

## SECTION 22 ENVIRONMENTAL CONSTRAINT (EC) ZONE REGULATIONS

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The Environmental Constraint (EC) Zone is intended to apply to lands that exhibit hazardous characteristics or lands with environmental significance that are designated in the Official Plan as “Environmentally Constrained Lands” in or adjacent to the Paradise Lake Settlement Area.

### 22.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Environmental Constraint (EC) Zone except for the following purposes:

- Agricultural uses;
- Conservation area;
- Forestry uses;
- Game farms;
- Passive recreational uses;
- Public or private parks.

### 22.2 MINIMUM LOT AREA

4,000.0 m<sup>2</sup>

### 22.3 MINIMUM LOT FRONTAGE

30.0 m

### 22.4 SITE, BUILDING AND LOT REGULATIONS

No buildings or structures may be erected, enlarged, extended, redeveloped, constructed or placed on lands within the Environmental Constraint (EC) Zone and no fill shall be placed or removed without the written approval of the Grand River Conservation Authority, and are in compliance with all other provisions of this By-law.

### 22.5 EXCEPTIONS – ENVIRONMENTAL CONSTRAINT (EC) ZONE

#### 22.5.1 Defined Area

EC-1 as shown on Schedule “J” to this By-law

#### Permitted Uses

Water based recreation activities

Accessory uses, including buildings and structures to the main permitted uses

#### Minimum Lot Area

None

#### Maximum Building Coverage

Dock: 25 m<sup>2</sup>

Minimum Yards

0.0 metres

Maximum Building Height

1.5 metres for accessory uses

**22.5.2** Defined Area

EC-2 as shown on Schedule “A”, Map 10, to this By-law

Added by By-law 42-15

- a) Additional Permitted Uses: One Mobile Home as a secondary dwelling unit, subject to the following provisions:

Front Yard Setback

Minimum: 30.0 m

Maximum: 45.0 m

Gross Floor Area

Maximum 135 m<sup>2</sup>