



IMPLEMENTATION



Implementing policy is one of the three core business elements of Regional Planning. Council implements the policies within this Plan through the authority given to them by the Planning Act and the Municipal Act.

Implementation is a shared responsibility with Local Area Municipalities, First Nations and Indigenous communities, agencies and community interest groups.

The main topic areas discussed in this chapter include:

- a. identifying the roles, responsibilities, accountability, expectations and authorities of various agencies in implementing the policies;
- b. providing a clear description of how the Plan is to be read and interpreted;
- c. providing clear direction of the timelines for reviewing and updating the Plan;
- d. explaining how conformity with this Plan, and Provincial plans and policies can be met;
- e. outlining the various implementation tools that can be used to ensure the vision and objectives of the Plan are realized;
- f. developing a system for monitoring and reviewing the policies within this section, and the Plan in general;
- g. providing direction on where and in what order residential and employment development will occur;
- h. outlining the process by which an application for an amendment to the Plan can be made;
- i. examining avenues to implement the policies of the Plan in a fiscally responsible manner; and
- j. outlining direction for consultation and engagement with First Nations and Indigenous communities.

The policies in this section are intended to be used and read in conjunction with other policies of the Plan.

The Region, Local Area Municipalities, *Conservation Authority* and Niagara Escarpment Commission are committed to an integrated and seamless planning system which is characterized by:

- a. the collaborative development of policy to ensure that the planning system is speaking with one voice;
- b. delegation of responsibility based on compliance of Local official plans, secondary plans and zoning by-laws with this Plan;
- c. a current and up-to-date Plan to guide Local official plan conformity;
- d. streamlined processes and elimination of duplication; and
- e. consistency of policy interpretation, implementation and applications processing approaches by all.

7.1 Roles and Responsibilities

7.1.1 Niagara Region

- 7.1.1.1 The Region is responsible for maintaining an up-to-date Plan which conforms to and is consistent with provincial plans as required, and supports Local Area Municipalities to do the same while providing flexibility to address Local planning matters.

7.1.2 Niagara Escarpment Commission

- 7.1.2.1 The Niagara Escarpment Commission is a statutory body that operates at arm's length from the Provincial government in accordance with the Niagara Escarpment Planning and Development Act. The Niagara Escarpment Commission is mandated to develop, interpret and apply the policies of the Niagara Escarpment Plan. To ensure that the Escarpment's unique ecological, historic and scenic qualities are protected, Niagara Escarpment landowners are required to obtain a development permit from the Niagara Escarpment Commission for certain types of development within the Area of Development Control in Regulation 826/90 under the Niagara Escarpment Planning and Development Act. The Region and Local Area Municipalities review and comment on development permit applications submitted to the Niagara Escarpment Commission.

7.1.3 Niagara Parks Commission

- 7.1.3.1 The Region recognizes that the Niagara Parks Commission is an independent agency. The use of lands owned from time to time by the Niagara Parks Commission is governed by the provisions of the Niagara Parks Act, R.S.O. 1990, c.N.3. The Niagara Parks Commission, in the use of its lands, shall be consistent with the Provincial Policy Statement and shall conform to the Provincial plans that are in effect or shall not conflict with them, as required from time to time under subsection 3(5) of the Planning Act, R.S.O., c.P.13. Before carrying out any undertaking the Niagara Parks Commission shall consult with and have regard for the established planning policies of the municipality as may be required from time to time under subsection 6(2) of the Planning Act, R.S.O., c.P. 13.

7.1.4 Conservation Authority

- 7.1.4.1 Certain lands within the region are subject to regulations issued by the Province under the Conservation Authorities Act. Regulated areas and features are subject to adjustment as confirmed by site visits and studies. The Niagara Peninsula Conservation Authority or Hamilton Conservation Authority should be consulted for details where applicable.
- 7.1.4.2 Development in a regulated area or the straightening, changing, diverting or interfering in any way with the existing channel or a river, creek, stream, watercourse or changing or interfering with a *wetland* requires permission from the *Conservation Authority*.
- 7.1.4.3 While the *Conservation Authority* makes every effort to ensure its mapping of regulated areas is as accurate as possible, there are instances where a regulated feature that has not yet been mapped may be present on a property. Where a feature on a property meets the criteria under the Conservation Authorities Act and Regulation 155/06 or its successor of a feature regulated by the *Conservation Authority*, such feature shall be considered a feature regulated by Ontario Regulation 155/06, or its successor.

7.2 How to Read and Interpret the Plan

7.2.1 Provide Direction on Plan Interpretation

- 7.2.1.1 When reading and interpreting this Plan, the objectives and policies should be read in their entirety.
- 7.2.1.2 For the purposes of implementation:
- a. a Schedule is part of the policy framework and forms part of this Plan;
 - b. a Table is a summary of policy requirements in a graphic form and is part of this Plan;
 - c. a Map is a visual guide or aid provided to assist the reader in understanding the geographic location or context of site specific policies and is part of this Plan;
 - d. the Glossary of Terms provides definitions integral to policy interpretation and forms part of this Plan;
 - e. an Appendix is intended to provide policy context to the reader and does not form part of this Plan; and
 - f. comment boxes occur alongside policy. Comment boxes supplement and provide context to policy and are not considered part of this Plan.
- 7.2.1.3 In the case of a conflict between any policies in this Plan, the more restrictive policy shall take precedence.
- 7.2.1.4 When interpreting the schedules of this Plan the following shall apply:
- a. the *settlement area* boundaries illustrated on schedules are definitive;
 - b. the *Intake Protection Zone* Boundaries illustrated on Schedule “E” Source Water Protection Areas are definitive;
 - c. all other non-provincially identified boundaries depicted on other schedules of this Plan are not definitive. Each Schedule and/or map will contain information on the notes as to the level of accuracy of the particular schedule and/or map; and
 - d. boundaries of land use designations coincide with distinguishable features such as roads, public laneways, *utility* corridors, railroads, watercourses or other clearly defined physical features. In all other instances, where boundaries are not definitive or where there are no schedule notes for interpretation, the boundaries of land use designations will be determined by review of: existing zoning by-laws; prevailing lot depths; orientation of lot frontages; lot patterns; and land use patterns.

- 7.2.1.5** Where differences of opinion arise as to the meaning of any part of this Plan, an interpretation shall be made by the Commissioner of Planning and Development Services or their designate after appropriate consultation with the Province and/or Local Area Municipality, if required.
- 7.2.1.6** Minor variations in numbers written in the Plan may be permitted by Regional Council without an amendment to the Plan provided the intent and objectives of the Plan are achieved while meeting Provincial policies and standards.
- 7.2.1.7** An amendment to this Plan is not required for the following changes:
- a. altering the numbering and arrangement of provisions in this Plan;
 - b. updating base mapping used in the Plan or adding base information to maps to show existing and approved *infrastructure*;
 - c. mapping of provincially identified natural features identified on Schedules “C1” and “C2” where such mapping changes have been approved by the Province;
 - d. refining the limits of individual features and components of the *natural environment system* mapping which have been Regionally identified on Schedule “C1” and “C2” where such mapping changes have been supported by an *environmental impact study*, *hydrological evaluation* or *subwatershed study* approved by the Region;
 - e. updating mapping of *Areas of Archaeological Potential* illustrated on Schedule “K” based on an Archaeological Assessment approved by the Province;
 - f. correcting clerical, grammatical, spelling and technical mapping errors (including colour adjustments on schedules or maps);
 - g. changing format or presentation;
 - h. altering punctuation to obtain a uniform mode of expression; or
 - i. updating *mineral aggregate resource* mapping identified on Schedule H based on new or updated information from the Province.

7.3 Niagara Official Plan Review

7.3.1 Updates to the Plan

- 7.3.1.1 The Region shall revise the Plan no less frequently than 10 years after it comes into effect and every five years thereafter pursuant to Section 26 of the Planning Act.
- 7.3.1.2 The Region will undertake early engagement with Local Area Municipalities on all proposed amendments to this Plan.
- 7.3.1.3 Notice of amendments to this Plan will be given in accordance with the Planning Act.
- 7.3.1.4 Where an amendment is proposed to this Plan, the Region shall consider the following criteria in evaluating the amendment:
- a. general conformity with the vision, pillar statements, objectives and policy intent(s) of the Plan;
 - b. the need for the proposed amendment, as determined by the Region;
 - c. effect of the proposed change on Local Area Municipalities;
 - d. implications that the proposed change may have for other parts of the Plan;
 - e. effect of the proposed change on Regional services and *infrastructure*;
 - f. effect of the proposed change on the *natural environment system* and associated natural features and functions, if applicable;
 - g. effect of the proposed change on *prime agricultural lands*, if applicable;
 - h. effect of the proposed change on the financial, health, safety, and economic sustainability of the Region;
 - i. consistency with the Provincial Policy Statement, conformity with the Growth Plan and Greenbelt Plan, and does not conflict with the Niagara Escarpment Plan; and
 - j. effect of the proposed change on adjacent municipalities and any cross jurisdictional issues that may arise from the proposed amendment.

7.4 Local Official Plan Conformity

7.4.1 Local Official Plan Conformity

- 7.4.1.1** The Local official plan represents one of the most important vehicles for implementing this Plan. Accordingly, Local official plans shall be prepared and/or updated to conform to this Plan within one year of the approval of this Plan.
- 7.4.1.2** Local Area Municipalities shall update their official plans to bring them into conformity with this Plan, the Planning Act, Provincial Policy Statements, Growth Plan, Greenbelt Plan and any other applicable provincial policy and plans.
- 7.4.1.3** Local Area Municipalities shall ensure that official plan policies consider relevant Provincial guidelines and standards.
- 7.4.1.4** Local Area Municipalities shall prepare Local official plans that are in conformity with this Plan. The scope and content of respective Local official plans may differ in recognition of the unique circumstances within each municipality. Local official plans and official plan amendments may contain policies that are more restrictive than the policies in this Plan, but may not be more permissive than the policy direction established in this Plan or Provincial policy.
- 7.4.1.5** The following factors will be considered in determining conformity between this Plan and Local official plans:
- a. consistency with the Provincial Policy Statement and conformity with Provincial plans, statutes, and regulations;
 - b. consistency between the overall direction and long-term objectives of the Local official plan and those of this Plan; and
 - c. reasonable efforts in the Local official plan to accommodate matters encouraged by the policies of this Plan, or indication why such a policy direction is not appropriate or feasible in the local context.
- 7.4.1.6** The Commissioner of Planning and Development Services or their designate, shall determine and issue an exemption from Regional approval for a Local official plan amendment where:
- a. it is determined through pre-consultation that the draft official plan amendment is of Local significance, is consistent, conforms to, or does not conflict with Provincial policy and plans, as applicable, and is in conformity with this Plan; or

- b. matters of Regional and Provincial interest are present and, through a collaborative process between the Region and the Local Area Municipality, it is determined that the official plan amendment has identified and satisfactorily addressed these matters. In the case of a secondary plan, the Region shall review the draft secondary plan policy set and mapping prior to determining exemption.

