

GLOSSARY OF TERMS

Access standards – methods or procedures to ensure safe vehicular and *pedestrian* movement, and access for the maintenance and repair of protection works during times of *flooding hazards*, *erosion hazards* and/or other water-related hazards.

Adverse effects – as defined in the Environmental Protection Act; one or more of:

- (a) impairment of the quality of the natural environment for any use that can be made of it;
- (b) injury or damage to property or plant or animal life;
- (c) harm or material discomfort to any person;
- (d) an adverse effect on the health of any person;
- (e) impairment of the safety of any person;
- (f) rendering any property or plant or animal life unfit for human use;
- (g) loss of enjoyment of normal use of property; and
- (h) interference with normal conduct of business.

Adverse environmental impacts – changes likely to arise directly or indirectly from *development* or *site alteration* within or *contiguous* to an element of the Greenlands Network that result in widespread, long-term, or irreversible degradation of the significant features or impairment of the natural functions of the designated area.

Examples of adverse environmental impacts include, but are not limited to, the following:

- (a) fragmentation or substantial reduction in size of an element of the Greenlands Network;
- (b) significant increase in the perimeter-to-area ratio of an element of the Greenlands Network;
- (c) disruption of corridors and *linkages* to other elements of the

Greenlands Network;

- (d) substantial alteration of natural topography;
- (e) disruption of ecological relationships among significant or representative native species;
- (f) increased potential for human or domestic animal intrusion into relatively inaccessible areas;
- (g) alteration of the quantity, quality, timing (hydroperiod) or direction of flow of surface water or groundwater within or *contiguous* to an element of the Greenlands Network;
- (h) alteration of the structure, functions or ecological interrelationships of a natural habitat which sustain representative community associations or populations of significant species;
- (i) reductions in the populations or reproductive capacity of significant species;
- (j) mortality in or removal of the predominant vegetation which provides structure to an element of the Greenlands Network;
- (k) erosion of soils or deposition of sediment;
- (l) compaction or trampling of soils;
- (m) increased potential for the introduction of invasive non-native species;
- (n) disruption of ecological processes due to increased nocturnal artificial light levels; or
- (o) increases in the level and quality of noise.

Affordable housing –

- (a) in the case of ownership housing, the least expensive of:
 - i) housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for low and moderate income households; or

- ii) housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;
- (b) in the case of rental housing, the least expensive of:
- i) a unit for which the rent does not exceed 30 per cent of gross annual household income for low and moderate income households; or
 - ii) a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Agricultural uses – means the growing of crops, including nursery, horticultural and floricultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm residence(s), buildings, structures and *farm greenhouses*.

Agriculture-related uses – means those farm-related commercial and farm-related industrial uses that are small-scale and directly related to the farm operation and are required in close proximity to the farm operation. Such uses may generally include abattoirs, grain drying and storage operations, feed mills, produce auctions for locally grown food and similar uses that provide a direct service to the farm community.

Agri-tourism activities – the act of visiting a working farm or any agricultural, horticultural or agri-business operation for the purpose of enjoyment, education, or active involvement in the activities of the farm where the principal activity on the property remains as farming and where products used in the activity are produced on the property or related to farming.

Alternative and/or renewable energy systems –

- (a) Alternative energy systems means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems;
- (b) Renewable energy systems means the production of electrical power from an energy source that is renewed by natural processes, including, but not limited to, wind, water, biomass resources or products, or solar and geothermal energy.

Archaeological assessment – the combined background research and field study of a property evaluated as moderate to high on Archaeological Potential Maps approved by the *Province* that identify the presence of and interpretation of the *archaeological resources* on the property, and make recommendations for the mitigation of the impacts on the resources. Archaeological assessments must be undertaken by a Provincially–licensed archaeologist, in accordance with reporting guidelines established by the Provincial Government, and must address the entire area of the *development application*.

Archaeological resources – artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Archaeological potential – the likelihood to contain *archaeological resources*. Criteria for determining archaeological potential are established by the *Province*, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of Natural and Scientific Interest – areas of land and water identified by the *Province* or the Region that contain natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Biodiversity – the variety of life in all its forms. It includes species diversity, ecosystem diversity and genetic diversity within species.

