



GLOSSARY



GLOSSARY OF OFFICIAL PLAN TERMINOLOGY

Active transportation – The transportation of persons or goods using human muscle power, particularly in the form of walking, bicycling, or transportation by other non-motorized vehicle.

Adjacent – As applied to the cultural heritage policies of this Plan, means those lands which are contiguous to a designated heritage property.

Adverse Effects – As defined in the Environmental Protection Act, means one or more of:

- (a) Impairment of the quality of the natural environment for any use that can be made of it;
- (b) Injury or damage to property or plant or animal life;
- (c) (c) Harm or material discomfort to any person;
- (d) An *adverse effect* on the health of any person;
- (e) Impairment of the safety of any person;
- (f) Rendering any property or plant or animal life unfit for human use;
- (g) Loss of enjoyment of normal use of property; and,
- (h) Interference with normal conduct of business.

Adverse Environmental Impacts – Changes likely to arise directly or indirectly from development or *site alteration* within or *contiguous* to an element of the Natural System that result in widespread, long-term or irreversible degradation of the significant features or impairment of the natural functions of the designated area.

Examples of adverse environmental impacts include, but are not limited to, the following:

- (a) Fragmentation or substantial reduction in size of an element of the Natural System;
- (b) Significant increase in the perimeter-to-area ratio of an element of the Natural System;
- (c) Disruption of corridors and *linkages* to other elements of the Natural System;
- (d) Substantial alteration of natural topography;
- (e) Disruption of ecological relationships among significant or representative native species;
- (f) Increased potential for human or domestic animal intrusion into relatively inaccessible areas;

- (g) Alteration of the quantity, quality, timing (hydroperiod) or direction of flow of surface water or groundwater within or *contiguous* to an element of the Natural System;
- (h) Alteration of the structure, functions or ecological interrelationships of a natural habitat which sustain representative community associations or populations of significant species;
- (i) Reductions in the populations or reproductive capacity of significant species;
- (j) Mortality in or removal of the predominant vegetation which provides structure to an element of the Natural System;
- (k) Erosion of soils or deposition of sediment;
- (l) Compaction or trampling of soils;
- (m) Increased potential for the introduction of invasive non-native species;
- (n) Disruption of ecological processes due to increased nocturnal artificial light levels; or
- (o) Increases in the level and quality of noise.

Affordable –

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

For the purposes of this definition, low and moderate income means,

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

Agricultural Uses – The growing of crops, including nursery, horticultural and floricultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm residence(s), buildings, structures and farm greenhouses.

Agriculture-related Uses – Those farm-related commercial and farm-related industrial uses that are small-scale and directly related to the farm operation and are required in close proximity to the farm operation. Such uses may generally include abattoirs, grain drying and storage operations, feed mills, produce auctions for locally grown food and similar uses that provide a direct service to the farm community.

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.

Ancillary Uses – A land use that is supportive of and secondary to the primary use assigned to a given designated property, and is located on a *mixed-use* site or within a *mixed-use* building that includes primary uses.

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

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.

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

Areas of Natural and Scientific Interest – Areas of land and water identified by the *Province* or the Region that contain natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Assisted Living Facility – A multiple residential unit that is constructed with limited kitchen facilities in the unit(s) or a *group home*, where individuals who require minimal to moderate assistance with activities of daily living (e.g. bathing, toileting, ambulating, self administration of medications, etc.) reside.

Barrier – Anything that prevents a person with a disability from fully participating in all aspects of society because of a disability, including a physical barrier, an architectural barrier, an information or communications barrier, an attitudinal barrier, a technological barrier, a policy or a practice.

Barrier-Free – Buildings, facilities and sites which can be approached, entered and used by persons with intellectual, physical and sensory disabilities.

Bedroom – A room other than:

- (a) Common area open to all occupants of the unit;
- (b) Areas occupied by mechanical equipment, such as furnaces, hot water heaters and laundry equipment; and,
- (c) Areas used for sanitary (such as a washroom) or cooking purposes. For the purposes of this definition, a bachelor, bachelorette or studio unit shall be calculated to contain one *bedroom*.

