



SITE SPECIFIC POLICIES

NIAGARA OFFICIAL PLAN



SITE SPECIFIC POLICIES

Chapter 8 contains policies for site specific permitted land uses and *infrastructure* across the Region. These policies provide additional permissions for specific properties in Niagara Region for things such as land use designations, permitted uses and *infrastructure*.

Maps showing the location of the properties that are subject to the site specific land use policies are shown below the site specific policy for Sections 8.2 to 8.13 and provided to assist with policy interpretation.

The site specific policies are arranged by municipality as follows:

- 8.2 Fort Erie
- 8.3 Grimsby
- 8.4 Lincoln
- 8.5 Niagara Falls
- 8.6 Niagara-on-the-Lake
- 8.7 Pelham
- 8.8 Port Colborne
- 8.9 St. Catharines
- 8.10 Thorold
- 8.11 Wainfleet
- 8.12 Welland
- 8.13 West Lincoln

8.1 Site Specific Policies Applicable Region-wide

8.1.1

All future site specific policies added to this Plan, shall be organized under the appropriate municipal section.

8.1.2

Within the Protected Countryside of the Greenbelt Plan area, notwithstanding other policies in this Plan and in accordance with the policies of the Greenbelt Plan Section 4.5, *existing uses* established prior to the Greenbelt Plan and established by site specific amendment prior to the approval of this Plan, are permitted to continue. Accessory uses are permitted in accordance with the zoning of the Local Area Municipality and Policy 4.5.4 of the Greenbelt Plan. Locations of those site specific amendments approved prior to the approval of this Plan are:

- a. a church, on a 0.5 hectare (1.3 acre) site located on the east side of Rice Road and north of Port Robinson Road in the Town of Pelham (Part Lot 165, former Township of Thorold);
- b. a church, on a site consisting of about 0.8 hectares (2 acres) and located between Old Martindale Road and Martindale Road in the City of St. Catharines;
- c. a church, on a 4.03 ha (10-acre) site located east of First Street Louth, north of Rykert Street, and west of a Hydro right-of-way in the City of St. Catharines;
- d. soccer fields, extending no more than 45 metres west of the *urban area* boundary into the 60 metre hydro corridor, immediately west of the Club Roma property on Vansickle Road in the City of St. Catharines;
- e. a golf course expansion to the existing Peninsula Lakes Golf Course on a 13.96 hectares (34.5 acres) site located on Part Lot 12, Concession 7, in the Town of Pelham, west of Cream Street and south of Tice Road;
- f. a golf practice facility is permitted on a site consisting of about 9.3 hectares (23 acres) and located on part of Lot 4, Concession 7 in the Town of Pelham, south of Tice Road and west of Lookout Street; and
- g. an expansion to the Sawmill Golf Course for the purpose of a golf practice facility is permitted on an approximately 6.5 hectare (16.1 acre) site located on the west side of Maple Street, south of Sawmill Road, Part Lot 16, Concession 2 in the Town of Pelham.

8.1.3

Notwithstanding Policy 8.1.2, the severance of two existing dwellings from the golf course property is permitted at Lot 4, Concession 7, in the Town of Pelham.

8.1.4

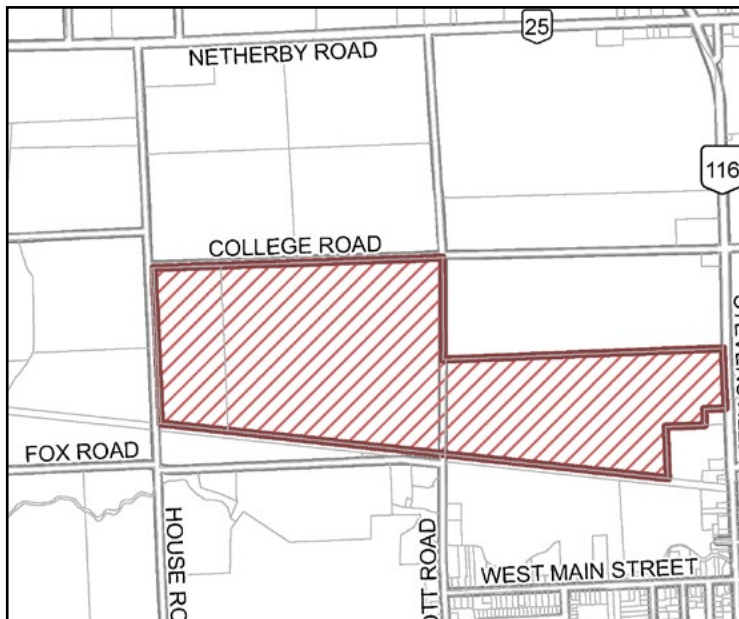
Notwithstanding other policies in this Plan, existing legally established golf courses and associated practice facilities established by site specific amendments prior to the approval of this Plan, are permitted to continue in *rural areas* or *prime agricultural areas*. Locations of those site specific amendments approved prior to the approval of this Plan are:

- a. on a site consisting of about 64.9 hectares (160 acres) located on part of Lots 19 and 20, and part of the road allowance between Lots 19 and 20, Concession 3, in the Town of Pelham, on the east side of Regional Road 24;
- b. a nine hole expansion to the existing Sparrow Lakes Golf Course on about a 24 hectare (60 acre) site located to the west of the existing course on two parcels to the north and south of River Road on part Lot 2 Concession 14 and part of the road allowance between Lots 1 and 2, Concession 14 in the Town of Pelham;
- c. on a site consisting of about 16.2 hectares (40 acres) located on part of Lot 121 in the former Thorold Township now in the City of Thorold, north of Regional Road 20;
- d. on a site consisting of about 31 hectares (76 acres) and located on Part of Lots 259, 260, and 260 Broken Front Concession, former Township of Thorold, now in the City of Welland;
- e. on a site consisting of about 40 hectares (96 acres) and located north of Carl Road east of Moyer Road (Regional Road 84) and west of an unopened road allowance in the City of Welland;
- f. on a site consisting of approximately 35 hectares (87 acres) located on the north side of River Road, west of South Pelham Road in the City of Welland;
- g. on the Niagara Parks Commission lands generally east of an existing hydro right of way, west of the Niagara River Parkway and northerly from a line part way between Willick Road and Weaver Road; and
- h. on a site of about 140 acres consisting of parts of Lots 9, 10, 11 and 12, Concession 7, City of Niagara Falls.

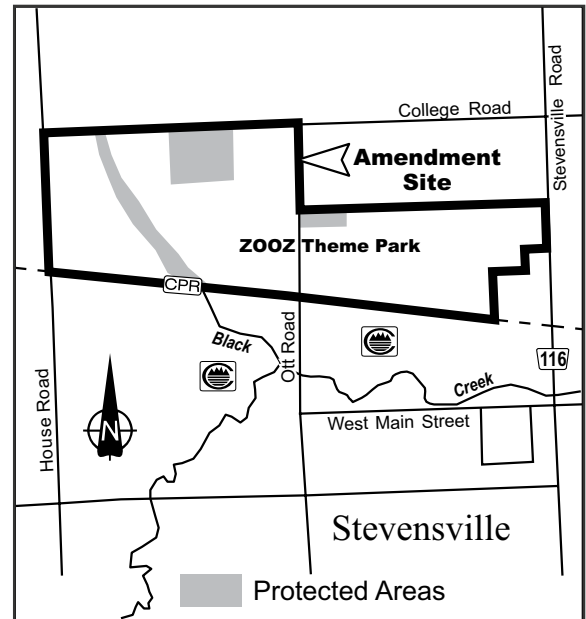
8.2 Site Specific Policies for Fort Erie

8.2.1

Notwithstanding the provisions of Section 4.1 “The Agricultural System” policies in the Niagara Official Plan, a theme park is permitted on approximately 116 hectares (288 acres) of land located on the west side of Regional Road 116 (Stevensville Road), north of the former CP rail line east of House Road and south of College Road in the Town of Fort Erie. The subject lands are generally illustrated on the map below. *Development* on these lands may connect into existing municipal sewer and water systems subject to the approval of the Region and the Town of Fort Erie. No *development* shall be permitted within the environmental areas to be protected as shown on the Protected Area Map, Schedule A, accompanying Regional Official Plan Amendment 9-2005 provided below.



Policy 8.2.1



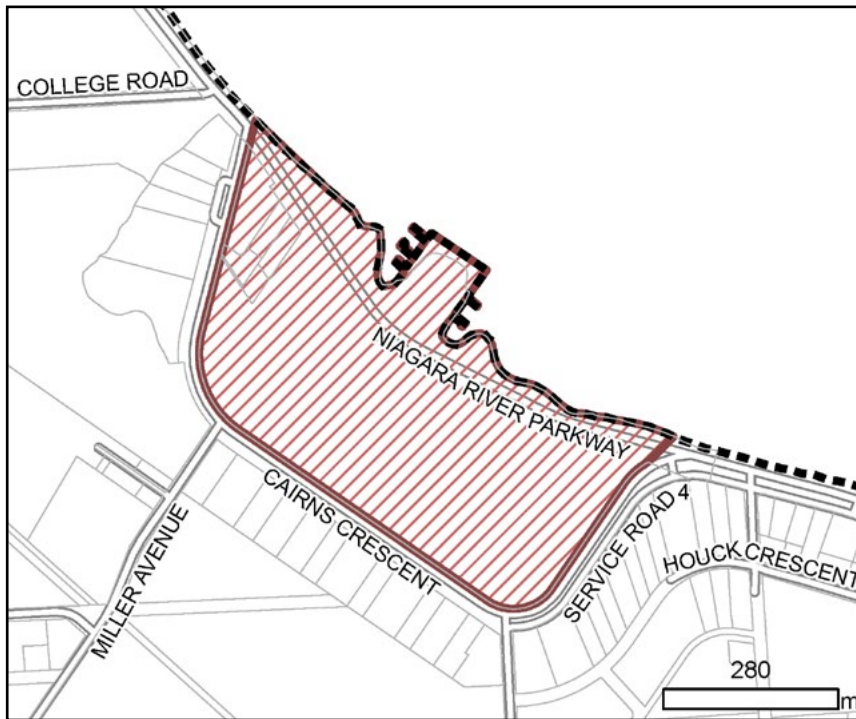
Schedule A

8.2.2

A marina with ancillary rural land uses is permitted on approximately 19 hectares, including water lots, east of Cairns Crescent in the Town of Fort Erie. The marina use, the marina *redevelopment*, and the ancillary uses are considered to be a resource-based rural recreational use which meets the policy objectives of the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement. The rejuvenation and *redevelopment* of the marina is encouraged to support the tourism and boating economy on the Niagara River. The following special policies shall apply to the *development* and *redevelopment* of the marina:

- a. the Marina is the principal land use;
- b. ancillary uses including, the management or use of resources, resource-based recreational uses (including recreational dwellings), home occupations and home industries, limited residential development, cemeteries, and other rural land uses are permitted;
- c. with regard to recreational dwellings and residential development, the following shall apply:
 - i. all forms of tenure will be permitted for new, expanded or *redevelopment* of the marina property; and
 - ii. accommodation units within the marina property will be made available to the travelling public and will provide ongoing services and recreational facilities normally provided in a commercial setting
- d. *development* and *redevelopment* shall be subject to the following being satisfactorily addressed:
 - i. the scale, size and density of *development*;
 - ii. compatibility of use;
 - iii. site characteristics;
 - iv. water quality;
 - v. protection of shoreline;
 - vi. approved *Environmental Impact Study*;
 - vii. navigability of the Niagara River;
 - viii. servicing;
 - ix. transportation; and

- e. details of the *development* and *redevelopment* shall be addressed through the Town of Fort Erie Official Plan and Zoning By-law and in accordance with the provisions of this Plan.



Policy 8.2.2

8.2.3

A motor speedway complex with ancillary recreational, commercial and automotive research, technology and innovation uses is permitted on approximately 332 hectares (821 acres) of land located to the west of the QEW between Bowen Road and Gilmore Road, east of Ridgemount Road, in the Town of Fort Erie. The following special policies shall apply to the *development* of these lands:

- a. all ancillary uses shall be associated with the primary motor speedway use and shall not be established until the motor speedway is substantially completed;
- b. ancillary commercial uses shall occupy up to 7,000 square metres (75,000 square feet) of gross floor area and ancillary automotive research, technology and innovation uses shall occupy up to 12.6 hectares (31 acres) in total land area;
- c. a *municipal comprehensive review* shall be required to be approved by the Region and the Town of Fort Erie for any proposed expansion to the limits set for ancillary uses in Policy 8.3.3 (b);
- d. lot creation for ancillary uses may be permitted subsequent to the construction of the racetrack and grandstand, and subject to other policies of this Plan;
- e. *development* may be connected to municipal sewer and water systems subject to the submission of a detailed servicing study on the need for municipal services; impacts on existing systems and reserve capacity for the *urban area*; operational considerations associated with any on-site sewage storage including downstream odour impacts; costs and funding options to the satisfaction of the Region and the Town of Fort Erie;
- f. boundaries for natural heritage features within the *Natural Environment System* shown on schedules “C1”, “C2” and “C3” shall be confirmed to the satisfaction of the Province and the Niagara Peninsula Conservation Authority without any further amendment to this Plan;
- g. the Town of Fort Erie shall confirm priorities for staging *development* and servicing in the *urban area* as part of its Official Plan update in 2010 to conform to Provincial and Regional growth plans;
- h. an amendment to the Town of Fort Erie Zoning By-law shall be approved when zoning limits for an Environmental Protection Area have been confirmed and appropriate *setbacks* or *buffers* have been determined related to natural heritage features, noise impacts and agricultural livestock separation to the satisfaction of the Region, Town and Niagara Peninsula Conservation Authority; and

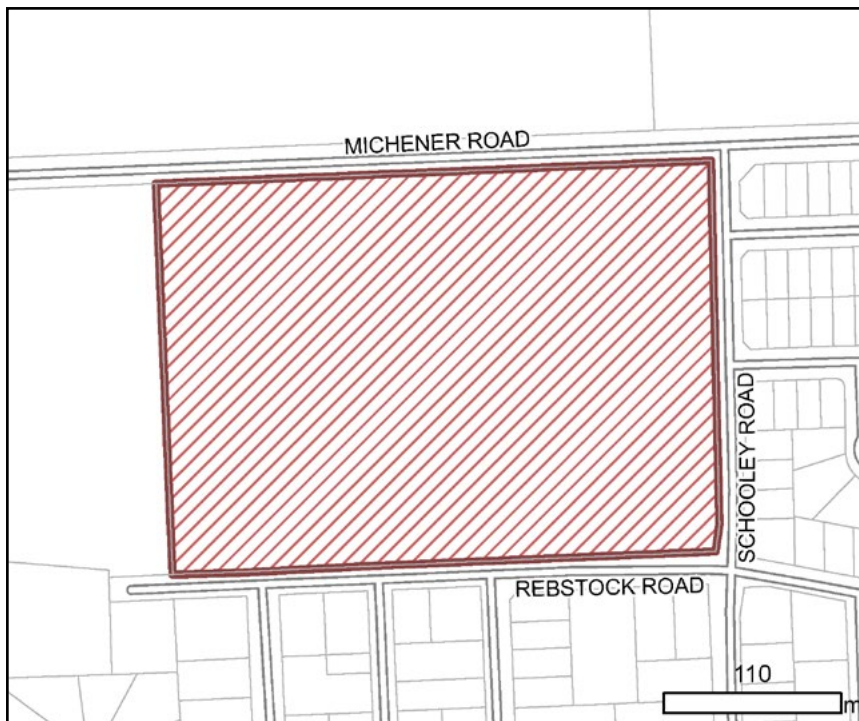
- i. “holding” provisions will be placed in the zoning by-law amendment for the completion of studies and submission of information on servicing requirements, road improvements, air quality (noise and odours), natural heritage, stormwater management, agricultural activities, traffic and operations management, environmental site conditions, and *archaeological resources* to be approved and implemented in a site plan agreement to be entered into with the Town to the satisfaction of the Region, Town, and Province or the Niagara Peninsula Conservation Authority.



Policy 8.2.3

8.2.4

The *urban area* identified on the map below in the community of Crystal Beach, Town of Fort Erie is located outside of the current Crystal Beach Secondary Plan. *Development* pursuant to the Planning Act will not be able to proceed until such time as the Region's Transportation Master Plan is updated to 2051 and any land use related transportation recommendations are considered by amendment to the local Official Plan.



