



definitions

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## 15. Definitions

Definitions are listed in alphabetical order. Numbering of definitions may be provided to assist the reader; the numbering does not constitute part of the Official Plan for the Niagara Planning Area.

**Access Standard** means a method or procedure to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of flooding, erosion and/or other water related hazards.

**Active Transportation** means 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, 2017)

**Active Transportation-Friendly** refers to structures and amenities that encourage safe walking, cycling and other human-powered forms of transportation such as continuous and well-maintained sidewalks and on-road and off-road bicycle facilities (e.g., bike lanes, paved shoulders, trails, etc.), shade and lighting, benches and bicycle racks. Neighbourhoods and commercial developments that facilitate active transportation choices also consider:

- a) connectivity to places of interest such as schools, stores, workplaces, recreation areas, transit stops;
- b) slower speed limits for motorized vehicles;
- c) crossing signals and street signs that are easy to read; and
- d) building facades and landscaping that make the area pleasant and inviting

**Adaptive Re-use** means a change in use of surplus farm facilities on existing farms for approved non-farm uses that are compatible with the surrounding farming activities and are of a scale appropriate to the farm operation. Adaptive re-use is oriented to the preservation of heritage buildings and landscapes that would otherwise disappear as a result of their no longer being required for farm purposes.

**Adjacent** means for the purposes of Cultural Heritage, those properties immediately abutting built heritage resources or a locally identified Cultural Heritage Landscape.

**Affordable** means:

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

For the purposes of this definition:

Low and moderate income households means, 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.

**Agricultural Areas** means those areas outside of the Urban Areas Boundaries suitable for agriculture and approximately shown on the Agricultural Land Base Map contained in this Policy Plan as Good Tender Fruit, Good Grape or Good General Agriculture.

**Agricultural-related Uses** means those farm-related commercial and farm-related industrial uses that are small-scale and directly related to the farm operation and are required in close proximity to the farm operation.

**Agricultural Source Material** means 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 Uses** means the growing of crops, including nursery 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 accommodation for full-time farm labour when the size and nature of the operation requires additional employment. Agricultural uses include value retention uses required to make a commodity saleable (i.e. Corn dryer, washing, sorting, packing, and packaging).

**Agri-tourism Uses Related to Agriculture** mean uses that are considered secondary uses to a farm operation that involve tourist uses that have a direct relationship to the agricultural uses on the farm or surrounding farm uses. Such uses may include farm-mazes, seasonal festivals (for example, strawberry social, pumpkin festival, maple syrup event).

**Agri-tourism Uses Unrelated to Agriculture** mean uses that are considered secondary uses to a farm operation that involve tourism uses that are not directly related to agricultural uses but that benefit from a farm/rural location. Such uses may include bed and breakfast accommodations, dining facilities, weddings, educational tours and similar uses.

**Airports** means all Ontario *airports*, including designated lands for future *airports*, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping. (PPS 2014)

**Archaeological Resources** include artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act, 1990.

**Areas of Archaeological Potential** are areas with the likelihood to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, but municipal approaches that achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act, 1990.

**Base Flow** means the natural, sustained low flow in a stream or river.

A **Bona Fide Farmer** is an individual who:

- a) owns, is employed on, and manages a farm operation;
- b) earns a majority of his/her income from farming (the scale of the farm operation should be capable of generating a reasonable operating profit under "normal" economic conditions);
- c) spends a majority of his/her working time on the farm and is available to work on the farm when required by the farm operation;
- d) demonstrates a continuing commitment to the farm operation, such as through farm maintenance practices, and investment in equipment, buildings, and crops; and
- e) for the purposes of this definition, a farmer is defined as the principal operator of the farm together with his/her spouse.

**Bicycle Infrastructure** means 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).

**Brownfield Sites** are 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. (Provincial Policy Statement, 2005)

**Buffer** means a naturally vegetated protective zone adjacent to a natural area serving to cushion and protect the natural area from the impacts of human activities on adjacent lands.

**Built-up Area** means all land within the built boundary.

**Built Boundary** means the limits of the developed Urban Areas as defined by the Minister of Infrastructure in accordance with policy 2.2.3.5 in the Provincial Growth Plan for the Greater Golden Horseshoe. For settlements with “undelineated built boundaries”, including hamlets, the built boundary is the same as the settlement boundary.

**Built Heritage Resources** means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.

**Conservation Authority** means the Niagara Peninsula Conservation Authority.

**Conserved** means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be determined through a Conservation Plan or heritage impact assessment as approved by the local municipality.

