

Document 4

Updating the Flood Plain Overlay in the Zoning By-law

When the berm has been completed and surveyed, the Rideau Valley Conservation Authority will update their regulated areas mapping and forward the updated mapping to the City. Upon receipt of the mapping, the City of Ottawa will initiate a zoning by-law amendment to update the flood plain overlay in the Zoning By-law. Lands identified to be areas of reduced risk in the mapping received from the Conservation Authority will be rezoned from flood plain overlay to area-specific provisions. This City-initiated zoning by-law amendment will take approximately four months to complete following receipt of the updated mapping from RVCA.

Current Provisions

Lands in Britannia Village are currently subject to the flood plain overlay provisions, which are more restrictive than the area-specific provisions. The flood plain overlay provisions only permit small additions equaling 20 percent of the existing building, to a maximum area of 20 square metres. An existing dwelling may be demolished and rebuilt, however the replacement dwelling must be on the same footprint and built to the same building envelope as the original dwelling. Coach houses or lot creation are not permitted. Permits from the Rideau Valley Conservation Authority would be required prior to the issuance of a building permit to ensure new construction is flood-proofed.

Future Provisions

For areas rezoned to the area-specific provisions, property owners would be able to build according to the setbacks of the underlying residential zone provisions (R1O or R3M for example). An existing dwelling may be demolished and the replacement dwelling would not be limited to the location and envelope of the former dwelling. Similarly, additions would not be limited to a maximum of 20 square metres but would need to comply with the setbacks of the underlying residential zone provisions. Coach houses or lot creation would not be permitted. Permits from the Rideau Valley Conservation Authority would be required prior to the issuance of a building permit to ensure new construction is flood-proofed.