

## Terms:

<b>Accessory Residential</b>	A use accessory to another use where the building or buildings so used include not more than one dwelling unit for the accommodation of the owner, operator, manager, or caretaker.
<b>Affordable Housing</b>	Housing where the rent or mortgage plus taxes is 30 percent or less of a household's gross annual income. Households that have no option but to pay more than 30 percent of their gross income on shelter expenditures, in reasonable condition and of appropriate size, are households that are in need of affordable housing.
<b>Agricultural Land Reserve</b>	Agricultural land designated as an agricultural land reserve under the BC Agricultural Land Commission Act.
<b>Amenities</b>	Items that add to the physical, aesthetic, or functional appeal of a particular site, neighbourhood, or the community in general.
<b>Approving Officer</b>	A person appointed by Council under Section 77 of the "Land Title Act", responsible for the approval of subdivisions.
<b>Biodiversity</b>	All varieties of life and their processes, encompassing the full range of natural variability, including genetic diversity, species diversity, and ecosystem diversity.
<b>Business Improvement Area</b>	Business Improvement Area (BIA) is an area designated by municipal council in which businesses and property owners can finance effective marketing, promotional, and revitalization programs for the area. A BIA provides both the organized structure and the source of funds to enable local business communities to improve their commercial viability. Authority to create Business Improvement Areas is contained in the "Community Charter".
<b>Capital Regional District</b>	The provincially established federation of local governments and administrative districts providing services to the region.
<b>Car Co-op</b>	A system where a fleet of cars is made available for use by members of the car share group in a wide variety of ways.
<b>Climate Change</b>	Any long-term significant change in the "average weather" that a given region experiences. Average weather may include average temperature, precipitation and wind patterns. It involves changes in the variability or average state of the atmosphere over durations ranging from decades to millions of years. These changes can be caused by dynamic process on Earth (ocean processes, volcanoes), external forces including variations in sunlight intensity, and more recently by human activities.
<b>Daylighting</b>	Restoring a watercourse that has been channelized and or contained within a pipe or man made structure, to its natural state.
<b>Density</b>	As defined in the "Local Government Act" S. 872: "the density of use of the land, parcel or area, or the density of use of any buildings and other structures located on the land or parcel, or in the area".
<b>Density Bonus</b>	An increase in the permitted number of dwelling units or gross floor area in return for the provision of certain amenities or affordable or special needs housing.

<b>Development Cost Charge</b>	A levy applied to new development to offset the long-term cost of providing new or extended services to the community.
<b>Development Permit Area</b>	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 specified 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 development; and guide the form and character of intensive residential development or to protect farming.
<b>Dwelling Unit</b>	A self-contained set of habitable rooms with a separate entrance intended for year-round occupancy with complete living facilities for one or more persons, including provisions for living, sleeping, cooking, and sanitation.
<b>Ecosystem</b>	A complete system of living organisms interacting with the soil, land, water, and nutrients that make up their environment. An ecosystem is the home of living things, including humans. It can be any size, but it always functions as a whole unit. Ecosystems are commonly described according to the major type of vegetation, for example, an old-growth forest or a grassland ecosystem.
<b>Environmental Impact Assessment</b>	<p>A study undertaken to evaluate the impacts of a proposed development on the natural environment, including the following areas:</p> <ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ 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.</li> </ul>
<b>Environmental and Social Review Process</b>	The system of assessing an initiative in specified areas for the significance of its impacts.
<b>Environmental Management System</b>	Part of an organization’s management system used to develop and implement its environmental policy and manage its environmental impacts. The overlying purpose of the system is to establish a commitment to pollution prevention, environmental regulatory compliance and continual improvement of environmental performance.
<b>Environmentally Sensitive Area (ESAs)</b>	A term often used loosely to mean a site or area that has environmental attributes worthy of retention or special care. ESAs are important in the management of all landscapes and their functioning condition. ESAs range in size from small patches to extensive landscape features. They can include rare or common habitats, plants, and animals. ESAs require special management attention to protect fish and wildlife resources and other implicit natural systems or processes. They have also been broadly defined to include other scenic, historic, or cultural values, and may also include hazard lands.
<b>ESA Atlas</b>	A series of maps published by the District of Saanich providing environmental information for new or revised bylaws, and ecological data for the development of new planning strategies.

