

City of Cambridge

Official Plan Review

Glossary



May 2011

NOTE: Glossary and text terms may be used in the singular or plural, or otherwise conjugated.

Chapter 13: Glossary of Terms

accessible – that a building and its facilities can be approached, entered and used (including washroom facilities) by persons with physical or sensory disabilities. This includes persons using wheelchairs. In the case of a multi-storey building, at a minimum it should be possible for persons with disabilities to approach, enter and use the ground floor and washroom facilities.

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

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

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. (ROP & PPS)

adaptable – in regard to a residential unit that it can be modified to accommodate the special needs of a person with disabilities without undertaking major renovations such as re-wiring or changing doorway widths. It would mean, for example, that ground floor doorways and washrooms would accommodate a wheelchair user, or that a flashing-light doorbell system could easily be installed for a hearing impaired resident.

adjacent –are those lands contiguous to a *cultural heritage resource*. (PPS 2005)

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

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

environmental impacts include, but are not limited to, the following: a) fragmentation or substantial reduction in size of an element of the *Natural Heritage System*; b) significant increase in the perimeter-to-area ratio of an element of the *Natural Heritage System*; c) disruption of corridors and linkages to other elements of the *Natural Heritage System*; d) substantial alteration of natural topography; e) disruption of ecological relationships among significant or representative indigenous species; f) increased potential for human or domestic animal intrusion into relatively inaccessible areas; g) alteration of the quantity, quality, timing (hydroperiod) or direction of flow of surface water or groundwater within or *contiguous* to an element of the *Natural Heritage System*; h) alteration of the structure, functions or ecological interrelationships of a natural habitat which sustain representative community associations or populations of significant species; i) reductions in the populations or reproductive capacity of significant species; j) mortality in or removal of the predominant vegetation which provides structure to an element of the *Natural Heritage System*; k) erosion of soils or deposition of sediment; l) compaction or trampling of soils; m) increased potential for the introduction of invasive non-indigenous species; n) disruption of ecological processes due to increased nocturnal artificial light levels; or o) increases in the level and quality of noise. (ROP, revised).

affordable

- 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 % of gross annual household income for *low and moderate income households*; or
 - ii) housing for which the purchase price is at least 10 % 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 % 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*. (PPS)

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

agriculture-related uses – those *farm*-related commercial and *farm*-related industrial uses that are small-scale and directly related to the *farm* operation and are required in close proximity to the *farm* operation. Such uses may generally include *farm* implement dealerships, abattoirs, veterinary clinics, grain drying and storage operations, feed mills, *farm greenhouses*, produce auctions for locally grown food and similar uses that provide a direct service to the *farm* community. (City Official Plan & ROP, revised)

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

assisted housing – residential accommodation which has been built with public or private funding for the purpose of providing *affordable* accommodation for *low and moderate income households*. (City Official Plan, revised)

biodiversity – the variety of life in all its forms. It includes species diversity, ecosystem diversity and genetic diversity within species. (ROP)

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

built boundary - the limits of the developed urban area as of June 16, 2006, which was the effective date for the Growth Plan for the Greater Golden Horseshoe. The *built boundary* was delineated by the *Province* in accordance with Policy 2.2.3.5 of the Growth Plan. (Growth Plan)

built-up area – all land within the *built boundary*. (Growth Plan)

burial places – the location for the interment of a dead body. (New)

City – the Corporation of the City of Cambridge

Committee of Adjustment – a *Council*-appointed committee which has the power to grant minor variances to the Zoning By-law, approve consents/land severances, permit changes to legal non-conforming uses, issue certificates of validation and to interpret generalized by-laws. (Planning Act, revised)

community garden - is an area of publicly- or privately-owned land, rooftop, or other space managed and maintained by individuals, and/or non-profit organizations, to grow and harvest food crops and/or non-food, ornamental crops, such as flowers for personal or group use, consumption or donation. *Community gardens* may be divided into separate plots or may be farmed collectively and may include common areas maintained and used by *community garden* members. (New)

community housing – rental housing that offers *affordable* market rent units and subsidized (rent-geared-to-income) units. (ROP, revised)

community improvement – the planning or replanning, design or redesign, resubdivision, clearance, *development* or *redevelopment*, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a *community improvement project area*, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary. (Planning Act)