Policy 8.2.4

8.2.5

The following waterlines have been reviewed in accordance with Section 5.2.3 and are deemed to comply with these policies:

- a. a waterline to provide services to the Ridge View Estates Subdivision located in the community of Ridgeway in the Town of Fort Erie;
- b. a 150 millimetre (6 inch) waterline extension of about 100 metres (300 feet) along Stonemill Road from the existing municipal waterline on MacDonald Drive to the Windmill Point Park and Campground in the Town of Fort Erie; and
- c. a waterline extension of approximately 1280 metres (4200 feet) to a local watermain outside the *urban area* boundary of the Town of Fort Erie.

8.2.6

The area shown on the map below includes lands identified as part of the Natural Environment System overlay in Schedule C1 of this Plan. Notwithstanding Policy 7.12.2.5, these lands form part of a north-south and east-west linkage within the regional *natural heritage system* and shall be planned for in the following manner:

- a. new *development* or *site alteration* will demonstrate that *connectivity* along the system and between *key natural heritage features* and *key hydrologic features* will be maintained for the movement of native plants and animals across the landscape, including through the north-south connection across the QEW identified as a *linkage* in Schedule C2; and
- b. to ensure that *connectivity* is maintained, the Town of Fort Erie, in consultation with the Region, will identify appropriate mechanisms through the planning process to protect this *linkage*, such as establishing a minimum percentage of the developable area that will remain open space or free of impermeable surfaces.

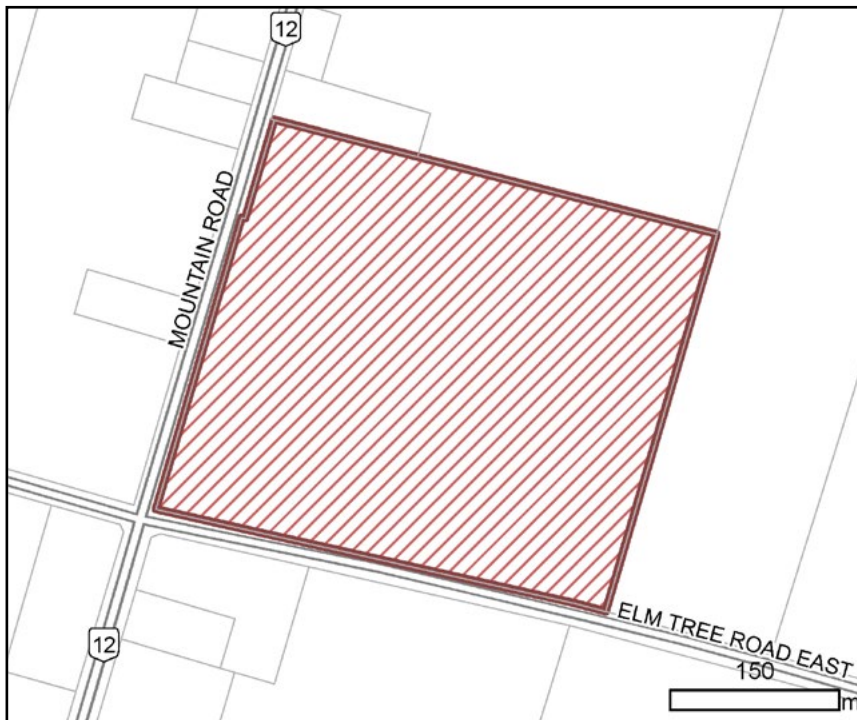


Policy 8.2.6

8.3 Site Specific Policies for Grimsby

8.3.1

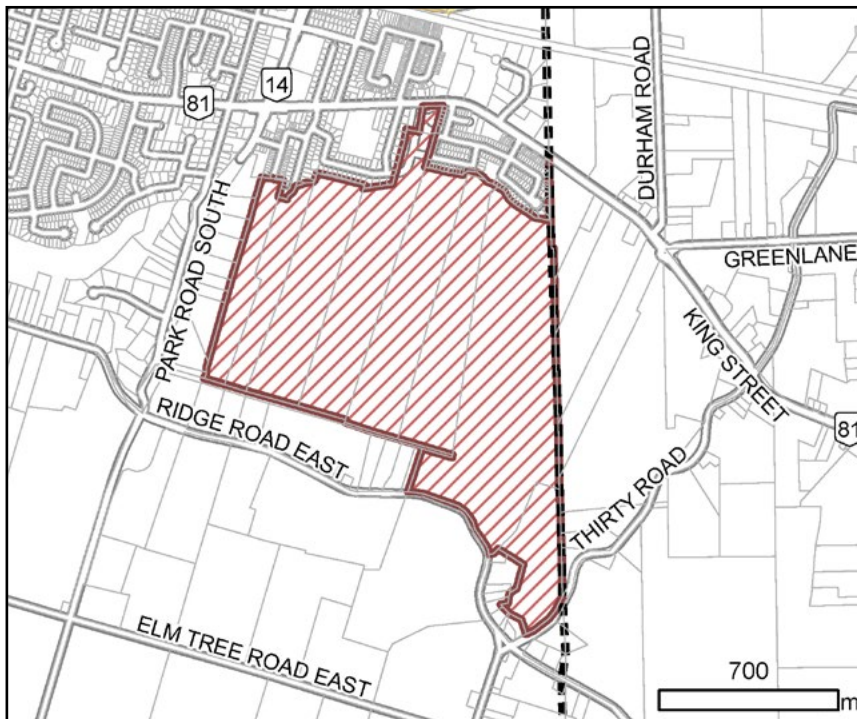
Notwithstanding other policies in this Plan, a municipal cemetery is permitted on a site consisting of approximately four hectares (10 acres), located east of Mountain Road and north of Elm Tree Road East in the Town of Grimsby.



Policy 8.3.1

8.3.2

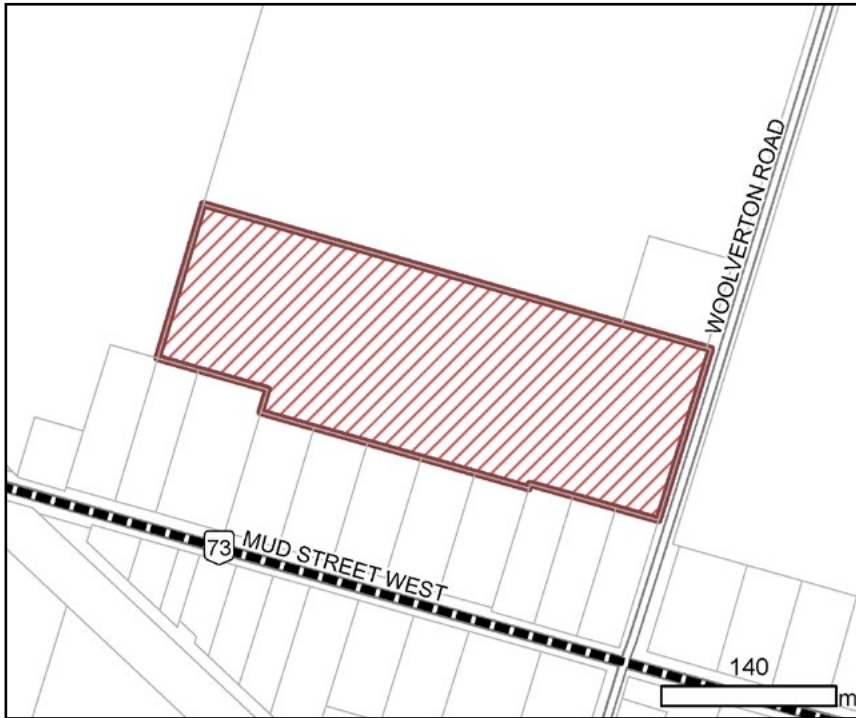
Notwithstanding other policies in this Plan, a golf course is permitted on a site consisting of about 55 hectares (135 acres) and located on Part of Lot B and C on the Eastern Gore and Part of Lots 1 and 2, Concession 2 and Part of Lot C, Concession 3 situated between the “bench face” and the Niagara Escarpment in the Town of Grimsby.



Policy 8.3.2

8.3.3

Notwithstanding the provisions of Section 4.1 “The Agricultural System” policies in this Plan, a church is permitted on a site located on the west side of Woolverton Road, north of the community of Grassie in the Town of Grimsby. The Town of Grimsby through its Official Plan should restrict the designation of the site to only those lands required for the church and a modest playing field in order to encourage as much of the remaining property as possible to be used for agricultural purposes.

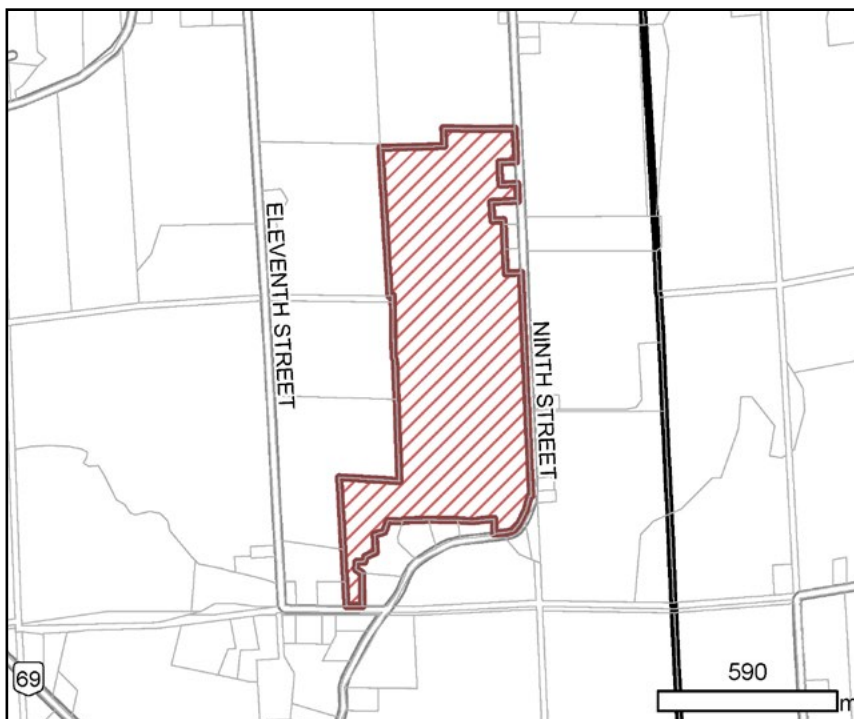


Policy 8.3.3

8.4 Site Specific Policies for Lincoln

8.4.1

Notwithstanding other policies in this Plan, a golf course with clubhouse is permitted on a 58.87 hectare (145.36acre) site located on the following lands. Firstly: Part of Lots 9 and 10, Concession 7, designated as Part 1, Plan 30R-6376 formerly in the Township of Louth, County of Lincoln now in the Town of Lincoln, Regional Municipality of Niagara; save and except that Part of Lot 9, Concession 7, designated as Part 1, 30R-6578. Secondly: Part of lot 8, Concessions 6 and 7, and Part of the Road Allowance between Concessions 6 and 7 through Lot 8, designated as Parts 1, 4, 5, and 6, Plan 30R-6375, in the Town of Lincoln, in the Regional Municipality of Niagara.



Policy 8.4.1

8.4.2

Notwithstanding other policies in this Plan, a church is permitted with municipal water and sanitary sewer services on a site of about 2.48 hectares (6 acres) located south of Fourth Avenue, east of Nineteenth Street in part of Lot 18, Concession 4, in the former Township of Louth now in the Town of Lincoln.



Policy 8.4.2

8.4.3

Notwithstanding the provisions of Section 5.2.3., the extension of a 38 mm diameter sanitary sewer forcemain is permitted to serve the proposed Vincor International Inc. estate winery to be located to the east of the Jordan community and south of Regional Road 81 in the Town of Lincoln.

8.4.4

Notwithstanding other policies in this Plan, the extension of a sanitary sewer approximately 200 feet south along Station Street from Second Avenue in the Town of Lincoln to service one single detached dwelling on a 2.8 acre property is permitted.

8.4.5

The following waterlines have been reviewed in accordance with Section 5.2.3 and are deemed to comply with these policies:

- a. a waterline extension approximately 200 feet south along Station Street from Second Avenue in the Town of Lincoln to service one single detached dwelling on a 2.8 acre property; and
- b. a waterline extending from the Vineland Reservoir to service the Vineland Quarries and Crushed Stone Limited quarry located on Regional Road 24 at Fly Road in the Town of Lincoln.

8.5 Site Specific Policies for Niagara Falls

8.5.1

In addition to the policies in this Plan, the site consisting of approximately 30.5 ha (75 acres) and located on the north side of Miller Road, approximately 2,900 feet east of Willoughby Drive in the City of Niagara Falls is subject to the following policies:

- a. non-farm *development* proposals such as recreational, institutional, or estate residential developments will require an amendment to the City of Niagara Falls Official Plan. Such proposals shall be supported by qualified evidence demonstrating matters of need, suitability of the site for the proposed *development*, effect on adjacent properties, the adequacy of private water and sewer services, adequacy of road access, impact on Usher's Creek, impact on *woodlands* on the site, and financial impact on the municipality; and
- b. estate residential *development* shall proceed by plan of subdivision.



Policy 8.5.1

8.5.2

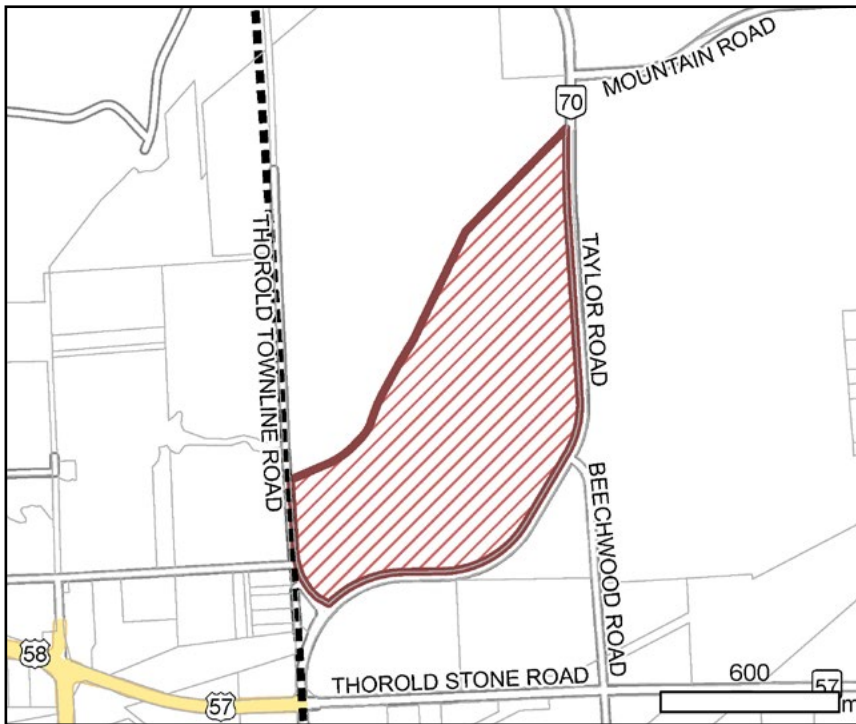
Lands located south of Mountain Road and west of the Trans Canada Pipeline in the City of Niagara Falls, shall be rehabilitated in a progressive and sequential manner for agricultural use following licensing and extraction. Any rehabilitation for uses other than agriculture shall require an Amendment to this Plan. (The reference to Mountain Road refers to the road alignment as it existed prior to the fall of 2001).



Policy 8.5.2

8.5.3

Notwithstanding the provisions of Section 4.1 “The Agricultural System” and above Policy 8.5.2, a landfill and ancillary facilities for the disposal of non-hazardous solid waste is permitted in accordance with approvals under the Environmental Assessment Act, 1990 and Environmental Protection Act, 1990, on an 85.68 hectare property (53.9 hectare landfill footprint limit) generally located north of Thorold Stone Road, west of Taylor Road, south of former Mountain Road and east of Thorold Townline Road in the City of Niagara Falls (Township lots 31, 49, 50 and 66 in former Township of Stamford). The after use of the property following land filling, if other than agriculture, will require an amendment to this Plan.



Policy 8.5.3

8.5.4

Nothing in this Plan shall prohibit some continued residential development at low density to a depth of 140 metres (450 feet) along the west side of the Niagara Parkway in the City of Niagara Falls from the former village of Chippawa southerly to the northerly boundary of the Town of Fort Erie, but recognizing that the precise form and location of such additional *development* shall be determined jointly by the City and the Region.



Policy 8.5.4

8.5.5

Notwithstanding other policies in this Plan, a Cemetery is permitted on a two hectare (5 acre) site on the north side of Yokom Road, east of Conrail line in the City of Niagara Falls (part of Lot 7, Concession IV, former Township of Crowland).



