

SECTION 20 – ENVIRONMENTAL PROTECTION (EP) ZONE

20.1 Permitted Uses

Within any Environmental Protection Zone, no *person* shall *use* any *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose except one or more of the following *uses*:

- *Accessory Use* (Section 4.2)
- *Agricultural Use* (Section 20.2.1)
- *Conservation*
- *Flood Control Project*
- *Passive Recreation*

Notwithstanding the above list, permitted *uses* may be restricted through the General Provisions (Section 4).

20.2 Regulations

20.2.1 Restrictions on Agricultural Uses

Within the Environmental Protection Zone, *agricultural uses* shall not be allowed within the Urban Centre or Hamlet Areas. The provisions of the Agricultural Zone shall apply to *agricultural uses*.

Within the Environmental Protection Zone, *agricultural uses* do not include a *detached dwelling*.

Notwithstanding Section 20.1, new or expanded agricultural *buildings* and *structures* will require approval from the Grand River Conservation Authority.