

Section 32 – Environmental Protection (EP) Zone

32.1. 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 this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

32.2. Permitted Uses

32.2.1. Residential Uses:

a) Prohibited

32.2.2. Non-Residential Uses:

- a) conservation uses including forestry, reforestation, scientific research and education, wildlife management and other activities connected with the conservation of soil and animal species and also includes a wildlife sanctuary.
- b) Existing Agricultural use.
- c) Passive outdoor recreation use.
- d) Public park.
- e) Public use in accordance with the provisions of the General Provisions Section.

32.3. Zone Provisions

32.3.1. Refer to Section 3 – General Provisions

32.3.2. Maximum Building Height 3.0 m (9.84 ft.)

32.3.3. Minimum Setback from any Residential Zone or use (any yard) - 15.0 m (49.21 ft.)

32.3.4. A motor vehicle or building as defined by this Bylaw shall not be a permitted use in an Environmental Protection (EP) Zone, except for buildings or structures used for the control of erosion or flooding.

32.3.5. No permitted building or structure shall be erected or altered and no development or site alteration shall take place within an (EP) Zone except with the written approval of the Conservation Authority or government agency having jurisdiction.

32.4. Zone Exceptions

32.4.1. Number not in use.

32.4.2. EP-2, Lots 23 and 24, Concession VIII (Vespra)
4346 County Road 90, Part of Roll No. 4341 010 006 08300 0000
Vespra Zoning By-law Amendment No. 90-25 – Bradford Greenhouses

The permitted uses within this zone are restricted to conservation uses which do not require the erection of a building or structure, clearing or drainage and a public use.

32.4.3. EP-3, Lot 7, Concession 1 W.P.R. (Vespra)
424 Penetanguishene Road, Roll No. 4341 010 001 07800 0000
Vespra Zoning By-law Amendment No. 93-5

A miniature golf course is permitted.

32.4.4. EP-4, Lot 23, Concession X (Vespra)
4904 County Road 90, Part of Roll No. 4341 010 006 20700 0000
Vespra Zoning By-law Amendment 93-8 – Duffer's Dugout

A golf course club house, parking lot and driveway, mini-putt golf course, batting cages and accessory uses to the foregoing are permitted. A minimum of a 9 metres vegetative buffer is to be maintained between the creek and mini-putt holes.

32.4.5. EP-5, Lot 6, Concession IV (Vespra)
1674 Gill Road, Roll No. 4341 010 002 12900 0000 (Girl Guides Camp
Tewateno) – Hold Zone By-law No. 94-124 and Lift Hold By-law 96-031

The permitted uses are restricted to one or more of the following uses: a conservation use, recreational use and accessory structures, a campground and an accessory dwelling. For the purpose of this section, a "campground" shall mean a parcel of land owned, used and maintained by Girl Guides of Canada as grounds for the location of cabins/lodges, camping vehicles, tent trailers and tents for temporary residential occupation. Furthermore, accessory uses such as picnic pavilions, a garage/workshop, storage building, administration building, camp store, a meeting/recreational building, showers and washrooms, shall also be permitted. The following provisions are required; building height (maximum) is 11.0 metres, front yard depth (minimum) is 15.0 m, rear yard depth (minimum) is 7.5 metres and the interior side yard width (minimum) is 7.5 metres. Parking requirements shall be one parking space for every 18 campers, the parking space may be located within required yards.

No building or other intensive development shall be located within 30 metres of any wet land, shown on a site plan as prepared by the Girl Guides of

Canada, without the written consent of the Nottawasaga Valley Conservation Authority. No development shall be permitted within 30 metres of the edge of any cold water stream or 15 metres of the edge of other watercourses as identified on the site plan and established by the Ministry of Natural Resources.

- 32.4.6. EP-6, Lot 23, Concession X (Vespra)
4904 County Road 90, Part of Roll No. 4341 010 006 20700 0000
Zoning By-law Amendment No. 96-101 – Duffer’s Dugout Expansion

The permitted uses within this zone are restricted to a conservation and wildlife sanctuary, a recreational use, a public park, a private park and a public use.

