Accessory Drive-Through - An amenity to a primary use whereby goods or services are provided, either wholly or in part, to customers located within a motor vehicle. OPA 107

Accessory Dwelling Unit - A self-contained second *dwelling unit* created through converting part of or adding on to an existing detached *dwelling unit*. OPA 55

Accessory Building or Structure - A detached building or structure, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building and located on the same *lot* and that is not used for human habitation.

Accessory Use - The use of any land, building or structure which is subordinate to and exclusively devoted to the principal use located on the same *lot*.

Active Transportation- Human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed. OPA 107

Adjacent Lands OPA 55

(a) For the purposes of Part II, Section 2.0, Sustainability and the Environment, 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 are deemed to be those lands that are:

- Within 120 m of a *Provincially Significant Wetland* as identified by the Ministry of Natural Resources;
- Within 50 m of a Greenlands or Watercourse designation on Schedule B, Comprehensive Land Use Plan – Urban Planning Area;
- Within 50 m of a Greenlands designation on Schedule C, Comprehensive Land Use Plan – Rural Planning Area;
- Within 50 m of an Environmental Protection designation on Schedule D, Comprehensive Land Use Plan – North Aldershot Planning Area;
- Within 50 m of a *Regionally Significant Wetland*;
- Within 50 m of an area designated as an *Environmentally Sensitive Area*;
- Within 50 m of a *Significant Woodland;* or,
- Within 50 m of the significant portions of the habitat of *endangered and threatened species*, as determined by the Ministry of Natural Resources and refined from time to time.

(b) For the purposes of Part II, Section 8.0, Cultural Heritage Resources, those lands contiguous to a property protected under The Ontario Heritage Act.

Adult Entertainment – Any premise or part thereof in or on which is provided in pursuance of a trade, calling, business or occupation, or to which an admittance or other fee is required, service of an employee, entertainer or other person who exposes to view any portion of the nipple or areola of the female breast or any portion of his or her public hair, anus, cleft of the buttocks, penis, vulva or genitals, or any other service designed to appeal to erotic or sexual appetites or inclinations. OPA 61

Adverse Effects – One or more of the following: OPA 55

1) Impairment in the quality of the natural environment for any use that can be made of it;
2) Injury or damage to property or plant or animal life;
3) Harm or material discomfort to any person;
4) Any adverse effect on the health of any person;
5) Impairment of the safety of any person;
6) Rendering any property or plant or animal life unfit for human use;
7) Loss of enjoyment of normal use of property;
8) Interference with normal conduct of business.

Affordable Housing - Housing with market price or rent that is affordable to households of low and moderate income spending 30 percent of their gross household income without government subsidies. Such households would be able to afford, at the low end, at least three out of ten rental properties on the market and, at the high end, ownership housing with sufficient income left, after housing expenses, to sustain a basic standard of living. OPA 55

Agriculture or Agricultural Industry or Agricultural Operation or Farming - Animal husbandry, horticulture, beekeeping, dairying, field crops, fruit farming, fur farming, market gardening, pasturage, poultry keeping, mushroom farming, aquaculture, agro-forestry or any other farming activity and *may* include growing, raising, small scale packing and storing of produce on the premises, woodlot management and other similar activities customarily carried out in the field of general agriculture.

Airport – A complex of runways and buildings for the take-off, landing and maintenance of civil aircraft, with facilities for passengers. OPA 55

Amenity Area - An interior area within a residential building or an outdoor area exterior to the residential building which is designed and intended primarily for the leisure and recreation of the occupants of the dwelling.

Archaeological Resource - 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. OPA 55

Area of Employment – An area of land designated for clusters of business and economic uses, including, without limitation: OPA 55

(1) manufacturing uses;

(2) warehousing uses;

(3) office uses;

(4) retail uses that are associated with, and *accessory* to, the uses mentioned in clauses (a) to (c) above. For the purposes of this Plan, the lands designated Business Corridor, General Employment, Mixed Use Corridor – Employment, Uptown Employment, Uptown General Employment and Uptown Office Business Park are considered to be Areas of Employment.

Areas of Natural and Scientific Interest - Areas of land and water containing natural landscapes or features that have been identified by the Ministry of Natural Resources, Conservation Halton, Region of Halton or City of Burlington as having provincially or regionally significant life science or earth science values related to protection, scientific study or education. OPA 55

Assisted Housing - Housing that is available to low and moderate income households for rent or purchase where part of the housing cost is subsidized through a government program.

Automotive Commercial – Means retail uses involving the sale of automobiles and *service commercial* uses involving the repair and maintenance of automobiles and the sale of gasoline or similar products and *shall* include motor vehicle dealerships, repair garages, car washes and service stations.

Bed and Breakfast Home – An owner-occupied detached dwelling offering short-term lodging for compensation to the traveling and vacationing public. Guest rooms or suites *shall* be limited to a maximum of three, and *may* include a private bath but *shall* not include cooking facilities. Breakfast and other meals, services, facilities or amenities *may* be offered exclusively to guests. OPA 55

Brownfield Site – An undeveloped or previously developed property that *may* be *contaminated*. Brownfield sites are usually, but not exclusively, former industrial or commercial properties that *may* be underutilized, derelict or vacant. OPA 55

Buffer– For use only in relation to lands which form the area of the Tremaine Dundas Secondary Plan: OPA 107
An area of land located adjacent to *Key Features* or *watercourses* and usually bordering lands that are subject to *development* or *site alteration*. The purpose of the *buffer* is to protect the features and *ecological functions* of the *Natural Heritage System* by mitigating impacts of the proposed *development* or *site alteration*. The extent of the *buffer* and activities that *may* be permitted within it *shall* be based on the sensitivity and significance of the *Key Features* and *watercourses* and their contribution to the long term ecological functions of the *Natural Heritage System* Natural Heritage System as determined through a Sub-Watershed Study, and Environmental Impact Assessment or similar studies that examine a sufficiently large area.

Built Heritage Resources – 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. OPA 55

Campground - An area used for a range of overnight accommodation, from tenting to serviced trailer sites, including *accessory* facilities which support the use, such as administration offices, laundry facilities, washrooms, support recreational facilities, but not including the use of mobile homes, trailers or other forms of moveable shelter on a permanent year-round basis.

