

Consolidated List of Definitions

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This consolidated list of definitions is prepared as a convenience for users of Mississauga Official Plan and includes the terms identified in the following policies:

- 1- Chapter 1, Policies 1.1.4.l to 1.1.4.mm – defines terms used commonly through Mississauga Official Plan. These terms appear as regular text (i.e. they are not bolded and italicized).
- 2- Chapter 1, Policy 1.1.4.oo - terms defined by Provincial Policy Statement (PPS) or the Growth Plan for the Greater Golden Horseshoe (GP) that are applicable to Mississauga Official Plan. These terms appear as regular text (i.e. they are not bolded and italicized).
- 3- Chapter 20, Glossary – defines terms used in the Plan. These terms are bolded and italicized in the text.
- 4- Selected terms defined by policy throughout Mississauga Official Plan. (Note that this is not a comprehensive list of terms defined by policy.) These terms appear as regular text (i.e. they are not bolded and italicized).

Other notes regarding terms used in Mississauga Official Plan:

Singular terms include the plural and plural terms include the singular.

For terms not defined by policy, the meaning of the term will be as defined in the Canadian Oxford Dictionary, 2nd edition.

Italicized terms throughout the text correspond to specific documents and policies when identified by their title (e.g., Planning Act).

ACTIVE TRANSPORTATION

means any form of self-propelled transportation, which relies on human energy and mobility assisted devices such as, walkers, wheel chairs and scooters. **Active transportation** modes include: walking, jogging, cycling, and in-line skating. Typically, these modes utilize on-road and off-road facilities such as sidewalks, cycling lanes, and multi-use trails and may also be combined with public transit. (Chapter 20 -Glossary)

AFFORDABLE

means

- a. in the case of ownership housing, the least expensive of:
 - 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual

household income for low and moderate income households; or

- 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area; and
- b. in the case of rental housing, the least expensive of:
 - 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - 2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Low and moderate income households means, in the case of ownership housing, households with

incomes in the lowest 60 percent of the income distribution for the regional market area, or in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area. (GP)

AFFORDABLE OWNERSHIP HOUSING UNIT

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

AFFORDABLE RENTAL HOUSING UNIT

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

AIRCRAFT NOISE WARNING AGREEMENT (ANWA)

means an agreement between the Corporation of the City of Mississauga, the Greater Toronto Airports Authority (or its successor) and the Developer to be registered on title that provides for, among other things, the following: a development agreement incorporating conditions related to noise mitigation consistent with findings of the detailed noise impact study; enforcement obligations, post-construction certification that development approval conditions have been satisfied, aircraft noise warning signage, and aircraft noise warning clauses regarding both indoor and outdoor activities in Purchase and Sale Agreements, sales materials, and in enrollment documents for schools and daycares. (Chapter 20 - Glossary)

AIRPORT

means the Toronto – Lester B. Pearson International Airport. (Chapter 1 - Policy 1.1.4)

ANCHOR HUBS

means the **Major Transit Station Area** associated with the regional transportation system, that has significant potential to attract and accommodate new growth and development. These hubs have the potential to be planned for major institutions, employment centres, shopping centres. **Anchor hubs** also have strategic importance due to their relationship with the Downtown and Airport. (Chapter 20 - Glossary)

ARCHAEOLOGICAL PROTECTION AREAS

Archaeological protection areas are sites of archaeological value and interest of major significance to the history and identity of the city, worthy of preservation and possible acquisition by the City. (Chapter 7 – Policy 7.4.5)

ARCHAEOLOGICAL SITE

An archaeological site is a defined location noted through the scientific study of material remains of past human life and activities.

(Chapter 7 – Policy 7.4.1)

AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)

means 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 2014)

BIODIVERSITY

means the variety of life in all forms, levels, and combinations. It includes ecosystem and landscape diversity, species diversity, and genetic diversity. (Chapter 20 - Glossary)

BUILT-UP AREA

means all land within the built boundary. (GP)

BUILT BOUNDARY

means the limits of the developed urban area as defined by the Minister of Public Infrastructure Renewal in accordance with Policy 2.2.3.5. (Refers to Policy contained within *The Growth Plan* as issued by Ministry of Public Infrastructure Renewal on April 2, 2008). (GP)

CHARACTER

means the aggregate of the features including the attributes of the physical, natural and social dimensions of a particular area or neighbourhood. (Chapter 1 - Policy 1.1.4)

CITY

City, when capitalized, means The Corporation of the City of Mississauga. (Chapter 1 - Policy 1.1.4)

CITY

city, when not capitalized, means the geographic area of the City of Mississauga. (Chapter 1 - Policy 1.1.4)

COASTAL WETLAND

means

- a. any *wetland* that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); 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 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected. (PPS 2014)

COGENERATION

means the generation of two or more forms of heat energy, electrical power and mechanical power from

one fuel source, such as gas or renewable sources, but excluding oil, coal and nuclear. (Chapter 20 - Glossary)

COMMUNITY FACILITY

community facility” means a facility operated by or on behalf of a public authority for the provision of community activities such as, but not limited to recreation, libraries, arts, crafts, museums, social and charitable activities. This includes pools, outdoor rinks and arenas. Private facilities such as gyms, banquet halls/conference centres or convention centres are not considered community facilities. (Chapter 1 – Policy 1.1.4)

COMMUNITY INFRASTRUCTURE

means lands, buildings, and structures that support the quality of life for people and communities by providing public schools, private schools, emergency services, private clubs, **community facilities**, daycare/day program and places of religious assembly. Private club means a social, cultural, athletic or recreational club or fraternal organization that is not operated for profit. (Chapter 1 - Policy 1.1.4)

