

SECTION 20

GLOSSARY

Note: a word that is *italicised* throughout this Plan contains a definition in this Chapter. However, definitions are provided in the Chapter for the Federal Government, the Province, the Region/region/Regional Official Plan and the Township/township but are not *italicized* in this Plan.

Active Transportation – human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Adjacent Lands – includes the following:

- a) For the purposes of policies related to transportation and infrastructure corridors shall mean those lands *contiguous* to existing or planned corridors and transportation facilities where *development* would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;
- b) For the purposes of policies related to natural heritage shall mean those lands *contiguous* to a specific *natural heritage feature or area* where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;
- c) For the purposes of policies related to minerals and petroleum shall mean those lands *contiguous* to lands on the surface of known *petroleum resources, mineral deposits, or deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province;
- d) For the purposes of policy related to cultural heritage and archeology shall mean those lands *contiguous* to a *protected heritage property* or as otherwise defined in the municipal official plan; and
- e) For any other purpose shall mean those lands *contiguous* to the *development*.

Adverse Effects – as defined in the Environmental Protection Act means one or more of the following:

- 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 Impact – 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 of 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 *Environmental 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 of 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 increase nocturnal artificial light levels; or
- o) Increases in the level and quality of noise.

Affordable Housing/Affordability –

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

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

Agricultural Uses – the growing of crops, including nursery, biomass, 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.

Agricultural Condition –

- a) In regard to *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and
- b) Regarding *prime agricultural land* outside of *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored.

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

Agri-tourism 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 or related to farming.

Archaeological Assessment – the combined background research and field study of a property evaluated as moderate to high on Archeological Potential Maps approved by the Province that identify the presence of and interpretation of the archeological resources on the property and make recommendations for the mitigation to the impact on the resources. Archeological 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, marine archaeological sites as defined under the Ontario Heritage Act. 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. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The Ontario Heritage Act requires archaeological potential to be confirmed through archaeological fieldwork.

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 – means 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-up Areas – all lands within the *built boundary* of the Township Urban Areas and the Urban Areas as of June 16, 2009 and as established by the *Province*.

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, re-planning, design, or redesign, re-subdivision, 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.

Compact-built Form – a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for *infrastructure*. *Compact built form* can include detached and semidetached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and *active transportation*, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage *active transportation*.

Complete Community – places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and *public service facilities*. *Complete communities* are age-friendly and may take different shapes and forms appropriate to their contexts.

Complete Streets – streets planned to balance the needs of all road users, including *pedestrians*, cyclists, transit-users, and motorists.

Comprehensive Rehabilitation – rehabilitation of land from which mineral aggregate resources have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of *mineral aggregate operations*.

Conserve/Conserved (for the purpose of Chapter 12 only) – the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative *development* approaches can be included in these plans and assessments.

Contiguous – lands that are situated in sufficiently 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.

Countryside 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.

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 that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trail ways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

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.

Designated Greenfield Areas – lands within settlement areas but outside the delineated built-up-areas that have been designated in the Official Plan for *development* and are required to accommodate forecasted growth to the horizon of the Plan. *Designated greenfield areas* do not include excess lands.

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*.

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.

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.

Doddy House – a converted and/or expanded farm related residence into a maximum of two units to accommodate the expanded farm family.

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 socioeconomic interactions.

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.

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.

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, 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 of elements identified in Chapter 13.

Environmental 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*. *Environmental Linkages* can also include those areas currently performing or with the potential to perform, through restoration, linkage functions. Although *Environmental Linkages* help to maintain and improve *environmental features*, they can also serve as important *environmental features* in their own right.

Environmentally Sensitive Landscape – is a geographically and ecologically definable landscape that is distinguishable from the surrounding areas by the concentration, proximity and/overlap of:

- a) Designated natural features (such as Environmentally Sensitive Policy Areas or Provincially Significant Wetlands);
- b) Associated natural features (such as stream valleys and specialized habitats); and
- c) *Ecological functions* (such as groundwater recharge areas and ecological corridors or linkages) which together constitute a heterogeneous landscape mosaic that contributes significantly to Regional *biodiversity* conservation.

