from supermarket.	Means a retail store wherein primarily fresh fruit and vegetables are offered for sale .
<b>Fuel Pump Island</b>		Means that portion of an automobile service station, gas bar or portion of a non-residential use for the retail sale of automotive fuels that includes the fuel pumps, concrete base, overhead canopy and kiosk, but shall not include any part of any building for	This is similar to an automobile station and/or gas bar definitions so this definition may not be needed; however if the new Zoning By-law sets out setbacks specific to fuel pump islands and canopies, then this definition may be needed.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		the repair or service of vehicles.		
<b>Fuel Storage Tank:</b>		Means an underground or above ground tank for the bulk storage of petroleum gasoline, fuel oil, gas or combustible liquid or fluid.	Carry forward but may not be needed.	Definition may not be needed.
<b>Funeral Home:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the preparation of the dead for burial or cremation and for the viewing of the body, and may include accessory meeting rooms, chapel, or retail sales of related items.	Means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the bodies for interment or cremation off site and may include a chapel.	Carry forward 160-90.	Carry forward 160-90.
<b>Gaming Establishment:</b>	shall mean a lot and a building or structure, or portion thereof, used for the purposes of operating games of chance, or of mixed chance and skill, and shall include slot machines		Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	and table games, and may include any casino style game, device or lottery scheme, as approved by the Government of Province of Ontario or such person or authority in the Province as may have been specified by the Lieutenant Governor in Council, and may also include areas devoted to the sale of food and beverages, entertainment and associated offices.			
<b>Gaming Position:</b>	shall mean a physical location in a gaming establishment at which an individual may wager, including a position at a table game, slot machine or lottery scheme.		Carry forward but may not be needed.	Definition may not be needed.
<b>Garage:</b>	shall mean a wholly enclosed accessory building or structure, designed to be used for the storage of motor vehicles, wherein storage or servicing of said motor	Means an accessory building or structure, which is used or intended to be used for the storage of motor vehicles and in which there are no facilities for repairing or servicing such vehicles for	Carry forward 160-90.	Carry forward 160-90.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	vehicles is not conducted for profit.	gain or profit, and includes a carport.		
<b>Garage, Integral:</b>	shall mean a garage as defined herein, which shall have one or more walls common with the main building on the lot and is not an accessory building or accessory structure as herein defined.		Carry forward.	Carry forward.
<b>Garage, Mutual:</b>		Means a private garage which contains sufficient space for the parking of not less than two (2) vehicles; and  a) is situated astride a common side lot line between two (2) adjacent lots; and  b) is accessory to a main use on each of such lots	This definition is not used in the by-law.  Delete definition.	Delete definition.
<b>Garden Suite:</b>		Means a detached residential dwelling unit	Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		provided accessory to a primary dwelling unit on the same lot and whereby the unit is designed to be portable and temporary and requires permissions by way of a site-specific temporary zoning by-law amendment.		
<b>Garden Supply Centre:</b>	shall mean a lot and a building, or structure, or portion thereof wherein a combination of handicrafts; horticultural accessories; gardening supplies, including trees, shrubs, flowers, or bulbs; and patio furniture and accessories are warehoused and offered for sale at retail, and shall include associated outdoor display or open storage area that is devoted to retail sales of the stored goods, wares or merchandise but shall not include a nursery garden centre.		Simplify.  Carry forward with edits.	shall mean a lot and a building, or structure, or portion thereof wherein a combination of handicrafts; horticultural accessories; gardening supplies, including trees, shrubs, flowers, or bulbs; and patio furniture and accessories are warehoused and offered for sale at retail, and shall include associated outdoor display or open storage area that is devoted to

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				retail sales of the stored goods, wares or merchandise but shall not include a nursery garden centre.
<b>Gasoline Pump Island:</b>	<b>Gasoline Pump Island:</b> shall mean a concrete or masonry pad or podium provided as a base for pumps dispensing gasoline or other fuels for motor vehicles.	<b>Fuel Pump Island:</b> Means that portion of an automobile service station, gas bar or portion of a non-residential use for the retail sale of automotive fuels that includes the fuel pumps, concrete base, overhead canopy and kiosk, but shall not include any part of any building for the repair or service of vehicles.	The 61-16 definition is better as it combines gasoline pump island, canopy and kiosk.	Carry forward.
<b>Gasoline Pump Island Canopy:</b>	shall mean a pole-supported roof, free of enclosing walls, located over a gasoline pump island.		Carry forward.	Carry forward.
<b>Gasoline Pump Island Kiosk:</b>	shall mean a building or structure located on a		Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	gasoline pump island, used for shelter for the operator of a pump for dispensing gasoline or other fuels for motor vehicles.			
<b>Gatehouse:</b>	shall mean a building or structure used solely for the purpose of regulating access and security.		Carry forward.	Carry forward.
<b>Golf Course:</b>		Means a public or private area used and operated for the purpose of playing golf and may include accessory uses, including a clubhouse, office, pro shop, restaurant, banquet hall and lounge, driving range, pitch and putt, putting green and maintenance buildings.	Carry forward.	Carry forward.
<b>Grade:</b>	<b>Finished Grade Level:</b> shall mean the mean elevation of the finished surface of the ground abutting the external wall of the building or structure nearest to a public	<b>Grade:</b> Means the average elevation of the finished surface of the ground at the base of the	Carry forward with 160-90 definition.	Carry forward 160-90.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	street but shall not include any embankment in lieu of steps.	outside walls of a building or structure.		
<b>Grain Elevator and Drying Facility:</b>		Means a facility, building or structure wherein agricultural commodities such as cereal grains, corn and soy beans are customarily dried and, stored.	Carry forward but may not be needed.	Definition may not be needed.
<b>Greenhouse:</b>		Means a structure that may be predominantly constructed of transparent or translucent material and is used or intended to be used for growing plants or crops in regulated climactic conditions. This definition shall include greenhouse structures that are temporary in nature or are intended to extend a growing season for plants that are germinated indoors to be subsequently transplanted outdoors. A greenhouse shall be subject to the	Carry forward but revise to reflect recent revision to the by-law to address cannabis production.	Means a structure that may be predominantly constructed of transparent or translucent material and is used or intended to be used for growing plants or crops in regulated climactic conditions. This definition shall include greenhouse structures that are temporary in nature or are intended to extend a growing season for plants



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		requirements of Section 4.12 of this By-law. Where plants or crops are grown in a greenhouse structure for personal use or consumption, or where a greenhouse is not related to a permitted farming operation, the structure may be considered accessory to a permitted residential use and subject to the requirements applicable thereto. This definition shall not include cannabis production or processing as defined within this By-Law.		that are germinated indoors to be subsequently transplanted outdoors. A greenhouse shall be subject to the requirements of Section 4.12 of this By-law. Where plants or crops are grown in a greenhouse structure for personal use or consumption, or where a greenhouse is not related to a permitted farming operation, the structure may be considered accessory to a permitted residential use and subject to the requirements applicable thereto. This definition shall not include cannabis production <b>facilities</b> <del>or processing</del> as defined within this By-Law.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Grocery Store:</b>	shall mean a lot and a building or structure, or portion thereof, having a gross floor area in excess of 225.0m <sup>2</sup> , but not greater than 1,000.0m <sup>2</sup> , in which primarily food produce is stored, offered, and kept for retail sale, and as an accessory use, items or merchandise of day-to-day household necessity may be offered or kept for retail sale, but shall not include a retail warehouse, retail food warehouse, the dispensing of prescription drugs, or the warehousing and retail sale of bulk and volume purchases.	Means a retail store specializing in food products and without limiting the generality of the foregoing includes, food products, bakery, confectionery, pet food, milk products, etc. but does not include a butcher shop, or a restaurant.	Carry forward 160-90 but the size limitations should be removed and addressed in the zone provisions. Also reference to not including dispensing of prescription drugs or retail sale of bulk items should be removed as many grocery stores now contain these elements.	shall mean a lot and a building or structure, or portion thereof, <del>having a gross floor area in excess of 225.0m<sup>2</sup>, but not greater than 1,000.0m<sup>2</sup>,</del> in which primarily food produce is stored, offered, and kept for retail sale, and as an accessory use, items or merchandise of day-to-day household necessity may be offered or kept for retail sale, <del>but shall not include a retail warehouse, retail food warehouse, the dispensing of prescription drugs, or the warehousing and retail sale of bulk and volume purchases.</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Gross Floor Area (G.F.A.):</b>	<p>shall mean the total area of all floors in a building, measured from the outside faces of the exterior walls, but exclusive of any part of the building which is used for the following:</p> <ol style="list-style-type: none"> <li>1. storage or parking of motor vehicles;</li> <li>2. communal storage lockers in residential apartment buildings;</li> <li>3. mechanical or electrical equipment rooms providing service to the entire building;</li> <li>4. common areas, such as common internal stairways and internal corridors, which serve two or more dwelling units, or two or more units; and</li> <li>5. a basement within a single-detached, semi-detached, block townhouse, or</li> </ol>	<p>Means the total area of each floor of a building, whether located above, at, or below grade, as measured from the exterior face of outside walls, or from the centre line of any common walls. When calculating Gross Floor Area, it shall be deemed to include</p> <ol style="list-style-type: none"> <li>a) Any storey or interior space having a height of 1.5m or greater,</li> <li>b) Any interior area used for vehicle parking, such as a garage,</li> <li>c) Any exterior area or structures that are used accessory to or for the same purpose as the principal building.</li> </ol>	<p>Carry forward 160-90 with edits to reflect common wall measurements in 61-16.</p>	<p>Shall mean the total area of all floors in a building, measured from the outside faces of the exterior walls, <b>or from the centre line of any common walls</b> but exclusive of any part of the building which is used for the following:</p> <ol style="list-style-type: none"> <li>1. storage or parking of motor vehicles;</li> <li>2. communal storage lockers in residential apartment buildings;</li> <li>3. mechanical or electrical equipment rooms providing service to the entire building;</li> <li>4. common areas, such as common internal stairways and internal corridors, which</li> </ol>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	street townhouse dwelling.			serve two or more dwelling units, or two or more units; <del>and</del>  5. a basement <b>or</b> <b>attic</b> within a single-detached, semi-detached, block townhouse, or street townhouse dwelling; <b>and</b>  <b>6. Cart corrals located within a building.</b>
<b>Gross Leasable Area (G.L.A.):</b>	shall mean that total area of all floors in a building or part of a building designated for tenant occupancy and the tenants' exclusive use including basements, mezzanines, upper floor areas and integral storage areas, measured from the centre line of joint partitions and from outside wall faces, but not including public or common areas such as parking spaces and parking areas, walls, internal	Means the aggregate area of all floors in a building measured from the centre line of the joint interior partitions and from the exteriors of outside walls, and used or capable of being used for commercial purposes, such as sales, display, storage and offices. Leasable floor area shall not include floor space used in common such as:	Combine both definitions.  Carry forward with edits	Means the aggregate area of all floors in a building <b>or part of a building including basements, mezzanines, upper floor areas,</b> measured from the centre line of the joint interior partitions and from the exteriors of outside walls, and used or capable of

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	corridors, internal stairways, elevators or machine or equipment rooms.	a) parking areas b) Mechanical room boiler room, maintenance room, or electrical or utility room c) Common hallways, stairways d) Elevators and associated equipment e) Washrooms f) Foyers, lobbies, but not waiting areas/rooms g) A storey having a height of 1.8 metres or less.		being used for commercial purposes, such as sales, display, storage and offices. Leasable floor area shall not include floor space used in common such as: a) parking areas b) Mechanical room boiler room, maintenance room, or electrical or utility room c) Common hallways, stairways d) Elevators and associated equipment e) Washrooms f) Foyers, lobbies, but not waiting areas/rooms g) A storey having a height of 1.8 metres

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				<del>or less.</del> <b>public or common areas such as parking spaces and parking areas, walls, internal corridors, internal stairways, elevators or machine or equipment rooms.</b>
<b>Ground Floor Area:</b>	shall mean the total horizontal area of the first floor of a building measured from the outside face of the exterior walls, but excluding any part of the building which is used for steps, terraces, cornices, porches, stoops, verandahs, or breezeways.	Means the total area of the floor in a building measured to the outside of all exterior walls or the centre of common walls, excluding any basement, garage, carport and unenclosed porch. A basement associated with a restaurant use, used for storage purposes shall not be included in the calculation of permitted floor area. For accessory buildings or structures, floor area means the total area of all floors measured to the outside of all exterior walls.	Add reference to ramps in 160-90 definition.  Carry forward with edits.	shall mean the total horizontal area of the first floor of a building measured from the outside face of the exterior walls, but excluding any part of the building which is used for steps, <b>ramps</b> , automobile parking, terraces, cornices, porches, stoops, verandahs, or breezeways.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Ground Floor Height:</b>	shall mean the vertical distance from the finished grade level at the base of the building to the floor above (as illustrated in Figure 2.7).		Simplify.  Carry forward with edits.	shall mean the vertical distance of <b>the ground floor</b> from the finished grade level at the base of the building <del>to the floor above</del> (as illustrated in Figure 2.7).
<b>Group Correctional Home:</b>	shall mean a dwelling unit used as an open or closed custody residence under the Young Offenders Act or the Child and Family Services Act. A group correctional home shall operate as a single housekeeping unit, accommodating or having the facilities to accommodate 3 to 10 residents (exclusive of staff) in a group living arrangement, under responsible supervision, consistent with the requirements of the residents. Any counselling or support services provided	Means a single housekeeping unit supervised by staff on a daily basis for people who have been placed on probation, released on parole or admitted for correctional purposes. A correctional group home shall be funded, licensed, approved or supervised by the Province of Ontario, for the accommodation of not less than three (3) and not more than eight (8) residents, exclusive of staff. A correctional group home may contain an office provided that the	Carry forward 61-16 but remove the number of residents and may need to update the Figure number.	Means a single housekeeping unit supervised by staff on a daily basis for people who have been placed on probation, released on parole or admitted for correctional purposes. A correctional group home shall be funded, licensed, approved or supervised by the Province of Ontario., <del>for the accommodation of</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	<p>shall be limited to those required by the residents. A group correctional home shall be deemed not to include:</p> <ul style="list-style-type: none"> <li>• a mini-group home,</li> <li>• a group home,</li> <li>• a group residence,</li> <li>• a group correctional residence,</li> <li>• a lodging house,</li> <li>• a crisis residence,</li> <li>• a nursing home</li> <li>• a home for the aged, or</li> <li>• a retirement home.</li> </ul>	<p>office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention or correctional facility operated by any public agency.</p>		<p><del>not less than three (3) and not more than eight (8) residents, exclusive of staff.</del>                      A correctional group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention or correctional facility operated by any public agency.</p>
<b>Group Correctional Residence:</b>	<p>shall mean a dwelling unit used as an open or closed custody residence under the Young Offenders Act or the Child and Family Services Act. A group correctional residence shall operate as a single housekeeping unit, accommodating or having the facilities to</p>		<p>This is similar to group correctional home except that the difference is the number of residents to accommodate. If remove the number of residents in the previous definition, this definition is not needed.</p>	<p>Delete definition.</p>



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	<p>accommodate 11 to 20 residents (exclusive of staff), in a group living arrangement under responsible supervision consistent with the requirements of its residents. Any counselling or support services provided shall be limited to those required by the residents. A group correctional residence shall be deemed not to include:</p> <ul style="list-style-type: none"> <li>• a mini-group home,</li> <li>• a group home,</li> <li>• a group residence,</li> <li>• a crisis residence,</li> <li>• a group correctional home,</li> <li>• a lodging house,</li> <li>• a nursing home,</li> <li>• a home for the aged, or</li> </ul>		Remove definition.	