COMPATIBLE

means development, which may not necessarily be the same as, or similar to, the existing or desired development, but nonetheless enhances an established community and coexists with existing development without unacceptable adverse impact on the surrounding area. (Chapter 1 - Policy 1.1.4)

COMPLETE COMMUNITIES

means communities that meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, public services, affordable housing, and community infrastructure including affordable housing, schools, recreation, and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided. (GP)

CONFORM TO

means to comply with or be in agreement with a policy or requirement of the Plan. (Chapter 1 - Policy 1.1.4)

CONSERVE

means the identification, protection, use and/or management of cultural, heritage and archaeological resources in such a way that their heritage values, attributes, and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment. (Chapter 1 - Policy 1.1.4)

CONSISTENT WITH

means to be in agreement or not in conflict with a policy or requirement of the Plan. (Chapter 1 - Policy 1.1.4)

CONTAMINATED SITES

means property or lands that have not been rehabilitated and, for reasons of public health and safety or environmental quality, are unsafe for use as a result of human activities, particularly those activities that have left a chemical or radioactive residue. Such sites include some industrial lands, some transportation facilities, electrical facilities, and some abandoned mine hazards. (Chapter 20 - Glossary)

CORRIDOR

means lands adjacent to and framing a right-of-way. (Corridors are shown on Schedules 1: Urban System and 1c: Urban System - Corridors.) (Chapter 20 - Glossary)

CREMATORIUM

means a building, structure or part thereof fitted with a retort(s) for the purpose of cremating human remains and may include a processing area and body storage area.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

means the proper design and effective use of the built environment which may lead to a reduction in

the fear and incidence of crime, and an improvement of the quality of life. (Chapter 20 - Glossary)

CULTURAL HERITAGE LANDSCAPE

means 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 Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site). (PPS 2014)

CULTURAL HERITAGE PROPERTIES

Cultural heritage properties are those properties or defined areas that are determined to be of cultural, historical, archaeological or natural significance and/or value. (Chapter 7 – Policy 7.4.2)

CULTURAL HERITAGE RESOURCES

Cultural heritage resources are structures, sites, environments, artifacts and traditions that are of cultural, historical, architectural, or archaeological value, significance or interest. These include, but are not limited to:

- structures such as buildings, groups of buildings, monuments, bridges, fences and gates;
- sites associated with an historic event;
- environments such as landscapes, **streetscapes**, flora and fauna within a defined area, parks, heritage trails and historic corridors;

- artifacts and assemblages from an archaeological site or a museum; and
- traditions reflecting the social, cultural, or ethnic heritage of the community.

(Chapter 7 – Policy 7.4.1)

CULTURAL INFRASTRUCTURE

Cultural infrastructure refers to those properties that are used primarily or occasionally for creation, presentation or delivery of cultural products or events or which are themselves cultural artifacts.

These properties may have been constructed as purpose built cultural buildings or they may have had, or continue to have, another primary purpose. These properties may be owned by governments, institutional and not for profit corporations, or by private interests. Some properties will conform to the description of conventional cultural facility type (e.g., museum) while others may not. The public and physical places where digital culture is facilitated (e.g., internet cafes, wireless hotspots) are included. (Chapter 7 – Policy 7.5)

CULTURAL SAVANNAHS

means a treed vegetation community originating from, or maintained by, anthropogenic influences and culturally based disturbances; often containing a large proportion of non-native species and having 25 to 35 percent cover of coniferous or deciduous trees. **Cultural savannahs** may be second or third growth **woodlands** that occur on land where the forest was completely or partially removed at various points in time. These **woodlands** vary in composition and quality depending on the length of time that the forest has been re-establishing, the nature and duration of the land use while it was cleared, and the underlying environmental characteristics such as soil type, moisture, exposure and seed bank all of which influence natural succession processes and species composition. **Cultural Savannahs** may include **Plantations**. (Chapter 20 - Glossary)

CULTURAL WOODLANDS

means a treed vegetation community originating from, or maintained by, anthropogenic influences and culturally-based disturbances; often containing a large proportion of non-native species and having 35 to 60 percent cover of coniferous or deciduous trees. **Cultural woodlands** may be second or third growth **woodlands** that occur on land where the forest was completely or partially removed at various points in time. These **woodlands** vary in composition and quality depending on the length of time that the forest has been re-establishing, the nature and duration of the land use while it was cleared, and the underlying environmental characteristics such as soil type, moisture, exposure and seed bank all of which influence natural succession processes and species composition. **Cultural Woodlands** may include **Plantations**. (Chapter 20 - Glossary)

CURRENT

means most recently approved practices and standards or policies that are in effect. (Chapter 1 - Policy 1.1.4)

dBA

means a sound pressure level indicated by a measurement system that includes an A-weighting network. The A-weighting network approximates the relative sensitivity of the normal human ear to different frequencies of sound. The resulting value is in decibels and is commonly labelled **dBA**. (Chapter 20 - Glossary)

DENSITY

means the intensity of use permitted on a property or the concentration of jobs or people within a defined area. When referring to development, density means the floor space of a building(s) or number of units in relation to a given area of land. (Chapter 1 - Policy 1.1.4)

DESIGNATED GREENFIELD AREA

means the area within a settlement area that is not built up area. Where a settlement area does not have a built boundary, the entire settlement area is considered designated greenfield area. (GP)

There are lands in the Churchill Meadows Neighbourhood Character Area that are identified as a designated greenfield area pursuant to the Growth Plan for the Greater Golden Horseshoe. (Chapter 5 – Policy 5.6)