Community Improvement Plan – a plan for the *community improvement* of a *community improvement project area*. (Planning Act)

Community Improvement Project Area – an area within a municipality, the *community improvement* of which in the opinion of *Council* is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings, or for any other environmental, social or community economic development reason. (Planning Act)

Community Plan – a plan which is prepared for a specific geographic area of residential designated land containing detailed policies to guide future development. (New)

community shopping centre - a group of commercial establishments providing at least 13,500 m² but less than 36,000 m² of *gross leasable retail commercial floor area*.

compatible – *development* that, although it is not necessarily the same as or similar to existing buildings or uses in the vicinity, nonetheless exists in harmony with or enhances an established community. The *development* will not have a physical or functional adverse impact on surrounding properties. (Based in part on *OMB* Decision for File Nos: PL080765 and PL090495)

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 safe, non-motorized travel is also provided. (Growth Plan & ROP)

Comprehensive Environmental Impact Statement – a study prepared on a broad scale in accordance with established procedures to identify and assess the impacts of *development* on a specified feature or the *Natural Heritage System* in a broad area. (City Official Plan, revised)

conserve/conserved – the identification, protection, use and/or management of *cultural heritage* and *archaeological resources* in a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or *Cultural Heritage Impact Assessment*. (ROP & PPS).

contaminated site – an area where a chemical(s) is present in soil, sediment or groundwater at a concentration greater than background as determined by the *Province's* current soil, groundwater and sediment standard.(City Official Plan, revised).

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

Council – the Council of the Corporation of the City of Cambridge.

crisis intervention home – a special care facility providing counseling, assistance and temporary emergency shelter for the homeless and or for the victims of a domestic conflict or physical assault/abuse of any kind. It includes such facilities as a family crisis shelter. (City of Cambridge Zoning By-law)

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

cultural heritage landscape – a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual *cultural 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. (ROP, revised)

cultural heritage resources – physical remains which include, but are not limited to: buildings (residential, commercial, institutional, industrial and agricultural); *cultural heritage landscapes* (designed, organic/evolved); structures (water tower, bridge, fence, and dam); monuments (cenotaph, statue, cairn); *archaeological resources*; cemeteries; scenic roads; vistas/views; culturally significant *natural features* (tree and landforms); movable objects (archival records and artifacts); and cultural traditions (language, stories, music, dance, food, celebrations, arts and crafts. (ROP, revised).

density target – *density targets* and how they are to be measured are defined by the *Province* in the Growth Plan for the Greater Golden Horseshoe for the *designated greenfield area* and the *Urban Growth Centre*. These *density targets* measure the number of people and jobs over a land area. For the *designated greenfield areas*, the *density target* is measured over the entire *designated greenfield area* of the *Region*, excluding only those areas that are identified as *provincially constrained environmental areas*. For the *Urban Growth Centre*, the *density target* is the gross density of the area. (Growth Plan)

designate/designated – real property *designated* either under Part IV or Part V of the Ontario Heritage Act. (Ontario Heritage Act)

Designated Greenfield Area - the area within a settlement area that is not *built-up area*. (Growth Plan, revised).

development – the creation of a new lot, a change in land use, or the construction of a building(s) or structure(s), requiring approval under the Planning Act, but does not include activities that create or maintain *infrastructure* authorized under an *environmental assessment* process or works subject to the Drainage Act. (Planning Act, revised)

District – see definition of *Heritage Conservation District* below.

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

employment area – areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities (PPS & ROP)

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

environmental assessment – a process for the authorization of an undertaking under legislation such as the Environmental Assessment Act and the Ontario Energy Board. (ROP)

Environmental Impact Statement - a study prepared in accordance with established procedures to refine the boundaries of elements of the *Natural Heritage System*, identify the potential impacts of a *development* application on such elements and recommend a means of preventing or minimizing these impacts through buffers, avoidance or mitigation. (ROP, revised)

Environmentally Sensitive Landscape (ESL) – a geographically and ecologically definable landscape that is distinguishable from the surrounding areas by the concentration, proximity and overlap of: designated *natural features* (such as *Environmentally Sensitive Policy Areas* or *Provincially Significant Wetlands*), associated *natural features* (such as stream valleys and specialized habitats), and *ecological functions* (such as groundwater recharge areas and ecological corridors or linkages) which together constitute a heterogeneous landscape mosaic that contributes significantly to regional *biodiversity* conservation.

