

Note: The appendices do not form part of this Plan and are provided for information purposes only.

APPENDIX A

DEFINITIONS

“Affordable Housing” means suitable housing that households at all income levels can either purchase or rent without incurring financial difficulties.

“Agro-forestry” means the cultivation of trees for commercial purposes.

“Ancillary Uses” means land uses which are supportive of, subsidiary or supplementary to the main permitted uses (i.e., restaurant use in an industrial area).

“Aquaculture” means the cultivation of freshwater and marine organisms for human consumption or use.

“Archeological Resources (Significant)” mean the remains of any building, structure, activity, place or cultural feature, which because of the passage of time is on or below the surface of the land or water, and which has been identified and evaluated and determined to be significant to the understanding of the history of a people or place. The identification and evaluation of this resource is based upon an archaeological assessment.

“Areas of Natural and Scientific Interest (ANSI)” means areas of land and water containing natural landscapes or features that have been identified by the Province as having life science, or earth science values related to protection, scientific study, or education.

“Bed and Breakfast Establishment” means a single detached dwelling occupied as the principal residence of a person or persons in which temporary accommodation is made available to the travelling or vacationing public, and in which meals may be served to those persons.

“Best Management Practices” means management practices published by the Ontario Ministry of Agriculture, Food and Rural Affairs and the Ministry of Environment which are designed to assist the farm community, municipalities and the development industry in carrying out business in an environmentally sustainable fashion.

“Built Heritage Resources” means one or more buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community.

“Canadian Geodetic Datum (CGD)” means the standardized survey base used in Canada to establish vertical control, and shows elevations above sea level.

“Closure Plan” means a plan approved by the Ministry of Environment which describes the manner in which a landfill site will be closed as well as the future use and long term maintenance of the site.

“Committee of Adjustment” means a citizens committee of not fewer than three persons, appointed by City Council under Section 44(1) of the Planning Act. The Committee has the power to grant minor variances from by-laws which implement an Official Plan, grant consents to sever land and grant permissions to enlarge or change legal non-conforming land uses.

“Community Improvements” means the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, reconstruction and rehabilitation, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary.

“Community Improvement Plan” means a plan adopted by Council and approved by the Minister of Municipal Affairs and Housing for the community improvement of a community improvement project area.

“Community Improvement Project Area” means an area within a municipality, the community improvement of which in the opinion of the Council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings, deficiencies or for any other reason.

“Compatible” when referring to land uses or development it simply means that two or more land uses can exist side by side or nearby without harming the health or safety of people or creating a nuisance.

“Conceptual Development Plans (Concept Plans)” means plans that provide more detailed land use, transportation and/or servicing plans which may cover specific areas of the City. These plans do not amend the Official Plan, but may be adopted by resolution of Council as a guideline for orderly development.

“Condominium Development” means a development in which units are privately owned and the common areas are jointly owned by a condominium corporation. Unit owners pay a charge to maintain the common and exterior facilities (i.e. parking lots, landscaping).

“Consent” shall mean the consent of the Committee of Adjustment of the City of Sarnia under Section 53 of the Planning Act, R.S.O. 1990, c.P. 13 to:

- (a) create new lots
- (b) enlarge lots; or to
- (c) grant easements and rights-of-ways for more than 21 years.

“Conservation” means the protection of some desired features of the world around us. It is often used to refer to the natural environment but may also include man made structures such as buildings of architectural or historical significance.

“Conversions” means changes from one land use to another land use. For example, an existing commercial building may be converted into residential apartment units.

“Converted Dwelling” means a building originally constructed as one or more dwelling units, or a commercial use, the interior of which has been altered to provide one or more additional dwelling units.

“Decommissioning” means the dismantling of an industrial use and site restoration to an extent such that the property can be safely abandoned and reused.

“Development Area 1” means that development area bounded by Highway 402, Modeland Road, Blackwell Road and the Howard Watson Nature Trail (Former C.N.R. right-of-way).

“Development Area 2” means that development area generally bounded by London Line, Modeland Road, Blackwell Sideroad and the C.N.R. right-of-way. The Dow Chemical site does not comprise part of Development Area 2.

“Economic Impact Study (Market Study)” means a study designed to analyze the market support for major new retail commercial floor-space (i.e. a new shopping centre or a shopping centre expansion) and its potential impact on the viability of existing retail commercial floor-space.

“Ecosystem” means a system involving the interactions between a living community and its non-living environment.

“Environmental Evaluation” means an evaluation that assesses the sensitivity of the natural environment or feature that may be impacted by a proposed development, the degree of impact of the development on the environment and recommends methods to alleviate or mitigate any impacts on the environment.

“Environmental Protection Areas” are natural areas of the City that include significant natural features which are intended to be protected. Development in these areas is discouraged.

“Environmentally Significant/Sensitive Areas” are natural areas of the City that include significant natural features that have been identified in reports as exhibiting rare and/or endangered species, unique landforms, vital ecological functions, unusual wildlife, diversity or habitat or wildlife movement corridors.

