

## 2. Glossary

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This chapter was amended as part of Official Plan Amendment #85 as part of a 5-year review of the Official Plan. Official Plan Amendment #85 was approved by the Ministry of Municipal Affairs and Housing on 08/28/2013.

The following provides easy reference for certain terms used throughout the Plan. In the event there are any conflicting definitions between the terms defined in this Chapter and the same terms defined within the approved parts of the Plan, the latter definition shall take precedence.

*AIRPORT  
OPERATING  
AREA*

**Airport Operating Area** includes those lands within the Noise Exposure Forecast and Noise Exposure Projection contours approved by the federal government extended to the nearest right-of-way.

*BIKEWAY*

**Bikeway** is a planned network of on and off road commuter cycling facilities.

*CANDIDATE  
NATURAL  
HERITAGE SITE*

**Candidate Natural Heritage Site** is land characterized by potential significant and/or sensitive environmental features or functions.

*CIVIC WAY*

**Civic Way** refers to designated roads within Windsor that are intended to be designed to:

- (a) promote and present an attractive and unifying image of Windsor;
- (b) maintain a sense of welcome and arrival for travelers;
- (c) create a memorable impression of Windsor; and
- (d) complement and enhance the Municipality's capital investment in major infrastructure.

*DEVELOPMENT  
PATTERN*

**Development Pattern** refers to the following two types described in the Plan:

- (a) a **Neighbourhood** which exhibits a characteristic lotting and/or development profile; and
- (b) an **Undeveloped Area** which does not have a characteristic lotting and/or development profile.

*DEVELOPMENT  
PROFILE*

**Development Profile** refers to the height of a building or structure. There are four development profiles described in the Plan:

- (a) **Low Profile development** is a building or structure generally no greater than fourteen (14) metres in height. **Low Profile Housing** development is further classified as follows;
  - (i) small scale forms: single detached, semi-detached, duplex, and row and multiplexes with up to 8 units; and
  - (ii) large scale forms: buildings with more than 8 units;
- (b) **Medium Profile development** is a building or structure generally no less than fourteen (14) metres in height and generally no greater than twenty six (26) metres in height;
- (c) **High Profile development** is a building or structure generally no less than twenty (26) metres in height and generally no greater than fifty eight (58) metres in height;
- (d) **Very High Profile development** is a building or structure generally greater than fifty eight (58) metres in height.

**ENVIRONMENTAL  
POLICY AREA**

**Environmental Policy Area** is an environmentally significant and/or sensitive natural area which may be able to tolerate appropriately designed development. Environmental Policy Areas are further classified as follows:

- (a) **Environmental Policy Area A** may be partially developed provided that the development conserves the significant natural features and/or functions; and
- (b) **Environmental Policy Area B** may be developed provided the significant natural features are incorporated as a part of the development.

**ESSEX REGION**

**Essex Region** refers to the geographic area comprised of the City of Windsor, Essex County and Pelee Island.

**FARMERS’  
MARKET**

**Farmers’ Market** means a central location at which a group of persons who operate stalls or other food premises met to sell or offer for sale to consumers products that include, without being restricted to, farm products, baked goods and preserved foods, and at which the majority of the persons operating the stalls or other food premises are producers of farm products who are primarily selling or offering for sale their own products.

**GOAL**

**Goal** reflects a long range purpose of a Plan.

**GREENWAY  
SYSTEM**

**Greenway System** is a planned network of natural environment and recreational elements.

HERITAGE AREA	<b>Heritage Area</b> refers to an area or neighbourhood where there are collections of important heritage resources.
HERITAGE RESOURCES	<b>Heritage Resources</b> include buildings, structures, archaeological and historic sites, landscapes and landmarks, either individually or in groups, which are considered by Council to be of architectural and/or historical significance.
INFRASTRUCTURE	<b>Infrastructure</b> consists of both the transportation system and physical services.
INTAKE PROTECTION ZONE	<b>Intake Protection Zone</b> an area delineated in the Essex Region Source Protection Plan established around a surface water intake of drinking water as prescribed in the Technical Rules: <i>Clean Water Act, 2006</i> .
LINKAGES	<b>Linkages</b> are potential natural and/or recreational corridors between lands designated as Community and Regional Parks, Natural Heritage, Waterfront Recreation and/or Waterway Corridor.
LONG COMBINATION VEHICLE ROUTE	<b>Long Combination Vehicle Route</b> refers to an approved route that provides access to a freight terminal located within a defined distance from a highway interchange for a Long Combination Vehicle.
MINERAL AGGREGATE OPERATION	<p><b>Mineral aggregate operation:</b> means</p> <p>(a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the <i>Aggregate Resources Act</i>, or successors thereto;</p> <p>(b) for lands not designated under the <i>Aggregate Resources Act</i>, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and</p> <p>(c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.</p>
MINERAL AGGREGATE RESOURCE AREA	<p><b>Mineral aggregate resource area:</b> means an area with potential mineral deposits of aggregate resource materials prescribed under the <i>Aggregate Resource Act</i> that are suitable for construction, industrial, manufacturing and maintenance purposes. These aggregate resources include gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite and rock. However, aggregate resources do not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the <i>Mining Act</i>.</p>
MINERAL MINING SITES	<b>Mineral Mining Sites</b> are mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

*MINOR  
INSTITUTIONS*

**Minor Institutions** include elementary schools, day nurseries and places of worship.

*MIXED USE*

**Mixed Use** is a land use designation that is further classified as follows:

- (a) **Mixed Use Corridor** occupies linear street frontages with commercial, institutional and open space uses located immediately adjacent to the public right-of-way and residential uses located above-grade; and
- (b) **Mixed Use Centres** are large sites developed according to a comprehensive development plan or nodal developments at the intersections of Controlled Access Highways and/or Arterial Roads.