An *Environmentally Sensitive Landscape (ESL)* may include lands under active human use or management, but should be: predominantly natural, not bisected by major highways, and exclusive of areas irreversibly transformed by concentrated human settlement, or where widespread commitments to *development* in the form of land use designations have been made in Area Municipal Official Plans. In recognition of the cultural influences that have shaped, and continue to shape, the Region’s landscape, *ESLs* are considered compatible with a number of limited human uses such as legally permitted agricultural, residential, commercial and resource extraction areas.

In addition to protecting regional and local *biodiversity*, providing a wide range of *ecological functions*, and accommodating some human land uses, *ESLs* also provide continued opportunities for aesthetic enjoyment, low-impact recreation, and scientific, archaeological and/or historical study in the Region’s countryside. (ROP)

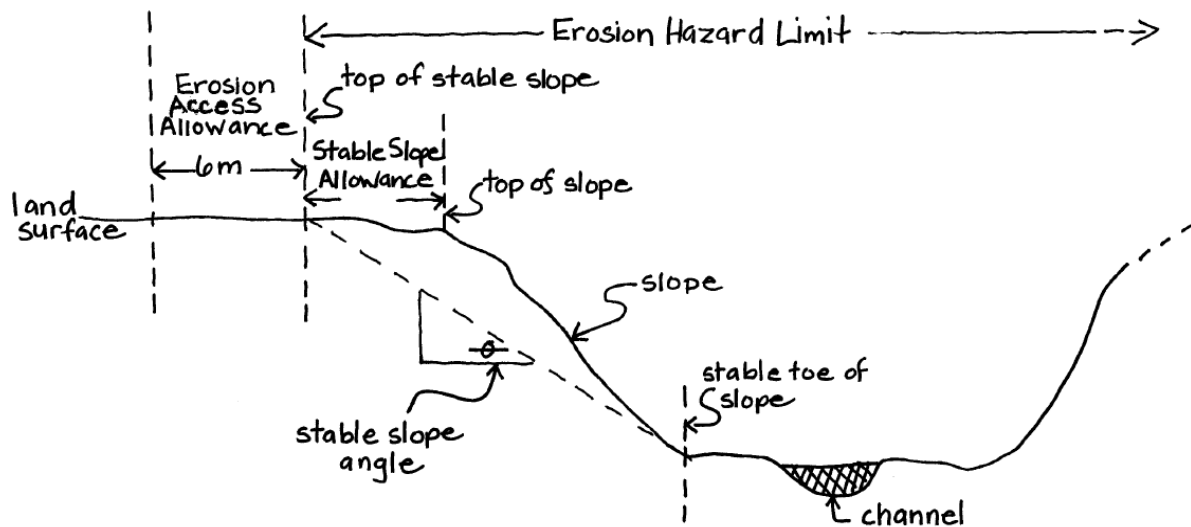
Environmentally Sensitive Policy Area – *regionally* significant natural area that is identified by the *Region* and meets the criteria in the Regional Official Plan. (New)

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

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

Environmentally Significant Valley Features – *natural features* within a significant valley that meet criteria outlined in the Regional Official Plan. (ROP)

erosion hazard – the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a 100 year time span), an allowance for slope stability, and an erosion access allowance. (ROP & PPS)



farm – a parcel of land on which the predominant activity is *agricultural uses*.