<b>Flex Housing</b>	Flex Housing is a concept in housing that incorporates, at the design and construction stage, the ability to make future changes easily and with minimum expense, to meet the evolving needs of its occupants. The intention of Flex Housing is to allow homeowners to occupy a dwelling for longer periods of time, perhaps over their entire lifetimes, while adapting to changing circumstances and meeting a wide range of needs.
<b>Floor Area Ratio (Floor Space Ratio)</b>	The figure obtained when the total floor area of all floors in all buildings on a parcel is divided by the area of the parcel.
<b>Food Security</b>	When all people, at all times, have access to sufficient, safe, and nutritious food to meet their dietary needs and food preferences for an active and healthy life.
<b>Granny Flat (Garden suite)</b>	A detached suite on a single family lot, typically located above a garage or in an accessory building in the back yard.
<b>Green Building</b>	A systems approach to building design and construction that employs techniques that minimize environmental impacts and reduce ongoing energy consumption while contributing to the health and productivity of its occupants.
<b>Greenhouse Gas (GHG)</b>	Gases present in the atmosphere which reduce the Earth's loss of heat into space and therefore contribute to global temperatures through the greenhouse effect. Greenhouse gases are essential to maintaining the temperature of the Earth, however, an excess of greenhouse gases can raise the temperature of a planet to uninhabitable levels. Based on ice-core samples and records, current levels of CO <sup>2</sup> are approximately 100 ppmv higher than during pre-industrial times, when direct human influence was negligible. Greenhouse gases include water vapour, carbon dioxide (CO <sup>2</sup> ), methane (CH <sup>4</sup> ), nitrous oxide (N <sup>2</sup> O) and ozone.
<b>Greenway</b>	Linear green space corridors that connect natural areas and communities, associated with watercourses, trails, and transportation routes which provide wildlife habitat and increase recreational opportunities.
<b>Green and Blue Spaces</b>	Natural and semi-natural areas, both land and water, that are of ecological, scenic, renewable resource, outdoor recreation, and/or greenbelt value. These areas are considered to have high ecological and/or social value as green/blue spaces. Green/blue areas could include developed, partly developed, or undeveloped public and private land.
<b>Healthy Communities</b>	The Healthy Communities movement originated in Toronto in 1984, at an international conference on healthy public policy. The concept was first developed by the World Health Organization (WHO) through the European Healthy Cities Project, and has subsequently spread around the world. There is no "one size fits all" approach to creating a "healthy community." Each region has different characteristics and each community has a unique history of supporting collective health and well-being. However, experience both here in Canada and internationally has shown that there are four cornerstones for success: 1. Community Engagement; 2. Multi-Sectoral Partnerships; 3. Local Government Commitment; and 4. Healthy Public Policy.

<b>Heritage Site</b>	Properties and sites of historic, architectural, archaeological, palaeontological, or scenic significance to the Municipality, that may be designated under the “Local Government Act” or the “Heritage Conservation Act”.
<b>Home-Based Business</b>	Any occupation or craft and the sale of the goods made on the same parcel where such activity is carried on as an accessory use in a dwelling or accessory building to the dwelling.
<b>Housing Trust Fund</b>	Established by the Capital Regional District Board in 2005, in recognition that housing affordability is a regional priority and key issue in the Capital Region. The fund provides capital for the acquisition, development, and retention of housing that is affordable to households with low or moderate incomes in the member municipalities.
<b>Impervious surface</b>	Any human-made graded, hardened surface covered with materials comprised of asphalt, concrete, masonry, or combinations thereof.
<b>Infrastructure</b>	The ‘hard’ services associated with development – e.g. roads, railways, storm drains, water, sewer, etc.
<b>Infill Development</b>	New construction or renovations which make use of vacant or underutilized parcels and which may be substantially different from the present or previous use of the parcel.
<b>Intensive Agriculture / Intensive Farming</b>	The industrialized production of animals (livestock, poultry and fish) and crops. The methods deployed are typically designed to produce the highest yield per hectare at the lowest cost; usually using economies of scale and modern technology.
<b>Invasive Species</b>	Plants, animals, and micro-organisms that colonize and take over the habitats of native species. Most invasive species are also alien (non-native to the area) and can become dominant because the natural controls (e.g. predators and disease) that kept their populations in check in their native environment do not occur in their new location.
<b>Landscaping</b>	Any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative boulders and gravel, decorative paving, planters, foundations and sculptures, decorative fences and the like, tastefully arranged and maintained to enhance and embellish the appearance of a property or, where necessary, to effectively screen a lot, site, or storage yard.
<b>Living Wage</b>	Living Wage is the amount of income an individual or family requires to meet their basic needs, to maintain a safe, decent standard of living in their communities, and to save for future needs and goals.
<b>Mitigation</b>	Measures taken during the planning, design, construction, and operation of works and development to alleviate potential adverse effects on natural habitats.