**Combined Sewers** means a sewer designed to convey both sanitary sewage and storm water through a single pipe to a sewage treatment plant.

**Community Infrastructure** refers to 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** means a land-use pattern that encourages 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, multistorey 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*. (Growth Plan, 2017)

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

**Complete Streets** means 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 (Based on Growth Plan, 2017 and modified for this Plan)

**Complete Streets Design Guidelines** means guidelines developed as part of the Niagara Region's Transportation Master Plan which define Regional Road typologies and provide guidance on the implementation of complete streets elements that fall within the public right-of-way.

**Creative Cultural Industries** means a set of industries quantified by Statistics Canada involved in the creation, production and distribution of goods and services that use creativity and intellectual capital as primary inputs. Creative Cultural Industries are one of the six categories (Community Cultural Organizations, Festivals and Events, Spaces and Facilities, Cultural Heritage, and Natural Heritage) of Cultural Resources in the Cultural Resource Framework and most of which are identified using North American Industry Classification System codes.

**Cultural Clusters** means a geographical concentration of interconnected individuals, organizations and institutions involved in the arts, cultural industries, new media, design and/or other creative sector pursuits. A cluster may grow, remain stable or decline, with possible implications for social issues (crime, community cohesiveness) and economic development (growth in cultural industries, as well as related and non-related industries). The identification of locally significant cultural clusters may be determined through the development of cultural mapping or other tools utilized by the local municipalities.

**Cultural Heritage Landscapes** means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act, 1990; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

**Cultural Tourism** means both rural and urban cultural attractions that offer an opportunity for tourists to experience a distinct or unique lifestyle, history, or art form. This term may include but is not limited to experiences related to significant built heritage resources and historical opportunities, eco-tourism, agricultural tourism, sports tourism, active transportation tourism (cycling and hiking), as well as festivals and events.

**Demand-responsive Transit** means 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 the elderly.

**Density Targets** The density target for the Urban Growth Centre is defined in policy 4.G.10.2. The density target for Designated Greenfield Areas is defined in policy 4.C.7.2.

**Designated Greenfield Area** means the area within a settlement area that is not Built-up Area.

**Development** means the creation of a new lot, a change in land use, or the construction of a building or structure, requiring approval under the Planning Act, 1990. It includes the construction of new, or significant expansion of existing, public utilities or infrastructure but does not include works subject to the Drainage Act, 1990.

**Drinking-water System** means a system of works, excluding plumbing, that is established for the purpose of providing users of the system with drinking water and that includes anything used for the collection, production, treatment, storage, supply or distribution of water; anything related to the management of residue from the treatment process or the management of the discharge of a substance into the natural environment from the treatment system; and a well or intake that serves as the source or entry point of raw water supply for the system.

**Earth Science Areas of Natural and Scientific Interest** are areas identified by the Ministry of Natural Resources as containing some of the most significant representative examples of the bedrock, fossil and landform features in Ontario, and includes examples of ongoing geological processes.

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

**Ecological Integrity**, which includes hydrologic integrity, means the condition of ecosystems in which: (1) the structure, composition and function of the ecosystems are unimpaired by stresses from human activity; (2) natural ecological processes are intact and self-sustaining, and (3) the ecosystems evolve naturally.

**Ecological Restoration** means the return of a species, population or ecosystem to its state prior to disturbance.

**Ecosystem** means a dynamic complex of plants, animals and micro-organisms and their non-living environment interacting as a functional unit. The term ecosystem can describe small scale units, such as drops of water, as well as large scale units, such as the biosphere.

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

**Endangered Species** means a species that is listed or categorized as an "Endangered Species" on the Ontario Ministry of Natural Resources official species at risk list or that is designated as Endangered by the Committee on the Status of Wildlife in Canada (COSEWIC), as updated and amended from time to time.

**Farm Diversification** means a range of uses that are designed to expand the range of economic opportunities available to farmers and is a generic reference to value added, agriculturally related and secondary agricultural uses that may not be directly related to the agricultural activity conducted on the farm property.

**First Order Stream** means a stream with no tributaries. First order streams are the uppermost streams within a watershed.

**Fish Habitat** means the spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes and is as identified by the Provincial Ministry of Natural Resources.

**Flood Plain** (for river and stream systems) means the area, usually low lands adjoining a watercourse, which has been or may be inundated in the event of a flood.

**Floodproofing Standard** means 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 the Great Lakes - St. Lawrence River System, and flooding hazards along river and stream systems.