7.4.1.7 A Local official plan amendment shall not be exempt from Regional approval if any of the following cannot be addressed to the Region's satisfaction:

- a. conformity with this Plan;
- b. consistency with the Provincial Policy Statement and/or conformity with Provincial plans;
- c. significant impacts relating to the Regional Master Servicing Plan and/or Transportation Master Plan;
- d. directly affects Regional capital forecasts; or
- e. cross-boundary impacts or impacts on any adjacent municipality.

7.5 Implementation Tools

7.5.1 Community Improvement

- 7.5.1.1 For the purpose of promoting healthy communities, the Region may support community improvement through Regional programs enabled by plans, policies and by-laws it may establish, and by participation in eligible programs in Local Area Municipalities.
- 7.5.1.2 The Region will regularly engage with Local municipal staff regarding administration and enhancement of programs designed to promote community improvement.

7.5.2 Secondary Plans

- 7.5.2.1 Secondary plans establish a “blue print” for good long-term community development and a commitment to growth management and phasing of development. Secondary plans shall be prepared in accordance with Section 6.1 and other applicable policies of this Plan and in compliance with Provincial plans.

7.5.3 Legislative Tools

- 7.5.3.1 This Plan is a legal document prepared in accordance with the statutory powers and responsibilities vested in the Region by the Province. All public works carried out in the Region and all by-laws passed must be in conformity with this Plan, unless otherwise exempted.
- 7.5.3.2 Notwithstanding Policy 7.5.3.1, municipal *infrastructure* projects subject to an Environmental Assessment under the Environmental Assessment Act are not subject the policies of Section 3.1.
- 7.5.3.3 The Region will use the Regional Development Charges By-law in accordance with the Development Charges Act, as a means of recovering eligible growth-related capital costs associated with the delivery of Regional services.
- 7.5.3.4 The Region encourages the local authority to deem plans of subdivision, or parts thereof, that have been registered for eight years or more, have had no construction occur or *infrastructure* installed on-site, and do not meet the growth management objectives of this Plan, to no longer be a registered plan of subdivision, and, where appropriate, amend site-specific designations and zoning accordingly.

- 7.5.3.5** Approvals of draft plans of subdivision shall include a lapsing date in accordance with the Planning Act.
- 7.5.3.6** Local Area Municipalities are encouraged to permit only one extension to a lapsing draft plan of subdivision for a period of up to two years unless:
- a. the draft plan conforms to the policies of this Plan; and
 - b. it can be demonstrated that concerted effort and progress has been made toward satisfying existing conditions of approval.

7.5.4 General Implementation Tools for Local Area Municipalities

- 7.5.4.1** The Region will encourage the Local Area Municipalities to adopt implementation measures to support the objectives and policies of this Plan including:
- a. requirements for pre-consultation by applicants and complete applications;
 - b. zoning by-law provisions to regulate minimum parcel size, minimum and maximum density and height;
 - c. holding provisions to delay *development* until certain conditions or requirements have been fulfilled;
 - d. interim control by-laws to allow Local Area Municipalities to study policy matters in advance of permitting *development*;
 - e. site plan approval policies addressing exterior design, *sustainable design* elements and access for persons with disabilities;
 - f. dedication of pedestrian pathways, bicycle pathways and public transit rights-of-way;
 - g. community improvement plans;
 - h. conservation easements and covenants;
 - i. community planning permit system;
 - j. parks and open space master plans;
 - k. economic development plans;
 - l. master servicing plans;
 - m. strategic plans;
 - n. *intensification* and revitalization plans;
 - o. tools to support development of *affordable* and *attainable housing* in accordance with Policy 2.3.3.1;
 - p. policies on district and secondary plans, where applicable; and
 - q. policies on urban design.

7.5.5 Council Adopted Implementation Guidelines

- 7.5.5.1** In order to assist in good planning, improving planning service delivery for end users, and ensuring land use impacts are appropriately addressed, the Region may prepare guidelines, technical studies and inventories to assist with the implementation of the Plan, including but not limited to:
- a. Land Needs Assessment Guide;
 - b. District and Secondary Planning Guidelines;
 - c. Model Urban Design Guidelines;
 - d. Environmental Impact Study and/or Hydrologic Evaluation Guidelines;
 - e. Tree Preservation Plan;
 - f. Subwatershed Planning Guidelines;
 - g. Transit-Supportive Development Standards;
 - h. Active Transportation Guidelines;
 - i. Complete Streets Design Manual;
 - j. Transportation Demand Management Study/Program;
 - k. Wayfinding Signage for Cyclists Guidelines;
 - l. Groundwater Feature/Greyfield Site Inventory;
 - m. Heritage Sites Inventory;
 - n. Indigenous Engagement Protocol;
 - o. Stormwater Management Guidelines; and
 - p. other guidelines as prepared from time to time.
- 7.5.5.2** Regional implementation guidelines are recognized as statements adopted by resolution of Regional Council which detail the manner in which policies established in this Plan will be implemented. The content and scope of these implementation guidelines will be determined by the Region, in consultation with Local Area Municipalities and the *Conservation Authority* as appropriate, will be updated from time-to-time, and will be in conformity with the policies in this Plan and Provincial policies and legislation.
- 7.5.5.3** Regional Implementation guidelines will not be used as instruments to introduce new policy provisions that could be the basis for denying *development* applications under the Planning Act.
- 7.5.5.4** Where a guideline has been adopted by Regional Council, the Region, Local Area Municipalities, *Conservation Authority*, other applicable agencies and proponents shall have regard for the contents of the guidelines.

7.6 Performance Indicators and Monitoring

7.6.1 Monitor and Measure Performance of Policies

7.6.1.1 The Region, in collaboration with Local Area Municipalities, the *Conservation Authority* and any other identified organized interest groups, as appropriate, will comprehensively monitor and measure the performance of the policies of this Plan.

7.6.1.2 Monitoring the implementation of this Plan is critical to:

- a. analyze the effectiveness of the policies in this Plan in meeting its overall goals and objectives;
- b. confirming targets are being met;
- c. responding to trends; and
- d. identifying and confirming if the direction of the Plan remains constant or if updates are required.

7.6.1.3 The Region shall:

- a. establish a program to monitor, measure, evaluate and report upon the performance of this Plan;
- b. work in cooperation with Local Area Municipalities to establish common measuring and reporting tools to monitor:
 - i. the Growing Region through:
 1. achievement of population and employment forecasts by Local Area Municipality, as set out in Table 2-1
 2. density targets for *designated greenfield area*, *strategic growth areas*, and *employment areas*;
 3. implementation of area *intensification* targets as set in Table 2-2; and
 4. mix, range, and affordability of housing units, including achievement of the Region's *affordable* housing targets stated in Policy 2.3.2.3.
 - ii. the Sustainable Region through:
 1. effectiveness of the integrated Regional natural environment system; and
 2. progress towards *climate change* mitigation and adaptation measures

- iii. the Competitive Region through:
 - 1. state of aggregates in terms of resource mapping updates and tracking applications for extraction;
 - 2. protection of agricultural areas; and
 - 3. economic development.
 - iv. the Connected Region through:
 - 1. Performance of Regional *infrastructure*; and
 - 2. Performance of Regional transportation facilities.
 - v. the Vibrant Region through:
 - 1. the creation of secondary plans;
 - 2. excellence in urban design; and
 - 3. the recognition and protection of cultural and *archaeological resources*.
 - vi. other policies identified through the monitoring program, which requires regular monitoring;
- c. align the monitoring program with any reporting requirements, data standards, and any other guidelines that may be issued by the Province.

7.7 Phasing

7.7.1 Orderly Development

- 7.7.1.1 The Region shall align strategic land use direction of this Plan with the Water/Wastewater Master Servicing Plan and the Transportation Master Plan to assist in the management of growth in *urban areas*, including *designated greenfield areas* and *built-up areas*, to appropriately plan for orderly and efficient urban *development*.
- 7.7.1.2 Local Area Municipalities should establish and implement phasing policies that ensure:
- a. *intensification* and density targets in this Plan are achieved prior to or concurrent with new *development* within *designated greenfield areas*; and
 - b. the orderly progression of *development* of *designated growth areas* and the timely provision of the *infrastructure* and *public service facilities* required to meet current and projected needs.
- 7.7.1.3 Further to Policy 7.7.1.2, the Region encourages Local Area Municipalities to prepare a phasing strategy that:
- a. ensures logical, sequential *development* of all designated greenfield area lands;
 - b. considers *development* and *redevelopment* of *employment areas*;
 - c. supports the achievement of the minimum *intensification* and density targets in this Plan;
 - d. ensures orderly progression of *development* within *strategic growth areas* and *local growth centres*;
 - e. provides and aligns *infrastructure* and *public service facilities* with Regional master plans, including servicing and transportation, in a timely manner;
 - f. utilizes existing *infrastructure* and *redevelopment* opportunities, wherever possible;
 - g. ensures adequate land, *infrastructure* and *public service facilities* meet current and projected needs;
 - h. has regard for the *natural environment system* and *watershed*;
 - i. establishes *complete communities*; and
 - j. uses planning tools in Section 6.1 to assist in more detailed phasing direction for specific areas.

7.8 Regional Official Plan Amendment Application Process

7.8.1 Ensure Applications Address Relevant Planning Issues

- 7.8.1.1** Pre-consultation between the applicant and the Region is required prior to the submission of an application for a Regional Official Plan Amendment, unless the Commissioner of Planning and Development Services or their designate determines that pre-consultation is not necessary based on the scale of *development* or the complexity of planning issues associated with the proposed application. Pre-consultation will determine what is required to be submitted for a complete application, where applicable. Pre-consultation must involve the Local Area Municipality, and may involve the *Conservation Authority*, Niagara Escarpment Commission or other agencies that may have an interest in the application as determined by the Region.
- 7.8.1.2** In order to ensure that all possible information is available to the Region, the public and agencies involved in reviewing an application under the Planning Act, the prescribed information required under the Planning Act shall be provided along with additional information and/or reports that may be required, as determined through pre-consultation, such as but not limited to the matters outlined in Table 7-1 Complete Application Requirements.
- 7.8.1.3** The Region may require the studies, assessments or permits necessary to support a complete application to be fully complete and be finalized or approved by by-law or appropriate authority in order to expedite municipal reviews of complete applications under restricted time frames.

