

OCP Glossary of Terms

Affordable Housing: Housing (mortgage/rent payments plus taxes) which cost no more than 30% of a household's gross annual income.

Agriculture: means the storage of agriculture and nursery products, excluding processed products produced off the land, with the exception that a food bank may store a limited portion of processed products produced off site and not for sale. The maximum storage area shall not exceed a covered storage area of 500m², and an outdoor storage area of 4,000m².

Agricultural Land Reserve (ALR): agricultural land designated as an agricultural land reserve under the *BC Agricultural Land Commission Act*.

Amenity Provision: The Local Government Act allows municipalities in BC to permit density bonuses in their zoning in exchange for the provision of amenities or affordable housing. In designated zones, a developer can build to higher density if a community amenity contribution is provided to the municipality.

Approving Officer: A person who rules on subdivision proposals within municipal boundaries and who is appointed by Council and must be:

- (a) the municipal engineer
- (b) the chief planning officer
- (c) some other employee appointed by the municipal council; or
- (d) a person who is under contract with the Municipality.

Asset Class Master Plan: The municipality owns and operates a broad range of infrastructure to provide services to the community. Asset classes include sanitary, water, stormwater, transportation, parks, buildings and structures. This master plan establishes criteria and policies to manage these assets.

Attainable Housing: In order for housing to be attainable, it must first be affordable. In a broader sense, attainable housing also refers to the ability of one to enter the housing market and gradually increase into successive levels of the market. This includes providing various housing types and forms.

Biological Resources: including birds, mammals, food chain effects, vegetation, biological diversity, loss or reduction of habitat, rare or endangered species, and rare or representative ecosystems.

Community Character: Attributes that make a community unique and that establishes a sense of place for its residents. The purpose of defining community character is to have a guideline to determine whether proposed developments are compatible with the community's defined character. Defining community character can be achieved through policy, regulation and form of development guidelines.

Covenant: agreement between an owner and a designated individual, organization, or the Municipality that is registered against the title of a property and binding on future owners.

Crime Prevention Through Environmental Design (CPTED): Proper design and effective use of maintenance and management of the built environment leading to a reduction in the incidence and fear of crime and improvement in the quality of life.

Demographics: Statistics and indicators of economic and social characteristics of a population, including the dimension of change over time, e.g. age, structure, ethnic makeup, education levels, births, deaths, income, etc. Demographic statistics and forecasts are useful for both private and public agencies in planning for future needs in a community, e.g. health and educational facilities.

Density Bonus: An increase in the permitted number of dwelling units or gross floor area in return for the provision of certain amenities or affordable housing or special needs housing.

Development Density: means the intensity of a measure of land use (such as dwelling units, jobs, etc.) in a given area unit (i.e. the number of dwelling units per lot; or a floor space ratio).

Detached Dwelling Unit: A residential use clearly ancillary and subordinate, but not attached to, the principle dwelling unit on a parcel. This includes residential uses in freestanding accessory buildings.

Development Cost Charge: monies that are collected from land developers by a municipality, to offset some of the infrastructure expenditures incurred, to service the needs of new development.

Development Permit Area: An area designated pursuant to the *Local Government Act* where approval of a development permit is required before a building permit can be issued or a subdivision is approved with specific exemptions. Development Permit Areas may be established to: protect the natural environment and bio-diversity; protect development from hazardous conditions; revitalize designated commercial areas; guide the form and character of commercial, industrial and multi-family developments; and guide the form and character of intensive residential development or to protect farming.

Development Permit: Authorization that may vary regulations or impose conditions on subdivision, construction, or the alteration of land or buildings in accordance with specified DPA guidelines.

Development: The construction, re-construction, erection or placing of one or more buildings or structures on land or the making of any material change in the use or intensity of the use of any building or land.

Easements: An easement is the right to do something or the right to prevent something over the real property of another. At common law, an easement came to be treated as property right

in itself and is still treated as a kind of property by most jurisdictions, e.g. an access easement may provide access to from parcel A to parcel B.

Environmental Impact Assessment: a study undertaken to evaluate the impacts of a proposed development on the natural environment.

Floor Space Ratio (FSR): means the gross floor area of all buildings divided by the lot area.

Food Security: A situation that exists when people have secure access to sufficient amounts of safe and nutritious food for normal growth, development and an active and healthy life.

Green Building Design: a “green” building is a building that, in its design, construction or operation, reduces or eliminates negative impacts, and can create positive impacts, on our climate and natural environment.

Greenhouse Gases (GHGs): Components of the atmosphere that contribute to the “greenhouse effect”. Some greenhouse gases occur naturally, while others come from activities such as burning fossil fuel and coal. Greenhouse gases include water vapor, carbon dioxide, methane, nitrous oxide, and ozone.