Bed and Breakfast Establishment – A single-detached residential dwelling, not containing an accessory apartment, with no greater than four guest rooms which provide short-stay overnight accommodation for the travelling or vacationing public. A *bed and breakfast establishment* does not include a hotel, motel, *group home*, lodging house, or restaurant.

Brownfield – An undeveloped or previously *developed* parcel or site that may be contaminated. *Brownfields* are usually, but not exclusively, former industrial or commercial properties that *may* be underutilized, derelict or vacant.

Built Boundary – The limits of the developed portions of the Urban Area designation as defined by the *Province* in the Growth Plan for Greater Golden Horseshoe.

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, regional, provincial or federal jurisdictions.

Community Garden – Is land tended by a group of people, as individuals or as part of club or association for the purpose of producing flowers and/or food for personal and local consumption not-for-profit. A *community garden* does not include garden plots on private land rented or leased to individuals for a fee.

Community Infrastructure – Lands, buildings, and structures that support the quality of life for people and communities by providing public services for health, education, recreation, socio-cultural activities, security and safety, and *affordable* housing.

Community Uses – Are places, facilities, amenities and services to support the health, educational, recreational, social and cultural needs of the community, and include:

- (a) Public schools and private schools regulated under the Education Act;
- (b) Municipal facilities;
- (c) Open space;
- (d) Government and public services;
- (e) Temporary farmers markets; and,
- (f) Community gardens.

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Complete Community – A community that meets people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of employment, local services, a full range of housing and *community infrastructure* including *affordable* housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided. In Waterloo, Planning Districts and the City as a whole will be planned to for uses that support a *complete community*.

Complete Streets – A *road* network which is planned, designed, operated and maintained to enable users of all ages and abilities – *pedestrians*, cyclists, transit riders and motorists – to interact and move safely along and across City streets.

Conserve/Conserved/Conservation – In regard to *cultural heritage resources*, the identification, protection, use and/or management in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a *conservation plan* or *Heritage Impact Assessment*.

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

Convenience Retail – Is a small-scale commercial use that has a planning function of serving the day-to-day convenience shopping needs of immediately surrounding residential and/or employment uses.



Cultural Heritage Landscapes – Geographical area(s) 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, mainstreets, neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

Cultural Heritage Resources – *Built Heritage Resources, Cultural Heritage Landscapes, and Archaeological Resources or Areas of Archaeological Potential*, which include but are not limited to:

- Buildings;
- Structures;
- Monuments;
- Cemeteries;
- Scenic roads;
- Vistas/viewsheds;
- Culturally *significant natural features*;
- Movable objects; and,
- Cultural traditions.

Department Store – An establishment engaged in retailing a wide range of new durable goods, with no one merchandise line predominating, and may include: apparel, furniture, appliances and home furnishings, jewelry, toys, and additional product lines such as cosmetics, hardware, paint, toiletries, sporting goods, or photographic equipment.

Designated Greenfield Area – Lands within the City of Waterloo Urban Area, as shown as on Map ‘B3’ – Designated Greenfield Areas.

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;

Development does not include: (1) activities that create or maintain *infrastructure* authorized under an *environmental assessment* process; (2) works subject to the Drainage Act.

District Energy – A group of buildings sharing one energy supply for both heating and cooling.

Drug Store – An establishment engaged in retailing prescription or nonprescription drugs and medicines, and other health care-related products. A *drug store* may also include *ancillary non-medical convenience commercial* goods.

Ecological Function – The natural processes, products or services that living and non-living environments provide or perform within or among species, ecosystems and landscapes, including *hydrologic functions* and biological, physical, chemical and socio-economic interactions.

Employment Areas – An area of land designated on Schedule ‘A2’ – Employment Areas of this Official Plan for clusters of business and economic activities including, without limitation, manufacturing uses, warehousing uses and office uses, as well as associated retail uses and *ancillary* facilities. Retail uses that are not associated with or *ancillary* to manufacturing, warehousing or office uses are considered non-employment uses.