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

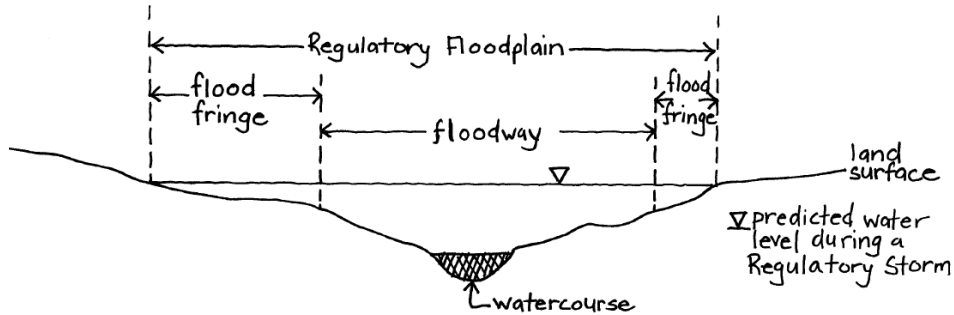
farm-related residential unit – a dwelling on a *farm* used as the primary residence for an active and operating farmer, or a dwelling for a full-time *farm* employee of an active *farm* on which the dwelling is located. (ROP)

Federal – the Country of Canada.

fish – fish, shellfish, crustaceans and marine animals, at all stages of their life cycles. (PPS)

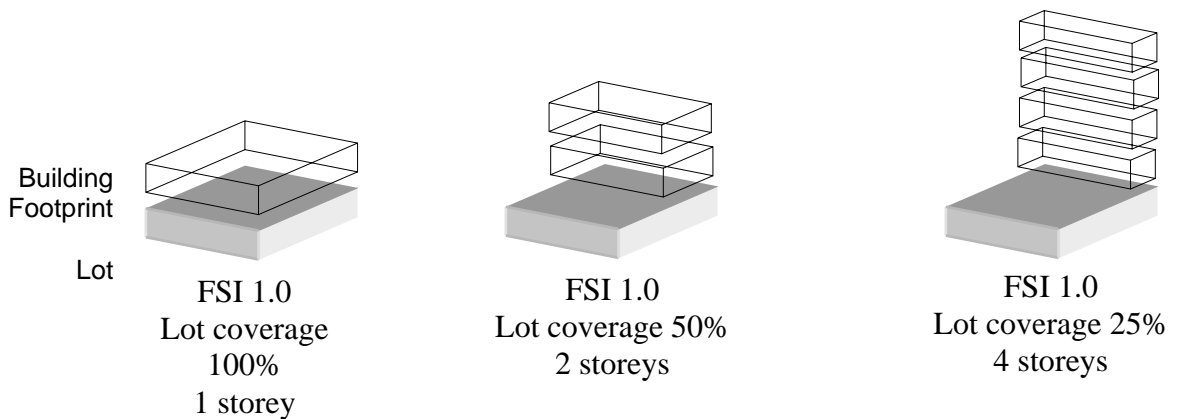
fish habitat – the spawning ground and nursery, rearing, food supply and migration areas on which *fish* depend directly or indirectly in order to carry out their life processes. (ROP & PPS, revised)

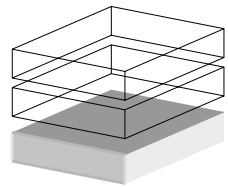
flood fringe - the portion of the floodplain between the limits of the *floodway* and the Regulatory Floodline as defined by the GRCA. Flood depth and velocity are generally less severe in the *flood fringe*. (City Official Plan & ROP, revised)



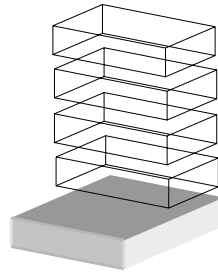
floodway - the hazardous portion of the floodplain where flood depths and/or velocities are considered to be such that they pose a significant threat to life and/or property. Consequently, the *floodway* is generally defined as the area required for the safe passage of flood flows. In all cases, the *floodway* will include areas of inundation that contain high points of land not subject to flooding. In all circumstances, delineation of the *floodway* will be approved by the GRCA based on depth and velocity parameters. (City Official Plan, revised).

Floor Space Index – is the gross floor area of all buildings on a lot divided by the area of the lot on which the buildings are developed. (New)

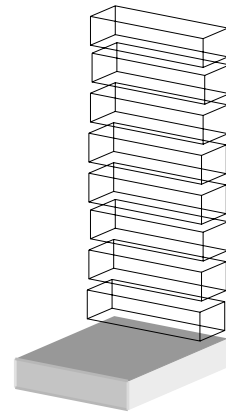




FSI 2.0
Lot coverage
100%
2 storeys



FSI 2.0
Lot coverage 50%
4 storeys



FSI 2.0
Lot coverage 25%
8 storeys

former waste disposal site – a site identified by the *Province* and used in the past for the disposal of municipal waste by deposit, under somewhat controlled conditions, on land. The *Province* maintains the “Waste Disposal Site Inventory” on such sites *Province*-wide.

garden suite – a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. (Planning Act)

good forestry practice – 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 aesthetics and recreational opportunities of the landscape. (Region of Waterloo Woodland Conservation By-law 08-026).

greyfield – previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict or vacant. (ROP & Growth Plan).

