

# Appendix II :: OCP Glossary

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- Affordable Housing – Rental or ownership housing which has a market price that would be affordable to households of low and moderate incomes. Households of low or moderate income are those who have household incomes that are 80% or less than the *average median income* (AMI) reported by Statistics Canada at the previous census.
- Adaptable Housing – Housing designed and constructed to benefit anyone whose mobility is limited due to age, disability or illness, making it easier for them to function more independently in their own home. Housing contains features that can later be modified at minimal cost in order to meet the changing needs of occupants.
- Active Transportation and Alternative Transportation – Active transportation includes non-motorized human powered transportation such as cycling, walking, and skateboarding. Alternative Transportation includes active transportation options but also includes motorized options such as public transit, carpooling and car sharing.
- Age-Friendly Housing - Housing that offers the ability to live independently, safely and affordably in one's own home as a person ages.
- Bioswales - Landscape or drainage infrastructure designed to remove silt and pollution from surface runoff water.
- Built Environment - the human-made or modified spaces in which people live, work, and recreate on a day-to-day basis. The physical surroundings that influence physical activity, social interaction, air quality, safety, and access to jobs and community services.
- Climate Adaptation and Climate Mitigation – The two main policy responses to climate change: mitigation and adaptation. Climate adaptation seeks to lower the risks posed by the consequences of climatic changes while mitigation addresses the root causes, by reducing greenhouse gas emissions. Both include actions taken to help communities cope with climate change.
- Complete Communities and Neighbourhoods - A community or neighbourhood that incorporates elements that contribute to the quality and character of the places where people live, work, move and thrive. Complete communities provide affordable housing, integrated transportation systems, quality education, jobs, access to healthy food, arts, recreation and actively engage community members.
- Community Amenity Contributions - In-kind or cash contributions provided by land developers when Council grants development rights through rezoning. The contributions help mitigate the demand on District facilities which increases with rezonings, because of new residents and employees moving to an area.
- Debris Flow Hazard - A debris flow is a moving mass of loose mud, sand, soil, rock, water and air that travels down a slope under the influence of gravity. Commonly called a mudslide. The likelihood of debris flow hazard is increased by actions that increase the amount of water or soils involved.
- Density Bonusing - Density bonuses are an incentive-based zoning tool that that permits developers to build more housing units, taller buildings, or more floor space than normally allowed, in exchange

for provision of a defined public benefit, such as a specified number or percentage of affordable units included in the development. Density bonuses must be established in zoning bylaws that set out the specific conditions needed in order to receive the increased density.

- Density Targets – Amount of density needed to fund and support the provision of services and infrastructure to an area.
- Development Cost Charges - Development cost charges (DCCs) are monies that municipalities collect from land developers to offset that portion of the costs related to these services that are incurred as a direct result of this new development. DCCs ensure that development pays for new infrastructure required as a result of growth.
- Development Permit and Development Permit Area - A Development Permit is a regulatory tool used to control property development. They are often required before land is cleared or built on. Development Permit Areas are established by Official Community Plans for one or more of the following reasons: Protection of the natural environment; Protection of development from hazardous conditions; Revitalization of an area in which a commercial use is permitted; Form and character regulations for commercial, industrial or multifamily development.
- District Energy Systems: District energy systems centralize the production of heating or cooling for a neighbourhood or community. District energy systems produce energy at a central plant. The energy is then piped to individual buildings for space heating, domestic hot water heating and air conditioning. District energy systems are also referred to as Neighbourhood energy systems or utilities.
- Ecological Services, Ecosystem Services, And Eco-Assets: Ecosystem services are the benefits people obtain from ecosystems. These services make it possible for the ecosystems to provide services such as food supply, flood regulation and water purification.
- Environmentally Sensitive Areas (ESA) Mapping: An inventory of sensitive environmental areas and associated habitats based on mapping terrestrial ecosystems, watercourses and riparian areas, wetlands, marine, and species and ecosystems at risk within the District. Identified as a strategic priority by the District of Squamish for 2015/16 that will guide future land use planning in the region, and support the Official Community Plan (OCP) update.
- Flood Construction Level - A flood construction level (FCL) is the minimum elevation above a flood hazard. All habitable floor area of a building must be located above the Flood Construction Level.
- Flood Hazard Management Plan, Comprehensive or Integrated - A Flood Hazard Management Plan is a policy and regulatory document which guides development and land use in flood prone communities. Squamish is currently in the process of updating its Integrated Flood Hazard Management Plan by incorporating flood management guidelines, new engineering modeling tools and techniques, and best planning practices.
- Floodways – The channel of the watercourse and those portions of the flood plains that are reasonably required to discharge the flood flow of a Designated Flood. A minimum required floodway shall be equal to the width of the channel within the natural boundary plus a minimum setback of thirty metres from the natural boundary on each side of the channel or channels unless otherwise approved.
- Food Security - Access to sufficient, safe, nutritious food to maintain a healthy and active life.