Endangered or Threatened Species – A species listed or categorized as an “Endangered Species” or “Threatened Species” on the Ministry of Natural Resources official Species at Risk list, as updated and amended from time to time.

Environmental Assessment – A process for the authorization of an undertaking under legislation such as the Environmental Assessment Act, and the Ontario Energy Board Act.

Environmental Impact Statement – A study prepared in accordance with established procedures to identify and/or refine the boundaries of elements of the Natural System, identify the potential impacts of proposed development or *site alteration* on such elements, and recommend a means of preventing or minimizing these impacts through avoidance or mitigation and a means to enhance or restore the Natural System.

Environmentally Sensitive Landscape – A geographically and ecologically definable landscape that is distinguishable from the surrounding areas by the concentration, proximity and/or overlap of:

- (a) designated *natural features* (such as *Environmentally Sensitive Policy Areas* or *Provincially Significant Wetlands*),
- (b) associated *natural features* (such as stream valleys and specialized habitats) and,
- (c) *ecological functions* (such as groundwater recharge areas and ecological corridors or *linkages*) which together constitute a heterogeneous landscape of mosaic that contribute significantly to regional biodiversity conservation.

An *Environmentally Sensitive Landscape* may include lands under active human use or management, but should be: predominantly natural, not bisected by major highways, and exclusive of areas irreversibly transformed by concentrated human settlement or

where widespread commitments to development in the form of Official Plan land use designations have been made. In recognition of the cultural influences that have shaped, and continue to shape, the Region's landscape, *Environmentally Sensitive Landscapes* are considered compatible with a number of limited human uses such as legally permitted agricultural, residential, commercial and resource extraction areas.

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

Environmentally Sensitive Policy Area – Areas designated by the Region that comprise:

- (a) Provincially Significant Life Science *Areas of Natural and Scientific Interest*, Regionally Significant Life Science *Areas of Natural and Scientific Interest*, or Provincially Significant Earth Science *Areas of Natural and Scientific Interest*; or
- (b) At least two of the following criteria:
 - comprise ecological communities deemed unusual, of outstanding quality or particularly representative regionally, provincially or nationally;
 - contain critical habitats which are uncommon or remnants of once extensive habitats such as old growth forest, forest interior habitat, Carolinian forest, prairie-savanna, alvars, cliffs, bogs, fens, marl meadows, and cold water streams;
 - provide a large area of natural habitat of at least 20 hectares
 - which affords habitat to species intolerant of human intrusion; or
 - provide habitat for organisms native to the region recognized as regionally, provincially or nationally significant; or
- (c) Fulfill one of the criteria in (b) and any two of the following:
 - contain an unusual diversity of native life forms due to varied topography, microclimates, soils and/or drainage regimes;
 - perform a vital ecological function such as maintaining the hydrological balance over a widespread area by acting as a natural water storage, discharge or recharge area;
 - provide a linking system of relatively undisturbed forest or other natural habitat for the movement of wildlife over a considerable distance;
 - serve as major migratory stop-over or significant over-wintering habitat; or
 - contain landforms deemed unusual or particularly representative at the regional scale.

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

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

Environmentally Significant Valley Features – *Natural features* within a *Significant Valley* designated by the Region that consist of:

- (a) At least one of the following:
 - river channel; or
 - Environmentally Significant Discharge Areas or *Environmentally Significant Recharge Areas*; or
- (b) Both of the following ecological features:
 - habitat of regionally significant species of flora or fauna;
 - natural area, such as a woodland of 1 to 4 hectares in extent, floodplain meadow or wetland, which consists primarily of native species; or
- (c) Any one of (b) above plus any one of the following Earth Science features:
 - river terrace;
 - esker;
 - cliff or steep slopes;
 - oxbow;
 - confluence with significant watercourse draining a watershed greater than 5 square kilometres;
 - Regionally Significant Earth Science Area of *Interest*; or
 - fossil bed.

