

6.0 GLOSSARY

The following section provides the definitions and interpretations from *Conservation Ontario's Guidelines to Support Conservation Authority Administration of the "Development, Interference with Wetland and Alterations to Shorelines and Watercourse Regulation"*. They are primarily from the *Conservation Authorities Act* and Regulation. It is important to note that the definitions from the *Conservation Authorities Act* must govern the implementation of the NVCA's Regulation. Some definitions have been included from the Provincial Policy Statement (PPS) to support the Plan Input and Review program.

100-year flood event standard: means that flood based on an 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.

Accessory buildings and structures: means a secondary, freestanding, non-habitable building or structure on the same lot as the main building or structure to which it is subordinate, devoted exclusively to a use naturally and normally incidental to the main use of the premises.

Area of interference: those lands where development could interfere with the hydrologic function of a wetland.

Armour: Artificial surfacing of bed, banks, shores or embankments to resist scour or erosion

Basement: means one or more storeys of a building located below the first storey (Building Code). Crawl Space or cellar shall be considered as a basement if it is,
(a) more than 1,800 mm high between the lowest part of the floor assembly and the ground or other surface below,
(b) used for any occupancy,

Breakwall/Breakwater: object (especially a groyne or pier) resisting force of waves

Conservation of land: the protection, management, or restoration of lands within the watershed ecosystem for the purpose of maintaining or enhancing the natural features and hydrologic and ecological functions within the watershed.

Development (1) as pertaining to the *Conservation Authorities Act*: a) the construction, reconstruction, erection or placing of a building or structure of any kind, b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure, c) site grading, or d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere. (definition applied to section 4)

Development (2): as it pertains to the *Planning Act*, means 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 process; (b) works subject to the *Drainage Act* (PPS, 2005). (definition applied to section 5)

Dwelling unit: one or more habitable rooms, occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate kitchen and sanitary facilities are provided for the exclusive use of the occupants.

Dyke: An embankment or wall, usually along a watercourse or floodplain, to prevent overflow on to adjacent land. Also spelled dike.

Dynamic Beach Hazard: means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes – St. Lawrence River system and large inland lakes, as identified by provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance. (PPS 2005)

Erosion: continual loss of earth material (i.e. soil or sediment) over time as a result of the influence of water or wind.

Erosion Hazard: 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 considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), and an allowance for slope stability

Flood fringe: means the outer portion of the floodplain between the floodway and the flood hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway. (PPS, 2005)

Flooding Hazard: in Ontario, either storm-centred events, flood frequency based events, or an observed event may be used to determine the extent of the flooding hazard⁷. These events are:

- a) A storm-centred event, either Hurricane Hazel storm (1954) or Timmins storm (1961). A storm-centred event refers to a major storm of record which is used for land-use planning purposes. The rainfall actually experienced during a major storm event can be transposed over another watershed and when combined with the local conditions, Regulatory floodplains can be determined. This centring concept is considered acceptable where the evidence suggests that the storm event could have potentially occurred over another watershed in the general area;
- b) 100-year flood event is a frequency based flood event that is determined through analysis of precipitation, snow melt, or a combination thereof, having a return period (or a probability of occurrence) of once every 100 years on average (or having a 1% chance of occurring or being exceeded in any given year). The 100-year flood event is the minimum acceptable standard for defining the Regulatory floodplain; and

⁷ High points of land not subject to flooding but surrounded by floodplain or "flooded land" are considered to be within the flood hazard and part of the regulated floodplain.

- c) An observed event, which is a flood that is greater than the storm-centred events or greater than the 100-year flood and which was actually experienced in a particular watershed, or portion thereof, for example as a result of ice jams⁸, and which has been approved as the standard for that specific area by the Minister of Natural Resources.