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	<ul style="list-style-type: none"> <li>a retirement home.</li> </ul>			
<b>Group Home:</b>	<p>shall mean a dwelling unit operated as a single housekeeping unit accommodating, or having the facilities to accommodate, five to ten residents (exclusive of staff) who, by reason of their emotional, mental, social, or physical condition require a group living arrangement under responsible supervision consistent with the requirements of its residents, and the group home is either licensed or funded under Provincial or Federal statute. Any counselling or support services provided in the group home shall be limited to those required by the residents. A group home shall be deemed not to include:</p> <ul style="list-style-type: none"> <li>a mini-group home,</li> </ul>	<p>Means a single housekeeping unit supervised by staff on a daily basis which provides special care and treatment to people for physical or mental deficiency, physical handicap or other such cause. A group home shall be funded, licensed, approved, or supervised by the Province of Ontario under a general or specific Act, for the accommodation of not less than three (3) and not more than eight (8) residents, exclusive of staff. A group home may contain an office provided that the office is used only for the administration of the group home in which it is located.</p>	<p>Carry forward 61-16 but remove the number of residents.</p>	<p>Means a single housekeeping unit supervised by staff on a daily basis which provides special care and treatment to people for physical or mental deficiency, physical handicap or other such cause. A group home shall be funded, licensed, approved, or supervised by the Province of Ontario under a general or specific Act., for the accommodation of not less than three (3) and not more than eight (8) residents, exclusive of staff. A group home may contain an office provided that the office is used only for the administration of the</p>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	<ul style="list-style-type: none"> <li>• a group residence,</li> <li>• a crisis residence,</li> <li>• a group correctional home,</li> <li>• a group correctional residence,</li> <li>• a lodging house,</li> <li>• a nursing home,</li> <li>• a home for the aged, or</li> <li>• a retirement home.</li> </ul>			group home in which it is located.
<b>Group Residence:</b>	shall mean a dwelling unit operated as a single housekeeping unit accommodating, or having the facilities to accommodate, eleven or more residents (exclusive of staff), who, by reason of their emotional, mental, social or physical condition require a group living arrangement under responsible supervision consistent with the		<p>This is similar to group correctional home except that the difference is the number of residents to accommodate. If the number of residents in the previous definition is removed, this definition is not needed.</p> <p>Remove definition.</p>	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	<p>requirements of its residents, and the group residence is either licensed or funded under Provincial or Federal statute. Any counselling or support services provided in the group residence shall be limited to those required by the residents. A group residence shall be deemed not to include:</p> <ul style="list-style-type: none"> <li>• a mini-group home,</li> <li>• a group home,</li> <li>• a crisis residence,</li> <li>• a group correctional home,</li> <li>• a group correctional residence,</li> <li>• a lodging house,</li> <li>• a nursing home,</li> <li>• a home for the aged,</li> <li>• a retirement home.</li> </ul>			

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Habitable Living Space:</b>	shall mean any room or enclosed floor space used, or intended to be used, for living, sleeping, cooking, or eating.		Combine with habitable room definition.  Carry forward with edits and change name to Habitable Space.	shall mean a room or enclosed floor space used, or intended to be used, for living, sleeping, cooking or eating <b>purposes, but which shall exclude any space in a dwelling or dwelling unit used as a bathroom, pantry, common internal corridor, common internal hallway, closet, common internal stairway, or lobby.</b>
<b>Habitable Room:</b>	shall mean a room or enclosed floor space used, or intended to be used, for living, sleeping, cooking or eating purposes, but which shall exclude any space in a dwelling or dwelling unit used as a bathroom, pantry, common internal corridor, common internal hallway,	Means any room within a dwelling unit used or intended to be used for living, sleeping, eating or food preparation, but does not include a washroom, laundry room, closet, staircase, sunroom, porch, private garage, furnace room, or any space used for the service and	Combine with habitable space definition.  Delete this definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	closet, common internal stairway, or lobby.	maintenance of such dwelling.		
<b>Hallway:</b>	shall mean an internal portion of a building or structure providing passage or access to other rooms or units within a building.		Carry forward.	Carry forward.
<b>Hazardous Lands or Sites:</b>		Means a lot or lands that could be unsafe for development due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. It also includes lots or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays, organic soils) or unstable	Carry forward but may not be needed.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		bedrock (karst topography).		
<b>Hazardous or Toxic Substances:</b>		Means, for the purposes of Section 4.36.1 and Section 14.2, substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety, and the environmental. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive, or pathological.	Carry forward but revise section numbering. Definition may not be needed.	Definition may not be needed.
<b>Building Height:</b>	shall mean the vertical distance from the finished grade level at the base of the building (as illustrated in Figure 2.1) to:  1. In the case of a flat roof, the highest point of the roof	Means, in the case of the building or structure on a lot, the vertical distance between the average finished grade and:	Use the St. Catharines definition approach and move the details into the General Provisions section of the By-law.	Means the vertical distance of a building or structure from finished grade.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	<p>surface or the parapet, whichever is the higher.</p> <p>2. In the case of a mansard roof, to the roof ridge.</p> <p>3. In the case of any other roof, to the mean height between the eaves, and the ridge.</p>	<p>1. the highest point of the roof surface of a flat roof;</p> <p>2. the highest point of the decline of a mansard roof;</p> <p>3. the mean level between the eaves and the ridge of a gable, hip, gambrel, cottage roof, or similar;</p> <p>4. 60% of the vertical distance to the highest point of a building or structure where the transition between wall and roof is undefined, such as in a quonset hut or inflatable structure; or</p> <p>5. in the case of a platform structure, the vertical distance to the highest point of the surface of the platform floor.</p>		



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Height:</b>	shall mean the vertical distance from the finished grade level of the structure to the highest point of the structure and, for the purposes of this definition, a structure shall include a fence and a freestanding wall.		Combine with Building, Height definition to address both building and structure heights.	Delete definition.
<b>Heritage Building:</b>		Means a building designated under Part IV of The Ontario Heritage Act.	Don't need to define. The section that describes this can provide similar wording to this.  Delete definition.	Delete definition.
<b>Herein:</b>	shall mean "in this Bylaw" and shall not be limited to any particular section of this Bylaw.		This is a commonly defined term and does not need to be defined.  Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Home for the Aged:</b>	shall mean a home as defined by the Homes for the Aged and Rest Homes Act and may include as an accessory use a retirement home.		<p>One definition should be created for a senior’s home including home for the aged, retirement home and long term care facility.</p> <p>This definition is not needed.</p> <p>Delete definition.</p>	Delete definition.
<b>Home Improvement Center</b>		Means the use of a lot, building and structure in which goods, wares and articles relating to home improvements and furnishings are displayed and offered for sale or rental. A home improvement centre may include, but not be limited to, furniture, drapes, carpet, paint supplies, home entertainment equipment, sports and recreational equipment, interior and exterior decorating supplies, plants and flowers, garden tools	<p>This definition might better be captured by retail store.</p> <p>Consider whether this should be carried forward.</p> <p>If kept, the definition should include lumber and building supplies.</p>	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		and supplies and other similar products.		
<b>Home Furnishing Store:</b>	shall mean a lot and a building, or structure, or portion thereof, engaged in the retail sale of furniture, fixtures, and appliances for household use, and may include the sale of furniture, wall and floor coverings, curtains and draperies, lighting fixtures, electrical appliances, and household decorative items.		This definition is not needed as this use is consistent with a retail store.  Delete definition.	Delete definition.
<b>Home Occupation:</b>	shall mean an occupation or business, trade or craft conducted for gain or profit within a structure on a residential lot, which is clearly carried on as incidental and secondary to the principle residence and the property is the principle residence of the person carrying on the home occupation use.	Means an occupation limited to a bed and breakfast establishment, caterer's establishment, computer services, craft shop, instruction of music, arts, and/or academic subjects, insurance and/or sales agents, business or professional office, personal service establishment, private home daycare, seamstress/tailor, studio.	Carry forward 160-90.	Carry forward 160-90.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		A medical office limited to a physiotherapist, osteopath, chiropractor, massage therapist. A home occupation shall not include a retail store, convenience store, restaurant, body rub parlour, dental office, laboratory, pharmacy and/or dispensary, hospital, funeral home, salvage yard, automotive use, open storage, and veterinary clinic.		
<b>Hospice Centre:</b>	shall mean a lot and a building or buildings, or portion thereof used to provide lodging, palliative care, and other support services to individuals diagnosed with life threatening diseases or disorders but shall not include any other use defined herein.		Carry forward but may not be needed.	Definition may not be needed.
<b>Hospital:</b>	shall mean a hospital as defined by the Public	Means a hospital as defined in the Private	Carry forward 61-16 with edits.	Means a hospital as defined in the Private

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	Hospitals Act or the Mental Hospitals Act.	Hospitals Act or in Public Hospitals Act but shall not include a veterinary clinic.		Hospitals Act, <del>or in</del> Public Hospitals Act <b>or any other associated Act</b> , but shall not include a veterinary clinic.
<b>Hotel:</b>	shall mean a lot and a building, or structure, or portion thereof, or two or more connected or detached buildings, in which rooms are provided for rent as places of abode on a temporary or transient basis, containing a restaurant and convention centre, meeting rooms, public halls, fitness, pool and spa facilities and may include, as an accessory use, retail facilities provided for the convenience of hotel patrons, accessory retail sales open to the public on a temporary basis, but shall not include an apartment dwelling, lodging house, retirement home or crisis residence.	Means any motel, tavern, inn, lodge, or public house designed and used mainly for the purposes of catering to the needs of the traveling public by supplying food and furnishing sleeping accommodation of more than four (4) guest rooms, each having no facilities for cooking or housekeeping, provided that each guest room may only be entered from the interior of the building. A hotel may also provide uses and activities accessory to the principal accommodation function including gift shop, fitness or health club and meeting rooms. A hotel does not include a group home,	Simplify.  Carry forward 160-90 with edits.	shall mean <del>a lot and</del> a <b>licensed</b> building, or structure, or portion thereof, <del>or two or more connected or detached buildings,</del> <b>catering to the needs of the travelling public by providing in which</b> rooms are provided for rent as places of abode on a temporary or transient basis, <b>and may</b> containing a restaurant and convention centre, meeting rooms, public halls, fitness, pool and spa facilities and may <b>also</b> include, as an

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		lodging house or multiple dwelling.		accessory use, retail facilities provided for the convenience of hotel patrons, accessory retail sales open to the public on a temporary basis, but shall not include an apartment dwelling, lodging house, retirement home or crisis residence.
<b>Household Pet:</b>		Means a domestic animal that by the nature of its temperament or appearance is kept for the purpose of personal enjoyment or protection rather than for commercial purposes, which normally spends its time in the dwelling unit of the owner, and shall include indoor pets such as caged birds, caged rodents or rabbits, cats, dogs, tropical fish, and non-poisonous indigenous reptiles, but shall not include livestock or any other animal listed as a prohibited animal in	This term does not need to be defined.  Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		the County's Animal Control By-Law.		
<b>Household Sale/Garage Sale:</b>		Means the sale by an occupant of a dwelling unit, on their own premises, of household goods belonging to them.	This term does not need to be defined.  Delete definition.	Delete definition.
<b>Hydro Corridor:</b>		Means corridors used for the transmission and distribution of electricity.	This does not need to be defined or used in the by-law.  Delete definition.	Delete definition.
<b>Impounding Yard:</b>	shall mean a lot and a building, or structure, or portion thereof, to which motor vehicles or other equipment impounded for a breach of the law, may be taken or towed and stored temporarily until reclaimed, but does not include an automobile service station, an automobile gas bar,	Means a place to which disabled vehicles, or other mobile equipment impounded for a breach of the law, may be taken or towed and stored temporarily until reclaimed, but does not include an automobile service station, automobile repair garage, auto body shop, salvage yard.	Carry forward 160-90 definition.	Carry forward 160-90.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	public garage, or recycling operation.			
<b>Industrial Mall:</b>	shall mean a lot and a building, or structure, or portion thereof, or group of buildings designed, developed and managed as a unit in which each building contains two or more suites or spaces each for separate occupancy by a permitted use for which common loading and parking facilities and other common services may be provided and which is held in single or multiple ownership and where it is held in multiple ownership of more than one lot, the total area of the properties shall be deemed to be a lot for the regulations of this Bylaw.		Carry forward.	Carry forward.
<b>Industrial Rental Establishment:</b>	shall mean a lot and a building, or structure, or portion thereof, where industrial equipment or vehicles normally associated with an industrial use are stored and rented or leased,		Carry forward but consider revising into a broader definition of equipment rental.	Carry forward but revise into a broader definition of equipment rental.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	and may include as an accessory use the repair and service of such equipment or vehicles.			
<b>Industry or Industrial Use:</b>	shall mean a lot and a building, or structure, or portion thereof, used for manufacturing, recycling operation, research, wholesale, warehouse, or storage of goods, materials or things, or a combination thereof.		The definition may not be needed as the list of permitted uses can address these uses without the need for this definition.	Definition may not be needed.
<b>Institutional Use:</b>		Means, for the purposes of Section 4.36.1 and 14.2, land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency because of flooding, and/or the failure of floodproofing measures, protection works, or erosion.	This definition is related to restrictions on uses in a floodplain. The definition is not defining an institutional use, it is just identifying those who will be vulnerable in a flooding emergency.  Delete this definition.	Delete this definition

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Kennel:</b>	shall mean a lot and a building, or structure, or portion thereof, where dogs and other animals, other than livestock as defined in the Agricultural Code of Practice, are bred and raised, or kept for sale, or boarded.	Means a place where dogs or other domestic animals other than livestock or poultry are raised or bred or kept for sale or to be entered into authorized and recognised competitions, exhibitions, sporting or hunting events.	Carry forward 160-90 with edits to update the terms.	shall mean a lot and a building, or structure, or portion thereof, where dogs and other <b>domesticated</b> animals, other than livestock as defined in the <b>Minimum Distance Separation Guidelines Agricultural Code of Practice</b> , are bred and raised, or kept for sale, or boarded.
<b>Kennel, Boarding Facility:</b>		Means a place where dogs or other domestic animals other than livestock or poultry are kept for a fee on a temporary basis, but does not include a veterinary clinic.	This distinction does not need to be made. Kennel will suffice.  Delete this definition.	Delete this definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Key Hydrologic Features:</b>		Means permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands.	This definition is from the Provincial Policy Statement.  Carry forward but may not be needed.	Definition may not be needed.
<b>Key Natural Heritage Features:</b>		Means habitat of endangered species and threatened species, fish habitat, wetlands, earth and life science areas of natural and scientific interest (ANSIs), significant valley lands, significant woodlands, and significant wildlife habitat.	This definition is from the Provincial Policy Statement.  Carry forward but may not be needed.	Definition may not be needed.
<b>Landscaped Open Space:</b>	Shall mean space which is unoccupied by buildings and structures above ground level and open to the sky and which shall be comprised of lawn, ornamental shrubs, flowers, trees, the planting of fruits and vegetables, and may include paths, sidewalks, courts, patios, fences, free-	Means the open and unobstructed space at grade which is suitable for the growth and maintenance of grass, flowers, hedges, bushes, shrubs, trees and other natural and/or built landscaping features and may include a pedestrian walkway, patio or similar	Simplify 160-90 definition and add on a podium of a building as podiums can provide appropriate open space in high density developments.  Carry forward with edits.	Shall mean space which is unoccupied by buildings and structures above ground level and open to the sky <b>including on the podium or rooftop of a building</b> and which shall be comprised of lawn,