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.

Existing – Land uses legally existing in accordance with the City’s Zoning By- Law at the time of application for Building Permit.

Fish Habitat – As defined in the Fisheries Act; the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

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

Flooding Hazard – The inundation of areas adjacent to watercourses and small inland lake systems not ordinarily covered by water. The flooding hazard limit is the greater of:

- (a) 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;
- (b) the 100 year flood; and
- (c) a flood which is greater than (a) or (b) 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 *Province*; except where the use of the 100 year flood or the actually experienced event has been approved by the *Province* as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodplain – For watercourses and small inland lake systems, the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

Floodproofing – The combination of measures incorporated into the basic design and/or construction of buildings, structures or properties to reduce or eliminate *flooding hazards* along watercourses and small inland lake systems.

Floodway – For watercourses and small inland lake systems, the portion of the *floodplain* where *development* and *site alteration* would cause a danger to public health and safety or property damage. Where the One Zone concept is applied, the *floodway* is the entire contiguous *floodplain*. Where the Two Zone concept is applied, the *floodway* is the contiguous inner portion of the *floodplain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the Two Zone concept applies, the outer portion of the *floodplain* is the *flood fringe*. In all cases, the *floodway* includes areas of inundation that contain high points of land not subject to flooding.

Food Store – A retail establishment specializing in food products. *Food stores* may vary in the range of food product offerings, and may include *ancillary* non- food goods.

Green Building Policy – A document adopted by City of Waterloo Council that sets a minimum *sustainable design*, construction and certification standard for newly constructed municipal buildings over a specific size.

Gross Building Floor Area – The total area of all floors at and above grade measured between the outside surfaces of exterior walls of a building.

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

Groundwater Feature – 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.

Group Home – A single housekeeping unit in a residential dwelling in which a range of three to ten residents (excluding staff or the receiving family) live under supervision and who, by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement for their well being. The home is licensed or approved for funding under an Act of the Parliament of Canada or the Province of Ontario.

Hazardous Lands – Property or lands that could be unsafe for *development* due to naturally occurring processes. 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.

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).

Hazardous Substances – Substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Hazardous Waste – Waste that requires special precautions in its storage, handling, collection, transportation, treatment or disposal, to prevent damage to persons, property or the environment and includes explosives, flammable, volatile, radioactive, toxic, and pathological waste.

Health Practitioner - “*Health practitioner*” means a professional who is licensed or registered to provide health care related services to individuals under the laws of the Province of Ontario. Includes but is not restricted to a physician, dentist, chiropractor, psychologist, and a registered massage therapist.

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

Heritage Register – A listing or register maintained by the City of Waterloo that itemizes properties that are determined to be of cultural heritage value or interest.

High Potential Sites – sites that pose the greatest potential threat for soil and groundwater contamination based on one or more of the following:

- (a) identified as rank “High” in the Region of Waterloo’s Threats Inventory Database;
- (b) identified as currently or previously having underground storage tanks for fuel or chemicals;
- (c) where hazardous waste (as regulated under Ministry of Environment Regulation 347) has been generated or stored; or
- (d) where a review of the historic or current use of the site identifies land uses associated with a high likelihood of contamination in accordance with criteria established by the Region of Waterloo.

Home Building Centre – A retail store specializing in products and services for rent and sale, intended primarily for the construction, renovation and improvement of buildings and their associated landscaping. This includes, but is not necessarily limited to, building materials and supplies, indoor and outdoor furnishings and appliances. Garden plants as well as landscaping supplies and equipment would be permitted as accessory uses.

Home Occupation – Means the use of a part of a dwelling unit for a service or profession by at least one of the permanent residents of such dwelling unit and which is clearly secondary to the main use of the dwelling unit.

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.