Carrying Capacity - The maximum population of a particular species an area of land can support without hindering future generations' ability to maintain the same population. OPA 55

Cemetery – Land that has been established as a cemetery under The Funeral, Burial and Cremation Services Act or under a predecessor or successor of that Act, and in respect of which a certificate of consent issued by the registrar is registered in the land registry office; or land that is otherwise set aside to be used either for the interment of human and/or animal remains, or for both of these purposes, but does not include a *crematory.* OPA 55

City – The Council of the Corporation of the City of Burlington; or alternatively where an approval power has been delegated by the City of Burlington Council, the delegated approval authority or the administration of the Corporation of the City of Burlington. OPA 107

Commercial Farm - A farm which is deemed to be a viable farm operation and which normally produces sufficient income to support a farm family.

Community Commercial Area – A commercial centre that offers a wide range of retail and *service commercial* uses, and *community facilities* not generally found within residential communities. These commercial areas are smaller in size and function to a Regional Commercial Centre and serve as a focal point for community activity for the surrounding residential and business areas. OPA 55

Community Facility – A facility provided by a service agency, service club, church or non-profit organization for social, cultural, religious, welfare, athletic or *recreational* purposes. OPA 55

Community Improvement Plan - A plan adopted and approved under Section 28 of The Planning Act for community improvement of a *community improvement project area.*

Community Improvement Project Area - A municipality or an area within a municipality, the community improvement of which, in the opinion of the City, is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason. OPA 55

Compatible – *Development* or *re-development* that is capable of co-existing in harmony with, and that will not have an undue physical (including form) or functional adverse impact on, existing or proposed *development* in the area or pose an unacceptable risk to environmental and/or human health. Compatibility *should* be evaluated in accordance with measurable/objective standards where they exist, based on criteria such as aesthetics, noise, vibration, dust, odours, traffic, safety and sun-shadowing, and the potential for serious adverse health impacts on humans or animals. ***D53** OPA 55

Contaminated Site - A site at which hazardous substances occur at concentrations above background levels and where assessment shows it poses, or is likely to pose, immediate or long-term adverse effects to human health or the natural environment. OPA 55

Context Sensitive Design - Roadway standards and *development* practices that are flexible and sensitive to community values, which allows roadway design decisions to better balance economic, social and environmental objectives. OPA 55

Convenience/ Specialty Food Store – A retail establishment with a maximum size of 1,800 sq. m., selling various convenience and food items, such as meat, fish and seafood, fruit and vegetables, bakery items, candy/nuts, health food, etc. OPA 55

Conservation or Conserve - The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under The Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/ or cultural heritage impact assessment or cultural heritage landscape impact assessment. Mitigative measures and/or alternative *development* approaches can be included in these plans and assessments. OPA 107

Cottage Industry - An activity conducted as an *accessory use* within a single detached dwelling or in an addition to the dwelling or an accessory building not further than 30 m from the dwelling and serviced by the same private water and wastewater systems, performed by one or more residents of the household on the same property. A cottage industry *may* include activities such as dressmaking, upholstering, weaving, baking, ceramic-making, painting, sculpting and the repair of personal effects. OPA 55

Crematory – A building fitted with appliances for the purpose of cremating human remains that has been approved or consented to as a crematorium in accordance with The Funeral, Burial and Cremation Service Act or of a predecessor or successor of that Act that related to *cemeteries*, and includes everything necessarily incidental and ancillary thereto. OPA 55

Culture - A broad term that includes both material and experiential forms of creative expression or production. It includes the arts, heritage, festivals and events, and cultural services and industries. OPA 55

Cultural Heritage Landscape – A defined geographical area of heritage significance, which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples *may* include, but are not limited to, heritage conservation districts designated under The Ontario Heritage Act, and villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value. OPA 55

Cultural Heritage Resource – A building, structure, monument, natural feature (including those that have been modified by humans, such as parks, gardens, rows of trees, etc.), an archaeological and historical site, or remains, either individually or in groups, which is considered to be of architectural and/or historical significance. OPA 55

Cultural Resources - Human or material assets that contribute to or participate in the creation, documentation, and/or dissemination of cultural activities or products. OPA 55

Cumulative Impact - The combined effects or potential effects of one or more *development* activity(s) in a specified area over a particular time period which *may* occur simultaneously, sequentially, or in an interactive manner.

Daylighting – The redirection into an above-ground channel of a segment of a creek or stream that was previously diverted into a culvert, pipe, or drainage system. OPA 55

Design Guidelines - A set of discretionary statements to guide land *development* to achieve a desired level of quality for the physical environment.

Development – (1) The creation of a new *lot*; (2) the making of an addition or alteration to a building or structure; (3) the construction, erection or placing of a building or structure; or (4) the change in use or intensity of use of any building, structure or premises, requiring approval under The Planning Act, but does not include: (1) activities that create or maintain infrastructure authorized under an environmental assessment process; (2) works subject to The Drainage Act; or (3) for the purposes of Section 41 of The Planning Act, the placement of a portable classroom on a school site of a district school board if the school site was in existence on January 1, 2007. OPA 55

Development Application - Formal request to the City of Burlington or Region of Halton for an Official Plan amendment, change in zoning, site plan approval, land conveyance, minor variance approval or plan of subdivision.

Development Capacity - The capacity of a site to support use without substantial negative impact on environmental features such as water quality, natural vegetation, soil, wildlife population and visual attractiveness.