Brownfield – underdeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built boundary – the limits of the developed portions of the Urban Area and Township Urban Areas designations as defined by the *Province* in accordance with the provisions of the Growth Plan for the Greater Golden Horseshoe.

Built heritage resources – 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 the community. These resources may be identified through designation or *heritage conservation* easement under the Ontario Heritage Act, or listed by local, regional, provincial or federal jurisdictions.

Central Transit Corridor Environmental Assessment Study Area – the Study Area identified in the Individual Environmental Assessment Terms of Reference for the Regional Rapid Transit Initiative dated July 21, 2005, as the area within which an alignment for a proposed *rapid transit* system will be selected and the area that may be directly and indirectly affected by the system. The Corridor extends from the Mercedes Industrial Commercial Area in Woolwich, south through Uptown Waterloo and Downtown Kitchener, to the Preston Town Centre and Galt City Centre in Cambridge.

Community housing – rental housing that offers affordable market rent units and subsidized (rent–geared–to–income) units for individuals and families who are finding it difficult to afford adequate housing in the private rental market.

Community improvement – the planning, replanning, design, or redesign, resubdivision, clearance, development or redevelopment, reconstruction and/or rehabilitation of a Community Improvement Project Area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable, or other uses, buildings, works improvements or facilities, or spaces therefore, as may be appropriate or necessary.

Community Improvement Plan – a plan for the *community improvement* of a Community Improvement Project Area.

Community infrastructure – lands, buildings and structures that support the quality of life for people and communities by providing public services for health, education, recreation, socio-cultural activities, security and safety, and affordable housing.

Complete community – communities that meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of employment, local services, a full range of housing and *community infrastructure* including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

Conserve/conserved (for the purposes of Chapter 3) – the identification, protection, use and/or management of cultural heritage and *archaeological resources* in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

Contiguous – lands that are situated in sufficiently close proximity such that *development* or *site alteration* could reasonably be expected to produce one or more of the following impacts: alterations to existing hydrological or hydrogeological regimes; clearing of existing vegetation; erosion and sedimentation; or producing a substantial disruption of existing natural *linkages* or the habitat of a significant species.

Cultural Heritage Impact Assessment – a study to determine if *cultural heritage resources* will be negatively impacted by a proposed *development* or *site alteration*. It can also demonstrate how the *cultural heritage resource* will be *conserved* in the context of redevelopment or *site alteration*. Mitigative or avoidance measures or alternative *development* approaches may also be recommended.

Cultural heritage landscape – a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. 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 parts.

Cultural heritage resources – the physical remains and the intangible cultural traditions of past human activities. These include, but are not limited to:

- buildings (residential, commercial, institutional, industrial and agricultural);
- cultural heritage landscapes (designed, organic/evolved);
- structures (water tower; bridge, fence and dam);
- monuments (cenotaph, statue and cairn);
- archaeological resources;
- cemeteries;
- scenic roads;
- vistas/viewsheds;
- culturally *significant* natural features (tree and landform);
- movable objects (archival records and artifacts); and
- cultural traditions (language, stories, music, dance, food, celebrations, art and crafts).

Cumulative impacts – the changes to the environment resulting from a particular activity in combination with the incremental impacts caused by other closely related past, present and reasonably foreseeable future activities. Cumulative impacts may reveal that relatively minor impacts associated with a particular activity may contribute to more significant impacts when considered collectively with other activities taking place over a period of time.

Development – the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act.

Development application – an application for approval under the Planning Act. Development applications may include applications for approval of the following: Plans of Subdivision; Plans of Condominium; Consent; Part Lot Control Exemption By-laws; Official Plan Amendments; and Zone Change Applications. Development applications do not include *site plans*.

Discharge Constraint Areas – lands where groundwater naturally discharges to the surface of the soil or other surface water bodies and may pose a serious constraint to the construction, use and occupancy of land and buildings.

Ecological function – the natural processes, products or services that living and non-living environments provide or perform within or among species, ecosystems and landscapes, including *hydrologic functions* and biological, physical, chemical and socio-economic interactions.