Infrastructure – Physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: municipal drinking water supply systems, municipal wastewater systems, septage treatment systems, storm water management systems, waste management systems, electric power generation and transmission; communications/telecommunications, transit systems and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Appeal
No. 2
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Intensification – The *development* of a property, site or area at a higher density than currently exists through:

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

Intermittent Watercourse – A watercourse that is dry at times of the year but generally flows during wet seasons.

Known Contaminated Sites – sites where studies and/or other appropriate field inspections have identified contamination.

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

Locally Significant Wetlands – *Wetlands* that are naturally-occurring and 0.5 hectares or greater in size or anthropogenic in origin and 2 hectares or greater in size, which are not classified as *Provincially Significant Wetlands*.

Locally Significant Woodlands – *Woodlands* that are 1 hectare or greater in size, generally excluding adjoining hedgerows and treed areas on small individual lots, that consist primarily of native tree species, which do not meet the criteria of a *Regionally Significant Woodland*. Cultivated fruit or nut orchards, actively managed plantations, or plantations established for the purpose of producing Christmas Trees or nursery stock are not included.

Long Term Care Facility – Facilities that are regulated by the Ontario Ministry of Health and Long-Term Care and designed for people requiring the availability of 24-hour nursing care and supervision within a secure setting. For clarity, a *long term care* facility provides a higher level of care than an *assisted living* facility.

Low Impact Development – An approach to land development that manages stormwater as close to the source as possible. Infiltration, filtration, storage, evaporation and detainment techniques are employed to mimic predevelopment hydrology. Through *low impact development*, stormwater is regarded as a resource rather than a waste product.

Major Office – A freestanding office building of 10,000 square metres or greater, or with 500 jobs or more.

Major Transit Station Area – The area including and around an existing or planned *rapid transit* station within the City of Waterloo. While the conceptual limits of station areas are generally known as the area within an approximate 600 – 800m radius of a *rapid transit* station, the boundaries of each station area will be defined through a Station Area Plan for each station area outside of the Uptown Waterloo Urban Growth Centre.

Medical Clinic - “*Medical Clinic*” means one or more of the following:

- (a) the office of one or more *Health Practitioners* that is primarily devoted to the care of outpatients, including urgent care medical clinics
- (b) outpatient medical services for health-care related testing, screening, imaging, therapy, and or surgery

Medical Clinic may include an ancillary *Pharmaceutical Dispensary* to a maximum twenty-five percent (25%) of the building floor area of the *Medical Clinic* or 465 square metres, whichever is less.

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Medium Potential Sites – sites that pose a moderate potential threat for soil and groundwater contamination based on one or more of the following:

- (a) identified as rank “Medium” in the Region of Waterloo’s Threats Inventory Database;
- (b) where a review of the historic or current use of the site identifies land uses associated with a moderate likelihood of contamination in accordance with the criteria established by the Region of Waterloo; or
- (c) identified as a current or former snow storage site.

Mineral Aggregate Operations – An operation and uses accessory thereto, other than wayside pits and quarries, conducted under a license or permit under the Aggregate Resources Act.

Mineral Aggregate Resources – Gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resource 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.

Mixed-Use – *Mixed-use* facilitates the provision of a wide range of complementary uses, such as residential, employment, institutional, social and recreational uses, within close proximity to each other. *Mixed-Use* development may include a mix of compatible land uses within the same structure, parcel or on adjacent lands and the policies of this Plan may further define requirements or expectations regarding the mix of uses permitted within individual land use designations.

Municipal Comprehensive Review – For the purposes of this Plan, an official plan review, or an official plan amendment, initiated by the City and/or Region, as appropriate, which:

- (a) is based on a review of the population and employment forecasts contained in this Plan and which reflect forecasts and allocations by the Region and Provincial plans;
- (b) utilizes opportunities to accommodate forecasted growth through reurbanization;
- (c) is integrated with planning for physical *infrastructure* and *community infrastructure*;
- (d) considers cross-jurisdictional issues; and
- (e) comprehensively applies the policies and schedules of Provincial plans.