An Environmentally Sensitive Landscape (ESL) may include lands under active human use or management, but should be: predominantly natural, not bisected by major highways, and exclusive of areas irreversibly transformed by concentrated human settlement, or where widespread commitments to *development* in the form of land use designations have been made in Area Municipal Official Plans. In recognition of the cultural influences that have shaped, and continue to shape, the Region's landscape, ESL's are considered compatible with several limited human uses such as legally permitted agricultural, residential, commercial and resource extraction areas. In addition to protecting regional and local biodiversity, providing a wide range of ecological functions, and accommodating some human land uses, ESLs also provide continued opportunities for aesthetic enjoyment, low-impact recreation, and scientific, archaeological and/or historical study in the Region's countryside.

Environmentally Sensitive Policy Areas – a natural area identified as regionally *significant* by the Region of Waterloo based on the criteria set out in the Regional Official Plan.

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 Township Zoning By-law.

Farm/Farming – a parcel of land on which the predominant activity is farming that includes the growing of crops, and the raising of livestock. Notwithstanding the generality of the foregoing, farming may include fur farming, fruit growing, keeping of bees, fish farming, poultry farming, vegetable growing, and non-retail greenhouses. Sod farming is permitted subject to a site-specific zone change.

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 Non-Residential Use – an industrial or commercial use which supports agriculture and needs to be in proximity to farms, such as farm implement dealerships, grain drying and storage operations, feed mills, abattoirs, non-retail greenhouses, and similar uses which provide a direct service to agricultural operations as an exclusive or primary activity.

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.

Fill, Construction, and Alteration to Waterways Regulations – a regulation passed pursuant to the Conservation Authorities Act or its successors, whereby a Conservation Authority may, among other matters, regulate:

- a) The straightening, changing, diverting or interfering in anyway with the existing channel of a river, creek, stream or watercourse;
- b) The construction of any building or structure in or on a pond or swamp or in any area susceptible to flooding; and
- c) The placing or dumping of fill of any kind in any defined part of the area over which the Conservation Authority has jurisdiction in which, in the opinion of the Conservation Authority, the control of flooding or pollution or the conservation of land may be affected.

Fish Habitat – as defined in the Fisheries Act, means the spawning grounds any other areas including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flood – a temporary rise in the water level resulting in the inundation of areas in the flood plain not ordinarily covered by water.

Flood fringe – the outer portion of the *floodplain* between the *floodway* and the *flooding hazard* limit, being the area, which lies between the Floodway and the Regulatory Flood Level. 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;
- c) A flood which is greater than (a) or (b) which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the *Province*; and
- d) Except where the use of the 100-year flood or the actually experienced event has been approved by the *Province* as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodplain –the area, usually lowlands, 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 –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*. In all cases, the floodway will include areas of inundation that contain high points of land not subject to flooding.

Green Infrastructure – natural and human-made elements that provide ecological and hydrologic functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

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.

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.

Habitable Floor Space: – any room or space in a dwelling unit designed for living, sleeping or the preparation of food and includes hotels and motels for overnight accommodation.

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*.

Habitat of Endangered Species and Threatened Species –

- a) With respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) of the Endangered Species Act, is in force, the area prescribed by that regulation as the habitat of the species; or
- b) With respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the *Province*; and
- c) Places in the areas described in clause a) or b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

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.

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).

High Quality – primary and secondary sand and gravel and bedrock resources as defined in the Aggregate Resource Inventory.

Heritage Register – the official list or record of *cultural heritage resource* properties that have been identified as being of cultural heritage value or interest.

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, childcare, 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*, *sewage 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.

