

**ENVIRONMENTAL CONSTRAINT
[FLOODPLAIN]
(E.C.[F])**

- G E N E R A L -

07-3-1 All structures and buildings erected, altered or used in an E.C.(F) Zone shall conform to the regulations of this subsection.
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- Permitted Uses -

07-3-2 No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

- a) Agricultural Uses, General, excluding any buildings.
- b) Agricultural Uses, Intensive, excluding any buildings.
- c) Conservation Uses, including Conservation area, forestry, reforestation and other activities connected with the conservation of soil and wildlife, but excluding buildings.
- d) A Golf Course, excluding any buildings, which is in existence on the date of passing of this By-law or abuts a Rural Area (R.A.) Zone.
- e) A building or structure required by the Conservation Authority for flood or erosion control purposes.
- f) An accessory use to the above uses, excluding any buildings.

- Standards -

BUILDING AND LOT REQUIREMENTS

07-3-3 MINIMUM LOT AREA AND FRONTAGE

- 108/96 a) Environmental Constraint (Floodplain uses)
.....No applicable Standard
- b) Residential UsesProhibited

07-3-4 MINIMUM YARD DIMENSIONS

- a) Front Yard 15 metres
- b) Side Yards (exterior) 15 metres
- Side Yards (interior)8 metres
- c) Rear yard 15 metres

07-3-5 LANDS IN THE VICINITY OF WATERCOURSES OR EMBANKMENTS

- a) Notwithstanding anything in this By-law no building or structures in the E.C.(F) zone shall be located in the following areas:
- i) In the case of all Conservation Authority floodline mapped watercourses, no building or structure should be located within 15 metres of the top of the bank of the watercourse.
- ii) Where no floodline mapping exists, no building or structure should be located within 30 metres of the top of the bank of the watercourse.
- iii) No building or structure shall be located closer than 7.5 metres to the top of an embankment that is not situated adjacent to a watercourse.

07-3-6 NON-CONFORMING USES - CONTINUATION OF EXISTING USES

The provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by the By-law if such lot, building or structure was lawfully used for such purpose on the day of passing of this By-law, so long as it continues to be used for that purpose.

Note: Final interpretations of exact E.C.(F) zone boundary lines shall be made by referring to the Raisin Region Conservation Authority Floodline Mapping.

Subsection 07-3a):

ENVIRONMENT CONSTRAINT
(Wetland Protection)
E.C. - (W.P.)

- G E N E R A L -

07-3a-1 All structures and buildings erected, altered or used in an E.C. (W.P.) Zone shall conform to the regulations of this subsection.

07-3a-2 No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

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- a) Conservation uses, including Conservation area, forestry protection, reforestation and other activities connected with the conservation of soil, wildlife and vegetation, but excluding buildings. Such Conservation uses prohibit any type of soil/peat extraction or forest harvesting (tree cutting) except as necessarily required in the establishment of one consolidated service corridor.
- b) Public (passive) Conservation Park, Open Space use.
- c) A building or structure required by the Conservation Authority or Municipality for flood or erosion control purposes or Conservation uses, as identified previously.
- d) An accessory use to the above use(s) excluding any buildings.
- e) One consolidated public service corridor exclusively established by the Municipality, but subject to all applicable Environmental Assessment (EA) review(s) and related mitigation measures. (For the purposes of the By-law a "Consolidated Service Corridor" will include, but not be limited to: roadway, below and above ground infrastructure and utilities such as gas, electrical, bell, cable, etc.).
- f) Water storage use.

- Standards -

BUILDING AND LOT REQUIREMENTS

07-3a-3 MINIMUM LOT AREA AND FRONTAGE

- a) Environmental Constraint (Wetland Protection) uses No applicable Standard
- b) Residential Uses Prohibited

07-3a-4 MINIMUM YARD DIMENSIONS (all yards)

- a) No building or structure shall be located closer than 15 metres to any lot line.

07-3a-5 LANDS IN THE VICINITY OF WATERCOURSES OR EMBANKMENTS

- a) Notwithstanding anything in this By-law no building or structure in the E.C. (WP) zone shall be located in the following areas:
 - i) In the case of all Conservation Authority floodline mapped watercourses, no building or structure should be located within 15 metres of the top of the bank of the watercourse.
 - ii) Where no floodline mapping exists, no building or structure should be located within 30 metres of the top of the bank of the watercourse.
 - iii) No building or structure shall be located closer than 7.5 metres to the top of an embankment that is not situated adjacent to a watercourse.

07-3a-6 NON-CONFORMING USES - CONTINUATION OF EXISTING USES

The provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by the By-law if such lot, building or structure was lawfully used for such purpose on the day of passing of this By-law, so long as it continues to be used for that purpose.

07-3a-7 FILL OR DRAINAGE (ALTERATION) IMPROVEMENTS

- a) The placing of fill or drainage improvements within the Wetlands (EC-WP) zone are prohibited unless written approval is received from the Municipality, the Ministry of Natural Resources and RRCA.

07-3a-8 ADDITIONAL PROVISIONS RELATED TO THE EC - WETLANDS PROTECTION ZONE

- a) Any proposed development within 30 metres of an area zoned as “EC-WP” shall be subject to review by the Municipality, MNR and RRCA. The nature of review is to determine potential impact on the Wetlands and possible mitigation actions through mechanisms such as Site Plan Control.