DETAILED NOISE IMPACT STUDY

means the final technical assessment, certified by a licensed professional engineer with acoustical experience, of the existing and predicted future noise and vibration levels from all transportation (road, rail and aircraft) and stationary noise sources on the indoor and outdoor environment, description of impacts on the subject property and surrounding environment, in addition to calculation of Acoustic Insulation Factor (AIF) values and prescription of associated mitigation measures and features (e.g. building materials, ventilation requirements, noise barrier design and height, building orientation) required to meet sound level limits, in accordance with the applicable Municipal, Regional and Provincial noise guidelines. The Detailed Noise Impact Study should be based on the Feasibility Noise Impact Study. Once all final information is known, detailed studies may be prepared in place of feasibility studies. (Chapter 20 - Glossary)

DEVELOPMENT

means 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;
- b. works subject to the *Drainage Act*; or

- c. for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a). (PPS 2014)

DISCOURAGE

means not permitted unless it can be demonstrated that compliance with the policy:

- a. is not possible; or
- b. would not result in good planning; or
- c. does not meet the overall intent of this Plan. (Chapter 1 - Policy 1.1.4)

DOWNTOWN

- a. corresponds to the “Urban Growth Centre” as defined in the Growth Plan for the Greater Golden Horseshoe 2006 and refers to the city structure element. (Chapter 1 - Policy 1.1.4)

DYNAMIC BEACH HAZARD

means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes – St. Lawrence River System and large inland lakes, as identified by provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance. (PPS 2014)

ECOLOGICAL FUNCTION

means 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 2014)

ECOSYSTEM APPROACH

means an approach to planning and management which recognizes that economy, community, and environment are inextricably linked and equally

important for the health of the city. (Chapter 20 - Glossary)

ELECTRIC POWER DISTRIBUTION AND TRANSMISSION FACILITY

means buildings, structures and infrastructure that facilitate the distribution of electric power such as hydro lines, transformers, transfer stations and switch gear but does not include a **major power generating facility** or **minor power generating facility**. (Chapter 10 - Glossary)

ENCOURAGE

means to carefully consider or take into account. (Chapter 1 - Policy 1.1.4)

ENDANGERED SPECIES

means a species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Natural Resources’ official Species at Risk list, as updated and amended from time to time. (PPS 2014)

ENHANCE

means to complement and assist in furthering the aesthetic and intrinsic value of a neighbourhood, site, or structure. As applied to the environmental policies of the Plan, enhance means intensifying components of a natural area through management measures to increase stability, **biodiversity**, and long term viability. (Chapter 1 - Policy 1.1.4)

ENVIRONMENTALLY-SENSITIVE OR SIGNIFICANT AREA

means places where ecosystem functions or features warrant special protection. These may include but are not limited to rare or unique plant or animal populations or habitats’ plant or animal communities, or concentrations of ecological functions. In the city, **environmentally-sensitive or significant areas** are inventoried and designated by Conservation Authorities and the Provincial Government. (Chapter 20 - Glossary)

EROSION HAZARD

means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over an one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance. (PPS 2014)

EXEMPT SITES

Reflect unique circumstances that are not representative of the vision, direction and planning policies of the Plan, but nonetheless are recognized because they contain established land uses. Generally such uses will be encouraged to relocate to lands appropriately designated. “Exempt sites” will be reviewed during the preparation of local area reviews or other planning studies. It is intended that these lands will eventually be redeveloped in accordance with the underlying designation. In the interim, lands zoned to permit such uses or buildings are deemed to be in conformity with the provisions of the Plan. The lands may be developed in accordance with their land use designation and/or the uses permitted by the individual exempt site. (Chapter 1 - Policy 1.1.4)

EXISTING

includes built and approved development at the time this Plan is adopted by City Council. (Chapter 1 - Policy 1.1.4)

FEASIBILITY NOISE IMPACT STUDY

means the initial technical assessment, certified by a licensed professional engineer with acoustical experience, of the existing and predicted future noise and vibration levels from all transportation (road, rail and aircraft) and stationary noise sources on the indoor and outdoor environment, description of impacts on the subject property and surrounding environment, in addition to calculation of Acoustic Insulation Factor (AIF) values and prescription of associated mitigation measures and features (e.g. building materials, ventilation requirements, noise

barrier design and height, building orientation) required to meet sound level limits, in accordance with the applicable Municipal, Regional and Provincial noise guidelines. This study is to ensure that the proposal is feasible in the context of site design and the extent of control measures such as barriers, ventilation requirements and building components. Feasibility studies should be submitted with the initial proposal and provide a clear direction regarding the need for additional studies and implementation of required control measures.

(Chapter 20 - Glossary)

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 2014)

FLOOD FRINGE

for river, stream and small inland lake systems, means the outer portion of the *flood plain* 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. (PPS 2014)

FLOODLINE

means a line as determined in accordance with criteria specified by the Provincial Government. (Chapter 20 - Glossary)

FLOOD PLAIN

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 2014)

FLOODING HAZARD

means 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:
 1. 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;
 2. the one hundred year flood; and
 3. a flood which is greater than the previous two bullet points, which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard). (PPS 2014)

FLOODPROOFING STANDARD

means 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 the Great Lakes – St. Lawrence River System and large inland lakes, and flooding hazards along river, stream and small inland lake systems. (PPS 2014)

FLOODWAY

for river, stream and small inland lake systems, means the portion of the *flood plain* 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 *flood plain*.