Municipal Parking System – Public parking facilities that are owned by the Corporation of the City of Waterloo, and are accessible to all segments of the automobile traveling public.

Natural Features – Features of the natural environment, including:

- (a) *Significant Habitat of Endangered or Threatened Species*;
- (b) *Fish habitat*
- (c) *Wetlands*;
- (d) *Woodlands*;
- (e) *Environmentally Significant Valley Features*;
- (f) *Significant Wildlife Habitat*;
- (g) *Areas of Natural and Scientific Interest*;
- (h) Sand barrens, savannas and tallgrass prairies;
- (i) Alvars
- (j) Perennial Watercourses and Intermittent Watercourses;
- (k) Lakes (and their littoral zones);
- (l) Environmentally Significant Discharge Areas and Environmentally Significant Recharge Areas;
- (m) Environmentally Sensitive Landscapes
- (n) Significant Valleys; and,
- (o) Regional Recharge Areas.

Non-Sensitive Land Use – A use that is not a *sensitive use* in accordance with Ontario Regulation 153/04.

Normal Farm Practices – A practice, as defined in the Farming and Food Production Protection Act, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. *Normal farm practices* shall be consistent with the Nutrient Management Act, and regulations made under that Act.

Other Wetlands – *Wetlands* that are naturally-occurring and less than 0.5 hectares in size or anthropogenic in origin and less than 2 hectares in size, which are not classified as *Provincially Significant Wetlands*.

Other Woodlands – *Woodlands* that are greater than 0.5 hectares but less than 1 hectare in size, generally excluding adjoining hedgerows and treed areas on small individual lots, that consist primarily of native tree species. Cultivated fruit or nut orchards, actively managed plantations, or plantations established for the purpose of producing Christmas Trees or nursery stock are not included. Prior to *development* or *site alteration*, *Other Woodlands* must be evaluated to determine their significance and the need for protection.

Outdoor Living Area – The part of an outdoor area that is easily accessible from the building and which is designed for the quiet enjoyment of the outdoor environment. *Outdoor living areas* include, but are not limited to, the following:

- (a) backyards or front yards or gardens or terraces or patios;
- (b) balconies, provided they are the only *outdoor living area* for the occupant and meet the following conditions:
- (c) minimum depth of four metres;
- (d) outside the exterior building facade; and
- (e) unenclosed;
- (f) common *outdoor living areas* associated with multi-storey apartment buildings or condominiums; and
- (g) passive recreational areas such as parks if identified by the Area municipality.

Passive Noise Attenuation Measures – Noise reducing site designs, building layouts and structural design measures that mitigate noise between *sensitive land uses* and noise-generating or other potentially incompatible land uses without the use of structural mitigation measures such as noise attenuation walls or berms.

Pedestrian – A person moving from place to place, either by foot or by using an assistive mobility device. *Pedestrians* include residents and visitors of all ages and abilities.

Perennial Watercourse – A watercourse that continually flows in an average year.

Pharmaceutical Dispensary - “*Pharmaceutical Dispensary*” means a small retail outlet (maximum 465 square metres) where the primary business is the dispensing of drugs prescribed by a *Health Practitioner*. Dispensing shall only be undertaken by a pharmacist registered with the Ontario College of Pharmacists. Includes ancillary retailing of medical devices, medical supplies, non-prescription drugs, and non-prescription medicines. Excludes a *Drug Store*.

OPA No. 22, approved June 11, 2019

Potentially Contaminated Sites – sites identified as a possible *High Potential Site* or a *Medium Potential Site*.

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

Province – The Province of Ontario or one or more of its ministries or other agencies that exercise delegated authority on behalf of one or more ministries.

Provincial and Federal Requirements – In relation to energy production and distribution, legislation and policies administered by Federal or Provincial governments for the purpose of protecting the environment from potential impacts associated with energy facilities and ensuring that the necessary approvals are obtained.

Provincially Significant Wetland – *Wetlands* identified by the *Province* as being of provincial significance as determined through the Ontario Wetland Evaluation System.

