

SECTION 23 - EP - ENVIRONMENTAL PROTECTION ZONE

23.1 Within an EP Environmental Protection 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.

23.2 PERMITTED USES

- i) conservation uses, including forestry, reforestation and other activities connected with the conservation of soil and wildlife,
- ii) agricultural uses,
- iii) a conservation area, excluding any buildings,
- iv) a use that was in existence on or before the date of passage of this by-law,
- v) a building or structure required by a public authority for flood or erosion control or for conservation or wildlife management purposes,
- vi) passive outdoor recreational uses,
- vii) public and private parks, excluding any buildings,
- viii) an accessory use to the above uses, excluding any buildings, subject to the approval of Council in consultation with the Conservation Authority and the Ministry of Natural Resources.

23.3 ZONE REGULATIONS (See also Sections 5.7 and 5.9)

- i) The minimum setback of buildings or structures from any lot line shall be 10 metres (32.8 ft.).
- ii) The minimum setback of buildings or structures for the centreline of any road shall be 20 metres (65.6 ft.).
- iii) The minimum setback from the highwater mark of any lake, river, creek or stream shall be 30 metres (98.4 ft.).
- iv) The minimum setback of buildings from other Environmental Protection lands (not in iii)) shall be 15 metres (49.2 ft.).
- v) Building Height (Maximum) 6 metres (19.7 ft.)

23.4 GENERAL PROVISIONS

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

23.5 SPECIAL EP - ENVIRONMENTAL PROTECTION ZONES