<b>Mixed Use</b>	Developments that combine residential, commercial, and other uses in the same building or development. Residences above shops and live-work residences are examples of mixed-use developments. Mixed-use developments enable people to live close to work and amenities.
<b>Multi-Family Development</b>	A complex containing three or more dwelling units on a lot, includes townhouses and apartments.
<b>Natural Environment</b>	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.
<b>Non-Market Housing</b>	Housing designed for independent living by single persons or families who cannot afford to pay market rents or who have needs that are not being met by the market, and where the housing units are owned and operated by a government agency or a not-for-profit society and rents may be controlled by a housing agreement.
<b>Open Space</b>	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, reserves, 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).
<b>Parkland Dedication</b>	Under the <i>Local Government Act</i> , in some specific circumstances (e.g. on subdivision), the Municipality may require land owners to dedicate (give land) up to 5% of a parcel for park purposes when applying for subdivision of that parcel. In some cases, the Municipality may accept money in place of the parkland dedication required for the approval of subdivisions in accordance with the <i>Local Government Act</i> .
<b>Park</b>	Land that has a high capacity for active or passive recreation use and is potentially available for such use. Also includes land set aside for archaeological, historical or ecological purposes.
<b>Qualified Professional</b>	An applied scientist or technologist, or a team thereof, specializing in a particular applied science or technology including, but not limited to, ecology, agronomy, biology, chemistry, engineering, geology or hydrogeology and, (a) who is a registered member in good standing in BC of the appropriate professional organization, is acting under that organization’s Code of Ethics and is subject to disciplinary action by that organization, and (b) who, through suitable education, experience, accreditation and knowledge, may be reasonably relied on to provide advice only within his or her area of expertise, and (c) who carries sufficient Professional Liability Insurance and General Liability Insurance to defend any recommendations made to the Municipality in court and pay the fine if convicted, and (d) whose area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and (e) is acting within that particular area of expertise.

<b>Red and Blue Listed Species</b>	<p>Red-listed species include any indigenous species, subspecies or plant community that is Extirpated, Endangered, or Threatened in BC. Extirpated species no longer exist in the wild in BC, but do occur elsewhere. Endangered species are facing imminent extirpation or extinction. Threatened species are likely to become endangered if limiting factors are not reversed.</p> <p>Blue-listed species include any native species, subspecies, or community that is considered to be Vulnerable (Special Concern) in BC. Vulnerable species are of special concern because of characteristics that make them particularly sensitive to human activities or natural events. Blue-listed species are at risk, but are not Extirpated, Endangered, or Threatened.</p>
<b>Regional Context Statement</b>	A statement included in a municipal official community plan, and accepted by the regional district board, that explains the relationship between the official community plan and the Regional Growth Strategy.
<b>Regional Growth Strategy</b>	A political agreement between a regional district and its member municipalities on social, economic, and environmental goals and priority actions, aimed at achieving a common vision of the region's future. A regional growth strategy expresses how communities have agreed to work together to enhance regional quality of life.
<b>Regional Urban Containment and Servicing Policy Area</b>	Lands, at the date of the adoption of the Regional Growth Strategy bylaw, designated in official community plans primarily for urban development (including attached housing, detached and duplex housing, commercial, industrial, and large-scale institutional and utility designations). The Regional Growth Strategy proposes that the majority of future development that requires urban sanitary sewer and water services take place within this designated area. As such, the Regional Growth Strategy proposes no extension of urban-standard sanitary sewerage and water services beyond the boundary of this policy area except to address pressing public health and environmental issues, to provide fire suppression, or to service agriculture. Where expansion or increased capacity of existing sewer and water services is proposed beyond the RUCS boundary, member municipalities agree to comply with the requirements of the Master Implementation Agreement and to include guidelines for service expansion and extension in their Regional Context Statements.
<b>Restoration</b>	Measures taken to re-establish habitat features, functions, and conditions damaged or destroyed by human or natural activities.
<b>Riparian Area</b>	The moist nutrient rich lands adjacent to streams. Riparian areas are transitional zones between aquatic and terrestrial (or upland) ecosystems and often exhibit vegetation characteristics of both; they are not as dry as upland environments and not as wet as aquatic or wetland systems.
<b>Secondary Suite/ Accessory Dwelling Unit</b>	A second self-contained unit, typically in or attached to a single-family home or on the same parcel of land, smaller than the primary dwelling unit. Includes basement apartments, apartments in houses, accessory apartments, in-law suites, granny suites, nanny suites, and carriage houses. A secondary suite/accessory dwelling unit is intended for the use of a separate household and contains its own entrance, cooking facilities, and sanitary facilities.