Floodplain: means the area, usually low lands adjoining a watercourse, which has been or may be subject to flood hazards. (PPS, 2005)

Floodproofing standards: means the combination of measures incorporated into the basic design and/or construction of buildings and structures or properties to reduce or eliminate flood hazards, wave uprush and other water related hazards along the shoreline of Lake Ontario, and flood hazards along watercourses. (PPS, 2005)

- Dry passive floodproofing – includes the use of fill, columns or design modifications to elevate openings in the building or structure at or above the level of the flood hazard. These measures do not require flood warning or any other action to put the flood protection in effect.
- Dry active floodproofing – includes techniques such as installing water tight doors, seals or floodwalls to prevent water from entering openings below the level of the flood hazard. Advance warning is almost always required to make the flood protection operational (i.e. closing of water tight doors, installation of waterproof protective coverings or windows etc.).
- Wet floodproofing – involves designing a building or structure using materials, methods and design measures that maintain structural integrity by avoiding external unbalanced forces from acting on buildings or structures during and after a flood, to reduce flood damage to contents, and to reduce the cost of post-flood clean up. Buildings and structures are designed so as to intentionally allow flood waters to enter and exit, ensuring the interior space below the level of the flood hazard remains unfinished, non-habitable, and free of service units and panels.

Floodway: means the portion of the floodplain where development 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 floodplain.

Where the two-zone concept is applied, the floodway is the inner portion of the floodplain, 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 floodplain is called the flood fringe. (PPS, 2005)

Gabions: Stone-filled steel wire baskets which can be assembled or stacked to act as retaining walls or provide slope and erosion protection.

⁸ However, localized chronic conditions (e.g. ice or debris jams) related to flood-prone areas may be used to extend the regulated area beyond the Regulatory flood limit without the approval of the Minister of Natural Resources. It will be necessary to inform the property owner(s) as well as ensure that the revised limits are reflected in the appropriate municipal documents at the first opportunity.

Ground floor area: means the ground area of a lot covered by any part of a building, excluding decks, patios and similar structures.

Groyne: A structure extending from the shore to prevent erosion and arresting sand movement along a shoreline.

Habitable: suitable to live in or on (American Heritage Dictionary) OR means that can be inhabited. Inhabit means to dwell in, occupy.

Hazardous land: land that could be unsafe for development because of naturally occurring processes associated with flooding, erosion, dynamic beaches or unstable soil or bedrock.

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.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities. (PPS, 2005)

Interference in any way: any anthropogenic act or instance which hinders, disrupts, degrades or impedes in any way the natural features or hydrologic and ecologic functions of a wetland or watercourse.

Jetty: Pile or mole running out to protect harbour or coast.

Large inland lakes: waterbodies that have a surface area equal to or greater than 100 square kilometres, where there is no measurable or predictable response to a single runoff event.

Minor Addition: (within flood and erosion hazard areas) To be considered a "minor addition," it must meet the following criteria:

- The addition does not increase the number of dwelling units of the existing building or structure.
- The addition does not include a basement, regardless if the existing building or structure has a basement, within flood and shoreline erosion hazards.
- Existing residential uses:
 - a) Ground floor additions: The ground floor addition is 50% or less (30% for shoreline erosion hazards) of the *original habitable ground floor area** to a maximum footprint of 100 square metres, or in the case of multiple additions, all additions combined are equal to or less than 50% (30% for shoreline erosion hazards) of the *original habitable ground floor area** to a maximum footprint of 100 square metres., **OR**

b) An additional storey: The additional storey does not exceed the *original habitable ground floor area**.

- Existing commercial and industrial uses:
The addition is 50% or less (30% for shoreline erosion hazards) of the *original ground floor area**, or in the case of multiple additions, all additions combined are equal to or less than 50% (30% for shoreline erosion hazards) of the *original ground floor area**.
- Subsequent requests for additions that will result in the cumulative exceedance of the maximum permitted allowance, as based on the *original ground floor area*, will not be permitted.