Endangered or threatened species – a species that is listed or categorized as either a “Threatened Species” or an Endangered Species” appears on the *Province’s* official Species at Risk in Ontario List, as updated and amended from time to time.

Employment area – areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Environmental Assessment – a process for the authorization of an undertaking under legislation such as the Environmental Assessment Act, and the Ontario Energy Board Act.

Environmental features – features of the natural environment, including:

- (a) Significant Habitat of Endangered or Threatened Species;
- (b) *Fish habitat*;
- (c) *Wetlands*;
- (d) Provincially significant life science *Areas of Natural and Scientific Interest*, regionally significant life science *Areas of Natural and Scientific Interest*, or provincially significant earth science *Areas of Natural and Scientific Interest*;
- (e) Environmentally Significant Valley Features;
- (f) Regionally Significant Woodlands;
- (g) *Significant* wildlife habitat;
- (h) Sand barrens, savannas and tallgrass prairies;

- (i) Alvars;
- (j) Permanent and intermittent watercourses;
- (k) Lakes (and their littoral zones);
- (l) *Environmentally Significant Discharge Areas & Environmentally Significant Recharge Areas*; and
- (m) Regional Recharge Areas.

Environmental impact statement – a study prepared in accordance with established procedures to refine the boundaries of elements of the Greenlands Network, identify the potential impacts of a *development application* on such elements, and recommend a means of preventing or minimizing these impacts through avoidance or mitigation.

Environmentally Significant Discharge Areas – lands where groundwater discharges to the surface of the soil or to surface water bodies to sustain *wetlands*, fisheries, or other specialized natural habitats.

Environmentally Significant Recharge Areas – lands where water infiltrates into the ground to replenish an aquifer that sustains, in full or in part, *environmental features*.

Erosion hazard – 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 (the average annual rate of recession extended over a 100 year time span), an allowance for slope stability, and an erosion access allowance.

Existing – land uses legally existing in accordance with the Area Municipal zoning by-law.

Farm greenhouse – a building used for the growing of flowers, fruits, vegetables, plants, shrubs, trees and other similar agricultural products, under glass, fiberglass or plastic, that are used as inputs on the farm or primarily sold off-site at wholesale or retail.

Farm-related residential unit – a dwelling on a farm used as the primary residence for an active and operating farmer, or a dwelling for a full-time farm employee of an active farm on which the dwelling is located.

Fish habitat – as defined in the Fisheries Act, c. F-14; the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flood fringe – for watercourses and small inland lake systems; the outer portion of the *floodplain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the *floodway*.

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

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

except where the use of the 100 year flood or the actually experienced event has been approved by the *Province* as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodplain – for watercourses and small inland lake systems; the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

Floodproofing standard – the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards* along watercourses and small inland lake systems.

Floodway – for watercourses and small inland lake systems; the portion of the *flood plain* where *development* and *site alteration* would cause a danger to public health and safety or property damage. Where the one-zone concept is applied, the floodway is the entire contiguous *flood plain*. Where the two-zone concept is applied, the floodway is the contiguous inner portion of the *floodplain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two-zone concept applies, the outer portion of the *floodplain* is called the *flood fringe*.

Geothermal well – a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five meters unless the protective geologic layers overlaying a *vulnerable* aquifer have been removed through construction or excavation.

Greyfield – previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict or vacant.

Gross leasable area – the total floor area designed for tenant occupancy and exclusive use, including basements, upper floors and mezzanines. It is measured from the centre line of joint partitions and from outside wall faces. Gross leasable area is the area on which tenants pay rent, and which produces income for an owner.

Groundwater feature – refers to water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat enhancement – an enhancement of the form and/or *ecological function* of the Greenlands Network. Refers to an overall positive contribution to the state of the natural environment as a result of rehabilitation initiatives associated with a *mineral aggregate operation*. These positive contributions may include such criteria as increased biological diversity, system function, *significant* wildlife habitat and the creation of *environmental features*, including *wetlands*, water systems and *woodlands*.