Policy 8.5.5

8.5.6

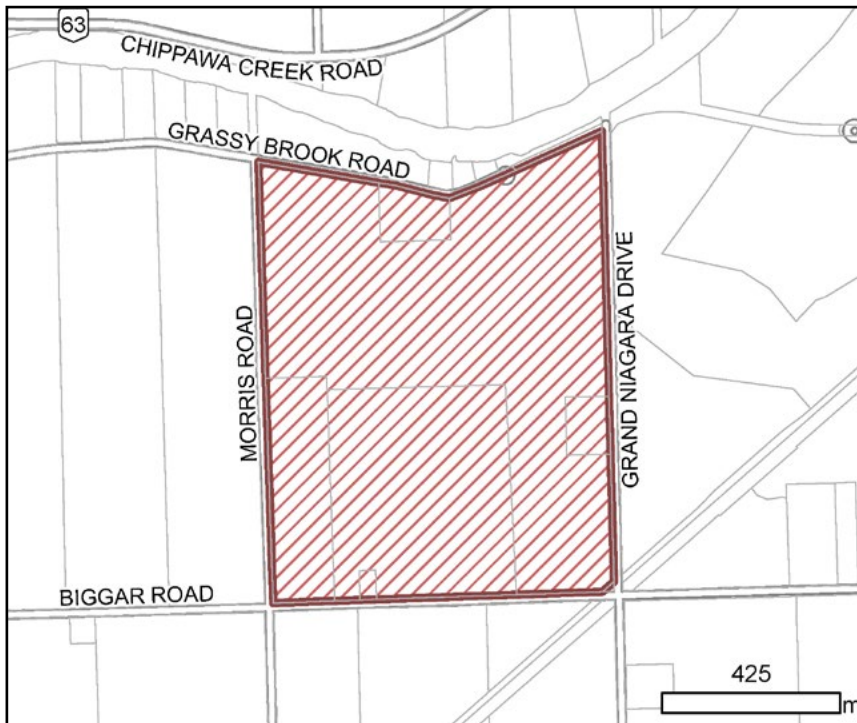
Notwithstanding other policies and provisions in this Plan to the contrary, a recreation/ meeting hall and kitchen facility with a maximum total size of 3,100 square feet is permitted on a site of about 10 hectares (25 acres) located on the northeast corner of Lundy's Lane and Townline Road in the City of Niagara Falls. Any buildings must be located to the west of the Province's designated right-of-way for the Highway 20 By-pass and the remainder of the site east of the right-of-way used only for picnics. Furthermore, no *development* shall take place within the registered *floodplain* area of Beaverdams Creek. The entrance to the *development* must be relocated to the south in a location satisfactory to the Region's Public Works Department and to the Province when the highway is constructed. Use of the recreation hall will be limited to 100 seated persons. The number 100 is based on the capacity of the existing private septic system. If an expanded system is approved by the Region's Public Health Department, then the number of persons can be increased to the capacity of the expanded system.



Policy 8.5.6

8.5.7

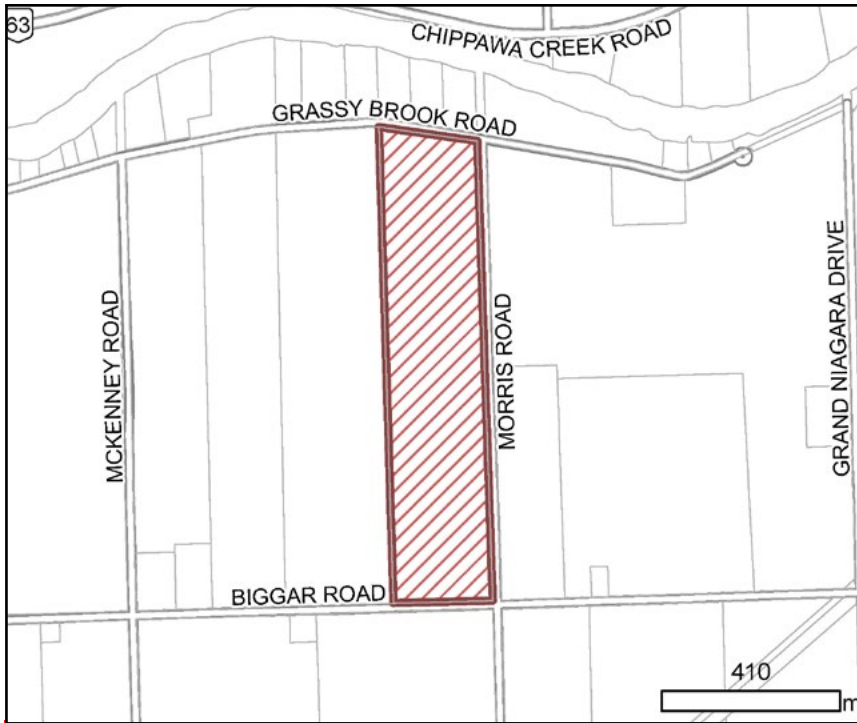
Notwithstanding other policies in this Plan, a golf course and a golf practice area are permitted on a 79 hectare (195 acre) site located on the south side of Grassy Brook Road, on parts of Lots 5 and 6, BF Concession in the former Township of Crowland, now in the City of Niagara Falls.



Policy 8.5.7

8.5.8

Notwithstanding the provisions of Section 4.1 “The Agricultural System” policies in this Plan, a golf course is permitted on a site located on a 22 hectare (54.4 acre) parcel located west of Morris Road, south of Grassy Brook Road and north of Biggar Road in the City of Niagara Falls. No portion of the golf course is permitted within the *woodland* on the site or within a natural *buffer* area at least 15 metres on either side of the top of the bank of Grassy Brook Creek and Lyon’s Creek.



Policy 8.5.8

8.5.9

Notwithstanding the land use provisions of Section 4.1 “The Agricultural System” policies in this Plan, a contractor’s shop and yard with ancillary offices in a “Prime Agricultural Area” is permitted. The 1.1 hectare (2.72 acre) site is located at the northeast corner of McKenney Road and Biggar Road, in the City of Niagara Falls, Part of Lot 8, and Concession Broken Front.



Policy 8.5.9

8.5.10

Notwithstanding the provisions of Section 4.1 “The Agricultural System” policies in this Plan, a soccer and slo-pitch sport and recreation facility with connections to municipal water and sanitary sewage services is permitted on a 37 hectare (92-acre) site located west of the former Mountain Road Landfill, east of Mewburn Road and south of the CNR line in the City of Niagara Falls.

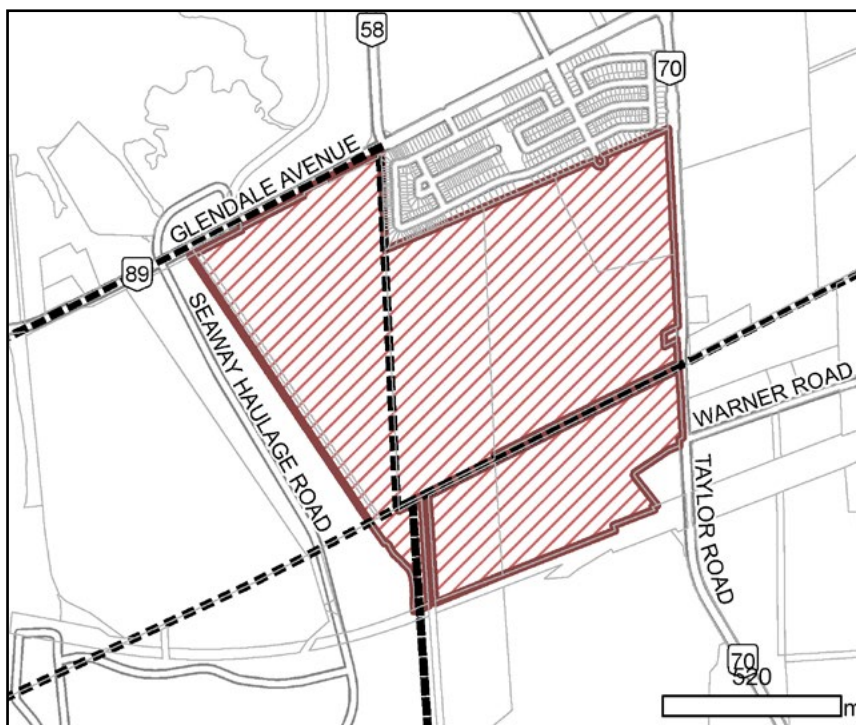


Policy 8.5.10

8.6 Site Specific Policies for Niagara-on-the-Lake

8.6.1

Notwithstanding other policies in this Plan, a golf course, with related golf club facilities is permitted on a 111 hectares (275 acres) parcel located on the following lands. Firstly: Part of Lots 2, 3, and 4, Concession 10, in the Town of Niagara-on-the-Lake, Regional Municipality of Niagara. Secondly: Part Lot 1, in the City of Thorold, in the Regional Municipality of Niagara. Thirdly: Part Gore Lots 10 and 11 in the City of Niagara Falls, in the Regional Municipality of Niagara. Lastly: Part Lot 5, Concession 10, in the City of St. Catharines, in the Regional Municipality of Niagara.



Policy 8.6.1

8.6.2

Notwithstanding other policies in this Plan, airport uses and commercial uses as set out in the Niagara-on-the-Lake Official Plan are permitted on the Niagara District Airport property as designated in the Niagara-on-the-Lake Official Plan.



Policy 8.6.2

8.6.3

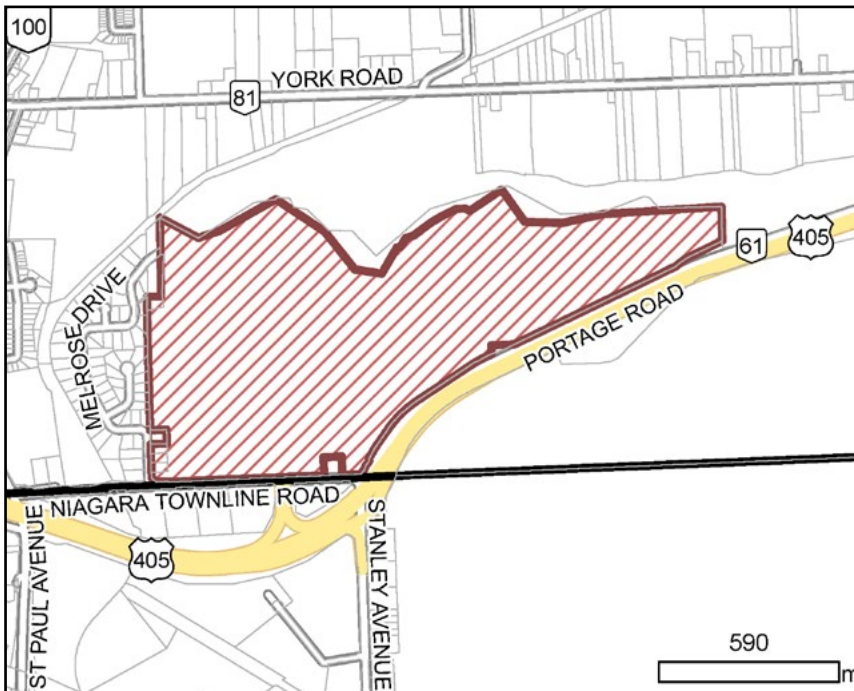
Notwithstanding other policies in this Plan, a municipal fire station is permitted on a site consisting of approximately 0.6 hectares (1.4 acres) and located on the north side of R.R. 55 (Niagara Stone Road), west of Concession 6 Road and north of Line 3 Road in the Town of Niagara-on-the-Lake. Furthermore, the fire station is to be connected to piped municipal water and sanitary sewer facilities.



Policy 8.6.3

8.6.4

Notwithstanding the policies and provisions of Chapter 2 “Growing Region” and Section 4.1 “The Agricultural System” in the Niagara Official Plan, the policies of Section 4.3 “Mineral Aggregate Resources” shall be maintained on the former Queenston Quarry property, known as 5523 Townline Road, Niagara-on-the-Lake, and located on the north side of Townline Road and Portage Road, north of Highway 405 and east of Melrose Drive, until such time as the Province is satisfied that the quarry rehabilitation and decommissioning (Record of Site Condition) are completed and the quarry license and Province’s Certificates of Approval are surrendered.



Policy 8.6.4

The *urban area* boundary in this area will be monitored and reviewed with respect to the land need and servicing allocation as part of the Region’s next *municipal comprehensive review*. Prior to any further planning approval for lands situated on the quarry floor in the *urban area*, the applicant is required to enter into a servicing agreement with the Region to be registered on title to ensure servicing and transportation costs associated with this development are carried out at the developer’s

expense and that this development does not qualify for the waiver of development charges. Development within or outside the urban *settlement area* boundary will be subject to the policies and provisions of this Plan and the preparation and approval of a Master Servicing Plan, a revised Traffic Impact Study, a Phasing Plan, a revised *Environmental Impact Study*. After the above servicing requirements are completed to the satisfaction of the Region, the *redevelopment* of the former Queenston Quarry property will be permitted within and outside the urban *settlement area* boundary for the following uses:

- a. residential, a hotel with associated secondary uses, and wine storage caves, within the urban *settlement area* boundary on the Queenston Quarry site not exceeding 12.14 hectares; and

- b. outside the urban *settlement area* boundary, the permitted uses by this policy, being a vineyard, winery, golf course, clubhouse, and agriculture will be consistent with NEP Escarpment Recreation Area objectives.

In accordance with Section 22(2.2) of the Planning Act, an application to amend this Plan related to servicing and escarpment recreation uses outside the urban boundary is allowed to be submitted before the second anniversary of the first day that this Plan came into effect.

8.6.5

The area identified on the associated map is designated as *Employment Area* within Glendale Momentum District Employment Area. Through the Glendale Secondary Plan update, technical studies may support adjusting the types of uses permitted or adjusting the boundary of Glendale Momentum District Employment Area for the identified area provided there is sufficient justification to support modification to the Region’s satisfaction.

Notwithstanding the other policies of this Plan, the Region may reflect any adjustment without amendment to this Plan following the approval of the Secondary Plan.



Policy 8.6.5

8.6.6

Notwithstanding the provisions of Section 5.2 of this Plan, a new private sanitary sewer forcemain approximately 75mm in diameter is permitted to serve the proposed Two Sisters Estate Winery located at 240 John Street in the Town of Niagara-on-the-Lake which includes the estate winery, the hospitality area and the wine tasting and sales components of the winery. The estate winery and secondary uses shall not exceed 30,000 square feet.

8.6.7

Notwithstanding Niagara Official Plan Policy 5.2.3.3, a new private sanitary connection is permitted to serve the proposed winery located at property known as Lots 43 and 44 and Part of Lots 46 and 47, Plan M-11 in the Town of Niagara-on-the-Lake.



Policy 8.6.7

8.7 Site Specific Policies for Pelham

8.7.1

Notwithstanding other policies of this Plan, the industrial area along both sides of Webber Road between Cream and Effingham Streets so designated in the approved Official Plan of the Town of Pelham may be developed and used in accordance with the policies of that Official Plan.

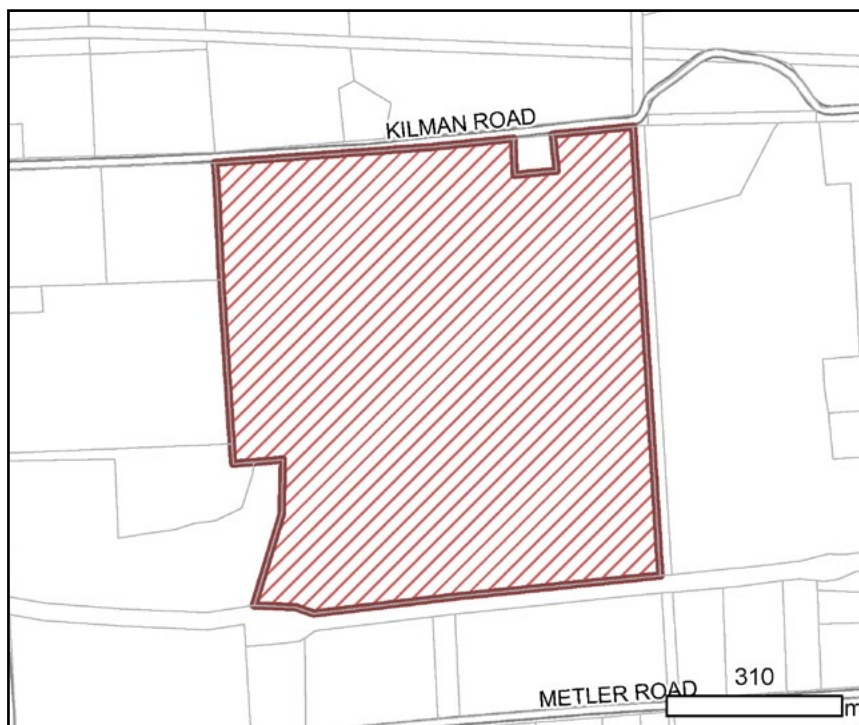


Policy 8.7.1

8.7.2

Other policies in this Plan notwithstanding, a day camp use including a picnic pavilion, washroom facility, and playing fields involving approximately two hectares (5 acres) on the northern upland portion is permitted on the parcel of land consisting of approximately 57 hectares (140 acres) and located on Kilman Road on Part of Lots 7 and 8, Concession 5 in the Town of Pelham provided:

- a. day campers are limited to no more than 50 people a day;
- b. non-agricultural building and structure are limited to picnic pavilion and a 4500 litre/day washroom facility;
- c. uses on the site, excluding the approximately two hectare (5 acre) parcel on the upland portion, are to be limited to agriculture, conservation, nature viewing, and walking trails;
- d. overnight camping is not permitted; and
- e. recreation uses and *development* on the site shall be in accordance with the policies of the Niagara Escarpment Plan.



