

SECTION 14 – Existing Use Floodplain (EUF) and Future Use (FTR) Zones

The EUF-1 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.

The FTR-1 zone may be applied to any land use designation in the Official Plan and is intended to apply to large undeveloped and/or under-serviced *lots* which require further study prior to development and may also contain natural heritage features.

14.1 APPLICABLE ZONES

EUF-1: Existing Use Floodplain – the purpose of this zone is to recognize *existing uses* within a floodway or floodplain. All EUF-1 lands are subject to the flooding hazard provisions of Section 17.2.1 of the Official Plan.

FTR-1: Future Use – the purpose of this zone is to permit *existing uses* until such time as a future development application can ensure the orderly development of land. This may include the delineation of any natural heritage features on the *lot* and subsequent application of the NHC-1 zone on any of these features.

14.2 PERMITTED USES

No *person* shall, within any EUF or FTR 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 & Future Use Zones

Use	EUF-1	FTR-1
<i>Existing uses</i>	✓	✓
The same type of use 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 used 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-1 and FTR-1 zone are set out in Table 14-2 below.

Table 14-2: Regulations for Existing Use Floodplain & Future Use Zones

For All Uses

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

For Additions and Alterations to or Replacement of Existing Buildings

Regulation	EU-1	FTR-1
Maximum additional <i>building floor area</i>	<i>25% of existing ground floor building floor area</i>	
Minimum <i>front yard setback</i>	4.5 m	<i>Existing front yard setback</i>
Minimum <i>exterior side yard setback</i>	4.5 m	<i>Existing exterior side yard setback</i>
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	
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	<i>Existing rear yard setback</i>

14.4 UNDERGROUND PARKING FACILITIES

In an EU-1 zone, *parking spaces, loading spaces, or drive aisles* shall not be located underground.