

SECTION 37 *

ENVIRONMENTAL REVIEW (ER) ZONE

37.1 GENERAL PURPOSE OF THE ER ZONE

This Zone applies to Environmental Review areas of the Official Plan which are intended to remain in a natural condition until their significance is determined through the completion of more detailed environmental studies. In order to protect the potentially significant features and functions of Environmental Review areas of the Official Plan, permitted activity is limited to a range of uses associated with passive recreation, conservation and sustainable forest management. The ER Zone permits a range of low-impact uses that are similar to those permitted under the Open Space (OS5) Zone variation. In some instances Environmental Review lands of the Official Plan abut stream corridors for which floodplain mapping has not been completed. Much of this land is used for agricultural purposes and the Official Plan permits agriculture in Environmental Review lands. If necessary, existing uses and associated development regulations will be recognized on a site specific basis through the use of Special Provisions. (Z.-1-202871)

37.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any ER Zone or ER Zone variation for any use other than the following uses:

- 1) ER

The following are permitted uses in the ER Zone:

- a) Conservation lands;
- b) Conservation works;
- c) Passive recreational uses;
- d) Managed woodlot;
- e) Agricultural uses.

37.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any ER Zone except in conformity with the regulations as set out below and/or the regulations contained in the special provision.

37.4 SPECIAL PROVISIONS

The following zones apply to unique or existing situations and are not the standard ER Zones. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 37.2 and/or Section 37.3 shall apply.

* new section added by Z-1-051390