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	standing walls, retaining walls, decks 1.2 m or less in height, and outdoor amenity space accessory to the principal use on the lot, but shall not include any parking area, traffic aisles, driveways, ramps, or open storage.	area, but does not include any driveway, ramp or parking or loading area or an agricultural use.		ornamental shrubs, flowers, trees, the planting of fruits and vegetables, and may include paths, sidewalks, courts, patios, fences, free-standing walls, retaining walls, decks 1.2 m or less in height, and outdoor amenity space accessory to the principal use on the lot, but shall not include any parking area, traffic aisles, driveways, ramps, or open storage.
Lane:		Means a walkway, emergency access or any other passageway or right-of-way, open from ground to sky, not constituting a street but laid down upon a registered plan and dedicated to public use, as a right-of-way for use in	Carry forward but may not be needed.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		common by adjacent land owners.		
<b>Lease Lot:</b>		Means the extent of an individual tenancy within the lands constituting this development.	This does not need to be defined.  Delete definition.	Delete definition.
<b>Legal or Lawful:</b>		Means a use, a lot, a building or a structure allowed by law, which complies with any and all restrictions lawfully imposed by the corporation or by any governmental authority having jurisdiction to make such restrictions or regulations.	This does not need to be defined.  Delete definition.	Delete definition.
<b>Library:</b>	shall mean a public library as defined by the Public Libraries Act.	Means a building used for the collection of printed, electronic, and pictorial material for public use for the purposes of study,	This is a commonly defined term and does not need to be defined.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		reference, and recreation, and which may include meeting rooms for community use, activity areas and cafeteria.	Delete definition.	
<b>Livestock:</b>		Includes beef cattle, birds, dairy cattle, deer & elk, fur-bearing animals, game animals, goats, horses, poultry, ratites, sheep, swine, and other animals as defined in the Minimum Distance Separation Guidelines.	Carry forward but may not be needed.	Definition may not be needed.
<b>Livestock Facility:</b>		Means a barn, building or structure with livestock occupied portions intended for keeping or housing of livestock. A livestock facility shall also include all manure or material storages and anaerobic digesters.	Carry forward but may not be needed.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Livestock Sales Market:</b>		Means a lot, building or structure where livestock is brought and sold and includes auctioning of livestock.	Carry forward but may not be needed.	Definition may not be needed.
<b>Limousine:</b>	Shall mean a passenger motor vehicle having a seating capacity of three or more persons in the rear compartment located behind the driver's seat and having a length of more than 6.0 metres.		Carry forward but may not be needed.	Definition may not be needed.
<b>Liquid Industrial Waste:</b>	shall mean liquid industrial waste as defined and regulated by the Environmental Protection Act.		Carry forward with edits.	shall mean liquid industrial waste as defined and regulated by the Environmental Protection Act, or a predecessor Act.
<b>Liquid Waste Transfer Station:</b>	shall mean a transfer station used for the purpose of transferring liquid industrial waste from one vehicle to another, for transfer to another waste disposal site, and issued a certificate of		Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	approval pursuant to the Environmental Protection Act.			
<b>Loading Space:</b>	shall mean a portion of a lot and a building, or structure designed or used for the parking of a commercial vehicle while loading or unloading goods, merchandise, or materials used in connection with the use of the lot or any building thereon, and which shall not be used for the retail sale or display of goods, merchandise, or materials.	Means an off-street space or berth located on the same lot as a permitted use and used for the parking of a commercial vehicle while loading or unloading merchandise or materials pertinent to such permitted use.	Carry forward 61-16.	Carry forward 61-16.
<b>Local Board:</b>	shall mean a local board as defined in the Municipal Affairs Act, but shall not include a school board.		This definition is used only in the definition of public agency. It is not needed.  Delete definition.	Delete definition.
<b>Local Road:</b>	shall mean all streets other than a freeway, major arterial road, minor arterial		Carry forward with edits but may not be needed.	shall mean all streets other than a <del>freeway</del> <b>provincial highway</b> , major arterial road, minor arterial road,



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	road, major collector road or minor collector road.			major collector road or minor collector road.
<b>Lodging House:</b>	shall mean a lot and a building, or structure, or portion thereof, licenced by the City wherein the owner or lessee supplies for compensation, with or without meals, lodging to a boarder or boarders as the principle use, and may include an accessory dwelling unit for the owner or caretaker, but shall not include a hotel, motel a bed and breakfast establishment, or any other residential use.	Means a building in which lodging is provided for more than four (4) people in return for remuneration or for the provision of services or for both, and in which the lodging rooms do not have both private bathrooms and kitchen facilities for the exclusive use of individual occupants. A lodging house shall not include a hotel, motel, hospital or nursing home or a residence of an educational institution.	Carry forward 160-90 with edits.  Remove reference to motel and add short-term accommodation.	shall mean a lot and a building, or structure, or portion thereof, licenced by the City wherein the owner or lessee supplies for compensation, with or without meals, lodging to a boarder or boarders as the principle use, and may include an accessory dwelling unit for the owner or caretaker, but shall not include a hotel, <del>motel</del> a bed and breakfast establishment, <b>short term accommodation</b> or any other residential use.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Lot:</b>	<p>shall mean a parcel of land which:</p> <ol style="list-style-type: none"> <li>1. is described on a registered plan of subdivision, excluding a subdivision deemed not to be a plan of subdivision under the Planning Act; or</li> <li>2. abuts a street and is described as one parcel in the last registered instrument by which legal or equitable title to said land was lawfully and effectively conveyed; or</li> <li>3. is the whole remnant remaining after a lawful conveyance.</li> </ol>	<p>Means a parcel of land which:</p> <ol style="list-style-type: none"> <li>a) is a separate parcel of land capable of being conveyed, separate and apart from any other lands in compliance with the subdivision control provisions of Section 50 of the Planning Act; or</li> <li>b) is the whole of a lot or block on a registered plan of subdivision, excluding a plan of subdivision which has been deemed not to be a plan of subdivision under Section 50(4) of the Planning Act or any predecessor section thereto.</li> </ol>	Simplify the definition.	<p>Means a parcel of land which:</p> <ol style="list-style-type: none"> <li>a) is a separate parcel of land capable of being conveyed, separate and apart from any other lands in compliance with the subdivision control provisions of Section 50 of the Planning Act; or</li> <li>b) is the whole of a lot or block on a registered plan of subdivision, excluding a plan of subdivision which has been deemed not to be a plan of subdivision under Section 50(4) of the Planning Act or any predecessor section thereto.</li> </ol>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Lot, Corner:</b>	shall mean a lot as defined herein situated at the intersection of, and abutting upon, two or more streets or two parts of the same street, where the adjacent sides of which street or streets contain at least one angle of not more than one hundred and thirty-five (135) degrees.	Means a lot situated at the intersection of and abutting two (2) or more streets, provided that the angle of intersection of such streets is not more than 135 degrees. Where the said 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 side lot lines. In the latter case, the corner of the lot shall be deemed to be that point on the street line nearest to the point of intersection of the said tangents.	Carry forward 160- 90.	Carry forward 160-90.
<b>Lot, Interior:</b>	shall mean a lot other than a corner lot or a through lot (as illustrated in Figure 2.2).	Means a lot other than a corner lot or a through lot.	Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Lot, Through:</b>	shall mean a lot bounded on the front and rear by streets (as illustrated in Figure 2.2).	Means a lot other than a corner lot bounded on two sides by a street.	Carry forward 61-16 with edits.	Means a lot other than a corner lot bounded on two <b>or more</b> sides by a street.
<b>Lot Area:</b>	shall mean the total horizontal area within the lot lines of a lot.	Means the total horizontal area within the lot lines of a lot but does not include any portion of a lot that is covered by water or below the top of bank as determined by an Ontario Land Surveyor.	Carry forward 61-16 with edits but will need to define top of bank.	Means the total horizontal area within the lot lines of a lot but does not include any portion of a lot that is covered by water or below the top of bank <del>as determined by an Ontario Land Surveyor.</del>
<b>Lot Coverage:</b>	shall mean that percentage of the total lot area covered by the horizontal projection of all buildings and structures at finished grade level, including accessory buildings and structures, and swimming pools in accordance with Section 6.3.2, but shall not include a carport, unenclosed porch,	Means that percentage of the lot area of a lot covered by all buildings and structures, excluding balconies, canopies and overhanging eaves which are two (2) metres or more in height above finished grade. For the purpose of this definition, a deck attached to a building and	Carry forward 160-90 with edits.	shall mean that percentage of the <del>total</del> lot area covered by <del>the horizontal projection of</del> all buildings and structures at finished grade level, including accessory buildings and structures, and swimming pools <del>in</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	verandah, deck, unenclosed steps, or a ramp for physically disabled persons.	a covered porch shall be considered in the calculation of lot coverage. Patios shall not be included within the lot coverage calculation.		<del>accordance with Section 6.3.2,</del> but shall not include a carport, <b>underground parking garage</b> , unenclosed porch, verandah, deck, unenclosed steps, or a ramp for physically disabled persons.
<b>Lot Depth:</b>	shall mean the horizontal distance between the mid-point of the front and rear lot line.	Means:  a) the shortest horizontal distance between the rear lot line and the front lot line of a lot, where such lot lines are parallel; or  b) the average horizontal distance between the rear lot line and the mid-point of the front lot line of a lot, where such lot lines are not parallel; or  c) the horizontal distance between the mid-point of the front lot line and the point of intersection	Carry forward 160-90 as it is a simple and consistent way to measure lot depth	Carry forward 160-90.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		d) of the side lot lines of a lot, where there is no rear lot line; or e) In the case of flag lots the width of the “pole” or portion of the lot only used for access to the remainder of the lot shall be ignored in determining the midpoint of both the front and rear lot lines.		
<b>Lot Line:</b>	<p>shall mean the boundary of a lot and may include:</p> <ol style="list-style-type: none"> <li>1. <b>Lot Line, Front:</b> shall mean the lot line dividing the lot from the street, and:               <ol style="list-style-type: none"> <li>a) In the case of a corner lot bound by two streets, shall mean the shorter of the two lot lines abutting a street, in the case of a corner lot abutting</li> </ol> </li> </ol>	<b>Lot Line:</b> Means any boundary of a lot.	<p>Carry forward 61-16.</p> <p>Split 160-90 into separate definitions.</p>	Carry forward 61-16.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	<p>three or more streets, the front lot line shall be one of the lot lines abutting a street as designated by the person administering this Bylaw.</p> <p>b) In the case of a corner lot where the lot line forms a curve, the front lot line shall be the shorter of the two lot lines determined by projecting the two lot lines on the curve and bisecting the angle created therein (as</p>			

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	<p>illustrated in Figure 4.3);</p> <p>c) In the case of a through lot, the front lot line shall be only one of the lot lines abutting a street as designated by the person administering this Bylaw;</p> <p>but in no case shall the designated front lot line abut a freeway or the corridor area shown on Schedule "J".</p> <p>2. <b>Lot Line, Rear:</b> shall mean the lot line or lines opposite the front lot line.</p> <p>3. <b>Lot Line, Interior Side:</b> shall mean any lot line other than the exterior side lot line, front lot line, and rear lot line.</p>			



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	<p>4. <b>Lot Line, Exterior Side:</b> shall mean, in a corner lot, the longer of the two lot lines abutting the street or its associated reserve.</p>			
<b>Lot Line, Front:</b>	<p>shall mean the lot line dividing the lot from the street, and:</p> <p>a) In the case of a corner lot bound by two streets, shall mean the shorter of the two lot lines abutting a street, in the case of a corner lot abutting three or more streets, the front lot line shall be one of the lot lines abutting a street as designated by the person administering this Bylaw.</p> <p>b) In the case of a corner lot where the lot line forms a curve, the front lot line shall be the shorter of the two lot lines determined by projecting the two lot lines on the curve and bisecting</p>	<p>Means:</p> <p>a) In the case of an interior lot, the street line of the lot;</p> <p>b) In the case of a corner lot, the lot line used for the principal entrance to the lot shall be deemed to be the front lot line.</p> <p>c) In the case of a through lot, the lot line used for the principal entrance to the lot shall be deemed to be the front lot line.</p>	<p>Carry forward 160-90 with edits. Schedule Reference may need to be updated.</p>	<p>Shall mean the lot line dividing the lot from the street, and:</p> <p>a) In the case of a corner lot bound by two streets, shall mean the shorter of the two lot lines abutting a street</p> <p><b>b) in the case of a corner lot abutting three or more streets, the front lot line shall be the lot line used for the principal entrance to the building one of the lot lines abutting a street as designated by the</b></p>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	<p>the angle created therein (as illustrated in Figure 4.3);)</p> <p>c) In the case of a through lot, the front lot line shall be only one of the lot lines abutting a street as designated by the person administering this Bylaw;</p> <p>but in no case shall the designated front lot line abut a freeway or the corridor area shown on Schedule "J".</p>			<p><del>person administering this Bylaw.</del></p> <p><b>Bc)</b> In the case of a corner lot where the lot line forms a curve, the front lot line shall be the shorter of the two lot lines determined by projecting the two lot lines on the curve and bisecting the angle created therein (as illustrated in Figure 4.3);)</p> <p><b>ed)</b> In the case of a through lot, the front lot line shall be <b>the lot line used for the principal entrance to the building</b> only one of the lot lines abutting a street as designated by the person administering this Bylaw;</p> <p>but in no case shall the designated front lot line abut a freeway or the</p>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				corridor area shown on Schedule “J”.
<b>Lot Line, Rear:</b>	shall mean the lot line or lines opposite the front lot line.	Means, in the case of a lot having four (4) or more lot lines, the lot line farthest from and opposite to the front lot line, except that where a lot has only three (3) lot lines there shall be deemed to be no rear lot line.	Carry forward 160-90 with edits.	Shall mean the lot line or lines opposite the front lot line <b>or in the case of a lot that has only three lot lines, the point of intersection of the two side lot lines shall be deemed to be the rear lot line.</b>
<b>Lot Line, Side:</b>		Means a lot line other than a front or rear lot line.	Carry forward.	Carry forward.
<b>Lot Line, Exterior:</b>	shall mean, in a corner lot, the longer of the two lot lines abutting the street or its associated reserve.	Means a side lot line that abuts a street.	Carry forward 61-16.	Carry forward 61-16.
<b>Lot Line, Interior:</b>	shall mean any lot line other than the exterior side lot line, front lot line, and rear lot line.	Means a side lot line other than front, exterior or rear side lot line.	Carry forward 61-16.	Carry forward 61-16.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Lot Width:</b>	shall mean the horizontal distance between the side lot lines, measured in a straight line from the points on the side lot lines at the rear extremity of the minimum front yard required in the Zone in which the lot is situated (as illustrated in Figure 2.3).		Should be called Lot Frontage.  A best practice review was conducted, and Milton's definition was used to better inform the new Brantford definition.  Carry forward with edits.	Shall mean the horizontal distance between the side lot lines, measured <del>in a straight line</del> <b>parallel to the front lot line, except where the front lot line isn't straight, the distance is measured from a point on each side lot line that is located at the required front yard setback.</b> <del>from the points on the side lot lines at the rear extremity of the minimum front yard required in the Zone in which the lot is situated (as illustrated in Figure 2.3).</del>
<b>Lot of Record:</b>		Means a lot that legally existed at the date of passing of this By-Law.	Carry forward but may not be needed.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Lumber Mill or Sawmill</b>		Means a lot, building or structure where logs of wood are cut into boards and sold at wholesale or retail.	Carry forward but may not be needed.	Definition may not be needed.
<b>Main Building:</b>	shall mean the building or buildings, located on a lot in which is conducted the principal use of the lot.	Means the primary use of a lot, buildings or structures.	Carry forward 160-90 but may not be needed.	Definition may not be needed.
<b>Manufacturing or Manufacturing Use:</b>	shall mean an industry whose primary activity consists of production, compounding, processing, packaging, crating, bottling, packing, or assembling of semi-processed or fully processed goods and materials but shall not include a Recycling Operation.	Means a building or structure, used for assembling, fabricating, finishing, inspecting, making, processing, producing, treating or repairing, items either by hand or through the use of machinery, but does not include a food processing plant. A manufacturing facility may include the temporary on-site storage of commercial vehicles for freight handling including the pick-up, delivery, and transitory storage of goods	Carry forward 160-90 but if the definition of industry is removed, the definition should start with "means a building or structure..."  Carry forward with edits.	Shall mean a <b>building or a structure</b> an industry whose primary activity consists of production, compounding, processing, packaging, crating, bottling, packing, or assembling of semi-processed or fully processed goods and materials but

