

SECTION 3: ZONE PROVISIONS

3.10. ENVIRONMENTAL PROTECTION ZONES

No person shall use any land or erect, alter or use any *building* or *structure* for any *use* in the Environmental Protection Zones except in accordance with the following:

3.10.1. The following *uses* are permitted in the Environmental Protection Zone:

PERMITTED USE	EP1 Env. Protection One	EPW1 Wetlands	EPW2 Provincially Significant Wetlands
<i>Existing Buildings or Structures</i>	•	•	•
<i>Structures for Flood or Erosion Control</i>	•		

3.10.2. The following provisions apply to the Environmental Protection Zones:

3.10.2.1. No new structural development is permitted in any Environmental Protection Zone except that Accessory Shoreline Structures may be permitted in any EP1 zone subject to the provisions of Section 4.4.

3.10.2.2. Additions, alterations, or the reconstruction of an *existing structure* may be permitted within the *building* footprint that existed at the time of passing of this By-law

3.11. FLOOD PLAIN ZONES

No person shall use any land or erect, alter or use any *building* or *structure* for any *uses* in the *Flood Plain Zones* except in accordance with the following:

3.11.1. The following *uses* are permitted in the Floodplain Zone:

PERMITTED USE	F1 Floodway Phase I	F2 Flood Fringe Phase I	F3 Flood Plain Phase II
<i>New Structure</i>		• (*1)	• (*2)
<i>Existing Buildings or Structures</i>	•	•	•
<i>Boat Ports</i>	•	•	•
<i>Boathouse (*3)</i>		•	
<i>Docks</i>	•	•	•
<i>Structures for Flood or Erosion Control</i>	•	•	•

(*1) Structural development is permitted provided it is flood proofed to a minimum elevation of 0.5 metres above the *Regulatory Flood Elevations*.

(*2) Before a building permit is issued, a survey must be submitted showing the *Regulatory Flood Elevation* and location of proposed structure(s) in relation to the *Regulatory Flood Elevation* and the original ground elevation. Structural development is not permitted where the depth of flooding would exceed 1.0 metres.

(*3) A *boathouse* is not permitted either on a *lot*, extending from a *lot* or adjacent to a *lot* that fronts onto to the Muskoka River.

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3.11.2. The following are the zone standards for the F1, F2 and F3 Zones:

- 3.11.2.1. Other than footings, no structural development, including new buildings, additions, enlargements, septic tanks, and tile fields, may extend more than 1.0 metres below the *Regulatory Flood Elevation*.
 - 3.11.2.2. Building height, other than boat ports or boathouses must be measured from the original grade, as opposed to finished grade.
 - 3.11.2.3. *Docks* are restricted to floating types or those supported by piles and crib docks are not permitted.
 - 3.11.2.4. Where the distance from shoreline to shoreline on the Muskoka River is less than 46 metres a dock or boat port may project a maximum of 6 metres from the shoreline. Where the distance from shoreline to shoreline on the Muskoka River is 46 metres or greater a dock or boat port may project a maximum of 8 metres from the shoreline.
 - 3.11.2.5. *Boat ports* must be open on all sides below the Regulatory Flood Elevation.
 - 3.11.2.6. Notwithstanding Section 4.8 of this By-law, *existing buildings* and *structures* which are destroyed by causes beyond the control of the owner may be reconstructed on the same foundation only where it is not possible to relocate outside of the *Flood Plain*, provided there is no increase in size or usability, and must be *flood-proofed* to a minimum of 0.5 metres above the *Regulatory Flood Elevation*. Minor repairs, renovations and *building* maintenance are permitted. Major repairs and renovations must be *flood-proofed* to a minimum of 0.5 metres above the *Regulatory Flood Elevation*.
 - 3.11.2.7. Before a building permit is issued, detailed *flood proofing* techniques must be approved by the Building Department. All openings unless part of *flood-proofing* techniques must be a minimum of 0.5 metres above the *Regulatory Flood Elevation*. At the time of the foundation inspection and before further construction takes place, the permit holder (owner/contractor) is required to provide a certificate from a surveyor verifying that the said openings are above the required elevation.
- 3.11.3. Notwithstanding Sections 3.11.1 and 3.11.2 of this By-law, no new structural development including fill must occur in the Flood Plain Zones in the following areas:
- i) for the following distances upstream of the control sections:

High Falls	-	to Highway No. 11
Duck Chutes	-	100 metres
Purbrook Rapids-		100 metres
Crozier Falls	-	125 metres
May Chutes	-	100 metres
Slater Falls	-	130 metres
 - ii) for the following distances upstream and downstream of bridges:

Black Bridge	-	140 metres
Purbrook Bridge	-	100 metres
Fraserburg Bridge	-	440 metres
 - iii) within 100 metres of the South Falls Dam