

## SECTION 23 - FLOOD PLAIN ZONE (FP)

Explanatory Note: The FP Zone applies to the flood plain (which includes the floodway and the flood fringe) where studies and detailed mapping have been approved by the appropriate Conservation Authority.

### 23.1 Permitted Uses

- (a) A public park;
- (b) Conservation;
- (c) Forestry;
- (d) Recreational trails;
- (e) Public works and utility facilities.

### 23.2 Permitted Buildings and Structures

The floodway portion of the flood plain shall be used only for buildings and structures necessary for flood or erosion control or for necessary municipal services, subject to the approval of the appropriate Conservation Authority.

The flood fringe portion of the flood plain may be used for buildings and structures for permitted uses, and may be used for uses, buildings and structures permitted in the applicable abutting zone, subject to the approval of the appropriate Conservation Authority.

### 23.3 Special Zones

#### 23.3.1 FP-1

- (a) Location: Part of Lots 16 & 17, Concession 6, Mornington Ward (Millbank) (formerly EP-7)
- (b) Notwithstanding any provision of this By-law to the contrary, a residential use consisting of a single-detached dwelling shall be permitted on an approximate 4,400 metre portion of the FP-1 zoned area which is situated above the regulatory flood elevation as determined by the Grand River Conservation Authority. Such dwelling shall be setback a minimum of 20 m from the top of bank on the northeast side of the dwelling and a minimum of 8 m from the top of bank on all other sides of the dwelling. The septic tank and weeping tile system and the well to serve this dwelling shall be located above the regulatory floodline elevation as determined by the Grand River Conservation Authority and in accordance with the requirements of the appropriate approval agencies.
- (c) All other provisions of this By-law, as amended, shall apply.

**23.3.2 FP-2** (added by By-law No. 208- 2001)

- (a) Location: Part of Lot 12, Concession 3, Mornington Ward
  
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area for the land in the “FP-2” zone together with the land in the “A-3”, as shown on Key Map 18 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208- 2001), shall be 21.4 hectares.