



# DEFINITIONS

YORK REGION **OFFICIAL PLAN** 2022

### **Accessory Uses**

Uses of land that are found on the same parcel as the principal use, but are subordinate and incidental and includes accessory structures.

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### **Active Transportation**

Human-powered travel, including but not limited to, walking, cycling, rolling (inline skating, scootering) and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

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### **Additional Residential Unit**

A self-contained dwelling unit with a private kitchen, bathroom facilities and sleeping areas in a house, or building *ancillary* to a house.

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### **Adjacent Lands**

Those lands contiguous to existing or planned corridors and transportation facilities where *development* would have a negative impact on the corridor or facility. Those lands contiguous to a specific *natural heritage feature* or *key hydrologic feature* where it is likely that *development* or *site alteration* can reasonably be expected to have a negative impact on the feature. Those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of *mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. Lands contiguous to *cultural heritage resources*. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objective. Generally, adjacent lands are considered to be within 120m from any part of the feature.

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### **Affordable**

In the case of ownership housing, housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low- and moderate-income households. In the case of rental housing, a unit for which the rent is at or below 125% of the average market rent of a unit in the regional market area, by bedroom type.

For the purposes of this definition, “low- and moderate-income households” means the lesser of:

- a. Households with incomes in the lowest 60% of the income distribution for the regional market area or,
  - b. Households with incomes in the lowest 60% of the income distribution for the local market area.
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### **Agriculture Area**

An area where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas are identified through the Land Evaluation and Area Review.

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### **Agricultural Condition**

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

### ***Agricultural Impact Assessment***

A study that evaluates the potential impacts of non-agricultural *development* on agricultural operations and the *Agricultural System* and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

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### ***Agriculture-Related Uses***

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

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### ***Agricultural System***

A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

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

The growing of crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including but not limited to livestock facilities, manure storage, value-retaining facilities, and accommodation for full-time farm labour where the size and nature of the operation requires additional employment.

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### ***Agri-Food Network***

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

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### ***Agri-Tourism Uses***

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

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### ***Alternative Energy Systems***

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

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### ***Ancillary Uses***

Small scale retail and commercial uses that primarily serve the business functions on employment lands.

### ***Archaeological Assessment***

A survey undertaken by a provincially licensed archaeologist to identify an *archaeological site* and, to the extent required, the cultural heritage value or interest of the site and applicable mitigation measures. There are four levels of assessment that are specific to the circumstances, a Stage 1, Stage 2, Stage 3 or Stage 4 archaeological assessment, each of which is required as completed by a provincially licensed archaeologist in accordance with the current Provincial requirements, standards and guidelines applicable to provincially licensed archaeologists.

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### ***Archaeological Fieldwork***

Any activity carried out on, above or under land or water for the purpose of obtaining and documenting data, recovering *artifacts* and remains or altering an *archaeological site* and includes monitoring, assessing, exploring, surveying, recovering and excavating.

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### ***Archaeological Resources***

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

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### ***Archaeological Sites***

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

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### ***Artifact***

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

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### ***Brownfield Sites***

Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

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### ***Built Heritage Resource***

A building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.

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### ***Built-up Area***

All lands within the limits of the developed *urban area* as defined by the Province in accordance with the provisions of the *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*, as depicted in Map 1B.

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### ***Community Area***

Areas where most of the housing required to accommodate the forecasted population will be located, as well as most population-related jobs and most office jobs. Community Areas include delineated *Built-up Areas* and *Designated Greenfield Areas*.

### **Community Housing**

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

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### **Community Hub**

A community hub makes it easier for local residents to access the health, social, cultural, recreational and other resources they need together in one spot. It can be located in a physical building or accessed through a digital service. Community hubs serve as a central access point, which offer services in collaboration with different community agencies and service providers, reduce administrative duplication, improve services for residents and are responsive to the needs of their communities. Whether in a high-density urban neighbourhood or an isolated rural community, each hub is as unique as the community it serves and is defined by local needs, services and resources.

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### **Complete Community**

Places within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options, public service facilities and greenspaces. Complete communities are age friendly and may take different shapes and forms appropriate to their contexts.

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### **Conserve**

The identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, *archaeological assessment*, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decisionmaker. Mitigative measures and/or alternative *development* approaches can be included in these plans and assessments.