Quality and Quantity of Water – Measured by indicators such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants and hydrological regime.


Rail Network – Freight and passenger rail used primarily to move people and goods inter-regionally.

Rapid Transit – A public transportation system operating for its entire length primarily on an exclusive right-of-way. The definition includes systems operating at-grade and systems operating on elevated or underground facilities.

Recreational and Tourism Uses – Includes both passive and active recreational and tourism uses, such as trails, parks, golf courses, playing fields, campgrounds, outdoor paint ball facilities, butterfly conservatories and similar uses.

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

Regional Recharge Area – A large *natural feature*, that includes portions of the Waterloo Moraine, where considerable deposits of sand and gravel allow for the infiltration of large quantities of rainfall and snowmelt deep into the ground. This important *hydrologic function* sustains some of the richest sources of groundwater in the



Grand River watershed. *Regional Recharge Areas* serve two important functions. From an environmental perspective, groundwater discharge from the shallow aquifers located within *Regional Recharge Areas* sustains a wide range of aquatic habitats and ecosystems. This groundwater discharge also provides a high percentage of the baseflow to the Grand River, its tributary rivers and cold-water streams and therefore is critical to maintaining the health of the Grand River to the benefit of the Region and downstream communities. The second function of *Regional Recharge Areas* is to replenish deep underground aquifers that serve as a source for a significant share of the municipal drinking-water supply.

Regionally Significant Woodlands – Areas defined as Significant Woodlands in the Regional Official Plan that meet all of the following criteria:

- (a) Greater than 4 hectares in size, excluding any adjoining hedgerows;
- (b) Consisting primarily of native species of trees; and
- (c) Meets the criteria of a *woodland* in accordance with the provisions of the Regional Woodland Conservation By-law.

Regulatory Flood – The inundation under a flood resulting from the rainfall experienced during the Hurricane Hazel storm (1954) or the 100-year flood, wherever it is greater, the limits of which define the *flooding hazard*.

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.

Retail Commercial Centre – A group of stores planned and developed as a unit and having a minimum *gross leasable area* of 10,000 square metres.

Reurbanization Areas – Lands that are anticipated to accommodate a significant share of *intensification* over the life of this plan.

Road – A highway as defined by the Municipal Act.

Rural Institutional Uses – Institutional uses related to and directly serving the needs of the rural community, such as schools, places of worship and rural community centres.

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

Sense Of Place – Characteristics that make a place special or unique, often fostering a sense of authentic human attachment and belonging.

Sensitive Groundwater Feature – *Groundwater features* that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals and additions of pollutants.

Sensitive Land Uses –

- (1) In regard to land use soil contamination, a use and associated activities which include one or more of the following:
 - (a) residential use including such things as a home or mobile home, health care facility, detention or correctional institution, penitentiary, or use associates with the residence of post secondary education (i.e. student housing). Residential use does not include motels or hotels, which establishments are considered to be commercial use;
 - (b) institutional use including such things as day-care centres or schools (public or private);
 - (c) parkland uses including such things as outdoor recreational activities, a day camp, an overnight camp facility, or an outdoor gathering of people for civic or social purpose; and
 - (d) agricultural or other uses including such things as animal husbandry, aquaculture, beekeeping, dairying, field crops, forestry, fruit farming, horticulture, market gardening, poultry raising or the operation of glass- or plastic-covered greenhouses (see Ontario Regulation 153/04).

- (2) In regard to land use compatibility, are buildings, amenity areas, or outdoor spaces:
 - (a) 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; or,
 - (b) that may be adversely impacted by noise from transportation sources including: residential uses, seasonal residential developments, hospitals, nursing/retirement homes, schools and daycare centres.

Sensitive Surface Water Feature – *Surface water features* that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals and additions of pollutants.

Significant –

- (a) In regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to the understanding of a place, an event or a people.
- (b) In regard to habitat of *Endangered or Threatened Species*, habitat approved by the *Province* or Federal government that is necessary for the maintenance, survival and/or recovery of naturally occurring or reintroduced populations of *endangered 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.