Table 7-1 Complete Application Requirements

Information Requirement	Application/Development Scenario
Agricultural Impact Assessment	An <i>Agricultural Impact Assessment</i> will be required for a proposed non-agricultural use outside a <i>settlement area</i> boundary in accordance with the policies of Section 4.1.
Air Quality/Noise and Vibration Study	Any <i>development</i> for a <i>sensitive land use</i> that is located near a <i>major facility</i> such as a transportation corridor, industrial use, sewage or water treatment facility, pumping station or landfill operation.
Alternative Sites for Non-Agricultural Uses	Where a non-agricultural use is proposed in an agricultural area it must be demonstrated that there are no reasonable alternative locations available in <i>urban areas</i> , <i>rural areas</i> or on lower priority agricultural land in the Region.
Archaeology and Cultural Heritage Assessment	Any <i>development</i> or <i>site alteration</i> proposed in proximity to lands that contain known <i>archaeological resources</i> or <i>areas of archaeological potential</i> .
Environmental Impact Study	Any proposal for <i>development</i> or <i>site alteration</i> within or adjacent to a natural heritage feature may require an Environmental Impact Study in accordance with the policies of this Plan. <i>Environmental Impact Studies</i> shall be completed in accordance with the Region’s Environmental Impact Study Guidelines.
Environmental Site Assessment	Any <i>development</i> or <i>site alteration</i> on lands or <i>adjacent lands</i> that were previously used for a purpose that may have caused contamination of the property should be accompanied by one or more reports to assess existing conditions and address the need for any further environmental testing or remediation necessary in accordance with Provincial regulations and guidelines.

Information Requirement	Application/Development Scenario
Feasibility Study for District Energy	At the time of a secondary plan, to explore energy options.
Farm Operation and Ownership	Any <i>development</i> or <i>site alteration</i> for a secondary use to agriculture or an application for consent on lands designated for agricultural purposes.
Financial Impact Assessment	To address financial implications of a proposed <i>development</i> on the provision of municipal services and <i>utilities</i> that may cause a financial, environmental or economic hardship for the City/Town/Township and the Region.
Floodplain and Hazard Lands	Any <i>development</i> or <i>site alteration</i> proposed near <i>floodplain</i> or hazard lands identified by regulations of the <i>Conservation Authority</i> .
Geotechnical and Slope Stability Report	Any <i>development</i> or <i>site alteration</i> proposed near <i>valleylands</i> identified by regulations of the <i>Conservation Authority</i> , as well as any other matters required to address other geotechnical matters such as stability of fill, etc.
Heritage Impact Analysis	Any <i>development</i> or <i>site alteration</i> proposed on or adjacent to lands, structures or buildings designated under the Ontario Heritage Act or listed on an approved heritage resource inventory.
Hydrogeological Study and Private Servicing Plans	Any <i>development</i> outside of the <i>urban area</i> where private sewage disposal and water systems are proposed should provide an assessment of soil and groundwater conditions, an evaluation of the ability of the site to accommodate private services and a plan illustrating the location of services, drainage and lot grading.

Information Requirement	Application/Development Scenario
Hydrologic Evaluation	Any proposal for <i>development</i> or <i>site alteration</i> within or adjacent to a water resource feature may require a hydrologic evaluation in accordance with the policies of this Plan. Hydrologic evaluations shall be completed in accordance with the Region's Hydrologic Evaluation Guidelines.
Land Use/Market Needs	Any proposal for <i>major commercial uses</i> or residential uses should consider the existing supply of available land and future land use needs in the Local Area Municipality and in the Region.
Mineral Aggregate Resources	Where <i>development</i> or <i>site alteration</i> is proposed on lands within or adjacent to an area of known deposit of <i>mineral aggregate resources</i> or existing <i>mineral aggregate operation</i> a <i>Mineral Aggregate Resource</i> study may be required in accordance with the policies of this Plan.
Minimum Distance Separation I & II	Conformity with the MDS guidelines shall be used to assess the compatibility of any non-agricultural use in the vicinity of an active or potential livestock facility.
Municipal Servicing Study	Any plan of subdivision or major <i>development</i> proposal should address the availability of adequate municipal services and impacts of existing municipal services and facilities.
Planning Justification Report	Any proposal for <i>development</i> or <i>site alteration</i> should demonstrate that it meets goals, objectives and policies of Provincial plans and policy statements, the Niagara Official Plan and the Local official plan and provide an indication of whether it conforms to applicable Provincial plans and policies.



Information Requirement	Application/Development Scenario
Stormwater Management Plans	Any major <i>development</i> or <i>site alteration</i> proposed should address how stormwater runoff will be handled in terms of water quality and quantity, lot grading and drainage controls, and erosion and sedimentation measures.
Subwatershed Study	Any proposal for a secondary plan shall address the guidelines and terms of reference of any relevant <i>watershed plans</i> and shall include an environmental inventory and assessment with recommendations on where <i>development</i> may take place, features to be protected, appropriate policies for planning documents, and an environmental management plan to maintain, enhance, restore and monitor environmental conditions both during and after <i>development</i> .
Tree Preservation Plan	Any <i>development</i> or <i>site alteration</i> that may have <i>adverse effects</i> on a significant tree or group of trees. A significant tree may be one that, because of its size, age or species, is considered to be of significance to the neighbourhood, streetscape or <i>cultural heritage landscape</i> .
Traffic/Parking Impact Analysis	Any <i>development</i> or <i>site alteration</i> that may have a significant impact on traffic flow and safety, which may include an analysis of parking standards.

7.8.1.4 In addition to the above noted Table 7-1:

- a. secondary plans are required to comply with Section 6.1 relative to supportive background studies;
- b. amendments to establish a new *mineral aggregate operation* are required to comply with Section 4.3 regarding supportive background studies;
- c. amendments for wind energy development should comply with Section 5.2 regarding supportive background studies; and
- d. all required studies shall address the applicable policies of this Plan.

- 7.8.1.5** Information and/or reports shall be prepared by a qualified professional and submitted in an electronic format compliant with Provincial accessibility regulations, along with a hard copy, to the Region as requested to make this information readily available to the public and commenting agencies including the Region, *Conservation Authority* and Niagara Escarpment Commission. Where the Region, Local Area Municipality, *Conservation Authority* or Niagara Escarpment Commission has requested additional information and/or reports, there may be a request for a peer review of any information and/or report. The applicant shall be responsible for all costs for a peer review which shall be payable upon submission of an invoice from the Region, Local Area Municipality, *Conservation Authority* or Niagara Escarpment Commission.
- 7.8.1.6** The Commissioner of Planning and Development Services or their designate shall be responsible for determining whether a planning application is complete. If an application is submitted without pre-consultation, adequate supporting information and/or reports, and any application review fees required by the Region, Local Area Municipality, *Conservation Authority*, Niagara Escarpment Commission or any other public agency, the application may be deemed to be incomplete.
- 7.8.1.7** To determine whether an application to amend this Plan is complete, the following will be required:
- a. pre-consultation meeting(s) which involve the Region, Local Area Municipality, *Conservation Authority*, Niagara Escarpment Commission or other agencies that may have an interest in the application as determined by the Region, in order to determine the required information and consistency with the Provincial Policy Statement and conformity with Provincial plans;
 - b. a completed Regional Official Plan Amendment Form;
 - c. a draft of the proposed amendment including the proposed text and all proposed schedules where applicable;
 - d. supporting studies, completed in full, as determined through the pre-consultation meeting;
 - e. electronic submission of all documents in compliance with Provincial accessibility regulations; and
 - f. payment of the established application fee.
- 7.8.1.8** Through the course of the review process for a *development* application that has otherwise been deemed a complete application, the Region may require additional materials, information and/or reports from the applicant to address specific issues that may arise.

- 7.8.1.9** Applications to amend the Niagara Official Plan that have not received a decision by Regional Council within two years of the date of being determined complete shall require an annual maintenance fee to continue the application. Such fee shall be set by Regional Council. Failure to pay the maintenance fee shall deem the application abandoned by the applicant.
- 7.8.1.10** Notwithstanding the above policies, every application that has had no activity or correspondence beyond the maintenance fee shall be deemed abandoned after five years from the date of being deemed complete.

7.9 Financial Sustainability Tools

7.9.1 Fiscally Responsible Planning

- 7.9.1.1** Niagara Region is dedicated to implementing the policies of this Plan in a fiscally responsible manner.
- 7.9.1.2** The funds required to provide the necessary services for *development* shall be paid by the proponents of *development*.
- 7.9.1.3** The Region will use financial mechanisms such as development charges, tax increment financing and user rates to offset the financial impact of *development* and to ensure that *development* proceeds in a fiscally responsible manner.
- 7.9.1.4** Coordination and collaboration of financial expenditures related to services for *development* will be undertaken between the Region and the Local Area Municipalities.

7.10 Consultation and Engagement

7.10.1 Transparent Decision Making Based on Inclusive Input

- 7.10.1.1 On matters of Regional interest, the Region shall involve First Nations and Indigenous communities as well as various interested participants from across Niagara, which may include Local Area Municipalities, residents, businesses, organized groups, the *Conservation Authority*, and other levels of government and applicable agencies.
- 7.10.1.2 Consultation will take place in a timely manner to ensure an accountable and transparent decision-making process on land use planning matters.
- 7.10.1.3 The Region shall provide opportunities for participation from the public (including different demographic and gender groups) and organized interest groups in the development, adoption, implementation and monitoring of Regional planning policies in accordance with this Plan, the Planning Act, the Environmental Assessment Act and other relevant legislation and policy.

7.10.2 Communication and Engagement Tools and Techniques

- 7.10.2.1 The Region is committed to communication in plain language on land use planning matters.
- 7.10.2.2 The Region will employ appropriate tools and techniques to inform, consult, involve, collaborate with or empower where appropriate.
- 7.10.2.3 In all cases of engagement, the Region will provide responses to feedback received, including how feedback has been considered in the matter being addressed.
- 7.10.2.4 The Region may use a variety of communication methods, including innovative and enhanced participatory methods, to seek input on planning matters or to provide information to the public. Depending on the issues and in accordance with the Planning Act, the Region shall choose the most appropriate method of communication or form of engagement.
- 7.10.2.5 When undertaking engagement, the Region will provide a safe and comfortable environment where individuals can freely contribute their thoughts, opinions and directions.

- 7.10.2.6** When undertaking engagement, the Region will ensure that all comments are documented in a transparent and easily accessible manner.
- 7.10.2.7** Where a decision under the Planning Act is required, the Region shall make available all relevant materials and information, including a copy of the proposed plan, at least 20 days prior to the date of the Statutory Public Meeting. At a minimum, all documents shall be made available at the Region's office and on the Region's website.

7.10.3 Consult and Engage with Other Governments

- 7.10.3.1** The Region will be proactive and, where appropriate, provide practical and meaningful input to the Province where changes are proposed to Provincial plans and legislation. The Region will collaborate with Local Area Municipalities on the development of joint input to the Province to ensure Local municipal perspectives are incorporated. It is a priority that the Region and Local Area Municipalities speak with one voice on Provincial matters.
- 7.10.3.2** The Region will be proactive and, where appropriate, provide practical and meaningful input to adjacent municipalities where proposed plans may have potential for impact on the Region, Local Area Municipalities, organized interest groups, businesses and/or the general public at large.
- 7.10.3.3** Where appropriate, the Region will seek out opportunities to collaborate with the Federal government, the Province, adjacent municipalities and bi-national communities on matters of cross jurisdictional, including cross-border interest.