Dwelling Unit – A self-contained room or suite of rooms located in a building or structure that is operated as a housekeeping unit and is used or intended for use as residential premises by one household and which contains kitchen and bathroom facilities that are intended for the exclusive use of that household, except in the case of an institutional residential use, in which case a *dwelling unit shall* mean a room or suite of rooms used or intended for use as residential premises with or without exclusive kitchen and/or bathroom facilities. *Long-term care facilities* are excluded from this definition. OPA 55

Dynamic Beach Hazard - Areas of inherently unstable accumulations of shoreline sediments along the Great Lakes-St. Lawrence River System and large inland lakes, as identified by provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the *flooding hazard* limit plus a dynamic beach allowance. OPA 55

Ecological Functions - 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. OPA 107

Ecological Health - The ability of the natural environment to withstand or buffer impact from human derived impacts such as air pollution, loss of biodiversity and nutrient loading. Measures of ecological health *may* include indicators such as pollution levels, prevalence of exotic species, water quality, forest age classes and species heterogeneity. Collectively, ecological health *may* also be referred to as the carrying capacity or overall integrity of a natural system. OPA 55

Eco-Industrial Development- Where a "green" approach has been taken towards infrastructure and *development* of the site that enhances environmental, economic, and social performance through collaborative strategies such as coordination of energy and water exchange between users, shared utilities (waste management, energy supply, water supply), shared logistics and shipping & receiving facilities, shared parking, use of innovative green technologies, green buildings and site design and district energy systems. OPA 107

Economic Impact Study- A study measuring how much economic activity will be triggered by a certain *development* or investment (public or private). OPA 55

Ecosystem - Systems of plants, animals, and micro-organisms, together with the non-living components of their environment and related ecological processes, essential for the functioning of the biosphere in all its diversity. OPA 107

Emergency Shelter – A facility that provides supervised temporary lodging, board and/or personal support services to homeless individuals round the clock. OPA 55

Employment - The use of lands for business and economic activities, including, but not limited to, manufacturing, warehousing, offices and ancillary *employment* uses, but does not include retail and service commercial uses unless they are an ancillary *employment* use. OPA 107

Employment Use – The use of lands within a designated Employment, Employment Commercial or Mixed Use Corridor-Employment Area for business and economic activities, including, but not limited to, manufacturing, warehousing, offices and *accessory* retail and ancillary facilities, but does not include retail and *service commercial* uses unless they are *accessory* to *employment uses*. OPA 55

Encourage – Reasonable efforts are made to accommodate the desired result. OPA 55

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. OPA 55

Enhancements to the Key Features - For use only in relation to lands which form the area of the Tremaine Dundas Secondary Plan: Ecologically supporting areas adjacent to *Key Features* and/or measures internal to the *Key Features* that increase the ecological resilience and function of individual *Key Features* or groups of *Key Features* or of the *Natural Heritage System*. OPA 107

Entertainment Use – Any place devoted to the presentation of live entertainment and performances or for the commercial showing of films, including such facilities as movie theatre, dinner theatre, supper club or cabaret, but *shall* not include a night club, *adult entertainment* parlour, gaming establishment, or video game & pinball machine arcade. OPA 55

Environmental Evaluation – A report prepared in accordance with established procedures by the proponent of *development* to identify and assess the potential impacts of *development* on a specified ecosystem's form, function, quality and integrity. The purpose of the environmental evaluation is to ensure that the environmental impacts of a proposed *development* are fully understood prior to a decision being made by Council. OPA 55

The Environmental Evaluation Report may include, but is not necessarily limited to, the following:

(1) a complete multi-season inventory and description of the natural heritage, wildlife habitats and their critical function zones, as well as the geologic and hydrologic environment that may be affected, directly or indirectly;

(2) detailed evaluation and mapping of the boundary of designated features and an assessment of their boundaries;

(3) evaluation of landscape features for potential addition to existing designated features, such as an addition to a designated *wetland* complex;

(4) an investigation and impact assessment of habitat for rare species as noted in The Species at Risk Act*;*

(5) an inventory and description of the social/cultural uses of the area that *may* be affected, directly or indirectly;

(6) a description of the *development* proposal, including the purpose, location, land area and proposed use;

(7) an assessment of the expected effects on the environment by the *development* proposal including factors, such as, habitat loss, noise, vibration, dust, air quality, water quality and water quantity;

(8) a listing of assumptions and references used in the assessment;

(9) recommendations regarding the actions necessary to prevent, mitigate or remedy the effects on the environment of the *development* proposal and estimated timelines for *rehabilitation*;

(10) recommendations regarding the actions necessary to prevent, mitigate or remedy potential incompatibility;

(11) recommendations for conditions of *development* that include measures to implement *Sustainable Development* principles. ***D53**

Environmentally Sensitive Area – Land and water areas containing natural features or ecological functions of such significance as to warrant their protection in the best long term interests of the public and the environment, as identified in the Halton Region Official Plan [2006] in accordance with criteria contained in the Regional Plan. OPA 55

Environmental Site Assessment - The evaluation of a property for contamination or environmental hazards. Generally, Environmental Site Assessments are conducted in two phases as outlined by The Environmental Protection Act: OPA 55

- Phase One Environmental Site Assessment means an assessment of property for potential contamination or environmental hazards to determine the likelihood that one or more contaminants have affected all or part of the property;
- Phase Two Environmental Site Assessment means an assessment of property by or under the supervision of a qualified person to determine the location and concentration of one or more contaminants in the natural environment.

Erosion Hazard - The loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance. OPA 55

Escarpment Brow - The uppermost point of the Escarpment slope or face. It *may* be the top of a rock cliff, or where the bedrock is buried, the most obvious break in slope associated with the underlying bedrock.

Essential - That which is deemed necessary to the public interest after all alternatives have been considered.

Existing Use - The use of any land, building or structure legally existing on the day of adoption of the appropriate local or Regional Official Plan or in the case of the Parkway Belt West Plan or the Niagara Escarpment Plan Areas, the day of approval of the respective Plans; including any use approved under a Parkway Belt land use regulation.

Farmers Market – A retail establishment consisting of multiple vendors engaged in the retailing of primarily food and plant products, a portion of which are locally grown and/or prepared. OPA 55

Financial Impact Analysis - An evaluation of the marginal and/or average operating costs and revenues to the municipality which are directly associated with residential and/or non-residential *development*.