Where the two-zone concept is applied, the floodway is the contiguous inner portion of the *flood plain*, 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 *flood plain* is called the flood fringe. (PPS 2014)

FLOOR SPACE INDEX (FSI)

means the ratio of the gross floor area of all buildings on a site to the net developable area of that site. The gross floor area calculated for purposes of **floor space index (FSI)** is generally measured from the exterior of outside walls, but does not generally include mechanical areas, stairwells, washrooms, elevators, storage, and parking or other items as defined in specific Zoning By-laws. (Chapter 20 - Glossary)

FLORISTIC CO-EFFICIENT

means a system whereby the flora of Ontario are ranked in descending order by a plants needs for the quality of habitat in which they will persist and thus are restricted to those habitats. For detailed information regarding **floristic co-efficients**, the City of Mississauga Natural Areas Survey, should be consulted. (Chapter 20 - Glossary)

FLORISTIC QUALITY INDEX (FQI)

means a system that allows for an objective numerical evaluation of an area based on the quality of its flora. For detailed information regarding the methodology for calculating the **Floristic Quality**

Index (FQI), the City of Mississauga Natural Areas Survey, should be consulted. (Chapter 20 - Glossary)

GATEWAY HUB

means a **Major Transit Station Area** with high current or potential development capacity that makes it a significant origin and/or destination on the transit system. **Gateway hubs** may also locate at the interchange between two or more current or planned regional rapid transit lines. (Chapter 20 - Glossary)

GREEN INFRASTRUCTURE

means 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. (PPS 2014)

GREEN SYSTEM

The Green System makes up almost 23 percent of total land cover in Mississauga and is composed of:

- Natural Heritage System;
- The Urban Forest;
- Natural **Hazard Lands**; and
- Parks and Open Spaces.

The principal components of the Green System, as listed above, are part of a broader urban ecosystem that includes other green infrastructure (e.g., trees on boulevards, landscaping on private property) and should be viewed within the context of a single, inter-related system of green spaces. As shown in Figure 6-4 these components are not mutually exclusive. (Chapter 6 – Policy 6.3)

GROUND WATER FEATURE

means water related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers, and unsaturated zones that

can be defined by surface and subsurface hydrogeologic investigations. (PPS 2014)

GROUND WATER RECHARGE

means an area in which there is significant addition of water by natural processes to ground water. (Chapter 20 - Glossary)

HABITAT OF ENDANGERED SPECIES AND THREATENED SPECIES

means

- a. with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) of the Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the habitat of the species; or
- b. with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and
- c. places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences. (PPS 2014)

HERITAGE CONSERVATION DISTRICTS

Heritage Conservation Districts are areas defined by the City as being of unique character to be conserved through a designation by-law pursuant to the *Ontario Heritage Act*. (Chapter 7 – Policy 7.4.3)

HERITAGE EASEMENT

means a legal agreement between the property owner and the City or the property owner and the Ontario Heritage Trust whereby a set of regulations regarding the heritage conservation of the property are established in perpetuity. (Chapter 20 - Glossary)

HERITAGE IMPACT STATEMENT

means a statement that will identify all heritage resources of a property; describe and evaluate their heritage significance; and, evaluate their sensitivity to a proposed development, use or reuse, including, where possible, measures to mitigate deleterious consequences. (Chapter 20 - Glossary)

HIGHER ORDER TRANSIT

means transit that generally operates on its own dedicated right-of-way, outside of mixed traffic, and therefore can achieve a frequency of service greater than mixed traffic transit. **Higher order transit** can include heavy rail (such as subways), light rail (such as streetcars), and buses in dedicated rights-of-way. (Chapter 20 - Glossary)

HYDROLOGIC FUNCTION

means 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 2014)

INFRASTRUCTURE AND UTILITIES

infrastructure and utilities includes sanitary sewer and water supply, stormwater management facilities and systems, gas and oil transmission pipelines, **electric power distribution and transmission facilities**, telecommunications and other cabled services. (Chapter 10 – 10.6)

INTENSIFICATION

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

- a. redevelopment, including the reuse of brownfield sites;
- b. the development of vacant and/or underutilized lots within previously developed areas;
- c. infill development; and

d. the expansion or conversion of existing buildings. (PPS 2014/GP)

INTENSIFICATION CORRIDOR

means the lands within approximately 200 to 300 metres of the centre line of roads identified as having the potential for higher density mixed use development consistent with planned transit service levels. (Chapter 20 - Glossary)

LANDFILL

means the disposal of **waste** by deposit, under controlled conditions, on land or on land covered by water, and includes compaction of the **waste** into a cell and covering the **waste** with materials at regular intervals. (Chapter 20 - Glossary)

Leq

means the equivalent sound level of a fluctuating sound expressed in the same terms as the level of a steady sound carrying the same total energy within the same time interval. (Chapter 20 - Glossary)

LINKAGES

Linkages are those areas that are necessary to maintain **biodiversity** and support ecological functions of Significant Natural Areas and Natural Green Spaces but do not fulfill the criteria of Significant Natural Areas, Natural Green Spaces, Special Management Areas or Residential Woodlands. Linkages will provide connections between and among other lands within the Green System, particularly the Natural Heritage System and Urban Forest. (Chapter 6 – Policy 6.3.21 and 6.3.22)

LOW-INCOME HOUSEHOLDS

means in the case of ownership housing, households with incomes in the lowest 30 percent of the income distribution for households in the City of Mississauga; or in the case of rental housing, households with incomes in the lowest 30 percent of the income distribution for renter households in the City of Mississauga.

MAJOR OFFICE

is generally defined as freestanding office buildings of 10 000 m² or greater, or with 500 jobs or more. (GP)

MAJOR POWER GENERATING FACILITY

means a building or structure used for the generation of electrical power, where output is ten megawatts or greater and where the method of production is limited to: **renewable energy**; natural gas fired; and **cogeneration**. Natural gas fired means the generation of electrical power through the combustion of natural gas and may include single cycle, combined cycle and **cogeneration** technologies. (Chapter 20 - Glossary)

MAJOR RETAIL

means one or more retail establishments that provide goods or services for sale to the public that are not accessory to or associated with employment uses and have a combined gross floor area of greater than 600 m². (Chapter 20 - Glossary)

MAJOR TRANSIT STATION AREA

means the area including and around any existing or planned **higher order transit** station. Station areas generally are defined as the area within an approximate 500 m radius of a transit station, measured from the station building, representing about a 10 minute walk. (Chapter 20 - Glossary)

MAKERSPACE

refers to a facility used for producing or making custom-made goods in limited quantities. These spaces may include community or artisan workshops and places to incubate shared interests, particularly in computing or technology.