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

“Feasibility Study” means a study designed to assess existing situations, activities, facilities or patterns of use for the purpose of examining alternative ways of solving a problem or addressing a need. On the basis of cost and effectiveness, the best course of action is then identified.

“Fill” means material such as gravel, stone, soil, sand, etc. used to raise the elevation of an area.

“Fish Habitat” means the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

“Flood Fringe (for river and stream systems)” means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway. The flood fringe is the area where development and site alteration may be permitted, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Ministry of Natural Resources.

“Flood Plain (for river and stream systems)” means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

“Flooding Hazards” means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- (a) Along the shorelines of Lake Huron, the flooding hazard limit is based on the 100 year flood level plus an allowance for wave uprush and other water related hazards.
- (b) Along river and stream systems, the flooding hazard limit is the greater of:
 - (1) the flood resulting from the rainfall actually experienced during Hurricane Hazel storm (1954), transposed over the watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over the watersheds in the general area;
 - (2) the 100 year flood; or
 - (3) a flood which is greater than (1) or (2) which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

except where the use of the 100 year flood or actually experienced event as the standard for a specific watershed has been approved by the Minister of Natural Resources (where the past history of flooding supports the lowering of the standard).

“Floodway (for river and stream systems)” means the portion of the flood plain where development (other than uses which by their nature must be located within the floodway, flood and/or erosion control works, or where appropriate, minor additions or passive, non-structural uses which do not affect flood flows) and site alteration would cause a danger to

public health and safety or property damage.

Where the one zone concept is applied, the floodway is the entire flood plain.

Where the two zone concept is applied, the floodway is the inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe.

“Group Home” means a single housekeeping unit in which up to ten (10) residents (excluding staff or the receiving family), live together under responsible supervision consistent with the requirements of its residents and the Group Home is licensed or approved under Provincial or Federal Statute.

“Habitat” means the natural home of plants, wildlife and fish.

“Hazard Lands” means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding, erosion 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 or erosion hazard limits.

“Healthy Community” means the health, well being and quality of a community is influenced by its economic, social and physical circumstances. A healthy community strives to enhance each of these components or sectors and to provide a balance between them.

“Heritage Conservation District” means an area of a municipality exhibiting a significant inventory of heritage resources (including buildings, structures, monuments or artifacts of historic and/or architectural value and interest or unique or rare urban streetscapes) which is designated as a Heritage Conservation District pursuant to Section 41 of the Ontario Heritage Act.

“High Performance Industrial Areas” means industrial areas where the primary permitted use of land shall be for non-noxious industrial purposes with restricted outside open storage.

“Home Occupation” means an occupation or business conducted as a secondary use for gain or profit within a dwelling unit and/or a permitted accessory building by the resident of a dwelling unit in compliance with the implementing Zoning By-law.

“Housing Market Area” for the purpose of this Plan means the housing market area for the County of Lambton.

“Human Scale” is a design term which means that a building (or any structure or development) is designed with people in mind, especially considering pedestrians and the way which they will view the development. It does not necessarily imply smallness or low density, but merely that people are able to use it safely and conveniently without feeling overwhelmed by loss of sunlight, large heights and an absence of street level facilities for pedestrians.

“Land Lease Community Home” means any dwelling that is a permanent structure where the owner of the dwelling leases the land used or intended for use as the site for the dwelling, but does not include a mobile home.

“Landlocked Parcel” means a property which does not have frontage on a municipal or private street.

“Local Architectural Conservation Advisory Committee (LACAC)” means a committee established by Council pursuant to the Heritage Act to maintain an inventory of heritage resources, undertake public awareness programs and advise Council on heritage matters including the designation of heritage properties and heritage conservation districts under the Heritage Act.

“Minimum Distance Separation Formulae” means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

“Minor Variance” means a minor change to the regulations of a Zoning By-Law or a Sign By-Law for a specific application approved by the Committee of Adjustment. It is a change created by circumstances peculiar to the property that prevent the owner from meeting all the requirements of the By-Laws.

“Natural Environment” means all natural areas in the City including wetlands, woodlands, wildlife and fish habitats and environmentally sensitive sites.

“Naturalization Programs” means programs designed to enhance the natural environment features of a site through tree plantings and other landscaping initiatives.

“Natural Heritage Resources and Areas” mean features and areas, such as significant wetlands, fish habitat, significant valleylands, significant portions of the habitat of endangered and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

“Needs Assessment” means a study to assess the need for major improvements to the municipal road system.

“Noise Exposure Forecast (NEF) Contours” means contours produced by Transport Canada to provide a summation of noise from all aircraft types operating at an airport based on actual or forecast aircraft movements by runways and the time of day or night the event

occurs. The contours are produced to encourage compatible land use planning in the vicinity of airports.

“Non-Conforming Use” means a land use which is not permitted by the prevailing zoning by-law, but was legal before the by-law was passed. A legal non-conforming use is permitted to continue but must not be enlarged or changed to a different use not permitted by the by-law without permission from the Committee of Adjustment.

“Normal Farm Practice” means a practice that is either conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances, or makes use of innovative technology in a manner consistent with proper advanced farm management practices.