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. OPA 55

Flea Market – A retail establishment consisting of multiple vendors engaged in the retailing of primarily used merchandise, such as furniture, glassware and jewellery**.** OPA 55

Flex Street – Those portions of a public-right-of-way used primarily for vehicular activities which are designed so as to function either wholly or partially, as desired, for vehicular-centric activities and/or pedestrian, public gathering and/or public event functions through the use of design elements including, but not limited to, bollards, flexible on-street parking configurations, pavement materials, enhanced streetscapes and/or modified curbs. OPA 107

Flood Fringe - For river, stream and small inland lake systems, the outer portion of the *floodplain* between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.

Flooding Hazard – The inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water: OPA 55

(a) along the shoreline of Lake Ontario, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave uprush and other water-related hazards;

(b) along river, stream and small inland lake systems, the flooding hazard limit is the greater of:

- the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961) transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over *watersheds* in the general area;
- the one hundred year flood; and
- a flood which is greater than 1. or 2. which was actually experienced in a particular *watershed* or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

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

Floodplain - The area, usually low lands, adjoining a *watercourse*, which has been or *may* be subject to *flooding hazards*.

Floor Area Ratio - FAR - see Floor Space Index.

Floor Space Index – FSI – The ratio of the total floor area of a building or buildings to the net area of the *lot* on which the building or buildings are located. For example, a floor space index (FSI) of 2.0 would indicate that the total floor area of a building could be up to 2 times the net area of the *lot* on which it is located. OPA 55

Forestry - Use and management of forests for the production of wood and wood products, to provide passive recreation, to maintain, restore, or enhance environmental conditions for wildlife, and for the protection and production of water supplies.

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. OPA 55

Gateway – A location or area (which *may* include a structure), that serves as an entrance or a means of access to another location or area. OPA 55

Gateways into the City - Entrances into the City or parts of the City along major transportation corridors which provide strategic opportunities for projecting a positive City image.

Golf Course - A public or private area laid out, operated or used for the purpose of playing or practicing the game of golf, including a golf driving range, and does not include uses on golf course lands that are not directly *accessory* to the golf course operation (e.g. banquet facilities, curling rink). OPA 55

Green Infrastructure - Natural and human–made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, storm water management systems, street trees, urban forests, natural channels, permeable surfaces and green roofs. OPA 107

Green Roof - An extension of the existing roof that allows plants, trees and shrubs to grow in a light-weight growing medium. Generally green roofs are on top of a human-made structure and can be located below, at or above grade. OPA 55

Ground oriented housing unit - A *dwelling unit* which is designed to be accessible by direct access from the ground or by means of stairways. Buildings containing ground oriented housing units usually do not exceed three storeys in height.

Groundwater Features – 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. OPA 55

Groundwater Recharge Area - An area from which there is significant addition of water to the groundwater system.

Group Home – A single housekeeping unit supervised by staff on a daily basis which provides special care and treatment to persons for physical or mental deficiency, physical handicap or other such cause. A Group Home *shall* be funded, licensed, approved, or supervised by the Province of Ontario under a general or specific Act, for the accommodation of not less than 6 and not more than 8 residents, exclusive of staff. Where a Group Home is located outside the Urban Planning Area boundary as indicated on Schedule B, the maximum number of residents permitted, exclusive of staff, is 10. A Group Home *may* contain an office provided that the office is used only for the administration of the Group Home in which it is located. OPA 55

Habitat of Endangered Species and Threatened Species – OPA 107

(1) With respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under The Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the habitat of the species; or

(2) With respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Province; and

(3) Places in the areas described in clause (1) or (2), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

Hazardous Lands – Property or lands that could be unsafe for *development* due to naturally occurring processes. Along the shorelines of the Great Lakes – St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the *flooding hazard, erosion hazard* or *dynamic beach hazard* limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard* or *erosion hazard* limits. OPA 55

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

Healthy Communities – Are communities: (1) that foster among their residents a state of physical, mental, social and economic well-being; (2) where residents take part in, and have a sense of control over, decisions that affect them; (3) that is physically designed to minimize the stress of daily living and meet the life-long needs of its residents; and (4) where *employment*, social, health, educational, and *recreational* and cultural opportunities are accessible to all segments of the community. OPA 55

Heritage Feature - A feature of the landscape which, by itself, or together with its associated environment, is unique or representative of past human activities or events. Such a feature *may* include a site or area of archaeological or historical value and it *may* include a building or structure of architectural and/or historical importance.

High density residential uses - Housing uses with a density ranging between 51 and 185 units per net hectare.

Higher Order Transit - Transit that generally operates in its own dedicated right-of-way, outside of mixed traffic, and therefore can achieve a frequency of service greater than mixed-traffic transit. Higher order transit includes heavy rail (such as commuter rail) and buses in dedicated rights-of-way. ***R16** OPA 59

High Occupancy Vehicles (HOV) Lanes - Special lanes designated for the exclusive or near exclusive use of High Occupancy Vehicles. HOV lanes *may* be located in the median or curb lanes of the street, where roadways are sufficiently wide; existing lanes can be designated as HOV lanes on a full time basis, or *may* be limited to peak travel periods of the day. Bicycles *may* also be permitted on HOV lanes in some instances.

High Potential Mineral Aggregate Resource Areas - Mineral Aggregate Resource Areas, as defined by the Province of Ontario as selected bedrock resource areas and primary and secondary sand and gravel areas, that are close to market, of high quality, and not constrained by existing *incompatible developments* and not designated Greenlands A or Greenlands B as defined by the Regional Official Plan or within the Niagara Escarpment Plan Natural Area designation. OPA 55

Home Industry – A small scale use providing a service primarily to the rural farming community and which is *accessory* to a single detached dwelling or agricultural operation, performed by one or more residents of the household on the same property. A home industry *may* be conducted in whole or in part in an accessory building and *may* include a carpentry shop, a metal working shop, a welding shop, an electrical shop, or blacksmith's shop, etc. but does not include an auto repair or paint shop or furniture stripping. OPA 55

Homelessness – The state of immediately lacking housing, or having no access to safe, stable housing, or living in extremely sub-standard housing, or being at risk of losing existing housing. OPA 55

Home Occupation - An office or personal service use conducted from a residential *dwelling unit* by a person or persons residing in the *dwelling unit*, which is secondary to the primarily residential use of the dwelling. In the Rural Planning Area and the North Aldershot Planning Area, a home occupation means an activity that provides a service as an *accessory use* within a single detached dwelling or in an addition to the dwelling or in an accessory building not further than 30 m away from the dwelling and serviced by the same private water and wastewater systems, performed by one or more residents of the household on the same property. OPA 55

Human Scale - The proportional relationship of the physical environment to human dimensions, acceptable to public perception and comprehension in terms of the size, height, bulk, and/or massing of buildings or other features of the built environment.

