

5.2 ENVIRONMENTAL PROTECTION (EP) ZONE

No person shall within any Environmental Protection (EP) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

The Environmental Protection Zone includes: Provincially Significant Wetlands, significant Areas of Natural and Scientific Interest (life and earth sciences), waterbodies and watercourses (fish habitat), locally significant and unevaluated wetlands, and lands within the Floodplain.

(By-law No. 2016-0049)

5.2.1 Uses Permitted

a) Residential Uses

- Prohibited.

b) Non-Residential Uses

- Existing farm, exclusive of any permanent building;
- Conservation use;
- Forestry use;
- Park, exclusive of any permanent building;
- Public use in accordance with the General Provisions of this By-law but exclusive of any permanent buildings;
- Structures for flood or erosion control.

(By-law Number 2016-0049)

c) Accessory Uses:

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

5.2.2 Zone Provisions

a) Yards (minimum):

- i) Front Yard N/A
- ii) Exterior Side Yard N/A
- iii) Interior Side Yard N/A
- iv) Rear Yard N/A

b) Lot Coverage (Maximum)..... N/A

c) Height of Building (Maximum)..... N/A

5.2.3 General Provisions

In accordance with Section 4, General Provisions, of this By-law.

5.2.4 Exception Provisions - Environmental Protection (EP) Zone

5.2.4.1 Environmental Protection Exception One (EP-1) Zone

(Part of Lot 15, Concession 5, in the Geographic Township of North Fredericksburgh)

Within the EP-1 Zone, the following provisions apply:

Uses Permitted

The following additional uses are permitted:

a) Residential Uses

- Single detached dwelling house.

b) Non-Residential Uses

- Existing farm buildings and structures.

c) Provisions

- Lot Area (minimum) 0.65 ha
 - Lot Frontage (minimum)..... 100 metres
 - Front Yard (minimum)..... 11 metres
 - Rear Yard (minimum)..... 24 metres
 - Setback from High Water Mark (minimum)..... 24 metres
 - Interior Side Yard (minimum) 10 metres
 - Landscaped Open Space (minimum) 30 %
 - Setback from Street Centreline In accordance with the General Provisions
 - Number of Dwelling Houses per Lot (maximum) 1
 - Height of building (maximum) 10 metres
- (By-law No. 03-23)

5.2.4.2 Environmental Protection Exception Two (EP-2) Zone

(Part of Lot 30, Concession 3, in the Geographic Township of Adophustown)

Within the EP-2 Zone the following provisions apply:

a) Permitted Uses

Residential Uses are restricted to:

- A single detached dwelling house

b) Provisions

- Lot Area (minimum) 0.2 ha
- Lot Frontage (minimum)..... 65 metres
- Setback from High Water Mark..... no new dwelling house building or structure is to be closer to the high water mark than the existing dwelling house, building or structure existing at the date of adoption of this by-law.
- Front Yard (minimum)..... 2.8 metres

- Interior Side Yard (minimum)5 metres
- Landscaped Open Space (minimum) 30 %
- Setback from Street CentrelineIn accordance with the General Provisions

- Dwelling Houses Per Lot (maximum) 1
- Height of Building (maximum)..... 10 metres
- Footprint of replaced single detached dwelling house not to exceed the footprint of the existing seasonal dwelling house.
- Basement or Crawl Spaceprohibited
- Elevation of lowest floor, and of exterior openings such as doors, vents, and windows..... 76.4 metres GSC
(By-law No. 07-41)