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

gross leasable retail commercial floor area – that area in which tenants pay rent for what are commonly referred to as stalls, and which is exclusive to tenant occupancy, including basement, mezzanines, and upper floors, measured from the centre line of joint partitions and from outside wall faces. It includes department stores, service retail stores, restaurants, cocktail bars, banks and other financial establishments, barbers, beauty salons, cleaners, art studios,

liquor and beer stores and travel agencies and other uses not specifically excluded below. It excludes service stations, auto centres, business and professional offices, banquet halls, hotels, motels, entertainment areas, theatres, residential, outside garden centre displays, shoe repair stores, medical and dental clinics, billiard parlours, bowling alleys libraries, car washes, any public assembly area, parking area, malls, sidewalks, landscaped areas, private and public washrooms, truck and service facilities, loading and unloading areas, halls, boiler rooms, mechanical and electrical rooms, maintenance rooms, tenant storage areas, and employee rest rooms.

gross retail commercial floor area - the total area of a building or structure, or part thereof, measured from

the centre line of joint partition walls and from the exterior faces of outside walls and includes all such floor area on a main floor, mezzanine, upper storey and basement, occupied or intended to be occupied by the following uses; retail commercial establishments, food services establishments, banks and other financial establishments. The following uses are excluded from the calculation of *gross retail commercial floor area*: service commercial establishments (other than food services establishments and banks and other financial establishments), commercial-recreational establishments, and places of amusement, a recreation centre, automobile service stations, gas bars, outside garden centre displays, and areas devoted to parking and loading which are not fully enclosed, all as may be defined in Zoning By-law 150-85, as amended from time to time. (*OMB* Order for OP Amendment 18, Case File PL030357).

groundwater feature – refers to water-related features in the earth’s subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations. (ROP & PPS).

group home – residential special care accommodation for up to 10 people (exclusive of staff) with special needs.

hazardous lands – property or lands that could be unsafe for *development* due to naturally occurring processes. Along watercourses and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or *erosion hazard* limits. (ROP & PPS, revised)

Heritage Character Area(s) – is a collection of buildings, neighbourhoods and landscapes which are distinct to Cambridge. (New)

Heritage Conservation District Plan – the documentation supporting an area for designation as a *district* in accordance with the Ontario Heritage Act. The *Plan* usually contains maps, research and an implementation guideline. (Ontario Heritage Act).

Heritage Conservation District/District – an area *designated* under the Ontario Heritage Act for its heritage significance. (Ontario Heritage Act).

Heritage Master Plan – A long term strategic plan for the management of *cultural heritage resources* as adopted by *Council*. (2008)

housing for people with special needs – residential accommodation for people with physical, mental or emotional or other disabilities who require supervised and/or assisted residential care.

infrastructure – physical structures that form the foundation for development such as construction of a road on a new right-of-way, widening or upgrading of an existing roadway, transportation corridors and facilities, construction or upgrading of a trunk sewer, trunk water main, oil and gas pipelines, electrical transmission lines, wastewater treatment facility, water treatment facility, waste management facility, stormwater management facility, communications or groundwater taking projects. (City Official Plan, revised).

intensification - 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. (PPS)

intensification area - lands identified 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*. (Growth Plan, revised)

institutional special care facilities – residential special care accommodation for over 10 people with special needs.

large format stand alone retail uses – retail commercial uses that are destination-oriented or space extensive as addressed in policies in Section 8.6.2. (New)

