

# 20 Glossary

---

All terms listed in the glossary, where used, are bolded and italicized in the Official Plan text.

## 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.

## 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.

## 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.

## BIODIVERSITY

means the variety of life in all forms, levels, and combinations. It includes ecosystem and landscape diversity, species diversity, and genetic diversity.

## 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.

## 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.

## CORRIDOR

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

## 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.

## 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**.

## 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**.

## 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**.

## 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.

## 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.

## 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**.

## 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.

## 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.

## FLOODLINE

means a line as determined in accordance with criteria specified by the Provincial Government.

## 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.

## 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.

## 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.

## 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.

## GROUND WATER RECHARGE

means an area in which there is significant addition of water by natural processes to ground water.

## 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.

## HERITAGE IMPACT ASSESSMENT

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.

## 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.

## 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.

## 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.

## 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.

## 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 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.

## 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 m<sup>2</sup>.

## 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.

## 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.

## 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**.

## 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.

## NATURAL HERITAGE FEATURES

means lands within the Natural Heritage System.

## 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

## 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.

## 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;
- 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.

## 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.

## 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.

### **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.

### **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.

### **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.

### **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:

- a. managed for production of fruits, nuts, Christmas trees or nursery stock;
- b. managed for tree products with an average rotation of less than 20 years (e.g. hybrid willow or poplar); or
- c. 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.

### **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.

### **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.

### **RUNOFF CONTROL**

means the regulation of the rate of flow of surface runoff.

### **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.

## SECONDARY OFFICE

means business, professional, and administrative offices, less than 10 000 m<sup>2</sup> or accommodating less than 500 jobs.

## 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

## 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.

## 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.

## 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.

## 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.

## 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.

## SPECIAL CONCERN

means a wildlife species that may become a threatened or endangered species because of a combination of biological characteristics and identified threats.

## SPECIES AT RISK

means any plant or animal threatened by, or vulnerable to, extinction and listed in regulations under the *Endangered Species Act*.

## 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.

## 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.

## SUB-WATERSHED

means the watershed of a tributary stream, sub-unit of a major watershed.

## 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.

## 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

## 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.

## 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.

## 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.

## TWO-ZONE FLOOD PLAIN 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.

## 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.

## 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.

## 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*.

## 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**.

## WASTE PROCESSING STATION

means a facility that receives, stores and/or processes **waste** materials for the purpose of creating new products or materials.

## WASTE TRANSFER STATION

means a facility where **waste** materials are collected for shipment and may be sorted and/or prepared for transportation.

## WATERCOURSE

means an identifiable depression in the ground in which water flows regularly or continuously.

## 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.