

APPENDIX 1 DEFINITIONS

Where a term used in this Plan, or a definition in this Section, is inconsistent with a definition in the Provincial Policy Statement or Provincial Plan, the definition in the Provincial Document will prevail.

“Access Standards” means access standards as defined in the Regional Official Plan.

“Active Transportation” means active transportation as defined in the Regional Official Plan.

“Adaptive re-use” means a change in use of surplus farm facilities on existing farms for approved non-farm uses that are compatible with the surrounding farming activities and are of a scale appropriate to the farm operation. Adaptive re-use is oriented to the conservation of heritage buildings and landscapes that would otherwise disappear as a result of their no longer being required for farm purposes.

“Adjacent lands” means adjacent lands as defined in the Provincial Policy Statement.

“Adverse effects” means adverse effect as defined in the Provincial Policy Statement.

“Affordable” means affordable as defined in the Provincial Policy Statement.

“Agricultural Condition” means agriculture condition as defined in the Provincial Policy Statement.

“Agricultural use” means agricultural use as defined in the Provincial Policy Statement

“Agri-tourism uses” means agri-tourism uses as defined in the Provincial Policy Statement.

“Agriculture-Related uses” means agriculture-related uses as defined in the Provincial Policy Statement.

“Agri-tourism uses indirectly related to agriculture” mean uses that are considered secondary uses to a farm operation that involve tourism uses that are not directly related *agricultural uses* but that benefit from a farm/rural location. Such uses may include bed and breakfast accommodations, dining facilities, weddings, educational tours and similar uses.

“Archaeological resources” means archaeological resources as defined in the Provincial Policy Statement.

“Areas of archaeological potential” means areas of archaeological potential as defined in the Provincial Policy Statement.

“Areas of mineral potential” means areas of mineral potential as defined in the Provincial Policy Statement.

“Areas of natural and scientific interest” means areas of natural and scientific interest as defined in the Provincial Policy Statement.

“Bonafide farmer” is an individual who:

- Owns, is employed on, and manages a farm operation;
- Earns a majority of his/her income from farming (the scale of the farm operation should be capable of generating reasonable operating profit under "normal" economic conditions;
- Spends a majority of his/her working time on the farm and is available to work on the farm when required by the farm operation;
- Demonstrates a continuing commitment to the farm operation, such as through farm maintenance practices, and investment in equipment, buildings, and crops; and
- For the purposes of this definition, a farmer is defined as the principal operator of the farm together with his/her spouse.

“Brownfield sites” means brownfield sites as defined in the Provincial Policy Statement.

“Buffer” means buffer as defined in the Regional Official Plan.

“Built-up Area” means all land within the *Built Boundary*.

“Built boundary” means the built boundary as defined in the Growth Plan for the Greater Golden Horseshoe.

“Built heritage” means built heritage resources as defined in the Provincial Policy Statement.

“Character” means the collective qualities and characteristics that distinguish a particular area or neighbourhood.

“Compact Urban Form” means compact urban form as defined in the Regional Official Plan.

“Compatible development” means *development* that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing *development* without causing any undue adverse impact on surrounding properties.

“Complete communities” means complete communities as defined in the Growth Plan for the Greater Golden Horseshoe.

“Complete streets” are designed and operated in a context sensitive manner to enable safe access for all users. Pedestrians, cyclists, motorists and transit users of all ages and abilities must be able to move along and across a complete street. Central to the *complete streets* concept is the requirement that all road users be included in the design decisions.

“Conservation uses” shall include forest management, fish and wildlife management, soil conservation and slope stabilization.

“Conserved” means conserved as defined in the Provincial Policy Statement.

“Creative cultural industries” means uses involved in the creation, production and distribution of goods and services that use creativity and intellectual capital as primary inputs such as advertising, architecture, arts and antique markets, crafts, design, film, video and photography, software, music and performing arts and publishing.

“Cultural heritage landscape” means a cultural heritage landscape as defined in the Provincial Policy Statement.

“Density Target” means density target as defined in the Regional Official Plan.

“Designated Greenfield Area” means the designated greenfield area as defined in the Growth Plan for the Greater Golden Horseshoe area within a settlement area that is not a *built-up area*.

“Development” means development as defined in the Provincial Policy Statement.

“Dynamic Beach Hazard” means a dynamic beach hazard as defined in the Provincial Policy Statement.

“Ecological function” means ecological function as defined in the Provincial Policy Statement.

“Ecosystem” means ecosystem as defined in the Regional Official Plan.

“Employment Area” means employment area as defined in the Provincial Policy Statement.

“Endangered species” means endangered species as defined in the Provincial Policy Statement.

“Erosion hazard” means erosion hazard as defined in the Provincial Policy Statement.