Hydrologic function - The functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment, including its relation to living things. OPA 107

Inclusive – Social inclusiveness is both a process and an outcome. As a process, social inclusion promotes the open, welcome and supported participation of all people in social planning and decision-making affecting their lives. As an outcome, an inclusive city is one that provides opportunities for the optimal well-being and healthy development of all children, youth and adults. Dimensions of Social Inclusion are diversity, human development, civic engagement, living conditions and community services. OPA 55

Industrial – Assembling, fabricating, manufacturing, processing, warehousing and distribution uses, repair activities, communications, *utilities,* transportation, storage, service trades and construction uses. OPA 55

Infill – *Development* or *re-development* within an existing developed area which is proposed to be undertaken in conformity with the existing zoning, and which *may* include *development* on vacant lands, the addition of *dwelling unit*s, or the creation of new *lots*. OPA 55

Infrastructure – Physical structures (facilities and corridors) that form the foundation for *development*. Infrastructure includes: sewage and water systems, septic 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. OPA 55

As it pertains to the Tremaine Dundas Secondary Plan, Infrastructure means the collection of public capital facilities including highways, transit terminals and rolling stock, bicycle lanes, sidewalks and multi-use paths, municipal water and wastewater systems, solid waste management facilities, storm water systems, schools, hospitals, libraries, community and recreation centres, other public service facilities and any other public projects involving substantial capital investment. It includes not only the provision of new facilities but also the maintenance and rehabilitation of existing ones. OPA 107

Integrated Pest Management (IPM) – A pest control strategy that uses monitoring and an array of complementary methods; natural predators and parasites, pest-resistant varieties of vegetation, cultural practices, biological controls, various physical techniques and, pesticides as a last resort. OPA 55

Intensification – *Development* or *re-development* of a property or site within an existing developed area which is proposed to be undertaken at a higher density or intensity than permitted under the existing zoning, and which *may* include *re-development,* (including the re-use of *brownfield* sites), *development* on vacant and/or underutilized lands, expansion or conversion of existing buildings, addition of *dwelling unit*s, or creation of new *lots*. OPA 55

Interim Land Use – Generally considered to be a use that is shorter in duration than the time horizon of the Official Plan. It involves limited investment in buildings and structures in order not to deter potential *re-development* for more long term uses. ***D53** OPA 55

Key Feature – For use only in relation to lands which form the area of the Tremaine Dundas Secondary Plan: Key natural heritage and hydrological features described in Sections 6.5.2(a)(ii) and 6.5.2(a)(iii) of this Plan. OPA 107

Landmark – A natural feature or man-made structure used as a point of orientation in locating other natural features or man-made structures, or a structure of noteworthy aesthetic interest. OPA 55

Large Building Supplies/Garden Store - A retail establishment with a minimum floor area of 5,600 sq. m., primarily engaged in the retailing of building and/or garden materials, and which *may* include the outside storage of goods and materials. OPA 55

Large Department Store - A retail establishment greater than 4,750 sq. m. in area, which is engaged in retailing a wide range of products, with each merchandise category or product group constituting a separate department within the store. Some departments *may* be operated on a concession basis. OPA 55

Large Furniture & Appliance Store – A retail establishment with a minimum floor area of 5,600 sq. m., primarily engaged in the retailing of new home furniture and/or appliances and home accessories, and which does not include outside storage of goods and materials. OPA 55

Large Home and Auto Supplies Store – A retail establishment with a minimum floor area of 5,600 sq. m., primarily engaged in retailing a general line of auto supplies, such as tires, batteries, parts and accessories, in combination with a general line of home supplies, such as hardware, housewares, small appliances, sporting goods and lawn and garden equipment and supplies. OPA 55

Large Scale Motor Vehicle Dealership – A motor vehicle dealership greater than 0.2 ha in size which contains significant outside storage and a large proportion of associated automobile repair and service facilities. OPA 55

Linkage – For use only in relation to lands which form the area of the Tremaine Dundas Secondary Plan: An area providing connectivity or intended to provide connectivity within the *Natural Heritage System*, supporting a range of community and ecosystem processes enabling plants and animals to move between *Key Features* over multiple generations. Linkages are preferably associated with the presence of existing natural areas and functions and they are to be established where they will provide an important contribution to the long term sustainability of the *Natural Heritage System*. The extent and location of the linkages can be assessed in the context of both the scale of the proposed *development* or *site alteration*, and the *ecological functions* they contribute to the *Natural Heritage System*. OPA 107

Live-Work Relationship - A term used to refer to the place of residence relative to the place of *employment*.

Long Term Care Facility – A residence which provides care to meet the physical, emotional, social, spiritual and personal needs of persons. Long Term Facilities include homes for the aged established under The Homes for the Aged and Rest Homes Act, nursing homes licensed under The Nursing Homes Act, as amended, and chronic care facilities. OPA 55

Lot – A parcel of land under one ownership which is established as a separate parcel of land in accordance with the lot creation sections of The Planning Act, including a parcel acquired from Her Majesty in right of Canada, Her Majesty in right of Ontario, the Regional Municipality of Halton, or the Corporation of the City of Burlington, appropriated for the exclusive use of a building or a group of buildings comprising one undertaking or enterprise, and which abuts a public street, except if it has been created as a parcel of tied land, in which case, it *may* abut a common element condominium road. OPA 55

Low Density Residential Uses - Housing uses with a density to a maximum of 25 units per net hectare.