7.10.4 Consult and Engage Local Area Municipalities

- 7.10.4.1** This Plan includes specific, detailed policies that identify how and when the Region will work with Local Area Municipalities on various projects, studies, and documents. In all instances, engagement with Local Area Municipalities shall be guided by:
- a. a shared partnership;
 - b. a shared collaborative approach;
 - c. a commitment to early and meaningful engagement; and
 - d. efforts to achieve consensus on planning and land use issues.

- 7.10.4.2** The Region, together with Local Area Municipalities and the *Conservation Authority*, are signatories to the Memorandum of Understanding on Planning Services in Niagara. The Memorandum of Understanding is a guiding document for continuous improvement and stronger relationships in providing planning services and shall be reviewed in accordance with the timeframe indicated in the Memorandum of Understanding.
- 7.10.4.3** The Region will circulate amendments, studies and documents to Local Area Municipalities for comment and input following commenting timelines directed by the Planning Act and Memorandum of Understanding with the Local Area Municipalities.
- 7.10.4.4** The Region will co-operate with Local Area Municipalities in public participation programs, including the holding of joint public meetings, where appropriate, during the processing of amendments to this Plan, Local official plans and for other initiatives where interests are common.
- 7.10.4.5** The Region will partner with Local Area Municipalities and other agencies, as appropriate, on complex *development* applications with Regional and Local interests to provide an integrated and timely decision-making process.

7.11 First Nations and Indigenous Communities Engagement

7.11.1 Engage and Coordinate on Land Use Planning Matters

- 7.11.1.1 The Region will explore opportunities for collaboration on common objectives and build relationships with First Nations and Indigenous communities to advance reconciliation.
- 7.11.1.2 The Region will create, in collaboration with First Nations, Indigenous communities and Local Area Municipalities, an Indigenous Engagement Protocol to be applied at the Regional and Local level when engaging and coordinating on planning matters.
- 7.11.1.3 The Region and Local Area Municipalities will consider the consultation protocols of the First Nations that have traditional territory in this area, including the Anishinaabe, specifically the Mississaugas of the Credit First Nation, and the Haudenosaunee when engaging on planning matters or *public works projects*.
- 7.11.1.4 Planning authorities shall engage with First Nations and Indigenous communities and consider their interests when identifying, protecting, and managing *cultural heritage resources* and *archaeological resources*, planning for sustainability and *climate change*, and the *natural environment system*.
- 7.11.1.5 The Region will require archaeological assessments that identify sites and *archaeological resources* of Indigenous interest to be provided to the community of closest cultural affiliation to the site and/or resources. The Region shall:
- direct the proponent to the appropriate First Nations and Indigenous communities and facilitate communication by providing contact names and numbers, and a list of those agencies that can assist with the engagement process;
 - require proponents to engage with First Nations and Indigenous communities at the earliest opportunity and consider their interests when identifying, protecting, and managing *cultural heritage resources* and *archaeological resources*;
 - require documentation that the licensed archaeologist has engaged with First Nations and Indigenous communities in accordance with the *Standards and Guidelines for Consulting Archaeologists* and Policy 7.11.1.5 b) of this Plan;
 - require documentation that the proponent has provided a copy of the archaeological assessment report to those communities with the closest cultural affiliation to identified *archaeological resources* and in whose traditional territories the *archaeological resources* were found; and

- e. notify, in advance of on-site archaeological assessment work completed as part of Regional *public works projects*, First Nations and Indigenous communities with the closest cultural affiliation to the project area and/or *archaeological resources* and in whose traditional territories the *archaeological resources* were located.

- 7.11.1.6** Proponents are encouraged to engage with the First Nations and Indigenous communities with the closest cultural affiliation to the site and/or *archaeological resources* and in whose traditional territories the *archaeological resources* were found, to address their interests in the resource, when planning for sustainability and *climate change*, and relative to *natural environment system*. Proponents should confirm whether the First Nation or Indigenous community would like to repatriate the *archaeological resources*, and if not, define interpretive and commemorative opportunities related to the resource, where preservation of the resource is not possible in its current location.
- 7.11.1.7** Consultation/engagement protocols between Local Area Municipalities and individual First Nations and Indigenous communities will be encouraged.

7.12 General Implementation Policies

7.12.1 Non-Conforming Uses

- 7.12.1.1 A non-conforming use that has been legally established is one which does not conform with this Plan. Such use may be permitted to expand or enlarge without an amendment to the Plan provided that the general intent of the objectives and policies of the Plan are maintained and the expansion or enlargement does not create noise, air, environmental or servicing impacts.
- 7.12.1.2 A use which does not conform with this Plan should, over the long term, cease to exist or relocate to an appropriate location.
- 7.12.1.3 Council may acquire, hold and dispose of land for the purpose of implementing the objectives and policies of the Plan.

7.12.2 Plan Conformity

- 7.12.2.1 All planning decisions shall conform to the Provincial plans and shall be consistent with the Provincial Policy Statement, 2020, subject to applicable provincial transition provisions, unless this Plan explicitly states otherwise.
- 7.12.2.2 Legally existing land uses that conform with in-force Local official plans, zoning by-laws and Ministerial Zoning Orders, at the time this Plan is approved, are permitted to continue to the extent provided for in the Local official plans and zoning by-laws and Ministerial approvals.
- 7.12.2.3 *Development* applications which have not been deemed complete by the date of this Plan's approval shall be subject to the policies of this Plan.
- 7.12.2.4 Notwithstanding Policy 7.12.2.3, the transitional policies in Section 3.1 associated with the *natural environment system* shall apply.
- 7.12.2.5 *Development* applications deemed complete prior to the date of this Plan's approval shall be permitted to be processed, and a decision be made under the Local and Regional Official Plan policies that existed when the application was deemed complete.
- 7.12.2.6 A decision on an application to amend this Plan deemed complete prior to provincial approval of this Plan is exempt from Section 22(2.1) of the Planning Act.
- 7.12.2.7 In accordance with Section 22(2.2) of the Planning Act, an application to amend this Plan to establish a new or expanded *mineral aggregate operation* is allowed to be submitted before the second anniversary of the first day that this Plan came into effect.



GLOSSARY OF TERMS

A

Active Transportation

Any form of self-propelled transportation that relies on the use of human energy such as walking, cycling, inline skating, jogging, or travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices at a comparable speed (Growth Plan, 2019).

Additional Residential Units

Self-contained residential units with kitchen and bathroom facilities located within a primary dwelling or within an accessory structure that is detached from the primary dwelling, as provided for in Subsection 16 (3) of the Planning Act, 1990.

Adjacent Lands

- a. For the purposes of Section 5.1, those lands contiguous to existing or *planned corridors* and transportation facilities where *development* would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;
- b. For the purposes of Section 3.1 and 3.2, those lands surrounding a *key natural heritage feature, natural heritage feature and area* and/or *key hydrologic feature* where it is likely that *development* or *site alteration* would have a negative impact on the feature;
- c. For the purposes of Section 4.4, those lands contiguous to lands on the surface of known *petroleum resources, mineral deposits, or deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province; and
- d. For the purposes of section 6.4 and 6.5, those lands contiguous to a protected *heritage property* or as otherwise defined in the municipal official plan (PPS, 2020).

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. 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 (PPS, 2020).

Aerodrome

For the purposes of this Plan, means the Niagara Central Airport.

Affordable

In the case of ownership housing, the least expensive of:

- a. housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for *low and moderate income households*;
- b. housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;

In the case of rental housing, the least expensive of:

- c. a unit for which the rent does not exceed 30 per cent of gross annual household income for *low and moderate income households*; or
- d. a unit for which the rent is at or below the average market rent of a unit in the regional market area (Growth Plan, 2019).

Agricultural Condition

- a. In regard to *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and
- b. In regard to *prime agricultural land* outside of *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored (PPS, 2020).

Agricultural Impact Assessment

A study that evaluates the potential impacts of non-agricultural development on agricultural operations and the agriculture system and recommends ways to avoid, or, if avoidance is not possible, minimize and mitigate adverse impacts (Greenbelt Plan, 2017).

Agriculture-Related Uses

Those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity (PPS, 2020).

Agricultural Source Material

Treated or untreated materials, as defined by the Nutrient Management Act, other than compost that meets the Compost Guidelines, or a commercial fertilizer, if they are capable of being applied to land as nutrients.

Agricultural System

The system mapped and issued by the Province, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a. an agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*, and *rural lands* that together create a continuous, productive land base for agriculture; and
- b. an *agri-food network*, which includes *infrastructure*, services and assets important to the viability of the agri-food sector (Greenbelt Plan, 2017).

Agricultural Uses

The growing of crops, including nursery, biomass, and horticultural 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 buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment (PPS, 2020).

Agri-food Network

Within the *agricultural system*, a network that includes elements important to the viability of the agri-food sector such as Regional *infrastructure* and transportation networks; on-farm buildings and *infrastructure*; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities (PPS, 2020).

Agri-Tourism Uses

Those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation (PPS, 2020).

Airport

For the purposes of this Plan, means the Niagara District Airport.

Alternative Energy Systems

A system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems (PPS, 2020).

Archaeological Resources

Includes *artifacts*, *archaeological sites*, marine *archaeological sites*, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Archaeological Site

Any property that contains an *artifact* or any other physical evidence of past human use or activity that is of cultural heritage value or interest.

Areas of Archaeological Potential

Areas with the likelihood to contain *archaeological resources*. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist.

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 (PPS, 2020).

Life Science ANSI means an area identified as being high quality example(s) of ecological form and function in each Ecodistrict in the province (provincially significant) and the region (regionally significant) and are generally defined by *natural heritage features* (e.g., a *woodland*, valley top of bank, etc.) and generally exclude anthropogenic land uses (e.g., residential areas / properties). Life Science ANSIs include areas identified as provincially significant and regionally significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time.

Earth Science ANSI means an area that represent the best examples of geologic and geomorphic landforms and areas (e.g., a moraine) in each Ecodistrict in the province (provincially significant) and the region (regionally significant). They may encompass a single feature or a group of related features (e.g., a drumlin field). As geologic / geomorphic landforms, the overlying land use may include a composite of natural and anthropogenic uses (e.g., woodland, agricultural, rural residential, etc.). Earth Science ANSIs include areas identified as provincially significant and regionally significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time.

Artifact

Any object, material or substance that is made, modified, used, deposited or affected by human action and is of cultural heritage value or interest.

