

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.

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:

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 upper-tier municipalities and provincial plans, where applicable; 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;
4. is integrated with planning for infrastructure and public service facilities; and

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; 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.

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.

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.

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;

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 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/or 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 service 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 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 Locally 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.

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.

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 lands adjacent to Environmental Protection Areas on Schedule A, degradation that threatens the health and integrity of the natural features or ecological functions of lands designated as Environmental Protection due to single, multiple or successive *development* or *site alteration* activities.

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.

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.

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.

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.

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 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.

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.