Hazardous lands – property or lands that could be unsafe for development due to naturally occurring processes. Along watercourses 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.

Hazardous sites – property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous chemicals and/or substances – substances that individually or in combination with other substances are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Human services – those services that maintain and promote a high quality of life and allow residents to develop to their full potential, including, but not limited to, police services, emergency services, social assistance, pre-employment services, child care, health care and cultural services.

Hydrologic function – the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil, underlying rocks and in the atmosphere, and water's interaction with the environment including its relation to living things.

Infrastructure – physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: *municipal drinking-water supply systems, municipal wastewater systems, septage treatment systems, storm water management systems, waste management systems, electric power generation and transmission, communications/telecommunications, transit systems and corridors, the Regional Road system, Provincial Highways, railways, oil and gas pipelines and associated facilities.*

Linkages – areas that connect *environmental features* along which plants and animals can propagate, genetic interchange can occur, populations can move in response to environmental changes and life-cycle requirements, and species can be replenished from other *environmental features*. Linkages can also include those areas currently performing, or with the potential to perform, through restoration, linkage functions. Although linkages help to maintain and improve *environmental features*, they can also serve as important *environmental features* in their own right.

Liveable/liveability – the ability to readily satisfy the majority of one's day-to-day housing, employment, shopping, health, transportation and recreational needs and thereby sustain a high quality of life. A liveable region is one that contains integrated, compact, *mixed-use* communities with distinct senses of place and character that provide people with choices about where they live, work and play.

Major Office – a freestanding office building of 10,000 square metres or greater, or with 500 jobs or more.

Mineral aggregate operation – an operation and uses accessory thereto, other than *wayside pits and quarries*, conducted under a license or permit under the Aggregate Resources Act;

Mineral aggregate resources – gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Minimum distance separation formulae – the separation distance as determined through the Minimum Distance Separation Formulae I and II or any other reduced distance satisfactory to the Area Municipality and the *Province* through an amendment to an Area Municipal zoning by-law or minor variance application.

Mixed-use – development of compatible residential and non-residential land uses within the same area or on the same parcel of land. Mixed-use facilitates the provision of a wide range of residential types within close proximity to employment, institutional, social and recreational opportunities.

Multi-modal – the availability or use of more than one form of transportation, such as walking, cycling, buses, *rapid transit* and automobiles.

Municipal comprehensive review – for the purposes of this Plan, an official plan review, or an official plan amendment, initiated by the Region and/or an Area Municipality, as appropriate, which:

- a) is based on a review of the population and employment forecasts contained in this Plan and which reflect forecasts and allocations by the Region and Provincial plans;
- b) utilizes opportunities to accommodate forecasted growth through reurbanization;
- c) is integrated with planning for physical *infrastructure* and *community infrastructure*;
- d) considers cross-jurisdictional issues; and
- e) comprehensively applies the policies and schedules of Provincial plans.

Municipal drinking-water supply systems – all or part of the drinking-water supply, treatment and distribution systems owned and operated by a municipality.

Municipal wastewater systems – any sewage collection or treatment works owned or operated by a municipality.

Non-farm lot – parcel of land designated in the Area Municipal official plan and/or zoned in the Area Municipal zoning by-law for non-farm purposes.

Non-farm-related residential unit – any dwelling unit that is not in conformity with the definition of an agricultural-related residential unit.

Normal farm practices – a practice, as defined in the Farming and Food Production Protection Act, 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 proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, and regulations made under that Act.

One-zone policy area – the approach whereby the entire *floodplain*, as defined by the Regulatory Floodline, is treated as one unit, and approval of all *development applications* are prohibited or restricted.

Other information and materials – the particular studies, reports, maps, plans, and other documentation that may be required of the owner/applicant in addition to the requirements of sub-sections 22(4) and 51(17) of the Planning Act to satisfy the requirements of a complete application. The study requirements will be determined on a case-by-case basis through the *pre-submission consultation meeting*.