Low Impact Development – an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. *Low impact development* can include bio-swales, permeable pavement, rain gardens, green roofs, and exfiltration systems. *Low impact development* often employs vegetation and soil in its design, however, that does not always have to be the case.

Low and Moderate-Income Households –

- a) In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or
- b) In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.

Major Office – a freestanding office building of 4,000 square metres or greater, or with 200 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.

Mineral Aggregate Resource Conservation –

- 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
- b) The wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to *development* occurring.

Minimum Distance Separation – the separation distance as determined through the Minimum Distance Separation Formulae I and II or any other reduced distance satisfactory to the Township 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, 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 re-urbanization;
- 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 – a parcel of land located outside of a settlement, but in the Countryside, that is or would be capable of being held in distinct and separate ownership pursuant to the Planning Act, which is not a farm parcel. Examples of such lots would be:

- a) A parcel that is less than 2 hectares,
- b) A parcel that has less than 2 hectares of actively farmed land,
- c) As environmentally constrained to prevent or limit *development* of all or most of the parcel,
or
- d) Is configured in such a way to significantly limit the ability to be farmed.

Non-Farm-Related Residential Unit– any dwelling unit that does not conform to the definition of a farm-related residential unit and would include the construction or allowing construction of a dwelling on a Non-Farm Lot.

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.

On-farm Diversified Uses – uses that are secondary to the principal agricultural use of the property and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *Agri-tourism uses*, and uses that produce value-added agricultural products.

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

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.

Pit – a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes but does not include a wayside pit.

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.

Pre-submission Consultation Meeting – the opportunity for staff to consult with an applicant prior to the applicant preparing an application, in order to outline the information and materials that will be required to submit concurrently with the application form and prescribed fees.

Prime Agricultural Lands – *specialty crop areas* and/or Canada Land Inventory Classes 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Prime Employment Areas – areas of employment within *settlement areas* that are designated in this Plan and the Regional Official Plan and are protected over the long-term for uses that are land extensive or have low employment densities and require locations that are adjacent to or near major goods movement facilities and corridors. These uses include manufacturing, warehousing, and logistics, and appropriate associated uses and ancillary facilities.

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.

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)–

- a) Legislation, regulations, policies and standards administered by the federal or provincial governments for the purpose of protecting the environment from potential impacts associated with energy systems and ensuring that the necessary approvals are obtained;
- b) Legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish* and *fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- c) Legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

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 provincial plan within the meaning of section 1 of the Planning Act.

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*.

Public Service Facilities – lands, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include *infrastructure*.

Public Realm – all spaces to which the public has unrestricted access, such as streets, parks, and sidewalks.

Quality and Quantity of Water – measured by indicators associated with *hydrologic function* such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Quarry – a place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes but does not include a wayside quarry or open pit metal mine.

Rail Facilities – rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*.

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.

Region – the corporate entity of the Regional Municipality of Waterloo.

region – the geographic area encompassing the Regional Municipality of Waterloo.

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.

Regional Official Plan – the Regional Official Plan that is approved and in effect.

Regulatory Flood – the flood resulting from the Hurricane Hazel Regional Storm, as determined by the Grand River Conservation Authority.

Regulatory or Regional Flood Line – a set of lines on either side of river or stream showing the highest water level, which may be reached in the event of a Regional Storm as defined and calculated by the Grand River Conservation Authority. The Regional flood is defined as the rainfall experienced during the Hurricane Hazel storm of 1954 superimposed over the Grand River watershed.

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 Areas – means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and area and resources areas.

Rural Lands – means the lands located outside the settlement area and which are outside the *prime agricultural areas*.

Rural Residential Infilling Formulae – the measurement of the 100-metre separation distance will be determined as follows:

- a) measurement is established between two points located along the centreline 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.

Safe Access (for the purposes of Sections 13 only) – pedestrian or vehicular access/evacuation routes as determined by the Grand River Conservation Authority in an evaluation of flood depths and velocities in accordance with Provincial policy.