Policy 8.7.2

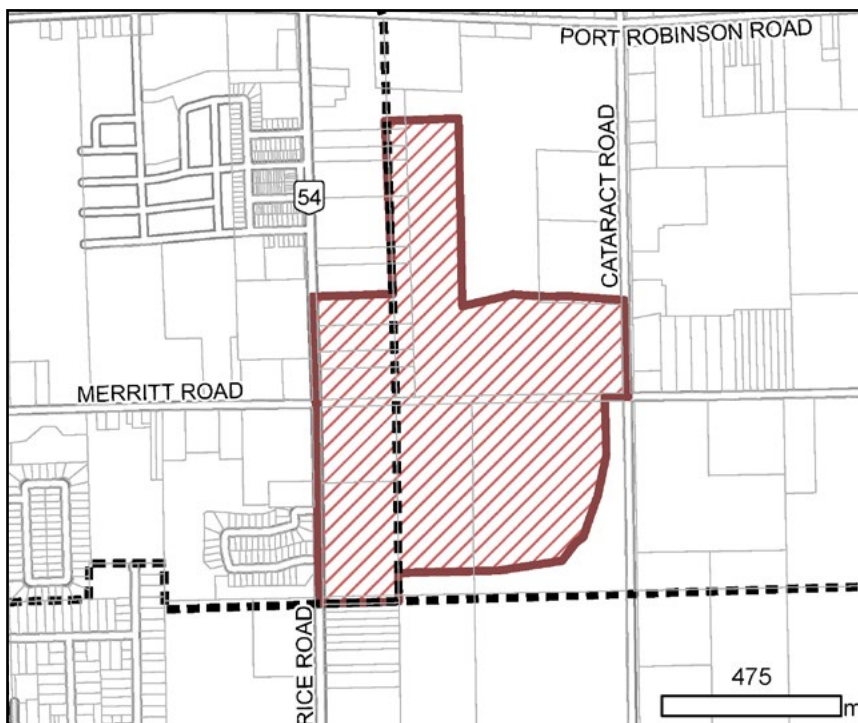
8.7.3

The area identified on the associated map, shall require a coordinated planning approach between the Region, City of Thorold and Town of Pelham. This approach will consider and complement the existing East Fonthill Secondary Plan and the Port Robinson West Secondary Plan to ensure the area is planned comprehensively from an urban development, servicing, and *subwatershed planning* perspective.

The Region will coordinate with the Local Area Municipalities to identify and scope all required studies which consider the study area and adjacent lands as a whole regardless of municipal boundaries. At a minimum, environmental features, *infrastructure* and transportation requirements will be reviewed. Other studies will be determined as required through future coordination. During the identification and scoping of studies cost sharing arrangements may be determined. The City of Welland should participate in the coordination of planning for the area by contributing information for necessary studies.

Lands within the study area shall be zoned with a holding symbol to limit *development* until such time as the above studies are completed and the Secondary Plan approved.

The City of Thorold and Town of Pelham shall reflect the intent of this policy in their Official Plans.



Policy 8.7.3

8.7.4

Notwithstanding the provisions of Section 5.2.3, the extension of a sanitary sewer forcemain is permitted on Haist Street outside the Fonthill *urban area* to serve the Pelham Evangelical Friends Church located at 940 Haist Street and two intervening existing residential dwellings located on Haist Street between the *urban area* and the church building.

8.7.5

The following waterlines have been reviewed in accordance with Section 5.2.3 and are deemed to comply with these policies:

- a. a 150 millimetre (6 inch) waterline extending 225 metres (740 feet) north along Lookout Street from Highway 20 in the Town of Pelham;
- b. a 150 millimetre (6 inch) waterline extending 1.3 kilometres along Regional Road 20 westerly from Lookout Street to the eastern boundary of the property occupied by E.L. Crossley Secondary School in the Town of Pelham; and
- c. two centimeter (3/4 inch) *lateral connections* to a local municipal waterline for land uses along the east side of Rice Rd. in the Town of Pelham, between Hurricane Rd. and the Welland municipal boundary.

8.8 Site Specific Policies for Port Colborne

8.8.1

The following waterline has been reviewed in accordance with Section 5.2.3 and is deemed to comply with these policies:

- a. a 200 millimetre (8 inch) waterline extending 3.7 kilometres from highway 140 easterly along Second Concession Road to a point east of Miller Road to Serve Port Colborne Poultry.

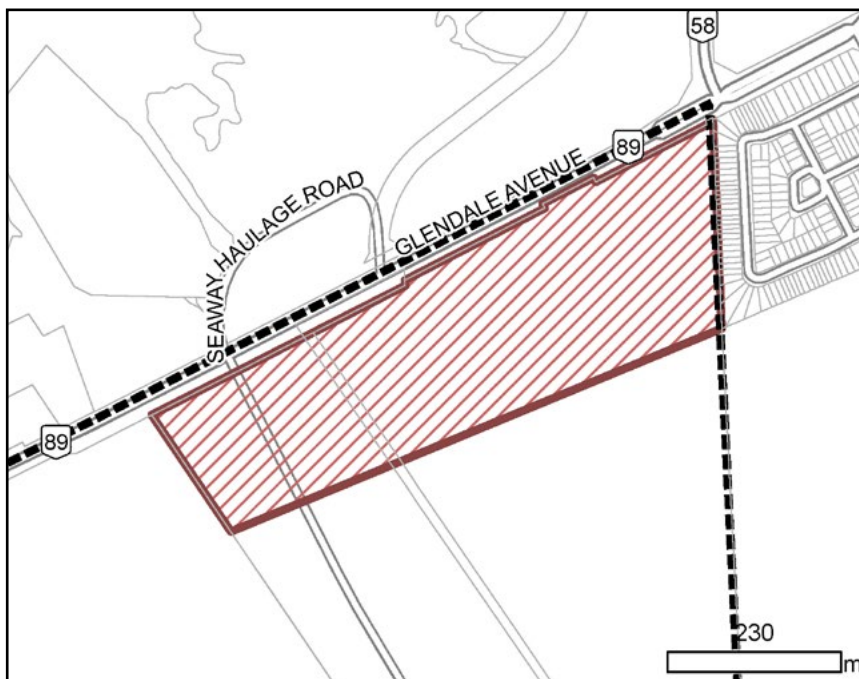
8.9 Site Specific Policies for St. Catharines

8.9.1

Notwithstanding the other policies of this Plan, the lands shown on the associated map are regulated under the Niagara Escarpment Planning and Development Act and subject to a decision on deferral UA-04 from the Ministry of Natural Resources and Forestry (MNR). Should the MNR issue a decision to re-designate the subject lands in the Niagara Escarpment Plan from Escarpment Protection Area to Urban Area, the *urban area* boundary for the City of St. Catharines may be expanded and shown as *Designated Greenfield Area* and District Plan Area on Schedule B, and *Urban Area* on the remaining schedules

where applicable, without amendment to this Plan.

The land use development shall follow the direction of the Glendale District Plan and the policies of Section 6.1.3 of this Plan. The associated forecasted growth resulting from this re-designation will be fully accounted for in the land needs assessment associated with the next *municipal comprehensive review*.

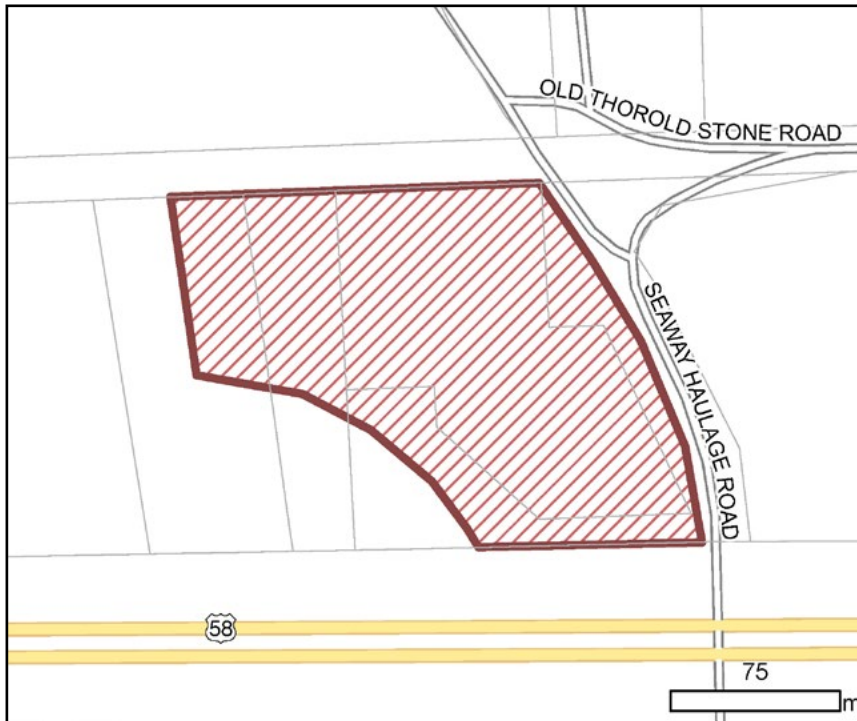


Policy 8.9.1

8.10 Site Specific Policies for Thorold

8.10.1

Notwithstanding other policies in this Plan, an asphalt manufacturing facility is permitted on parts of Lots 28 and 15, on the east side of the Third Welland Canal, in the City of Thorold.



Policy 8.10.1

8.10.2

Notwithstanding other policies of this Plan, a concrete batching plant is permitted on a site consisting of about 1.8 hectares (4.5 acres) and located west of Davis Road and south of Old Thorold Stone Road in the City of Thorold.



Policy 8.10.2

8.10.3

Notwithstanding the provisions of Section 4.1 “The Agricultural System” of this Plan, cemetery and accessory uses, including a reception centre facility, are permitted in addition to the uses allowed under Section 4.1 on the westerly undeveloped portion of the lands of Pleasantview Memorial Gardens Cemetery, Part of Township Lots 149 and 150, Old Township of Thorold, now in the City of Thorold, consisting of approximately 10.5 hectares (26.0 hectares) of land located on the east side of Merrittville Highway (Regional Road 50), north of Highway 20 (Regional Road 20) and south of the former CN Rail line (Fonthill Spur).

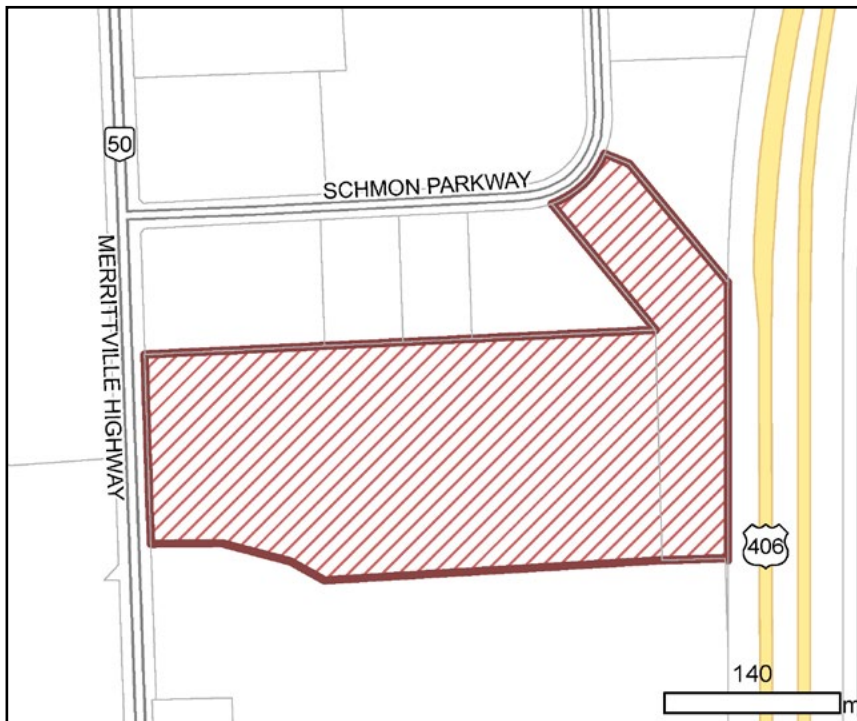


Policy 8.10.3

8.10.4

The area identified on the associated map is designated as *Employment Area* within the Brock Innovation District Employment Area. Notwithstanding the coming in to force of this Plan and in accordance with Section 4.2.1 of this Plan, Policy B1.10.5.3 in the Brock Business Park Area Secondary Plan continues to apply to the area identified.

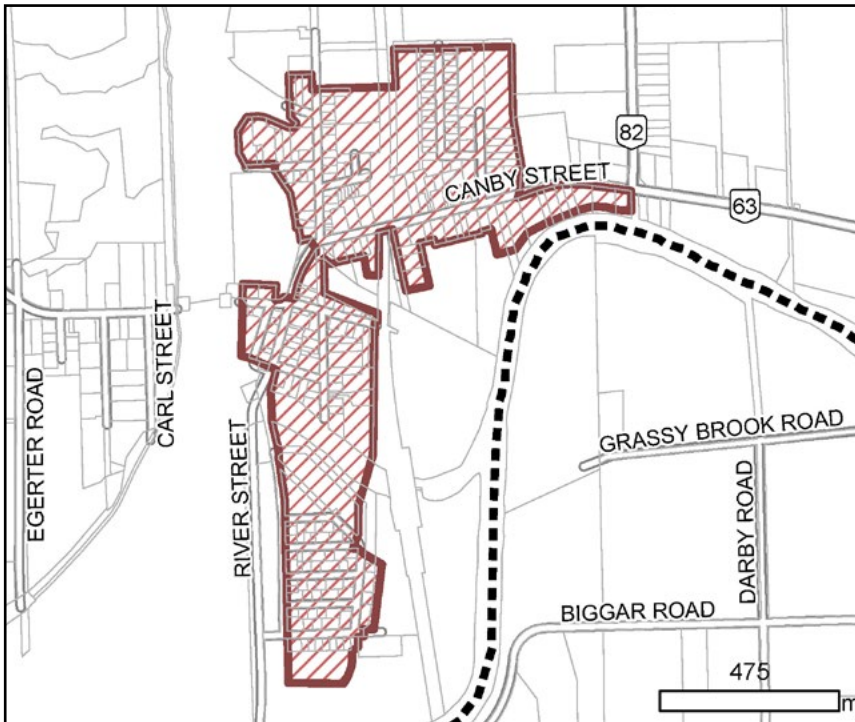
Notwithstanding the other policies of this Plan for the identified area only, the Region may adjust the types of uses permitted or adjust the Brock Innovation District Employment Area boundary, without amendment to this Plan, following the submission of sufficient justification to the Region's satisfaction.



Policy 8.10.4

8.10.5

The land use and policy direction in the City of Thorold Official Plan shall guide *development* in the Port Robinson East lands identified on the associated map.