(Chapter 20 - Glossary)

MAY

means a discretionary, but not a mandatory policy or requirement of the Plan. (Chapter 1 - Policy 1.1.4)

MINERAL AGGREGATE OPERATION

means

- 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 2014)

MOBILITY HUBS

Mobility hubs have employment, housing, shopping and recreational uses concentrated around a **Major Transit Station Area** and are connected by a variety of modes of transportation such as walking, cycling, and regional and local transit. Mobility hubs include both **gateway** and **anchor hubs** as shown on Schedule 6: Long Term Transit Network. (Chapter 8 – Policy 8.6)

MODAL SHARE

means the percentage of person trips or of freight movements made by one travel mode, relative to the total number of such trips made by all modes. (GP)

MODERATE-INCOME HOUSEHOLDS

means in the case of ownership housing, households with incomes between 30 to 60 percent of the income distribution for households in the City of Mississauga; or in the case of rental housing, households with incomes between 30 to 60 percent of the income distribution for renter households in the City of Mississauga.

MINOR POWER GENERATING FACILITY

means a building or structure used for the generation of electrical power, where output is less than ten megawatts and where the method of production is limited to: **renewable energy**; the combustion of natural gas, oil and propane; and **cogeneration**. (Chapter 20 - Glossary)

MULTI-MODAL

means 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. (GP)

NATURAL AREA

The Natural Heritage System includes natural areas (e.g., meadows, fish and wildlife habitats), **woodlands**, wetlands and **valley and watercourse corridors**. These areas represent the pre-settlement landscape, remnant parcels of native vegetation and areas that have been restored to a natural state through naturalization or successional growth. (Chapter 6 – part of Policy 6.3)

NATURAL GREEN SPACES

Natural Green Spaces are areas that meet one or more of the following criteria:

- a. woodlands greater than 0.5 hectares that do not fulfill the requirements of a significant woodland;
- b. wetlands that do not fulfill the requirements of a **significant wetland**;
- c. **watercourses** that do not fulfill the requirements of a significant valleyland, even if they are predominantly engineered; and
- d. all natural areas greater than 0.5 hectares that have vegetation that is uncommon in the city. (Chapter 6 – Policy 6.3.14)

NATURAL HAZARD LANDS

means property or lands that could be unsafe for development due to naturally occurring processes. Along the shoreline of Lake Ontario, this means the land 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 and stream systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. (Chapter 20 - Glossary)

NATURAL HERITAGE FEATURES

means lands within the Natural Heritage System. (Chapter 20 - Glossary)

NATURAL HERITAGE SYSTEM

Mississauga's Natural Heritage System is composed of the following:

- Significant Natural Areas;
- Natural Green Spaces;
- Special Management Areas;
- Residential Woodlands; and
- Linkages. (Chapter 6 – Policy 6.3.9)

NEGATIVE IMPACT

means degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. In regard to fish habitat any permanent alteration or destruction to fish habitat except where in conjunction with the appropriate authorities it has been authorized under the *Fisheries Act*. In regard to other **natural heritage features**, **negative impact** means degradation that threatens the health and integrity of the natural feature or its ecological functions. In regard to the urban forest, **negative impact** means no net loss to the existing canopy cover. Replacement canopy cover will be evaluated based

on the potential canopy cover into the future (e.g., 10 to 20 years) assuming normal growth of planted stock. (Chapter 20 - Glossary)

NEIGHBOURHOOD

Neighbourhood, when capitalized, refers to the city structure element. (Chapter 1 - Policy 1.1.4)

NEIGHBOURHOOD

Neighbourhood, when not capitalized, refers to an undefined geographic area containing primarily residential dwellings. (Chapter 1 - Policy 1.1.4)

NET RESIDENTIAL HECTARE

means:

- for detached, semi-detached, duplex, townhouse, and other dwelling types with individual frontages, a **net residential hectare** includes the land for residential lots and
- common element roads, but excludes public and other forms of private roadways; and
- for condominium units and apartment blocks, a **net residential hectare** includes the land for residential units, private internal roads and parking, landscaped areas, private open space, and other associated amenities. (Chapter 20 - Glossary)

NOISE EXPOSURE FORECAST (NEF)

means the value at a ground position providing an estimate of the integrated noise exposure produced by all types of aircraft at an airport, based on the actual or projected number and type of aircraft as well as the yearly runway utilization. The NEF system takes into consideration the number of flights, the duration of noise, the time of day, the frequency components of the noise and the noise potential of different types of aircraft operating under specific conditions. NEF values increase or decrease in a logarithmic manner, and the resultant scale is aimed at approximating the human response

to a complex noise exposure situation. (Chapter 20 - Glossary)

NOISE EXPOSURE PROJECTION (NEP)

similar to the NEF with the exception that it provides authorities with long range guidance in land use planning based on a projection of aircraft traffic levels, aircraft types, and runway configurations over a specific future time period. (Chapter 20 - Glossary)

NOISE EXPOSURE PROJECTION (NEP)/NOISE EXPOSURE FORECAST (NEF) COMPOSITE NOISE CONTOUR

means a line linking specific locations predicted to be subject to the same noise exposure value based on the most stringent of an airport's NEF and NEP. (Chapter 20 - Glossary)