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.

Sensitive Groundwater Area – area of land contributing water to a municipal well as identified by the Region.

Settlement Areas – means urban areas and rural settlement areas within municipalities (such cities, towns, villages and hamlets) that are:

- a) Built up areas where *development* is concentrated, and which have a mix of land uses;
- b) Lands which have been designated in an official plan for *development* over the long-term planning horizon provided for in Policy 1.1.2 of the Provincial Policy Statement (2014). In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where *development* is concentrated.

Significant –

- a) Regarding *wetlands, coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- b) In regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources;
- c) Regarding other features and areas of natural heritage, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;
- d) Regarding *mineral* potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) Regarding cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Criteria for determining significance for the resources identified in sections (c)-(e) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

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 (applicable to all chapters except Chapter 11) – an application 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 (applicable to Chapter 11 only) - a plan as defined in the licensing process for aggregate extraction operations in accordance with the provisions of the Aggregates 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*. Special policy areas are not intended to allow for new or intensified *development* or site alteration if an Area Municipality has feasible opportunities for *development* outside the floodplain otherwise in conformity with the policies of the Plan.

Specialty Crop Area – means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, 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;
- b) Farmers skilled in the production of specialty crops; and
- c) A long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

Stormwater Master Plan – a long-range plan that assesses existing and planned stormwater facilities and systems and outlines stormwater *infrastructure* requirements for new and existing *development* within a settlement area. *Stormwater master plans* are informed by *watershed planning* and are completed in accordance with the Municipal Class Environmental Assessment.

Stormwater Management Plan – a plan that provides direction to avoid or minimize and mitigate stormwater volume, contaminant loads, and impacts on receiving water courses to: maintain groundwater quality and flow and stream base flow; protect water quality; minimize the disruption of pre-existing (natural) drainage patterns wherever possible; prevent increases in stream channel erosion; prevent any increase in flood risk; and protect aquatic species and their habitat.

Strategic Growth Areas – within Township Urban Areas, nodes, corridors, and other areas that have been identified by the Township, the Region or the Province to be the focus for accommodating *reurbanization* and higher-density mixed uses in a more *compact built form*. *Strategic growth areas* may include the Urban Growth Centres and other major opportunities that may include infill, redevelopment, *brownfield sites*, the expansion or conversion of existing buildings, or *greyfields*. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as *strategic growth areas*.

Sub-watershed Plan – a plan that reflects and refines the goals, objectives, targets, and assessments of *watershed planning* for smaller drainage areas, is tailored to subwatershed needs and addresses local issues. A *subwatershed plan* should: consider existing *development* and evaluate impacts of any potential or proposed land uses and development; identify hydrologic features, areas, linkages, and functions; identify natural features, areas, and related *hydrologic functions*; and provide for protecting, improving, or restoring the *quality and quantity of water* within a subwatershed. A *subwatershed plan* is based on *pre-development* monitoring and evaluation; is integrated with natural heritage protection; and identifies specific criteria, objectives, actions, thresholds, targets, and best management practices for development, for water and wastewater servicing, for stormwater management, for managing and minimizing impacts related to severe weather events, and to support ecological needs.

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.

Township - the corporate entity of the Township of Woolwich.

township - the geographic area encompassing the Township of Woolwich.

Transit stops – 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 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 and/or ground water that can be easily changed or impacted.

Watershed - for the purposes of this Plan the term watershed also includes sub-watersheds.

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

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

Wetland Complex - a wetland complex comprises two or more individual wetland areas along with their *adjacent lands* that are related in a functional manner and are grouped within a common wetland boundary. The whole area is evaluated (not individual wetland area components) by the Ministry of Natural Resources or other qualified parties and identified by the Ministry of Natural resources in accordance with the wetlands policy statement.

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.

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. *Woodlands* may be delineated according to the Forestry Act definition or the Province’s Ecological Land Classification system definition for “forest.”