
3.36 HAZARD LAND (OVERLAY) (FP)

3.36.1 PERMITTED USES

Uses permitted by the underlying zoning category with the following exceptions:

No new buildings or structures and no alterations to existing buildings or structures or site alteration shall be permitted unless approved in a permit by the Nottawasaga Valley Conservation Authority under the Conservation Authorities Act or the development or site alteration is identified as being exempt from permit requirements in writing to the Township by the Conservation Authority; and,

Any use which requires the alteration of the existing grade or removal of natural vegetation, other than normal farm practices, shall not be permitted unless the alteration of grade and clearing of lands associated with the use has been approved by the Nottawasaga Valley Conservation Authority through the issuance of a permit under the Conservation Authorities Act, or, where applicable, through the issuance of a fill or grading permit by the Township, or if the use is permitted by an exemption to the requirements for a permit from either the Nottawasaga Valley Conservation Authority or the Township of Clearview.

Development and site alteration shall not be permitted in the floodway (the floodplain).

3.36.2 ZONE PROVISIONS

The zone provisions of the underlying zone shall apply where consistent with the requirements and provisions of the Hazard Land Zone.

3.36.3 HAZARD LAND (FP) IN NEC ZONE

The Hazard Land (FP) Overlay Zone shown on the schedules to this By-law, located within the NEC Zone are shown for reference and information only as municipal by-laws do not apply. However, the Hazard Land (FP) Zone boundary illustrates an area regulated by the Nottawasaga Valley Conservation Authority and those regulations do apply within the NEC area.