**Freight-supportive** means *transportation systems* and facilities that facilitate the movement of goods, including policies or programs intended to support efficient freight movement through the planning, design and operation of land use and *transportation systems*. (Based on Growth Plan, 2017 and modified for this Plan)

**Frequent Transit** means a public transit service that runs at least every 15 minutes in both directions throughout a day and into the evening every day of the week. (Growth Plan, 2017)

**Full Cost** means the full cost of providing water and wastewater services includes the source protection costs, operating costs, financing costs, renewal and replacement costs and improvement costs associated with extracting, treating or distributing water to the public, and collecting, treating or discharging wastewater.

**Good Forestry Practices** means:

- a) the proper implementation of harvest, renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which they are being applied and that minimize detriments to forest values, including: significant ecosystems; important fish and wildlife habitat; soil and water quality and quantity; forest productivity and health; and the aesthetic and recreational opportunities of the landscape;
- b) the cutting and removal of hazardous, severely damaged, diseased and insect infested trees which must be removed in order to prevent contamination or infestation of other trees or because they no longer contribute to the achievement of forest values;
- c) in the case of hazardous, damaged, diseased or insect infested trees, the maintenance of a woodland after the cutting and removal is completed unless it is determined through a report prepared by a Registered Professional Forester that trees must be removed and a woodland as defined would not be maintained but in no case shall clearcutting be allowed; and
- d) the forestry management practices as set out in the Ministry of Natural Resources document “A Silvicultural Guide to Managing Southern Ontario Forests”.

**Greenbelt Area** means the geographic area of the Greenbelt as defined by O.Reg. 59/05 as provided by the Greenbelt Act, 2005.

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

**Ground Water** means any water that exists beneath the land surface, but more commonly water existing in fully saturated soils and geologic formations.

**Ground Water Features** means water-related features in the earth’s subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

**Ground Water Recharge** means the replenishment of subsurface water, (a) resulting from natural processes, such as the infiltration of rainfall and snowmelt and the seepage of surface water from lakes, streams and wetlands, and (b) resulting from human intervention, such as the use of stormwater management systems.

**Ground Water Recharge Area** means an area from which there is significant addition of water to the ground water system resulting from natural processes, such as the infiltration of rainfall and snowmelt and the seepage of surface water from lakes, streams and wetland or from human intervention, such as the use of stormwater management systems.

**Habitat of Endangered and Threatened Species** means land that,

- a) is an area where individuals of an endangered species or a threatened species live or have the potential to live and find adequate amounts of food, water, shelter, and space needed to sustain their population, including an area where a species concentrates at a vulnerable point in its annual or life cycle and an area that is important to a migratory or non-migratory species, and
- b) has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

**Hazardous lands** means lands that could be unsafe for development due to naturally occurring processes and includes:

- a) Along rivers, streams and small lakes, the land, including that covered by water, to the furthest landward extent of the flooding or erosion hazard limits.
- b) Along the shorelines of Lake Erie, Lake Ontario and the Niagara River, the land, including that covered by water, to the furthest landward limit of the flooding hazard, the erosion hazard or the dynamic beach hazard limits.

**Hazardous Sites** are sites that could be unsafe for development due to naturally occurring conditions such as unstable soils or unstable bedrock.

**Heritage Attributes** means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a property protected under the Ontario Heritage Act, 1990.

**Higher Order Transit** means 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.

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

**Infrastructure** means physical structures that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, and oil and gas pipelines and associated facilities.

**Intake Protection Zone** means an area as delineated in Schedule H 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** means the development of a property, site or area at a higher density than currently exists through:

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

**Intensification Areas** are lands identified by municipalities within a settlement area that are to be the focus for accommodating intensification. Intensification areas include urban growth centres, intensification corridors, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings and greyfields.

**Intensification Corridors** are Intensification areas along major roads, arterials or higher order transit corridors that have the potential to provide a focus for higher density mixed-use development consistent with planned transit service levels.

**Intensification Target** the intensification target is as established in policies 4.C.3 and 4.C.4.

**Inter-modal Facility** means a location where transfers between modes can be made as part of a single journey. For example, a typical freight inter-modal facility is a rail yard where containers are transferred between trucks and trains.

**Life Science Areas of Natural and Scientific Interest** are areas of land and water identified by the Ministry of Natural Resources as containing significant representative segments of Ontario's biodiversity and natural landscapes including specific types of forests, valleys, prairies and wetlands, their native plants and animals, and their supporting environments.