OIL, GAS AND SALT HAZARDS

means 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 2014)

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 one hundred years on average, or having a 1% chance of occurring or being exceeded in any given year. For the shorelines of the Great Lakes, means the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equaled or exceeded in any given year. (PPS 2014)

ONE-ZONE CONCEPT

means the approach whereby the entire *flood plain*, as defined by the regulatory flood, is treated as one unit, and all development is prohibited or restricted. (Chapter 20 - Glossary)

OTHER WETLAND

means any wetland and coastal wetland that contributes to the Natural Heritage System that is not evaluated as a provincially **significant wetland**, as determined by the City in consultation with the appropriate conservation authority. (Chapter 20 - Glossary)

PEDESTRIAN

means a person who travels by foot or with a mobility assisted device, e.g. a wheelchair, and matters pertaining to pedestrian movement including universal accessibility. (Chapter 1 - Policy 1.1.4)

PETROLEUM RESOURCE OPERATIONS:

means 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 2014)

PLACEMAKING

Placemaking is not just the act of building or fixing up a space, but a whole process that fosters the creation of vital public destinations: the kind of places where people feel a strong stake in their communities and a commitment to making things better. Simply put, Placemaking capitalizes on a local community's assets, inspiration, and potential, ultimately creating good public spaces that promote people's health, happiness and well being. (Chapter 4 – Policy 4.5)

PLANTATION

means a treed community in which the majority of trees have been planted or the majority of the basal area is in trees that have been planted, often characterized by regularly spaced rows. With time and forest management, natural regeneration can become established and eventually convert the community to natural forest.

Plantations exclude lands that are:

- e. managed for production of fruits, nuts, Christmas trees or nursery stock;
- f. managed for tree products with an average rotation of less than 20 years (e.g. hybrid willow or poplar); or
- g. established and continuously managed for the sole purpose of complete removal at rotation, as demonstrated with documentation acceptable to the City, without a **woodland** restoration objective. (Chapter 20 - Glossary)

PODIUM:

Podium means the base of a building that is distinguished from the taller portion of the building by being set forward or articulated architecturally. (Chapter 20 - Glossary)

PRESERVE

when referring to Natural Areas, means maintaining a natural area by protecting the stability, **biodiversity** and long term viability of its components. When referring to heritage resources, preservation includes both short term and interim measures to protect or stabilize the area or feature, as well as long term actions to retard deterioration or prevent damage so that the area or feature can be kept serviceable through routine maintenance and minimal repair, rather than extensive replacement and new construction. (Chapter 1 - Policy 1.1.4)

QUALITY AND QUANTITY OF WATER

is 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. (PPS 2014)

REDEVELOPMENT

means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (PPS 2014/GP)

REGION

Region, when capitalized, means the Region of Peel. (Chapter 1 - Policy 1.1.4)

REGION

region, when not capitalized, refers to the geographic area of the Region of Peel and surrounding area. (Chapter 1 - Policy 1.1.4)

REGIONAL MARKET AREA

means an area, generally broader than a lower-tier municipality that has a high degree of social and economic interaction. In southern Ontario, the upper- or single-tier municipality will normally serve as the regional market area. Where a regional market area extends significantly beyond upper- or single-tier boundaries, it may include a combination of upper-, single and/or lower-tier municipalities. (PPS 2014/GP)

RENEWABLE ENERGY

means the generation of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, biomass, biogas, biofuel, solar energy or geothermal energy. (Chapter 20 - Glossary)

RESIDENTIAL WOODLANDS

Residential Woodlands are areas, generally in older residential areas, with large lots that have mature trees forming a fairly continuous canopy and minimal native understorey due to the maintenance of lawns and landscaping. (Chapter 6 – Policy 6.3.17)

RESTORE

means developing components of a natural area through the re-creation or reinstatement of

conditions previously associated with stability, **biodiversity**, and long term viability. (Chapter 1 - Policy 1.1.4)

RUNOFF CONTROL

means the regulation of the rate of flow of surface runoff. (Chapter 20 - Glossary)

SCENIC ROUTES

means routes designed to preserve existing **woodlands** and Greenlands along roadways. **Scenic routes** are also designated to maintain or restore historic scenic nature of roadways. (Chapter 20 - Glossary)

SECONDARY OFFICE

means business, professional, and administrative offices, less than 10,000 m² or accommodating less than 500 jobs. (Chapter 20 - Glossary)

SENSITIVE

in regard to surface water features and ground water features, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants. (PPS 2014)

SENSITIVE LAND USES

means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences; day care centres; educational facilities and health facilities. (PPS 2014)

SHOULD

means to carefully consider or take into account.

(Chapter 1 - Policy 1.1.4)

SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST

means an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time. (Chapter 20 - Glossary)

SIGNIFICANT COASTAL WETLAND

means an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time. (Chapter 20 - Glossary)

SIGNIFICANT NATURAL AREAS

Significant Natural Areas are areas that meet one or more of the following criteria:

- h. provincially or regional significant life science areas of natural and scientific interest (ANSI);
- i. environmentally sensitive or significant areas;
- j. habitat of threatened species or endangered species;
- k. fish habitat;
- l. significant wildlife habitat;
- m. **significant woodlands** are those that meet one or more of the following criteria:
 - **woodlands**, excluding **cultural savannahs**, greater than or equal to four hectares;
 - **woodlands**, excluding **cultural woodlands** and **cultural savannahs**, greater than or equal to two hectares and less than four hectares;
 - any **woodland** greater than 0.5 hectares that:
 - supports old growth trees (greater than or equal to 100 years old);
 - supports a significant linkage function as determined through an Environmental Impact