Policy 8.10.5

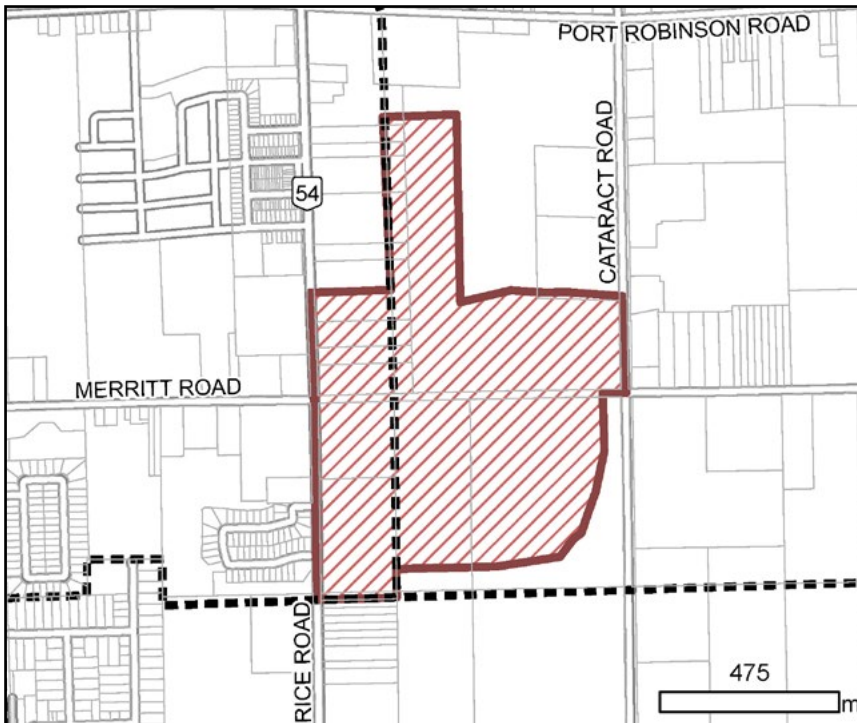
8.10.6

The area identified on the associated map, shall require a coordinated planning approach between the Region, City of Thorold and Town of Pelham. This approach will consider and complement the existing East Fonthill Secondary Plan and the Port Robinson West Secondary Plan to ensure the area is planned comprehensively from an urban development, servicing, and *subwatershed planning* perspective.

The Region will coordinate with the Local Area Municipalities to identify and scope all required studies which consider the study area and adjacent lands as a whole regardless of municipal boundaries. At a minimum, environmental features, *infrastructure* and transportation requirements will be reviewed. Other studies will be determined as required through future coordination. During the identification and scoping of studies cost sharing arrangements may be determined. The City of Welland should participate in the coordination of planning for the area by contributing information for necessary studies.

Lands within the study area shall be zoned with a holding symbol to limit *development* until such time as the above studies are completed and the Secondary Plan approved.

The City of Thorold and Town of Pelham shall reflect the intent of this policy in their Official Plans.



Policy 8.10.6

8.10.7

Notwithstanding the other policies of this Plan, the extension of sanitary services is permitted to the City of Thorold Public Works Yard located at 1543 Beaverdams Road.

8.11 Site Specific Policies for Wainfleet

8.11.1

Notwithstanding the provisions contained in Section 4.3 “Mineral Aggregate Resources”, any expansion of the extraction area for the Reeb Quarry (M.A.Q. Aggregates Quarry) into the portion of the licensed area located approximately 425 metres east of Bessey Road on the northwestern part of Concession 1, Lot 2 in the Township of Wainfleet is not permitted and will not be considered without an amendment to the this Plan and the Township of Wainfleet Official Plan.

No extraction will be permitted in any portion of Phase 2 of the licensed area located east of Bessey Road including any removal of wooded areas or change in grade until such time as it is determined by the Province and to the satisfaction of the Region, based on an independent peer review prepared at the licensee’s expense, that the objectives and targets set out in the Woodland Restoration Plan have been achieved.

Notwithstanding the above, not earlier than 15 years from the date the license is granted, MAQ Aggregates Quarry or the holder of the license at such time may request that the Region consider permitting extraction to proceed into Phase 2A as referenced on the site plans, if the objectives and targets of the Woodland Restoration Plan have been achieved to the date of the request. If in the opinion of the Region, the said targets have been achieved to the date of the request and MAQ Aggregates Quarry or the holder of the license at that time submits a report to the Region from a qualified expert that the proposed extraction in Phase 2A will not impact upon the restored woodlot or impair the Woodland Restoration Plan (said report subject to peer review by the Region at the expense of the license holder), the Region will advise the Province that the license should be amended to allow for extraction in Phase 2A.

There shall be no extraction of materials, regarding or removal of any of the vegetation, other than that which may be required as part of the Woodland Restoration Plan, until such time as the objectives in the Woodland Restoration Plan have been satisfactorily completed in full or extraction of Phase 2A is complete, whichever is later.



Policy 8.11.1

8.11.2

The area identified on the associated map has been added to the Chambers Corners *rural settlement* to accommodate forecasted rural employment growth. This area shall be designated in the Township of Wainfleet's Official Plan for rural *employment land* uses.



Policy 8.11.2

8.11.3

The area shown on the map below includes lands identified as part of the Natural Environment System overlay in Schedule C1 of this Plan. Notwithstanding Policy 7.12.2.5, these lands form part of an east-west *linkage* within the regional *natural heritage system* and shall be planned for in the following manner:

- a. new *development* or *site alteration* will demonstrate that *connectivity* along the system and between key *natural heritage features* and *key hydrologic features* will be maintained for the movement of native plants and animals across the landscape; and
- b. to ensure that *connectivity* is maintained, the Township of Wainfleet, in consultation with the Region, will identify appropriate mechanisms through the planning process to protect this *linkage*, such as establishing a minimum percentage of the developable area that will remain open space or free of impermeable surfaces.



Policy 8.11.3

8.12 Site Specific Policies for Welland

8.12.1

Notwithstanding other policies of this Plan, the following applies to the lands generally located on the north side of Forks Road, east of Highway 58 in the City of Welland:

The lands north of Forks Road, immediately east of Highway 58, shall be designated in this Plan as *prime agricultural area*. No permissions other than those provided in Section 4.1 “The Agricultural System” of this Plan are permitted for these lands.

The lands north of Forks Road, east of the above-referenced *prime agricultural area*, shall be designated in this Plan as *rural area*.

For the lands designated *rural area, development* may be permitted on approximately 13.24 hectares (32.72 acres) by way of a plan of condominium to create a maximum of eight lots for single detached residential use on individual private water and sewage systems.

Prior to approval of the Plan of Condominium, the applicant shall submit supporting studies. The required studies will be determined at the pre-consultation meeting pursuant to the policies of this Plan.

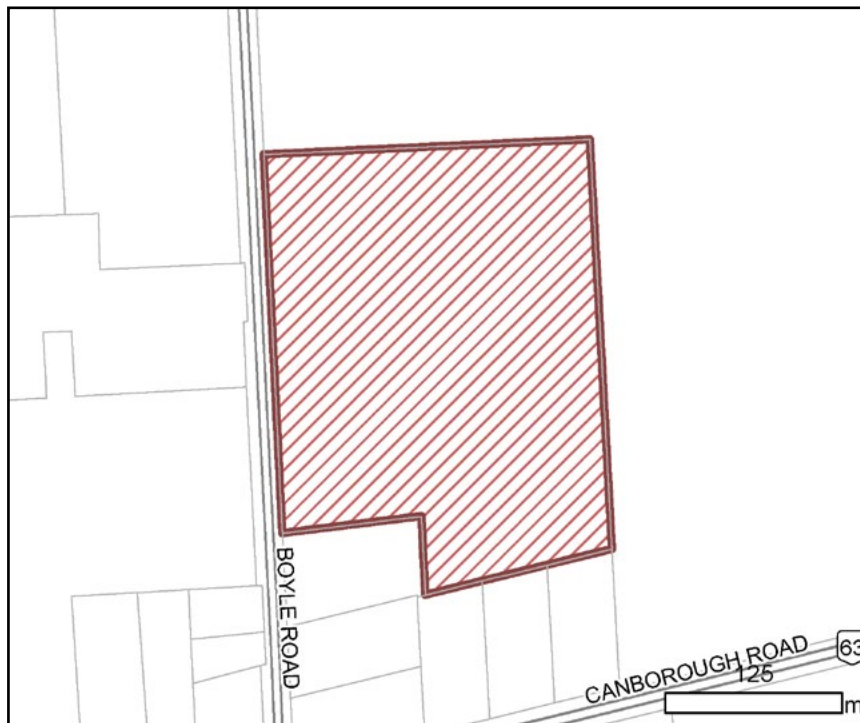


Policy 8.12.1

8.13 Site Specific Policies for West Lincoln

8.13.1

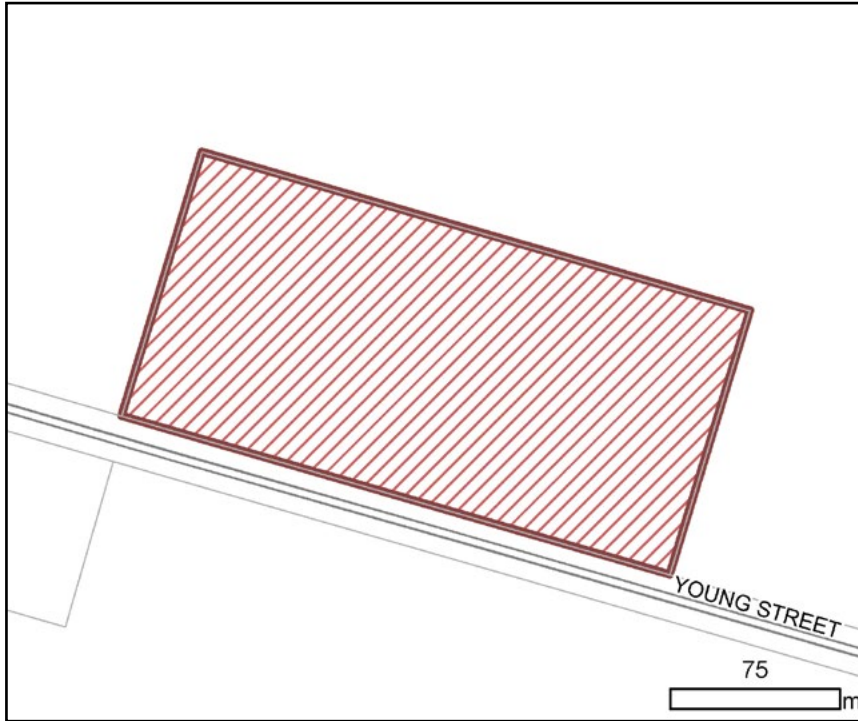
Notwithstanding the provisions of Section 4.1 “The Agricultural System” in this Plan, a church with a rectory is permitted on a site located east of Boyle Road and north of Canboro Road, in the Township of West Lincoln. Only those portions of the overall property required for the church, parking, stormwater management and a rectory should be designated in the Township of West Lincoln Official Plan in order to encourage as much of the remaining property as possible to be used for agricultural purposes.



Policy 8.13.1

8.13.2

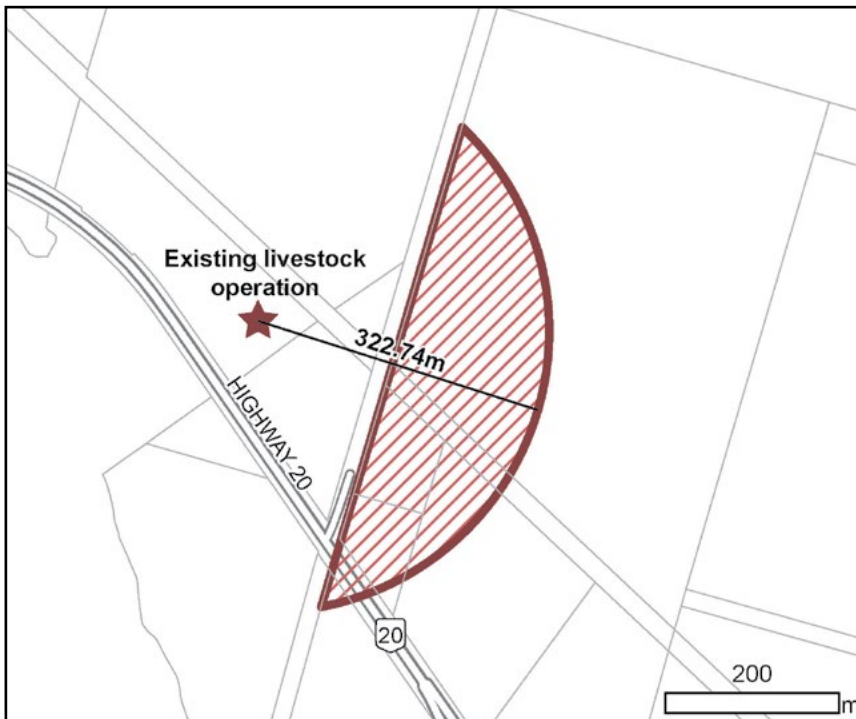
Notwithstanding the land use provisions of Section 4.1 “The Agricultural System” in this Plan, an agriculturally-related manufacturing operation, with an expansion of approximately 1,800 square metres to an existing 4,645 square metre industrial operation in a “Prime Agricultural Area” is permitted on a three hectare (7.6 acre) site with a frontage of 253 metres and a depth of 122 metres, located at 7793 Young Street on the north side of the road in the Township of West Lincoln, Part of Lot 13 and 14 in Gore A.



Policy 8.13.2

8.13.3

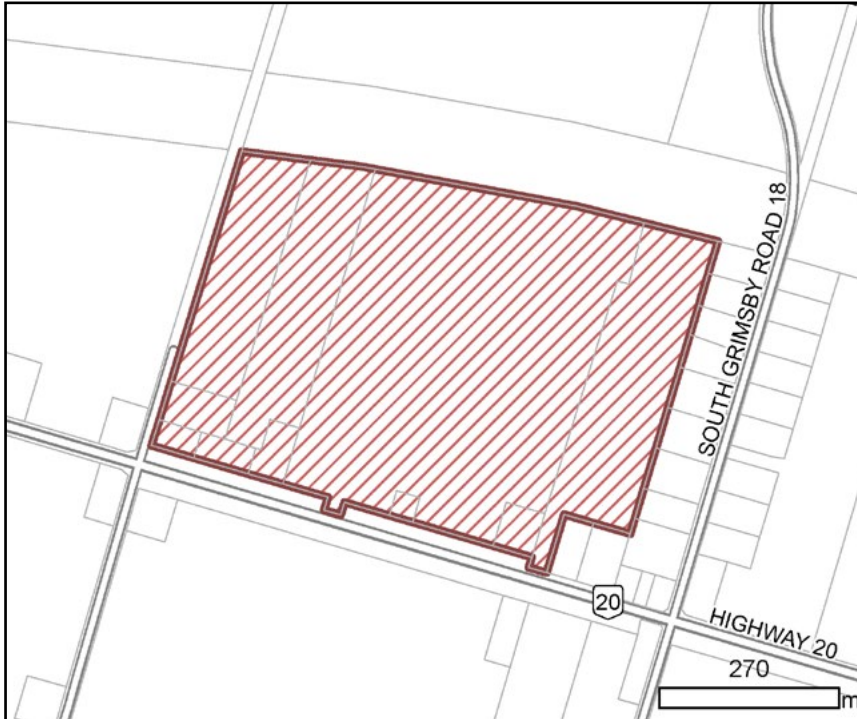
The land uses permitted within the special policy area shown below will be limited to roads, trails/multi-use pathways, public *utilities* and other linear *infrastructure*, stormwater management, natural heritage features and public open space excluding *sensitive land uses* except for existing residences and any accessory uses thereto. Urban community uses may be considered in accordance with the local Official Plan at such time that the livestock barns at 6817 Highway 20 are removed or if it is demonstrated through future MDS analysis that a reduced MDS *setback* is justified based on changes to the livestock operation and/or intervening land uses. Furthermore, the existing livestock operation is exempt from MDS II requirements for changes in livestock type.



