

ENVIRONMENTAL PROTECTION ZONE 1 (EP1)**25.1 USES PERMITTED**

No person shall within any EP1 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following EP1 uses:

a legally *existing use*;  
*conservation lands*;

**25.2 ZONE PROVISIONS**

No person shall within any EP1 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

TABLE 25.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b><i>Front Yard Depth and Exterior Side Yard Width</i></b>	
Minimum	10.0 m
<b><i>Rear Yard Depth</i></b>	
Minimum	10.0 m
<b><i>Interior Side Yard Width</i></b>	
Minimum	10.0 m

**25.2.1 Existing Uses, Buildings and Structures:**

25.2.1.1 Any *building* or *structure* which legally existed at the date of passing of this By-law may be replaced, rebuilt or *altered* provided that any such replacement, rebuilding or *alteration* thereto does not enlarge the *gross floor area* of such *building* or *structure* by more than 25% of the *building* or *structure* that legally existed as the date of passing of this By-law. Any such replacement, rebuilding or *alteration* shall only take place within the area of the original *building* foundation. Any portion of a *use* that legally existed at the date of passing of this By-law and is not located within *existing buildings* or *structures* shall only be *permitted* within *existing* cleared areas.

25.2.2.2 Notwithstanding subsection 25.2.1.1, a covered or uncovered *deck*, stoop and/or landing may be attached to a residential dwelling existing at the date of passing of this By-law, or to any residential dwelling that has been replaced, rebuilt or otherwise *altered* in accordance with subsection 25.2.1.1. Any such covered or uncovered *deck*, stoop and/or landing shall be constructed in accordance with Section 5.1.9 (projections into yards) and shall not exceed an accumulative total of 28 square metres.

ENVIRONMENTAL PROTECTION ZONE 1 (EP1)**25.3 SPECIAL PROVISIONS****25.3.1 EP1-1 NORTH SIDE OF PATTULLO AVENUE  
EAST OF PATTULLO RIDGE (KEY MAP 101)**

25.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EP1-1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 25.1 of this By-law.

25.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EP1-1 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

25.3.1.2.1 Setback from Environmental Protection Zone EP1-1

- i) Development, site alteration and/or stockpiling of material shall not be *permitted* within 120 metres of an EP1-1 Zone.
- ii) Notwithstanding subsection i) above, development, site alteration and/or stockpiling of material within 120 metres of an EP1-1 Zone may be *permitted* where an Environmental Impact Study (EIS), prepared to the satisfaction of the City of Woodstock in consultation with the appropriate Conservation Authority or Provincial agency, has been accepted by City Council.
- iii) Where an EIS accepted by City Council determines that the setback indicated in subsection i) above can be reduced, the setback for the purpose of the Zoning By-law will be established by a resolution of Council in accordance with the findings of the EIS.

25.3.1.2.2 That all other provisions of the EP1 Zone in Section 25.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.