

#### 4.12 Fences

(a) Fences or similar barriers constructed in any side or rear yard in any residential use property shall be no higher than 1.83 m (6 ft), with the exception of a fence or similar barrier constructed in any side or rear yard in any residential use property adjacent to the St. Lawrence River where a fence or similar barrier shall be no higher than 1.2 m (4 ft) within 15.2 m (50 ft) of the water's edge.

(b) Fences or similar barrier constructed in any front yard in any residential use property shall be no higher than 0.91 m (3 ft).

(c) Barbed wire, spire tips, sharp objects, electrically charged fences or any other fence material which poses a safety hazard shall not be on or adjacent to any residential use property.

#### 4.13 Flood Plain

Modification of the flood plain through filling, excavation or by other means is prohibited unless otherwise permitted by the Conservation Authority.

For the purposes of this By-law, the flood elevation is all land below the elevation of:

(a) 75.3 m G.S.C. along the St. Lawrence River from the western limit of the Village of Cardinal, as shown on Schedule B, to the eastern corporate limit of the Township.

(b) 75.4 m G.S.C. along the St. Lawrence River from the western limit of the Village of Cardinal, as shown on Schedule B, to the downstream end of the old canal opposite the west end of Galop Island.

(c) 75.5 m G.S.C. along the St. Lawrence River from the downstream end of the old canal opposite the west end of Galop Island to the elevator upstream of the Prescott-Ogdensburg Bridge.

(d) 75.6 m G.S.C. along the St. Lawrence River from the elevator upstream of the Prescott-Ogdensburg Bridge to the western corporate limit of the Township.

(e) 75.3 m G.S.C. along Sawmill Creek.

(d) the 1:100 year flood plain along the South Nation River. Mapping along the South Nation River is provided by South Nation Conservation and reference should be made to original documents for the precise elevation.

##### 4.13.1 Defining Areas Subject to Floods and Erosion

The floodplain area shown on the Zoning Schedules includes all areas known to be subject to 1 in 100 year flood events. These areas have been identified and mapped by the South Nation Conservation and by the Ministry of Natural Resources (in those areas which are outside the South Nation River watershed).

It is recognized that flood plains and erosion hazards may exist which are not designated on the Zoning Schedules, particularly along the St. Lawrence River and the South Nation River and its tributaries. In reviewing development applications, the approval authority shall require that the proponent of a development demonstrate that there are no flood hazards and erosion hazards prior to the submission of the development application for formal review and processing. Where it is determined that flood hazards or erosion hazards exist, the policies in this section shall apply regardless of the fact that the flood hazard or erosion hazard may not be identified on the Zoning Schedules.