

## **PART 5 - ENVIRONMENTAL PROTECTION (EP) ZONE**

### **5.1 USES PERMITTED**

5.1.1 No person shall hereafter change the use of any building, structure or land or erect or use any building or structure, in an Environmental Protection (EP) Zone, except for the following uses:

5.1.1.1 Conservation uses

5.1.1.2 Bird or Wildlife Sanctuaries

5.1.1.3 Flood and Erosion Control Works and docks

5.1.1.4 Forestry

### **5.2 PROHIBITION OF BUILDING CONSTRUCTION**

5.2.1 In an Environmental Protection (EP) Zone, no person shall hereafter erect any building or structure, except structures for flood and erosion control or docks authorized by a Conservation Authority, the Ministry of Natural Resources or Parks Canada.

### **5.3 ENVIRONMENTAL PROTECTION EXEMPTION ZONES**

#### **5.3.1 ENVIRONMENTAL PROTECTION EXCEPTION ONE (EP-1) ZONE**

5.3.1.1 Notwithstanding Section 5.1, lands zoned "EP-1" may also be used for the following uses:

- (a) forestry or a processing use accessory to a forestry use
- (b) park and recreational activities
- (c) a public use carried out by or on behalf of the County of Victoria other than a pit or a works yard.

#### **5.3.2 ENVIRONMENTAL PROTECTION EXCEPTION TWO (EP-2) ZONE**

5.3.2.1 Notwithstanding Section 5.1, lands zoned "EP-2" may also be used for a private park. One unenclosed gazebo structure may be erected within this zone subject to the following provisions:

- a) Water setback the greater of 30 metres or outside of the floodplain limit of Pigeon Lake with is 246.9 metres above sea level.
- b) Side yard setback the greater of 30 metres or outside of the floodplain limit of Pigeon Lake which is 246.9 metres above sea level.
- c) Front yard setback 15 m
- d) Maximum floor space 50 sq. m.

5.3.2.2 The Holding (H) provision shall be removed from lands zoned "EP-2" upon registration of the subdivision agreement and plan of subdivision.  
(B/L 2012-130)

5.3.3 ENVIRONMENTAL PROTECTION EXCEPTION THREE (EP-3) ZONE

5.3.3.1 Notwithstanding Section 5.1, lands zoned “EP-3” may also be used for a stormwater management pond.

5.3.3.2 The Holding (H) provision shall be removed from lands zoned “EP-3” upon registration of the subdivision agreement and plan of subdivision.

5.3.4 ENVIRONMENTAL PROTECTION EXCEPTION FOUR (EP-4) ZONE

5.3.4.1 Notwithstanding Sections 5.1 & 5.2, land zoned “EP-4” may also be used for passive, recreational uses specific to recreational trails and boardwalks.  
(B/L2020-101)