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		incidental to motor freight shipment directly related to the permitted use(s).		shall not include a Recycling Operation.
<b>Manse or Parsonage:</b>		Means a dwelling unit for an employee of a place of worship on the same lot as the place of worship is located.	This does not need to be distinguished.  Delete definition.	Delete definition.
<b>Mausoleum:</b>	shall mean a mausoleum as defined by the Cemeteries Act.		Carry forward definition.	Carry forward definition.
<b>Meat Store:</b>	shall mean a retail store wherein primarily fresh and frozen meats or fish are offered for sale but shall not include a supermarket, neighbourhood convenience store, specialty retail store, or grocery store.		Carry forward but may not be needed.	Definition may not be needed.
<b>Medical Clinic:</b>	shall mean a lot and a building, or structure, or portion thereof, in which two or more medical		Carry forward definition.	Carry forward definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	practitioners provide consultation, diagnosis, and/or treatment of patients and which shall include joint usage of facilities such as accessory administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies, or other similar functions, but shall not include accommodation for in-patient care, or facilities for surgical procedures which require hospitalization according to criteria approved by the College of Physicians and Surgeons.			
<b>Medical Office:</b>	shall mean a lot and a building, or structure, or portion thereof, in which medical practitioners provide consultation, diagnosis, and/or treatment of patients, but shall not include accommodation for in-patient care, or facilities for surgical procedures which require hospitalization according to criteria	Means a building used for consultation, diagnosis, and/or treatment of patients by licensed medical practitioners including but not limited to family physician, psychiatrist, acupuncturist, dentist, optometrist, chiropractor, or osteopath or as stated in the Regulated Health Professions Act, but shall	Carry forward 160-90.	Carry forward 160-90.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	approved by the College of Physicians and Surgeons.	not include overnight accommodation for in-patient care, or facilities for laboratories, dispensary, surgical procedures which require hospitalization.		
<b>Medical Practitioner:</b>	shall mean a member of a College of a health profession or group of health professions as defined in the Regulated Health Professions Act, 1991.		This is a common term. Delete definition.	Delete definition.
<b>Merchandise Display Cart:</b>	shall mean a vehicle or other cart or display stand located on a lot from which goods, wares or merchandise other than food are offered for sale to the public but shall not include any other use defined herein.		Carry forward with edits.  The phrase “but shall not include any other uses defined herein” can be stated in the interpretation section of the new Zoning By-law as it should apply to all definitions.	shall mean a vehicle or other cart or display stand located on a lot from which goods, wares or merchandise other than food are offered for sale to the public. <del>but shall not include any other use defined herein.</del>
<b>Mineral Aggregate Operation:</b>		Means:	Carry forward.	Carry forward.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		<p>a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act;</p> <p>b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and</p> <p>c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products or any related accessory uses.</p>		

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Mineral Aggregate Resource Conservation:</b>		<p>Means:</p> <p>a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g., glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and</p> <p>b) the wise use of mineral aggregates including utilization or extraction of on-site mineral aggregate resources prior to development occurring.</p>	Carry forward.	Carry forward.
<b>Minimum Distance Separation Guidelines:</b>		Means formulae and guidelines developed by the Province, as amended from time to time, to separate livestock operations from other land uses so as to reduce	Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		incompatibility concerns about odour from livestock facilities and manure storage.		
<b>Mini-Group Home:</b>	shall mean a dwelling unit operated as a single housekeeping unit accommodating, or having the facilities to accommodate, one to four residents (exclusive of staff), who, by reason of their emotional, mental, social, or physical condition require a group living arrangement under responsible supervision consistent with the requirements of its residents, and the mini-group home is either licenced or funded under Provincial or Federal statute. Any counselling or support services provided in the mini- group home shall be limited to those required by the residents. A mini-group home shall be deemed not to include:		Consider whether this term is needed in the by-law with the other definition of group home.  If carried forward, remove mention of uses not included as this can be clarified within the interpretation section of the new Zoning By-law.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	<ul style="list-style-type: none"> <li>• a group home,</li> <li>• a group residence,</li> <li>• a crisis residence,</li> <li>• a group correctional home,</li> <li>• a group correctional residence,</li> <li>• a lodging house,</li> <li>• a nursing home,</li> <li>• a home for the aged, and</li> <li>• a retirement home.</li> </ul>			
<b>Mixed Use Building:</b>	shall mean a building or buildings which contain a mixture of two or more principle uses, which must include dwelling units and a non-residential use.”		<p>Carry forward with edits.</p> <p>Moving forward, regulations prohibiting commercial parking as the only non-residential use should be added.</p>	shall mean a building <del>or buildings</del> which contains a mixture of two or more principle uses, which must include dwelling units and a non-residential use.
<b>Mobile Home Dwelling:</b>	shall mean a building, comprised of a separate set of habitable rooms intended and capable of being used for year-round habitation, which is constructed with a chassis and frame so as to be capable of transportation	Means a prefabricated building designed to be made mobile whether the running gear is removed or not and manufactured. to provide cooking, eating, living, sleeping and sanitary facilities	Carry forward 61-16 but add the last sentence form 160-90 that it is only to be located in a Mobile Home Park.	Means a prefabricated building designed to be made mobile whether the running gear is removed or not and manufactured. to

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	by towing by another vehicle, and said building may contain extensions which are collapsed during transportation, or it might comprise of two or more parts towed separately and joined together on a site to form one building, and shall only be located in a Mobile Home Park as herein defined.	constructed to Canadian Standards Association (CSA), and which is designed to be used as a place of residence	Carry forward with edits.	provide cooking, eating, living, sleeping and sanitary facilities constructed to Canadian Standards Association (CSA), and which is designed to be used as a place of residence <b>and shall only be located in a Mobile Home Park as herein defined.</b>
<b>Mobile Home Park:</b>	shall mean a parcel of land which is capable of accommodating two or more mobile home dwellings together with communal private internal roads and other services.		Carry forward.	Carry forward.
<b>Model Home:</b>	shall mean a dwelling which is not occupied for human habitation but is used for the purpose of display to the public and where a portion of	Means an uninhabited dwelling unit which is used for the purpose of display to the general public and where a portion of the	Carry forward 160-90.	Carry forward 160-90.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	this dwelling may be used as a sales office for the dwelling units to be constructed on lots within a registered plan of subdivision.	model home may be used as a sales office for dwelling units to be constructed on lots within a plan of subdivision or condominium.		
<b>Monastery:</b>	shall mean a lot and a building, or structure, or portion thereof, occupied as a common residence for persons of a religious order.		This is a common term that does not need to be defined.  Delete definition.	Delete definition.
<b>Motel:</b>	shall mean a lot and a building, or structure, or portion thereof, or two or more connected or detached buildings, in which rooms are provided for rent as places of abode on a temporary or transient basis, and may include a restaurant, but shall not include a lodging house, retirement home, an apartment dwelling, meeting rooms, retail facilities, convention centre, or a public hall.		No need for this term, hotel suffices.  Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Motor Home:</b>		Means a self-propelled recreational vehicle designed in accordance with Canadian Standards Association (CSA).	This definition is covered by recreational vehicle.	Delete definition.
<b>Motor Vehicle:</b>	shall mean a motor vehicle as defined by the Highway Traffic Act.		This is a commonly defined term and does not need to be defined.  Delete definition.	Delete definition.
<b>Municipal Drain:</b>		Means drainage works constructed and maintained under the provisions of The Drainage Act.	Carry forward.	Carry forward.
<b>Museum:</b>	shall mean a lot and a building, or structure, or portion thereof used for the display of works of historical, cultural, or technological	Means a building used for the preservation, storage and presentation of works of art, or cultural or historical or scientific objects and information and open to the recreation	Carry forward 61-16 with edits including that it can be outdoor and that it includes outdoor display and exhibits. Delete accessory uses.	Means a <b>lot, building and / or structure</b> used for the preservation, <del>storage</del> and presentation of works of art, or cultural or historical

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	significance; and may include an art gallery.	and education of the public. A museum may also include library, reading rooms, laboratories, storage areas, offices and retail sales as an accessory use.		or scientific objects and information <b>including outdoor display of interpretive exhibits</b> and open to the recreation and education of the public. <del>A museum may also include library, reading rooms, laboratories, storage areas, offices and retail sales as an accessory use.</del>
<b>Mushroom Operation:</b>		Means a business involved in the growing, sorting and/or storing of mushrooms and mushroom-related compounds.	This distinction of agricultural use does not need to be defined.  Delete definition.	Delete definition.
<b>Mutual Driveway:</b>		Means a driveway benefitting the owners of two or more adjoining properties, intended to provide vehicular access	Carry forward but may not be needed.	Definition may not be needed.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		between a street or a lane and a parking space and is considered as a right-of-way registered against the title of the lands.		
<b>Natural Heritage:</b>		Means land that contains key hydrologic features, key natural heritage features and/or lands that have been identified by the conservation authority as hazardous lands or sites with flooding hazard or erosion hazard.	Carry forward but may not be needed.	Definition may not be needed.
<b>Neighbourhood Convenience Store:</b>	<b>Neighbourhood Convenience store:</b> shall mean a lot and a building, structure, or portion thereof, containing a maximum gross floor area of 225.0 m <sup>2</sup> , wherein groceries, cosmetics, newspapers, magazines, and other sundries may be separately, or in combination offered for sale directly to the general	<b>Convenience Store:</b> Means a retail store that provides a variety of household necessities, groceries and other convenience items primarily to the immediate neighbourhood, but shall not include appliances, electronics, apparel, luggage, jewelry, sporting goods, hardware, paint, and other similar products	Carry forward 61-16 but have permitted size match existing City zoning of 225 square meters and add that it may include sale of prepared foods.  The size requirement may end up being addressed in the zone provisions rather than the definition.	Means a retail store that provides a variety of household necessities, groceries and other convenience items primarily to the immediate neighbourhood, but shall not include appliances, electronics, apparel, luggage, jewelry,

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	public, and may include a delicatessen.	provided the gross floor area does not exceed 150 square metres.		sporting goods, hardware, paint, and other similar products provided the gross floor area does not exceed 450 <b>225</b> square metres. <b>A convenience store may also include sale of prepared foods.</b>
<b>Non-Compliant Use:</b>	shall mean a lot and a building or structure which does not conform to the development regulations established by this Bylaw.		If using the definition of non-conforming from 61-16, it includes this definition and will not be needed.  Delete definition.	Delete definition.
<b>Non-Conforming Use:</b>	shall mean a lot and a building or structure which does not conform to the uses permitted by this Bylaw.	Means an existing use, building or structure permitted that does not meet the standards, provisions and regulations of this By- Law, but was legally established, erected or altered in	Carry forward 61-16 as it covers both Brantford's non-conforming and non-compliant definitions.	Carry forward 61-16.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		accordance with the By-Law in force at the time.		
<b>Normal Farm Practices:</b>		Means a practice, as defined in the Farming and Food Production Protection Act, 1998, (FFPPA, 1998), as amended, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with property advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act. Where questions arise about considerations for normal farm practices, the Normal Farm Practices	This definition is not needed as it is defined in another Act.  Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		Protection Board (NFPPB), as established by applicable legislation, shall be the authority to determine if a use meets the criteria to be considered a normal farm practice		
<b>Noxious Use:</b>	shall mean 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 unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste, or other material.		Carry forward.	Carry forward.
<b>Nursery Garden Centre:</b>	shall mean a lot and a building, or structure, or portion thereof, used for growing vegetables, fruit, shrubs, flowers, or bulbs and related items, for sale, for	Means the use of lot, buildings, or structures, where trees, shrubs or plants are grown or stored for the purpose of transplanting or grafting, or	Carry forward 160-90 but consider changing the name to something that would better differentiate it from the garden supply centres. Also include the sale of soil, planting materials,	shall mean a lot and a building, or structure, or portion thereof, used for growing vegetables, fruit, <b>trees</b> , shrubs,