- 32.4.7. EP-7, Lots 9 and 10, Concession 1, W.P.R. (Vespra)
528 Penetanguishene Road, Part of Roll No. 4341 010 001 08410 0000
Penetanguishene Road, Roll No. 4341 010 001 07950 0000
Zoning By-law Amendment No. 99-016 – Larway Greenhouses

The permitted uses within this zone are restricted to a conservation use and a sustainable forestry use. Building height (maximum) is 3 metres. A “Building” as defined by this By-law shall not be a permitted use in this zone except for buildings or structures used for the control of erosion or flooding.

- 32.4.8. Number not in use.

- 32.4.9. EP-9, Lot 21, Concession VIII, (Flos)
2999 County Road 92, Roll No. 4341 030 007 07100 0000
Zoning By-law Amendment No. 2001-024 – Baywood Golf

Pedestrian bridges or similar structures may be permitted as approved by the appropriate agency having jurisdiction.

- 32.4.10. EP-10, Lot 1, Concession X (Flos)
548 Baseline Road, Roll No. 4341 030 002 39000 0000
Baseline Road, Roll No. 4341 030 002 39002 0000
Zoning By-law Amendment No. 99-039 – Bono

The permitted uses within this zone are restricted to a conservation and sustainable forestry use.

- 32.4.11. EP-11, Lot 55, Concession 1 (Medonte)
105 Mill Street East, Roll No. 4341 020 081 10400 0000

The existing feed mill may continue to be so used, subject to the regulations of the Industrial (MO) Zone.

- 32.4.12. EP-12, Lot 6, Concession IX, Parts 1 & 2 on RP 51R-28721 (Elmvale)
2 Amelia Street, Roll No. 43 41 040 001 540 00 0000
6 Amelia Street, Roll No. 43 41 040 001 541 00 0000
8 Amelia Street, Roll No. 43 41 040 001 542 00 0000
12 Amelia Street, Roll No. 43 41 040 001 543 00 0000
14 Amelia Street, Roll No. 43 41 040 001 544 00 0000
16 Amelia Street, Roll No. 43 41 040 001 544 10 0000
18 Amelia Street, Roll No. 43 41 040 001 545 00 0000
26 Amelia Street, Roll No. 43 41 040 001 546 00 0000
30 Amelia Street, Roll No. 43 41 040 001 547 00 0000
34 Amelia Street, Roll No. 43 41 040 001 548 00 0000
38 Amelia Street, Roll No. 43 41 040 001 549 00 0000
40 Amelia Street, Roll No. 43 41 040 001 550 00 0000
42 Amelia Street, Roll No. 43 41 040 001 551 00 0000
50 Amelia Street, Roll No. 43 41 040 001 551 01 0000
112 Queen Street, Roll No. 43 41 040 001 554 00 0000
116 Queen Street West, Part of Roll No. 43 41 040 001 552 00 0000
138 Queen Street West, , Roll No. 43 41 040 001578 00 0000
18 William Street, Roll No. 43 41 040 001 537 00 0000
46 William Street, Roll No. 43 41 040 001 534 00 0000
Zoning By-law Amendment No. 99-082 – Heritage Park – Millennium Project

In addition to the permitted uses of this section an unenclosed stage (with roof) and a pedestrian bridge may be permitted. Furthermore any provisions concerning lot line setbacks for structures, shall not apply in regard to a pedestrian bridge.

- 32.4.13. EP-13, Lot 14, Concession VI (Vespra)
1533 Wilson Drive, Part of Roll No. 4341 010 003 31103 0000
Township Industrial Lot

No buildings, structures or any manner of soil disturbance is permitted.

- 32.4.14. Number not in use.