**Local Municipality** refers to one of the twelve area municipalities as constituted by The Regional Municipality of Niagara Act, 1990.

**Major Goods Movement Facilities and Corridors** means 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, 2014)

**Major Office** is generally defined as freestanding office buildings of 10,000 m<sup>2</sup> or greater, or with 500 jobs or more.

**Major Recreational Uses** are recreational uses that require large-scale modification of terrain, vegetation or both and usually also require buildings or structures. They include but are not limited to the following: golf courses, boating and windsurfing facilities, playing fields, campgrounds, amusement parks, and ski hills.

**Major Transit Station Areas** means 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.

**Major Trip Generators** means 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 park, major retail, *employment areas*, community hubs, large parks and recreational destinations, post-secondary institutions, other *public service facilities*, and other mixed-use areas). (Growth Plan, 2017)

**Marine Facilities** means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future marine facilities. (PPS, 2014)

**Mineral Aggregate Operation** means:

- a) An operation, other than “wayside pits and quarries”, conducted under a license or permit under the Aggregate Resources Act, 1990 or successors thereto; and
- b) Associated accessory 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.

**Modal Share** means the percentage of person-trips or of freight movements made by one travel mode, relative to the total number of such trips made by all modes.

**Multimodal** means 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, 2017)

**Municipal Comprehensive Review** means an official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of this Plan.

**Municipal Water and Wastewater Systems** are defined as follows:

Municipal water systems, 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 are any sewage works owned or operated by a municipality.

**Natural Heritage Corridors** mean natural and open space linkages between Core Natural Areas. They include naturally vegetated stream corridors, valleylands, shorelines, woodlands; wetlands; and other natural vegetation communities.

**Natural Heritage System** means the system comprised of natural heritage features and areas, 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. The system 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 Landscaping** means the practice of designing, cultivating and maintaining plant communities which are native to the area with minimal resort to artificial methods of plant care such as chemical fertilizers, watering other than natural precipitation, and mowing.

**Natural Self-Sustaining Vegetation** means vegetation dominated by native plant species that can grow and persist without direct human management, protection, or tending.

**New Multiple Lots and Units for Residential Development** means the creation of more than three units or lots through either plan of subdivision, consent or plan of condominium.

**Older Growth Forest** means a relatively undisturbed forest stand containing trees over 100 years old. It may exhibit some of the characteristics of old growth forest such as an uneven-aged canopy; a range of size classes; gap succession processes; undisturbed soils; the presence of substantial standing and fallen deadwood, with the fallen deadwood present in a range of decay classes; or pit and mound topography.

**Planning Authority** refers to where planning approval authority rests with respect to the approval of official plans and amendments, subdivisions, condominiums, consents, power of sales and validations, either by being directly assigned in the Planning Act, 1990 or prescribed or delegated by the Minister of Municipal Affairs pursuant to the Planning Act, 1990 for municipalities, planning boards and municipal planning authorities in Ontario, or through a documented agreement between the Province, and/or Niagara Region and the local area municipalities, as may be necessary and amended from time to time.

**Planned Corridors** means 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, Metrolinx or Independent Electricity System Operator (IESO) or any successor to those Ministries or entities, is actively pursuing the identification of a corridor. (Based on Growth Plan, 2017 and modified for this Plan)

**Prime Agricultural Area** means areas where prime agricultural lands predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Classes 4-7 soils; and additional areas where there is 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 evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.

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

**Protected Heritage Property** means real property designated under Parts IV,V or VI of the Ontario Heritage Act, 1990; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act, 1990, and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

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

**Province** means the Province of Ontario or the relevant Minister of the Provincial government.

**Public Service Facilities** means lands, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include *infrastructure*. (Growth Plan, 2017)

**Public Works Project** means 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 general public.

**Rail Facilities** means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*. (PPS, 2014)

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

**Regeneration Area** means an area identified, through a municipal comprehensive review of employment lands, as an area in transition, with vacant lands and/or buildings that are in need of revitalization, which may redevelop for non-employment land uses. These areas may include brownfield or greyfield areas. A regeneration area retains an employment designation until such time as the Region or area municipality approves further studies to determine the appropriate alternatives for non-employment land uses.

**Region** means the Regional Municipality of Niagara.

**Regional Market Area** means an area that has a high degree of social and economic interaction. In Niagara, the upper-tier municipality will serve as the regional market area.