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### **Contaminant Management Plan**

A report that demonstrates how *development* proposals involving the manufacturing, handling and/or storage of bulk fuels or chemicals (activities prescribed under the *Clean Water Act, 2006*) that demonstrates safety measures will be implemented in order to help prevent contamination of groundwater or surface water supplies. The Contaminant Management Plan must include a list of all chemicals used on the subject lands and within any structures and demonstrate how the risk of release to the environment would be mitigated and managed.

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### **Core Employment Areas**

*Employment Areas* and/or portions of *Employment Areas* to be designated in local official plans that generally are:

- i. Within *Employment Areas* adjacent to, or in proximity to 400-series highways
- ii. Adjacent to, or in proximity to, existing or planned employment uses that are incompatible with non-employment uses. Examples include noxious uses and/or traditional and/or land extensive employment uses such as manufacturing, warehousing and logistics
- iii. Not appropriate for more flexible employment uses

### **Cultural Heritage Landscape**

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

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### **Cultural Heritage Resources**

*Built heritage resources, cultural heritage landscapes and archaeological resources* that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

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### **Cultural and Regenerating Woodland**

For the purpose of policy 3.4.31, *woodlands* where the *ecological functions* of the site are substantially compromised as a result of prior land use activity and would be difficult to restore and/or manage as a native *woodland* in an urban setting. An *environmental impact study* should assess these *ecological functions* with consideration of the following:

- The *woodland* is regenerating, typically with a dominant proportion of woody species being invasive and non-native (e.g., Norway Maple, Manitoba Maple, Siberian Elm, Scots Pine, European Buckthorn, White Mulberry, Tree-of-heaven, Apple, White Poplar, etc.)
- The area was not treed approximately 20 to 25 years ago as determined through air photo interpretation or other suitable technique
- Soils may be degraded, for example, soil may be compacted, the topsoil removed, or there may be substantial erosion from over-use and/or the *woodland* may be regenerating on fill
- There is limited ability to maintain or restore self-sustaining *ecological functions* typical of native *woodlands*

*Woodlands* (including plantations) established and/or managed for the purpose of restoring a native *tree* community are excluded from cultural and regenerating *woodlands* (e.g. naturalization or restoration projects).

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### **Designated Greenfield Area**

Lands within the urban area and towns and villages but outside *Built-up Areas* that have been designated in a local official plan for *development* required to accommodate forecasted growth to the horizon of this Plan. Where Map 1B and this definition conflict, this definition prevails.

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### **Developable Area**

The developable area includes all lands available for *development* for both private and public uses, including residential and employment uses, open space and *infrastructure* (e.g. local and Regional streets and stormwater management ponds).

The developable area excludes:

- a. Environmental features and areas, where *development* is prohibited, identified in *A Place to Grow: Growth plan for the Greater Golden Horseshoe*;
- b. The Regional Greenlands System and approved local municipal natural heritage systems where *development* is prohibited;

- c. Key natural heritage features and key hydrologic features;
  - d. Major *infrastructure* rights-of-way (i.e. existing 400-series highways and finalized route alignments for extensions or future 400-series highways, utility lines, and rail lines); and,
  - e. Existing uses (e.g. cemeteries, estate subdivisions).
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### **Development**

The creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*, but does not include:

- a. Activities that create or maintain *infrastructure* authorized under an *Environmental Assessment*, *Planning Act*, or *Condominium Act* process; or,
  - b. Works subject to the *Drainage Act*.
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### **Earth Science Areas of Natural and Scientific Interest**

Areas of land containing natural landscapes or features that have been identified by the Province as having earth science values related to protection, scientific study or education. On the Oak Ridges Moraine, Provincially and Regionally significant Earth Science Areas of Natural and Scientific Interest are included. Elsewhere within this Plan, only provincially significant Earth Science Areas of Natural and Scientific Interest are addressed.

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### **Ecological Function**

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

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### **Ecological Integrity**

Which includes hydrological integrity, the condition of ecosystems in which:

- a. The structure, composition and function of the ecosystems are unimpaired by the stresses from human activity,
  - b. Natural ecological processes are intact and self-sustaining, and
  - c. The ecosystems evolve naturally.
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### **Ecologically Significant Groundwater Recharge Area**

Areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and *wetlands*.

