

# Municipality of West Perth – Zoning By-law

## **SECTION 26 FLOOD AND FILL CONSTRAINT AREA ZONE (FFCA)**

## **26.3 Special Provisions (none)**

The “FFCA” Zone applies to the “flood plain” (which includes floodway and the flood fringe), natural slopes (e.g. fill lines), steep slopes, unstable soils (muck), and wetlands (for their flood control). The FFCA Zone boundaries are intended to be coincident with outer the boundaries of the of the “Flood and Fill Constraint Area” designation as shown on Schedule “C” to the County of Perth Official Plan. The provisions of the “FFCA” Zone as established by this By-law are to be applied in conjunction with the zone provisions for the “adjacent” zones as established by this By-law.

### **26.1 Permitted Uses, Buildings, and Structures**

The permitted uses, buildings, and structures in the FFCA 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.

### **26.2 Permitted Buildings and Structures in Accordance with Section 14 of the County Official Plan**

All uses, buildings, and structures permitted in the “adjacent” Zone must satisfy the policies of Section 14 of the County of Perth Official Plan before they are to be permitted and before any required building permits will be issued.

#### **EXPLANATORY NOTE:**

**Uses, buildings and structures as permitted by Sections 26.1 and 26.2 above are to be permitted to the extent allowed by the regulations made under the Conservation Authorities Act, as amended.**

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