

SECTION 30: ENVIRONMENTAL CONSERVATION EC ZONE**30.1 Permitted Uses**

The following uses are permitted in the Environmental Conservation EC Zone:

- (1) agriculture, save and except any buildings;
- (2) conservation, save and except any buildings;
- (3) existing single detached dwelling and additions and reconstruction thereto;
- (4) buildings and structures accessory to a single detached dwelling in accordance with the provisions of Section 30.2.3.

30.2 Zone Provisions**30.2.1 Agriculture, Conservation**

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|-----|-----------------------------------------|---------------|
| (a) | Minimum Lot Frontage | none required |
| (b) | Minimum Lot Area | none required |
| (c) | Minimum Setback from all property lines | none required |

30.2.2 Existing Single Detached Dwelling

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|-----|--------------------------------------------|------|
| (a) | Minimum Lot Area (hectare) | 0.4 |
| (b) | Minimum Lot Frontage (metres) | 45 |
| (c) | Front Yard Setback (metres) | 7.5 |
| (d) | Rear Yard Setback (metres) | 7.5 |
| (e) | Interior Side Yard Setback (metres) | 7.5 |
| (f) | Exterior Side Yard Setback (metres) | 7.5 |
| (g) | Maximum Lot Coverage (percent of lot area) | 15 |
| (h) | Maximum Building Height (metres) | 10.5 |

30.2.3 Provisions for Buildings and Structures Accessory to a Single Detached Dwelling in an EC Zone

- (a) Not be used for human habitation;
- (b) Not be established until or unless the main building or use to which it is accessory is established;
- (c) An accessory building or structure is not permitted in a front yard or an exterior side yard;

- (d) Not be located within, or partially within, any utility easement, corridor or storm drainage swale;
- (e) The setback from a rear or interior side lot line shall be 0.9 metres; except that where the rear or interior side lot line abuts a Residential Zone, the setback shall be 3 metres from said lot line;
- (f) The maximum height of any accessory building or structure shall be 4.5 metres;
- (h) Maximum lot coverage for all accessory buildings and structures shall not exceed five percent (5%) of lot area, or a maximum of 1,000 square feet, provided that an uncovered swimming pool shall not be counted in computing lot coverage.

30.2.4 Development Within Environmental Conservation Zone

Additions to and/or reconstruction of existing buildings and structures shall not be permitted within the EC Zone unless appropriate approvals have been received from the Niagara Peninsula Conservation Authority in accordance with the provisions of the Conservation Authorities Act, and unless appropriate approvals have been received from Regional Niagara on behalf of the Ministry of Natural Resources, in accordance with the Fisheries Act and Lakes and Rivers Improvement Act.

30.3 Special Provisions

In accordance with Section 5.1.3 the following special provisions shall apply to those land shown on the zoning schedules as having reference to the corresponding special provision number:

EC-1 Wetlands/Woodlots

Notwithstanding the provisions of the Environmental Conservation EC Zone, the lands indicated as EC-1 on Schedules A1, A2, A3, A4, A5, A8, A9, A10 and A12 may only be used for conservation purposes.

EC-2 West Side Thorold Town line Road, Part Twp. Lot 12

Notwithstanding the provisions of the Environmental Conservation EC Zone, in addition to the permitted uses of the EC Zone, the lands indicated as EC-2 on Schedule A2 may be used as Regional Public Works/Police Yard.

EC-3 Chippawa Creek Road, South Side, Part Twp. Lot 199

Notwithstanding the provisions of the Environmental Conservation EC Zone, in addition to the permitted uses of the EC Zone, the lands indicated as EC-3 on Schedule A3 may be used as a sewage lagoon.

EC-4 South East Corner of Hwy. 58 and Thorold Stone Road, Part Twp. Lots 25 and 26

Notwithstanding the provisions of the Environmental Conservation EC Zone, in addition to the permitted uses of the EC Zone, the lands indicated as EC-4 on Schedule A2 may contain an accessory building and said accessory building shall be subject to the following provisions:

- (a) Maximum Lot Coverage for the accessory building 10%.

EC-5 Part Twp. Lot 215, East of Kottmeier Road

Notwithstanding the provisions of the Environmental Conservation EC Zone, the lands indicated as EC-5 on Schedule A3 are to be maintained as a naturalized area only.