- 32.4.15. EP-15, Part Lot 2, Concession 7 (Vespra)
Block 92, Plan 51M-730, Roll No. 4341 010 002 24850 0000
Block 94, Plan 51M-730, Roll No. 4341 010 002 24800 0000
Zoning By-law Amendment No. 2002-0-23 – Hendrie Ridge Estates
Subdivision

Permitted uses shall be limited to conservation uses only.

- 32.4.16. EP-16, Part Lot 6, Concession 9 (Vespra)

2309 Ronald Road, Part of Roll No. 4341 010 005 12500 0000 – Minesing Meadows Subdivision

Permitted uses are limited to conservation and wildlife sanctuary and forestry.

32.4.17. EP-17 – Snow Valley Secondary Plan Area
Approved by OMB on January 22, 2003

The permitted uses shall be limited to conservation uses only. The provisions of Section 28.116, Lot Area, do not apply in regard to the exclusion of areas zoned Environmental Protection in the determination of minimum lot area requirements. The approximate depth of the (EP-17) Zone from the rear lot line of each lot shall be as follows:

PLAN 51M-804 SNOW VALLEY HIGHLANDS PHASE 1

Lot No.	Address	Depth in Metres
1 - 5	1, 3, 5, 7, 11 Alpine Trail	15.0 m
6 - 9	2, 4, 6, 8 Alpine Trail	15 m
10	1 Timber Court	15 m
11	3 Timber Court	5 m
12, 13	5, 6 Timber Court	10 m
14	4 Timber Court	5 m
15	5 Collins Lane	15 m
16 - 18	1, 3, 5 Reilly's Run	15 m
19 – 24	2, 4, 6, 8, 10, 12 Reilly's Run	10.8 m
25 - 30	20, 22, 24, 26, 28, 30 Lloyd Cook Dr. E.	11 m
31 – 35	19, 21, 23, 25, 27 Lloyd Cook Dr. E.	10.2 m
36	11 Lloyd Cook Dr. E.	10.0 m
37	3 Hilltop Court	10.0 m
38, 39	5, 7 Hilltop Court	5.2 m
40 - 42	6, 8, 9 Hilltop Court	5.0 m
43, 44	2, 4 Hilltop Court	10.0 m
45	10 Lloyd Cook Dr. E.	16.6 m
46	12 Lloyd Cook Dr. E.	18.6 m
47	14 Lloyd Cook Dr. E.	19 m
48	16 Lloyd Cook Dr. E.	19 m
49	18 Lloyd Cook Dr. E.	16.3 m
50	11 Reilly's Run	16.1 m
51	2 Collins Lane	16.1 m
52 – 57	4, 6, 8, 10, 12, 14 Collins Lane	20.2 m

Plan 51M-805 Snow Valley Highlands Phase 2

Lot No.	Address	Depth in Metres
1 – 5	1, 3, 5, 7, 9 Barrie Hill Lane	10.0 m
6 – 8	4, 6, 8 Lloyd Cook Dr. E.	16.6 m
9, 10	34, 36 Reilly's Run	17.1 m
11 - 13	30, 32, 34 Reilly's Run	19.2 m
14, 15	24, 26 Reilly's Run	19.9 m
16, 17	20, 22 Reilly's Run	20.2 m
18, 19	16, 18 Reilly's Run	17.6 m
20	14 Reilly's Run	10.8 to 15 m
21 – 23	13, 15, 17 Reilly's Run	17.6 m
24	19 Reilly's Run	19.5 m
25	21 Reilly's Run	22.8 m
26, 27	23, 25 Reilly's Run	20.7 m
28, 29	27, 29 Reilly's Run	15.9 m
30	31 Reilly's Run	14.6 m
31	33 Reilly's Run	12.9 m
32, 33	35, 37 Reilly's Run	15.0 m
34, 35	39, 41 Reilly's Run	20.1 m