Low Impact Development- An approach to storm water management that seeks to manage rain and other precipitation as close as possible to where it falls, in order to mitigate the impacts of increased runoff and storm water pollution. It comprises a set of site design strategies and distributed, small scale, structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration and detention of storm water. *Low impact development* can include: bio–swales, permeable pavement, rain gardens, green roofs and exfiltration systems. *Low impact development* often employs vegetation and soil in its design; however, that does not always have to be the case. OPA 107

Major Transit Station Area - The area including and around any existing or planned *higher order transit* station (such as GO Transit commuter rail stations), 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 *higher order transit* station, representing about a 10-minute walk.***R16** OPA 59

Massing - The overall bulk, size, physical volume, or magnitude of a structure or project.

May – There is some discretion in interpretation of, and/or flexibility in the application of this Official Plan policy. OPA 55

Meander Belt Allowance- The setback that keeps *development* from being affected by river and stream meandering (this includes the allowance for the one hundred (100) year erosion rate.). OPA 107

Medium density residential uses - housing uses with a density ranging between 26 and 50 units per net hectare.

Mineral Aggregate Resources – Means 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, nephelin, syenite, salt, talc, wollastonite, mine tailings or other material prescribed under The Mining Act. ***D53** OPA 55

Minor Escarpment Slope - The area between the brow and toe of the Escarpment, where the rise occurs in the form of a gentle gradient.

Modal Share - The percentage of trips using a given mode of travel.

Modes - Different types of travel such as public transit, automobile, commuter rail, cycling, or walking.

Natural Environment - The land, air or water or any combination or part thereof.

Natural Heritage Features and Areas - Features and areas, including significant *wetlands*, significant coastal *wetlands, fish habitat*, *significant woodlands*, significant *valleylands*, significant habitat of *endangered species* and *threatened species*, significant *wildlife habitat*, and significant *areas of natural and scientific interest,* which are important for their environmental and social values as a legacy of the natural landscapes of an area. OPA 55

For use only in relation to lands which form the area of the Tremaine Dundas Secondary Plan: Features and/or areas which are important for their environmental and social values as a legacy of the natural landscapes of an area. OPA 107

Natural Heritage System – A system made up of *natural heritage features and areas*, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state. OPA 55

As it pertains to the Tremaine Dundas Secondary Plan, the Natural Heritage System is defined in Section 6.5.2 (a) of this plan and as identified on Schedule B. It is 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.

Negative Impact – For use only in relation to lands which form the area of the Tremaine Dundas Secondary Plan: With regard to water resources, 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; in regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under The Fisheries Act; and in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities. OPA 107

Neighbourhood Character – The collective physical qualities and characteristics which are prevalent in a *Neighborhood Character Area* and which define its distinct identity, and includes a range of built form and design elements which coexist without adverse impact within the *Neighbourhood Character Area*. OPA 104

Neighbourhood Character Area – A residential neighbourhood indentified in the Zoning By-law, which shares physical qualities and characteristics that collectively provide a distinct and recognizable character that is different from neighbouring areas. OPA 104

Neighbourhood Commercial Area – A commercial centre within or at the periphery of *residential neighbourhoods* in locations that meet residents' day-to-day and weekly goods and service needs. OPA 55

Net Density - The overall density of a site excluding public roads and widenings, public parks, creek blocks, school sites and similar public land areas.

Non-ground oriented housing unit - A *dwelling unit* which is designed to be accessible primarily by indirect access through an elevator. Buildings containing non-ground oriented housing units usually exceed three storeys in height.

Open Landscape Character - The system of rural features, both natural and man-made which makes up the rural environment, including forests, slopes, streams and stream valleys, hedgerows, agricultural fields, etc.

Peak Period - The time periods during the day with the greatest travel volumes, generally the two- or three-hour periods during a weekday specifically defined by Council from time to time.

People with Special Needs - People requiring special facilities or services in order to attain a level of self sufficiency and to function equitably in their community.

Percentage-for-art capital-based funding program for public art - Programs involving the allocation of a percentage of parts of a municipality's capital budget towards the *development* of public art projects. These funds can be tied to specific capital projects, or can be allocated to a reserve fund to be used for other public art priorities. OPA 55

Physical Character - The distinctive qualities within a physical area which are defined by elements such as: scale, form, colour, texture, material and the relation between structures, spaces and landforms.

Pit – Land or land under water from which unconsolidated aggregate is being or has been extracted, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work on the excavation site or in relation to which an order has been made under Subsection 1 (3) of The Aggregate Resources Act. OPA 55

Preserve - To maintain the quality or condition of a resource in its current form, and to retard the deterioration of the resource.

Prime Agricultural Area – Areas where prime agricultural lands predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas *may* be identified by the Ontario Ministry of Agriculture and Food using 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. OPA 55

Prime Agricultural Lands - Land that includes specialty crop lands and/or Canada Land Inventory classes 1, 2, 3 and 4 agricultural soils.

Protected Heritage Property - Property designated under Parts IV, V or VI of The Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of The Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites. OPA 107

Provincially Significant Areas of Natural and Scientific Interest – Areas of land and water containing natural features which have been identified by the Ministry of Natural Resources as having values related to protection, natural heritage appreciation, scientific study, or education. OPA 55

Provincially Significant Wetlands – Wetlands identified as provincially significant by the Ontario Ministry of Natural Resources using the evaluation procedures established by the Province as amended from time to time. OPA 55

Public Authority - Any federal, provincial, regional, county or municipal agency including any commission, board, authority or department established by such agency exercising any power or authority under a Statute of Canada or Ontario. OPA 107

Public Realm - Publicly owned streets, sidewalks, rights-of-ways, parks and other publicly accessible open spaces, and public and civic buildings and facilities.