- Food Systems, Food Assets – A food system includes all processes and infrastructure involved in feeding a community: growing, harvesting, processing, packaging, transporting, marketing, consumption, and disposal of food and food-related items. Food systems can be either conventional (global and industrial agriculture) or alternative (local food, urban agriculture, farmers markets, organic, food co-ops).
- Firesmart – Commonly used term for a program or initiatives used to protect communities from the threat of wildfire. “FireSmart” is living with and responsibly managing for wildfire hazard.
- Family-Friendly Housing - Affordable housing that meets the needs of families, such as housing that contains 3 or more bedrooms, or that is ground-oriented, such as townhouses.
- Greenhouse Gas (GHG) - A greenhouse gas is any gaseous compound in the atmosphere that is capable of absorbing infrared radiation, thereby trapping and holding heat in the atmosphere. By increasing the heat in the atmosphere, greenhouse gases are responsible for the greenhouse effect, which ultimately leads to global warming.
- Greenfield - Undeveloped land in a city or rural area either used for agriculture, landscape design, or left to evolve naturally.
- Housing Continuum - The range of shelter and housing options, from emergency shelters and transitional housing, to supportive housing for vulnerable populations including seniors and people with mental illness, to public and non-profit affordable rental housing, to market rental, to home ownership.
- Housing Diversity - A range of residential lot sizes and choice of housing products and tenures. This diversity is intended to meet the different housing needs of the community, including increased residential densities to support mixed-use centres, local employment, community facilities and public transport.
- Health -
- Health Inequity - Avoidable inequalities in health between groups of people. These inequities arise from inequalities within and between societies.
- Housing Tenures - Refers to the financial arrangements under which someone has the right to live in a house or apartment. The most frequent forms are tenancy, in which rent is paid to a landlord, and owner-occupancy. Mixed forms of tenure are also possible.
- Infill Development - The process of developing vacant or under-used parcels within existing urban areas that are already largely developed. Most communities have significant vacant land within city limits, which, for various reasons, has been passed over in the normal course of urbanization.
- Interface Fires - Interface fires are fires that have the potential to involve buildings and wildland fuels or vegetation simultaneously.
- Infrastructure, Municipal - Includes public buildings (municipal buildings, schools, hospitals), transport infrastructure (roads, railroads, bridges, pipelines, canals, ports, airports), public spaces (public squares, parks, beaches), public services (water supply, sewage, electrical grid, dams), and other, usually long-term, physical assets and facilities.
- Inclusionary Zoning - Municipal planning regulations that require a given share of new construction to be affordable by people with low to moderate incomes.

- Knowledge Based Industries - Those industries which are relatively intensive in their inputs of technology and/or human capital.
- LNG – Liquid Natural Gas (predominantly methane, CH<sub>4</sub>) that has been converted to liquid form for ease of storage or transport.
- Land Use Designation – Classifications which describes the intended future use of all parcels of land in the District contained within an OCP, for example ‘Greenway Corridors and Recreation’ or ‘Residential Neighbourhoods’.
- Lifelong Learning – Ongoing, voluntary, and self-motivated pursuit of knowledge for either personal or professional reasons.
- Local Systems – See ‘Infrastructure’.
- Multi-Modal Transportation System – A transportation network that supports a range of options including pedestrian, cycling, transit and vehicular travel.
- Mixed-Use Neighbourhood Nodes – A neighbourhood centre which includes shopping, services, institutional uses and housing. The intent is to create a complete, compact, mixed-use community that includes places to live, work, learn, play, shop and access services.
- Medium / Heavy Industry – Industry that involves one or more characteristics such as large and heavy products; large and heavy equipment and facilities (such as heavy equipment, large machine tools, and huge buildings); or complex or numerous processes.
- Mixed use development – Any urban, suburban or village development, or even a single building, that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections.
- Municipal services – See ‘Infrastructure’.
- Market Housing – The supply and demand for houses in the private market. A key element of the housing market is the average house prices and trend in house prices.
- Mixed-Income Housing – Diverse types of housing units, such as apartments, town homes, and/or single-family homes for a people with a range of income levels.
- Multi-Unit Development – A land development project that includes more than one dwelling unit such as townhouses or apartments.
- Non-Market Housing – Housing that is owned or controlled by a government or a non-profit entity and is rented to low and moderate income households at less than market rent, or made available for purchase at less than market value.
- Natural Assets – Assets of the natural environment. These consist of biological assets (produced or wild), land and water areas with their ecosystems, subsoil assets and air.
- Purpose-built rental housing (PBRH): A form of market housing available for rent, including purpose-built rental apartments or secondary suites installed by home owners.
- Resilient/Resilience: The ability to anticipate risk, limit or mitigate impacts, and adapt, evolve and grow when faced with change. A resilient community is self-reliant and ensures those most in need have access to essential services such as food, housing, water, and energy to support ongoing social, economic and environmental health.

