

SECTION 24 ENVIRONMENTAL PROTECTION (EP) ZONE

(1) SCOPE

The provisions of this Section shall apply in all Environmental Protection (EP) Zones except as otherwise provided in the Special Provisions subsection of this Section.

(2) USES PERMITTED

No person shall within any EP Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following EP uses, namely:

- (a) an agricultural use;
- (b) an existing use;
- (c) a forestry use;
- (d) a parking area;
- (e) a public or private park;
- (f) a public use;
- (g) works of a Conservation Authority.

(3) ZONE REQUIREMENTS

No person shall within any EP Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

(a) BUILDINGS OR STRUCTURES

No buildings or structures shall be permitted unless for flood control purposes

(4) SPECIAL PROVISIONS

(a) EP-1

Notwithstanding any provisions of this By-Law to the contrary, within an area designated EP-1 on Schedule "A" hereto, works of a Conservation Authority shall be the only use permitted.

(b) EP-2 (PLACE OF WORSHIP)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated EP-2 on Schedule "A" hereto, a place of worship shall be a permitted use in addition to any use permitted in an EP Zone. The zone requirements for the place of worship shall be in accordance with subsection 22(3) of this By-Law.

(c) EP-3 (SERVICE SHOP)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated EP-3 on Schedule "A" hereto, a service shop shall be a permitted use in addition to any use permitted in an EP Zone.

(d) EP-4

Notwithstanding any provisions of this By-Law to the contrary, within any area designated EP-4 on Schedule "A" hereto, all uses permitted within the Support Commercial (C2) Zone shall be permitted in addition to any use permitted in an EP Zone. Zone requirements for all structures within the EP-4 zone shall be in accordance with subsection 15(3) of this By-Law.

The lands designated as EP-4 are within the Catfish Creek Conservation Authority Regulation Area, and as such, the owner shall agree to obtain a permit in accordance with Ontario Regulation no. 97/04 'Development, Interference with Wetlands and Alterations to Shorelines and Watercourses', pursuant to the *Conservation Authorities Act*, prior to any new development (construction, fill placement or grading) on the subject property to the satisfaction of the Catfish Creek Conservation Authority.