



Appendix A

Glossary



A. GLOSSARY

Agricultural Land Reserve

Agricultural land in a reserve established pursuant to the provisions of the Agricultural Land Commission Act.

Apartment

7349-2017

A residential use where the building or buildings on a lot are each used for three or more dwelling units. Apartment building(s) may contain Townhouse dwelling units, but shall not include Triplex, Fourplex, or Courtyard Residential dwelling units.

Area Plan

An Official Community Plan that applies to a local planning area.

Assisted Living

Residences that provide housing and a range of support services, including personalized assistance for seniors and people with disabilities who can live independently but require help with daily activities. Assisted living residences do not provide direct professional nursing care. Assisted Living units are licensed under the Community Care and Assisted Living Act.

Bare Land Strata

Bare land strata is the collective ownership of a parcel of land. The land is strata titled rather than divided into fee simple lots as occurs with a typical subdivision. It is used for townhouse and apartment housing where each unit is individually owned and the remaining land is shared.

Biodiversity

The variety of life on earth in all its forms including genus, species, and ecosystems and the natural processes that link and maintain them.

Bio-inventory

A detailed site assessment that documents plant communities, aquatic and wildlife habitat values, aquatic and wildlife species presence (or likelihood of presence), sensitive ecosystems, rare ecosystems, rare species, adjacent land uses and threats, site stability and flood issues, other factors including lot layout, and where appropriate, potential habitat enhancement and protection opportunities.

Buffer

An area of land that surrounds and protects a sensitive feature from the adverse effects of activities on, or encroachments from adjacent land.

Character Defining Elements

The materials, forms, spatial configurations, uses, and cultural associations or meanings that together comprise the heritage value of a historic place, and which must be retained in order to preserve its heritage value.

Community Care Facilities

Housing units or facilities licensed under the Community Care and Assisted Living Act.

Compatibility

Refers to development that “fits’ with the character of a neighbourhood. It does not mean that the development looks the “same” as neighbouring development, rather the housing form is similar in size, scale, massing and architectural elements. As an example, attached housing forms could be considered compatible with single detached housing if they were ground oriented and similar in height and architectural details.

Complete Community

A complete community has a balance in the distribution of jobs and housing, a wide choice of affordable housing, better distribution of public services, and effective transportation service.

Conservation Area

Ecologically sensitive lands that require protection in order to ensure the health, diversity and integrity of the lands are maintained.

Conservation Covenant

A voluntary, written legal agreement in which a landowner promises to protect their land in specified ways. The covenant is attached to the title of land and binds future landowners to the terms of the contract.

Construction Works

The activity which might cause or permit sediment or construction related waste to be discharged into the Drainage System, including land clearing, site grading, excavation, and filling

Council

The Council of the Corporation of the District of Maple Ridge.

Courtyard Residential

7349-2017 A residential use where a group of four to eight dwelling units may be separately detached or combined within two or more buildings and arranged around a shared open space.

Density

A measure of development intensity on a lot and is the figure obtained when the total number of dwelling units constructed, or to be constructed on a lot is divided by the total area of the lot. In most instances, the density is not defined in the Official Community Plan, but is prescribed in the Zone that aligns with the land use designation, as illustrated on Appendix C, Zoning Matrix.

Density Bonus

A density bonus allows additional density on a site, usually in the form of more dwelling units or floor space, in exchange for affordable, rental or special needs housing or amenities. The District has the discretion to determine which amenities are eligible for a density bonus and the value of a density bonus, in return for providing an identified community benefit. See policies in Chapter 2, Section 2.1.2, A Compact and Unique Community and the Albion Area Plan for more details.

Development

Means any of the following associated with or resulting from the local government regulation or approval of residential, commercial or industrial activities to the extent that they are subject to local government powers under Part 26 of the Local Government Act:

- a) removal, alteration, disruption or destruction of vegetation;
- b) disturbance of soils;
- c) construction or erection of buildings and structures;
- d) creation of nonstructural impervious or semi-impervious surfaces;
- e) flood protection works;
- f) construction of roads, trails, docks, wharves and bridges;
- g) provision and maintenance of sewer and water services;
- h) development of drainage systems;
- i) development of utility corridors;
- j) subdivision as defined in Section 872 of the Local Government Act.