- Risk tolerance criteria (for hazards): A predetermined measure of risk used to aid decisions about whether further efforts to reduce the risk are warranted.
- Stormwater: Water originating from precipitation events and snow/ice melt that can soak into the soil (infiltrate), be held on the surface and evaporate, or runoff and drain into nearby streams, rivers, or other water bodies (surface water). The municipal storm drainage system includes detention or storage facilities and conveyance of stormwater via conventional (open ditches and/or closed storm sewers/pipes) or by alternative means (rain gardens, bioswales, rock pits, infiltration trenches) designed in accordance with municipal standards.
- Solid Waste: Broadly, municipal solid waste refers to garbage, refuse and other discarded materials from community activities as well as biosolids from wastewater and water supply treatment. Residual solid wastes do not include recyclable materials diverted from the solid waste stream, such as organics and wood or yard waste, nor demolition and construction waste, or solid or dissolved materials in domestic sewage (liquid waste).
- Secondary Suite: A second, self-contained dwelling unit with its own private access, kitchen and bathroom and located within a single-unit dwelling or detached accessory building.
- Smart Growth: A land use and development concept and principles that direct fiscally, environmentally and socially responsible growth management to enhance quality of life, preserve the natural environment, and save money over time. Smart growth focuses on creating compact, complete communities and prioritizing infill, redevelopment, and densification.
- Social Determinants of Health (SDH): The conditions in which people are born, grow, work, live, and age, and the wider set of forces and systems (such as distribution of money, power and resources) shaping the conditions of daily life. SDH are largely responsible for health inequities and include Income and income distribution,
- Squamish Brand (2015 Action Plan): A recently renewed story, tools and action plan to present a coordinated community marketing program to showcase and attract new businesses to Squamish; it describes a brand identity and associated tag line 'Hardwired for Adventure'.
- Sensitive Habitat: See Environmentally Sensitive Areas (ESA).
- Squamish Business Park: Located west of Highway 99 and north of the Downtown area, the 100-hectare industrial and business park is designated for employment and industrial uses and is one of the District's central employment hubs. The sub-area contains a mix of service, commercial, light and medium industrial uses and is regulated by the Business Park Sub-Area Plan and Development Permit Areas 6 and 6A.
- Squamish Estuary Management Plan (SEMP): A 1999 management plan that contains area designations for conservation, industrial/commercial, transportation and planning assessment areas within the estuary and a framework for a multi-agency coordinating review committee to integrate government, industry and private interests under a collective mandate to guide balanced land and water use decisions in the Squamish Estuary.
- Sub Area Plan: A detailed plan for a defined area in the Official Community Plan that applies to an existing (or future) neighbourhood or group of neighbourhoods. Where designated, Sub-Area Plans are required prior to major new development to identify and develop a comprehensive plan for land use, density, neighbourhood design, transportation, municipal servicing, as well as public amenities.
- Sustainability:

- **Urban Agriculture:** In general terms, means cultivating, processing, and distributing food in or around a town or city or other urban setting. In Squamish it is defined as the act of growing food on a lot, and includes produce grown in a garden, community gardens, fruit and nut tree production, keeping of hens and bees, and can include agricultural retail sales.
- **Urban Containment Boundary (UCB):** A growth management tool that establishes a spatial boundary or area delineating where growth and development will occur, as well as areas that will only be developed after the majority of infill opportunities have been developed. UCBs are used to discourage or prevent urbanization outside the UCB to encourage and concentrate compact and complete development, protect the environment, improve walkability and transit viability and reduce carbon emissions.
- **Wastewater treatment:** Municipal wastewater (sewage) consists of waste water and dissolvable solids that are conveyed in a sanitary sewer. The waste water collection system includes hundreds of kilometres of pipes, pumps and lift stations to convey sewage to the Waste Water Treatment Plant. Treated wastewater is discharged into receiving water via effluent pipes. Rural and limited use areas that are not connected to the District's sanitary sewer system rely on on-site wastewater systems.
- **Wildlands, Urban:** Forests, shrub lands, grasslands, and other vegetated areas that have not been significantly modified by agriculture or human development and where development is generally non-existent (except for roads, railroads, power lines, and similar transportation facilities; structures, if any, are widely scattered).