Qualified Person – An individual with qualifications and/or credentials related to a field of study and who is therefore appropriate for conducting a study and/or providing an expert opinion that has been required by the City. The Qualified Person must be to the satisfaction of the City or where appropriate, is defined by relevant legislation, regulation and standards. OPA 55

Quarry - Land or land under water from which consolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work on the excavation site or in relation to which an order has been made under Subsection 1 (3) of The Aggregate Resources Act. OPA 55

Recreation Use – A place designed and equipped for the consumer to actively participate in the conduct of sports, fitness and other leisure time activities, but does not include a night club, *adult entertainment* parlour, video game & pinball machine arcade, gaming establishment or public auditorium, community or recreational centre. OPA 55

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

Regional Market Area – An area generally broader than a local municipality that has a high degree of social and economic interaction, defined for the purposes of this Plan as the Regional Municipality of Halton. OPA 55

Regional Scale Shopping - Retail activity which serves the entire population of the City and also population from adjacent municipalities. Regional scale shopping can occur in different forms including a Regional Shopping Centre and freestanding *developments*.

Regional Commercial Area – A large commercial area providing a wide range of retail and service commercial uses and *community facilities*, considered major activity centres in terms of their size and use and intended to serve all of the City as well as population in adjacent municipalities. OPA 55

Regional Storm - The rainfall event and soil conditions existing during Hurricane Hazel that occurred within the Humber River *watershed* in Toronto in 1954, transposed over a specific *watershed* and combined with local conditions. OPA 55

Regionally Significant Wetlands - Wetlands classified as "Other Wetlands" by the Ministry of Natural Resources based on the Ontario Wetland Evaluation System 1994 Southern Manual, as amended from time to time. OPA 55

Regulatory Flood - The approved standard(s), being the greater of the *Regional Storm* flood or the one-in-one-hundred-year flood, used in a particular *watershed* to define the limit of the *flood plain* for regulatory purposes. OPA 55

Regulatory Flood Plain - The approved standard used in a particular *watershed* to define the lands subject to flooding during a *regulatory flood*. OPA 55

Rehabilitate - To treat land, buildings or structures so that their use or condition is restored to its former use or condition, or *may* be changed to another use or condition that is or will be *compatible* with adjacent land uses.

Related Land Forms - The physical features of the land associated with the Escarpment and created by erosion, sedimentation and glaciation, often including such features as moraines, lakes, river valleys, beach ridges, drumlins and kames.

Residential Neighbourhood - A residential area sharing similar characteristics, which is defined by identifiable boundaries, such as arterial or collector roads, hydro corridors, creeks or an area of non-residential uses. OPA 55

Reverse Lotting - *Lots* located adjacent to a multi-purpose arterial, major arterial or collector road which front onto an internal street, while the rear yard faces onto the arterial or collector road. Landscaping and privacy fences are usually located adjacent to the arterial or collector road and access onto the arterial or collector is strictly limited.

Scale – The proportion of a building or building element created by the placement and size of the building or element in comparison with adjacent buildings or building elements and to human dimension. OPA 104

Secondary Plan - A plan for a specific geographic area containing specific policies to guide future *development* which can form the basis of an amendment to an Official Plan.

Securement - The protection of key natural heritage and Greenlands properties throughout the City by a range or suite of tools including, but not limited to: OPA 55

(1) land dedication;

(2) assistance from other orders of government, agencies and charitable foundations;

(3) the community benefits provisions as outlined in Part VI, Section 2.3 of this Plan;

(4) land exchange;

(5) long-term leases;

(6) easement agreements; and/or

(7) land trusts.

Seniors' Housing - Housing designed to primarily serve the needs of senior citizens and the elderly.

Sensitive – 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. OPA 55

Sensitive Land Uses – Buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. *Sensitive land uses may* be a part of the natural or built environment. Examples *may* include, but are not limited to: residences, day care centres, and educational and health facilities. OPA 55

Service Commercial - Non-retail commercial uses including financial institutions, professional/business offices and service stations, car washes and other automobile related uses.

Should – A convincing reason is required in order not to fully comply with an Official Plan policy. OPA 55

Shall – It is mandatory or required to comply with an Official Plan policy. OPA 55

Significant – For use only in relation to lands which form the area of the Tremaine Dundas Secondary Plan**:** OPA 107

(1) In regard to wetlands, an area identified as provincially *significant* by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;

(2) With regard to woodlands, an area as defined by the "*significant woodlands*" definition of this Plan;

(3) With regard to other components of the *Natural Heritage System*, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *Natural Heritage System*; and

(4) With regard to cultural heritage resources, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Significant Coastal Wetlands – Coastal 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. OPA 55

Significant Woodland - A Woodland 0.5 ha or larger, determined through a *Watershed* Management Plan, a Sub-*watershed* Study or a site-specific Environmental Impact Assessment to meet one or more of the four following criteria: OPA 55

(1) the Woodland contains forest patches over 99 years old;

(2) the patch size of the Woodland is 2 ha or larger if it is located in the Urban Planning Area or 4 ha or larger if it is located outside the Urban Planning Area but below the Escarpment Brow; or 10 ha or larger if it is located outside the Urban Planning Area but above the Escarpment Brow;

(3) the Woodland has an interior core area of 4 ha or larger, measured 100 m from the edge; or

(4) the Woodland is wholly or partially within 50 m of a major creek or certain headwater creek or within 150 m of the Escarpment brow. ***D36**

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 Department Store - A retail establishment of less than 4,750 sq. m. in area, which is engaged in retailing a wide range of products, with each merchandise category or product group constituting a separate department within the store. Some departments *may* be operated on a concession basis. OPA 55

Small Scale Motor Vehicle Dealership – A motor vehicle dealership of less than 0.2 ha in size in which the principal activity is the retail sale of vehicles. OPA 55

Special Needs Housing – Any housing, including dedicated facilities, in whole or in part, that is designed to accommodate individuals with specific needs beyond economic needs, and includes, but is not limited to, needs such as mobility requirements or support functions required for daily living. Examples *may* include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, housing for the elderly, *group homes*, emergency shelters, housing for the homeless, and independent permanent living arrangements, where support services such as meal preparation, grocery shopping, laundry, housekeeping, respite care and attendant services are provided. It does not include households that receive community-based support services in their own home. OPA 55

Stable Top of Bank - As it pertains to *valleylands*: (a) the physical top of bank where the existing slope is stable and not impacted by toe erosion; or, (b) is defined by the toe erosion allowance plus the *stable slope* allowance where the existing slope is unstable and/or is impacted by toe erosion. OPA 55
As it pertains to shorelines: A horizontal allowance measured landward from the toe of the bank equivalent to 3 times the height of the bank (e.g., difference in elevation between the top of the first lakeward break in slope and the toe of the bank, which *may* not be above or below the water level).