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### **Employment Area**

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

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### **Endangered and Threatened Species**

A species that is classified as an 'endangered species' or 'threatened species' in Ontario Regulation 230/08 (Species at Risk in Ontario List) made under the *Endangered Species Act*, as may be amended from time to time.

### ***Environmental Assessment***

An Environmental Assessment undertaken in accordance with the *Environmental Assessment Act of Ontario, RSO 1990*, as amended.

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### ***Environmental Impact Study***

A study to confirm the presence and/or significance of natural features, the extent of the feature(s) and/or to determine the potential direct and indirect impacts, of a proposed *development* on the Regional Greenlands System and/or on a *key natural heritage feature* or *key hydrologic feature* and their functions. Where an environmental impact study is required, the content and scope will be determined through a pre-consultation meeting and a Terms of Reference submitted early in the application process to the approval authority. The impact evaluation shall address environmental systems and features and functions on and adjacent to the site, at site and landscape scales, and shall be consistent with any relevant guidelines prepared by the Province, the Region, the local municipality or the conservation authority, and shall meet the requirements of comparable studies required at the local or provincial level (e.g. Natural Heritage Evaluation requirement of Provincial Plans). Terms of Reference for environmental impact studies shall be submitted to the approval authority early in the application process.

Previous work that is still current, including larger scale environmental studies undertaken in support of secondary plans, master environmental servicing plans, block plans, etc., shall be considered when determining the scope of the environmental impact study. If it is determined that the requirements of the environmental impact study have already been met through these prior studies, no further environmental impact study is required. Key components of an environmental impact study, which may form part of a master environmental servicing plan, may include:

- Biophysical inventory (e.g. Ecological Land Classification) and analysis of *ecological functions*, including methodology used and relevant maps, figures and illustrations
  - Verification of the status or significance of a feature in accordance with Federal, Provincial and/or Regional legislation, criteria and guidelines such as the *significant woodland* criteria as set out in policy 3.4.31 of this Plan, the Ontario Wetland Evaluation System, the Natural Heritage Information Centre or the Species at Risk in Ontario List
  - Figures illustrating ecological communities, the location and extent of significant features and their *vegetation protection zones* (including location of significant species and communities), and the proposed *development* in relation to identified constraints
  - Identification of *development* constraints, an assessment of impact from the proposed activities, analysis at a local and Regional scale and proposal of mitigation measures, natural system/feature enhancement opportunities, conclusion of net impacts, and demonstration of conformity with applicable policy
  - The identification of monitoring requirements for *developments* within the Regional Greenlands System or *key natural heritage features* and/or *key hydrologic features*, *hazardous sites* and hazardous areas, and their associated *adjacent lands*.
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### ***Excess Soil***

Naturally occurring soil or soil mixed with rock, commonly known as earth, topsoil, loam, subsoil, clay, sand or gravel, or any combination thereof, that has been excavated as part of a project and removed from the project area, typically as a result of construction activities, and cannot or will not be reused at the site where the soil was excavated and must be moved off site.

### ***Fish Habitat***

As defined in the *Fisheries Act* as 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.

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### ***Future Urban Area***

Areas outside of the existing urban system that have been identified for urban uses beyond the 2051 horizon of this Plan.

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### ***Gentle Density***

Residential *intensification* within existing neighbourhoods, including small infill sites, where additional housing units are provided of slightly higher density than adjacent single family (or low density), in a way that is compatible with the existing neighbourhood.

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### ***Globally or Provincially Rare Plants, Animals or Communities***

Plant or animal species or communities that have been assigned S1 (critically imperilled provincially), S2 (imperilled provincially), S3 (vulnerable provincially), G1 (extremely rare globally), G2 (very rare globally), or G3 (rare to uncommon globally) by the Provincial Natural Heritage Information Centre.

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### ***Green Infrastructure***

Natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as *natural heritage features* and systems, parklands, stormwater management systems, street *trees*, urban forests, natural channels, permeable surfaces, and green roofs.

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### ***Groundwater Features***

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.

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### ***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*, 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 Forestry; 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.
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### ***Hamlet***

Existing hamlets or similar existing small settlement areas that are long established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for *development* and are subject to official plan policies that limit growth.

### ***Hazardous Lands***

Property or lands that could be unsafe for *development* due to naturally occurring processes. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means that land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

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### ***Hazardous Sites***

Means property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (karst topography).