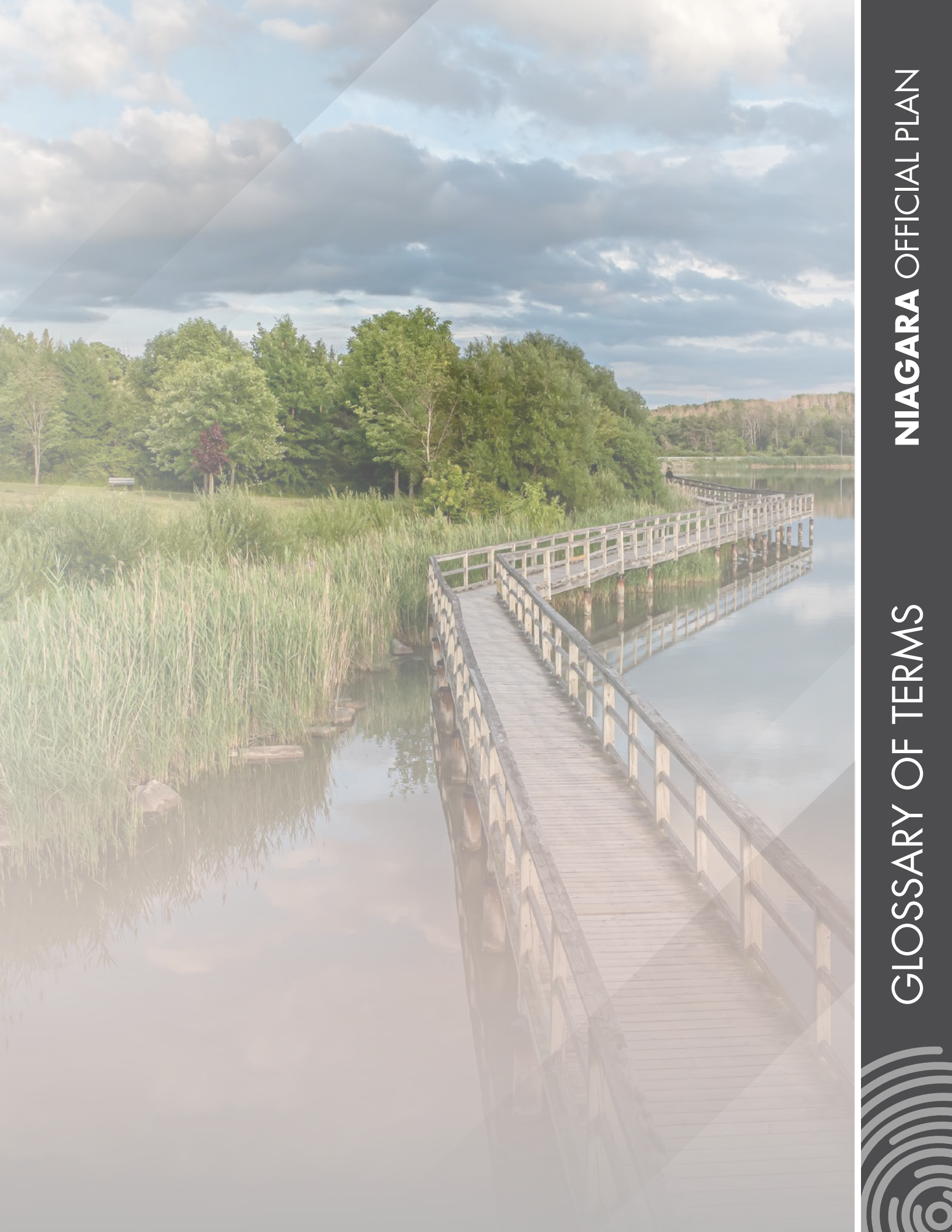
Policy 8.13.3

8.13.4

The area identified on the associated map has been added to the Fulton *rural settlement* to accommodate forecasted rural employment growth. This area shall be designated in the Township of West Lincoln's Official Plan for rural *employment land* uses.



Policy 8.13.4



GLOSSARY OF TERMS

A

Active Transportation

Any form of self-propelled transportation that relies on the use of human energy such as walking, cycling, inline skating, jogging, or travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices at a comparable speed (Growth Plan, 2019).

Additional Residential Units

Self-contained residential units with kitchen and bathroom facilities located within a primary dwelling or within an accessory structure that is detached from the primary dwelling, as provided for in Subsection 16 (3) of the Planning Act, 1990.

Adjacent Lands

- a. For the purposes of Section 5.1, 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 Section 3.1 and 3.2, those lands surrounding a *key natural heritage feature, natural heritage feature and area* and/or *key hydrologic feature* where it is likely that *development* or *site alteration* would have a negative impact on the feature;
- c. For the purposes of Section 4.4, 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; and
- d. For the purposes of section 6.4 and 6.5, those lands contiguous to a protected *heritage property* or as otherwise defined in the municipal official plan (PPS, 2020).

Adverse Effects

As defined in the Environmental Protection Act, means 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 (PPS, 2020).

Aerodrome

For the purposes of this Plan, means the Niagara Central Airport.

Affordable

In the case of ownership housing, the least expensive of:

- a. 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*;
- b. 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;

In the case of rental housing, the least expensive of:

- c. a unit for which the rent does not exceed 30 per cent of gross annual household income for *low and moderate income households*; or
- d. a unit for which the rent is at or below the average market rent of a unit in the regional market area (Growth Plan, 2019).

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. In regard to *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 (PPS, 2020).

Agricultural Impact Assessment

A study that evaluates the potential impacts of non-agricultural development on agricultural operations and the agriculture system and recommends ways to avoid, or, if avoidance is not possible, minimize and mitigate adverse impacts (Greenbelt Plan, 2017).

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 close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity (PPS, 2020).

Agricultural Source Material

Treated or untreated materials, as defined by the Nutrient Management Act, other than compost that meets the Compost Guidelines, or a commercial fertilizer, if they are capable of being applied to land as nutrients.

Agricultural System

The system mapped and issued by the Province, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a. an agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*, and *rural lands* that together create a continuous, productive land base for agriculture; and
- b. an *agri-food network*, which includes *infrastructure*, services and assets important to the viability of the agri-food sector (Greenbelt Plan, 2017).

Agricultural Uses

The growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment (PPS, 2020).

Agri-food Network

Within the *agricultural system*, a network that includes elements important to the viability of the agri-food sector such as Regional *infrastructure* and transportation networks; on-farm buildings and *infrastructure*; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities (PPS, 2020).

Agri-Tourism Uses

Those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation (PPS, 2020).

Airport

For the purposes of this Plan, means the Niagara District Airport.

Alternative Energy Systems

A system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems (PPS, 2020).

Archaeological Resources

Includes *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 Site

Any property that contains an *artifact* or any other physical evidence of past human use or activity that is of cultural heritage value or interest.

Areas of Archaeological Potential

Areas with the likelihood to contain *archaeological resources*. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist.

Areas of Natural and Scientific Interest (ANSI)

Areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education (PPS, 2020).

Life Science ANSI means an area identified as being high quality example(s) of ecological form and function in each Ecodistrict in the province (provincially significant) and the region (regionally significant) and are generally defined by *natural heritage features* (e.g., a *woodland*, valley top of bank, etc.) and generally exclude anthropogenic land uses (e.g., residential areas / properties). Life Science ANSIs include areas identified as provincially significant and regionally significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time.

Earth Science ANSI means an area that represent the best examples of geologic and geomorphic landforms and areas (e.g., a moraine) in each Ecodistrict in the province (provincially significant) and the region (regionally significant). They may encompass a single feature or a group of related features (e.g., a drumlin field). As geologic / geomorphic landforms, the overlying land use may include a composite of natural and anthropogenic uses (e.g., woodland, agricultural, rural residential, etc.). Earth Science ANSIs include areas identified as provincially significant and regionally significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time.

Artifact

Any object, material or substance that is made, modified, used, deposited or affected by human action and is of cultural heritage value or interest.

Attainable Housing

Rental or ownership housing provided by the market for *moderate income households* that are generally within the fifth and sixth income decile of the *regional market area*. *Attainable housing* can include dwelling types of various sizes, densities, and *built forms*, and is intended to provide individuals with the opportunity to access housing more suitable to their needs.

B

Bicycle Infrastructure

All *infrastructure* and facilities used for cycling, including bicycle routes (dedicated, buffered, and separated bike lanes, multi-use paths, and off-road trails), and trip end facilities such as bicycle parking and storage (e.g. bicycle racks and lockers).

Brownfields

Undeveloped 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 (PPS, 2020).

Buffer

An area of land located adjacent to *natural heritage features and areas, other wetlands*, and watercourses and usually bordering lands that are subject to *development* or *site alteration*. The purpose of a *buffer* is to protect the features and areas and their *ecological functions* by mitigating impacts of the proposed *development* or *site alteration*. *Buffers* shall consist of *natural self-sustaining vegetation* as a condition of *development* (except where certain agricultural uses are exempt from the requirement of a *buffer*).

Built Form

The function, shape, and configuration of buildings, as well as their relationship to streets and open spaces.

Built-Up Areas

The limits of the developed urban areas as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan. *Built-up areas* are delineated in Schedule B.

C

Centreline

The centre of a right-of-way based on the original survey of the right-of-way.

Climate Change

Long-term changes in weather patterns at local and regional levels, including extreme weather events and increased climate variability.

Coastal Wetland

- a. Any wetland that is located on one of the Great Lakes or their connecting channels; or
- b. Any other *wetland* that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 km upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected (PPS, 2020).

Combined Sewers

A sewer designed to convey both sanitary sewage and storm water through a single pipe to a sewage treatment plant.

Community Housing

Housing owned and operated by non-profit housing corporations, housing co-operatives and municipal governments, or district social services administration boards. *Community housing* providers offer subsidized or low-end-of market rents.

Community Hubs

Locations that serve as central access points, which offer services in collaboration with different community agencies and service providers, reduce administrative duplication, and improve services for residents and are responsive to the needs of their communities.

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, *active transportation*, proximity to transit and reduced need for *infrastructure*. *Compact built form* can include detached and semi-detached 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.

Compatible

A *development*, building and/or land use that can co-exist or occur without conflict with surrounding land uses and activities in terms of its uses, scale, height, massing and relative location.

Complete Communities

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 (Growth Plan, 2019).

Complete Streets

Streets that are planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists, and are designed for the safety of people of all ages and abilities.

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* (PPS, 2020).

Connectivity

The degree to which *key natural heritage features, natural heritage features and areas* and/or *key hydrologic features* are connected to one another by links such as plant and animal movement corridors, hydrologic and nutrient cycling, genetic transfer and energy flow through food webs.

Conservation Authority

Refers to the Niagara Peninsula Conservation Authority and/or Hamilton Conservation Authority.

Conserved

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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Core Areas

An individual natural features and areas, or a group of features and areas in close proximity to each other (i.e., less than or equal to 30 m distance in *settlement areas*, less than or equal to 60 m distance outside of *settlement areas*) that have functional ecological connectivity (i.e., their proximity to each other supports *ecological functions*, such as *wildlife habitat*, exchange of genetic material, etc.).

Corporate Facilities

Facilities owned by the Region, such as administrative offices and related facilities. For the purpose of Section 3.5 of this Plan, corporate *facilities* does not include *water and wastewater facilities*.

Cultural and Regenerating Woodland

Woodlands where the *ecological functions* of the site are substantially compromised as a result of prior land use activity and would be difficult to restore and/or manage as a native *woodland* and which provide limited *ecological function* and ecosystem services.

Cultural Heritage Landscapes

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 Indigenous community. The area may include features such as buildings, structures, spaces, views, *archaeological sites* or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage* landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (PPS, 2020).

Cultural Heritage Resources

Built heritage resources, *cultural heritage landscapes* and *archaeological 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. While some *cultural heritage resources* may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (Greenbelt Plan, 2017).

D

Defined Portions of the Flooding Hazard Along Connecting Channels

Those areas which are critical to the conveyance of the flows associated with the one hundred year flood level along the St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where *development* or *site alteration* will create *flooding hazards*, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

Demand-Responsive Transit Service

Door-to-door transportation service which has flexible routing and scheduling, and can operate either as an “on-demand” service or a “fixed-schedule” service, such as airport shuttles or paratransit services for people with disabilities and older adults.

Deposits of Mineral Aggregate Resources

An area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction (PPS, 2020).

Designated Greenfield Areas

Lands within *urban areas* but outside of *built-up areas* that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. *Designated greenfield areas* do not include *excess lands*, and are identified in Schedule B.

Designated Growth Areas

Lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. *Designated growth areas* include lands which are designated and available for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses (PPS, 2020).

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 but does not include:

- a. activities that create or maintain *infrastructure* authorized under an environmental assessment process, including a Class Environmental Assessment, with the exception of lands designated as being within an Area of Development Control under the Niagara Escarpment Planning and Development Act; or
- b. works subject to the *Drainage Act*.

(Based on PPS, 2020 and modified for the Growth Plan, 2019).

Dynamic Beach Hazard

Areas of inherently unstable accumulations of shoreline sediments along *large inland lakes*, as identified by provincial standards, as amended from time to time. The *dynamic beach hazard* limit consists of the *flooding hazard* limit plus a dynamic beach allowance.

E

Ecological Function

The natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions (PPS, 2020).

Ecological Integrity

Includes *hydrological integrity*, and means a condition that is determined to be characteristic of its natural region and likely to persist, including abiotic components and the composition and abundance of native species and biological communities, rates of change and supporting processes.

Ecological Value

The value of *ecological functions* performed by *natural heritage features and areas*, *key natural heritage features*, *key hydrologic features* and *key hydrologic areas* to the native biodiversity and *wildlife habitats*. These functions include, but are not limited to, providing cover and refuge; breeding, nesting, denning, and nursery areas; corridors for wildlife movement; food chain support; and natural water storage, natural flow attenuation, and water quality improvement, which enhances habitat for wildlife and biodiversity.

Employment Areas

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 (PPS, 2020).

Employment Land

Lands that are designated in Local official plans or zoning by-laws for employment uses. *Employment lands* may be within and outside of *employment areas*.

Endangered Species

A species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

Enhancement Areas

Ecologically supporting areas adjacent to *natural heritage features and areas*, *key natural heritage features*, and *key hydrologic features*. *Enhancement areas* can also be measures internal to features that increase the ecological *resilience* and function of individual features or groups of natural features and areas. *Enhancements areas* are identified where they:

- connect natural features and areas to create larger contiguous natural areas;
- reduce edge habitat and increase proportion of interior conditions (greater than 100 m from edge); and
- include critical function zones and important catchment areas critical to sustaining *ecological functions*.

Environmental Impact Study

A science-based study of ecological features and functions, and impacts to those features and functions resulting from *development* and/or *site alteration*, prepared in accordance with the Region's *environmental impact study* guidelines.

The purpose of an *environmental impact study* is to:

- collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes, and functions of components of the *Natural Environment System*;
- determine whether there are any additional components;
- undertake a comprehensive impact analysis;
- propose appropriate mitigation measures;
- clearly articulate any impacts that cannot be avoided or mitigated;
- where appropriate, recommend monitoring provisions;
- consider *climate change*, cumulative and/or watershed impacts where possible; and
- demonstrate that ecological enhancement to the *Natural Environment System* is achieved.

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 one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential Emergency Services

Services that would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Excess Lands

Vacant, unbuilt but developable lands within *settlement areas* but outside of *built-up areas* that have been designated in an official plan for development but are in excess of what is needed to accommodate forecasted growth to the horizon of this Plan (Growth Plan, 2019).

Excess Soil

Soil, or soil mixed with rock that has been excavated as part of a project and removed from the project area for the project as defined under O.Reg. 406/19 under the Environmental Protection Act.

Existing Uses

(Greenbelt Plan Area only): uses legally established prior to the date that the Greenbelt Plan came into force on December 16, 2004; or for the purposes of lands added to the Greenbelt Plan after December 16, 2004, uses legally established prior to the date the Greenbelt Plan came into force in respect of the land on which the uses are established.

(Niagara Escarpment Plan Area Only): shall have the same definition as “existing uses” in the Niagara Escarpment Plan.

F

Fish

As defined in the Fisheries Act, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish Habitat

As defined in the Fisheries Act, means spawning grounds and 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 (PPS, 2020).

Flood Fringe

For *river, stream and small inland lake systems*, means 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 Hazards

The inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a. along the shorelines of the Great Lakes - St. Lawrence River System and *large inland lakes*, the *flooding hazard* limit is based on the *one hundred year flood level* plus an allowance for *wave uprush* and *other water-related hazards*;
- b. along *river, stream and small inland lake systems*, the *flooding hazard* limit is the greater of:
 - i. 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;
 - ii. the *one hundred year flood*; and

- iii. a flood which is greater than one or two. 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 Minister of Natural Resources and Forestry;

except where the use of the *one hundred year flood* or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific *watershed* (where the past history of flooding supports the lowering of the standard) (PPS, 2020).

Floodplains

For *river, stream and small inland lake systems*, means the area, usually low lands adjoining a *watercourse*, which has been or may be subject to *flooding hazards* (PPS, 2020).

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, wave uprush* and *other water-related hazards* along the shorelines of *large inland lakes*, and *flooding hazards* along *river, stream and small inland lake systems*.

Floodway

For *river, stream and small inland lake systems*, means 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* (PPS, 2020).

Freight-Supportive

In regard to land use patterns, means *transportation systems* and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and *transportation systems*. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives (PPS, 2020).