**Residence Surplus to a Farm Operation** is an existing 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).

**Resource-based Recreation** means a form of outdoor recreation that by its very nature, depends on some particular element or combination of elements in the natural environment, including the availability of large land areas. It includes swimming, boating and water sports, skiing, fishing, hiking, horseback riding, hunting, nature study, and golf.

**Riparian** means of or relating to or located on the banks of a river or stream. The riparian zone is an area of streamside vegetation including the stream bank and adjoining floodplain, which is distinguishable from upland areas in terms of vegetation, soils and topography.

**Risk Management Official** means 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.

**Road Allowance** means widths that are intended to accommodate travel lanes, turning lanes, intersections, sidewalks, bicycle lanes, public transit lanes, transit facilities, utilities, *active transportation*, noise control measures, snow storage, drainage measures, curb and gutters, fencing, sidewalks, *cultural tourism* features, landscaping, illumination, signage, street enhancements and other elements noted as compatible with the transportation *system*.

**Rural Areas** means those areas outside of the *Urban Areas* Boundaries which have limited or no capability for agriculture and approximately shown on Schedule B of this Official Plan as Rural.

**Secondary Uses** are uses that are secondary to the principal use, including, but not limited to, home occupations, home industries, and uses that produce value added agricultural products from farm operations.

**Second Order Stream** means a stream formed by the combination of two or more first order streams.

**Sensitive Land Uses** means 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. (Growth Plan, 2017)

**Settlement Areas** are Urban areas, villages and hamlets within municipalities where:

- a) development is concentrated and which have a mix of land uses; and
- b) lands have been designated in an official plan for development over the long term planning horizon provided for in the Provincial Policy Statement, 2005. Where there are no lands that have been designated over the long-term, the settlement area may be no larger than the area where development is concentrated.

**Sewage Works** means 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.

**Significant** means:

- a) in regard to wetlands and Areas of Natural and Scientific Interest, an area identified as significant by the Ministry of Natural Resources using evaluation procedures established by the Ministry, as amended from time to time.
- b) in regard to the habitat of threatened and endangered species, the habitat, as approved by the Ministry of Natural Resources, that is necessary for the maintenance, survival and/or recovery of the naturally occurring or reintroduced populations of endangered or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species for all or any part(s) of its life cycle.
- c) in regard to other natural heritage features and areas, ecologically important in terms of features, functions, representation or amount, and contributing to the quality, diversity, ecological health and integrity of the Core Natural Heritage System.
- d) in regard to a change in the spatial extent of a Core Natural Heritage Component an increase or decrease of over 20% in the area within an Environmental Conservation Area or in the length or area of a surface water feature shown as Fish Habitat.
- e) in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event or a person/ people.

**Significant Drinking Water Threat or Significant Threat** means 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.

**Significant Negative Impact** means:

- a) In regard to the Core Natural Heritage System, degradation that threatens the health and integrity of the natural features or ecological functions of the Core Natural Heritage System Component due to single, multiple or successive development or site alteration activities.
- b) In regard to Earth Science Areas of Natural and Scientific Interest (ANSIs), degradation that, due to single, multiple or successive development or site alteration activities, threatens the integrity of the geological features, landforms or processes for which the ANSI was identified and their associated educational and interpretive functions.

**Site Alteration** means the removal of topsoil and activities such as filling, grading and excavation that would change the landform, grade of the land and natural vegetative characteristics of the land, but does not include the reconstruction, repair or maintenance of a drain approved under the Drainage Act, 1990.

**Source Protection Plan** means a drinking water source protection plan prepared under of the Clean Water Act, 2006.

**Source Water** means water in its natural or raw state, prior to being drawn into a municipal drinking water system.

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

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

**Species of Concern** means any species that is listed or categorized as a special concern species on the Ontario Ministry of Natural Resources official Species at Risk list or that is designated as a special concern species by the Committee on the Status of Wildlife in Canada (COSEWIC) or that is not included on those lists but has been given a ranking of S3 imperiled or higher by the Ontario Natural Heritage Information Centre, as updated from time to time.

**Stormwater Management Facility** means a facility for the treatment, retention, infiltration or control of stormwater.

**Strategic Growth Areas** means, within *settlement areas*, nodes, corridors, and other areas that have been identified by municipalities or the Province 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*, *major transit station areas*, mobility hubs 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, 2017)

**Subwatershed** means an area that is drained by a tributary or some defined portion of a stream.

**Surface Water Features** means 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.

**Sustainable Private Services** means a sewage disposal system, other than a holding tank, that is designed and constructed in accordance with the Ontario Building Code Act, 1990, and/or applicable Provincial requirements, and a water supply system designed and constructed in accordance with the Ministry of the Environment Guidelines or other guidelines approved by the local municipality, that are located on the same property as the buildings to which the sewage disposal system and water supply provide service.