Plan 51M-823 Snow Valley Highlands Phase 3

Lot No.	Address	Depth in Metres
1	28 Lloyd Cook Dr. W.	15.0 m
2	26 Lloyd Cook Dr. W.	8.7 to 15 m
3	24 Lloyd Cook Dr. W.	5.4 m
4	22 Lloyd Cook Dr. W.	5.4 to 12.4 m
5	20 Lloyd Cook Dr. W.	12.4 m
6	18 Lloyd Cook Dr. W.	12.4 to 5.5 m
7	16 Lloyd Cook Dr. W.	15.0 m
8	14 Lloyd Cook Dr. W.	17.8 m
9	12 Lloyd Cook Dr. W.	15.4 to 17.9 m
10	10 Lloyd Cook Dr. W.	12.8 m
11	8 Lloyd Cook Dr. W.	12.6 m
12	6 Lloyd Cook Dr. W.	13.9 m
13	4 Lloyd Cook Dr. W.	15.3 m
14	2 Lloyd Cook Dr. W.	15.0 m
15	1 Lloyd Cook Dr. W.	NIL
16	3 Lloyd Cook Dr. W.	NIL
17	5 Lloyd Cook Dr. W.	NIL
18	7 Lloyd Cook Dr. W.	NIL
19	13 Lloyd Cook Dr. W.	NIL
20	20 or 22 Barrie Hill Lane	22.3 m
21	24 Barrie Hill Lane	19.4 m
22	26 Barrie Hill Lane	14.2 m

Lot No.	Address	Depth in Metres
23	28 Barrie Hill Lane	13.0 m
24	30 Barrie Hill Lane	10.7 m
25	32 Barrie Hill Lane	16.3 m
26	35 Barrie Hill Lane	11.1 to 6.8 m
27	33 Barrie Hill Lane	3.0 to 15.8 m
28	31 Barrie Hill Lane	17.1 m
29	29 Barrie Hill Lane	17.1 to 18.3 m
30	27 Barrie Hill Lane	18.3 to 20.2 m
31	25 Barrie Hill Lane	20.2 to 25.8 m
32	23 Barrie Hill Lane	25.8 to 15.6 m
33	21 Barrie Hill Lane	15 m

- 32.4.18. EP-18, Snow Valley Secondary Plan Area
Approved by OMB on January 22, 2003

The permitted uses within this zone are limited to passive outdoor recreation uses, cross country skiing and walking, hiking and mountain biking trails. No structures are permitted in this zone.

- 32.4.19. EP-19, Snow Valley Secondary Plan Area
Approved by OMB on January 22, 2003

The permitted uses within this zone are passive outdoor recreation uses, cross country skiing, walking, hiking and snowmobile trails.

- 32.4.20. EP-20, Phelpston Marsh

In addition to the Permitted Uses in Section 32.2.2 an agricultural use, excluding the construction of any buildings or structures, is permitted including uses such as tiling, ditching and the disposal of trees related to land clearing.

- 32.4.21. EP-21, Part Lot 66, Concession 1 W.P.R.
Pt of 1912 South Orr Lake Road, Roll No. 4341 030 002 13700 0000
Approved by OMB re: Wallin

In addition to the Permitted Uses in Section 32.2.2, a single detached residential dwelling is permitted. Furthermore, a setback of 3.0 metres from the zone boundary between the EP Zone and EP-21 Zone and 3.0 metres from Part 1, 51R-18720 shall be required.

- 32.4.22. EP-22, Schedule "O", Part of the North Half of Lot 9, Con. 3 (Flos)
Draft Plan SP-T-0403, Shamrock Meadows Phase 2, Phelpston
Part of Roll No. 4341 030 003 08500 0000

Any alterations to the drainage swale and associated drainage easement, including but not limited to, filling, grading, placement of structures and removal of public notice signs is prohibited. An accessory structure not to exceed 10 square metres is permitted provided it is setback 15 metres from the top-of-bank of the drainage swale.