“Nutrient Management Plan” means the science based process for optimizing the relationship between the land-based application of nutrients, farm management techniques, crop requirements, and land use and is consistent with standards and practices outlined in the Nutrient Management Plan - Best Management Practices published from time to time by the Ontario Ministry of Agriculture, Food and Rural Affairs.

“Official Plan” means a comprehensive long range plan for land use which guides growth and land use change in a municipality. It usually contains a text setting out goals, objectives and policies and schedules showing proposed land uses and transportation routes.

“Official Plan Amendment” means a change to an Official Plan which is adopted by City Council and approved by the County of Lambton.

“One Hundred (100) Year Flood” means that flood, based on analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

“One Hundred Year (100) Flood Level” means for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year. In the St. Clair River, it is the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year.

“Parks and Recreation Master Plan” means a plan adopted by City Council which provides guidance and direction for the delivery of recreation services, facilities and parks in the City.

“Permission” means approval from the Committee of Adjustment under Section 45(2) of the Planning Act to either expand or change a legal non-conforming land use.

“Plan of Subdivision” is the means of dividing large areas of land into smaller lots and blocks for development. A plan of subdivision is approved by City Council pursuant to Section 51 of the Planning Act and is registered under the Registry Act or the Land Titles Act.

“Primary Uses” mean those uses which are first in importance in a land use designation.

“Prime Agricultural Land” means land that includes specialty crop lands and/or Canada Land Inventory Classes I, II, and III soils, in this order of priority for protection.

“Private Residential Community” means a parcel of land containing two or more residential community lots which is under single management or ownership. The permanent dwellings are owned by the occupants and the land is leased from the owner of the private residential community. All on site services are private.

“Provincial Policy Statement” means a policy statement issued by the Province under the authority of Section 3 of the Planning Act. It provides policy direction on matters of provincial interest related to land use planning and development. The policies focus on the key provincial interests related to land use planning.

“Redevelopment” means the demolition of existing buildings and their replacement with new buildings.

“Regulatory Flood Standard” means for the shoreline of Lake Huron the 100 year flood level plus an allowance for wave uprush and other water related hazards, and for river and stream systems the flood level from the greater of the Hurricane Hazel storm (1954), the one hundred year flood or a flood which is greater than these which was eventually experienced in a particular watershed.

“Rehabilitation” means to bring back to a former capacity or condition. For example, to improve a vacant or deteriorated building for occupancy.

“Residential Intensification” means the creation of new residential units or accommodation in existing buildings or on previously developed, serviced land and includes infill, accessory apartments and rooming houses.

“Resource Extraction Areas” means areas where the removal of minerals such as sand, gravel, stone, clay, gas, oil and salt is the primary activity.

“Restoration” means to restore to a prior condition. For example, the restoration of existing heritage buildings (not to be confused with redevelopment).

“Right-to-Farm Concept” is a concept which emphasizes a farmer’s right to farm provided normal farm practices are being carried out.

“Secondary Plan” means a plan approved as an amendment to an Official Plan which applies to a specific development area. It is much more detailed than the general Official Plan policies and schedules. Generally, secondary plans are concerned with residential densities, intensity of land use, area servicing standards and the staging and phasing of development.

“Secondary Uses” mean uses secondary to the principal use of the property, including home occupations, and uses that produce value-added agricultural products from a farm

operation. Secondary uses also include uses of an ancillary nature which are permitted in certain land use designations provided they do not inhibit the primary uses.

“Shoreline Management Areas” means areas identified by the St. Clair Region Conservation Authority to define the hazard limits adjacent to the Lake Huron shoreline. These areas are based on the characteristics of the shoreline related to bluff height and beach development. Development is either prohibited or restricted within these areas.

“Site Plan Control” is the approval process prescribed in Section 41 of the Planning Act for developing property in the municipality. This process provides for the layout of buildings, parking areas, landscaping and driveways, the locating of services, and the acquisitions of road widening. No person can undertake any development within a site plan control area without the approval of the City.

“Stormwater Management Facility” means a facility approved by the Ministry of the Environment which provides quality and for quantity control for stormwater generated by a development area.

“Suburban Residential” means residential development that is developed on a private sanitary sewage system (generally septic tanks) within the Suburban Residential designation.

“Sustainable Development” means development that meets the needs of present and future generations without harming the natural environment or social systems on which we depend.

“Tree Preservation Plan” means a plan approved by City Council which is designed to identify trees on private property which are intended to be preserved.

“Topography” means the landforms or the surface elevations and configurations of an area.

“Wayside Pit or Quarry” means 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.

“Wetlands” mean 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.

“Woodlots” mean treed areas that provide environmental and economic benefits such as erosion prevention, water retention, provision of habitat, recreation and the sustainable harvest of woodland products. Woodlots include treed areas or forested areas and vary in their level of significance.

“Zoning By-Law” means a by-law approved pursuant to Section 34 of the Planning Act by a municipality which controls the use of land within the municipality. The by-law states how land may be used, where buildings and structures can be located, minimum lot sizes, parking requirements, building heights, and landscaping requirements. The Zoning By-Law puts an Official Plan into effect and provides for its day to day administration.