

## **SECTION 35**

### **HAZARD 1 ZONE (HSD1)**

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#### **35.1 Permitted Uses**

Facilities for flood and erosion control.  
Flood and erosion control works.  
Passive recreation uses.  
Residential (excluding dwellings or accessory buildings).  
Stormwater management facilities.

#### **35.2 Zone Regulations**

- (1) No placement or removal of fill shall be permitted, except as required for flood and/or erosion control and after the necessary written approvals have been obtained from the St. Clair Region Conservation Authority and the Ministry of Natural Resources, Chatham District.
- (2) No buildings or structures shall be permitted, except as required for flood and/or erosion control and after the necessary written approvals have been obtained from the St. Clair Region Conservation Authority and the Ministry of Natural Resources, Chatham District.

#### **35.3 Site and Area Specific Regulations**

**The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.**

**35.3.1 HZD1-1** (See Zoning Map Part 10)

**35.3.1.1 Site Zone Regulations**

- (1) No vegetation shall be removed from Lots 1-10, Registered Plan No. 772, in that part of the Hazard Zone located within **6m** of the top of the bank of Cow Creek which is defined as the **178.9m** contour elevation (Canadian Geodetic Datum).
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