Leadership in Energy and Environmental Design (LEED) – standards and third-party certification program and an internationally accepted benchmark for the design, construction and operation of high performance green buildings. (New)

listed – a property which is included in the *Council* approved *Registry of Cultural Heritage Resources* but it not noted as being a *designated* property under Part IV or V of the Ontario Heritage Act. (New)

low and moderate income households –

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

major addition or alteration – construction that is greater than or equal to 50% of the foundation area of the existing structure or work.

major facility –uses such as airports, transportation corridors, waste management facilities, sewage treatment plants, water treatment plants, utilities facilities and utility corridors. (City Official Plan, revised)

major office – freestanding office buildings of 10,000m² or greater, or with 500 jobs or more. (ROP & Growth Plan)

Major Transit Station Area - the area including and around any existing or planned higher order transit station within a settlement area; or the area including and around a major bus depot in an urban core. Station areas generally are defined as the area within an approximate 500m radius of a transit station, representing a 10-minute walk. (Growth Plan)

mineral aggregate – 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 materials prescribed under the Mining Act.(PPS, revised – ROP, revised)

mineral aggregate operation -

- a) lands under license or permit, other than for a wayside pit or quarry, issued in accordance with the Aggregate Resources Act or successors thereto;
- 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 the extraction, transport, beneficiation, processing or recycling of *mineral aggregate* or the production of secondary related products.(PPS)

minimum distance separation formulae – formulae developed by the *Province* to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

minor addition or alteration – construction that is less than 50% of the foundation area of the existing structure or work. (City Official Plan, revised).

multi-unit residential development – a group of 4 or more attached dwelling units, including row houses and apartment buildings.

municipal comprehensive review – an official plan review, or an official plan amendment, initiated by a municipality which comprehensively applies the policies and schedules of this Official Plan. (Growth Plan, revised).

Municipal Heritage Advisory Committee/MHAC – an advisory committee appointed by *Council* to provide advice regarding the conservation, restoration and protection of *cultural heritage resources*. (New)

natural features – features of the natural environment, including:

- a) Significant Habitat of *Endangered or Threatened Species*;
- b) *fish habitat*;
- c) wetlands;
- d) *provincially* significant life science Areas of Natural and Scientific Interest, regionally significant life science Areas of Natural and Scientific Interest, or *provincially* significant earth science Areas of Natural and Scientific Interest;
- e) *Environmentally Significant Valley Features*;
- f) *Significant Woodlands*;
- g) *significant wildlife habitat*;
- h) sand barrens, savannas and tallgrass prairies;
- i) alvars;
- j) permanent and intermittent watercourses;
- k) lakes (and their littoral zones);
- l) *Environmentally Significant Discharge Areas* and *Environmentally Significant Recharge Areas*; and
- m) Locally Significant Natural Areas. (ROP, revised)

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

natural heritage – the legacy of the natural landscapes of an area which are important for their environmental and social values. (New)

natural heritage system – *natural features* and associated *ecological functions* that have been identified at the *federal, provincial, regional* and local levels. They are categorized in policy as Landscape Level Systems, Core Environmental Features, Locally Significant Natural Areas, *Fish Habitat*, the *natural features linkages* between them and lands that may be suitable for restoration. (PPS, revised)

non-designated properties – properties *listed* on the *Registry of Cultural Heritage Resources* that have not been *designated* in accordance with either Part IV or Part V of the Ontario Heritage Act. (Ontario Heritage Act).

non-farm lot – a parcel of land designated in the City Official Plan and/or zoned in the City Zoning By-law for non-*farm* purposes. (ROP)

Ontario Municipal Board (OMB) – an independent administrative board operated as an adjudicative tribunal. The Board is responsible for matters such as: hearing applications and appeals on municipal matters, including appeals under the Planning Act, and appeals under the Ontario Heritage Act. (New)

outdoor living area – is the part of an outdoor area which is easily accessible from the building and which is designed for the quiet enjoyment of the outdoor environment. *Outdoor living areas* include, but are not limited to, the following: a) backyards or front yards or gardens or terraces or patios; b) balconies, provided they are the only *outdoor living area* for the occupant and meet the following conditions: i) minimum depth of four metres; ii) outside the exterior building façade; and iii) unenclosed; c) common *outdoor living areas* associated with multi-storey apartment buildings or condominiums; and d) common *outdoor living areas* associated with multi-storey apartment buildings or condominiums; and e) passive recreational areas such as parks. (ROP)

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. (ROP)

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. (ROP)

Province/Provincial – the Province of Ontario, its Ministries, or any delegated authorities.