“Estate winery” means the use of land, buildings or structures as a secondary *agricultural use* to a vineyard and/or fruit farm on the same farm parcel for the processing of fruit, fermentation, production, bottling, aging and storage of wine and wine related products where the fruit used in the production of the wine shall be *locally grown*. An estate winery may also include the retail sale of wine, hospitality room, restaurant, winery office and a laboratory.

“Farm diversification” means a range of uses that are designed to expand the range of economic opportunities available to farmers and is a generic reference to value added, agriculturally related and secondary *agricultural uses* that may not be directly related to the agricultural activity conducted on the farm property.

“Farm winery” means the use of land, buildings or structures as a secondary *agricultural use* to a vineyard and/or fruit farm on the same farm parcel for the processing of *locally grown* fruit, fermentation, production, bottling, aging and storage of wine and wine related products where the fruit used in the production of the wine shall be predominantly from the vineyard and/or fruit farm located on the same land as the farm winery as well as part of the farmer’s own farm operation.

A farm winery may also include the retail sale of wine, hospitality room, winery office and a laboratory.

“Fish habitat” means fish habitat as defined in the Provincial Policy Statement.

“Floodplain” means floodplains as defined in the Provincial Policy Statement.

“Flooding hazard” means flooding hazard as defined in the Provincial Policy Statement.

“Floodproofing standard” means floodproofing standard as defined in the Provincial Policy Statement.

“Floodway” means floodway as defined in the Provincial Policy Statement.

“Garden suite” means a one-unit detached residential structure containing bathroom and kitchen facilities, ancillary to an existing residential structure and is designed to be portable.

“Greenbelt Area” means the Greenbelt Area as defined in the Growth Plan for the Greater Golden Horseshoe

“Greyfields” mean greyfields as defined in the Growth Plan for the Greater Golden Horseshoe.

“Gross density” means the total number of dwelling units per hectare divided by the developable portion of a property or site. Gross density does not include lands within the Core Natural Heritage System, but would include other forms of non-residential development (such as roads, parks, *infrastructure*, etc.).

“Groundwater feature” means groundwater feature as defined in the Provincial Policy Statement.

“Groundwater Recharge” means groundwater recharge as defined in the Regional Official Plan.

“Habitat of endangered species and threatened species” means habitat of endangered species and threatened species as defined in the Provincial Policy Statement.

“Hazardous lands” means hazardous lands as defined in the Provincial Policy Statement.

“Hazardous sites” means hazardous sites as defined in the Provincial Policy Statement.

“Hazardous substances” means hazardous substances as defined in the Provincial Policy Statement.

“Heritage attributes” means heritage attributes as defined in the Provincial Policy Statement.

“Hydrologic function” means hydrologic function as defined in the Provincial Policy Statement.

“Infrastructure” means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septic 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.

“Intensification” means intensification as defined in the Provincial Policy Statement.

“Intensification Corridors” means intensification corridors as defined in the Growth Plan for the Greater Golden Horseshoe.

“Legal or Technical Reasons” means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

“Locally Grown” means fruit or fruit juice used in the production of wine shall consist entirely of fruit in the first instance grown and harvested within the municipal boundaries of the Town, in the second instance from fruit grown and harvested in the Regional Municipality of Niagara and in the third instance from fruit grown and harvested in the Province of Ontario.

“Mineral aggregate operation” means mineral aggregate operation as defined in the Provincial Policy Statement.

“Mineral aggregate resources” means mineral aggregate resources as defined in the Provincial Policy Statement.

“Mineral deposits” means mineral deposits as defined in the Provincial Policy Statement.

“Minimum distance separation formulae” means minimum distance separation formulae as defined in the Provincial Policy Statement.

“Municipal Comprehensive Review” means municipal comprehensive review as defined in the Regional Official Plan.

“Natural heritage features and areas” means natural heritage features and areas as defined in the Provincial Policy Statement.

“Natural heritage system” means natural heritage system as defined in the Provincial Policy Statement.

“Negative impacts” means negative impacts as defined in the Provincial Policy Statement.

“Net density” means total number of dwelling units per hectare divided by the developable portion of a property or site. Net density does not include lands within the Core Natural Heritage System, parkland, roads and *infrastructure*.

“Normal farm practices” means normal farm practice as defined in the Provincial Policy Statement.

“One Hundred Year Flood” means one hundred year flood as defined in the Provincial Policy Statement.

“On-farm diversified uses” means on-farm diversified uses as defined in the Provincial Policy Statement.

“Partial Services” means partial services as defined in the Provincial Policy Statement.

“Prime agricultural area” means prime agricultural area as defined in the Provincial Policy Statement.

“Prime agricultural land” means prime agricultural land as defined in the Provincial Policy Statement.

“Protected heritage property” means protected heritage property as defined in the Provincial Policy Statement.

“Protection works standards” means protection works standards as defined in the Provincial Policy Statement.

“Redevelopment” means redevelopment as defined in the Provincial Policy Statement.