Frequent Transit Service

A public transit service that runs at least every 15 minutes in both directions throughout the day and into the evening every day of the week.

Fringe Lands

The area between the agricultural/rural countryside and the built-up city/suburbs. It can further be described as the edge of the urban region where patterns of building development and non-development interweave. The urban fringe is often an area with contrasting land uses and compatibility conflicts.

G

Green Infrastructure

Natural and human-made elements that provide ecological and hydrological 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.

Greenbelt Plan Natural Heritage System

The *natural heritage system* mapped and issued by the Province in accordance with the Greenbelt Plan.

Greyfield Sites

Previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict, or vacant (Growth Plan, 2019).

Groundwater Feature

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 hydrogeological investigations (PPS, 2020).

H

Habitat of Endangered Species and Threatened Species

Habitat within the meaning of Section 2 of the *Endangered Species Act, 2007* (PPS, 2020).

Hazardous Forest Types for Wildland Fire

Forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time.

Hazardous Lands

Property or lands that could be unsafe for *development* due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the *flooding hazard*, *erosion hazard* or *dynamic beach hazard* limits. Along the shorelines of *large inland lakes*, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard*, *erosion hazard* or *dynamic beach hazard* limits. Along *river, stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard* or *erosion hazard limits* (PPS, 2020).

Hazardous Sites

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

Hazardous Substances

Substances which, 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.

Heritage Attributes

The principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a *protected heritage property*) (PPS 2020).

Higher Order Transit

Transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. *Higher order transit* can include heavy rail (such as subways and inter-city rail), light rail, and buses in dedicated rights-of-way (Growth Plan, 2019).

Highly Vulnerable Aquifers

Aquifers, including lands above the aquifers, on which external sources have or are likely to have a significant adverse effect (Greenbelt Plan, 2017).

Hydrological Evaluation

A science-based study of hydrologic features and areas, and impacts to those features and hydrologic functions resulting from *development* and/or *site alteration*.

The purpose of a *hydrologic evaluation* is to:

- collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes of permanent and *intermittent streams, inland lakes and their littoral zones, seepage areas and springs, wetlands, groundwater features, surface water features, floodplains, flooding hazards, floodways, shoreline areas, and related hydrologic functions*;
- determine whether there are any additional *hydrologic features* and areas;

- assess the significance and sensitivity of hydrologic features and their *hydrologic functions*;
- undertake a comprehensive impact analysis;
- propose appropriate mitigation measures;
- identify planning, design and construction practices that will maintain and, where possible, enhance or restore the health, diversity and size of the *hydrologic feature and functions* and its connectivity with other hydrologic features, *natural heritage features and areas* and *key natural heritage features*;
- clearly articulate any impacts that cannot be avoided or mitigated;
- where appropriate, recommend monitoring provisions to evaluate the long-term effectiveness of the identified mitigation measures; and
- consider *climate change*, cumulative and/or *watershed* impacts where possible

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 and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things (PPS, 2020).

Individual On-Site Sewage Service

Sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual On-Site Water Service

Individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Industrial Effluent System

Systems which convey and discharge the by-product from an industrial process that can contain contaminants from non-domestic wastes.

Infrastructure

Physical structures (facilities and corridors) that form the foundation for development.

Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, *waste management systems*, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Inland Lakes and their Littoral Zones

Any inland body of permanently standing water larger than a pool or pond or a body of water filling a depression in the earth's surface, where their water levels and hydrologic functions are not directly influenced by either Lake Erie or Lake Ontario.

Inland lakes do not include storm water management ponds, ponds constructed for irrigation purposes, such as those on a golf course or used for agriculture, lakes that have been constructed and managed with the sole purpose of supporting essential infrastructure, and where their *ecological function* is not a consideration in their management.

Institutional Use

Include uses such as government buildings, hospital, schools, churches, cemetery uses.

For the purposes of Section 3.1 of this Plan, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intake Protection Zone

An area as delineated in Schedule E of this Plan and in the Source Protection Plan for the Niagara Peninsula Source Protection Area that surrounds a municipal surface water intake and within which it is desirable to regulate or monitor drinking water threats. Where a conflict in mapping arises, the Source Protection Plan shall prevail.

Intensification

The *development* of a property, site or area at a higher density than currently exists through:

- a. *redevelopment*, including the reuse of brownfields;
- b. the development of vacant and/or underutilized lots within previously developed areas;
- c. *infill development*; and
- d. the expansion or conversion of existing buildings. (PPS, 2020)

Interface

The physical relationship between two or more uses, such as, a building and street. It is the intent of urban design to reinforce this relationship and increase its impacts positively on the *public realm*.

Intermittent Stream

Stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the stream bottom during parts of the year (Greenbelt Plan, 2017).

K

Key Hydrologic Areas

Significant groundwater recharge areas, highly vulnerable aquifers, and significant surface water contribution areas that are necessary for the ecological and hydrologic integrity of a *watershed* (Growth Plan, 2019).

Key Hydrologic Features

Permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands (Growth Plan, 2019).

Key Natural Heritage Features

Habitat of endangered species and threatened species; fish habitat; wetlands; life science areas of natural and scientific interest (ANSIs), significant valleylands, significant woodlands; significant wildlife habitat (including habitat of special concern species); sand barrens, savannahs, and tallgrass prairies; and alvars (Growth Plan, 2019).

L

Lake

Any inland body of standing water, usually fresh water, larger than a pool or pond or a body of water filling a depression in the earth's surface.

Landform Features

Distinctive physical attributes of land such as slope, shape, elevation and relief.

Large Inland Lakes

Those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

Lateral Connection

The point at which a sewer or water line coming out from homes and businesses connects to the municipal sewer or water line.

Legal or Technical Reasons

Severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot (PPS, 2020).

Linkages

An area, that may or may not be associated with the presence of existing natural features and areas, that provides and maintains ecological connectivity between core areas consisting of natural features and areas, and supports a range of community and ecosystem processes enabling plants and animals to move among *natural heritage features*, in some cases over multiple generations, thereby supporting the long-term sustainability of the overall *natural environment system*.

Local Growth Centres and Corridors

Established areas, outside of *strategic growth areas*, that will be the focus for growth within Area Municipalities and the preferred location for public and private investment. *Local growth centres and corridors* will vary in size, nature and character, and may include traditional downtown cores and key mixed use areas and areas of *intensification* along transit corridors.

Low and Moderate Income Households

In the case of ownership housing, households with incomes in the lowest 60 per cent of the income distribution for the *regional market area*; or in the case of rental housing, households with incomes in the lowest 60 per cent of the income distribution for renter households for the *regional market area* (Growth Plan, 2019).

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 typically 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, for example: bio-swales, vegetated areas at the edge of paved surfaces, 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 and the specific form may vary considering local conditions and community character (Growth Plan, 2019).

M

Major Facilities

Facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation *infrastructure* and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities (PPS, 2020).

Major Goods Movement Facilities and Corridors

Transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, *rail facilities*, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight-supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives (PPS, 2020).

Major Institutional Uses

Major trip generators that provide essential services for every stage of life and benefit from being close to urban services and amenities. Generally, *major institutional uses* are considered post-secondary institutions (i.e., colleges, universities, and trade schools), health care facilities and research centres (i.e., hospitals); and corporate government headquarters.

Major Office Use

Freestanding office buildings of approximately 4,000 square metres of floor space or greater, or with 200 jobs or more (Growth Plan, 2019).

Major Recreational Use

(Greenbelt Plan area only): a recreational use that requires large-scale modification of terrain, vegetation or both and usually also requires large-scale buildings or structures, including but not limited to the following: golf courses; serviced playing fields; serviced campgrounds; and ski hills.

Major Retail / Major Commercial Uses

Large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activities.

Major Transit Station Areas

The area including and around any existing or planned *higher order transit station* or stop within a *settlement area*; or the area including and around a major bus depot in an urban core. *Major transit station areas* generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk, and include protected *major transit station areas* (Growth Plan, 2019).

Major Trip Generators

Origins and destinations with high population densities or concentrated activities which generate many trips (e.g., *urban growth centres* and other downtowns, *major office* and *office parks*, *major retail / major commercial*, *employment areas*, *community hubs*, large parks and recreational destinations, post-secondary institutions and other *public service facilities*, and other mixed-use areas).

Marine Facilities

Ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future *marine facilities* (PPS, 2020).

Mine Hazards

Any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated (PPS 2020).

Minerals

Metallic minerals and non-metallic minerals as herein defined, but does not include *mineral aggregate resources* or *petroleum resources*.

Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived.

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite) (PPS, 2020).

Mineral Aggregate Operation

- a. Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*;
- b. For lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c. Associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products (PPS, 2020).

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* (PPS, 2020).

Mineral Deposits

Areas of identified *minerals* that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction (PPS, 2020).

Mineral Mining Operation

Mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use (PPS, 2020).

Minimum Distance Separation Formulae

The formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities. (PPS, 2020).

Multimodal

The availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, rail (such as commuter and freight), trucks, air, and marine (Growth Plan, 2019).

Multimodal Transportation System

A transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine (PPS, 2020).

Municipal Comprehensive Review

A new official plan, or an official plan amendment, initiated by the Region under Section 26 of the Planning Act, 1990 that comprehensively applies Provincial policies and plans and the applicable policies of this Plan.

Municipal Water and Wastewater Systems/Services

Municipal water systems/services are all or part of a drinking-water system:

- a. that is owned by a municipality or by a municipal service board established under section 195 of the Municipal Act, 2001;
- b. that is owned by a corporation established under section 203 of the Municipal Act, 2001;
- c. from which a municipality obtains or will obtain water under the terms of a contract between the municipality and the owner of the system; or
- d. that is in a prescribed class of municipal drinking-water systems as defined in regulation under the Safe Drinking Water Act, 2002.

And, municipal wastewater systems/services are any sewage works owned or operated by a municipality.

N

Natural Environment System

An ecologically integrated system made up of the *Provincial natural heritage systems, natural heritage features and areas, other wetlands, key natural heritage features, key hydrologic features, key hydrologic areas, shoreline areas, hydrologic functions, supporting features and areas, hazardous lands, and linkages* intended to provide connectivity and support natural processes which are necessary to maintain biological and hydrological diversity, *ecological functions*, ecosystem services, viable populations of indigenous species, and ecosystems.

Natural Heritage Features and Areas

Features and areas, including *significant wetlands, significant coastal wetlands, other coastal wetlands, fish habitat, significant woodlands, significant valleylands, habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area (modified from PPS, 2020). For the purposes of this definition, *natural heritage features and areas* includes *other woodlands, earth science areas of natural and scientific interest* (provincial and regional), and *life science areas of natural and scientific interest* (provincial and regional).

Natural Heritage System

A system made up of *natural heritage features and areas, wetlands, and linkages* intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *key natural heritage features, key hydrologic features*, federal and provincial parks and conservation reserves, other natural heritage features and areas, lands that have been restored or have the potential to be restored to a natural state, associated areas that support *hydrologic functions*, and working landscapes that enable *ecological functions* to continue.

Natural Heritage System for the Growth Plan

The *natural heritage system* mapped and issued by the Province in accordance with the Growth Plan.

Natural Self-Sustaining Vegetation

Vegetation dominated by native plant species that can grow and persist without direct human management, protection, or tending.

Negative Impacts

- a. In regard to water, degradation to the quality or quantity of surface or groundwater, *key hydrologic features* or *vulnerable* areas and their related *hydrologic functions*, due to single, multiple or successive *development* or *site alteration activities*;
- b. In regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and
- c. In regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities (Greenbelt Plan, 2017).

Net-Zero

Either emitting no greenhouse gas emissions or offsetting emissions through actions such as tree planting that capture carbon before it is released into the air.

Niagara Economic Centre

Settlement areas conceptually depicted on Schedules 2, 5, and 6 of the Growth Plan for the Greater Golden Horseshoe, 2019 that, due to their proximity to major international border crossings, have unique economic importance to the region and Ontario.

Niagara Economic Gateway

The total geographic area of the local municipalities a part of the *Niagara Economic Centre* or *Niagara Economic Zone*.

Niagara Economic Zone

Settlement areas within the zone that is conceptually depicted on Schedules 2, 5, and 6 of the Growth Plan for the Greater Golden Horseshoe, 2019, that, due to their proximity to major international border crossings, have unique economic importance to the region and Ontario.

Normal Farm Practices

A practice, as defined in the Farming and Food Production Protection Act, 1998, 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, 2002 and regulations made under that Act (PPS, 2020).

O

Office Parks

Employment areas or areas where there are significant concentrations of offices with high employment densities (Growth Plan, 2019).

Oil, Gas, and Salt Hazards

Any feature of a well or work as defined under the Oil, Gas and Salt Resources Act, or any related disturbance of the ground that has not been rehabilitated (PPS, 2020).

One Hundred Year Flood

For *river, stream and small inland lake systems*, 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 one percent chance of occurring or being exceeded in any given year.

One Hundred Year Flood Level

- a. For the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly *lake* levels and wind setups, which has a one per cent chance of being equalled or exceeded in any given year;
- b. In the connecting channels (St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a one per cent chance of being equalled or exceeded in any given year; and
- c. For large *inland lakes*, *lake* levels and wind setups that have a one per cent chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the *one hundred year flood level* is based on the highest known water level and wind setups.

On-Farm Diversified Uses

On a farm; secondary use; limited in area; includes, but is not limited to, home occupations, home industries, agri-tourism uses and value-added uses; compatible with surrounding agricultural operations.

Other Water-Related Hazards

Water-associated phenomena other than *flooding hazards* and *wave uprush* which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

Other Wetlands

Lands that meet the definition of a *wetland*, and which have not been evaluated as a *provincially significant wetland*.

Other Woodlands

Woodlands determined to be 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*. *Other woodlands* include all terrestrial treed vegetation communities where the percent tree cover is greater than 25 per cent. *Other woodlands* would not include *woodlands* meeting the criteria as *significant woodlands*.

P

Permanent Streams

Watercourses that contain water during all times of the year.

Petroleum Resource Operation

Oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons (PPS, 2020).

Petroleum Resources

Oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons (PPS, 2020).

Place-Making

The purposeful planning, and design of buildings, *public realm*, and *transportation systems* to achieve attachment to a place.

Planned Corridors

Corridors or future corridors which are required to meet projected needs, and are identified through this Plan, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ministry of Transportation, Ministry of Energy, Northern Development and Mines, Metrolinx, or Independent Electricity System Operator (IESO) or any successor to those Ministries or entities, is actively pursuing the identification of a corridor. Approaches for the protection of *planned corridors* may be recommended in guidelines developed by the Province (Growth Plan, 2019).

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 (PPS, 2020).

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 (PPS, 2020).

Prime Agricultural Area

Areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through seven lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A *prime agricultural area* may also be identified through an alternative agricultural land evaluation system approved by the Province (PPS, 2020).

Prime Agricultural Land

Specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection (PPS, 2020).

Protected Heritage Property

Property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites (PPS, 2020).

Protected Major Transit Station Area

The area surrounding and including an existing or planned *higher order transit* station or stop as identified on Schedule B to this Plan.

Provincial and Federal Requirements

- a. In regard to Section 3.1.12 of this Plan, 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
- b. In regard to Section 3.1.13 of this Plan, 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 Natural Heritage System

Collectively the *Natural Heritage System for the Growth Plan* and the *Greenbelt Plan Natural Heritage system*.

Provincially Significant Employment Zones

Areas defined by the Minister of Municipal Affairs and Housing in consultation with affected municipalities for the purpose of long-term planning for job creation and economic development. Provincially *significant employment zones* can consist of *employment areas* as well as mixed-use areas that contain a significant number of jobs (Growth Plan, 2019).

Provincially Significant Wetlands

Those *wetlands* identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time (PPS, 2020).

Public Realm

The publicly owned places and spaces that are accessible by everyone. These can include municipal streets, lanes, squares, plazas, sidewalks, trails, parks, open spaces, waterfronts, public transit systems, conservation areas, and civic buildings and institutions.

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, long-term care services, and cultural services. *Public service facilities* do not include *infrastructure* (PPS, 2020).

Public Works Projects

Construction projects, such as roads, highways or dams, bridges and waterworks financed by public funds and constructed by or under contract with the Region or Local municipality for the benefit or use of the public.