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	wholesale, or market, and may include the use of commercial greenhouses, potting sheds, boiler rooms, and other accessory buildings and structures.	for the purpose of retail or wholesale trade. A nursery and garden center may include the sale of soil, planting materials, fertilizers, garden equipment, ornaments, and similar materials as an accessory use.	garden equipment, ornaments, and similar materials as an accessory use.	flowers, or bulbs and related items, for sale, for wholesale, or market, and may include the use of commercial greenhouses, potting sheds, boiler rooms, and other accessory buildings and structures. <b>A nursery and garden centre may include the sale of soil, planting materials, fertilizers, garden equipment, ornaments, and similar materials as an accessory use.</b>
<b>Nursing Home:</b>	shall mean a nursing home as defined by the Nursing Homes Act and may include as an accessory use a retirement home.	Means, as defined in the Nursing Homes Act any premises maintained and operated for people requiring nursing care or in which such care is provided to two (2) or more unrelated people but does not include any premises falling under the	Consider creating a definition that includes nursing home, home for the aged and retirement home within one category.	Carry forward a combined definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		jurisdiction of, the Charitable Institutions Act, the Child and Family Services Act, the Homes for the Aged and Rest Homes Act, the Private Hospitals Act, or the Public Hospitals Act.		
<b>Office, General:</b>	shall mean a lot and a building, or structure, or portion thereof, used as an office or offices for a profession, occupation, craft, non-profit organization, or business, and may include an industrial service office, but shall not include any other use herein defined.	Means a building in which administrative or management functions of an agency, business, service industry, government or any organization are carried out and includes offices such as, but not limited to, a lawyer, a planner, an architect, a surveyor, an engineer, insurance agent, or a chartered accountant, but does not include a personal service establishment, support office, medical office, animal hospital, veterinary clinic, a body- rub parlour or any adult entertainment parlour. A business or professional office may	Carry forward 160-90 with edits. No need to specify that no other use is included as it will be addressed in the interpretation section of the by-law and could be more generally defined.	shall mean a lot and a building, or structure, or portion thereof, used <b>for administration, management or professional functions</b> <del>as an office or offices</del> for a profession, occupation, craft, non-profit organization, or business, <del>and may include an industrial service office.</del> <del>but shall not include any other use herein defined.</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		include accessory services for office workers such as a coffee shop.		
<b>Office, Industrial Service:</b>	<p>shall mean a general office, or a converted general office, used only by one or more of the following:</p> <ul style="list-style-type: none"> <li>• architect,</li> <li>• computer, electronic, or data processing establishment,</li> <li>• engineer,</li> <li>• data services establishment,</li> <li>• industrial designer,</li> <li>• interior designer,</li> <li>• land surveyor,</li> <li>• land use planner,</li> <li>• marketing establishment,</li> <li>• photocopy shop,</li> <li>• real estate appraiser.</li> </ul>		<p>There is no need to differentiate this use.</p> <p>Delete definition.</p>	Delete definition.
<b>Office Supply Outlet</b>		Means a retail store devoted to wholesale and retail sale of office	Consider whether this definition is needed in the new by-law.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		supplies and school supplies, not limited to paper products, information processing supplies, office furniture, office machines, such as computers, calculators, printers etc.		
<b>Office, Support:</b>		Means a building, or part thereof, in which technical or professional consulting services are performed as an accessory to the main employment or commercial use but does not include personal service establishment, lawyer's office, chartered accountant's office, medical clinic, medical office, or animal hospital.	This definition is not needed. Office, General should suffice for all office uses.  Delete definition.	Delete definition.
<b>On-Farm Diversified Use:</b>		Means use or uses that are secondary to the principal agricultural use of the property and are limited in area.	Carry forward.	Carry forward.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Open Storage:</b>	shall mean the leaving, placing, or parking of goods, materials, machinery, equipment, or motor vehicles on a lot and not covered by a structure for a period of more than 72 hours in one calendar month.	Means the storage of raw products or finished goods, equipment or other materials in an area of a lot which is not enclosed within a building or structure and includes vehicles for display, hire or sale.	Carry forward 160-90 but delete reference to period of time as it is not necessary.	shall mean the leaving, placing, or parking of goods, materials, machinery, equipment, or motor vehicles on a lot and not covered by a structure. <del>for a period of more than 72 hours in one calendar month.</del>
<b>Owner:</b>	shall include all persons shown by the records in the Registry Office for the Registry Division of Brant Number 2, to be the owner in fee simple of the lot, and shall include the person for the time being managing or receiving the rent for the lot in connection with which the word is used, whether on his own account or as agent or trustee of any other persons, or who would so receive the rent if the lot were let, and shall include all persons		Consider whether this definition is needed in the new by-law.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	shown as the owner in the latest Assessment Roll returned to the City of Brantford.			
<b>Paper Products Industry:</b>		Means the use of a lot, building or structure for a pulp and paper industry; the asphalt roofing industry; the paper box and bag industry; and other converted paper products industries but does not include a recycling facility.	Delete as it is covered by manufacturing use.	Delete definition.
<b>Park:</b>	shall mean an area of land consisting of open space and used primarily for active or passive recreational purposes or as a conservation area, which may include recreational buildings, structures, or facilities including recreation areas, playgrounds, play fields, rinks, walkways, seating areas, picnic areas, community centres, special areas of historic, natural, or	Means an area of land consisting of open space and used primarily for active or passive recreational purposes or as a conservation area, which may include recreational buildings, structures, or facilities including recreation areas, playgrounds, play fields, rinks, walkways, seating areas, picnic areas, special areas of historic,	Carry forward 61-16 but clarify that racetrack is a runners race track.  Carry forward with edits.	Means an area of land consisting of open space and used primarily for active or passive recreational purposes or as a conservation area, which may include recreational buildings, structures, or indoor and outdoor recreational facilities including

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	architectural significance, public halls, racquet facilities, ski facilities, pools, and other similar uses, but shall not include an amusement arcade.	natural, or architectural significance, racquet facilities, a bowling green, a tennis or badminton court, ski facilities, race tracks, pools, and other similar uses, but shall not include an amusement park.		<del>recreation areas, playgrounds, play fields, rinks, walkways, seating areas, picnic areas, special areas of historic, natural, or architectural significance, racquet facilities, a bowling green, a tennis or badminton court, ski facilities, tracks, pools, and other similar uses, but shall not include an amusement park.</del>
<b>Park, Private:</b>	shall mean an area of land, other than a Public Park, operated on a private member basis, consisting of open space and used primarily for active or passive recreational purposes or as a conservation area, which may include recreational buildings, structures or facilities that are accessory	Means a park other than a public park, regardless of whether or not such park is maintained or operated for gain or profit.	Carry forward 61-16.	Carry forward 61-16.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	to a permitted industrial use only.			
<b>Park, Public:</b>	shall mean a park under the jurisdiction of a public agency.		This term is not needed as covered off by park.  Delete definition.	Delete definition.
<b>Park Model Trailer:</b>		Means a recreational unit, manufactured in accordance with Canadian Standards Association (CSA Z-241) that meets the following criteria:  a) it is built on a single chassis mounted on wheels;  b) it is designed to facilitate relocation from time to time;  c) it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of	This term is covered by recreational vehicle.  Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		installed fixtures and appliances; and,  d) it has a gross floor area, including lofts, not exceeding 50 square metres when in the set-up mode and has a width greater than 2.6 metres in a transit mode.		
<b>Parking Area:</b>	shall mean that portion of a lot or building designed to be used for the parking of three or more motor vehicles, and shall include the parking spaces, traffic aisles and driveways.	Means an area or structure other than a street or a lane, including a private garage, provided for the parking of vehicles, and includes any related aisles, parking spaces and structures, but does not include the storing of impounded, wrecked and/or otherwise inoperable vehicles.	Carry forward 160-90 with edits from 61-16.	shall mean that portion of a lot or building designed to be used for the parking of three or more motor vehicles, and shall include the parking spaces, traffic aisles and driveways, <b>but does not include the storing of impounded, wrecked and/or otherwise inoperable vehicles.</b>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Parking Lot:</b>		Means a lot which is primarily used for the temporary parking of licensed vehicles and is available for public and/or private use, whether or not such parking area is located within a structure but does not include a salvage yard.	Parking area definition should suffice.  Delete definition	Delete definition.
<b>Parking Space:</b>	shall mean a portion of a building or lot designed and used for the parking of a motor vehicle.	Means an area, exclusive of aisles, to be used for the parking or temporary storage of a licensed motor vehicle.	Carry forward 160-90.	Carry forward 160-90.
<b>Parking Space, Tandem:</b>	shall mean two parking spaces, one behind the other, which are accessed by the same driveway or traffic aisle.		Carry forward.	Carry forward.
<b>Parking Structure:</b>	shall mean a lot and a building or structure designed to be used for the		As a parking area includes a portion of a building, a parking	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	parking of motor vehicles, and shall include the parking spaces, traffic aisles, ramps and driveways.		structure is not required to be defined.  Delete definition.	
<b>Patio:</b>		Means an uncovered, surfaced, open space of land at grade, accessory to a residential or non-residential building, having a height of up to 0.6 metres measured from the lowest point of grade, which is intended for use as an outdoor recreation area but shall not include pathways or walkways.	Carry forward with some simplification.	Means an uncovered, surfaced, open space of land at grade, accessory to a <del>residential or non-residential</del> building, having a height of up to 0.6 metres measured from the lowest point of grade, which is intended for use as an outdoor recreation area but shall not include pathways or walkways.
<b>Patio, Outdoor:</b>		Means an outdoor eating area used in conjunction with a restaurant, eating establishment, mobile refreshment cart, or similar, where seating	This definition should be revised to reflect a commercial patio and simplified as not necessary to link it to indoor seating	<b>Commercial Patio, Outdoor:</b>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		accommodation is provided in addition to indoor seating space and where meals or refreshments are served to the public for consumption.		Means an <b>open space of land accessory to a restaurant</b> , <del>outdoor eating area used in conjunction with a restaurant, eating establishment, mobile refreshment cart, or similar,</del> where seating accommodation is provided in addition to indoor seating space and where meals or refreshments are served to the public for consumption.
<b>Pawnbroker Shop:</b>	shall mean a pawnbroker shop as defined by the Pawnbrokers Act.		Consider whether this definition is needed in the new by-law.	Definition may not be needed.
<b>Permitted Capacity:</b>	shall mean the maximum number of persons permitted to occupy a lot, building, or structure, or portion thereof by the application of the		Consider whether this definition is needed in the new by-law.	Definition may not be needed.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	Building Code which would govern such capacity.			
<b>Person:</b>	shall include an individual, an association, a chartered organization, a firm, a partnership, or a corporation.	Means an individual, association, firm, partnership, corporation, trust, organization, trustee or agent, and the heirs, executors, or legal representatives of a person to whom the context can apply according to law.	This term is a common term and is not needed. Delete definition.	Delete definition.
<b>Personal Service Store/Establishment:</b>	shall mean a lot and a building or structure, or portion thereof, whose principal use is a hairstylist, barber shop, dry cleaning depot, laundromat, tailor, shoe repair shop, beauty salon, beauty spas, tanning salon, or alternative health care practice, but shall not include any retail store, neighbourhood convenience store or body rub parlour as herein defined.	Means a building in which services are provided and administered to the individual and personal needs of persons, and without limiting the generality of the foregoing, includes a barber shop, beautician, hair salon, shoe repair, tailor shop, pet grooming, dry cleaning and laundromat. The sale of merchandise shall be permitted only as an	Carry forward 61-16 with edits to delete reference to accessory uses as that can be addressed in the zone permissions.	Means a building in which services are provided and administered to the individual and personal needs of persons, and without limiting the generality of the foregoing, includes a barber shop, beautician, hair salon, shoe repair, tailor shop, pet grooming, dry cleaning and laundromat. <del>The sale</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		accessory use to the personal service provided.		<del>of merchandise shall be permitted only as an accessory use to the personal service provided.</del>
<b>Pharmacy:</b>	shall mean a retail store which dispenses prescription drugs, and which sells non-prescription medicine, health, and beauty products and associated sundry products.	Means a retail store which dispenses prescription drugs and which sells, non-prescription medicines, and associated sundry items such as health and beauty products.	Carry forward 160-90.	Carry forward 160-90.
<b>Photocopy Shop:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the purpose of reprography, consisting of the reproduction and duplication of documents, hand-written materials, drawings, micro-filming, etc.		Consider whether this definition is needed in the new by-law.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Pit:</b>	shall mean a pit as defined by the Aggregate Resources Act.	Means a pit as defined in the Aggregate Resources Act.	Carry forward.	Carry forward.
<b>Place of Entertainment/Recreation:</b>	shall mean a lot and a building, or structure, or portion thereof, used for a place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities including technology based on interactive games, but shall not include an adult live entertainment parlour, an amusement arcade or health club or any other defined use herein.	<b>Recreation Establishment:</b> Means the use of a lot, building or structure designed and intended to accommodate various forms of indoor or outdoor sports and recreation, and shall include but not be limited to, an arena, tennis, squash, handball and badminton courts, assembly hall, billiard or pool room, bingo hall, bowling alley, dance hall, gym or fitness centre, ice or roller rink, indoor racquet courts, indoor swimming pool, indoor playgrounds, but does not include place of entertainment, drive-in theater, campground, recreational trailer parks, paint ball, laser tag or war games. Playing areas for tennis, squash, handball	Combine with recreation establishment and health club and remove uses that are not included as contained in other definitions.	Means the use of a lot, building or structure designed and intended to accommodate various forms of indoor or outdoor sports, <del>and</del> recreation, <b>exercise, and entertainment activities</b> and shall include but not be limited to, an arena, tennis, squash, handball and badminton courts, assembly hall, billiard or pool room, bingo hall, bowling alley, dance hall, gym or fitness centre, ice or roller rink, indoor racquet courts, indoor swimming pool, indoor playgrounds, but does not include

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		and badminton courts are to be excluded for the purpose of calculating parking requirements.		<del>place of entertainment, drive-in theater, campground, recreational trailer parks, paint ball, laser tag or war games. Playing areas for tennis, squash, handball and badminton courts are to be excluded for the purpose of calculating parking requirements.</del>
<b>Health Club:</b>	shall mean a lot and a building, or structure, or portion thereof, whose principal use is gymnasium, exercise room, steam room, sauna, racquet facilities, sunroom, swimming pool, massage room, or similar uses, but shall not include a body rub parlour.		Combine with a place of entertainment/recreation.  Delete definition.	Delete definition.
<b>Place of Worship:</b>	shall mean a lot and a building, or structure, or	Means a building, owned or occupied by a religious	Carry forward 61-16 with edits	Means a building, owned or occupied

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	portion thereof, used or intended to be used by any religious organization for public worship, and may include as an accessory use offices, a rectory or manse, hall or public hall, rooms for the holding of meetings or classes for religious instruction, but shall not include a private school, day nursery, or monastery, unless otherwise permitted by this Bylaw.	congregation or religious organization and dedicated to worship and related religious, social and charitable activities, with or without a hall, auditorium, convent, monastery, office of a clergyman, cemetery, church school, manse, parish hall, day care or a parsonage as uses accessory thereto.		by a religious congregation or religious organization and dedicated to worship and related religious, social and charitable activities, <b>and may include as accessory uses with or without a public hall, auditorium, meeting rooms</b> , convent, monastery, office of a clergyman, <del>cemetery</del> , church school, manse, parish hall, day care or a parsonage as uses accessory thereto.
<b>Planting Strip:</b>	shall mean a continuous strip of landscaped open space abutting a lot line which may be interrupted by driveways required for vehicular ingress and egress.	Means an area of landscaped open space located immediately adjacent to a lot line or portion thereof, on which one (1) or more of the following screening devices may be located: a)	Carry forward 61-16.	Carry forward 61-16.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		a continuous row of trees or shrubs; b) a berm; or c) an opaque fence, and arranged in such a way as to form a dense or opaque screen. The remainder of such planting strip shall be used for no purpose other than landscaping features, trees, shrubs, flowers, grass or similar vegetation.		
<b>Platform Structure:</b>		Means an unenclosed platform intended for outdoor dining, lounging, and other similar uses. An outdoor platform structure may be ancillary to a residential or non-residential use. The platform structure may be connected to or detached from another structure or building and may provide direct access to grade	Carry forward with edits. Change the name from platform structure to deck.	Means an unenclosed platform intended for outdoor dining, lounging, and other similar uses. <del>An outdoor platform structure may be ancillary to a residential or non-residential use.</del> The platform structure may be connected to or detached from another structure or building and may provide direct access to grade