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### ***Heritage Attributes***

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

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### ***High-Occupancy Vehicle Lanes***

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

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### ***Higher Order Transit***

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

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### ***Highly Vulnerable Aquifer (HVA)***

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

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### ***Housing Options***

A range of housing types such as, but not limited to single detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, *additional residential units*, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable* housing, housing for people with special needs, and housing related to employment, institutional or educational uses.

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### ***Human Services***

Supports for people at every stage of their life that strengthen our communities and positively influence a person's health and stability. Examples include healthcare, education, recreation, children's services, newcomer supports and local community outreach programs.

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### ***Hydrologic Function***

The functions of the hydrological cycle that include the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

### ***Inclusionary Zoning***

Regulatory tool that allows local municipalities to require *affordable* housing units to be provided in new residential *developments* located within Protected *Major Transit Station Areas*.

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### ***Infrastructure***

Physical structures (facilities and corridors) that form the foundation for *development*. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

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### ***In Situ***

In situ means remaining in place in the original location where something was found.

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### ***Intake Protection Zone***

The area within Lake Simcoe and surrounding lands that may contribute water to the municipal drinking water systems and through which contaminants are reasonably likely to reach the pumping station.

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### ***Intensification***

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

- Redevelopment, including the use of *brownfield sites*;
  - The *development* of vacant and/or underutilized lots within previously developed areas;
  - *Infill development*; or,
  - The expansion or conversion of existing buildings.
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### ***Intermittent Stream***

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

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### ***Kettle Lakes***

A depression formed by glacial action and permanently filled with water.

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### ***Key Hydrologic Areas***

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

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### ***Key Hydrologic Feature***

Key hydrologic features are described in Section 3.4 of this Plan and include *wetlands, lakes and their littoral zones, permanent and intermittent streams, kettle lakes, seepage areas and springs*, and the Lake Simcoe Shoreline.

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### ***Key Natural Heritage Feature***

Key natural heritage features are described in Section 3.4 of this Plan and include the *habitat of endangered species, threatened species and special concern species, fish habitat, wetlands, Life Science Areas of Natural and Scientific Interest, significant valleylands, significant woodlands, significant wildlife habitat, sand barrens, savannahs and tallgrass prairies*.

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### ***Lakes and their Littoral Zones***

Means any inland body of standing water larger than a pool or pond or a body of water filling a depression in the earth's surface. The littoral zone refers to the area of shallow water in a lake that extends from the shoreline lakeward to limit occupancy of rooted aquatic plants.

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### ***Lake Simcoe Watershed***

- a. Lake Simcoe and the part of Ontario, the water of which drains into Lake Simcoe; or,
  - b. If the boundaries of the area described by clause (a) are described more specifically in regulations, the area within those boundaries (Lake Simcoe Protection Act, 2008).
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### ***Life Science Areas of Natural and Scientific Interest***

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.

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### ***Low Impact Development***

An approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration and detention of stormwater. Low impact *development* can include: bio-swales, permeable pavement, rain gardens, green roofs and exfiltration systems. Low impact *development* often employs vegetation and soil in its design, however, that does not always have to be the case.

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### ***Major Development (as it applies within provincial plans and policy direction)***

Consists of:

- a. the creation of four or more lots;
  - b. the construction of a building or buildings with a ground floor area of 500 square metres or more; or,
  - c. the establishment of a *major recreational use*.
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### ***Major Facilities***

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

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### ***Major Office***

Freestanding office buildings of approximately 4,000 square metres of floor space or greater, or with approximately 200 jobs or more.

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### ***Major Recreational Use***

Recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including but not limited to the following:

- a. Golf courses;
- b. Serviced playing fields;
- c. Serviced campgrounds; and,
- d. Ski hills.

### **Major Trip Generator**

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

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### **Major Retail**

Includes retail big box stores, retail warehouses and shopping centres. For the purposes of this definition a shopping centre is not a collection of *ancillary uses* that primarily serve the business functions on employment lands.

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### **Major Transit Station Area**

The area including and around selected existing or planned *higher order transit* stations or stops (bus rapid transit stations, GO stations and subway stations) within a settlement area. Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station or stop, representing about a 10 minute walk. A minimum density target and boundary delineation are assigned to all protected major transit station areas.

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### **Marine Archaeological Site**

An *archaeological site* that is fully or partially submerged or that lies below or partially below the high-water mark of any body of water.

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### **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.

