

SECTION 30 - FEP – FLOODING & EROSION PROTECTION ZONE

Within the Flooding & Erosion Protection Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

30.1 PERMITTED USES

- agricultural uses, exclusive of buildings
- building or structure required by a public authority for flood and/or erosion control, slope stability or for conservation or wildlife management purposes
- conservation uses, including forestry, reforestation and other activities connected with the conservation of soil and wildlife
- marine facility
- parking facilities incidental to a permitted use
- passive outdoor recreational uses
- active outdoor recreational use, excluding any buildings
- passive outdoor recreational use, excluding any buildings
- public parks, conservation areas, picnic areas, historic sites excluding any buildings, except for non-habitable, non-enclosed buildings or structures such as picnic structures and rest facilities
- existing buildings and uses that were lawfully established prior to the date of the passage of this By-Law
- accessory uses to the above uses, excluding any buildings or structures

30.2 ZONE REGULATIONS

Minimum front yard	20 metres (65.6 ft.)
Minimum rear yard	10 metres (32.8 ft.)
Minimum interior side yard	3 metres (9.8 ft.)
Minimum exterior side yard	20 metres (65.6 ft.)
Minimum distance to the normal highwater mark of any waterbody	30 metres (98.4 ft.)

Maximum building height	6 metres (19.7 ft.)
Maximum lot coverage	15 %

30.3 GENERAL PROVISIONS

All special provisions of Section 6 General Provisions shall apply, where applicable, to any land, lot, building, structure or use within the Flooding & Erosion Protection Zone.

30.4 SPECIAL PROVISIONS

30.4.1 FEP Special Exception Zones

Notwithstanding any other provision of this By-law to the contrary, on those lands delineated as being a FEP special exception zone the following provisions shall apply:

a) **FEP-1** (2435 River Road)

- i. one single-detached dwelling with an attached two-car garage may be permitted.
- ii. Lot Area (Minimum) 0.8 Ha
- iii. Lot Frontage (Minimum) 170 m
- iv. Front Yard (Minimum) 12 m
- v. Interior Side Yard (Minimum) 12 m
- vi. Setback from Water (Minimum) 45 m
- vii. Finished Floor Elevation (Minimum) 87.78 m (geodetic)
- viii. In addition, no openings and no living space shall be permitted below the elevation of 87.7 m geodetic, and all utilities must be established above the 87.7 m elevation.

b) **FEP-2** (5 Settler's Way, 6 Settler's Way, 63 Regiment Road, 64 Regiment Road, 71 Regiment Road – 716 015 150 28)

- i. one single-detached dwelling per lot shall be permitted in accordance with the provisions of Section 9.2.
- ii. Basement Floor Elevation (Minimum) 87.7 m (geodetic)

c) **FEP-3** (5340 County Road 19)

- i. the existing cottage and outbuilding shall be permitted.

- ii. Setback from Water (Minimum) contour (whichever is greater) 60 m or 87.6 m geodetic
- d) **FEP-4** (2671 River Road)
- i. one single-detached dwelling shall be permitted.
- ii. Setback from Water (Minimum) 30 m
- iii. Bottom Elevation of 1st Floor Joists 88.02 m geodetic
- iv. Wet flood proof the basement
- e) **FEP-5** (296 Harris Road)
- i. Uses limited to a single-detached dwelling
- ii. Lot Area (Minimum) 1750 m²
- iii. Lot Frontage (Minimum) 45 m
- iv. Front Yard (Minimum) 8.5 m
- v. Rear Yard (Minimum) 15 m
- vi. Interior Side Yard (Minimum) 7 m
- vii. Finished Floor Elevation (Minimum) 88.03 m geodetic
- viii. Naturalized Shoreline Buffer Strip (Minimum) 3 m width
- ix. Existing accessory buildings shall have a minimum setback of 11.5 metres from the high water mark.
- f) **FEP-6** (2291 River Road)
- i. one single-detached dwelling shall also be permitted.
- ii. Front Yard (Minimum) 12 m
- iii. Interior Side Yard (Minimum) 6 m
- iv. Building Height (Maximum) 9 m
- g) **FEP-7** (13-17 Reuben Crescent)
- i. the existing residential apartments shall be permitted.
- ii. All yards as they exist on the date of registration of The Deed for the severed land shall be the permitted minimum yard requirements.
- h) **FEP-8** (275 Gabert Road)
- i. Lot Area (Minimum) 4000 m²
- ii. Lot Coverage (Maximum) 25%
- iii. Lot Frontage (Minimum) 60 m
- iv. Front Yard (Minimum) 13.5 m
- v. Rear Yard (Minimum) 7.5 m
- vi. Interior Side Yard (Minimum) 6 m

- vii. Floor Area (Minimum) 75 m²
- viii. Buildings/Dwellings per lot (Maximum) 1
- ix. On the lands zoned EH-8, a single-detached dwelling may be permitted in accordance with the following: no openings of any kind, including windows, doors, vents, among others, shall be permitted below the elevation of 87.9 metres (87.6m regulatory floodplain level plus 0.3m freeboard).

i) **FEP-9** (3763-3767 Mapleshore Drive)

- i. Uses limited to a single-detached dwelling
- ii. Lot Area (Minimum) 1225 m²
- iii. Lot Frontage (Minimum) 30 m
- iv. Front Yard (Minimum) 13 m
- v. Rear Yard (Minimum) 15 m
- vi. Setback from High Water Mark (Minimum) 15 m
- vii. Interior Side Yard (Minimum) 9 m
- viii. Lot Coverage (Maximum) 25%
- ix. Building Height (Maximum) 9 m
- x. In accordance with the requirements of the Rideau Valley Conservation Authority, no building or structural openings of any kind, including windows, doors, and vents (among others) shall be permitted below the 1:100 year flood elevation.
- xi. In addition, the private sewage disposal system must be in accordance with the requirements of the Rideau Valley Conservation Authority and the Health Unit.

j) **FEP-10** (3622 Northcrest Private)

- i. Uses limited to a single-detached dwelling
- ii. Lot Area (Minimum) 1350 m²
- iii. Lot Frontage (Minimum) 22 m
- iv. Front Yard (Minimum) 13.5 m
- v. Rear Yard (Minimum) 17 m
- vi. Setback from Rideau River (Minimum) 17 m
- vii. Interior Side Yard (Minimum) 3 m
- viii. Lot Coverage (Maximum) 25%
- ix. Building Height (Maximum) 9 m
- x. In accordance with the requirements of the Rideau Valley Conservation Authority, no building or structural openings of any kind, including windows, doors, and vents (among others) shall be permitted below the 1:100 year flood elevation.
- xi. In addition, the private sewage disposal system must be in accordance with the requirements of the Health Unit and the Rideau Valley

Conservation Authority and shall be located no closer than 17 metres from the watercourse.

k) **FEP-11 (288 Harris Road)**

- i. Uses limited to a single-detached dwelling with a two car garage
- ii. Lot Area (Minimum) 1600 m²
- iii. Lot Frontage (Minimum) 30 m
- iv. Front Yard (Minimum) 12 m
- v. Rear Yard (Minimum) 20 m
- vi. Setback from Rideau River (Minimum) 15 m
- vii. Interior Side Yard (Minimum) 6 m
- viii. Finished Floor Elevation (minimum) 87.9 m (geodetic)

l) **FEP-12 (4636 County Road 19; 3090 Cedar Beach Lane)**

- i. Uses limited to the following:
 - Single detached dwelling and accessory structures existing as of May 11, 2015.