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				.
<b>Portable Asphalt Plant:</b>		<p>Means a lot, building or structure for:</p> <p>a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and which is not of permanent construction, but which is to be dismantled at the completion of the construction project.</p>	Create two separate definitions called asphalt plant and portable asphalt plant.	<p><b>Asphalt Plant:</b> Means a lot, building or structure with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process.</p> <p><b>Portable Asphalt Plant:</b> Means an asphalt plant which is to be dismantled at the completion of the construction project.</p>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Portable Concrete Plant:</b>		<p>Means a lot, building or structure:</p> <p>a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.</p>	<p>Remove mention of a) if there are no other points it is unnecessary.</p> <p>Create two separate definitions called concrete plant and portable concrete plant.</p> <p>Carry forward with edits.</p>	<p><b>Concrete Plant:</b></p> <p><b>Means a lot, building or structure: with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process.</b></p> <p><b>Portable Concrete Plant:</b> Means a lot, building or structure:</p> <p>a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk</p>



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				materials used in the process; and which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.
<b>Poultry:</b>		Means any species of domestic fowl, including, but not limited to, chickens, turkeys, ostriches, emus, rheas, cassowaries, waterfowl and game birds raised for food production, breeding, exhibition or sale.	This is a common term and does not need to be defined  Delete definition.	Delete definition.
<b>Prescribed Drainage Feature:</b>		Means any work, natural or man-made, intended to concentrate, convey, detain, retain, infiltrate, or affect the flow rate of stormwater runoff to improve the topology and overall drainage	Consider whether this definition is needed in the new by-law.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		characteristics of a lot or development.		
<b>Principal Use:</b>	shall mean the primary purpose for which a lot, building, or structure is used, or is designed to be used.		Carry forward.	Carry forward.
<b>Printing Establishment:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the purposes of printing, lithographing, publishing, duplicating, photocopying, or blueprinting, and may include a photocopy shop.	Means a building used for blueprinting, lithographing, publishing, engraving, stereotyping or printing and may also include photocopying, computer graphics, reproduction of tapes, films or records.	Carry forward 61-16.	Carry forward 61-16.
<b>Private:</b>		Means not “Public”	This definition is a common term and does not need to be defined.  Deleted definition.	Deleted definition.
<b>Processed Goods Industry:</b>		Means a building used by textiles, leather and rubber industries; plastics and synthetic resins industries;	This is captured under manufacturing definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		paper and wood products industries; metal products industries; oil and coal by-products industries; and non-metallic products industries	Delete definition.	
<b>Propane Filling Plant/Transfer Facility:</b>	shall mean a lot and a building, or structure, or portion thereof, where the transfer of propane liquid from one container to another is effected.	Means a facility licenced under the Ontario Energy Board Act which shall not have an aggregate propane storage capacity in excess of 155,000 litres and shall not permit retail sale of propane fuel to the public.	Carry forward 61-16 with edits.	Means a facility licenced under the Ontario Energy Board Act <b>or any successor Act</b> which shall not have an aggregate propane storage capacity in excess of 155,000 litres and shall not permit retail sale of propane fuel to the public.
<b>Public:</b>		When used in reference to a building, structure, use or lot, means a building, structure, use or lot used by a public agency to provide a service to the public.	This definition is a common term and does not need to be defined.  Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Public Agency:</b>	shall mean: <ol style="list-style-type: none"> <li>1. the Government of Canada;</li> <li>2. the Government of Ontario;</li> <li>3. the Corporation of the City of Brantford, or a local board thereof;</li> <li>4. the Corporation of the County of Brant, or a local board thereof; or</li> <li>5. any company providing a public utility;</li> <li>6. any railway company authorized by the Railway Act; or</li> <li>7. Grand River Conservation Authority.</li> </ol>	Means: <ol style="list-style-type: none"> <li>a) the Government of Canada, the Government of Ontario or any municipal corporation;</li> <li>b) any Ministry, department, commission, corporation, authority, board, committee or other agency established by the Government of Canada, the Government of Ontario or any municipal corporation;</li> <li>c) any public utility; or Any railway company authorized under The Railway Act</li> </ol>	Carry forward 160-90 but delete reference to local board thereof.	shall mean: <ol style="list-style-type: none"> <li>1. the Government of Canada;</li> <li>2. the Government of Ontario;</li> <li>3. the Corporation of the City of Brantford, <del>or a local board thereof;</del></li> <li>4. the Corporation of the County of Brant, <del>or a local board thereof;</del> or</li> <li>5. any company providing a public utility;</li> <li>6. any railway company authorized by the Railway Act; or</li> </ol>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				7. Grand River Conservation Authority.
<b>Public Service:</b>	shall mean any buildings, structures, roadworks, utility service equipment, water supply, sanitary sewer, storm sewer, natural gas, electrical power or energy, pipeline, telephone, television, sidewalk, street light, or telecommunications network or other similar services provided by a public agency, but shall not include an office building, a works yard, public transit facility or bus garage, postal station, or sanitary landfill site.		Consider whether this definition is needed in the new by-law.  Add electrical transmission equipment	If needed revise as follows: shall mean any buildings, structures, roadworks, utility service equipment, water supply, sanitary sewer, storm sewer, natural gas, electrical power or energy <b>electrical transmission equipment</b> , pipeline, telephone, television, sidewalk, street light, or telecommunications network or other similar services provided by a public agency, but shall not include an office building, a works yard, public transit facility or bus garage, postal

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				station, or sanitary landfill site.
<b>Public Transit Facility:</b>	shall mean a lot, building, or structure, or portion thereof, used for the provision of a service to transport people by bus or train, and may include as an accessory use the transportation of goods within such bus or train.		Carry forward.	Carry forward.
<b>Public Utility:</b>	shall mean a public utility as defined by the Public Utilities Corporation Act.		Carry forward.	Carry forward.
<b>Quarry:</b>	shall mean a quarry as defined by the Aggregate Resources Act.	Means a lot where consolidated rock has been or is being removed by means of an open excavation, and includes the processing thereof including screening, sorting, washing, crushing, and other similar required	Carry forward 61-16.	Carry forward 61-16.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		operations, buildings and structures		
<b>Rail Line, Main:</b>	shall mean a rail line owned and operated by a rail company, as identified on Schedule G as a main rail line.		Consider whether this definition is needed in the new by-law.	Definition may not be needed.
<b>Rail Line, Branch:</b>	shall mean a rail line owned and operated by a rail company, as identified on Schedule G as a branch rail line.		Consider whether this definition is needed in the new by-law.	Definition may not be needed.
<b>Recreational Trailer Park:</b>		Means a lot used for recreational purposes only and not as a main residential use, providing seasonal overnight or short term accommodation for recreational vehicles. Additions to a recreational vehicles or trailers shall not include habitable rooms. A deck or storage shed of less than ten (10)	Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		square metres shall be permitted.		
<b>Recreational Vehicle:</b>		Means a vehicle designed to be used primarily for travel, recreation or vacationing purpose and designed to be driven, towed, transported or relocated from time to time whether or not the vehicle is jacked up or its running gear is removed. A recreational vehicle shall not be used as a principal residence and includes such vehicles commonly known as travel trailers, camper trailers, truck camper, tent trailer, motor homes, park model trailers, boats, snowmobiles	Carry forward but remove boats and snowmobiles as they are off-road recreational vehicles but not the same as the rest of the meaning of a recreational vehicle. Also, the definition should include the concept of accommodation.	Means a vehicle designed to be used primarily for <b>accommodation during</b> travel, recreation or vacationing <del>purpose</del> and designed to be driven, towed, transported or relocated from time to time whether or not the vehicle is jacked up or its running gear is removed. A recreational vehicle shall not be used as a principal residence and includes such vehicles commonly known as travel trailers, camper trailers, truck camper, tent trailer, motor homes, park



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				model trailers, boats, snowmobiles
<b>Recycling Operation:</b>	shall mean a lot, building, structure or a portion thereof used for an industrial operation which collects, dismantles, sorts and/or stores material for sale or shipping and may include facilities for the administration and management of the operation and for the storage and maintenance of equipment used in the operation and shall include a Salvage Yard.	Means a building or structure intended for the collection, storage, sorting, redistribution and sale of reusable goods and materials and may also include an office facility. A recycling facility shall not include on site processing or manufacturing or energy from waste.	Carry forward 160-90.	Carry forward.
<b>Renovation:</b>		Means the repair and restoration of a building or a structure to an improved condition but shall not include its replacement.	This definition is a common term and does not need to be defined.	Delete definition.
<b>Required:</b>	shall mean the minimum or maximum regulations, provisions, or standards required by this Bylaw.		This is a common term and does not need to be defined.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
			Delete definition.	
<b>Research or Research Use:</b>	shall mean a lot and a building, or structure, or portion thereof, used for systematic research, data collection and manipulation and/or technical development of information, devices or products.	Means a building used for scientific and technological research and development including laboratories, plants used to test manufacturing processes for use in production, software development, data processing services and engineering services and includes an agricultural research station.	Add including laboratories to 160-90 definition.	shall mean a lot and a building, or structure, or portion thereof, used for systematic research, data collection and manipulation and/or technical development of information, devices or products <b>and may include a laboratory.</b>
<b>Reserve or Access Reserve:</b>		Means a narrow strip of land, owned in fee simple by the County, reserved for the purposes of restricting access.	Carry forward but change County to City.	Means a narrow strip of land, owned in fee simple by the <b>City</b> <del>county</del> , reserved for the purposes of restricting access.
<b>Residence or Residential Use:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the purpose of a dwelling, a lodging house, a mobile		Consider whether this definition is needed in the new by-law.	Consider whether this should be carried forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	home dwelling, group home, mini-group home, group correctional home, group correctional residence, group residence, crisis residence, nursing home, home for the aged, retirement home or monastery.		If carried forward, remove mention of nursing home, home for the aged and retirement home and replace with consolidated term.	Definition may not be needed.
<b>Residential Character:</b>	shall mean the design and maintenance of buildings so that no evidence is apparent from the exterior that any use not of a residential nature is being conducted therein. This definition shall not be construed to exclude the erection of signs as allowed by the Sign Bylaw.		Consider whether this definition is needed in the new by-law.	Definition may not be needed.
<b>Restaurant:</b>		<b>Restaurant:</b> Means a building where food and beverages are prepared and offered to the public for consumption either on or off the premises and includes a dining room.	Carry forward eating establishment definition but change to Restaurant and remove mention of immediate.	Means a building where food is offered for sale or sold to the public for <del>immediate</del> consumption or take-out and includes such uses as a restaurant, café, cafeteria, ice cream parlour, tea or lunch

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		<p><b>Eating Establishment:</b></p> <p>Means a building where food is offered for sale or sold to the public for immediate consumption or take-out and includes such uses as a restaurant, café, cafeteria, ice cream parlour, tea or lunch room, coffee shop, snack bar, but does not include a lodging house or a mobile refreshment cart.</p>		room, coffee shop, snack bar, but does not include a lodging house, or a <b>food service vehicle. a mobile refreshment cart.</b>
<b>Restaurant, Fast Food:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the purpose of the preparation and serving of food and beverages for consumption by the public either on the lot by customers who are seated inside or outside the building, in a motor vehicle, or off the lot, but shall not include a full service restaurant or a take-out restaurant, and may include		Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	a catering service as an accessory use.			
<b>Restaurant, Full Service:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the preparation and serving of food and beverages by a restaurant employee for consumption by the public on the lot by customers who are seated either inside or outside the building, and may include a catering service and a take-out service of food and beverages for off-site consumption as an accessory use.		<p>This distinction does not need to be made. Restaurant definition will suffice.</p> <p>Delete definition.</p>	Delete definition.
<b>Restaurant, Take-Out:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the preparation of food and beverages for delivery to, or pick-up by the public for consumption off the lot, and may include a catering service, but shall not include		<p>This distinction does not need to be made particularly as a result of Covid when all restaurants become take out. Restaurant definition will suffice.</p> <p>Delete definition.</p>	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	the consumption of the food and beverages on the lot.			
<b>Restoration:</b>		Means the reconstruction of a building or structure that has been destroyed by fire or vandalism or by flood or a natural occurrence or an act of God. Restoration does not include the rebuilding and/or replacement of a building intentionally removed or demolished.	Consider whether this definition is needed in the new by-law.	Definition may not be needed.
<b>Retail Food Warehouse:</b>	shall mean a lot and a building, or structure, or portion thereof, in which food products are warehoused and offered for retail sale in single, bulk, and volume purchases and, without limiting the foregoing, which may include the sale of fresh meat, dairy, and produce products, and may also include as an accessory use the sale of dry goods, drugs, alcoholic beverages and similar items provided that the total floor area of all such		This term has become archaic as retail stores are now both large and small formats for the same type of store.  Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	accessory uses does not exceed 10% of the gross floor area of the retail food warehouse.			
<b>Retail Store:</b>	shall mean a lot and a building, or structure, or portion thereof, wherein goods, wares, or merchandise are offered for sale or rent, but shall not include an industrial rental establishment, or any other use defined herein, except as an accessory use.	Means a building where goods, wares, merchandise, articles or things are stored, offered or kept for retail sale or for rental to the public, but does not include any wholesale establishment or an automotive use.	Carry forward 61-16 with edits to simplify.	Means a building where goods, wares, merchandise, articles or things are stored, offered or kept for retail sale or for rental to the public, but does not include any wholesale establishment or an automotive use
<b>Retail Warehouse:</b>	shall mean a lot and a building or structure or portion thereof where goods, wares or merchandise are warehoused and offered for retail sale in single, bulk and volume purchase but shall not include any other retail uses defined herein.		This term has become archaic as retail stores are now both large and small formats for the same type of store.  Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Retirement Home:</b>	shall mean a lodging house which shall include one or more accessory common uses such as dining, lounging, kitchen, recreational or medical facilities.	Means a residence providing accommodation primarily for retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided.	Combine this definition with home for the aged and senior's home to create one definition.	Create a combined definition.
<b>Riding Stable or Arena:</b>		Means a building which offers horses for hire, boarding or instruction in horsemanship.	Carry forward.	Carry forward.
<b>Right-of-Way or Easement</b>		Means any right, liberty, or privilege in, over, along or under a defined area of land which the owner of the land, has granted to another party for a specific use, right or purpose, while retaining ownership of the said land. Such area	Consider whether this definition is needed in the new by-law.	Definition may not be needed.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		of land is legally described in a registered deed for the provision of private use.		
<b>Road Allowance:</b>		Means land held under public ownership for the purpose of providing a street and/or public infrastructure.	Consider whether this definition is needed in the new by-law.	Definition may not be needed.
<b>Salvage Yard:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the storage yard of a dealer in obsolete, discarded, or salvaged materials, including motor vehicles, building supplies, and industrial equipment, and the sale thereof, and may include facilities for the administration and management of the business and for the storage and maintenance of equipment used in the business.	Means a lot, building or structure used for the storage wholly or partly in the open, handling, processing, or any combination thereof, of scrap material for reuse for the purpose of commercial gain, which without limiting the generality of the foregoing, shall include waste paper, rags, bottles, bicycles, tires, and metal, and junk or scrap metal yards and vehicle wrecking yards shall also be included. A salvage or	Neither terms would appear to reflect standard terminology. A best practice review identified an alternative definition  Carry forward new definition as dissected from best practice review.	<b>An area outside of an enclosed building where scrap metal and motor vehicles are disassembled and dismantled, or where motor vehicles in an inoperable condition or used motor vehicle parts are stored and re-sold.</b>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		scrap yard does not include a recycling facility.		
<b>Satellite Dish:</b>		Means a device designed to receive communication signals from a satellite.	This term is outdated.  Delete definition.	Delete definition.
<b>School:</b>	shall mean a school under the jurisdiction of the Brant County Roman Catholic Separate School Board.	Means an institution for education or instruction as defined by the Education Act, or the Ministry of Training, Colleges and Universities Act normally under the jurisdiction of a Board, or under the jurisdiction of the Grand Erie District School Board, or the Brant Haldimand-Norfolk Catholic District School Board, or a school operated under charter granted by the Province of Ontario.	This is a common term and does not need to be defined.  Delete definition.	Delete definition.
<b>School, Arts:</b>	shall mean a lot and a building or structure, of portion thereof, used as a school or studio for the		Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	purpose of teaching music, dance, photography, painting, sculpture, pottery, glass working, weaving or plastic art.			
<b>School, Commercial:</b>	shall mean a lot and a building or structure, or portion thereof, providing instruction for profit or gain to pupils in subjects such as business, secretarial skills, driving, language or modelling and other similar subjects, and may include an arts school, but shall not include a public school or private school.	Means a teaching and training center, operated for gain or profit, in which instruction in a trade, skill or service is provided and without limiting the generality of the forgoing, includes studio, administrative skills, vocational skills, aviation, banking, commercial arts, vehicle driving, language, modeling, business, cosmetology, culture, dancing or music.	The examples are not likely needed and become dated.  Carry forward 61-16 with edits.	Means a teaching and training center, operated for gain or profit, in which instruction in a trade, skill or service is provided and without limiting the generality of the forgoing, <del>includes studio, administrative skills, vocational skills, aviation, banking, commercial arts, vehicle driving, language, modeling, business, cosmetology, culture, dancing or music.</del>
<b>School, Elementary:</b>	shall mean an elementary school or any permanent improvements both as	Means a school under the jurisdiction of the Grand Erie District School Board,	Broader definition to include other educational boards in the	Means a school under the jurisdiction of <del>an the Grand Erie</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	defined by the Education Act.	or the Brant Haldimand-Norfolk Catholic District School Board used primarily for the instruction of students receiving primary education.	Province or a private board of trustee or governors.  Carry forward with edits.	<del>District School Board in the Province, or the Brant Haldimand-Norfolk Catholic District School private board of trustees or governors</del> used primarily for the instruction of students receiving primary education.
<b>School, Music:</b>		Means a building devoted to the teaching of music either instrumental or vocal.	This can be captured by Arts School.  Delete definition.	Delete definition.
<b>School, Post-Secondary:</b>	shall mean a University or a College of Applied Arts and Technology established pursuant to the Ministry of Colleges and Universities Act.	Means a school under the jurisdiction of a Board as defined in the Ministry of Training, Colleges and Universities Act.	Carry forward 160-90.	Carry forward 160-90.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>School, Private:</b>	shall mean a private school or any permanent improvements both as defined by the Education Act.		This distinction does not need to be made.  Delete definition.	Delete definition.
<b>School, Private Elementary:</b>		Means a school, other than a vocational school or a commercial school, under the jurisdiction of a private board of trustees or governors, a religious organization or a charitable institution that is recognized under the Education Act and offers the subjects of the Elementary School course of study and may or may not offer an extended curriculum.	This distinction does not need to be defined.  Delete definition.	Delete definition.
<b>School, Private Secondary:</b>		Means a school, other than a vocational school or a commercial school, under the jurisdiction of a private board of trustees or governors, a religious organization or a charitable institution that is	This distinction does not need to be defined.  Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		recognized under the Education Act and offers the subjects of the Secondary School course of study and may or may not offer an extended curriculum		
<b>School, Public:</b>	shall mean a school under the jurisdiction of the Brant County Board of Education.		This distinction does not need to be defined.  Delete definition.	Delete definition.
<b>School, Secondary:</b>	shall mean a secondary school or any permanent improvements both as defined by the Education Act.	Means a school under the jurisdiction of the Grand Erie District School Board or the Brant Haldimand Norfolk Catholic District School Board used primarily for the instruction of students receiving a secondary education.	Broader definition to include other educational boards in the Province or a private board of trustee or governors.  Carry forward with edits.	Means a school under the jurisdiction of <del>an the Grand Erie District School</del> <b>educational Board in the Province</b> , or <del>the Brant Haldimand-Norfolk Catholic District School</del> <b>private board of trustees or governors</b> used primarily for the instruction of students receiving a