Development Permit Area

Areas that have been designated under the Local Government Act as requiring issuance of a development permit prior to the commencement of development.

District

The Corporation of the District of Maple Ridge.

Drainage System

The system and network of streams, creeks, waterways, watercourses, waterworks, ditches, drains or sewers located in the District on private or public property.

Duplex

A building which contains two principal dwelling units attached to each other, either side by side, back to front, or above and below, and the two units together have open space on all sides.

Ecological Footprint

An ecological footprint is the land area and the natural capital upon which it draws to sustain its population and production structure.

Ecosystem Principles

An integrated set of principles for the management of land, water and biological resources that utilizes accepted scientific methodologies.

Environmental Impact Assessment

A report that outlines the attributes of an area or natural feature and assesses the level of impact a development proposal may have.

Environmentally Sensitive Areas

Areas where the landscape, wildlife, ecological function or historic value is of importance or is endangered.

Floodplain

The land that is adjacent to a watercourse which is subject to regular flooding.

Fourplex

7349-2017 A residential use where the building on a lot is used for four dwelling units.

Garden Suite

A Garden Suite is a secondary dwelling unit that is smaller than the principle residence on a property. It may be a detached accessory building on the same property or a unit within an accessory building on the same lot. See Zoning Bylaw for details.

Green Way Corridors

A system of protected corridors of open space, managed for conservation or recreational purposes.

Ground Oriented Housing

Ground oriented refers to single detached or multi-family (e.g. - townhouses) housing that has direct access to the ground. It is typically suitable for families.

Habitat Reservoir

A large area of relatively natural habitat that has sufficient size and ecological integrity to support a range of native species.

Hazard Land

Lands that have significant development constraints or cannot be developed due to steep slopes, flooding, erosion or other unstable conditions.

Heritage

The historical, cultural, aesthetic, scientific, natural or educational worth or usefulness of a property or an area associated with the evolution of the municipality.

Heritage Character

The overall effect produced by traits or features which give a property or an area a distinctive quality or appearance.

Heritage Conservation

All acts or processes that are aimed at safeguarding the character defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration or a combination of these acts or processes.

Heritage Designation

Protection of a property by a local government through a bylaw, for property considered to have heritage value or heritage character, as prescribed by the Local Government Act.

Heritage Inventory

A list of heritage resources considered to be important to the history, character and evolution of the municipality.

Heritage Register

A list, established by resolution of a local government, that identifies real property that is considered to have heritage value or heritage character.

Heritage Value

The aesthetic, historic, scientific, social or spiritual importance or significance for past, present or future generations. The heritage value of a historic place is embodied in all the materials, forms, spatial configuration, uses and cultural associations or meanings that together comprise its character defining elements.

Historic Landscape

A place that is composed of a number of character-defining features which, individually or collectively contribute to the landscape's physical appearance as it has evolved over time. Historic landscapes include residential gardens community parks, rural communities, institutional grounds and cemeteries.

Impervious Surfaces

Surface areas on the ground where the natural process of rainwater percolation through the soil is prevented, such as the application of asphalt or concrete for human purposes.

Infill Population

The estimated population that can be reached if all development permitted under the Official Community Plan is achieved.

Intensive Residential

Residential development that employs a detached housing form at densities greater than 30 units per net hectare and is typically zoned R-3 Special Amenity Residential District.

Land Use Designation

The use of land as identified in a map schedule to the Official Community Plan.

LEED Leadership in Energy and Environmental Design

A Green Building rating system that is a consensus based national standard for developing high performance sustainable buildings.

Major Corridor Residential

Major Corridor Residential is property with frontage on an existing Major Road Corridor as identified on Figure 4 Proposed Major Corridor Network Plan, or has frontage on a road built in whole or part to a collector, arterial, Translink Major Road, or Provincial Highway standard.

