

## SECTION 37

# ENVIRONMENTAL PROTECTION AREA 1 ZONE (EPA1)

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### **37.1 Permitted Uses**

Accessory uses and buildings.  
Agriculture, excluding buildings.  
Conservation.  
Flood and erosion control works.  
Municipal sewage treatment facilities.  
Nature reserves.  
Passive recreation uses.  
Public open space / parks and natural areas.  
Woodlots.

### **37.2 Zone Regulations**

(1) Building and Structures:

shall be limited to:

- (a) flood and erosion control works;
- (b) those for essential public services; and
- (c) buildings for the equipment of a natural area.

(2) Setbacks: (minimum) **6m** from a municipal street

### 37.3 Site and Area Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

#### 37.3.1 EPA1-1 (See Zoning Map Parts 37, 42, 53, 56, 73, 74, 80 and 81)

##### 37.3.1.1 Permitted Uses

- (1) Docking of display ships.
- (2) Docking of float planes.
- (3) Industrial docks.
- (4) Marinas.
- (5) Recreation.
- (6) Tour boat docking.
- (7) Transient docking.

##### 37.3.1.2 Site Zone Regulations

- |     |                   |   |
|-----|-------------------|---|
| (1) | Lot Area:         | no minimum  |
| (2) | Lot Frontage:     | no minimum  |
| (3) | Front Yard Depth: | no minimum  |
| (4) | Side Yard Widths: | (minimum) <b>3m</b> , measured from the projection of the side lot lines into the St. Clair River |
| (5) | Height:           | no maximum  |