Attainable Housing

Rental or ownership housing provided by the market for *moderate income households* that are generally within the fifth and sixth income decile of the *regional market area*. *Attainable housing* can include dwelling types of various sizes, densities, and *built forms*, and is intended to provide individuals with the opportunity to access housing more suitable to their needs.

B

Bicycle Infrastructure

All *infrastructure* and facilities used for cycling, including bicycle routes (dedicated, buffered, and separated bike lanes, multi-use paths, and off-road trails), and trip end facilities such as bicycle parking and storage (e.g. bicycle racks and lockers).

Brownfields

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 (PPS, 2020).

Buffer

An area of land located adjacent to *natural heritage features and areas, other wetlands*, and watercourses and usually bordering lands that are subject to *development* or *site alteration*. The purpose of a *buffer* is to protect the features and areas and their *ecological functions* by mitigating impacts of the proposed *development* or *site alteration*. *Buffers* shall consist of *natural self-sustaining vegetation* as a condition of *development* (except where certain agricultural uses are exempt from the requirement of a *buffer*).

Built Form

The function, shape, and configuration of buildings, as well as their relationship to streets and open spaces.

Built-Up Areas

The limits of the developed urban areas as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan. *Built-up areas* are delineated in Schedule B.

C

Centreline

The centre of a right-of-way based on the original survey of the right-of-way.

Climate Change

Long-term changes in weather patterns at local and regional levels, including extreme weather events and increased climate variability.

Coastal Wetland

- a. Any wetland that is located on one of the Great Lakes or their connecting channels; or
- b. Any other *wetland* that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 km upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected (PPS, 2020).

Combined Sewers

A sewer designed to convey both sanitary sewage and storm water through a single pipe to a sewage treatment plant.

Community Housing

Housing owned and operated by non-profit housing corporations, housing co-operatives and municipal governments, or district social services administration boards. *Community housing* providers offer subsidized or low-end-of market rents.

Community Hubs

Locations that serve as central access points, which offer services in collaboration with different community agencies and service providers, reduce administrative duplication, and improve services for residents and are responsive to the needs of their communities.

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.

Compact Built Form

A land-use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace and institutional) all within one neighbourhood, *active transportation*, proximity to transit and reduced need for *infrastructure*. *Compact built form* can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and *active transportation*, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage active transportation.

Compatible

A *development*, building and/or land use that can co-exist or occur without conflict with surrounding land uses and activities in terms of its uses, scale, height, massing and relative location.

Complete Communities

Places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and *public service facilities*. *Complete communities* are age-friendly and may take different shapes and forms appropriate to their contexts (Growth Plan, 2019).

Complete Streets

Streets that are planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists, and are designed for the safety of people of all ages and abilities.

Comprehensive Rehabilitation

Rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of *mineral aggregate operations* (PPS, 2020).

Connectivity

The degree to which *key natural heritage features, natural heritage features and areas* and/or *key hydrologic features* are connected to one another by links such as plant and animal movement corridors, hydrologic and nutrient cycling, genetic transfer and energy flow through food webs.

Conservation Authority

Refers to the Niagara Peninsula Conservation Authority and/or Hamilton Conservation Authority.

Conserved

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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Core Areas

An individual natural features and areas, or a group of features and areas in close proximity to each other (i.e., less than or equal to 30 m distance in *settlement areas*, less than or equal to 60 m distance outside of *settlement areas*) that have functional ecological connectivity (i.e., their proximity to each other supports *ecological functions*, such as *wildlife habitat*, exchange of genetic material, etc.).

Corporate Facilities

Facilities owned by the Region, such as administrative offices and related facilities. For the purpose of Section 3.5 of this Plan, corporate *facilities* does not include *water and wastewater facilities*.

Cultural and Regenerating Woodland

Woodlands where the *ecological functions* of the site are substantially compromised as a result of prior land use activity and would be difficult to restore and/or manage as a native *woodland* and which provide limited *ecological function* and ecosystem services.

Cultural Heritage Landscapes

A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, *archaeological sites* or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage* landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (PPS, 2020).

Cultural Heritage Resources

Built heritage resources, *cultural heritage landscapes* and *archaeological 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. While some *cultural heritage resources* may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (Greenbelt Plan, 2017).

D

Defined Portions of the Flooding Hazard Along Connecting Channels

Those areas which are critical to the conveyance of the flows associated with the one hundred year flood level along the St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where *development* or *site alteration* will create *flooding hazards*, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

Demand-Responsive Transit Service

Door-to-door transportation service which has flexible routing and scheduling, and can operate either as an “on-demand” service or a “fixed-schedule” service, such as airport shuttles or paratransit services for people with disabilities and older adults.

Deposits of Mineral 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 (PPS, 2020).

Designated Greenfield Areas

Lands within *urban areas* but outside of *built-up areas* that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. *Designated greenfield areas* do not include *excess lands*, and are identified in Schedule B.

Designated Growth Areas

Lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. *Designated growth areas* include lands which are designated and available for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses (PPS, 2020).

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:

- a. activities that create or maintain *infrastructure* authorized under an environmental assessment process, including a Class Environmental Assessment, with the exception of lands designated as being within an Area of Development Control under the Niagara Escarpment Planning and Development Act; or
- b. works subject to the *Drainage Act*.

(Based on PPS, 2020 and modified for the Growth Plan, 2019).

Dynamic Beach Hazard

Areas of inherently unstable accumulations of shoreline sediments along *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.

E

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 (PPS, 2020).

Ecological Integrity

Includes *hydrological integrity*, and means a condition that is determined to be characteristic of its natural region and likely to persist, including abiotic components and the composition and abundance of native species and biological communities, rates of change and supporting processes.

Ecological Value

The value of *ecological functions* performed by *natural heritage features and areas*, *key natural heritage features*, *key hydrologic features* and *key hydrologic areas* to the native biodiversity and *wildlife habitats*. These functions include, but are not limited to, providing cover and refuge; breeding, nesting, denning, and nursery areas; corridors for wildlife movement; food chain support; and natural water storage, natural flow attenuation, and water quality improvement, which enhances habitat for wildlife and biodiversity.

Employment Areas

Areas designated in an official plan for clusters of business and economic activities including, but not limited to manufacturing, warehousing, offices, and associated retail and ancillary facilities (PPS, 2020).

Employment Land

Lands that are designated in Local official plans or zoning by-laws for employment uses. *Employment lands* may be within and outside of *employment areas*.

Endangered Species

A species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

Enhancement Areas

Ecologically supporting areas adjacent to *natural heritage features and areas*, *key natural heritage features*, and *key hydrologic features*. *Enhancement areas* can also be measures internal to features that increase the ecological *resilience* and function of individual features or groups of natural features and areas. *Enhancements areas* are identified where they:

- connect natural features and areas to create larger contiguous natural areas;
- reduce edge habitat and increase proportion of interior conditions (greater than 100 m from edge); and
- include critical function zones and important catchment areas critical to sustaining *ecological functions*.

Environmental Impact Study

A science-based study of ecological features and functions, and impacts to those features and functions resulting from *development* and/or *site alteration*, prepared in accordance with the Region's *environmental impact study* guidelines.

The purpose of an *environmental impact study* is to:

- collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes, and functions of components of the *Natural Environment System*;
- determine whether there are any additional components;
- undertake a comprehensive impact analysis;
- propose appropriate mitigation measures;
- clearly articulate any impacts that cannot be avoided or mitigated;
- where appropriate, recommend monitoring provisions;
- consider *climate change*, cumulative and/or watershed impacts where possible; and
- demonstrate that ecological enhancement to the *Natural Environment System* is achieved.

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.

Essential Emergency Services

Services that would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Excess Lands

Vacant, unbuilt but developable lands within *settlement areas* but outside of *built-up areas* that have been designated in an official plan for development but are in excess of what is needed to accommodate forecasted growth to the horizon of this Plan (Growth Plan, 2019).

Excess Soil

Soil, or soil mixed with rock that has been excavated as part of a project and removed from the project area for the project as defined under O.Reg. 406/19 under the Environmental Protection Act.

Existing Uses

(Greenbelt Plan Area only): uses legally established prior to the date that the Greenbelt Plan came into force on December 16, 2004; or for the purposes of lands added to the Greenbelt Plan after December 16, 2004, uses legally established prior to the date the Greenbelt Plan came into force in respect of the land on which the uses are established.

(Niagara Escarpment Plan Area Only): shall have the same definition as “existing uses” in the Niagara Escarpment Plan.

F

Fish

As defined in the Fisheries Act, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish Habitat

As defined in the Fisheries Act, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which ‘fish’ depend directly or indirectly in order to carry out their life processes (PPS, 2020).

Flood Fringe

For *river, stream and small inland lake systems*, means 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 Hazards

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:

- a. along the shorelines of the Great Lakes - St. Lawrence River System and *large inland lakes*, 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:
 - i. 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;
 - ii. the *one hundred year flood*; and

- iii. a flood which is greater than one or two. 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 and Forestry;

except where the use of the *one hundred year flood* or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific *watershed* (where the past history of flooding supports the lowering of the standard) (PPS, 2020).

Floodplains

For *river, stream and small inland lake systems*, means the area, usually low lands adjoining a *watercourse*, which has been or may be subject to *flooding hazards* (PPS, 2020).

Floodproofing Standard

The combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards, wave uprush* and *other water-related hazards* along the shorelines of *large inland lakes*, and *flooding hazards* along *river, stream and small inland lake systems*.

Floodway

For *river, stream and small inland lake systems*, means 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 called the *flood fringe* (PPS, 2020).

Freight-Supportive

In regard to land use patterns, means *transportation systems* and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and *transportation systems*. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives (PPS, 2020).

Frequent Transit Service

A public transit service that runs at least every 15 minutes in both directions throughout the day and into the evening every day of the week.

Fringe Lands

The area between the agricultural/rural countryside and the built-up city/suburbs. It can further be described as the edge of the urban region where patterns of building development and non-development interweave. The urban fringe is often an area with contrasting land uses and compatibility conflicts.

G

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, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

Greenbelt Plan Natural Heritage System

The *natural heritage system* mapped and issued by the Province in accordance with the Greenbelt Plan.

Greyfield Sites

Previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict, or vacant (Growth Plan, 2019).

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 hydrogeological investigations (PPS, 2020).

H

Habitat of Endangered Species and Threatened Species

Habitat within the meaning of Section 2 of the *Endangered Species Act, 2007* (PPS, 2020).

Hazardous Forest Types for Wildland Fire

Forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time.

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 the shorelines of *large inland lakes*, this means the land, including that covered by water, between a defined offshore distance or depth 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* (PPS, 2020).

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.

Heritage Attributes

The principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a *protected heritage property*) (PPS 2020).