Major Corridor Road

Major Road Corridor refers to the proposed major corridor network plan, as identified on Figure 4. The Major Corridor generally includes future and proposed collector, arterial, Translink Major Road and Provincial Highways within the District of Maple Ridge.

Multi-Family Dwelling

A residential building that contains three or more dwelling units, and includes triplex, fourplex, townhouse and apartment forms.

Multi-modal

An integrated transportation system that encourages diverse transportation options, including automobiles, bicycles, buses, trains, ferries and walking.

Naturescape

A way of restoring, protecting, and enhancing wildlife habitat in urban and rural landscapes.

Naturescape Principles

A set of principles that enable the restoration, protection and enhancement of wildlife habitat in urban landscapes.

Neighbourhood Residential

Neighbourhood Residential generally refers to a residential property, within an established residential neighbourhood. Neighbourhood residential properties are not located within the Town Centre, a Community Commercial Node, a neighbourhood with an Area Plan, or along a Major Corridor as illustrated on Figure 4.

Qualified Environmental Professional

A scientist or technologist specializing in a relevant applied science or technology, who is registered in B.C. with their appropriate professional organization, and who, through demonstrated suitable education, experience, accreditation and knowledge, may be reasonably relied on to provide advice within an area of expertise that includes but is not necessarily limited to agrology, forestry, biology, engineering, geomorphology, hydrology, landscape architecture.

Regional Town Centre

The Regional Town Centre is the commercial and community focal point for Maple Ridge. It is characterized by its distinct identity that encompasses a concentration of jobs and housing, a variety of shopping, services and community facilities; and a focus for road and transit networks. See the Town Centre Area Plan in Chapter 10, Section 10.4 for more details.

Remediation

The restoration and management of contaminated sites, including all stages from preliminary investigations, through implementing remediation procedures to final monitoring.

Riparian Areas

The area of land adjacent to a watercourse, lake, or wetland areas that link aquatic and terrestrial ecosystems.

Rural Area

Areas outside the Urban Area Boundary as identified on map Schedule “B”.

Secondary Suite

An accessory self-contained dwelling unit with cooking facilities, located in a single-detached home.

Shelter Bed Housing

Short-term emergency housing for individuals with no other housing options.

Single-Detached House

A residential dwelling not attached to any other dwelling or structure (except its own garage, shed, or secondary suite). A single-detached house has open space on all sides, and has no dwellings either above it or below it (except a secondary suite).

Social Housing

Housing that is directly managed by B.C. Housing or Metro Vancouver Housing Corporation, or is delivered by a non-profit society or a cooperative. Social Housing unit rents are geared to income.

Special Needs Housing

Housing for people, who, for varying reasons, cannot have their housing needs met through the traditional housing market. Such housing includes, but is not limited to social housing, shelter beds, transition housing, community care facilities, supportive housing units, and assisted living units.

Storm Water Management

Measures to control rainwater run-off where urbanization has affected natural drainage systems and water quality.

Subdivision

A legal change to the property lines of land, typically the division of a parcel of land into 2 or more lots.

Supportive Housing

Housing with a combination of support services, including a private space with a lockable door; monitoring and emergency response; at least one meal per day; and housekeeping, laundry and recreational opportunities. Nursing and other health related services are delivered by the local health authority. Supportive Housing units may be owned and operated by private or not-for-profit housing providers.

Townhouse

7349-2017 A single building comprised of three or more dwelling units separated one from another by party walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade. Triplex, Fourplex, or Courtyard Residential dwelling units are excluded.

Transition Housing

Housing that is time-limited, and provides people with a range of training, practical help with daily living, and counseling. Examples of transition housing include housing for women who have fled abusive situations, or people leaving addiction treatment.

Triplex

7349-2017 A residential use where the building on a lot is used for three dwelling units.

Units per net hectare (upnha)

Represents the theoretical maximum number of single detached units allowed per net hectare of land (i.e. the area available after required park dedication, up to a maximum of 5% of the gross area, and after required road dedication).

Urban Area Boundary

A line that clearly designates areas that are identified for urban uses from areas that are identified for non-urban uses.



