# Schedule F: Glossary of Terms

## 1.0 Glossary of Terms

In this Plan the following terms are clarified as follows:

(1) **“community-serving”** means a commercial use that meets the day-to-day needs of residents and visitors within Electoral Area A. Community-serving commercial uses may include gas stations, grocery stores, coffee shops, and small-scale restaurants or retail, as well as locally oriented service businesses, including automotive repair, childcare, personal care services, skilled trades services, and basic healthcare services.

(2) **"development"** means affecting a change in the use of land or in the nature of the use of land, including, but not limited to, the subdivision of land, the installation of works and services, the building and placement of structures on land, the demolition of buildings and structure on land, the alteration of the land surface, or the clearing of vegetation and trees.

(3) **“environmentally sensitive areas (ESAs)”** are natural landscapes or features that require special management and protection due to their ecological significance, biodiversity, and vulnerability to natural or human-caused disturbances. ESAs can include wetlands, riparian zones, critical wildlife habitats, old-growth forests, rare or endangered wildlife habitats, steep slopes, and areas with fragile soils or ecosystems. The protection of ESAs is important to help maintain ecological balance, support biodiversity, prevent erosion, and preserve natural ecosystems.

(4) **"infill"** means new subdivision development within or immediately adjacent to existing developed areas that utilize vacant or underutilized parcels and is compatible with surrounding rural character, including parcel sizes generally consistent with adjacent properties.

(5) **“lakeshore”** or **“shoreline”** refers to land directly adjoining or surrounding a lake or watercourse, including residential properties. Lakeshore is also in reference to the distance between the natural boundary of a waterbody (lakes, rivers, watercourses) and the area permitted for development.

(6) **“natural boundary”** means the visible high water mark (HWM) of any waterbody where the presence and action of the water are so common and so long continued in all ordinary years as to mark upon the soil of the bed of the waterbody a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect of the nature of the soil itself.

(7) **“qualified professional (QP)”** means an individual who is a member in good standing of a British Columbia professional association; acts under that associations Code of Ethics; is subject to disciplinary action by the association; and has the education, knowledge, experience and accreditation relevant to the subject matter, to provide advice within their area of expertise.

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(8) **"Board"** means the Regional Board of Directors of the Regional District of Fraser-Fort George. The Board is made up of elected directors who represent the four (4) municipalities and seven (7) electoral areas within the RDFFG.

(9) **"Regional District"** means the Regional District of Fraser-Fort George (RDFFG).

(10) "**sleeping unit**" means a unit of commercial accommodation located in a bedroom or other area used for sleeping located in a residence, cabin or other structure; or in a vehicle, trailer, tent or other structure located on a campsite, field or other area.

(11) **"topographical constraint"** means a physical feature of the land, such as a watercourse, ravine, or hill, that makes the common use of the property on both sides of the constraint virtually impossible. A road or road right-of-way is not considered a topographical constraint.

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