

APPENDIX A

GLOSSARY OF TERMS

Adjacent Lands:

Those lands contiguous to a specific natural heritage feature or area where it is likely that *development* or site alteration would have a negative impact on the feature or area. Adjacent lands differ depending on the natural feature or area and its corresponding designation. Adjacent lands relating to specific natural features are identified in more detail on Appendix C.

Affordable Housing:

In the case of ownership housing, the least expensive of: housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

In the case of rental housing, the least expensive of: a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or a unit for which the rent is at or below the average market rent of a unit in the regional market area.

For the purpose of this definition:

Low and moderate income household means, in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*; or in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.

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.

Aggregate Resources:

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

Alternative Energy Systems:

Sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Areas of Archaeological Potential:

Areas with the likelihood to contain archaeological resources as identified on Schedules 'D' and 'DI' of this Plan as determined by the Archaeological Master Plan for the Town of Fort Erie.

Areas of Natural and Scientific Interest (ANSI):

Areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education by the Ministry of Natural Resources.

Archaeological Resources:

Includes 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.

Brownfield Sites:

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.

Certificate of Property Use:

A Certificate of Property Use (CPU) is a Ministry of the Environment document issued where the clean-up of a property is based on a risk assessment, rather than full treatment or removal of contamination. The CPU is intended to prevent risks to property users from the contamination left on site. For example, a CPU may prohibit any buildings with basements or may require ongoing monitoring.

Comprehensive Review:

With respect to urban boundary expansions, an Official Plan review or amendment initiated or adopted by a planning authority, which:

1. Is based on a review of population and growth projections and which reflect projections and allocations by the Niagara Region and Provincial plans; considers alternative directions for growth; and determines how best to accommodate this growth while protecting Provincial interests;
2. Utilizes opportunities to accommodate projected growth through intensification and *redevelopment*;
3. Confirms that the lands to be developed do not comprise specialty crop areas; and
4. Is integrated with planning for infrastructure and public service facilities.

Further criteria are set out in Policy 3.5.IV. of this Plan.

With respect to the conversion of *employment areas* to non-employment uses, *Comprehensive Review* shall mean the demonstration that:

1. There is a need for the conversion;
2. The municipality will meet the employment forecasts allocated to the municipality pursuant to the Plan based on the *regional market area*;
3. The conversion will not adversely affect the overall viability of the *employment area*, and achievement of the intensification targets, density targets, and other policies of this Plan;

4. There is existing or planned infrastructure to accommodate the proposed conversion;
5. The lands are not required over the long term for the employment purposes for which they are designated; and
6. Cross-jurisdictional issues have been considered.

The policies above do not apply to employment areas that are downtown or regeneration areas.

For the purposes of this definition major retail uses are non-employment uses and are not permitted in *employment areas*.

Designated Vulnerable Area:

Areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source that may be impacted by activities or events.

Development:

The creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include: activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the Drainage Act.

Dynamic Beach Hazard:

Areas of inherently unstable accumulations of shoreline sediments along Lake Erie and the Niagara River, as identified by provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance. Dynamic Beach Areas also include Dune Protection areas outlined on Schedule C of this Plan.

Ecological Function:

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

Employment Area:

Areas designated for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.

Endangered Species:

A species that is listed or categorized as an "Endangered Species" on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time.

Environmental Planning Study:

Environmental planning studies are prepared where major changes in land use designations are proposed such as an urban boundary expansion or where a large scale comprehensive development plan is needed for an area. The framework for an Environmental Planning Study may be established from a more comprehensive watershed plan, but shall include as a minimum: an environmental inventory and assessment; a recommended environmental management strategy to maintain, enhance and restore ecological health and integrity within the study area; a recommended development plan identifying where development may take place, environmental features and functions to be maintained or restored, and appropriate policies.

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

Fish Habitat:

As defined in the Fisheries Act, c. F-14, means 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. Fish habitat areas are shown on Schedule “C1” to this Plan and may be delineated in further detail by the Niagara Peninsula Conservation Authority or the Department of Fisheries and Oceans.

Ground Water 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.

Habitat of Threatened and Endangered Species:

Habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and for the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle.

Infrastructure:

Physical structures (facilities and corridors) 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, oil and gas pipelines and associated facilities.

Intensification:

The development of a property, site or area at a higher density than currently exists through: redevelopment, including the reuse of brownfield sites; the development of vacant and/or underutilized lots within previously developed areas; infill development; and the expansion or conversion of existing buildings.

Locally Significant Wetlands:

Wetlands identified as locally significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province as amended from time to time.