**Third Order Stream** means a stream formed by the confluence of two or more second order streams.

**Threatened Species** means any species that is listed or categorized as a "Threatened Species" on the Ontario Ministry of Natural Resources official Species at Risk list or that is designated as "Threatened" by the Committee on the Status of Wildlife in Canada (COSEWIC) as updated from time to time.

**Transit Service Integration** means the co-ordinated planning or operation of transit service between two or more agencies or services that works to facilitate seamless service for riders. *Transit service integration* can include considerations of service schedules, service routes, information, fare policy, and fare payment. (Growth Plan, 2017)

**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, 2017)

**Transportation Corridor** means a thoroughfare and its associated buffer zone for passage or conveyance of vehicles or people. A transportation corridor includes any or all of the following:

- a) major roads, arterial roads, and highways for moving people and goods;
- b) rail lines/railways for moving people and goods; and
- c) transit rights-of-way/transitways including buses and light rail for moving people.

**Transportation Demand Management** means a set of strategies that results in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. Examples include: carpooling, vanpooling, and shuttle buses; parking management; site design and on-site facilities that support transit and walking; bicycle facilities and programs; pricing (road tolls or transit discounts); flexible working hours; telecommuting; high occupancy vehicle lanes; park-and-ride; incentives for ride-sharing, using transit, walking and cycling; initiatives to discourage drive-alone trips by residents, employees, visitors, and students.

**Transportation System** means a system consisting of corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, park-and-ride lots, service centres, rest stops, vehicle inspection stations, inter-modal terminals, harbours, and associated facilities such as storage and maintenance.

**Urban Areas** means those areas shown as being within the Urban Areas Boundaries as defined by this Official Plan.

**Urban Growth Centre** means a location identified in the Provincial Growth Plan for the Greater Golden Horseshoe as an Urban Growth Centre.

**Utility** means any system, works, plant, pipe line, 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.

**Valleyland** means 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.

**Value Added Uses** mean uses that generally occur on-farm which add value to agricultural products and their sale and distribution and are intended to promote and sustain the viability of farming operations. Such uses are generally considered agriculture-related uses, and are required to be small scale and related to the farm activity. Value Added Uses may be grouped into three major components: Support Uses, Production Uses and Marketing Uses:

- **Production Uses:** mean value added farm related uses that include processing of agricultural products (including wineries, canneries, bakeries, cheese factories and similar uses); and distribution and warehousing of agricultural products.
- **Marketing Uses:** mean value added farm related uses that include a variety of methods of increasing the sales of raw or finished farm products. Such uses may include road side produce stands and other retail facilities for the sale of products, pick your own facilities, agri-tourism uses (such as farm mazes, special events facilities (e.g. farm weddings) and educational facilities) and “experiential uses” (such as “working farm vacations” or culinary schools).
- **Support Uses:** means uses that support day to day farm operation and may include machinery repairs, seed suppliers, and other uses not more appropriately accommodated in settlement areas. Support uses are intended to primarily serve the farm operation and surrounding local farm operations and are intended to remain secondary to the principal farm operation.

**Value Retention Uses** means uses occurring on-farm that are considered integral to an agricultural operation and integral to retaining the value of raw agricultural products. They are divided into uses that support agricultural production including research and maintenance and management of equipment, and uses required to get raw agricultural produce ready for market including washing, sorting, drying, packing, packaging and similar uses.

**Vegetation Protection Zone** means a vegetated buffer area surrounding a natural heritage feature or hydrologic feature within which only those land uses permitted within the feature itself are permitted.

**Vulnerable Surface and Ground Water Features** means surface and ground water features that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or ground water.

**Waste Disposal Sites** means 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.

**Wastewater Treatment Plant/Facility** means 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** means an accounting of the inflow to, outflow from, and storage changes of water in a hydrologic unit.

**Watershed** means an area that is drained by a river and its tributaries.

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

**Wildlife Habitat** means 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.

**Woodland** means a treed area that provides environmental and economic benefits to both the private landowner and the general public such as erosion prevention, hydrologic and nutrient cycling, provision of clean air and long term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities and the sustainable harvest of woodland products. It does not include a cultivated fruit or nut orchard or a plantation used for the purpose of producing Christmas trees.