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				secondary education.
<b>Separation Distance:</b>	as it applies to the required separation between group homes, group residences, crisis residences, mini-group homes, group correctional homes, and group correctional residences shall mean the distance measured in metres from the lot lines of the subject property to the limits of any property used for the purposes specified herein.		The courts struck down the use of separation distances for group homes.  Delete definition.	Delete definition.
<b>Service Industry:</b>	shall mean a lot and a building, or structure, or portion thereof, other than an automotive use, associated with the provision of a service or trade, including a plumber's shop, a painter's shop, a courier service, a carpenter's shop, a contractor's yard, an electrician's shop, a machine shop, telecommunications		Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	services, or other similar or like uses.			
<b>Service and Rental Establishment:</b>		Means a lot, building or structure engaged in maintaining, repairing, installing or renting articles or equipment for household and personal use, and includes a service shop. A service and rental establishment may also include the retail sale of replacement parts for such articles or goods.	This is captured in service or repair shop.  Delete definition.	Delete definition.
<b>Service or Repair Shop:</b>	shall mean a lot of a building, or structure, or portion thereof, used for a business which provides installation, repair, or service of goods, commodities, articles, equipment, or materials, and may include an accessory retail store, but shall not include the manufacture of such goods, commodities, articles, equipment, or materials, and shall not include a personal	Means a lot, building or structure, other than an automotive use, that provides a non-personal service or craft to the public, including, but not necessarily restricted to, a printer's shop, a plumber's shop, a tinsmith's shop, a painter's shop, a carpenter's shop, an electrician's shop, a welding shop, a blacksmith's shop, a	Simplify 160-90. Carry forward with edits to simplify.	shall mean a lot of a building, or structure, or portion thereof, used for a business which provides installation, repair, or service of goods <del>and , commodities, articles, equipment, or materials,</del> and may include an accessory retail store, but shall not include the



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	service store, autobody repair shop, or an automobile service station.	battery storage and recharging shop, a well driller's establishment, a tailor, an upholsterer's shop, an egg grading station, a machine shop or a monument engraving shop but does not include a butcher shop or a bakery.		manufacture of such goods, <del>and commodities, articles, equipment, or materials, and shall not include a personal service store, autobody repair shop, or an automobile service station.</del>
<b>Setback:</b>		Means the horizontal distance between the boundary of a lot, parcel or block of land and the nearest point of any building or structure, measured perpendicular to the boundary.	Carry forward.	Carry forward.
<b>Setback, Street:</b>		Means the front yard setback and/or the exterior side yard setback for any lot.	This distinction does not need to be made.  Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Shipping Container:</b>	shall mean a freight container that is used for the transportation and storage of goods and materials which are loaded onto trucks, trains or ships for the purpose of moving goods and materials. A Shipping Container shall also include, but not be limited to the body of a transport trailer or a straight truck and any prefabricated portable metal storage unit. For the purpose of this definition, a Shipping Container does not have wheels and does not include a motor vehicle or a transport trailer.	Means a standardized storage structure, or similar, which is typically used for intermodal freight transport.	Carry forward 61-16.	Carry forward 61-16.
<b>Shopping Centre:</b>	shall mean a lot or lots, and a building or buildings containing at least three individual commercial uses (wherein no more than 30% of the gross leasable area is devoted to general offices, medical clinics, or medical offices), designed, developed, and managed as a comprehensive development for which	Means a lot, a building or buildings containing at least four individual commercial uses wherein no more than 30% of the gross leasable area is devoted to general offices, medical offices, designed, developed, and managed as a comprehensive development for which common loading spaces,	Carry forward 61-16 but simplify and remove mention of 30% gross leasable floor area.	Means a <b>group of lot, a building or buildings containing at least four individual commercial uses wherein no more than 30% of the gross leasable area is devoted to general offices, medical offices, designed,</b>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	common loading spaces, parking areas, landscaping areas, and other common facilities may be provided, and which is held in single or multiple ownership and where it is held in multiple ownership of more than one lot, the total area of the properties shall be deemed to be a lot for the regulations of this Bylaw.	parking areas, landscaping areas, and other common facilities may be provided, and which is held under one ownership or by participants of the condominium or commercial cooperative and where the predominant use is retail stores.		developed, and managed as a comprehensive development for which common loading spaces, parking areas, landscaping areas, and other common facilities may be provided, and which is held under one ownership or by participants of the condominium or commercial cooperative and where the predominant use is retail stores.
<b>Short-Term Rental Accommodation:</b>	shall mean a dwelling unit, or portion thereof, in which temporary accommodation is made available to members of the travelling public for a maximum of 28 consecutive days per stay, and does not include a bed and breakfast	shall mean a dwelling unit, or portion thereof, in which temporary accommodation is made available to members of the travelling public for a maximum of 28 consecutive days per stay, and does not include a bed and breakfast	Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	establishment, group home, or lodging house.	establishment, group home, or lodging house.		
<b>Sign:</b>	as defined in the City Sign Bylaw.	Means any surface, structure and other component parts, which are used or capable of being used as a visual medium to attract attention to a specific subject matter for identification, information or advertising purposes and includes an advertising device or notice.	Carry forward 160-90.	Carry forward 160-90.
<b>Slot Machine:</b>	shall mean any automatic machine or slot machine that is used or intended to be used for the purpose of vending merchandise or services, if: <ol style="list-style-type: none"> <li>1. the result of one of any number of operations of the machine is a matter of chance or uncertainty to the operator, or</li> </ol>		Consider whether this definition is needed in the new by-law.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	<p>2. as a result of a given number of successive operations by the operator, the machine produces different results, or</p> <p>3. on any operation of the machine, it discharges or emits a slug or token,</p> <p>but does not include an automatic machine or slot machine that dispenses as prizes only one or more free games on that machine, nor does it include an amusement device, or table game.</p>			
<b>Specialty Drug/Food Warehouse:</b>	shall mean a lot and a building, or structure, or portion thereof, having a maximum gross floor area of 2900.0 m <sup>2</sup> , which contains a pharmacy and food items which are warehoused and offered for retail sale in single, bulk and volume purchases and, without limiting the foregoing, shall		Consider whether this definition is needed in the new by-law.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	include the sale of prepared, prepackaged, canned and frozen foods and fresh dairy products, but shall exclude the sale of fresh meat, poultry and fish, and the sale of fresh fruits and vegetables, and shall also exclude a restaurant, bakery, and a catering service.			
<b>Speciality Event Sales:</b>		Means the temporary use of land, buildings, or structures for the purpose of an event or sales, the principal intent of which is to enhance a permitted use with additional space and opportunities for patronage.	Carry forward.	Carry forward.
<b>Specialty Retail Store:</b>	shall mean a retail store which offers for sale and/or rent one merchandise line or a limited number of closely related merchandise lines such as a bookstore, record store, beer store, liquor store, video store, pet grooming business, or florist		Consider whether this definition is needed in the new by-law.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	shop, but shall not include a major department store, junior department store, retail warehouse, or supermarket.			
<b>Stacking Lane:</b>		Means an on-site queuing lane that includes stacking spaces for motor vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs.	Carry forward.	Carry forward.
<b>Stacking Space:</b>		Means a rectangular space that may be provided in succession and is designed to be used for the temporary queuing of a motor vehicle in a stacking lane.	Carry forward.	Carry forward.
<b>Storey:</b>	shall mean that portion of a building situated between the top of any floor and the top of the floor next above it or, if there is no floor above it, that portion between the	Means a horizontal division of a building from a floor to the ceiling directly above such floor, and includes an attic or a basement, but does not	Carry forward 160-90 but delete reference to 3.5m.	shall mean that portion of a building situated between the top of any floor and the top of the floor next above it or, if

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	top of the floor and the ceiling above it, and shall not exceed 3.5 m.	include any mezzanine, gallery, balcony or other overhang.		there is no floor above it, that portion between the top of the floor and the ceiling above it, and shall not exceed 3.5 m.
<b>Storey, First:</b>	shall mean the storey with its floor closest to the finished grade level and having its ceiling more than 1.8 m above the finished grade level.		Carry forward.	Carry forward.
<b>Storey, Half:</b>	shall mean that portion of a building located wholly or partly within a sloping roof, having a floor area not less than one-third (1/3) or more than two-thirds (2/3) of the floor area of the storey next below.		Consider whether this definition is needed in the new by-law.	Definition may not be needed.
<b>Stormwater Management Facility:</b>		Means an end-of-pipe, managed detention or retention basin, which may include a permanent pool,	Carry forward.	Carry forward.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		designed to temporarily store and treat collected stormwater runoff and release it at a controlled rate or direct it for an intended reuse.		
<b>Street:</b>	shall mean the right-of-way of a public highway as defined in the Highway Traffic Act R.S.O. 1980.	Means a public highway or public road under the jurisdiction of either the County or the Province of Ontario, and includes any highway as defined in The Municipal Act or The Highway Traffic Act, but does not include private right-of-way or private street.	Carry forward 160-90.	Carry forward 160-90.
<b>Street, Private:</b>		Means a private right-of-way or lane for vehicular access that is not owned or maintained by the County or Province of Ontario and includes a right-of-way that is maintained by a corporation created	Carry forward 61-16 but simplify.	Means a <del>private</del> right-of-way <del>or lane</del> for vehicular access that is owned or maintained <b>privately or by a condominium corporation</b> <del>by the County or Province of Ontario and</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		pursuant to the provisions of the Condominium Act.		<del>includes a right-of-way that is maintained by a corporation created pursuant to the provisions of the Condominium Act</del>
<b>Street Line:</b>		Means a lot line of a lot adjoining a street.	Carry forward but change name to <b>Lot Line, Street</b> .	Carry forward but change name.
<b>Structure:</b>	shall mean anything that is erected, built or constructed of parts joined together and requiring a foundation to hold it erect and shall include swimming pools, satellite dishes, decks, garbage enclosures, and air-supported structures, but shall not include free-standing walls, fences, hedges, motor vehicles, lighting poles and standards, flag poles, and television antennae or towers.	Means anything constructed or erected, the use of which requires location on or in the ground or where the construction of which results in an attachment to something located on or in the ground. For the purpose of this By-Law a structure shall not include the permanent way of a railway, a fence, sign, light fixture, inground storage tank, or any paved surface located directly on the ground that is used as a driveway or street.	Carry forward 160-90 but Remove examples to reflect best practice review of other by-laws.	shall mean anything that is erected, built or constructed of parts joined together <b>and is anchored to the ground.</b> <del>and requiring a foundation to hold it erect and shall include swimming pools, satellite dishes, decks, garbage enclosures, and air-supported structures, but shall not include free-standing walls, fences, hedges, motor vehicles, lighting poles and</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				<del>standards, flag poles, and television antennae or towers.</del>
<b>Structure, Air Supported:</b>	shall mean a structure consisting of a pliable membrane which achieves and maintains its shape and support by internal air pressure.		This definition is not needed.	Delete definition.
<b>Studio:</b>		Means a building, or part thereof, used as a place for study and training in a specific skill or trade. When under a sole proprietorship and attributed to a permitted residential use, the studio may also include the instruction of said practiced skill or trade, such as the instruction of the arts, fitness, languages, academic subjects or similar, subject to meeting the requirements of a home occupation.	Carry forward but consider if the title captures the intent	Carry forward but consider change to the title.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Supermarket:</b>	shall mean a lot and a building, or structure, or portion thereof, having a gross floor area in excess of 1,000.0 m <sup>2</sup> in which primarily food produce is stored, offered, and kept for retail sale and as an accessory use, items or merchandise of day-to-day household necessity may be stored, offered, or kept for retail sale but shall not include a retail warehouse, a retail food warehouse, or the warehousing and retail sale of bulk and volume purchases.		Remove definition as it is covered by grocery store.	Remove definition.
<b>Table Game:</b>	shall mean a game of chance or of mixed chance and skill played at a gaming establishment and may include blackjack, roulette, baccarat, poker and any other such games approved by the Government of Province of Ontario or such person or authority in the Province as may have been specified by the Lieutenant Governor in Council but shall		Consider whether this definition is needed in the new by-law.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	not include an amusement device or slot machine.			
<b>Taxi Stand/Establishment:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the dispatching and parking of taxis when not in service.	Means a lot or building used as a dispatch office or an area, site or location intended for the parking of taxis and/or limousines when not engaged in transporting people or goods.	Carry forward 160-90 but add mention of limousines.	shall mean a lot and a building, or structure, or portion thereof, used for the dispatching and parking of taxis <b>and limousines</b> when not in service.
<b>Telecommunication Centre:</b>	shall mean a lot and a building, or structure, or portion thereof, used for a museum, art gallery, commercial school, and research uses pertaining to the field of electronic, radio, telephone, satellite, wire, media or television communications, and retail, general office and restaurant facilities.		This is a very specific definition and not likely needed unless on a site specific basis.	Definition may not be needed.
<b>Telecommunication Services:</b>	shall mean a service industry other than a public service for the provision of telephone and other		Consider whether this definition is needed in the new by-law.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	telecommunication services to the public and may include satellite communication services, telephone communication services, telephoto services, teletype services, broadband services, radio stations or studios, television stations or studios, and similar communication services.			
<b>Temporary Sales Trailer Office:</b>		Means an uninhabited building constructed for the purpose of the advertising, sale, and/or lease of units within a development to the general public and may contain an office for the builder and/or developer of the related development.	Carry forward but change term to office rather than trailer to cover more.	Carry forward with edits.
<b>Theatre:</b>	shall mean a lot and a building, or structure, or portion thereof, used for the presentation of musical, theatrical, or film performances and shall include accessory uses such		Carry forward with edits.	building, or structure, or portion thereof, used for the presentation of musical, theatrical, or film performances and shall include