Higher Order Transit

Transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. *Higher order transit* can include heavy rail (such as subways and inter-city rail), light rail, and buses in dedicated rights-of-way (Growth Plan, 2019).

Highly Vulnerable Aquifers

Aquifers, including lands above the aquifers, on which external sources have or are likely to have a significant adverse effect (Greenbelt Plan, 2017).

Hydrological Evaluation

A science-based study of hydrologic features and areas, and impacts to those features and hydrologic functions resulting from *development* and/or *site alteration*.

The purpose of a *hydrologic evaluation* is to:

- collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes of permanent and *intermittent streams, inland lakes and their littoral zones, seepage areas and springs, wetlands, groundwater features, surface water features, floodplains, flooding hazards, floodways, shoreline areas, and related hydrologic functions*;
- determine whether there are any additional *hydrologic features* and areas;

- assess the significance and sensitivity of hydrologic features and their *hydrologic functions*;
- undertake a comprehensive impact analysis;
- propose appropriate mitigation measures;
- identify planning, design and construction practices that will maintain and, where possible, enhance or restore the health, diversity and size of the *hydrologic feature and functions* and its connectivity with other hydrologic features, *natural heritage features and areas* and *key natural heritage features*;
- clearly articulate any impacts that cannot be avoided or mitigated;
- where appropriate, recommend monitoring provisions to evaluate the long-term effectiveness of the identified mitigation measures; and
- consider *climate change*, cumulative and/or *watershed* impacts where possible

Hydrologic Functions

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 (PPS, 2020).

Individual On-Site Sewage Service

Sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual On-Site Water Service

Individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Industrial Effluent System

Systems which convey and discharge the by-product from an industrial process that can contain contaminants from non-domestic wastes.

Infrastructure

Physical structures (facilities and corridors) that form the foundation for development.

Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, *waste management systems*, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Inland Lakes and their Littoral Zones

Any inland body of permanently standing water larger than a pool or pond or a body of water filling a depression in the earth's surface, where their water levels and hydrologic functions are not directly influenced by either Lake Erie or Lake Ontario.

Inland lakes do not include storm water management ponds, ponds constructed for irrigation purposes, such as those on a golf course or used for agriculture, lakes that have been constructed and managed with the sole purpose of supporting essential infrastructure, and where their *ecological function* is not a consideration in their management.

Institutional Use

Include uses such as government buildings, hospital, schools, churches, cemetery uses.

For the purposes of Section 3.1 of this Plan, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intake Protection Zone

An area as delineated in Schedule E of this Plan and in the Source Protection Plan for the Niagara Peninsula Source Protection Area that surrounds a municipal surface water intake and within which it is desirable to regulate or monitor drinking water threats. Where a conflict in mapping arises, the Source Protection Plan shall prevail.

Intensification

The *development* of a property, site or area at a higher density than currently exists through:

- a. *redevelopment*, including the reuse of brownfields;
- 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. (PPS, 2020)

Interface

The physical relationship between two or more uses, such as, a building and street. It is the intent of urban design to reinforce this relationship and increase its impacts positively on the *public realm*.

Intermittent Stream

Stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the stream bottom during parts of the year (Greenbelt Plan, 2017).

K

Key Hydrologic Areas

Significant groundwater recharge areas, highly vulnerable aquifers, and significant surface water contribution areas that are necessary for the ecological and hydrologic integrity of a *watershed* (Growth Plan, 2019).

Key Hydrologic Features

Permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands (Growth Plan, 2019).

Key Natural Heritage Features

Habitat of endangered species and threatened species; fish habitat; wetlands; life science areas of natural and scientific interest (ANSIs), significant valleylands, significant woodlands; significant wildlife habitat (including habitat of special concern species); sand barrens, savannahs, and tallgrass prairies; and alvars (Growth Plan, 2019).

L

Lake

Any inland body of standing water, usually fresh water, larger than a pool or pond or a body of water filling a depression in the earth's surface.

Landform Features

Distinctive physical attributes of land such as slope, shape, elevation and relief.

Large Inland Lakes

Those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

Lateral Connection

The point at which a sewer or water line coming out from homes and businesses connects to the municipal sewer or water line.

Legal or Technical Reasons

Severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot (PPS, 2020).

Linkages

An area, that may or may not be associated with the presence of existing natural features and areas, that provides and maintains ecological connectivity between core areas consisting of natural features and areas, and supports a range of community and ecosystem processes enabling plants and animals to move among *natural heritage features*, in some cases over multiple generations, thereby supporting the long-term sustainability of the overall *natural environment system*.

Local Growth Centres and Corridors

Established areas, outside of *strategic growth areas*, that will be the focus for growth within Area Municipalities and the preferred location for public and private investment. *Local growth centres and corridors* will vary in size, nature and character, and may include traditional downtown cores and key mixed use areas and areas of *intensification* along transit corridors.

Low and Moderate Income Households

In the case of ownership housing, households with incomes in the lowest 60 per cent of the income distribution for the *regional market area*; or in the case of rental housing, households with incomes in the lowest 60 per cent of the income distribution for renter households for the *regional market area* (Growth Plan, 2019).

Low Impact Development

An approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes 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 stormwater. *Low impact development* can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, 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 and the specific form may vary considering local conditions and community character (Growth Plan, 2019).

M

Major Facilities

Facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation *infrastructure* and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities (PPS, 2020).

Major Goods Movement Facilities and Corridors

Transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, *rail facilities*, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight-supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives (PPS, 2020).

Major Institutional Uses

Major trip generators that provide essential services for every stage of life and benefit from being close to urban services and amenities. Generally, *major institutional uses* are considered post-secondary institutions (i.e., colleges, universities, and trade schools), health care facilities and research centres (i.e., hospitals); and corporate government headquarters.

Major Office Use

Freestanding office buildings of approximately 4,000 square metres of floor space or greater, or with 200 jobs or more (Growth Plan, 2019).

Major Recreational Use

(Greenbelt Plan area only): a recreational use that requires large-scale modification of terrain, vegetation or both and usually also requires large-scale buildings or structures, including but not limited to the following: golf courses; serviced playing fields; serviced campgrounds; and ski hills.

Major Retail / Major Commercial Uses

Large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activities.

Major Transit Station Areas

The area including and around any existing or planned *higher order transit station* or stop within a *settlement area*; or the area including and around a major bus depot in an urban core. *Major transit station areas* generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk, and include protected *major transit station areas* (Growth Plan, 2019).

Major Trip Generators

Origins and destinations with high population densities or concentrated activities which generate many trips (e.g., *urban growth centres* and other downtowns, *major office* and *office parks*, *major retail / major commercial*, *employment areas*, *community hubs*, large parks and recreational destinations, post-secondary institutions and other *public service facilities*, and other mixed-use areas).

Marine Facilities

Ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future *marine facilities* (PPS, 2020).

Mine Hazards

Any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated (PPS 2020).

Minerals

Metallic minerals and non-metallic minerals as herein defined, but does not include *mineral aggregate resources* or *petroleum resources*.

Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived.

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite) (PPS, 2020).

Mineral Aggregate Operation

- a. Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*;
- b. For lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c. Associated facilities used in 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 (PPS, 2020).

Mineral Aggregate Resources

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* (PPS, 2020).

Mineral Deposits

Areas of identified *minerals* that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction (PPS, 2020).

Mineral Mining Operation

Mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use (PPS, 2020).

Minimum Distance Separation Formulae

The formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities. (PPS, 2020).

Multimodal

The availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, rail (such as commuter and freight), trucks, air, and marine (Growth Plan, 2019).

Multimodal Transportation System

A transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine (PPS, 2020).

Municipal Comprehensive Review

A new official plan, or an official plan amendment, initiated by the Region under Section 26 of the Planning Act, 1990 that comprehensively applies Provincial policies and plans and the applicable policies of this Plan.

Municipal Water and Wastewater Systems/Services

Municipal water systems/services are all or part of a drinking-water system:

- a. that is owned by a municipality or by a municipal service board established under section 195 of the Municipal Act, 2001;
- b. that is owned by a corporation established under section 203 of the Municipal Act, 2001;
- c. from which a municipality obtains or will obtain water under the terms of a contract between the municipality and the owner of the system; or
- d. that is in a prescribed class of municipal drinking-water systems as defined in regulation under the Safe Drinking Water Act, 2002.

And, municipal wastewater systems/services are any sewage works owned or operated by a municipality.

N

Natural Environment System

An ecologically integrated system made up of the *Provincial natural heritage systems, natural heritage features and areas, other wetlands, key natural heritage features, key hydrologic features, key hydrologic areas, shoreline areas, hydrologic functions, supporting features and areas, hazardous lands, and linkages* intended to provide connectivity and support natural processes which are necessary to maintain biological and hydrological diversity, *ecological functions*, ecosystem services, viable populations of indigenous species, and ecosystems.

Natural Heritage Features and Areas

Features and areas, including *significant wetlands, significant coastal wetlands, other coastal wetlands, fish habitat, significant woodlands, significant valleylands, 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 (modified from PPS, 2020). For the purposes of this definition, *natural heritage features and areas* includes *other woodlands, earth science areas of natural and scientific interest* (provincial and regional), and *life science areas of natural and scientific interest* (provincial and regional).

Natural Heritage System

A system made up of *natural heritage features and areas, wetlands, 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. These systems 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.

Natural Heritage System for the Growth Plan

The *natural heritage system* mapped and issued by the Province in accordance with the Growth Plan.

Natural Self-Sustaining Vegetation

Vegetation dominated by native plant species that can grow and persist without direct human management, protection, or tending.

Negative Impacts

- a. In regard to water, degradation to the quality or quantity of surface or groundwater, *key hydrologic features* or *vulnerable* areas and their related *hydrologic functions*, due to single, multiple or successive *development* or *site alteration activities*;
- b. 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
- c. 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 (Greenbelt Plan, 2017).

Net-Zero

Either emitting no greenhouse gas emissions or offsetting emissions through actions such as tree planting that capture carbon before it is released into the air.

Niagara Economic Centre

Settlement areas conceptually depicted on Schedules 2, 5, and 6 of the Growth Plan for the Greater Golden Horseshoe, 2019 that, due to their proximity to major international border crossings, have unique economic importance to the region and Ontario.

Niagara Economic Gateway

The total geographic area of the local municipalities a part of the *Niagara Economic Centre* or *Niagara Economic Zone*.

Niagara Economic Zone

Settlement areas within the zone that is conceptually depicted on Schedules 2, 5, and 6 of the Growth Plan for the Greater Golden Horseshoe, 2019, that, due to their proximity to major international border crossings, have unique economic importance to the region and Ontario.

Normal Farm Practices

A practice, as defined in the Farming and Food Production Protection Act, 1998, 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, 2002 and regulations made under that Act (PPS, 2020).

O

Office Parks

Employment areas or areas where there are significant concentrations of offices with high employment densities (Growth Plan, 2019).