*** Please Note: the term “original ground floor area” or “original habitable ground floor area” refers to that ground floor area which existed on November 16, 1990, the date that the Authority’s Regulation 164 R.R.O. 1990 came into force.**

Natural heritage features and areas: means features and areas, including significant wetlands, fish habitat, significant woodlands, significant valleylands, significant habitat of endangered species 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. (PPS, 2005)

Natural heritage system: means a system made up of natural features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state. (PPS, 2005)

Negative impacts: means: a) in regard to water, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to a single, multiple or successive development or site alteration activities; b) in regard to fish habitat, the harmful alteration, disruption or destruction of fish habitat, except where, in conjunction with the appropriate agencies, it has been authorized under the *Fisheries Act*, using the guiding principles of no-net-loss of productive capacity; and c) in regard to other natural 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. (PPS, 2005)

Other wetlands: means any wetland that that is not a provincially-significant wetland.

Pollution: Any deleterious physical substance or other contaminant that has the potential to be generated by development in an area to which a regulation made under clause (1) (c) applies (Section 28 of the *Conservation Authorities Act*)

Pond, bypass: Bypass ponds are located outside the channel of a watercourse and are created by diverting some of the flow of water from a watercourse into an adjacent pond. The outlet from these ponds usually returns water from the pond to the watercourse.

Pond, off-line or isolated pond: An off-line pond is located outside, or beyond, the channel of a watercourse, where the boundary of the watercourse is defined as the high water mark, as defined by the NVCA.

Pond, on-line: An on-line pond is created within the defined channel of a watercourse by way of a dam or other man-made means.

Quality and quantity of water: is measured by indicators such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime. (PPS, 2005)

Reconstruction: means the restoration, repair or replacement of a building or structure within its original footprint, not to exceed its original ground floor area, gross floor area or height, and without any change to its original use. 'Reconstructed' has a corresponding meaning.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (PPS 2005)

Retaining wall: A vertical structure designed to resist the lateral pressure of soil and water behind it.

Revetment: A vertical or inclined facing of rip-rap or other material protecting a soil surface from erosion.

Riprap: A layer of stone to prevent the erosion of soil.

Rubble: Waste fragments of stone, brick, etc. from old houses; pieces of undressed stone used especially as filling-in for walls; loose angular stones as covering of some rocks; water-worn stones.

Scour: Local lowering of a stream bed by the erosive action of flowing water.

Sedimentation: The deposition of detached soil particles.

Sensitive: as it pertains to surface water features and ground water features, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants. (PPS, 2005)

Significant: means:

- a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially-significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the province, as amended from time to time;
- b) in regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of

occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;

c) in regard to woodlands, an area which is ecologically important in terms of features such as species composition age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area, or economically important due to site quality, species composition, or past management history; and

d) in regard to wildlife habitat and valleylands, 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. (PPS, 2005)

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. (PPS, 2005)

Special Policy Area: means an area within a community that has historically existed in the floodplain and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and 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 floodplain. (PPS, 2005)

Still water line: the 100-year peak or flood level with a one chance in one hundred of occurring in any given year, without the influences of wave uprush, seche, ship-generated waves, ice-piling or other water-related hazards

Story: the portion of a building,

(a) that is situated between the top of any floor and the top of the floor next above it, or

(b) that is situated between the top of the floor and the ceiling above the floor, if there is no floor above it.

Surficial erosion: the physical removal, detachment and movement of soil at the ground surface due to water or wind

Top-of-bank: The point at which the slope of a valley or shoreline meets the horizontal plain of the adjacent table-land.

Valleyland: means land that has depressional features associated with a river or stream, whether or not it contains a watercourse.

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

Watershed: an area that is drained by a river and its tributaries (PPS, 2005)

Wetland: means land that a) is seasonally or permanently covered by shallow water or has a water table close to or at its surface, b) directly contributes to the hydrological function of a watershed through connection with a surface watercourse, c) has hydric soils, the formation of which has been caused by the presence of abundant water, and d) has vegetation dominated by hydrophytic plants or water tolerant plants, the dominance of which has been favoured by the presence of abundant water, but does not include periodically soaked or wet land that is used for agricultural purposes and no longer exhibits a wetland characteristic referred to in clause c) or d)

Woodland: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and can vary in their level of significance at the local, regional and provincial levels. (PPS, 2005)

Please note: additional definitions may be found in the MNR's Natural Hazards and Natural Heritage Technical Guidelines, and in the Provincial Policy Statement