Mineral Aggregate Operations:

Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act, or successors thereto and associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral Aggregate Resources:

Includes gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Minimum Distance Separation Formula:

A formula developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Natural Hazards:

Property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of Lake Erie and the Niagara River, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along rivers and streams this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

Negative Impact:

In regard to fish habitat, the harmful alteration, disruption or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity; and

In regard to other natural heritage features and areas identified in this Plan, degradation that threatens the health and integrity of the natural features or ecological functions for which the areas is identified by study as Environmental Protection due to single, multiple or successive development or site alteration activities; and

In regard to surface or ground water features, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities.

Petroleum Resource Operations:

Oil, gas and brine wells, and associated facilities, oil field brine disposal wells and associated facilities, and facilities for the underground storage of natural gas and other hydrocarbons.

Petroleum Resources:

Oil, gas, and brine resources that have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

Portable Asphalt Plant:

A facility 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 which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable Concrete Plant:

A building or structure 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 which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Provincially Significant Wetlands:

Wetlands identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.

Public Use:

The use of a building, structure, or property by a public agency to provide a service to the public.

Record of Site Condition:

A Record of Site Condition (RSC) is the document prescribed by law that certifies the extent of environmental site assessment, remediation and state of contamination of a property. It provides certification by a qualified person, defined in the regulation, that the property in question has been appropriately assessed and shown to meet the soil and groundwater standards appropriate for the new use for the property. Contents of the RSC are set out in the Environmental Assessment Act and in the Records of Site Condition Regulation O.Reg. 153/04.

Redevelopment:

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

Regional Market Area:

An area that has a high degree of social and economic interaction. In Niagara, the upper-tier municipality will serve as the regional market area.

Renewable Energy Systems:

The production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

Residential Intensification:

Intensification of a property, site or area which results in a net increase in residential units or accommodation and includes: redevelopment, including the redevelopment of brownfield sites; the development of vacant or underutilized lots within previously developed areas; infill development; the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and rooming houses.

Secondary Uses:

Uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

Sensitive Land Uses:

With respect to land use compatibility policies 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.

With respect to policies dealing with the identification and remediation of contaminated lands, means an institutional, residential, parkland or agricultural or other use defined in the Records of Site Condition Regulation 153/04.

Sensitive Surface and Ground Water Features:

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

Significant Natural Areas:

Natural areas comprising woodlands, thickets and meadowlands that have a higher ecological significance than other woodlands, thickets and meadowlands by meeting three or more criteria from the Town of Fort Erie's Natural areas Inventory for determining the important attributes of the feature. All Significant Natural Areas meet the special features criteria being an area containing significant landforms, species, communities or wildlife habitat. The criteria outlined in the Natural Areas Inventory include: designated areas, hydrologic and climatological functions, site condition, diversity, special features, key natural heritage components, and representation.

Site Alteration:

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

Small Wind Energy System:

A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics which has a rated capacity of not more than 100 kw and which is intended to primarily reduce on-site consumption of power utility.

Special Needs:

Any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for the elderly.

Species Of Special Concern:

A species that is listed as "Special Concern" on the Ontario Ministry of Natural Resources' official species at risk list and which is sensitive to human activities or natural events which may cause it to become endangered or threatened.

Sustainable Private Systems:

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

Threatened Species:

A species that is listed or categorized as a "Threatened Species" on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time.

Utilities:

All public and/or private utilities (including but not exclusive of CATV, electrical, gas, communications/telecommunications, Canada Post, etc.) which are required to service a development and serve the public interest.

Valleylands:

A natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. Valleylands relating to the policies of this Plan shall be identified by the Niagara Peninsula Conservation Authority.

Watershed:

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

Watershed Plans:

Watershed Plans guide development and conservation at a broad landscape level. These Plans are prepared in partnership with and coordinated by the Niagara Peninsula Conservation authority with the input of the Regional Municipality of Niagara, Ministry of Natural Resources, other appropriate agencies, landowners and stakeholders. Watershed Plans generally include: an inventory and analysis and assessment of ecological features and functions affecting the watershed; identification of key issues and objectives; a water budget and water conservation plan; recommendations on actions needed to maintain and enhance ecosystem health and integrity, which may include policies to be incorporated into planning documents; and identification of subwatershed boundaries and direction on the necessity of future studies.

Wave Uprush:

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

Wetlands:

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

Wildlife Habitat:

Areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas that are important to migratory or non-migratory species.

Woodlands:

Treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. For the purposes of this Plan woodlands are considered treed areas greater than 2 hectares in size. All woodlands of this size are shown as Environmental Conservation Areas, some of which are also Significant Natural Areas.