Oil, Gas, and Salt Hazards

Any feature of a well or work as defined under the Oil, Gas and Salt Resources Act, or any related disturbance of the ground that has not been rehabilitated (PPS, 2020).

One Hundred Year Flood

For *river, stream and small inland lake systems*, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a one percent chance of occurring or being exceeded in any given year.

One Hundred Year Flood Level

- a. For the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly *lake* levels and wind setups, which has a one per cent chance of being equalled or exceeded in any given year;
- b. In the connecting channels (St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a one per cent chance of being equalled or exceeded in any given year; and
- c. For large *inland lakes*, *lake* levels and wind setups that have a one per cent chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the *one hundred year flood level* is based on the highest known water level and wind setups.

On-Farm Diversified Uses

On a farm; secondary use; limited in area; includes, but is not limited to, home occupations, home industries, agri-tourism uses and value-added uses; compatible with surrounding agricultural operations.

Other Water-Related Hazards

Water-associated phenomena other than *flooding hazards* and *wave uprush* which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

Other Wetlands

Lands that meet the definition of a *wetland*, and which have not been evaluated as a *provincially significant wetland*.

Other Woodlands

Woodlands determined to be 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*. *Other woodlands* include all terrestrial treed vegetation communities where the percent tree cover is greater than 25 per cent. *Other woodlands* would not include *woodlands* meeting the criteria as *significant woodlands*.

P

Permanent Streams

Watercourses that contain water during all times of the year.

Petroleum Resource Operation

Oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons (PPS, 2020).

Petroleum Resources

Oil, gas, and salt (extracted by solution mining method) and formation water resources which 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 (PPS, 2020).

Place-Making

The purposeful planning, and design of buildings, *public realm*, and *transportation systems* to achieve attachment to a place.

Planned Corridors

Corridors or future corridors which are required to meet projected needs, and are identified through this Plan, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ministry of Transportation, Ministry of Energy, Northern Development and Mines, Metrolinx, or Independent Electricity System Operator (IESO) or any successor to those Ministries or entities, is actively pursuing the identification of a corridor. Approaches for the protection of *planned corridors* may be recommended in guidelines developed by the Province (Growth Plan, 2019).

Portable Asphalt Plant

A facility:

- a. with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b. which is not of permanent construction, but which is to be dismantled at the completion of the construction project (PPS, 2020).

Portable Concrete Plant

A building or structure:

- a. with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b. which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project (PPS, 2020).

Prime Agricultural Area

Areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through seven lands, 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 guidelines developed by the Province as amended from time to time. A *prime agricultural area* may also be identified through an alternative agricultural land evaluation system approved by the Province (PPS, 2020).

Prime Agricultural Land

Specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection (PPS, 2020).

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 (PPS, 2020).

Protected Major Transit Station Area

The area surrounding and including an existing or planned *higher order transit* station or stop as identified on Schedule B to this Plan.

Provincial and Federal Requirements

- a. In regard to Section 3.1.12 of this Plan, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish* and *fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- b. In regard to Section 3.1.13 of this Plan, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Provincial Natural Heritage System

Collectively the *Natural Heritage System for the Growth Plan* and the *Greenbelt Plan Natural Heritage system*.

Provincially Significant Employment Zones

Areas defined by the Minister of Municipal Affairs and Housing in consultation with affected municipalities for the purpose of long-term planning for job creation and economic development. Provincially *significant employment zones* can consist of *employment areas* as well as mixed-use areas that contain a significant number of jobs (Growth Plan, 2019).

Provincially Significant Wetlands

Those *wetlands* identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time (PPS, 2020).

Public Realm

The publicly owned places and spaces that are accessible by everyone. These can include municipal streets, lanes, squares, plazas, sidewalks, trails, parks, open spaces, waterfronts, public transit systems, conservation areas, and civic buildings and institutions.

Public Service Facilities

Lands, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. *Public service facilities* do not include *infrastructure* (PPS, 2020).

Public Works Projects

Construction projects, such as roads, highways or dams, bridges and waterworks financed by public funds and constructed by or under contract with the Region or Local municipality for the benefit or use of the public.

Q

Quality and Quantity of Water

Measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime

Quaternary Watershed

A watershed with a drainage area that is between 62 km² and 870 km² that drains into a *tertiary watershed*. There are 12 quaternary watersheds in Niagara:

- Fifteen and Sixteen Mile Creeks
- Four Mile Creek and NOTL
- Jordan Harbour -Twenty Mile Creek
- Twelve Mile Creek
- Welland Canal North
- Welland Canal South
- West Lake Ontario Shoreline
- Niagara River North
- Niagara River South
- Welland River East
- Welland River West
- Northeast Lake Erie Shoreline

R

Rail Facilities

Rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities (PPS, 2020).

Redevelopment

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

Regional Market Area

An area that has a high degree of social and economic interaction. The boundaries of the Niagara Region will serve as the *regional market area* for the purposes of assessing housing market conditions.

Renewable Energy System

A system that generates electricity, heat and/or cooling from a renewable energy source.

For the purposes of this definition:

A renewable energy source is an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces (PPS, 2020).

Residence Surplus to a Farming Operation

An existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation) (PPS, 2020).

Resilience

The ability to withstand, adapt to, or efficiently recover from, exposure to the negative effects of exogenous and endogenous shocks.

Risk Management Official

A person appointed under Part IV of the Clean Water Act, 2006, by the Council of a municipality that has authority to pass by-laws respecting water production, treatment, and storage under the Municipal Act, 2001 (Source Protection Plan for the Niagara Source Protection Area).

River, Stream and Small Inland Lake Systems

All watercourses, rivers, streams, and small *inland lakes* or waterbodies that have a measurable or predictable response to a single runoff event.

Rural Areas

A system of lands within local municipalities that may include *rural settlements*, *rural lands*, *prime agricultural areas*, *natural heritage features and areas*, and resource areas (PPS, 2020).

Rural Lands

Lands which are located outside *settlement areas* and which are outside *prime agricultural areas* (PPS, 2020).

Rural Settlements

Communities located in *rural areas*, as delineated on Schedule B of the Niagara Official Plan, that are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development, and are to accommodate limited growth. All *settlement areas* that are identified as hamlets in the Greenbelt Plan, or as minor urban centres in the Niagara Escarpment Plan are considered *rural settlements* for the purposes of this Plan, including those that would not otherwise meet this definition.

S

Seepage Areas and Springs

Sites of emergence of groundwater where the water table is present at the ground surface (Greenbelt Plan, 2017).

Sense of Place

The emotional attachments, meanings and identities people develop or experience in particular locations and environments. It is also used to describe the distinctiveness or unique character of a place.

Sensitive

In regard to *surface water features* and *groundwater features*, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants (PPS, 2020).

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 (PPS, 2020).

Setback

A physical separation that forms a boundary by establishing an exact distance from a fixed point, such as a property line, an adjacent structure, or a natural feature, within which *development* and/or *site alteration* is prohibited in accordance with the policies of the Conservation Authority.

Settlement Areas

Urban areas and *rural settlements* within local municipalities (such as cities, towns, villages and hamlets) that are:

- a. built up areas where development is concentrated and which have a mix of land uses; and
- b. lands which have been designated in an Official Plan for development in accordance with the policies of this Plan. Where there are no lands that have been designated for development, the *settlement area* may be no larger than the area where development is concentrated.

Sewage Works

Any works for the collection, transmission, treatment and disposal of sewage or any part of such works but does not include plumbing to which the *Building Code Act*, 1992 applies. For the purposes of this definition: Sewage includes, but is not limited to drainage, storm water, residential wastes, commercial wastes and industrial wastes.

Shoreline Areas

The interface between terrestrial and aquatic environments, allowing for interactions between them, providing: specialized habitats (e.g., natural beach, overhanging cover, bird stopover or nesting, etc.), natural cover, areas of shoreline erosion or accretion, nutrient and sediment filtration / buffering, shading, foraging opportunities.

Significant

In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Significant Areas of Natural and Scientific Interest

Those *areas of natural and scientific interest* identified as provincially significant and regionally significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time.

Significant Coastal Wetlands

Those *coastal wetlands* identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time (PPS, 2020).

Significant Drinking Water Threats or Significant Threat

A threat that, according to a risk assessment, poses or has the potential to pose a significant risk to the quality of municipal drinking water (Based on the Source Protection Plan for the Niagara Source Protection Area).

Significant Groundwater Recharge Area

An area that has been identified as:

- a. a *significant groundwater recharge area* by any public body for the purposes of implementing the PPS;

- b. a *significant groundwater recharge area* in the assessment report required under the Clean Water Act, 2006; or
- c. an ecologically *significant groundwater recharge area* delineated in a *subwatershed study* or equivalent in accordance with provincial guidelines.

For the purposes of this definition, ecologically *significant groundwater recharge areas* are areas of land that are responsible for replenishing groundwater systems that directly support *sensitive* areas like cold water streams and wetlands (Greenbelt Plan, 2017).

Groundwater recharge areas are also classified as “significant” where they supply more water to an aquifer than the surrounding area (NPCA, 2013). In other words, a recharge area is considered significant when it helps to maintain the water level in an aquifer that supplies a community with drinking water, or supplies groundwater recharge to a coldwater ecosystem that is dependent on this recharge to maintain its *ecological function* (N.V.C.A., 2015b).

Significant Surface Water Contribution Areas

Areas, generally associated with headwater catchments that contribute to baseflow volumes which are significant to the overall surface water flow volumes within a *watershed* (Greenbelt Plan, 2017).

Significant surface water contribution areas include headwater drainage features classified as protection, conservation and mitigation.

Significant Valleylands

Valleyland which is 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. These are to be identified using criteria established by the Province (Growth Plan, 2019).

Significant Wildlife Habitat

Wildlife habitat that is 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. These are to be identified using criteria established by the Province (PPS, 2020).

Significant Woodlands

Woodlands that are ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history (PPS, 2020).

Site Alteration

Activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site (PPS, 2020).

Soil Management Plan

A plan completed by a professional engineer or geoscientist that outlines the condition of soil at a source site where soil is excavated (Best Management Practices for Excess Soil and modified for this Plan).

Source Protection Plan

A drinking water source protection plan prepared under of the Clean Water Act, 2006 (Source Protection Plan for the Niagara Source Protection Area).

Source Water

Water in its natural or raw state, prior to being drawn into a municipal drinking water system (Source Protection Plan for the Niagara Source Protection Area).

Special Policy Area

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 Forestry 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 strict adherence to provincial policies concerning *development*. The criteria and procedures for approval are established by the Province. A Special Policy Area is not intended to allow for new or intensified *development* and *site alteration*, if a community has feasible opportunities for *development* outside the *floodplain*.