<b>Sense of Place</b>	The essential character and spirit of an area. More specifically, characteristics which make a place special or unique and foster a sense of authentic human attachment and belonging.
<b>Sewage Treatment</b>	The primary, secondary, or tertiary treatment which purifies effluent. Primary treatment removes floating and suspended solids; secondary treatment uses biological methods to further purify sewage; and tertiary treatment removes all but a negligible portion of bacterial and organic matter.
<b>Sewer Service Area</b>	A line defining the area approved by Council to be serviced by municipal sewers.
<b>Shelter Housing</b>	Dormitory style housing intended to provide overnight accommodation, shower facilities and meals. Not intended as permanent housing but no maximum stay periods. Provides a variety of on site services and may also include off site services.
<b>Smart Growth</b>	A collection of urban development strategies to reduce sprawl that are fiscally, environmentally, and socially responsible. Smart growth is development that enhances our quality of life, protects the environment, and uses tax revenues wisely.
<b>Special Needs Housing</b>	The residential use of a building constructed and/or managed specifically to accommodate persons with special needs including the elderly, or physically or mentally challenged.
<b>Steep Slope Land</b>	All lands with a slope greater than 30% for a continuous run of 6 metres or more.
<b>Stewardship</b>	Responsibility for the care and protection of resources so that they will be available to future generations.
<b>Subdivision</b>	As defined under the “Land Title Act” and/or the “Strata Property Act”.
<b>Supportive Housing</b>	Designed to provide permanent housing. Self contained units with support services 24/7 supervision. Financial support provided. Residents may have minor mental or addiction problems requiring support.
<b>Sustainability or Sustainable Development</b>	The concept of meeting the needs of the present without compromising the ability of future generations to meet their needs. Sustainability is based on the efficient and environmentally responsible use of natural, human, and economic resources, the creation of efficient infrastructures, and the enhancement of residents’ quality of life.
<b>TDM</b>	Transportation Demand Management (TDM) is the application of strategies and policies to influence traveler behavior with the aim of reducing automobile travel demand, as a means to save energy, reduce green house gas emissions, improve air quality, and reduce traffic congestion.
<b>Traffic Calming</b>	Aims to reduce vehicle speeds and/or traffic to improve safety for pedestrians and cyclists, enhance quality of life for residents by reducing noise and air pollution, and recognize that streets have many social and recreational functions that can be impaired by car traffic. Examples include speed humps, lane narrowing, landscaping, chicanes, on-street parking, etc.

<b>Transitional Housing</b>	Single occupancy rooms with showers and microwaves. Longer term, but not permanent housing. Support services on site.
<b>Universal Design</b>	Universal Design (also called Inclusive Design, Accessible Design, or Accessibility) refers to facility designs that accommodate the widest range of potential users, including people with mobility and visual impairments (disabilities) and other special needs. Although Universal Design addresses the needs of people with disabilities, it is a comprehensive concept that can benefit all users. For example, people who are unusually short or tall, carrying packages, or pushing a cart, are not disabled, but their needs should be considered in facility design. Increased walkway widths, low-floor buses, and smooth walking surfaces improve convenience for all travellers, not just those with mobility impairments. Curb ramps are important for people using handcars, scooters, baby strollers, and bicycles, as well as wheelchair users. Automatic door openers are another example of Universal Design features that can benefit many types of users.
<b>Urban Containment Boundary</b>	The line which separates urban from rural land uses.
<b>Urban Forest</b>	All treed landscapes including private yards, urban parks, conservation areas, boulevards, and forests within the District of Saanich.
<b>Watercourse</b>	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.
<b>Wayfinding</b>	Wayfinding can be defined as spatial problem solving. It is knowing where you are in a building or an environment, knowing where your desired location is, and knowing how to get there from your present location. There are several elements that go into wayfinding, such as signage, architectural clues, lighting, and sight lines.
<b>Wetland</b>	Land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal conditions supports vegetation adapted for life in saturate soil conditions, including swamps, marshes, bogs, and similar areas.
<b>Zero Waste</b>	Where all outputs, currently referred to as “waste”, are used as inputs for another process.
<b>Zoning</b>	The zoning assigned to a property under the District of Saanich’s Zoning Bylaw.