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### **Mineral Aggregate Resources**

Gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

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### **Mineral Aggregate Resource Conservation**

Means a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.) for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and b) the wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to *development* occurring.

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### **Minimum Distance Separation Formulae**

Formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

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### **Ministerial Zoning Order**

An order of the Minister of Municipal Affairs and Housing issued pursuant to section 47 of the *Planning Act*.

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### **Missing Middle**

Residential buildings that contain a higher density than a single detached house but lower density than a mid-rise building ideally at different thresholds of affordability to deliver a full range and mix of housing options.

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### **Mobility Plan**

A mobility plan is a combination of a *multimodal* mobility plan along with the traditional transportation impact study analyses and is required to support all *development* applications in York Region that have potential impacts on Regional and local transportation systems. A mobility plan can be scoped based on the nature and context of the proposed *development*.

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### **Multimodal**

Relating to 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.

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### **Municipal Comprehensive Review**

A new official plan, or an official plan amendment, initiated by the Region under section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the *A Place to Grow: Growth plan for the Greater Golden Horseshoe*.

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### **Natural Heritage System for the Growth Plan**

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

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### **Negative Impact(s)**

- a. In regard to water, degradation to the quality or quantity of surface or groundwater, *key hydrologic features* or vulnerable areas and their related *hydrologic functions*, due to single, multiple or successive *development* or *site alteration* activities;
  - b. In regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and
  - c. In regard to other *natural heritage features* and areas, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.
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### **New Community Areas**

Lands added to the Urban Area through a Regional *municipal comprehensive review*, for community purposes including residential and population-related employment, beyond those designated for Urban uses prior to approval of this Plan.

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### **Normal Farm Practices**

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

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### ***On-Farm Diversified Uses***

Uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including *specialty crop areas*, only as on-farm diversified uses.

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### ***Passive Recreational Uses***

Outdoor recreational uses, such as non-motorized trails, that have minimal environmental impact and contribute to health and a high-quality of life for residents and workers.

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### ***Permanent Streams***

A stream which continually flows in an average year.

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### ***Petroleum Resources***

Oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

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### ***Planned Corridors - Transportation***

Corridors identified through Provincial Plans or preferred alignment(s) determined through the *Environmental Assessment Act* process which are required to meet projected needs.

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### ***Portable Asphalt Plant***

A facility:

- a. With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
  - b. Which is not of permanent construction, but which is to be dismantled at the completion of the construction project.
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### ***Private Communal Sewage Services***

Sewage works within the meaning of section 1 of the Ontario Water Resources Act; that serves six or more lots or private residences and is not owned by a municipality.

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### ***Private Communal Water Services***

Non-municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 that serves six or more lots or private residences.

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### ***Protected Heritage Property***

Means property designated under parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement property under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation and UNESCO World Heritage Sites.

### ***Rail Facilities***

Means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities.

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### ***Recharge Management Area***

An area that includes *Wellhead Protection Area-Q1* and *Wellhead Protection Area-Q2* where the aquifers in the area are susceptible to impacts where activities take water without returning it to the same source and where these activities that reduce recharge may be a threat to water quantity.

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### ***Renewable Energy Systems***

A system that generates electricity, heat and/or cooling from a renewable energy source. For the purposes of this definition: A renewable energy source is an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

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### ***Rural Area***

Lands in the *Agricultural System*, which are located outside settlement areas and outside prime agricultural areas.

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### ***Sand Barrens***

Lands (not including land that is being used for agricultural purposes or no longer exhibits sand barrens characteristics) that:

- a. Has sparse or patchy vegetation that is dominated by plants that are:
    - i. adapted to severe drought and low nutrient levels; and,
    - ii. maintained by severe environmental limitations such as drought, low nutrient levels and periodic disturbances such as fire;
  - b. Has less than 25% tree cover;
  - c. Has sandy soils (other than shorelines) exposed by natural erosion, depositional process or both; and,
  - d. Has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.
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### ***Savannah***

Means land (not including land that is being used for agricultural purposes or no longer exhibits savannah characteristics) that:

- a. has vegetation with a significant component of non-woody plants, including *tallgrass prairie* species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
  - b. has from 25% to 60% tree cover;
  - c. has mineral soils; and,
  - d. has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.
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### ***Secondary Plans***

Land use plan for a particular area of a municipality that is prepared as an amendment to an official plan.