Q

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

Quaternary Watershed

A watershed with a drainage area that is between 62 km² and 870 km² that drains into a *tertiary watershed*. There are 12 quaternary watersheds in Niagara:

- Fifteen and Sixteen Mile Creeks
- Four Mile Creek and NOTL
- Jordan Harbour -Twenty Mile Creek
- Twelve Mile Creek
- Welland Canal North
- Welland Canal South
- West Lake Ontario Shoreline
- Niagara River North
- Niagara River South
- Welland River East
- Welland River West
- Northeast Lake Erie Shoreline

R

Rail Facilities

Rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities (PPS, 2020).

Redevelopment

The creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.

Regional Market Area

An area that has a high degree of social and economic interaction. The boundaries of the Niagara Region will serve as the *regional market area* for the purposes of assessing housing market conditions.

Renewable Energy System

A system that generates electricity, heat and/or cooling from a renewable energy source.

For the purposes of this definition:

A renewable energy source is an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces (PPS, 2020).

Residence Surplus to a Farming Operation

An existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation) (PPS, 2020).

Resilience

The ability to withstand, adapt to, or efficiently recover from, exposure to the negative effects of exogenous and endogenous shocks.

Risk Management Official

A person appointed under Part IV of the Clean Water Act, 2006, by the Council of a municipality that has authority to pass by-laws respecting water production, treatment, and storage under the Municipal Act, 2001 (Source Protection Plan for the Niagara Source Protection Area).

River, Stream and Small Inland Lake Systems

All watercourses, rivers, streams, and small *inland lakes* or waterbodies that have a measurable or predictable response to a single runoff event.

Rural Areas

A system of lands within local municipalities that may include *rural settlements*, *rural lands*, *prime agricultural areas*, *natural heritage features and areas*, and resource areas (PPS, 2020).

Rural Lands

Lands which are located outside *settlement areas* and which are outside *prime agricultural areas* (PPS, 2020).

Rural Settlements

Communities located in *rural areas*, as delineated on Schedule B of the Niagara Official Plan, that are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development, and are to accommodate limited growth. All *settlement areas* that are identified as hamlets in the Greenbelt Plan, or as minor urban centres in the Niagara Escarpment Plan are considered *rural settlements* for the purposes of this Plan, including those that would not otherwise meet this definition.

S

Seepage Areas and Springs

Sites of emergence of groundwater where the water table is present at the ground surface (Greenbelt Plan, 2017).

Sense of Place

The emotional attachments, meanings and identities people develop or experience in particular locations and environments. It is also used to describe the distinctiveness or unique character of a place.

Sensitive

In regard to *surface water features* and *groundwater features*, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants (PPS, 2020).

Sensitive Land Uses

Buildings, amenity areas, or outdoor spaces 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. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities (PPS, 2020).

Setback

A physical separation that forms a boundary by establishing an exact distance from a fixed point, such as a property line, an adjacent structure, or a natural feature, within which *development* and/or *site alteration* is prohibited in accordance with the policies of the Conservation Authority.

Settlement Areas

Urban areas and *rural settlements* within local municipalities (such as cities, towns, villages and hamlets) that are:

- a. built up areas where development is concentrated and which have a mix of land uses; and
- b. lands which have been designated in an Official Plan for development in accordance with the policies of this Plan. Where there are no lands that have been designated for development, the *settlement area* may be no larger than the area where development is concentrated.

Sewage Works

Any works for the collection, transmission, treatment and disposal of sewage or any part of such works but does not include plumbing to which the *Building Code Act*, 1992 applies. For the purposes of this definition: Sewage includes, but is not limited to drainage, storm water, residential wastes, commercial wastes and industrial wastes.

Shoreline Areas

The interface between terrestrial and aquatic environments, allowing for interactions between them, providing: specialized habitats (e.g., natural beach, overhanging cover, bird stopover or nesting, etc.), natural cover, areas of shoreline erosion or accretion, nutrient and sediment filtration / buffering, shading, foraging opportunities.

Significant

In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Significant Areas of Natural and Scientific Interest

Those *areas of natural and scientific interest* identified as provincially significant and regionally significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time.

Significant Coastal Wetlands

Those *coastal wetlands* identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time (PPS, 2020).

Significant Drinking Water Threats or Significant Threat

A threat that, according to a risk assessment, poses or has the potential to pose a significant risk to the quality of municipal drinking water (Based on the Source Protection Plan for the Niagara Source Protection Area).

Significant Groundwater Recharge Area

An area that has been identified as:

- a. a *significant groundwater recharge area* by any public body for the purposes of implementing the PPS;

- b. a *significant groundwater recharge area* in the assessment report required under the Clean Water Act, 2006; or
- c. an ecologically *significant groundwater recharge area* delineated in a *subwatershed study* or equivalent in accordance with provincial guidelines.

For the purposes of this definition, ecologically *significant groundwater recharge areas* are areas of land that are responsible for replenishing groundwater systems that directly support *sensitive* areas like cold water streams and wetlands (Greenbelt Plan, 2017).

Groundwater recharge areas are also classified as “significant” where they supply more water to an aquifer than the surrounding area (NPCA, 2013). In other words, a recharge area is considered significant when it helps to maintain the water level in an aquifer that supplies a community with drinking water, or supplies groundwater recharge to a coldwater ecosystem that is dependent on this recharge to maintain its *ecological function* (N.V.C.A., 2015b).

Significant Surface Water Contribution Areas

Areas, generally associated with headwater catchments that contribute to baseflow volumes which are significant to the overall surface water flow volumes within a *watershed* (Greenbelt Plan, 2017).

Significant surface water contribution areas include headwater drainage features classified as protection, conservation and mitigation.

Significant Valleylands

Valleyland which is 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. These are to be identified using criteria established by the Province (Growth Plan, 2019).

Significant Wildlife Habitat

Wildlife habitat that is 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. These are to be identified using criteria established by the Province (PPS, 2020).

Significant Woodlands

Woodlands that are 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 (PPS, 2020).

Site Alteration

Activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site (PPS, 2020).

Soil Management Plan

A plan completed by a professional engineer or geoscientist that outlines the condition of soil at a source site where soil is excavated (Best Management Practices for Excess Soil and modified for this Plan).

Source Protection Plan

A drinking water source protection plan prepared under of the Clean Water Act, 2006 (Source Protection Plan for the Niagara Source Protection Area).

Source Water

Water in its natural or raw state, prior to being drawn into a municipal drinking water system (Source Protection Plan for the Niagara Source Protection Area).

Special Policy Area

An area within a community that has historically existed in the *floodplain* and where site specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, 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. A Special Policy Area is not intended to allow for new or intensified *development* and *site alteration*, if a community has feasible opportunities for *development* outside the *floodplain*.

Specialized Housing Needs

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. Examples include, but are not limited to, long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Specialty Crop Area

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 (PPS, 2020).

Specialty Crop Guidelines

Guidelines developed by the Region or Province, as amended from time to time.

Standards and Guidelines for Consulting Archaeologists

The 2011 Standards and Guidelines for Consultants Archaeologists, or as superseded, and any bulletins that clarify and expand on the requirements in the Standards and Guidelines, compliance to which is mandatory for all consultant archaeologists who carry out archaeology in Ontario.

Stormwater Management Facility

A facility for the treatment, retention, infiltration or control of stormwater.

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 environmental assessment processes under the Environmental Assessment Act, 1990, as amended.

Strategic Growth Areas

Within *settlement areas*, nodes, corridors, and other areas that have been identified in Schedule B to be the focus for accommodating *intensification* and higher-density mixed uses in a more *compact built form*. *Strategic growth areas* include *urban growth centres*, regional growth centres, *major transit station areas*, 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* (Growth Plan, 2019).

Subwatershed

An area that is drained by a tributary or some defined portion of a stream. A *subwatershed* is smaller nested drainage area within a quaternary watershed. There are over 200 *subwatersheds* in Niagara Region.

Subwatershed Planning

Planning that reflects and refines the goals, objectives, targets, and assessments of *watershed planning*, as available at the time *subwatershed planning* is completed, for smaller drainage areas, is tailored to *subwatershed* needs and addresses local issues.

Subwatershed planning typically includes: the consideration of existing development and the evaluation of the impacts of any potential or proposed land uses and development; the identification hydrologic features, areas, *linkages*, and functions; the identification of natural features, areas, and related *hydrologic functions*; and a plan for protecting, improving, or restoring the quality and quantity of water within a *subwatershed*.

Subwatershed planning 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.

Subwatershed Study

The plan or outcome from a *subwatershed* planning exercise.

Supporting Features and Areas

Lands that have been restored or have the potential of being restored. *Supporting features and areas* include grasslands, meadows, and thickets (defined in accordance with Ecological Land Classification for Southern Ontario); other *valleylands*; and other *wildlife habitat*; and *enhancement areas* where they are determined to contribute to the biodiversity and *ecological function* of the *natural environment system*.

Surface Water Feature

Water-related features on the earth's surface, including headwaters, rivers, stream channels, *inland lakes*, *seepage areas*, recharge/discharge areas, springs, *wetlands*, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation, or topographic characteristics (PPS, 2020).

Sustainable

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Design

The design of the urban environment that mitigates and adapts to *climate change* and reduces or eliminates other negative environmental impacts.

T

Tallgrass Prairie

Land (not including land that is being used for agricultural purposes or no longer exhibits *tallgrass prairie* characteristics) that:

- a. has vegetation dominated by non-woody plants, including *tallgrass prairie* species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- b. has less than 25 per cent tree cover;
- c. has mineral soils; and
- d. has been further identified, by the Minister of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

Temporary Storage Site

Sites owned or controlled by the owner/operator of a source site or receiving site, at which *excess soil* is temporarily stored for two years or less. Includes sites to treat, remediate and transfer *excess soil* to other sites for final placement or disposal (Best Management Practices for Excess Soil and modified for this Plan).

Tertiary Watershed

A *watershed* that drains and discharges into a large water body. There are three *tertiary watersheds* in Niagara, Lake Ontario, Lake Erie and Niagara River.

Threatened Species

A species that is classified as “Threatened Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

Total Developable Area

The total area of the property less the area occupied by key natural heritage features, *key hydrologic features* and any related *vegetation protection zone*.

Transit Priority Corridors

Transportation corridors that aim to improve transit reliability, speed and capacity through roadway treatments, such as: transit only lanes that allow buses to bypass general traffic, dedicated bus lanes, and queue jump traffic signals that allow buses to go before the general traffic green light.

Transit Service Integration

The coordinated planning or operation of transit service between two or more agencies or services that contributes to the goal of seamless service for riders and could include considerations of service schedules, service routes, information, fare policy, and fare payment (Growth Plan, 2019).

Transit-Supportive

Relating to *development* that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities. Transit-supportive development will be consistent with Ontario's Transit Supportive Guidelines (Growth Plan, 2019).

Transport Pathway

In respect of an *intake protection zone*, means works or any other thing that reduces the time it takes for a contaminant to reach a surface water intake and may include storm sewers, discharge pipes, utility trenches, ditches, swales, drainage works or any other types of drain (2017 Technical Rules under the Clean Water Act).

Transportation System

A system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, *rail facilities*, parking facilities, park-and-ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, *marine facilities*, ferries, canals and associated facilities such as storage and maintenance (PPS, 2020).

Two Zone Concept

An approach to *floodplain* management where the *floodplain* is differentiated in two parts: the *floodway* and the *flood fringe*.

U

Universal Design

The design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.

Urban Agriculture

Within *urban areas*, agricultural production of food and non-food products accessory to the principle use of a property. Examples of *urban agriculture* include community, school, and rooftop gardens, ground-based outdoor community and urban market gardens, urban livestock, and hydroponic farms.

Urban Areas

Lands located within a defined boundary as identified in Schedule B. Urban areas are made up of *built-up areas*, *designated greenfield areas* and *excess lands* and does not include hamlets.

Urban Growth Centre

Existing or emerging downtown areas shown in Schedule 4 of A Place to Grow: Growth Plan for the Greater Horseshoe and as further identified by the Minister on April 2, 2008 (Growth Plan, 2019). For the purposes of this Plan, downtown St. Catharines is identified on Schedule B of this Plan.

Utility

Any system, works, plant, pipeline, or equipment providing a service necessary to the public interest including but not limited to electric power generation and transmission, stormwater management, water supply, sewage treatment and disposal, waste management, communications and telecommunications, and oil and gas pipelines and associated facilities.

V

Valleylands

A natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year (PPS, 2020).

Vegetation Protection Zone

A vegetated *buffer* area surrounding a *key natural heritage feature* or *key hydrologic feature* (Greenbelt Plan, 2017).

Vulnerable

Surface and/or groundwater that can be easily changed or impacted.

W

Waste Disposal Sites

The application of untreated septage, the storage, treatment, and discharge of tailings from mines and waste *disposal sites* as defined under Part V of the *Ontario Environmental Protection Act*, 1990 with respect to Source Water Protection.

Waste Management

The activities and actions required to manage waste from its inception to its final disposal. This includes the collection, transport, treatment, and disposal of waste, together with monitoring and regulation of the waste *management* process.

Wastewater Services

Any works provided by the municipality for the collection, *lateral connection*, transmission, and treatment of sewage that are connected to a centralized *wastewater treatment facility*.

Wastewater Treatment Plant/Facility

The part of a *sewage works* that treats or disposes of sewage but does not include the part of the *sewage works* that collects or transmits sewage.

Water Budget

An accounting of the inflow to, outflow from, and storage changes of water in a hydrologic unit.

Water Resource System

A system consisting of *groundwater features and areas* and *surface water features* (including *shoreline areas*), and *hydrologic functions*, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption. The *water resource system* comprises of *key hydrologic features* and *key hydrologic areas* (Growth Plan, 2019).

Water Services

Any works provided by the municipality for the distribution, *lateral connection*, transmission, and treatment of drinking water.

Watershed

An area that is drained by a river and its tributaries.

Watershed Plan

The plan our outcome from a *watershed planning* exercise either at the *tertiary* or *quaternary* level.

Watershed Planning

Planning that provides a framework for establishing goals, objectives, and direction for the protection of water resources, the management of human activities, land, water, aquatic life, and resources within a watershed and for the assessment of cumulative, cross-jurisdictional, and *cross-watershed* impacts.

Watershed planning typically includes: watershed characterization, a *water budget*, and conservation plan; nutrient loading assessments; consideration of the impacts of a changing climate and severe weather events; land and water use management objectives and strategies; scenario modelling to evaluate the impacts of forecasted growth and servicing options, and mitigation measures; an environmental monitoring plan; requirements for the use of environmental best management practices, programs, and performance measures; criteria for evaluating the protection of *quality and quantity of water*; the identification and protection of *hydrologic features*, areas, and functions and the inter-relationships between or among them; and targets for the protection and restoration of riparian areas.

Wave Uprush

The rush of water up onto a shoreline or structure following the breaking of a wave; the limit of *wave uprush* is the point of furthest landward rush of water onto the shoreline.

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 (PPS, 2020).

Wellhead Protection Areas

The surface and subsurface area surrounding a water well or well field that supplies a public water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.

Wetlands

Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit *wetland* characteristics are not considered to be *wetlands* for the purposes of this definition (PPS, 2020).

Wildland Fire Assessment and Mitigation Standards

The combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources and Forestry to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, *infrastructure* and property from wildland fire.

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 (PPS, 2020).

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* will be delineated according to the Province's Ecological Land Classification system definition for forest (PPS, 2020). For the purposes of this definition, forests include terrestrial vegetation communities as defined in accordance with the Ecological Land Classification (ELC) system, where the tree cover is greater than 60 per cent.

Woodland Enhancement Plan

A study that is carried out when a proponent proposes to remove a *woodland* or portion of a *woodland*, including cultural and regenerating *woodlands* where the purpose of the *woodland* enhancement is to increase *woodland* cover in the region as part of a longer term perspective. The *woodland enhancement plan* must be prepared to the satisfaction of the Region, in consultation with other agencies as the Region sees fit. As part of requirement for a *woodland enhancement plan* the following should be taken into consideration:

- a. if the removal occurs within the *Urban Area* that the enhancement also be provided in the *Urban Area*;
- b. that the enhancement be in the form of a *woodland* and not just the planting of individual trees, i.e., street planting or ornamental tree planting in a park setting is not considered *woodland* enhancement;
- c. the goal of the *woodland* enhancement is it so create a native *woodland* of equal or greater size;
- d. landscape ecology principles including size, patch shape, connectivity, edge to area ratio should be considered;
- e. responsibilities will be determined for who will undertake the restoration of the woodland and the schedule for implementing the plan;
- f. the *woodland enhancement plan* includes a program for the long-term maintenance and management of the restoration woodland until such time as it is deemed to be self-sufficient or when a public agency assumes responsibility for it; and
- g. the plan includes a monitoring plan and periodic reporting to determine if the woodland is progressing toward the approved goal(s) and objectives of the plan.