Outdoor living area – is the part of an outdoor area which is easily accessible from the building and which is designed for the quiet enjoyment of the outdoor environment. Outdoor living areas include, but are not limited to, the following:

- (a) backyards or front yards or gardens or terraces or patios;
- (b) balconies, provided they are the only outdoor living area for the occupant and meet the following conditions:
 - i) minimum depth of four metres;
 - ii) outside the exterior building facade; and
 - iii) unenclosed;

- (c) common outdoor living areas associated with multi-storey apartment buildings or condominiums; and
- (d) passive recreational areas such as parks if identified by the Area Municipality.

Passive noise attenuation measures – noise reducing site designs, building layouts and structural design measures that mitigate noise between *sensitive land uses* and noise generating or other potentially incompatible land uses without the use of structural mitigation measures such as noise attention walls or berms.

Pedestrian – a person moving from place to place, either by foot or by using an assistive mobility device. Pedestrians include residents and visitors of all abilities.

Portable asphalt plant – a facility:

- (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
- (b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant – a building or structure:

- (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
- (b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Preferential pathways – a constructed pathway or excavation to a depth greater than five meters and/or where protective geologic layers overlying an aquifer have been removed that create a direct access or conduit facilitating the transport of contaminants to a municipal drinking-water source.

Pre-submission consultation meeting – the opportunity for staff to consult with an owner/applicant prior to the owner/applicant preparing an application, in order

to outline the information and materials that the owner/applicant will be required to submit concurrently with the application form and prescribed fees.

Prime agricultural land – land that includes *specialty crop areas* and/or Canada Land Inventory Classes 1, 2, and 3 soils, in this order of priority for protection.

Protection works standards – the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by *flooding hazards*, *erosion hazards* and other water-related hazards, and to allow access for their maintenance and repair.

Province – the Province of Ontario or one or more of its ministries or other agencies that exercise delegated authority on behalf of one or more ministries.

Provincial and Federal requirements (for the purposes of Chapters 3 and 6) – legislation and policies administered by Federal or Provincial governments for the purpose of protecting the environment from potential impacts associated with energy facilities and ensuring that the necessary approvals are obtained.

Provincial and Federal requirements (for the purposes of Chapter 7) – legislation and policies administered by Federal or Provincial governments for the purpose of protecting *fish habitat*, and related scientifically established standards such as water quality criteria for protecting Lake Trout populations.

Provincial Highways – roads which provide inter-regional or provincial scale service and which are under the jurisdiction of the *Province*. They provide primarily a traffic service function and may be two lane or multi-lane, divided, or undivided, with at-grade or grade-separated interchanges as per demand requirements, constructed to Provincial Highway standards.

Provincial plan – a plan approved by the Lieutenant Governor in Council or the Minister of Municipal Affairs and Housing, but does not include municipal official plans.

Provincially constrained environmental areas – landscape features where the features are both identified in any applicable official plan or *Provincial plan*, and where the applicable *Provincial plan* or Provincial Policy Statement prohibits *development* in the features: *wetlands*, *woodlands*, Significant Valleys, Environmentally Significant Valley Features, *Areas of Natural and Scientific Interest*, Significant Habitat of Endangered or Threatened Species, *significant* wildlife habitat and *fish habitat*.

Rapid transit – a public transportation system operating for its entire length primarily on an exclusive right-of-way. The definition includes systems operating at-grade and systems operating on elevated or underground facilities.

Record of Pre-Submission Consultation – the written documentation of a *pre-submission consultation meeting* as issued by the Regional Commissioner of Planning, Housing & Community Services which outlines the information and materials identified for inclusion of the complete application.

Recreational and tourism uses – both passive and active recreational and tourism uses, such as trails, parks, golf courses, playing fields, campgrounds, outdoor paint ball facilities, butterfly conservatories and similar uses.

Regional forest – a forested property owned and managed by the Region.

Retail commercial centres – a group of stores planned and developed as a unit and having a minimum *gross leasable area* of 10,000 square metres.

Reurbanization – describes four distinct types of activity, all of which serve to increase the residential or employment density on sites located within the existing, built-up area. The four types of activity captured under the definition of reurbanization include:

- (a) Infill: new *development* on formerly vacant land;
- (b) Intensification: an expansion in the use of an existing structure or structures that serves to increase the density on a site;
- (c) Adaptive reuse: a change in the use of a structure, typically from commercial/industrial to residential, that results in greater density; and
- (d) Redevelopment: the wholesale change or conversion of an area, often involving some form of land assembly and/or demolition, which results in significantly higher density than existed previously.