### ***Seepage Areas and Springs***

Sites of emergence of groundwater where the water table is present at the ground surface.

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### ***Sensitive Land Uses***

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

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### ***Significant Archaeological Resources***

Resources that, in the opinion of a licensed archaeologist (and confirmed by the Province through acceptance of the *archaeological assessment* report in the Ontario Public Register of Archaeological Reports) meet the criteria for determining cultural heritage value or interest set out in the Standards and Guidelines for Consultant Archaeologists, as amended, and are to be protected from impacts of any sort.

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### ***Significant Built Heritage Resources, Significant Cultural Heritage Resources***

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

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### ***Significant Drinking Water Threat***

A condition or activity that has a high potential to have a negative impact on the quantity and/or quality of groundwater that supplies a municipal well.

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### ***Significant Groundwater Recharge Area***

A *significant groundwater recharge area* identified:

- a. as a significant groundwater recharge area by any public body for the purposes of implementing the Provincial Policy Statement;
- b. as a significant groundwater recharge area in the assessment report required under the *Clean Water Act*, or
- c. as an ecologically significant groundwater recharge area delineated in a *subwatershed plan* or equivalent in accordance with provincial guidelines.

Ecologically significant groundwater recharge areas are areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and *wetlands*.

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### ***Significant Surface Water Contribution Areas***

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

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### ***Significant Threat***

A condition or activity that has a high potential to have a negative impact on the quantity and/or quality of groundwater that supplies a municipal well.

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### ***Significant Valleylands***

A *valleyland* which is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province.

### ***Significant Wetland***

A *wetland* that has been identified as provincially significant by the Province.

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### ***Significant Wildlife Habitat***

A *wildlife habitat* that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province.

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### ***Significant Woodlands***

*Woodlands* which meet any one of the criteria in policy 3.4.30 of this Plan, except those excluded by policy 3.4.31 of this Plan.

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### ***Site Alteration***

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

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### ***Source Water Impact Assessment and Mitigation Plan***

A report completed by a qualified person that examines the relevant hydrologic pathways and qualitatively evaluates the level of risk associated with the land uses or land use activities that may pose a threat to the quantity or quality of a municipal drinking water supply. It proposes a plan for the mitigation and management of the identified risks and outlines an emergency response to be executed in the event that a risk is realized.

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### ***Special Concern Species***

A species that is classified as a special concern species in Ontario Regulation 230/08 (Species at Risk in Ontario List) made under the *Endangered Species Act*.

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### ***Specialty Crop Areas***

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

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

An area within a community that has historically existed in the flood plain and where site-specific policies, approved by the Province, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and to 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.

### ***Subwatershed Plan***

A plan that reflects and refines the goals, objectives, targets and assessments of *watershed planning* for smaller drainage areas, is tailored to subwatershed needs and addresses local issues. A subwatershed plan should: consider existing *development* and evaluate impacts of any potential or proposed land uses and *development*; identify *hydrologic features*, areas, linkages and functions; identify natural features, areas and related *hydrologic functions*; and provide for protecting, improving or restoring the quality and quantity of water within a subwatershed. A subwatershed plan is based on pre-development monitoring and evaluation; is integrated with natural heritage protection; and identifies specific criteria, objectives, actions, thresholds, targets and best management practices for *development*, for water and wastewater servicing, for stormwater management, for managing and minimizing impacts related to severe weather events, and to support ecological needs.

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### ***Supporting Employment Area***

*Employment Areas* and/or portions of *Employment Areas* to be designated in local official plans that are on the periphery of *Employment Areas* and/or may be candidates for mixed employment uses because of their location within existing or proposed *intensification* areas. This generally includes *Employment Areas* that:

- a. are adjacent to major Regional arterial roads or on the fringe of *Employment Areas*;
- b. have significant portions of commercial, retail, and/or other service or knowledge-based uses;
- c. are directly abutting or in close proximity to residential or other sensitive uses and could benefit from more appropriate buffering from existing or future employment uses that may be incompatible.

Examples include noxious uses, clusters of manufacturing or other traditional employment uses.

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### ***Surface Water Features***

Water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, *wetlands*, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

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### ***Sustainable Mobility Measures***

A combination of *infrastructure* improvements and strategies geared to promoting alternative travel choices during rush hours such as walking, cycling, transit, ridesharing and micro mobility.

