

## SECTION 6 – ZONE PROVISIONS

### 6.21 – Hazard (H) Zone

#### 6.21 HAZARD (H) ZONE

##### 6.21.1 PERMITTED USES

No person shall within a Hazard (H) Zone use any land or erect, alter or use any buildings or structure except as permitted or required herein.

##### 6.21.1.1 Residential uses

###### 6.21.1.1.1 Existing single family dwelling

OMB File # R880022

###### 6.21.1.1.2 ~~Home Occupation in accordance with 4.8 hereof~~

##### 6.21.1.2 Non-residential uses

###### 6.21.1.2.1 Agriculture

###### 6.21.1.2.2 Conservation

###### 6.21.1.2.3 Existing uses, building or structures

###### 6.21.1.2.4 Flood, erosion, siltation control works and structures

###### 6.21.1.2.5 Park

###### 6.21.1.2.6 Public use

##### 6.21.1.3 Accessory uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with 4.1 of this By-law..

OMB File # R880022

##### 6.21.1.4 Floor area and yard requirements for additions and extensions to existing residential uses

The floor area and yard requirements for residential uses as specified in 6.5 hereof shall apply for additions and extensions to existing residential uses within the Hazard (H) Zone.

##### 6.21.1.5 REGULATIONS FOR NON-RESIDENTIAL USES

The requirements of 6.18.1.5 of this By-law shall apply.

##### 6.21.1.6 REGULATIONS FOR OFF-STREET PARKING

**Refer to Section 4.15**

##### 6.21.1.7 SPECIAL PROVISIONS

###### 6.21.1.7.1 Residential uses

## SECTION 6 – ZONE PROVISIONS

### 6.21 – Hazard (H) Zone

Nothing in this By-law shall apply to prevent the enlargement or extension of a single family dwelling existing at the date of the passing of this By-law provided that the requirements of 6.21.1.7.3 hereunder are implemented.

OMB File # R880022

#### 6.21.1.7.2 Setback from high water mark

Where a lot in a Hazard (H) Zone abuts a water course, no building or structure except for flood erosion or siltation control shall be erected closer than 30 metres to the existing high water mark.

OMB File # R880022

#### 6.21.1.7.3 Flood proofing

Where the design flood level is less than 1 metre and the velocity of the flood water is less than 1 metre per second the enlargement or extension of a single family dwelling existing on the day of the passing of this By-law shall be permitted PROVIDED.

##### 6.21.1.7.3.1 Structure

The structure is designed to withstand hydrostatic forces, preferably with no basement and,

##### 6.21.1.7.3.2 Openings

No openings to the exterior of the structure from the habitable portions of the building shall be below the 1 in 100 year flood level and,

##### 6.21.1.7.3.3 Site plan control

The approval by the Council of a plan prepared under Section 40 of the Planning Act, 1983 as amended.

### H-1

(3033)

That part of Lots 5 and 6, Concession 4, in the Township of Thurlow be rezoned from Hazard (H) zone to Hazard Exception One (H-1) Zone as shown on Schedule A attached hereto and forming part of this By-law.

On the lands zoned Hazard Exception One (H-1) Zone, no residential uses shall be permitted and the use of such land will be limited to open space recreation for the private enjoyment of the owners and not involving the erection of permanent buildings.

### H-2

(3033)

That part of Lots 5 and 6, Concession 4, in the Township of Thurlow be rezoned from Hazard (H) zone to Hazard Exception Two (H-2) Zone as shown on Schedule A attached hereto and forming part of this By-law.

Notwithstanding the requirements of Section 6.5 of By-law No. 3014, the

## SECTION 6 – ZONE PROVISIONS

### 6.21 – Hazard (H) Zone

lands zoned Hazard Exception Two (H-2) Zone shall be deemed to be in conformity with the regulations for Rural Residential (RR) use of By-law No. 3014.

**H-4** (Included in subsection 5.99)  
(3342) 5.99 Notwithstanding the provisions of Section 6.21 to the contrary, on that part of Lot 3, Concession 4 and more specifically described as part of Lot 18, Registered Plan 1557, shown as H-4 on Schedule A2, as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

- 5.99.1 Minimum lot area: 0.2 hectaes
- 5.99.2 Minimum lot frontage: 30 metres
- 5.99.3 Development on the subject property shall be restricted to the existing residential use.