Gross Floor Area: equals the sum of the floor area of each storey in all buildings on a lot, including exterior walls, but excluding the following:

- a) areas below grade with a maximum ceiling height less than 1.8m;
- b) attached garages or covered parking areas to a maximum of 42m² in area in residentially-zoned (R) lots for single-family dwellings, two-family dwellings or modular homes;
- c) covered entrances to a maximum of 10m²;
- d) elevator shafts and mechanical rooms;
- e) unenclosed and roofless decks, patios, balconies and porches.

Growth Management: a general term used regarding regulation of land use and development that seeks to focus growth including the establishment and management of an urban containment boundary.

Human Scale: The experience of comfort and fit between the size (height, distance, areal extent, details) of physical surroundings and its natural and built elements relative to the size of a human person with normal vision, hearing and walking ability.

Integrated Planning: A joint planning exercise that ensures participation of all stakeholders and effected departments. Its objectives is to examine all economic, social, and environmental costs and benefits, in order to determine most appropriate option and to plan a suitable course of action.

Intensive Agriculture/Intensive Farming: the use of land, buildings and other structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur bearing animals, or the growing of mushrooms.

International Association for Public Participation (IAP2): an association of professionals in the field of public participation (P2), who seek to promote and improve the practice in relation to individuals, governments, institutions and other entities that affect the public interest. IAP2 has established the IAP2 spectrum, which identifies the different levels of public participation and the goal of each, including:

- Inform: to provide the public with balanced and objective information to assist them in understanding the problem, alternatives and/or solutions
- Consult: to obtain public feedback on analysis, alternatives and/or decisions
- Involve: to work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered
- Collaborate: to partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution
- Empower: to place final decision-making in the hands of the public

Land Dedication: In general, means the donation of land or creation of an easement for public use. Requirements for land dedication could be a condition for a subdivision, development permit or rezoning application.

Local Area Plan: A planning document that provides direction for how a specified area will grow and change over time. They typically include detailed guidelines and policies to direct urban design, transportation (including cycling, walking, and transit), land use, parks and open spaces, and other planning elements in the area.

Local Government Act: a law enacted by the BC Legislature formerly called the *Municipal Act*. The purposes of this Act are: (a) to provide a legal framework and foundation for the establishment and continuation of local governments to represent the interests and respond to the needs of their communities, (b) to provide local governments with the powers, duties and functions necessary for fulfilling their purposes, and (c) to provide local governments with the flexibility to respond to the different needs and changing circumstances of their communities.

Mixed-use Building: means a building wherein there are two or more single dwelling units and at least the entire bottom floor of the building is used for commercial purposes.

Multi-modal Transportation: most goods and people movements involve more than one mode of transportation. Main modes include: walking, cycling, transit, vehicles, trucks, and aircraft, for goods movement.

Natural Environment: natural and semi-natural areas, both land and water, that have ecological, scenic, renewable resource, outdoor recreation, and/or greenway value. The natural

environment may be within developed or undeveloped areas, whether publicly or privately owned, and not necessarily an undisturbed area.

Neighborhood: an imprecisely defined area within which people live, work, learn and/or play. Its edges may be well-defined or more loosely felt by residents. Although it is often defined by a radius equal to an easy walk, its size may vary, from an easily walkable district to a larger region. In some cases, neighborhoods may overlap, especially where they are well-connected.

Official Community Plan: A statement of objectives and policies to guide planning and land use decision within the area covered by the plan, respecting the purpose of local government.

Open Space: Lands on which structures for residential, commercial, institutional or industrial use are not located and are important to the community for their aesthetic, recreational, or ecological value. Lands may be in a "natural" state (e.g., nature parks, reserve, or undevelopable lands such as flood plains, beaches, and wetlands) or "developed" state (e.g. playing fields, boulevards, squares, plazas, and cemeteries). They may be in the public domain (e.g. municipal, regional or provincial parks, roads, and pedestrian networks), or in the private domain (e.g. golf courses).

Parkland: land reserved and designated for use as a park.

Physical Environment: including soil erosion, agricultural capability, unstable slopes, streams, flooding, ground water, air quality, noise, contamination of land or water, storm water run-off and aesthetics

Placemaking: Designing a building or space to make it more attractive to the people who use it and compatible with its surrounding geographic and cultural context.

Principle Use: The primary use for which a parcel, building or structure has been designed or developed.

Qualified Environmental Professional (QEP): An individual may serve as a qualified environmental professional for the purposes of carrying out part of an assessment if, the individual is one of the following professionals: agrologist, applied technologist or technician, biologist, engineer, forester, geoscientist, or a registered forest technologist; the individual is registered in good standing in BC with the appropriate professional association constituted under an Act for the individuals profession; and the individual is acting within the individuals area of expertise, within the scope of professional practice for the individuals profession and under the code of ethics of the appropriate professional associated and is subject to disciplinary action by that professional association.

