

Section 26
Special Policy Area Constraint Zone - SPA

SECTION 17 - SPECIAL POLICY AREA CONSTRAINT ~~ZONE~~ OVERLAY (SPA)

The SPA constraint **zone** is intended to be an "overlay" **zone** that applies to potential flood prone areas that are located in the central portion of the Town. These potential flood prone areas, referred to as the Special Policy Area, are identified by shading on the **zone** maps contained in Schedule "A". The provisions of the SPA constraint **zone** as established by this By-law are to be applied in conjunction with the **zone** provisions for the "underlying" **zones** as established by this By-law.

17.1 Permitted Uses, Buildings, and Structures

The **permitted uses, buildings, and structures** in the SPA constraint **Zone** shall be the same as those that are **permitted** in the applicable "underlying" **zone** as identified on Schedule "A" - **Zone** Maps to this By-law.

17.2 Permitted Buildings and Structures in Accordance with Section 3.8 of the Official Plan

~~All **uses, buildings, and structures permitted** in the "underlying" **zone** must satisfy the policies of Section 3.8 of the Official Plan for the Town of St. Marys before they are to be **permitted** and before any required building permits will be issued.~~

The erection of a **building** or **structure**, or redevelopment of an existing **building** or **structure**, will not be allowed unless the written approval of the Conservation Authority has been obtained.

EXPLANATORY NOTE: Buildings and structures as permitted by Sections 17.1 and 17.2 above are to be permitted to the extent allowed by the regulations made under the Conservation Authorities Act, R.S.O. 1990, as amended, **and Special Policy Area policies included in Section 3.8 of the Official Plan as approved by the Ministry.**

17.3 Special Provisions