

## **SECTION 28 - ENVIRONMENTAL PROTECTION "EP" ZONE**

### **28.1 GENERAL PROHIBITION**

Within an Environmental Protection "EP" 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 subsection 2 of this Section and also in accordance with the regulations contained or referred to in Subsections 3 and 4 of this Section.

### **28.2 USES PERMITTED**

Conservation Use  
Conservation and Wildlife Sanctuary  
Existing Agricultural Use  
Forestry Use

### **28.3 ZONE REGULATIONS**

#### **28.3.1 Minimum Required Yards**

(i)	Front	9 metres
(ii)	Rear	9 metres
(iii)	Interior Side	9 metres
(iv)	Exterior Side	9 metres

#### **28.3.2 Permanent Buildings**

The erection of any permanent building or structure is prohibited in an Environmental Protection "EP" Zone on, or after the date of passage of this By-law.

#### **28.3.3 Flood Control**

Notwithstanding the provisions of Section 28.3.2 unenclosed shelters and buildings or structures required for flood or erosion control or conservation projects shall be permitted.

#### **28.3.4 Fill**

No person shall place or dump fill within an Environmental Protection "EP" Zone.

## **28.4 ZONE EXCEPTIONS**

### 28.4.1 EP-1 Zone

Notwithstanding Section 28.2 “Uses Permitted” and Section 28.3 Zone Regulations, the only uses permitted on those lands zoned “EP-1” shall be for:

Conservation Use

Recreational Trail

Accessory buildings or structures necessary for a conservation use, Municipal servicing or for a trail, viewing platform or walkway.

### 28.4.2 EP-2 Zone

Notwithstanding any other provisions of this By-law to the contrary, on those lands zoned “EP-2” the only permitted uses shall be forestry use, conservation and wildlife sanctuary and outdoor recreation.

### 28.4.3 EP-3 Zone

Notwithstanding the provisions of Sections 26.2 and 28.2, only the following uses are permitted on the subject lands.

Conservation use

Conservation and wildlife sanctuary

Forest reserve