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

Provincially Significant Wetland – the classification of a particular wetland as *provincially* significant according to an evaluation methodology use by the *Province*. (PPS, revised).

***quarry operation** – in *Provincial* modifications, but no definition provided.

redevelopment - the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield* and *greyfield* sites. (PPS, revised).

redevelopment¹ – for lands within the Galt City Centre Special Floodplain Policy Area of this plan, the removal of buildings or structures from a site and the construction or erection of other buildings or structures thereon; and, shall include an addition which is larger than 50% of the total ground floor area of the original or existing building or structure.

Region/Regional or Waterloo Region– the Regional Municipality of Waterloo.

regional market area – the Region of Waterloo market area. (New)

Regional Power Centre - a group of commercial establishments, the defining characteristics of which is the presence of one or more large retail commercial establishments. The *Regional Power Centre* is limited to a *gross retail commercial floor area* of 65 985 m². (OMB order #3006, regarding Case File PL030357)

Regional Power Centre at the Southeast Intersection of Highway 401 and Hespeler Road - a group of commercial establishments, the defining characteristic of which is the presence of one or more large retail commercial establishments, often referred to as big boxes. The *Regional Power Centre* may have more than one owner, must have one or more retail commercial establishments with a minimum *gross retail commercial floor area* of 3,716 m² (40,000 sq. ft.) and must not be developed as an enclosed shopping mall. For Site A as shown on Figure 5 at full build out: (i) a minimum of 60 % of the permitted *gross retail commercial floor area* occupied by retail commercial establishments must include establishments with not less than 1,858 m² *gross retail commercial floor area*; and (ii) a maximum of 40 % of the permitted *gross retail commercial floor area* occupied by retail commercial establishments may be comprised of stores with a minimum *gross retail commercial floor area* of 627 m² subject to the exception that a maximum of ten stores shall be permitted to have a minimum *gross retail commercial floor area* of 488 m². For Site B, as shown on Figure 5 maximum of 3,556 m² *gross retail commercial floor area* shall be permitted and contained in only one store. (OMB order #3006, regarding Case File PL030357)

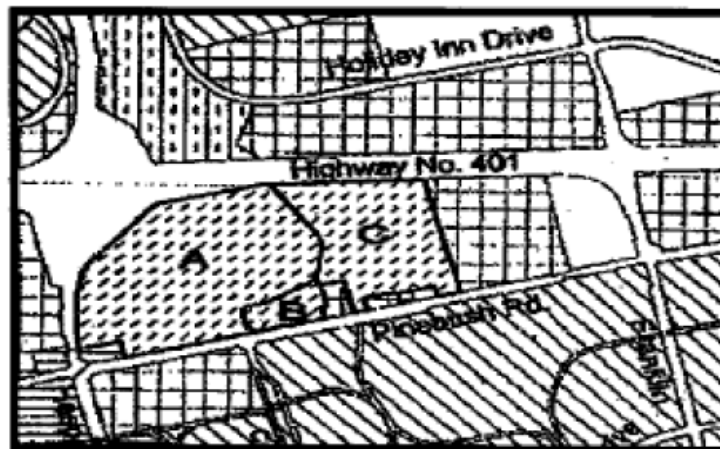


Figure 5

Registry of Cultural Heritage Resources/Registry – a listing of properties which includes those *designated* under either Part IV or V of the Ontario Heritage Act or are deemed to have the potential for designation. (Ontario Heritage Act).

resource management – the control and co-ordination of the use of resources to achieve specific ends. The term is commonly applied to elements of the natural environment.

retail impact statement - an analysis of the retail markets available to support a proposed commercial *development* project and includes where applicable an evaluation of the economic feasibility of undertaking the *development* project as proposed and an assessment of the probable economic impact of the proposed *development* on existing and approved retail commercial facilities in the Community Core Areas of the city's various communities and/or other shopping centres. (City Official Plan, revised).