Many of the key opportunities for reurbanization are associated with *brownfields* (underutilized or derelict properties believed to contain some form of contamination) and *greyfields* (previously developed sites that are not contaminated).

Rural institutional uses – institutional uses related to and directly serving the needs of the rural community, such as schools, places of worship and rural community centres.

Rural residential infilling formulae – the measurement of the 100 metre separation distance set out in Policy 6.E.10 will be determined as follows:

- (a) measurement is established between two points located along the centre-line of the existing right-of-way of an open public road and which points are determined by a line drawn from the centre of such unit and perpendicular to the public road;
- (b) the distance between the two points is measured along the public road through intersecting public roads; and
- (c) the point of reference on an adjoining and undeveloped *non-farm lot* is determined by the mid-point along the public road.

Secondary uses – uses secondary to the principal use of the property, including but not limited to home occupations, bed and breakfasts, home industries, *agri-tourism activities* and uses that provide value-added agricultural products from the farm operation on the property.

Sensitive land uses – buildings, land uses, amenity areas, or outdoor spaces:

- (a) where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment; or
- (b) that may be adversely impacted by noise from transportation sources, including: residential developments; seasonal residential developments; and hospitals, nursing/retirement homes, schools, and day-care centres.

Significant –

- (a) in regard to wildlife habitat, areas where plants, animals and other organisms live and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.
- (b) in regard to regionally significant features and areas comprising the Greenlands Network, areas identified as being ecologically

important to the region based on the specific criteria established by the Region and described in the associated policies in this Plan.

- (c) in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.

Site alteration – activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Site plan (for use in all Chapters, except Chapter 9) – a plan prepared under Section 41 of the Planning Act which details building location and design as well as other site specific considerations such as walkways, landscaping, lighting and storage areas.

Site plan (for the purposes of Chapter 9) – a plan as defined in the licensing process for aggregate extraction operations in accordance with the provisions of the Aggregate Resources Act.

Special needs housing – any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living.

Special policy area – an area within a community that has historically existed in the *floodplain* and where site-specific policies, approved by the *Province*, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the *Province*.

Specialty crop area – areas designated using evaluation procedures established by the *Province*, as amended from time to time, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- b) a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

Sustainable/sustainability – the ability to meet the needs of both current and future generations by balancing cultural, economic, environmental and social elements through thoughtful, comprehensive and inclusive decision-making. A sustainable region is one that is robust, resilient and strives to live within its natural limits.

Temporary Farmers' Markets – outdoor food stands using temporary structures to sell food products to the public. The foods sold would be primarily from local sources, and may include processed foods such as jams and preserves and other farm-made products. Stand operators could be farmers or staff or volunteers of a business or organization with a permit to operate the stand.

Time of travel – an estimate of time required for a particle of water to move in the saturated soil or rock from a specific point in an aquifer to the well intake.

Transit stops – include conventional bus transit terminals and stops and iXpress stops

Two-zone policy area – the approach that selective developed urban areas within the *floodplain*, as defined by the Regulatory Floodline, are considered to be less hazardous than others such that *development applications* could potentially safely occur. The first zone, termed the *flood fringe*, defines the portion of the *floodplain* where *development* may occur subject to appropriate *floodproofing standards*. The second zone, termed the *floodway*, defines that portion of the *floodplain* where *development* is prohibited or restricted.

Vulnerable/vulnerability – surface water and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by *preferential pathways* among such activities and the surface water and/or groundwater.

Watershed studies – comprehensive scientific studies that describe how surface water and groundwater and terrestrial and aquatic ecosystems function within a defined drainage area. These investigations result in recommendations as to where and how development activity can safely occur so as to minimize flood risks, stream erosion, degradation of water quality, and negative impacts on natural systems. Recommendations may also identify opportunities for ecological enhancement and recreation.

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

Wetlands – 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 being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

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