- (c) In regard to valleys, the valleys of the Grand River, Conestogo River, Nith River and Speed River, which are together nationally recognized as a Canadian Heritage River. Significant valleys are designated by the Region and comprise the entire river channel and extend to the point where the slope of the valley begins to grade into the surrounding upland.
- (d) In regard to 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. The Provincial Significant Wildlife Habitat Technical Guide should be referenced to determine *significant* wildlife habitat.

Site Alteration – The placement or dumping of fill on land, the removal of topsoil from land or the alteration of the grade of land by any means including the removal of vegetation cover, the compaction of soil or the creation of impervious surfaces, or any combination of these activities, as described in the City’s *Site Alteration By-law*

Site Plan – A plan prepared under Section 41 of the Planning Act, which details building location and design as well as other site specific considerations such as walkways, landscaping, lighting and storage areas.

Source Protection Plan – A drinking water *Source Protection Plan* prepared under the Clean Water Act.

Special Policy Area – In regard to *flooding hazards*, an area within a community that has historically existed in the *floodplain* and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from the strict adherence to provincial policies concerning *development*. The criteria and procedures for approval are established by the *Province*. The *Special Policy Area* designation and any change or modification to the site-specific policies or boundaries applying to a *Special Policy Area*, must be approved by the Ministers of Natural Resources and Municipal Affairs and Housing prior to the City approving such changes or modifications. *Special Policy Areas* are not intended to allow for new or intensified *development* and *site alteration*, if a community has feasible opportunities for development outside the *floodplain*.

Specific Provision Areas(s) – In regard to *development* control, Specific Provision Areas are policies that guide *development* of specific lands, where the Specific Provision Area varies from the framework provided in other chapters of the Official Plan.

Spiritual Use – An establishment where a group of people gather for prayer and/or to worship.

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.

Sustainable Design – *Sustainable design* involves the practices, processes and principles of designing, constructing and operating buildings, objects, sites and areas incorporating the values of ecological, social and economic sustainability.

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

Transportation Demand Management – Specific policies and strategies that are designed to reduce automobile travel demand. Such policies and strategies can be developed by the public or private sectors.

Transit Oriented Design – Building and site design that is transit supportive, contributes to transit-oriented streetscapes as well as public spaces.

Transit Stops – Include conventional bus transit and stops and iXpress stops.

Universal Design – The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

Urban Forest – The total collection of trees and associated vegetation within the boundary of the City of Waterloo. The *urban forest* provides significant ecological, social, and economic benefits such as improved air and water quality, reduced storm runoff and erosion, energy conservation, enhanced livability, improved human health, traffic calming, and reduced noise.

Vacancy Rate – The percentage of dwelling units that are vacant in relation to the total number of dwelling units of that type. A vacant dwelling unit is one that is available for immediate rental and is physically unoccupied at the time of enumeration. *Vacancy rates* in the City shall be determined by the Canadian Mortgage and Housing Corporation.

VisitAble – Housing that incorporates the following three basic accessibility features that help to foster a more livable and adaptable built environment:



1. No-step entrance (at the front, back or side of the residential unit and building)
2. Wider doorways and clear passage on the main floor of the residential unit, and within common areas of a multi-unit residential building
3. A main floor washroom that can be accessed by visitors who use mobility devices

OPA No. 34, approved October 28, 2022

Vulnerable – Surface water and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by preferential pathways (as defined in the Regional Official Plan) among such activities and the surface water and/or groundwater.

Watershed Study – Comprehensive scientific study that describes how surface water and groundwater and terrestrial and aquatic ecosystems function within a defined drainage area. These investigations result in recommendations as to where and how development activity can safely occur so as to minimize flood risks, stream erosion, degradation of water quality, and negative impacts on natural systems. Recommendations may also identify opportunities for ecological enhancement and recreation.

Wetland – 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.

Woodland – 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. *Woodlands* include treed areas, woodlots or forested areas.