Study approved by the City in consultation with the appropriate conservation authority;

o is located within 100 meters of another Significant Natural Area supporting a significant ecological relationship between the two features;

o is located within 30 meters of a watercourse or significant wetland; or

o supports **significant species or communities**;

n. **significant wetlands** are one of the following:

- Provincially **significant coastal wetlands**;
- Provincially **significant wetlands**;
- Coastal wetlands;
- other **wetlands** greater than 0.5 hectares;

and

o. significant valleylands are associated with the main branches, major tributaries and other tributaries and watercourse corridors draining directly to Lake Ontario including the Credit River, Etobicoke Creek, Mimico Creek and Sixteen Mile Creek. (Chapter 6 – Policy 6.3.12)

SIGNIFICANT SPECIES OR COMMUNITIES

means any G1, G2, G3, S1, S2 or S3 plant or animal species, or community as designated by the Natural Heritage Information Centre (NHIC). The rankings G1, G2, G3, S1, S2 and S3 refer to the conservation status of species assigned by the Ministry of Natural Resources' NHIC. 'G' or Global ranks (GRANKS) are assigned by a consensus of the network of Conservation Data Centres, including the NHIC, scientific experts and The Nature Conservancy to designate a rarity rank based on the range-wide status of a species. 'S' or Sub-national ranks (SRANKS) are assigned by the NHIC for species and vegetation communities in Ontario. The rankings are as follows:

G1 – extremely rare

G2 – very rare

G3 – rare to uncommon

S1 – critically imperiled

S2 – imperiled

S3 – vulnerable

(Chapter 20 - Glossary)

SIGNIFICANT WETLANDS

means an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time. (Chapter 20 - Glossary)

SIGNIFICANT WILDLIFE HABITAT

means **wildlife habitat** that is ecologically important as defined in the Region of Peel Official Plan in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. (Chapter 20 - Glossary)

SIGNIFICANT WOODLANDS

means an area which is 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. These will be identified using criteria established by the Region of Peel in consultation with the City. (Chapter 20 - Glossary)

SITE ALTERATION

means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. (PPS 2014)

SPECIAL CONCERN

means a wildlife species that may become a threatened or endangered species because of a combination of biological characteristics and identified threats. (Chapter 20 - Glossary)

SPECIES AT RISK

means any plant or animal threatened by, or vulnerable to, extinction and listed in regulations under the *Endangered Species Act*. (Chapter 20 - Glossary)

SPECIAL MANAGEMENT AREAS

Special Management Areas are lands adjacent to or near Significant Natural Areas or Natural Green Spaces and will be managed or restored to enhance and support the Significant Natural Area or Natural Green Space. (Chapter 6 – Policy 6.3.15)

SPECIAL NEEDS

means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory, or mental health disabilities, and housing for the elderly. (PPS 2014)

SPECIAL POLICY AREA

means an area within a community that has historically existed in the *flood plain* and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from 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 *flood plain*. (PPS 2014)

SPECIAL SITES

are sites within Character Areas that merit special attention. While special sites are areas with unique circumstances, they complement and support the long term vision of the Plan. As such, they are to be read in conjunction with the general land use policies and all other applicable policies of the Plan. Unless otherwise stated, the lands may be developed in accordance with their land use designation and/or the uses permitted by the special site. It is intended that special sites will be reviewed during the preparation of local area reviews or other planning studies. (Chapter 1 - Policy 1.1.4)

STORMWATER BEST MANAGEMENT PRACTICES

means a set of practices which includes techniques, measures, structural and non-structural controls that are used to manage the volume, discharge rate and quality of stormwater runoff, promote groundwater infiltration and reduce the release of pollutants into waterbodies and in-stream erosion. ***Stormwater best management practices*** may include low impact development techniques to replicate the natural hydrologic cycle through infiltration, evapotranspiration, reuse and storage such as innovative site design and landscaping to minimize imperviousness, permeable paving, greenroofs, rainwater harvesting and bioretention. ***Stormwater best management practices*** may also include roadway bioretention and stormwater management ponds. (Chapter 20 - Glossary)

STREETSCAPE

means the character of the street, including the street right-of-way, adjacent properties between the street right-of-way and building faces. Thus, the creation of a ***streetscape*** is achieved by the development of both public and private lands and may include planting, furniture, paving, etc. (Chapter 20 - Glossary)

SUB-WATERSHED

means the watershed of a tributary stream, sub-unit of a major watershed. (Chapter 20 - Glossary)

SURFACE DRAINAGE FACILITIES

means any facility or facilities associated with drainage or control of storm drainage that is ultimately directed to a Street or Storm Drainage System, and includes, but is not limited to:

- a grass swale;
- a concrete or asphalt walkway, gutter or swale;
- a drainage control fence or structure; or
- the sloping and contouring of land to facilitate or control storm drainage. (Chapter 20 - Glossary)

SUSTAINABLE

means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. (Chapter 1 - Policy 1.1.4)

TACTICAL URBANISM:

Tactical Urbanism means the use of low-cost and temporary changes to the built environment that add to the vitality and activity of the community or to test ideas that may result in long term change. (Chapter 20 - Glossary)

TALL BUILDING

means a building having a height greater than the width of the street on which they front. **Tall buildings** are defining elements in the city structure; becoming icons and landmarks in the skyline and **streetscape**. They have a greater opportunity and responsibility to contribute towards defining an area's identity and success. Further, when appropriately sited and designed, **tall buildings** can accommodate transit supportive densities and facilitate the viability of a successful, well used public transit system. (Chapter 20 - Glossary)

THREATENED SPECIES

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

(PPS 2014)

TOP-OF-SLOPE

means the point of the slope where the downward inclination of the land begins, or the upward inclination of the land levels off. This point is situated at a higher topographic elevation of land than the remainder of the slope. There may be situations where there are interruptions in the valley slope by plateau (terrace) areas. (Chapter 20 - Glossary)