Stable Slope - The stable angle a slope would achieve when toe erosion is absent.

Streetscape - The visual appearance of a roadway formed by the location of physical features such as buildings, pedestrian, cycling and vehicular facilities and landscaping.

Supermarket/Grocery Store – A retail establishment with a minimum floor area of 1,800 sq. m., engaged primarily in the sale of a general line of food, such as canned, dry and frozen foods; fresh fruits and vegetables; fresh and prepared meats, fish, poultry, dairy products, baked products, and snack foods; and which also retails a range of non-food products, such as household paper products, toiletries and non-prescription drugs, and in which a minimum of 51 per cent of the total sales floor area of the establishment is devoted to the sale of food. OPA 55

Surface Water Feature – Water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics. OPA 107

Sustainable Development - *Development* that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Tertiary Plan - A plan for a smaller, more specific geographic area than a *Secondary Plan*, usually at a neighbourhood scale, containing detailed, specific policies to guide future *development* and which *may* form the basis of an amendment to an Official Plan. OPA 55

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. OPA 55

Total Floor Area - The sum total of the floor space in a building excluding those portions used for vehicular parking.

Transit-Supportive Land Use - Planning and *development* practices which make transit viable and improve the quality of the experience of using transit. When used in reference to *development*, it generally refers to compact, mixed use *development* that has a high level of *employment* and residential densities to support frequent transit service. When used in reference to urban design, it generally refers to design principles that make *development* more accessible for transit users, such as roads laid out in a grid network rather than a discontinuous network; pedestrian-friendly built environment along roads to encourage walking to transit; reduced setbacks and placing parking at the sides/rear of buildings; and improved access between arterial roads and interior blocks in residential areas. OPA 55

Transportation Amenities - Include transit facilities and shelters, benches, street trees, bicycle locking and repair stations and other streetscape elements. OPA 107

Travel Demand Management (TDM) - Actions or programs designed to reduce or modify the demand for travel to make optimum use of existing and future transportation facilities and services such as ride-sharing, encouragement to walk, cycle, or use transit, and encouragement to travel outside peak travel periods.

Universal Physical Access – Housing designs that incorporate the following principles and features: OPA 55

(1) Universality – same means for all users;

(2) Flexibility – providing choice in methods of use and adaptable to the need of the user;

(3) Low physical effort – usable with a minimum of effort and fatigue;

(4) Accessibility – providing for adequate sight lines, reach, hand grip and use of helpful devices;

(5) Safety – minimal consequences of errors with fail-safe features;

(6) Simplicity – minimal complexity and accommodating a wide range of skills and abilities; and

(7) Perceptible information – communicating necessary information effectively and in various ways.

Urban Agriculture - The growing of vegetables, fruits, flowers and/or native plants produced through *agricultural* activity, *community gardens* and/or rooftop gardens, excluding animal *agriculture* within the *Urban Area*.

Utility - A water supply, storm or sanitary sewage, gas or oil pipeline, the generation, transmission and distribution of electric power, steam or hot water, towers, telecommunications *infrastructure* and other cabled services, a public transportation system, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems necessary to the public interest.

Valleyland - 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. OPA 55

Warehouse Club – A retail establishment with a minimum floor area of 9,300 sq. m., engaged in retailing to club members primarily a general line of food related products in large formats, in combination with a wide range of non-food items and services. OPA 55

Water Budget and Conservation Plan - A document that outlines in detail the hydrologic cycle through a computer model as it affects an area and provides extensive description of measures for conservation of water resources and mitigation and operational techniques to prevent impact to the wildlife, natural areas and nearby water users. OPA 55

A water budget and conservation plan *shall*, as a minimum:

(1) quantify the components of the water balance equation, including precipitation, evapo-transpiration, groundwater inflow and outflow, surface water inflow and outflow, change in storage, water withdrawals and water returns;

(2) characterize groundwater and surface water flow systems by means of modeling;

(3) identify:

a. targets to meet the water needs of affected *natural heritage system* components;

b. the availability, quantity and quality of water sources;

c. measures necessary for during periods of water scarcity; and

d. potential impact on nearby water;

(4) develop a water-use profile and forecast;

(5) evaluate plans for water facilities such as ponds and reservoirs;

(6) identify and evaluate water conservation measures such as training of staff, the use of drought tolerant vegetation species, water reuse and recycling, and efficient use of irrigation equipment;

(7) provide for monitoring of the water budget and water conservation plan for effectiveness and compliance to the approved plan.

Watercourse – An identifiable depression in the ground in which a flow of water regularly or continuously occurs. OPA 55

Watershed – an area that is drained by a river and its tributaries. OPA 55

Wayside Pit or Quarry – Lands from which consolidated or unconsolidated aggregate is temporarily excavated solely for use in a project of a public authority or its agent and that is worked outside the limits of the right-of-way of a highway, but does not include a licensed *pit* or *quarry.* OPA 55

Wetland Functions - The biological, physical and socio-economic interactions that occur in an environment because of the properties of the *wetlands* that are present, including, but not limited to: *groundwater recharge* and discharge, flood damage reduction, shoreline stabilization, sediment trapping, nutrient retention and removal, food chain support, habitat for fish and wildlife, and attendant social and economic benefits.

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. OPA 55

Wildlife Habitat – Areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern *may* include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. OPA 55

Woodland - Land with at least: 1000 trees of any size per ha, or 750 trees over 5 cm in diameter per ha, or 500 trees over 12 cm in diameter per ha, or 250 trees over 20 cm in diameter per ha but does not include an active cultivated fruit or nut orchard, a Christmas tree plantation, a plantation certified by the Region, a tree nursery, or a narrow linear strip of trees that defines a laneway or a boundary between fields. For the purposes of this definition, all measurements of the trees are to be taken at 1.37 m from the ground and trees in regenerating fields must have achieved that height to be counted. OPA 55