

# 20 Glossary

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

## ACTIVE TRANSPORTATION

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

## ANCHOR HUBS

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

## BIODIVERSITY

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

## COGENERATION

means the generation of two or more forms of heat energy, electrical power and mechanical power from one fuel source, such as gas or renewable sources, but excluding oil, coal and nuclear.

## COMMUNITY FACILITIES

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

## CONTAMINATED SITES

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

## CORRIDOR

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

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

means the proper design and effective use of the built environment which may lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life.

## dBA

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

## ECOSYSTEM APPROACH

means an approach to planning and management which recognizes that economy, community, and environment are inextricably linked and equally important for the health of the city.

## ELECTRIC POWER DISTRIBUTION AND TRANSMISSION FACILITY

means buildings, structures and infrastructure that facilitate the distribution of electric power such as hydro lines, transformers, transfer stations and switch gear but does not include a **major power**

**generating facility** or **minor power generating facility**.

## ENVIRONMENTALLY SENSITIVE OR SIGNIFICANT AREA

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

## FLOODLINE

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

## FLOOR SPACE INDEX (FSI)

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

## FLORISTIC CO-EFFICIENT

means a system whereby the flora of Ontario are ranked in descending order by a plants needs for the quality of habitat in which they will persist and thus

are restricted to those habitats. For detailed information regarding *floristic co-efficients*, the City of Mississauga Natural Areas Survey, should be consulted.

## FLORISTIC QUALITY INDEX (FQI)

means a system that allows for an objective numerical evaluation of an area based on the quality of its flora. For detailed information regarding the methodology for calculating the *Floristic Quality Index (FQI)*, the City of Mississauga Natural Areas Survey, should be consulted.

## GATEWAY HUB

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

## GROUND WATER RECHARGE

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

## HERITAGE EASEMENT

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

## HERITAGE IMPACT STATEMENT

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

## HIGHER ORDER TRANSIT

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

## INTENSIFICATION CORRIDOR

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

## LANDFILL

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

## Leq

means the equivalent sound level of a fluctuating sound expressed in the same terms as the level of a steady sound carrying the same total energy within the same time interval.

## MAJOR POWER GENERATING FACILITY

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

## MAJOR RETAIL

means one or more retail establishments that provide goods or services for sale to the public that are not accessory to or associated with employment uses and have a combined gross floor area of greater than 600 m<sup>2</sup>.

## MAJOR TRANSIT STATION AREA

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

## MINOR POWER GENERATING FACILITY

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

## NATURAL FEATURES, AREAS AND LINKAGES, INCLUDING THEIR ECOLOGICAL FUNCTIONS

refers to ecological features, processes, and systems within Natural Areas and as connections between Natural Areas.

## NATURAL HAZARD LANDS

means property or lands that could be unsafe for development due to naturally occurring processes. Along the shoreline of Lake Ontario, this means the land between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river and stream systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

## NET RESIDENTIAL HECTARE

means:

- for detached, semi-detached, duplex, townhouse, and other dwelling types with individual frontages, a **net residential hectare** includes the land for residential lots and

common element roads, but excludes public and other forms of private roadways; and

- for condominium units and apartment blocks, a **net residential hectare** includes the land for residential units, private internal roads and parking, landscaped areas, private open space, and other associated amenities

## NOISE EXPOSURE FORECAST (NEF)

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

## NOISE EXPOSURE PROJECTION (NEP)

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

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

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

## ONE-ZONE CONCEPT

means the approach whereby the entire floodplain, as defined by the regulatory flood, is treated as one unit, and all development is prohibited or restricted.

## OTHER WETLAND

means any wetland that is not a provincially significant wetland.

## RENEWABLE ENERGY

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

## RUNOFF CONTROL

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

## SCENIC ROUTES

means routes designed to preserve existing woodlands and greenbelts along roadways. **Scenic routes** are also designated to maintain or restore historic scenic nature of roadways.

## SECONDARY OFFICE

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

## SPECIAL CONCERN

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

## SPECIES AT RISK

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

## STREETSCAPE

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

## STORMWATER BEST MANAGEMENT PRACTICES

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

**best management practices** may also include roadway bioretention and stormwater management ponds.

## SUB-WATERSHED

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

## SURFACE DRAINAGE FACILITIES

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

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

## TALL BUILDING

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

## TOP-OF-SLOPE

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

## TRANSIT ORIENTED DEVELOPMENT

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

## TWO-ZONE FLOODPLAIN MANAGEMENT CONCEPT

means the approach whereby certain areas of the floodplain are considered to be less hazardous than others such that development potentially could safely occur. The flood fringe is the outer portion of the floodplain where development may be permitted, subject to appropriate flood proofing. The floodway is the inner portion of the floodplain, wherein development is prohibited or restricted representing that area required for safe passage of the flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life or property damage.

## UNIVERSAL DESIGN PRINCIPLES

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

## VALLEY AND WATERCOURSE CORRIDORS

means the natural resources associated with the river systems characterized by their landform, features, and functions. Valley corridors are distinguished from stream corridors by the presence of a distinct land form. The exact limit of **valley and watercourse corridors** will be determined, jointly with and on a site specific basis by the appropriate Conservation Authority.

## WASTE

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

## WASTE DISPOSAL SITE

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

## WASTE PROCESSING STATION

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

## **WASTE TRANSFER STATION**

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

## **WATERCOURSE**

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