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	as lounges, dressing rooms, workshops, and storage areas but shall not include a drive-in theatre.			accessory uses such as <b>servicing of food and beverages</b> , lounges, dressing rooms, workshops, and storage areas but shall not include a drive-in theatre.
<b>Top of Bank:</b>		Means, when used with reference to a watercourse, the highest elevation of land which ordinarily confines the waters of such watercourse when they rise out of the stream bed and/or the highest point of a stable slope associated with valley corridors containing a river or stream channel, as determined by the Conservation Authority.	Consider whether this definition is needed in the new by-law.	Definition may not be needed.
<b>Trade School:</b>	shall mean a public school, private school, or commercial school where the courses of instruction		Consider whether this definition is needed in the new by-law.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	relate primarily to industrial arts and vocational and technical subjects, with or without the accessory retailing or wholesaling of articles manufactured on the premises or the supplying of non-personal services or crafts to the public in the manner of a service trade or a repair shop, provided such articles, services, or crafts are directly related to a course of instruction conducted by the school.			
<b>Traffic Aisle:</b>	shall mean that portion of a parking area used to manoeuvre vehicular traffic between the required driveway and the parking spaces.		Carry forward.	Carry forward.
<b>Transfer Station:</b>	<b>Transfer Station:</b> shall mean a transfer station as defined and regulated by the Environmental Protection Act.	<b>Waste Transfer Station:</b> Means a facility operated under the Environment Protection Act where the primary purpose is the collection and storage of waste or hazardous waste for shipment, and which	Carry forward 61-16.	Carry forward 61-16.



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		may include limited sorting or preparation of that waste to facilitate its shipment for final disposal or transfer to a waste processing station, but does not include a facility generating energy from waste or salvage yards.		
<b>Trailer:</b>		Means a vehicle designed to be towed by a motor vehicle for the purpose of transporting or storage of goods, materials and equipment, including boat and snowmobile trailers.	Consider whether this definition is needed in the new by-law.	Definition may not be needed.
<b>Transportation/Truck Terminal:</b>	shall mean a lot and a building, or structure, or portion thereof, where railcars, trucks, trailers, or containers are loaded and unloaded, kept for hire, stored or parked, dispatched, or where goods are stored temporarily for further shipment, and	Means premises used for the transfer of goods primarily involving loading and unloading of freight-carrying trucks, and accordingly, involving the storing, parking, servicing and dispatching of freight-carrying trucks	Carry forward 160-90.	Carry forward 160-90.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	includes a moving and storage operation.			
<b>Unit:</b>	shall mean a dwelling unit as defined herein.		Delete as this is a common term and should be understood herein without the definition.	Delete definition.
<b>Use</b>	<p><b>Use (as a verb):</b> shall mean the doing or permitting of anything with respect to any land, building or structure or any part thereof by the owner or occupant of said land, building or structure or part thereof, or by or through any trustee, tenant, agent or servant of such owner or occupant.</p> <p><b>Use (as a noun):</b> shall mean the purpose for which, or manner in which, land, building, structure or any combination thereof, is designed, arranged, occupied or maintained.</p>	<p>Means:</p> <p>a) when used as a noun, the purpose for which a lot, building or structure, is designed, arranged, occupied or maintained; or</p> <p>b) when used as a verb, the doing or permitting of anything by the owner or occupant of any lot, building or structure directly or indirectly or by or through any trustee, tenant, servant or agent acting for such owner or occupant, for the purpose of making use of the lot, building or structure.</p>	Carry forward 61-16.	Carry forward 61-16.
<b>Utility:</b>		Means any building or structure used for the	This is not found anywhere else in the by-law except for the	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		supply of essential services, including a water or sewage pipeline or pumping station, a water storage reservoir, an electrical substation, a gas regulator, a gas or oil pipeline, electricity generation facilities and transmission and distribution systems, drainage, transportation, communications provided by a regulated company or public agency, and includes the offices and/or equipment used in connection with the utility.	definitions. Not needed. Delete definition.	
<b>Utility Service Equipment:</b>	shall mean any pump, generator, transformer, gas regulator, switching equipment or any other similar equipment, or structures, excepting ground level or elevated water storage reservoirs which are located on a lot.		Exclude water booster and sanitary pumps from the definition. Carry forward with edits.	shall mean any pump, generator, transformer, gas regulator, switching equipment or any other similar equipment, or structures, excepting ground level or elevated water storage reservoirs which are located on

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				a lot <b>but will not include a water booster and sanitary pump stations.</b>
<b>Vehicle:</b>		Means a passenger automobile or other motor vehicle, a boat, a farm implement, a mobile home, a motor home, a snowmobile, a trailer, or any other device which is capable of being drawn, propelled or driven by any kind of power, and includes a commercial vehicle, but does not include a bicycle or any other device powered solely by means of human effort.	This is a common term and does not need to be defined.  Delete definition.	Delete definition.
<b>Visibility Triangle:</b>		Means the triangular space formed by the distance between the point of intersection of two lot lines, at least one of which is also a street line, and	Use definition in the City's Site Plan Manual.	Means the triangle on either side of a driveway where the property line meets the driveway, where no plant materials or

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		their respective points of intersection with the line constituting the third side of the triangle shall be calculated in accordance with the County's Development and Engineering Standards and the Transportation Association of Canada. A visibility triangle is commonly called a sight triangle or a daylight triangle.		structures greater than 0.6m are permitted.
<b>Visual Barrier:</b>		Means a barrier constructed or formed along an applicable lot line, use, or structure, to act as a continuous and dense buffer between uses.	This does not need to be defined. A textbook definition would suffice.  Delete definition.	Delete definition.
<b>Veterinary Clinic:</b>	shall mean a lot and a building, or structure, or portion thereof, wherein a licensed veterinarian practices veterinary medicine, and may supply		Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	ancillary services such as boarding, grooming and sale of foods, supplies and other goods and services used by or with animals, but shall not include outdoor facilities for the boarding or keeping of animals.			
<b>War Games:</b>		Means any form of play, sport or amusement which simulates war, armed conflict or military operations	This does not need to be defined.  Delete definition.	Delete definition.
<b>Warehouse or Warehouse Use:</b>	shall mean an industry whose primary activity consists of the storage and distribution or wholesaling of goods or materials.	Means a building or structure used for the storage and distribution of goods, merchandise, substances, or materials which will be sold elsewhere or, subsequently, transported to another location for sale or consumption. The retail or wholesale sale of products may only be permitted as an accessory use	Carry forward 61-16 with edits to delete reference to accessory retail sales as that is a general provision.	Means a building or structure used for the storage and distribution of goods, merchandise, substances, or materials which will be sold elsewhere or, subsequently, transported to another location for sale or consumption. <del>The retail or wholesale sale of products may only</del>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				<del>be permitted as an accessory use</del>
<b>Warehouse, Public Storage:</b>	shall mean a lot and a building or buildings, portions of which are owned or leased by the public for the purpose of storing goods and materials.	Means a compartmentalized facility or building(s) where individual storage areas are made available to the public on rental for storage of personal goods.	Carry forward 61-16 but change name to Public Storage to avoid looking like a subset of warehouses.	Carry forward.
<b>Waste Disposal:</b>		Means:  a) any land upon, into, in or through which, or building or structure in which, waste is/was deposited, disposed of, handled, stored, transferred, treated or processed, and  b) any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing	There is no waste disposal facility in the City. Waste recycling and waste transfer have their own definitions. The only other definition could be a waste processing station but that could be added if needed.  Delete definition.	Delete definition.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		referred to in clause (a), and  c) any facility processing non-hazardous wastes through recycling, composting, recovery, incineration, and/or landfilling and operating under an Environmental Compliance Approval under the Environmental Protection Act. For the purpose of this By-Law, this definition does not include any facility generating energy from waste or waste incineration		
<b>Wayside Pit:</b>	Shall mean a pit which requires or has obtained a wayside permit pursuant to the Aggregate Resources Act.		Carry forward with edits to match with Official Plan definition.	Shall mean a pit which requires or has obtained a wayside permit pursuant to the Aggregate Resources Act <b>and operates on a temporary basis.</b>



Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
<b>Wayside Quarry:</b>	shall mean a quarry which requires or has obtained a wayside permit pursuant to the Aggregate Resources Act.		Carry forward with edits to match with Official Plan definition.	shall mean a quarry which requires or has obtained a wayside permit pursuant to the Aggregate Resources Act <b>and operates on a temporary basis.</b>
<b>Wetland:</b>		Means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands used for agricultural purposes that no longer exhibit	Consider whether this definition is needed in the new by-law.	Definition may not be needed.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		wetland characteristics shall not be considered wetlands for the purposes of this definition.		
<b>Wholesale or Wholesale Use:</b>	Shall mean an industry whose primary activity consists of the storage of quantities of goods and materials intended for sale to industrial and commercial users and does not include retail use.	Means a lot or a building where goods and merchandise are sold for resale to other businesses including other wholesalers and/or to industrial and commercial users.	Carry forward 160-90.	Carry forward 160-90.
<b>Works Yard, Municipal or Provincial:</b>		Means the use of lot, buildings, or structures for the storage of municipal or provincial road maintenance equipment and the equipment used to maintain other public facilities and includes facilities for the stockpiling of sand and sand salt mixture or materials used in the maintenance of roads and lands owned by	Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
		the municipality or province.		
<b>Yard:</b>	shall mean the space on a lot, uncovered by buildings and structures, open from the ground to the sky.	Means an area of land which is open, uncovered, unoccupied and is appurtenant to, and located on the same lot as a building, structure or excavation. In determining yard measurements, the minimum horizontal distance from the respective lot lines to the nearest part of the building shall be used.	Carry forward 160-90.	Carry forward 160-90.
<b>Yard, Exterior Side:</b>	shall mean a yard extending from the minimum front yard to the rear lot line between the exterior side lot line and the nearest part of any wall of the main building on a corner lot (as illustrated in Figures 2.4 and 2.5.).	Means a side yard immediately adjoining a street or abutting a 0.3 metre reserve on the opposite side of which a street is located.	Carry forward 61-16.	Carry forward 61-16.
<b>Yard, Front:</b>	shall mean the yard extending across the full	Means a yard extending across the full width of a	Carry forward.	Carry forward.

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
	width of a lot between the front lot line and the nearest part of any wall of the main building on the lot (as illustrated in in Figure 2.5.).	lot between the front lot line and the nearest part of any building or structure on such lot.		
<b>Yard, Interior:</b>		Means a side yard other than an exterior side yard.	Carry forward.	Carry forward.
<b>Yard, Rear:</b>	shall mean a yard extending across the full width of a lot between the rear lot line and the nearest part of any wall of the main building on the lot, and on a corner lot, shall mean a yard extending from the interior side lot line to the minimum exterior side yard, between the rear lot line and the nearest part of any wall of the main building on the lot (as illustrated in Figure 2.5.).	Means a yard extending across the full width of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest part of any building or structure on such lot.	Carry forward 61-16 add the portion from 160-90 that discusses the rear yard on a corner lot.	Means a yard extending across the full width of a lot between the rear lot line or, where there is no rear lot line, the junction point of the side lot lines, and the nearest part of any building or structure on such lot <b>and on a corner lot, shall mean a yard extending from the interior side lot line to the minimum exterior side yard, between the rear lot line and the nearest part of any</b>

Table 1: Definitions Analysis				
Term	City of Brantford Zoning By-law 160-90	County of Brant Zoning By-law 61-16	Comment	Recommendation
				wall of the main building on the lot.
<b>Yard, Side:</b>		Means a yard extending from the front yard to the rear yard between the side lot lines and the nearest part of any building or structure on such lot.	Carry forward.	Carry forward.
<b>Zone:</b>	shall mean any area of land for which specific uses and development standards are prescribed by this Bylaw, and “zoned” shall be construed accordingly.	Means a designated area of land use shown on Schedule ‘A’ of this By-Law.	Carry forward 160-90.	Carry forward.
<b>Zone Boundary:</b>	shall mean a line dividing two or more different Zones as herein defined.		Carry forward.	Carry forward.

A majority of the definitions in the current Zoning By-laws are recommended to be carried forward. The remaining definitions in the existing Zoning By-laws are outdated and require revision or no longer apply and are recommended to be deleted or rewritten as per the recommendations noted above. Some of the current definitions also contain regulations

that should be addressed in the General Provisions section of the new Zoning By-law or within the zone provisions and have been revised accordingly.

### 3 Next Steps



The purpose of this Discussion Paper is to identify, compare and summarize the definitions in Brantford's Zoning By-law 160-90 and Brant County's Zoning By-law 61-16. The Discussion Paper makes recommendations on how definitions should be revised, deleted or carried forward and included in the new Zoning By-law to ensure it can be properly interpreted.

As the New Zoning By-law Project continues and the uses and provisions required in the new Zoning By-law are considered, additional definitions may be identified as being necessary to include in the new Zoning By-law, and further revisions to the definitions recommended to be carried forward in this Discussion Paper may be required.