Specialized Housing Needs

Any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples include, but are not limited to, long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Specialty Crop Area

Areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a. soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b. farmers skilled in the production of specialty crops; and
- c. a long-term investment of capital in areas such as crops, drainage, *infrastructure* and related facilities and services to produce, store, or process specialty crops (PPS, 2020).

Specialty Crop Guidelines

Guidelines developed by the Region or Province, as amended from time to time.

Standards and Guidelines for Consulting Archaeologists

The 2011 Standards and Guidelines for Consultants Archaeologists, or as superseded, and any bulletins that clarify and expand on the requirements in the Standards and Guidelines, compliance to which is mandatory for all consultant archaeologists who carry out archaeology in Ontario.

Stormwater Management Facility

A facility for the treatment, retention, infiltration or control of stormwater.

Stormwater Master Plan

A long-range plan that assesses existing and planned stormwater facilities and systems and outlines stormwater *infrastructure* requirements for new and existing *development* within a *settlement area*. *Stormwater master plans* are informed by *watershed planning* and are completed in accordance with the environmental assessment processes under the Environmental Assessment Act, 1990, as amended.

Strategic Growth Areas

Within *settlement areas*, nodes, corridors, and other areas that have been identified in Schedule B to be the focus for accommodating *intensification* and higher-density mixed uses in a more *compact built form*. *Strategic growth areas* include *urban growth centres*, regional growth centres, *major transit station areas*, and other major opportunities that may include infill, *redevelopment*, *brownfield* sites, the expansion or conversion of existing buildings, or *greyfields*. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as *strategic growth areas* (Growth Plan, 2019).

Subwatershed

An area that is drained by a tributary or some defined portion of a stream. A *subwatershed* is smaller nested drainage area within a quaternary watershed. There are over 200 *subwatersheds* in Niagara Region.

Subwatershed Planning

Planning that reflects and refines the goals, objectives, targets, and assessments of *watershed planning*, as available at the time *subwatershed planning* is completed, for smaller drainage areas, is tailored to *subwatershed* needs and addresses local issues.

Subwatershed planning typically includes: the consideration of existing development and the evaluation of the impacts of any potential or proposed land uses and development; the identification hydrologic features, areas, *linkages*, and functions; the identification of natural features, areas, and related *hydrologic functions*; and a plan for protecting, improving, or restoring the quality and quantity of water within a *subwatershed*.

Subwatershed planning is based on pre-development monitoring and evaluation; is integrated with natural heritage protection; and identifies specific criteria, objectives, actions, thresholds, targets, and best management practices for development, for water and wastewater servicing, for stormwater management, for managing and minimizing impacts related to severe weather events, and to support ecological needs.

Subwatershed Study

The plan or outcome from a *subwatershed* planning exercise.

Supporting Features and Areas

Lands that have been restored or have the potential of being restored. *Supporting features and areas* include grasslands, meadows, and thickets (defined in accordance with Ecological Land Classification for Southern Ontario); other *valleylands*; and other *wildlife habitat*; and *enhancement areas* where they are determined to contribute to the biodiversity and *ecological function* of the *natural environment system*.

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 (PPS, 2020).

Sustainable

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Design

The design of the urban environment that mitigates and adapts to *climate change* and reduces or eliminates other negative environmental impacts.

T

Tallgrass Prairie

Land (not including land that is being used for agricultural purposes or no longer exhibits *tallgrass prairie* characteristics) that:

- a. has vegetation dominated by non-woody plants, including *tallgrass prairie* species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- b. has less than 25 per cent tree cover;
- c. has mineral soils; and
- d. has been further identified, by the Minister of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

Temporary Storage Site

Sites owned or controlled by the owner/operator of a source site or receiving site, at which *excess soil* is temporarily stored for two years or less. Includes sites to treat, remediate and transfer *excess soil* to other sites for final placement or disposal (Best Management Practices for Excess Soil and modified for this Plan).

Tertiary Watershed

A *watershed* that drains and discharges into a large water body. There are three *tertiary watersheds* in Niagara, Lake Ontario, Lake Erie and Niagara River.

Threatened Species

A species that is classified as “Threatened Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

Total Developable Area

The total area of the property less the area occupied by key natural heritage features, *key hydrologic features* and any related *vegetation protection zone*.

Transit Priority Corridors

Transportation corridors that aim to improve transit reliability, speed and capacity through roadway treatments, such as: transit only lanes that allow buses to bypass general traffic, dedicated bus lanes, and queue jump traffic signals that allow buses to go before the general traffic green light.

Transit Service Integration

The coordinated planning or operation of transit service between two or more agencies or services that contributes to the goal of seamless service for riders and could include considerations of service schedules, service routes, information, fare policy, and fare payment (Growth Plan, 2019).

Transit-Supportive

Relating to *development* that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities. Transit-supportive development will be consistent with Ontario's Transit Supportive Guidelines (Growth Plan, 2019).

Transport Pathway

In respect of an *intake protection zone*, means works or any other thing that reduces the time it takes for a contaminant to reach a surface water intake and may include storm sewers, discharge pipes, utility trenches, ditches, swales, drainage works or any other types of drain (2017 Technical Rules under the Clean Water Act).

Transportation System

A system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, *rail facilities*, parking facilities, park-and-ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, *marine facilities*, ferries, canals and associated facilities such as storage and maintenance (PPS, 2020).

Two Zone Concept

An approach to *floodplain* management where the *floodplain* is differentiated in two parts: the *floodway* and the *flood fringe*.

U

Universal Design

The design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.

Urban Agriculture

Within *urban areas*, agricultural production of food and non-food products accessory to the principle use of a property. Examples of *urban agriculture* include community, school, and rooftop gardens, ground-based outdoor community and urban market gardens, urban livestock, and hydroponic farms.

Urban Areas

Lands located within a defined boundary as identified in Schedule B. Urban areas are made up of *built-up areas*, *designated greenfield areas* and *excess lands* and does not include hamlets.

Urban Growth Centre

Existing or emerging downtown areas shown in Schedule 4 of A Place to Grow: Growth Plan for the Greater Horseshoe and as further identified by the Minister on April 2, 2008 (Growth Plan, 2019). For the purposes of this Plan, downtown St. Catharines is identified on Schedule B of this Plan.

Utility

Any system, works, plant, pipeline, or equipment providing a service necessary to the public interest including but not limited to electric power generation and transmission, stormwater management, water supply, sewage treatment and disposal, waste management, communications and telecommunications, and oil and gas pipelines and associated facilities.

V

Valleylands

A natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year (PPS, 2020).

Vegetation Protection Zone

A vegetated *buffer* area surrounding a *key natural heritage feature* or *key hydrologic feature* (Greenbelt Plan, 2017).

Vulnerable

Surface and/or groundwater that can be easily changed or impacted.

W

Waste Disposal Sites

The application of untreated septage, the storage, treatment, and discharge of tailings from mines and waste *disposal sites* as defined under Part V of the *Ontario Environmental Protection Act*, 1990 with respect to Source Water Protection.

Waste Management

The activities and actions required to manage waste from its inception to its final disposal. This includes the collection, transport, treatment, and disposal of waste, together with monitoring and regulation of the waste *management* process.

Wastewater Services

Any works provided by the municipality for the collection, *lateral connection*, transmission, and treatment of sewage that are connected to a centralized *wastewater treatment facility*.

Wastewater Treatment Plant/Facility

The part of a *sewage works* that treats or disposes of sewage but does not include the part of the *sewage works* that collects or transmits sewage.

Water Budget

An accounting of the inflow to, outflow from, and storage changes of water in a hydrologic unit.

Water Resource System

A system consisting of *groundwater features and areas* and *surface water features* (including *shoreline areas*), and *hydrologic functions*, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption. The *water resource system* comprises of *key hydrologic features* and *key hydrologic areas* (Growth Plan, 2019).

Water Services

Any works provided by the municipality for the distribution, *lateral connection*, transmission, and treatment of drinking water.

Watershed

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

Watershed Plan

The plan our outcome from a *watershed planning* exercise either at the *tertiary* or *quaternary* level.

Watershed Planning

Planning that provides a framework for establishing goals, objectives, and direction for the protection of water resources, the management of human activities, land, water, aquatic life, and resources within a watershed and for the assessment of cumulative, cross-jurisdictional, and *cross-watershed* impacts.

Watershed planning typically includes: watershed characterization, a *water budget*, and conservation plan; nutrient loading assessments; consideration of the impacts of a changing climate and severe weather events; land and water use management objectives and strategies; scenario modelling to evaluate the impacts of forecasted growth and servicing options, and mitigation measures; an environmental monitoring plan; requirements for the use of environmental best management practices, programs, and performance measures; criteria for evaluating the protection of *quality and quantity of water*; the identification and protection of *hydrologic features*, areas, and functions and the inter-relationships between or among them; and targets for the protection and restoration of riparian areas.

Wave Uprush

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

Wayside Pits and Quarries

A temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way (PPS, 2020).

Wellhead Protection Areas

The surface and subsurface area surrounding a water well or well field that supplies a public water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.

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 (PPS, 2020).

Wildland Fire Assessment and Mitigation Standards

The combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources and Forestry to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, *infrastructure* and property from wildland fire.

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 (PPS, 2020).

Woodlands

Treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of *wildlife habitat*, outdoor recreational opportunities, and the *sustainable* harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* will be delineated according to the Province's Ecological Land Classification system definition for forest (PPS, 2020). For the purposes of this definition, forests include terrestrial vegetation communities as defined in accordance with the Ecological Land Classification (ELC) system, where the tree cover is greater than 60 per cent.

Woodland Enhancement Plan

A study that is carried out when a proponent proposes to remove a *woodland* or portion of a *woodland*, including cultural and regenerating *woodlands* where the purpose of the *woodland* enhancement is to increase *woodland* cover in the region as part of a longer term perspective. The *woodland enhancement plan* must be prepared to the satisfaction of the Region, in consultation with other agencies as the Region sees fit. As part of requirement for a *woodland enhancement plan* the following should be taken into consideration:

- a. if the removal occurs within the *Urban Area* that the enhancement also be provided in the *Urban Area*;
- b. that the enhancement be in the form of a *woodland* and not just the planting of individual trees, i.e., street planting or ornamental tree planting in a park setting is not considered *woodland* enhancement;
- c. the goal of the *woodland* enhancement is it so create a native *woodland* of equal or greater size;
- d. landscape ecology principles including size, patch shape, connectivity, edge to area ratio should be considered;
- e. responsibilities will be determined for who will undertake the restoration of the woodland and the schedule for implementing the plan;
- f. the *woodland enhancement plan* includes a program for the long-term maintenance and management of the restoration woodland until such time as it is deemed to be self-sufficient or when a public agency assumes responsibility for it; and
- g. the plan includes a monitoring plan and periodic reporting to determine if the woodland is progressing toward the approved goal(s) and objectives of the plan.