

Section 18
Special Policy Area Constrain Zone - SPA

SECTION 18 - NATURAL HAZARD CONSTRAINT AREAS

~~The “Natural Hazard Constraint Areas” 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 “Natural Hazard Constraint Areas” boundaries are intended to be coincident with the outer boundaries of the “Natural Hazard Constraint Area” designation as shown on Schedule “C” to the Town of St. Marys Official Plan. The provisions of the “Natural Hazard Constraint Areas” 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. The “Conservation Authority Regulation Limit Overlay” 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 “Conservation Authority Regulation Limit Overlay” boundaries are intended to be coincident with the boundaries of the “Natural Hazard Constraint Area” designation as shown on Schedule “C” to the Town of St. Marys Official Plan and demonstrate the extent of the Conservation Authority Regulation Limit. The provisions of the “Conservation Authority Regulation Limit Overlay” 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.~~

18.1 Permitted Uses, Buildings, and Structures

The **permitted uses, buildings, and structures** in the “Natural Hazard Constraint Areas” shall be the same as those that are permitted in the applicable “underlying” **Zone** as identified on Schedule “A” - Key Maps to this By-law.

18.2 Permitted Buildings and Structures in Accordance with Section 8 of the Town of St. Marys Plan

~~All **uses, buildings, and structures permitted** in the “underlying” **Zone** must satisfy the policies of Section 8 of the Town of St. Marys Official Plan before they are to be **permitted** and before any required **building** permits will be issued. The erection of a **building** or **structure** will not be allowed unless the written approval of the Conservation Authority has been obtained.~~

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.

18.3 Special Provisions

Section 18
Special Policy Area Constrain Zone - SPA

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