“Regional market area” means regional market area as defined in the Provincial Policy Statement.

“Renewable energy systems” means renewable energy systems as defined in the Provincial Policy Statement.

“Residence surplus to a farming operation” means residence surplus to a farming operation as defined in the Provincial Policy Statement.

“Residential intensification” means residential intensification as defined in the Provincial Policy Statement.

“Rural Settlement” means a rural *development* area where residential *development* is limited to low density uses and which may include institutional, and farm related commercial and industrial uses which serve the surrounding agricultural area. *Development* within a *Rural Settlement* will be serviced by individual water supply and *sustainable private services*.

“Secondary uses” means uses secondary to the principal use, including, but not limited to, home occupations, home industries, and uses that produce value added agricultural products from farm operations.

“Sensitive” means sensitive as defined in the Provincial Policy Statement.

“Sensitive land uses” means sensitive land uses as defined in the Provincial Policy Statement.

“Settlement areas” means settlement areas as defined in the Provincial Policy Statement.

“Sewage and water services” means sewage and water services as defined in the Provincial Policy Statement.

“Shoreline Protection” shall include engineered, erosion control works in accordance with the requirements of the Ministry of Natural Resources.

“Significant” means significant as defined in the Provincial Policy Statement.

“Site alteration” means site alteration as defined in the Provincial Policy Statement.

“Special needs” means special needs as defined in the Provincial Policy Statement.

“Specialty agricultural” means Specialty crop areas as defined in the Provincial Policy Statement.

“Surface Water Feature” means surface water feature as defined in the Provincial Policy Statement.

“Sustainable private services” means a sewage disposal system, other than a holding tank, that is designed and constructed in accordance with the **Ontario Building Code Act**, and/or applicable Provincial requirements, and a water supply system designed and constructed in accordance with the Ministry of the Environment and Climate Change Guidelines or other guidelines approved by the Town, that are located on the same property as the buildings to which the sewage disposal system and water supply provide service.

“Threatened species” means threatened species as defined in the Provincial Policy Statement.

“Transit Supportive” means transit supportive as defined in the Regional Official Plan.

“Transportation Corridor” means transportation corridor as defined in the Regional Official Plan.

“Transportation System” means transportation system as defined in the Regional Official Plan.

“Urban Area Boundary” means a boundary delineated on Schedule 'A' to this Plan and as contained in the Regional Official Plan and which defines the urban areas within the Town that are primarily reserved for urban *development* on full municipal services and generally include residential, commercial and industrial *development* among other uses.

“Value added uses” mean uses that generally occur on-farm which add value to agricultural products and their sale and distribution and are intended to promote and sustain the viability of farming operations. Such uses are generally considered *agriculture related uses*, and are required

to be small scale and related to the farm activity. Value Added Uses may be grouped into three major components: Support Uses, Production Uses and Marketing Uses:

- **Production uses:** mean value added farm related uses that include processing of agricultural products (including wineries, canneries, bakeries, cheese factories and similar uses); and distribution and warehousing of agricultural products.
- **Marketing uses:** mean value added farm related uses that include a variety of methods of increasing the sales of raw or finished farm products. Such uses may include road side produce stands and other retail facilities for the sale of products, pick your own facilities, *agri-tourism use* (such as farm mazes, special events facilities (e.g. farm weddings) and educational facilities) and “experiential uses” (such as “working farm vacations” or culinary schools).
- **Support uses:** mean uses that support day to day farm operation and may include machinery repairs, seed suppliers, and other uses not more appropriately accommodated in *settlement areas*. Support uses are intended to primarily serve the farm operation and surrounding local farm operations and are intended to remain secondary to the principal farm operation.

“Value Retention Uses” means uses occurring on-farm that are considered integral to an agricultural operation and integral to retaining the value of raw agricultural products. They are divided into uses that support agricultural production including research and maintenance and management of equipment, and uses required to get raw agricultural produce ready for market including washing, sorting, drying, packing, packaging and similar uses.

“Valleylands” means valleylands as defined in the Provincial Policy Statement.

“Vulnerable” means vulnerable as defined in the Provincial Policy Statement.

“Waste management system” means site and facilities to accommodate solid waste from one or more municipalities and includes compost facilities, landfill sites, recycling facilities, transfer stations, processing sites, hazardous waste depots and the storage or processing of treated solid material that is leftover from the municipal wastewater treatment process.

“Watershed” means watershed as defined in the Provincial Policy Statement.

“Watercourse” means an identifiable depression in the ground in which a flow of water regularly or continuously occurs.

“Wayside pits and quarries” means wayside pits and quarries as defined in the Provincial Policy Statement.

“Wetlands” means wetlands as defined in the Provincial Policy Statement.

“Wildlife habitat” means wildlife habitat as defined in the Provincial Policy Statement.

“Woodlands” means woodlands as defined in the Regional Official Plan.

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