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### ***Tallgrass Prairies***

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

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

Refers to the estimated time required for groundwater to move from a given location in an aquifer to the intake of a water well. A *Wellhead Protection Area* is typically divided into several time of travel zones.

### ***Traditional Territories***

The geographic area traditionally occupied or used regularly by a First Nation and/or their ancestors.

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### ***Transit Operation and Maintenance Facility***

Land and/or structures used for the purpose of repairing, maintaining, storing and/or testing conventional and rapid transit vehicles, up to and including subway cars. These facilities may also include offices and other accommodations for on-site workers and transit vehicle operators.

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### ***Transit-Supportive***

Relating to *development* that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed-use *development* that has a high level of employment and residential densities.

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### ***Transportation Demand Management***

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

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### ***Transportation System***

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

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### ***Tree***

Any species of woody perennial plant, including its root system, that has reached or can reach a height of at least 4.5 metres at physiological maturity, provided that where multiple stems grow from the same root system, the number of trees shall be the number of stems that can be counted at a point of measurement 1.37 metres from the ground.

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### ***Urban Agriculture***

Food production in urban and settlement areas for personal consumption, commercial sale, education or therapy. It includes gardening and livestock raised in backyards, container gardening on balconies or rooftops and community gardening.

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### ***Urban Expansion Area***

Areas identified through the land needs assessment as being required to accommodate population and employment growth to the planning horizon.

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### ***Valleylands***

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

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### ***Vegetation Protection Zone***

A vegetated buffer area surrounding a *key natural heritage feature* or *key hydrologic feature*.

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### **Waste Management System**

Sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

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### **Waterbody**

Lakes, woodland ponds, etc. which provide *ecological functions*. For the purposes of determining *significant woodlands*, waterbody generally does not include small *surface water features* such as farm ponds or stormwater management ponds, which would have limited *ecological function*.

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### **Water Resource System**

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

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### **Watershed**

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

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### **Watershed Planning**

Planning that provides a framework for establishing goals, objectives and direction for the protection of water resources, the management of human activities, land, water, aquatic life and resources within a *watershed* and for the assessment of cumulative, cross-jurisdictional and cross-watershed impacts. Watershed planning typically includes: *watershed* characterization, a water budget and conservation plan; nutrient loading assessments; consideration of climate change impacts and severe weather events; land and water use management objectives and strategies; scenario modelling to evaluate the impacts of forecasted growth and servicing options, and mitigation measures; an environmental monitoring plan; requirements for the use of environmental best management practices, programs, and performance measures; criteria for evaluating the protection of quality and quantity of water; the identification and protection of hydrologic features, areas and functions and the inter-relationships between or among them; and targets for the protection and restoration of riparian areas. Watershed planning is undertaken at many scales and considers cross-jurisdictional and cross-*watershed* impacts. The level of analysis and specificity generally increases for smaller geographic areas such as subwatersheds and tributaries.

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### **Wayside Pits and Quarries**

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

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### **Wellhead Protection Area**

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

### ***Wetland***

Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wetlands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

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### ***Wildlife Habitat***

Areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific *wildlife habitats* of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

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### ***Woodland***

An area of land at least 0.2 hectare in area with at least:

- a. 1000 trees of any size, per hectare;
- b. 750 trees measuring over 5 centimetres diameter at breast height, per hectare;
- c. 500 trees measuring over 12 centimetres diameter at breast height, per hectare; or,
- d. 250 trees measuring over 20 centimetres diameter at breast height, per hectare,

but does not include a cultivated fruit or nut orchard, a plantation established and used for the purpose of producing Christmas trees or nursery stock. For the purposes of defining a woodland, treed areas separated by more than 20 metres will be considered a separate woodland. When determining the limit of a woodland, continuous agricultural hedgerows and woodland fingers or narrow woodland patches will be considered part of a woodland if they have a minimum average width of at least 40 metres and narrower sections have a length to width ratio of 3 to 1 or less. Undeveloped clearings within woodland patches are generally included within a woodland if the total area of each clearing is no greater than 0.2 hectares. In areas covered by Provincial Plan policies, woodland includes treed areas as further described by the Ministry of Natural Resources.

For the purposes of determining the densities above for woodlands outside of Provincial Plan Areas, the following species are excluded: staghorn sumac, European buckthorn and common lilac.