*NATURAL  
HERITAGE*

**Natural Heritage** is a land use designation that provides for the protection and conservation of Windsor's most environmentally significant and sensitive natural areas, including provincially designated areas of natural and scientific interest (ANSI) and wetlands.

*NEIGHBOURHOOD  
COMMERCIAL*

**Neighbourhood Commercial** uses include commercial uses which are intended to primarily serve the day to day needs of residents within the immediate neighbourhood.

*OBJECTIVE*

**Objective** reflects short-range purposes which, once attained, will bring a goal closer to reality.

*PARCEL OF  
URBAN  
RESIDENTIAL  
LAND*

**Parcel of Urban Residential Land** means a parcel of land that is within an area of settlement on which residential use, other than ancillary residential use, is permitted by by-law and which is served by municipal sewer and municipal drinking water services as defined in the Planning Act, R.S.O 1990, C.P.13  
(Added by OPA#172 - APPROVED August 8, 2023, B/L 96-2023)

*PEDESTRIAN  
ORIENTED  
STREET*

**Pedestrian Oriented Street** refers to designated roads within Windsor that are intended to be designed to:

- (a) promote a diverse mixture of commercial, residential and other appropriate land uses along the road;
- (b) encourage pedestrian activity and movement along the streetscape;
- (c) allow for the safe and enjoyable movement of pedestrians, where motorized vehicular traffic is also common, within the street environment;
- (d) provide and/or enhance the unique character of the surrounding neighbourhood.

**PHYSICAL  
INFRASTRUCTURE**

**Physical Infrastructure** include sewerage, stormwater management and water works, waste management systems, electric power, communications and oil and gas pipelines and associated facilities.

**POTENTIALLY  
CONTAMINATED  
SITES**

**Potentially Contaminated Sites** include lands, buildings and/or structures where it is reasonable to suspect that substances, either individually or collectively, are present which may pose a danger to public health, safety and/or the environment.

**PRINCIPLE**

**Principle** is a philosophical statement or value supporting the vision which establishes the qualitative framework for land use planning decisions.

**PUBLIC SPACE**

**Public Space** includes all lands within public rights-of-way, open space areas, elements of the Greenway System and other privately-owned areas intended for public use.

**RECREATION  
AND OPEN  
SPACE**

**Recreation and Open Space** is a land use designation that is further classified as follows:

- (a) **Private Recreation and Open Space** is land owned by persons other than the Municipality, the federal or provincial governments or the Essex Region Conservation Authority;
- (b) **Public Recreation and Open Space** is land owned by the Municipality, federal or provincial governments or the Essex Region Conservation Authority and is further classified as follows:
  - i. **Community and Regional Parks** which are designed for the recreation and leisure activities of all Windsor residents and/or a broader regional population; and
  - ii. **Neighbourhood Parks** which are designed for recreation and leisure activities of residents living within a 0.8 km radius.

**RECREATIONWAY**

**Recreationway** is a planned network of multi-use pedestrian and cycling trails designed to serve recreational movements.

**RISK  
MANAGEMENT  
PLAN**

**Risk Management Plan** means a plan for reducing a risk, prepared in accordance with the regulations and the rules under S58/59 of the *Clean Water Act, 2006*.

**SIGNIFICANT  
DRINKING WATER  
THREAT OR  
SIGNIFICANT  
THREAT**

**Significant Drinking Water Threat** is a prescribed activity under the *Clean Water Act, 2006* that, under specified circumstances, adversely affects, or has the potential to adversely affect, the quality and quantity of any water that is or may be used as a source of municipal drinking water.

<i>SOURCE PROTECTION PLAN</i>	<b>Source Protection Plan</b> means a drinking water source protection plan prepared under the <i>Clean Water Act</i> , 2006.
<i>SOURCE WATER</i>	<b>Source water</b> is water in its natural or raw state, prior to being drawn into a municipal drinking water system.
<i>SUSTAINABILITY</i>	<b>Sustainability</b> implies meeting the needs of the present without compromising the ability of future generations to meet their own needs.
<i>SUSTAINABLE DESIGN</i>	<b>Sustainable Design</b> strives to avoid resource depletion of energy, water and raw materials; prevent environmental degradation caused by facilities and infrastructure throughout their life cycle; and, create built environments that are livable, comfortable, safe and productive.
<i>TRANSPORTATION SYSTEM</i>	<b>Transportation System</b> refers to all modes of transportation and their corresponding facilities, including walking, cycling, public transportation, roads, border crossings, rail, air and water transportation.
<i>TRANSPORT TERMINAL</i>	<b>Transport Terminal</b> means a premises used to dispatch, park, repair, service, or store freight-carrying trucks and trailers.
<i>TRUCK ROUTE</i>	<b>Truck Route</b> means any highway designated as a “Truck Route” on Schedule “H” to By-law 9148.
<i>WATERWAY CORRIDORS</i>	<b>Waterway Corridors</b> consist of the Detroit River, Lake St. Clair, Little River, Turkey Creek (Grand Marais Drain) and their tributaries.