

ENVIRONMENTAL PROTECTION ZONE 2 (EP2)**26.1 USES PERMITTED**

No person shall within any EP2 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following EP2 uses:

a legally existing use;  
 a building or structure used for flood or erosion control;  
 conservation lands;  
 a conservation project;  
 a passive use park;

**26.2 ZONE PROVISIONS**

No person shall within any EP2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

TABLE 26.2 – ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
<b>Lot Area</b>	
Minimum	4000 m <sup>2</sup>
<b>Lot Coverage</b>	
Maximum	5% of the lot area
<b>Lot Frontage</b>	
Minimum	15.0 m
<b>Front Yard Depth and Exterior Side Yard Width</b>	
Minimum	7.5 m
<b>Rear Yard Depth</b>	
Minimum	3.0 m
<b>Interior Side Yard Width</b>	
Minimum	7.5 m
<b>Parking, Accessory Buildings, etc.</b>	In accordance with the provisions of Section 5 herein

ENVIRONMENTAL PROTECTION ZONE 2 (EP2)**26.3 SPECIAL PROVISIONS****26.3.1 EP2-1 PEMBER'S PASS, POTTER'S WAY AND MILL STREET (KEY MAPS 85, 94)**

26.3.1.1 Notwithstanding any provision of this By-Law to the contrary, the following *uses* are prohibited within any EP2-1 Zone:

any *building* or *structure*, including play equipment, satellite dishes, central air conditioning units, heat pumps or similar use;  
*accessory structures* such as drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls or similar structures;  
 a swimming pool, spa, hot tub or related structure;  
 a patio, *deck*, porch, balcony, steps or pet run;  
 a *public utility installation* or any *structure* associated with same.

26.3.1.2 That all other provisions of the EP2 Zone in Section 26.2 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*.

**26.3.2 EP2-2 NORTH SIDE OF PATTULLO AVENUE  
EAST OF PATTULLO RIDGE (KEY MAP 101)**

26.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EP2-2 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 26.1 of this By-law.

26.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any EP2-2 Zone *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

**26.3.2.2.1 Setback from Environmental Protection Zone EP2-2**

- i) Development, site alteration and/or stockpiling of material shall not be *permitted* within 60 metres of an EP2-2 Zone.
- ii) Notwithstanding subsection i) above, development, site alteration and/or stockpiling of material within 60 metres of an EP2-2 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.