- 32.4.23. EP-23, Part Lot 2, Concession 8 (Vespra), Pts 1 & 2 on 51R-14076
1142 Golf Course Road, Roll No. 4341 010 005 00400 0000
ZB-2010-005, Vlaykov, ZBA 5000-128

The permitted uses are restricted to a dwelling with an addition of a second storey above the existing dwelling foundation, and existing accessory structures in accordance with Section 3.27.

- 32.4.24. EP-24, Part of Lots 18 & 19, Concession 8 (Vespra)
Draft Plan SP-T-0903, Yorkwood, Centre Vespra approved by the Ontario Municipal Board, File PL100381

Notwithstanding the permitted uses within the Environmental Protection (EP) Zone, on lands zoned Environmental Protection Exception (EP-24) only conservation uses shall be permitted in the rear 6 metres of each property. The rear 6 metres of each lot shall remain in a naturalized state, with no tree cutting or clearing permitted.

- 32.4.25. EP-30A – Part Lots 14 & 15, Con 3 (Vespra)
1391 Pooles Road, Roll 4341 010 003 02300 0000
Midves Court Extension ZB-2012-001, By-law 5000-156A

EP-30 will permit a minimum setback from any Residential Zone or use (any yard of 2.5 metres).

- 32.4.26. EP-30B – Pt E1/2 Lots 11 & 13 and all of E1/2 of Lot 12, Con 7 and Pt. W1/2 Lots 12 & 13, Con 7 (Vespra)
ZBA 5000-156, Black Creek Estates Subdivision, 51M-1019

The lands zoned Environmental Protection Exception (EP-30) Zone on Schedule “A1” shall permit infrastructure servicing to be constructed through an identified easement on the subject lands.

- 32.4.27. EP-26, Midhurst Secondary Plan, OMB approved Oct. 29/14
Bell-Coutts-Rusdor; D. Hickling; Micks; A. & R. Hickling; Rome; Midhurst Rose Alliance; Midhurst Rose Alliance Cooney Inc.; Midhurst Rose Alliance O'Brien Inc.

Notwithstanding Section 30.2 of this By-law, on those lands zoned Environmental Protection (EP-26) no development or site alteration shall be permitted until such time as:

- i. Clearance has been obtained from the Ministry of Tourism, Culture and Sport with respect to the archaeological assessment.

32.4.28. EP-27, Part of Lot 1, Concession 58, Medonte, Block 65 on 51M-694

The front lot line shall be the frontage on Penetanguishene Road (Hwy 93).

32.4.29 EP-28
By-law 5000-300 – ZB-2018-003 – Vespra Valley Estates Phase 3

The lands zoned Environmental Protection Exception (EP-28) Zone on Schedule 'Aii' shall permit infrastructure servicing to be constructed through identified easements on the subject lands.

32.4.29 EP-29 - East Part Lot 14, Concession 5, being Parts 3 and 17 on 51R-25070 less Part 2 on 51R-25991, former Vespra
1093 Snow Valley Road, Property Roll No. 4341 010 003 27320 0000
By-law 5000-304 – ZB-2019-011 – Alex Currie Motors Limited

Notwithstanding the uses permitted in Section 32.2. Permitted Uses of the EP Zone, within this zone the permitted uses shall be limited to:

- public or private outdoor recreation including trails;
- scientific research and education;
- wildlife management; and
- other activities compatible with the conservation and preservation of the natural flora and fauna;

No buildings or structures shall be allowed other than those necessary for flood or erosion control or for conservation purposes.”

32.4.30 EP-30 - East Part Lot 14, Concession 5, being Parts 3 and 17 on 51R-25070 less Part 2 on 51R-25991, former Vespra
1093 Snow Valley Road, Property Roll No. 4341 010 003 27320 0000
By-law 5000-304 – ZB-2019-011 – Alex Currie Motors Limited

In addition to the permitted uses of Section 32.2. Permitted Uses of the EP Zone the following use shall also be permitted;

- Public Use (*south lot line buffer strip)