

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 weather-related hazards*.

Accessory Use – (applicable to all chapters except Chapter 3) any land, building or structure that is subordinate to and exclusively devoted to the principal use that is permitted and that is located on the same lot.

Additional Residential Dwelling Unit - self-contained residential unit with a private kitchen, bathroom facilities, and sleeping area within the main dwelling or within a structure accessory to a dwelling.

Adjacent lands – lands within 120 metres of a *Provincially Significant Wetland*, or all lands connecting individual wetland areas within a wetland complex as determined by the Ministry of Natural Resources, or its delegate.

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 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 –

- a) In the case of home ownership, 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 – 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 – 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 of 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 education, enjoyment, 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 *Province*, and must address the entire area of the *development application*.

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 Heritage Act.

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

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 Wellesley Urban Area as defined by the *Province* in accordance with the provisions of the Growth Plan for the Greater Golden Horseshoe.

Built-up area – includes all lands within the *built boundary* of the Wellesley Urban Area as of June 16, 2009 and as established by the *Province*.

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*.

Community planning process – a comprehensive planning exercise for a large area of new development which involves consultation with various agencies and the public. Some elements resulting from a *community planning process* must be designated in the Official Plan. The results of a *community planning process* may include the adoption of implementation plans (also referred to as “Community Plans” or “District Plans”) by Township Council.

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 7 only) 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 *Cultural 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 *Environmental 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 resource – the physical remains and the intangible cultural traditions of past human activities. These include, but are not limited to:

- a) buildings (residential, commercial, institutional, industrial and agricultural);
- b) *Cultural Heritage Landscapes* (designed, organic/evolved);

- c) structures (water tower; bridge, fence and dam);
- d) monuments (cenotaph, statue and cairn);
- e) *archaeological resources*;
- f) cemeteries;
- g) scenic roads;
- h) vistas/viewsheds;
- i) culturally significant natural features (tree and landform);
- j) movable objects (archival records and artifacts); and
- k) cultural traditions (language, stories, music, dance, food, celebrations, arts 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 – (for the purposes of Chapter 6 only) 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 nor 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.

Employment area – areas designated in this Plan for clusters of businesses and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. These areas include lands designated as General Industrial, or Rural Employment Areas.

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) 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 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.

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 – a geographically and ecologically definable landscape that is distinguishable from the surrounding areas by 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 *Environmental 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 Township 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 a number of 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 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, or erosion access allowance.

Existing – land uses legally existing in accordance with the Township 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, fibreglass or plastic, that are used as inputs on the farm or primary 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 employee of an active farm on which the dwelling is located.

Fish habitat – the spawning ground and nursery, rearing, food supply and migration area upon which fish depend 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*;
- 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 – 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 *floodplain* 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 floodplain*. 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.

Greyfield – previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that are 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 features – refers to water-related features in the earth's subsurface, including recharge/discharge area, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

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).

Heritage Registry – 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, child care, healthcare and cultural services.

Hydrologic functions – 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.

Infill – development on vacant lots or underdeveloped lots within a *built-up area*.

Infrastructure – physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: municipal drinking-water supply systems, municipal wastewater 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.

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 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.

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 materials 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 Provincial *Minimum Distance Separation Formulae* I and II or any other reduced distance satisfactory to the Township and the *Province* through an amendment to a Township 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.

Municipal comprehensive review – for the purposes of this Plan, or an official plan amendment, initiated by the Region and/or the Township, 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) is integrated with planning for physical *infrastructure* and *community infrastructure*;
- e) considers cross-jurisdictional issues; and
- f) comprehensively applies the policies and schedules of Provincial plans.

Net residential density – the number of housing units per hectare of residentially designated land, exclusive of lands required for open space, environmentally sensitive areas and transportation and servicing infrastructure, including storm water management.

Non-farm lot – parcel of land designated in the Township Official Plan and/or zoned in the Township Zoning By-law for non-farm purposes.

Non-farm-related residential unit – any dwelling unit that is not in conformity with the definition of a *farm-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 make 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 *floodplain*, as defined by the Regulatory Floodline, is treated as one unit, and approval of all *development applications* are prohibited or restricted.

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 plants – a facility:

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and include stockpiling and storage of bulk materials used the in process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plants – a facility:

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and include stockpiling and storage of bulk materials used the in process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Preferential pathways – a constructed pathways 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 lands – 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.

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 –

- a) (for the purposes of Chapters 5 only) 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.

- b) (for the purposes of Chapter 6 only) legislation and policies administered by Federal or Provincial governments for the purposes of protecting *fish habitat*, and related scientifically established standards such as water quality criteria for protecting Lake Trout populations.

Provincially constrained environmental areas – landscape features where the features are both identified in any applicable official plan or Provincial plan, and where 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*.

Provincially significant wetlands – *wetlands* determined to be Class 1, 2 or 3 in a seven-class system by the Ministry of Natural Resources.

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.

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 or 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
- 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* and *greyfields*.

Reurbanization area – Lands within the Wellesley Urban Area or a Rural Settlement Area that are to be the focus for accommodating intensification. *Reurbanization Areas* include urban growth centres, *reurbanization* corridors, major transit station areas, and other major opportunities that may include *infill*, redevelopment, *brownfield* sites, the expansion or conversion of existing buildings and *greyfields*.

Rural institutional use – 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 3.1.6 of this Plan 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 point 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 – (for the purposes of Chapter 3 only) 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 reasonable 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, animal 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 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, area 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 –

- a) (applicable to all chapters except Chapter 7) 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.

- b) (for the purposes of Chapter 7 only) a *site plan* is 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.

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* township 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.

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.

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 and/or groundwater.

Watershed – for the purposes of this Plan the term watershed also includes subwatersheds.

Watershed studies – comprehensive scientific studies of rivers and streams and the lands draining into them. 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, marches, 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.

Wellhead protection sensitivity area – area of land contributing water to a municipal well as identified by the Region.

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.