

SECTION 22 - EPW - ENVIRONMENTAL PROTECTION WETLAND ZONE

22.1 Within an EPW - Environmental Protection Wetland Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

22.2 PERMITTED USES

- i) a conservation use excluding any buildings,
- ii) a use that was in existence on or before the date of passage of the Official Plan,
- iii) a building or structure required by a public authority for flood or erosion control or for conservation or wildlife management purposes,
- iv) an accessory use to the above uses, excluding any buildings,
- v) hunting, but not hunt camps,
- vi) fishing.

22.3 ZONE REGULATIONS (See also Sections 5.7 and 5.9)

- i) The minimum setback from wetlands shall be 30 metres (98.4 ft.).
- ii) Additional zone regulations shall be established by the municipality at the time of application in consultation with the Conservation Authority and the Ministry of Natural Resources.
- iii) All applications for development adjacent to EPW lands (and beyond the minimum 30 metres (98.4 ft.) setback but within 120 metres (393.7 ft.) of the wetland) shall be dealt with on a site-by-site basis, at the time of application (see Sections 5.9.2 and 5.9.5).

22.4 GENERAL PROVISIONS

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the EPW - Environmental Protection Wetland Zone.

22.5 SPECIAL EPW - ENVIRONMENTAL PROTECTION WETLAND ZONES