

SECTION 14 – Existing Use Floodplain (EUF) Zones

The Existing Use Floodplain *zone* applies to lands designated Natural Heritage Conservation in the Official Plan that are located within the floodway or floodplain where there is *existing* development subject to flooding hazards. All lands with the Existing Use Floodplain *zone* are subject to the flooding hazard provisions of 17.2.1.

14.1 APPLICABLE ZONES

EUF-1: Existing Use Floodplain – the purpose of this *zone* is to recognize *existing uses* within a floodway or floodplain.

14.2 PERMITTED USES

No *person* shall, within any EUF *zone*, *use* or permit the *use* of any *lot*, or erect, alter or *use* any *building* or *structure* for any purpose other than those permitted *uses* within Table 14-1 below.

Table 14-1: Permitted Uses within the Existing Use Floodplain Zones

Use	EUF-1
<i>Existing uses</i>	✓
The same type of <i>use</i> as the <i>existing use</i>	✓
A <i>dwelling</i> with the same or fewer <i>dwelling units</i> than that <i>existing</i> on, and continually <i>used</i> since the effective date of this By-law in a <i>dwelling</i> that was <i>existing</i> on the effective date of this By-law	✓

14.3 REGULATIONS

The regulations for *lots* in an EUF *zone* are set out in Table 14-2 below.

Table 14-2: Regulations for Existing Use Floodplain Zones

For All Uses

Regulation	EUF-1
Minimum <i>lot width</i>	<i>Existing lot width</i>

For Additions and Alterations to or Replacement of Existing Buildings

Regulation	EUF-1
Maximum additional <i>building floor area</i>	25% of <i>existing ground floor building floor area</i>
Minimum <i>front yard setback</i>	4.5 m
Minimum <i>exterior side yard setback</i>	4.5 m
Minimum <i>interior side yard setback</i> for a <i>building</i> less than 9 m in height.	1.2 m
Minimum <i>interior side yard setback</i> for a <i>building</i> between 9 m and 10.5 m in height.	2.5 m

Regulation	EU-1
Minimum <i>interior side yard setback</i> for a <i>building</i> exceeding 10.5 m in height.	6 m
Minimum <i>rear yard setback</i>	7.5 m

14.4 **UNDERGROUND PARKING FACILITIES**

Parking spaces, loading spaces, or drive aisles shall not be located underground.