

# Municipality of West Perth – Zoning By-law

## SECTION 25 FLOOD PLAIN ZONE (FP)

The “FP” zone is to be implemented where studies and detailed mapping have been approved by the appropriate Conservation Authority. The “FP” Zone applies to the flood plain (which includes the floodway and the flood fringe). The “FP” Zone boundaries are intended to be coincident with outer the boundaries of the “Flood Plain” as shown on the detailed mapping approved by the appropriate Conservation Authority.

### 25.1 Permitted Uses, Buildings, and Structures

- (a) a public park;
- (b) conservation;
- (c) forestry;

#### Amended by By-law No. Z149-2012

- (c.1) a hiking trail;
- (d) recreational trails; and
- (e) public works and utility facilities.

### 25.2 Permitted Buildings and Structures

Within the floodway portion of the flood plain only those buildings and structures necessary for flood or erosion control work or for necessary municipal services shall be permitted, to the extent allowed by the regulations made under the Conservation Authorities Act, as amended.

Within the flood fringe portion of the flood plain the permitted uses, buildings, and structures in the “FP” Zone shall be the same as those that are permitted in the applicable “adjacent” Zone as identified on Schedule “A” - Key Maps to this By-law in accordance with the policies set forth in Section 13 of the County of Perth Official Plan.

## EXPLANATORY NOTE:

**Uses, buildings and structures as permitted by Sections 25.1 and 25.2 above are to be permitted to the extent allowed by the regulations made under the Conservation Authorities Act, as amended from time to time.**

### 25.3 Special Provisions

#### Amended by By-law No. Z125-2010

##### 25.3.1 FP-1

- (a) Location: Part of Lot 61,  
Registered Plan No.  
315 Hibbert Ward  
(Key Map 24)
- (b) Notwithstanding the provisions of Section 25.1 of By-law No. 100-1998 to the contrary, a single detached dwelling and accessory uses buildings and structures shall be permitted in the “FP-1” zone as shown on Key Map 24 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z125-2010). The provisions of Section 8 and Section 8.5.17 shall apply to any permitted uses, buildings or structures.
- (c) Notwithstanding any provision of By-law No. 100-1998 to the contrary, no openings, doors, windows, or other penetrations to any building or structure shall be permitted below 335.4 metres Geodetic Survey of Canada Datum (GSC).
- (d) Notwithstanding any provision of By-law No. 100-1998 to the contrary, any access driveway to service any permitted use, building, or structure in the “FP-1” zone shall have a minimum elevation of 335.1 metres GSC.

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- (e) All other provisions of By-law No. 100-1998 shall apply.

### 23.3.2FP-2

- (a) Location: Lot 479, Registered Plan No. 339 and Part of Blanchard Street (closed by Registered Plan No. 351) (Mitchell Ward) (Key Map 35)
- (b) Notwithstanding any provisions of Section 25 of By-law No. 100-1998 to the contrary, additional uses described as a municipal welcome centre, an open air market, and accessory uses shall be permitted in the land within the “FP-2” zone as shown on Key Map 35 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z156-2013).
- (c) For the purposes of Clause (b) above, an open air market is a place where individual vendors, operating from temporary stalls, booths, or other defined areas, offer items such as fresh vegetables, fresh fruit, uncooked meats, eggs, honey, baked food stuffs, cheese or cold-cuts meats, cut flowers, bedding plants, shrubs, tree, handicrafts and prepared concession foods for sale to the general public.
- (d) Notwithstanding any provision of Section 25 to the contrary, the provisions of Section 22.2, save and except Section 22.2.3 and Section 22.2.5, shall apply to any permitted uses, buildings, and structures in the “FP-2” zone.
- (e) Notwithstanding any provision of Section 25 to the contrary, the Minimum Front Yard and the

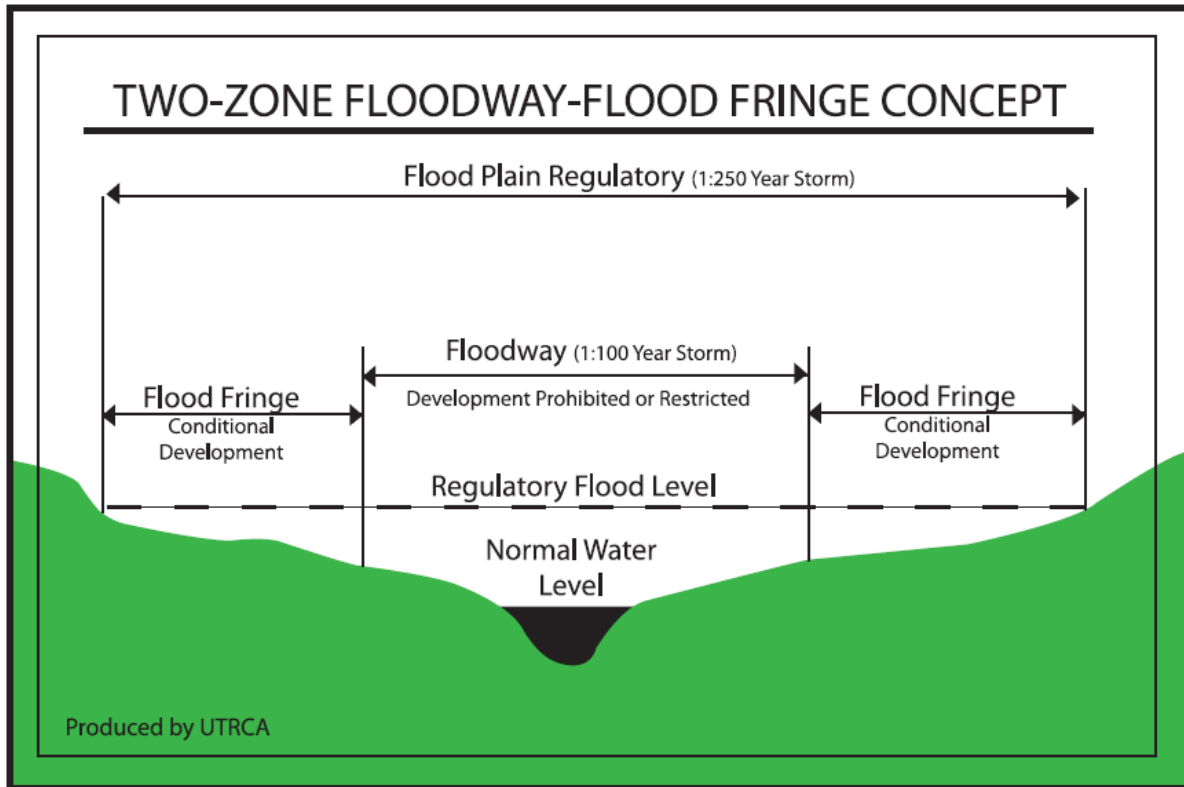
Minimum Exterior Side Yard for any permitted uses, buildings, and structures in the “FP-2” zone shall be 3.0 metres.

- (f) Notwithstanding any provision of By-law No. 100-1998 to the contrary, a sign for municipal purposes may be erected in the daylight triangle of the Blanchard Street – Huron Road intersection.
- (g) All other applicable provisions of By-law No. 100-1998, as amended, shall apply.

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## EXPLANATORY NOTE:

The sketch below is for informational purposes only and does not form part of this by-law.



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