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

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

rural residential infilling formulae – the measurement of the 100 metre separation distance set out in Policy 8.9.2.1 will be determined as follows:

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

scenic heritage roads – Municipal and *Regional* roads characterized by natural, cultural heritage and recreational features that contribute to the scenic value of Municipal/*Regional* roads. (New)

School Boards – The Waterloo Region District School Board, the Waterloo Catholic District School Board, Le Conseil Scolaire de District Catholique Centre-Sud and Le Conseil Scolaire de District du Centre Sud-Ouest. (New)

Secondary Plan – a plan adopted through amendment to this Plan which designates land for a specific geographic area and contains policies to guide future development in that area. (New)

secondary residential unit – a separate residential unit containing bathroom and kitchen facilities that is subordinate to an existing residential structure. (New)

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

sensitive land use – a building, amenity area or outdoor space associated with residences, schools, hospitals and senior citizen homes or other land uses such as outdoor recreational activities where humans during routine or normal activities occurring at reasonably expected times or the natural environment may be adversely affected by emissions from industrial or other major facilities. (City Official Plan, revised)

shorelines - the lands in immediate contact with, or seasonally inundated areas adjacent to these waterbodies. (New)

significant – 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, event or a people. (ROP)

significant 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 which are ecologically important in terms of *natural features*, *ecological functions*, representation or amount, and which contribute to the quality and diversity of an identifiable geographic area or *natural heritage system*. (New)

significant woodland – areas that meet all of the following criteria:

- a) greater than four hectares in size, excluding any adjoining hedgerows;
- b) consisting primarily of indigenous species of trees; and
- c) meets the criteria of a *woodland* in accordance with the provisions of the Regional Woodland Conservation Buy-law. (ROP)

site alteration – activities such as fill, grading, tree removal and excavation that would change the landform and natural vegetative characteristics of a site; but does not include activities that create or maintain *infrastructure* authorized under an *environmental assessment* process; works subject to the Drainage Act. (City Official Plan, revised).

site plan – a plan as defined in the licensing process for aggregate extraction operations in accordance with the provisions of the Aggregate Resources Act. (ROP)

specialty crop lands – areas 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:

- soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- 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.

subwatershed – the smaller watershed unit within a larger watershed. In Cambridge, the catchment area of one of the tributaries to the Speed or the Grand River such as Moffat or Devil’s Creek respectively is considered a “subwatershed”, whereas the drainage area of the Grand River (including all of its tributaries) is considered a “watershed”. (City Official Plan, revised)

subwatershed studies – comprehensive scientific studies of river and streams and the lands draining into them. These investigations result in recommendations as to where and how *development* activity can safely occur so as to minimize flood risks, stream erosion, degradation of water quality, and negative impacts on natural systems. Recommendations may also identify opportunities for ecological enhancement and recreation. (City Official Plan, revised)

sustainable - development that meets the needs of the present without compromising the ability of future generations to meet their own needs. [World Commission on Environment and Development (WCED). *Our common future*. (Brundtland report), 1987]

sustainable design – create a positive environmental impact based upon skillful, sensitive design. *Sustainable design* is based on the use of no non-renewable resources, providing minimal impact on the environment, and permitting people to relate with the surrounding natural environment. (New)

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

Tertiary Plan – a plan for a smaller, more specific geographic area than a *Community Plan* containing detailed, specific policies to guide future development. (New)

transit oriented development –compact mixed used development within walking distance of transit stations. (New)

Urban Greenlands Strategy – a guidance document developed in collaboration with the *Region*, GRCA, and other stakeholders which identifies a system of natural areas and open spaces, including Major Urban Greenlands, and promotes their use and enjoyment, enhancement, expansion, and protection. The *Urban Greenlands Strategy* will guide Official Plan policies for, and designation of, Major Urban Greenlands. (New, based on ROP 2.G.2 and 2.G.3)

Urban Growth Centre – is defined in accordance with the policies of the Growth Plan for the Greater Golden Horseshoe and is delineated in accordance with Growth Plan policies 2.2.4.2 and 2.2.4.3. (Growth Plan)

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

wayside pits and quarries – a temporary pit or quarry opened and used by a public road authority or a person who has a contract with a public road authority solely for the purpose of a particular project or contract of road construction, and is not located on that road right-of-way.

woodland – treed area that provides 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. (ROP)