EC-6 1543 Beaverdams Road

Notwithstanding the provisions of the Environmental Conservation EC Zone, in addition to the permitted uses of the EC Zone, the lands indicated as EC-6 on Schedule A8 may be used as a Municipal Public Works building.

EC-7 Chippawa Creek Road, South Side, Part Twp. Lot 195 and 196

Notwithstanding the provisions of the Environmental Conservation EC Zone, in addition to the permitted uses of the EC Zone, the lands indicated as EC-7 on Schedule A3 may be used for a sewage treatment facility for the industrial lands located on the south side of Chippawa Creek Road east side of Thorold Townline Road.

EC-8 Part of lot 74 and Part of Road Allowance between Lots 74 and 51 and Part 1 on Reference Plan 30R-11620.

Notwithstanding the provisions of the Environmental Conservation EC Zone and Section 6.12.1, 17), the lands indicated as EC-8 on Schedule A2 may be used for a radio telecommunication tower and accessory structures shall be subject to the following special provision:

- (a) Minimum setback from the Provincially Significant Wetland (metres) 30
- (b) Maximum Height for the radio telecommunication tower (metres) 129.5

EC-9 2440 Decew Road

Notwithstanding the provisions of the Environmental Conservation EC Zone and in addition to the permitted uses of the EC Zone, the lands indicated as EC-9 on Schedule A5 are designated as a historical structure and may be used for a Bed and Breakfast Establishment and shall be subject to the following special provision:

- (a) Maximum Number of Guest Rooms 2

EC-10 Decew Road North Side, West of Merrittville Hwy (DeCou House Monument)

Notwithstanding the provisions of the Environmental Conservation EC Zone and in addition to the permitted uses of the EC Zone, the lands indicated as EC-10 on Schedule A5 is designated as a historical structure.

EC-11 Part Twp. Lots 37, 38 and 39, North Side of Decew Road

Notwithstanding the provisions of the Environmental Conservation EC-1 Zone the lands

indicated as EC-11 on Schedule A5 shall be subject to the following additional provisions:

- (a) Minimum undisturbed natural vegetative buffer from the Provincially Significant Wetland (metres) 30

EC-12 Part Twp. Lots 37, 38 and 39, North Side of Decew Road

Notwithstanding the provisions of the Environmental Conservation EC Zone the lands indicated as EC-12 on Schedule A5 shall be subject to the following additional provisions:

- a) Minimum setback from the westerly water channel of 30 metres for any building or structure, consisting of a 15 metres undisturbed natural vegetative buffer adjacent to the water channel and a 15 metres landscaped open space.

EC-13 The Neighbourhoods of Rolling Meadows, Block 204, 1275, 1276 and 1277

Notwithstanding the provisions of the Environmental Conservation EC Zone, development including but not limited to buildings and structures, lot grading, site alteration or the placement of fill material of any kind, shall be prohibited in recognition of the inherent flood hazard and environmental sensitivity of the lands. It is not the intention of this zone to prohibit any required maintenance of these lands, provided written permission is first obtained from the Niagara Peninsula Conservation Authority and the City of Thorold.

EC-14 2250 Merrittville Highway, Part of Lots 149 and 150, Pleasantview Memorial Gardens Cemetery

Notwithstanding the provisions of the Environmental Conservation EC Zone, the lands indicated as EC-14 on Schedule A4 may only be used for conservation purposes subject to the following provisions:

- (a) Works and watercourse crossings are permitted, subject to the approval by the Niagara Peninsula Conservation Authority.
- (b) A minimum five (5) metre buffer from the watercourse is required, subject to the approval of the Niagara Peninsula Conservation Authority.

EC-15 Hansler Heights Subdivision (By-law 02-2017)

Notwithstanding the provisions of the Environmental Conservation “EC” Zone, the lands identified as EC-15 on Schedule A4, shall be recognized as hazard lands where development including but not limited to buildings and structures, shall be prohibited in recognition of the inherent flood hazard and environmental sensitivity of the lands. It is not the intention of this zone to prohibit any site alteration permitted by the Niagara Peninsula Conservation Authority or maintenance of these lands, provided written permission is first obtained from the Niagara Peninsula Conservation Authority and/or the City of Thorold.