TRANSIT ORIENTED DEVELOPMENT

refers to moderate to high density development, located within an easy walk of a **major transit station**. It is comprised of a mix of uses and is designed with pedestrians in mind. (Chapter 20 - Glossary)

TRANSPORTATION CORRIDOR

means a thoroughfare and its associated buffer zone for passage or conveyance of vehicles or people. A transportation corridor includes any or all of the following:

- a. Major roads, arterial roads, and highways for moving people and goods;
- b. Rail lines/railways for moving people and goods; and
- c. Transit rights-of-way/transitways including buses and light rail for moving people. (GP)

TRANSPORTATION DEMAND MANAGEMENT (TDM)

means a set of strategies that results in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Examples include: carpooling, vanpooling, and shuttle buses; parking management; site design and on-site facilities that support transit and walking; bicycle facilities and programs; pricing (road tolls or transit discounts); flexible working hours; telecommunicating; high occupancy vehicle lanes; park-and-ride; incentives for ride-sharing, using transit, walking and cycling; initiatives to discourage drive alone trips by residents, employees, visitors, and students. (GP)

TWO-ZONE FLOODPLAIN MANAGEMENT CONCEPT

means the approach whereby certain areas of the *flood plain* are considered to be less hazardous than others such that development potentially could safely occur. The flood fringe is the outer portion of the *flood plain* where development may be permitted, subject to appropriate flood proofing. The floodway is the inner portion of the *flood plain*, wherein development is prohibited or restricted representing that area required for safe passage of the 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 or property damage. (Chapter 20 - Glossary)

UNIVERSAL DESIGN PRINCIPLES

means the principles by which the environment can be designed in order to accommodate the abilities of all. For detailed information regarding the principles of universal design, the Mississauga Accessibility Design Handbook should be consulted. (Chapter 20 - Glossary)

URBAN FOREST

The Urban Forest means all the trees in the city, including those within and outside of the Natural Heritage System, and on public and private lands, as well as the soils that sustain them. (Chapter 6 – Policy 6.3)

VALLEY AND WATERCOURSE CORRIDORS

means the natural resources associated with the river systems characterized by their landform,

features, and functions. Valley corridors are distinguished from stream corridors by the presence of a distinct land form. The exact limit of **valley and watercourse corridors** will be determined, jointly with and on a site specific basis by the appropriate Conservation Authority. (Chapter 20 - Glossary)

VALLEYLANDS

means 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 2014)

WASTE

includes ashes, garbage, refuse, domestic **waste**, industrial **waste** or municipal refuse, and such other **wastes** as may be designated under the *Environmental Assessment Act*. (Chapter 20 - Glossary)

WASTE DISPOSAL SITE

means any land or land covered by water upon, into or through which, or building or structure in which, **waste** is deposited or processed and any machinery or equipment or operation required for the treatment or disposal of **waste**. (Chapter 20 - Glossary)

WASTE PROCESSING STATION

means a facility that receives, stores and/or processes **waste** materials for the purpose of creating new products or materials. (Chapter 20 - Glossary)

WASTE TRANSFER STATION

means a facility where **waste** materials are collected for shipment and may be sorted and/or prepared for transportation. (Chapter 20 - Glossary)

WATERCOURSE

means an identifiable depression in the ground in which water flows regularly or continuously. (Chapter 20 - Glossary)

WATERSHED

means an area that is drained by a river and its tributaries. (PPS 2014)

WETLANDS

means 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 2014)

WILDLIFE HABITAT

means 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 2014)

WILL

denotes a mandatory requirement of the Plan. (Chapter 1 – Policy 1.1.4)

WOODLANDS

means complex ecosystems comprising communities of trees, shrubs, ground vegetation comprised of treed areas and the immediate biotic and abiotic environmental conditions on which they depend. **Woodlands** provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, the provision of clean air and the long-term storage of carbon, the provision of **wildlife habitat**, outdoor recreational

opportunities, and the sustainable harvest of a wide range of woodland products. **Woodlands** are treed areas that include woodlots, **cultural woodlands**, **cultural savannahs**, **plantations** and forested areas and may also contain remnants of old growth forests.

Woodlands are further defined as any area greater than 0.5 hectares that has:

- a. a tree crown cover of over 60 percent of the ground, determinable from aerial photography, or
- b. a tree crown cover of over 25 percent of the ground, determinable from aerial photography, together with on-ground stem estimates of at least:
 - 1,000 trees of any size per hectare, or
 - 750 trees measuring over five centimetres in diameter at breast height (1.37 meters), per hectare, or
 - 500 trees measuring over 12 centimetres in diameter at breast height (1.37 meters), per hectare, or
 - 250 trees measuring over 20 centimetres in diameter at breast height (1.37 meters), per hectare (densities based on the *Forestry Act*) and, which have a minimum average width of 40 metres or more measured to crown edges.

Treed portions with less than the required stocking level will be considered part of the woodland as long as the combination of all treed units in the overall connected treed area meets the required stocking level. **Woodlands** experiencing changes such as harvesting, blowdown or other tree mortality are still considered **woodlands**. Such changes are considered temporary whereby the forest still retains its long-term ecological value.

Woodlands may exclude treed communities which are dominated by invasive non-native tree or shrub

species such as buckthorn (*Rhamnus Cathartica*) and Norway maple (*Acer plantanoides*) that threaten the ecological diversity of native communities, good forestry practices and environmental management. Such exceptions may be considered where native tree species comprise less than 10 percent of the tree crown cover and are represented by less than 100 stems of any size per hectare. (Chapter 20 - Glossary)