



28 Environmental Constraint – Floodplain (EC-F) Zone

The Environmental Constraint – Floodplain (EC-F) Zone implements the Environmental Constraint (Flood Plain/Natural Hazards) Designation in the Official Plan. This Zone includes lands which are typically unsuitable for development or site alteration due to the potential for flooding, erosion hazards, or organic soils. Development in this zone is generally limited to uses which by their nature must locate within the floodplain or natural hazard zone, including flood and or erosion control works, or minor additions or passive non-structural uses which do not affect flood flows.

The extent of the EC-F Zone will be reviewed by the City of Cornwall at a future date, upon completion of a comprehensive watershed floodplain modelling and mapping study.

All structures and buildings erected, altered or used, and site alteration in an EC-F Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

28.1 Permitted Uses

1. No land shall be used, caused to be used, or be permitted to be used for purposes other than:
 - a) A building or structure required by a public authority for flood or erosion control purposes;
 - b) Agricultural uses, excluding any buildings or structures;
 - c) Conservation uses, including conservation areas, forestry, reforestation and other activities connected with the conservation of soil and wildlife, but excluding any buildings;
 - d) Golf course, excluding any buildings, which is in existence on the date of the passing of this By-law or abuts a Rural Area Zone; and
 - e) A park is permitted where limited to passive recreational uses, open space, and educational uses that do not adversely affect natural features or functions.

2. New residential uses shall be prohibited.

28.2 Additional Provisions

28.2.1 Buildings and Structures in the Vicinity of Watercourses or Embankments

Notwithstanding any other provisions in this Section, no buildings or structure shall be located in the following areas:

- a) In the case of all Conservation Authority floodline mapped watercourses, any building or structure shall be set back a minimum of 30 m from the normal high water mark or stable top of bank of the watercourse, whichever is greater;
- b) In the case of a municipal drain, the minimum setback may be reduced to 15 m subject to the completion of an Environmental Impact Study and approval by the Raisin Region Conservation Authority;
- c) Where no floodline mapping exists, any building or structure shall be set back a minimum of 30 m from the normal high water mark or the stable top of bank of any watercourse, whichever is greater, subject to the review and approval of the Raisin Region Conservation Authority;
- d) No building or structure shall be located closer than 15 m to the top of an embankment that is not situated adjacent to a watercourse.

28.2.2 Alteration, Fill, or Drainage

The placing of fill or drainage improvements within this Zone is prohibited unless written approval is received from the City of Cornwall, the Ministry of Natural Resources and Forestry, and the Raisin Region Conservation Authority.

28.2.3 Adjacent Development

Any development within 30 m of this Zone shall be subject to review by the City of Cornwall, the Ministry of Natural Resources and Forestry, and the Raisin Region Conservation Authority to determine potential impact on natural heritage and potential mitigation measures.



28.2.4 Conservation Authority Letter of Clearance

- a) In cases where a development does not meet the general requirements of this Section, a letter of clearance from the Raisin Region Conservation Authority shall be acceptable to address such a provision, as a result of a type of mitigation or more precise interpretation of flood line locations.

28.3 Exception Zones

Reserved for future use.