Restrictive Covenant: Provision in a deed limiting the use of the property and prohibiting certain uses. In context of property law, term describes contract between grantor and grantee which restricts the grantee's use and occupancy of land; generally, purpose behind restrictive

covenants is to maintain or enhance value of lands adjacent to one another by controlling nature and use of surrounding lands.

Right-of-Way: the right to pass over property owned by another, usually based upon an easement. A strip of land over which facilities such as highways, railroads or power lines are built.

Rural Character: the combination of rural landscape features (agricultural lands, wooded areas, watercourses, parks, and natural open space), low-rise residential, agricultural, commercial, institutional and industrial buildings, and activities that collectively determine the experiential and visual character of place.

Secondary Suite: an urban planning term for an additional separate dwelling unit on a property that would normally accommodate only one dwelling unit. A secondary suite is considered "secondary" or "accessory" to the primary residents on the parcel.

Sense of Place: the essential character and spirit of an area. More specifically, characteristics which make a place look special or unique and foster a sense of authentic human attachment and belonging.

Sewer Service Area: a line defining the area approved by Council to be serviced by municipal sewers.

Site Adaptive Planning: Designing and planning a site to reflect the varied character of the terrain and the natural environment. This variation in design should result in different lot sizes, lot shapes, road widths, housing densities, housing types, and open space and reduce the instances of developments looking similar and uniform. In this way land use facilities can be designed to fit the land and its systems, particularly drainage systems. The alternative, zoning-based development planning tends to treat all land types alike irrespective of how they function in the overall natural environment.

Smart Growth: a collection of urban development strategies to reduce urban sprawl that are fiscally, environmentally and socially responsible. Smart Growth is development that enhances our quality of life, protects our environment, and uses tax revenues wisely.

Steep Slope Lands: all lands with a slope greater than 30% for a continuous run of 6 meters or more.

Stormwater Infrastructure: is the network of piping, systems and facilities that manage runoff from areas such as paved surfaces and roofs.

Stormwater Management: building and landscape strategies to control and limit stormwater pollution and runoff. Usually an integrated package of strategies, elements can include vegetated roofs, compost-amended soils, pervious paving, tree planting, drainage swales and more.

Streamside Protection and Enhancement Area (SPEA): As defined in the Riparian Area Regulation; an area adjacent to a stream that links to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts and influence on the stream, and an area the site of which is determined accruing to this regulation on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal.

Subdivision: can include the following:

- consolidation of properties
- readjustment of an existing property line
- creation of several lots from one or more parcels
- creation of strata lots

Subdivision and Development Servicing Bylaw: regulates and sets out the requirements for the provision of works and services that are needed as part of the subdivision of land.

Transportation Demand Management: aims to focus efforts on reducing the demand for roadway space through the planning and implementation of programs that seek to reduce road space demand by influencing travel choices and the amount and timing of travel. TDM aims to encourage more walking, cycling, public transit use, car-pooling, and tele-commuting.

Universal Design: access to environments and products that are designed to the greatest extent possible, to be accessed and used by everyone regardless of their age, ability, or circumstance.

Urban Containment Boundary (UCB): a boundary established by a land use authority where urban land ends and rural land begins. Typically, a firm urban containment boundary will over time, result in the concentration of growth in a region in centers and connecting corridors that can be effectively served by express-bus transit.

Waste and Wastewater Infrastructure: network of pipes, systems and facilities that provide fresh water supply and wastewater (sewage) management for communities

Wastewater Infrastructure: could include everything between the point where wastewater (sewage and greywater) is collected, and the discharge of treated effluent such as a river or ocean. System components include wastewater collection (sanitary sewers), wastewater treatment plants, residuals (sludge or biosolids) management systems, and effluent discharge systems.

Wastewater: the spent or used water from a home, community, farm or industry that contains dissolved or suspended matter.

Watercourse: a river, stream, creek, waterway, lagoon, lake, spring, swamp, marsh or other natural body of fresh water, or a canal, ditch, reservoir or other man-made surface feature in which water flows constantly, intermittently or at any time.

Watershed: an area of land where all the surface water drains into the same place, whether it's a creek, a stream, a river or the ocean. All precipitation such as rain or snow that falls on a watershed ends up flowing to the same place. There are two major types of watersheds; an open watershed that eventually drains into the ocean, and a closed watershed that can escape only by evaporating or seeping into the earth.

Wildfire Interface: the wildland-urban interface where risk of harm to people and property can be significant from wildfires.

Zoning Bylaw: a legal document that regulates how land, buildings and other structures may be used. Zoning Bylaws may divide the whole or part of an area into zones, name each zone and establish the boundaries of those zones. The following may be regulated within a zone: use and density of land, buildings and other structures; siting, size and dimensions of buildings and other structures and permitted uses; location of uses on the land and within buildings and other structures; shape, dimensions and area of all parcels of land created by subdivision. The power to regulate through a Zoning Bylaw also includes the power for local governments to prohibit any use or uses in a zone.