

## **SECTION 18B: ZONE 12B – 12B**

### **Section 18B: ENVIRONMENTAL PROTECTION TWO (EP2) 12B – 12B**

Explanatory Note: Zone 12B – Z.12B classification applies to lands that are:

- Sensitive Groundwater Areas, Recharge Areas, Discharge Areas, Headwaters, Environmentally Sensitive Policy Areas, Locally Significant Natural Areas, Fish Habitat, Woodlands, Valleylands, Wildlife Habitat, ANSI's, wetlands identified by the Grand River Conservation Authority.

Where mapping is available, these features have been identified as Environmental Protection Two (EP2) 12B – Z. 12B. Development or redevelopment proposed within, contiguous or adjacent to these features requires the completion of an Environmental Impact Statement to the satisfaction of the Region of Waterloo, the Grand River Conservation Authority, and the Township of North Dumfries.

The zone limits for the Environmental Protection Two (EP2) 12B- Z. 12B may be refined, and minor areas added or deleted without amendment to the Zoning By-law. The location of an amended boundary will be determined through an Environmental Impact Statement and/or through consultation with the applicable agency, including the Region of Waterloo and the Grand River Conservation Authority.

Any new development or redevelopment proposed on the above-mentioned lands is subject to any provisions outlined in a completed Environmental Impact Statement to the satisfaction of the Region of Waterloo, the Grand River Conservation Authority and the Township of North Dumfries.

#### **18B.1 PERMITTED USES**

Within a Zone 12B – Z.12B, no land shall be used and no building or structure shall be erected or used except in accordance with the following uses:

- conservation area
- forest management area
- a farm on existing cleared areas, excluding farm buildings, structures and accessory buildings
- existing recreational trails
- existing public works and utility facilities
- legal non-conforming uses
- wildlife management area

#### **18B.2 EXISTING USES TO CONTINUE**

Expansions to an existing use as described herein may be permitted subject to the approval of the Township and the Grand River Conservation Authority.

Where an existing use, building or structure is destroyed by fire, flood, or any act of God, such building or structure may be restored and reconstructed to the same dimensions/footprint and on

the same lot provided the yard depths existing at the time prior to the destruction are maintained or are not reduced to a depth less than required by the Township's Zoning By-law, provided that a building permit for such restoration or reconstruction, is issued within one year of the date of destruction, subject to the approval by the Township of North Dumfries and the Grand River Conservation Authority. The Township and the Grand River Conservation Authority may consider an alternate location for the use, building or structure if the alternate location reduces the impact on the natural heritage features and functions or natural hazard risks.

### **18B.3 RESTRICTED USES**

Without expanding the permitted uses, or limiting the restricted uses, the following uses shall specifically not be permitted:

- new development or redevelopment is not permitted within areas identified as significant through a technical study associated with the following features: Sensitive Groundwater Areas, Recharge Areas, Discharge Areas, Headwaters, Environmentally Sensitive Policy Areas, Locally Significant Natural Areas, Fish Habitat, Woodlands, Valleylands, Wildlife Habitat, ANSI's, wetlands identified by the GRCA;
- private sewage disposal systems (both primary and alternate systems locations).

### **GLOSSARY:**

Adjacent – those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area.

Buffers – an area adjacent to a natural heritage feature that has been identified through an Environmental Impact Statement as integral to the form and function of the natural heritage feature.

Conservation Area – a place designated by the Ministry of Natural Resources as environmentally sensitive and includes any area owned by a Conservation Authority.

Environmental Impact Statement – a study prepared in accordance with established procedures to refine the boundaries of elements of the Natural Habitat Network, identify the potential impacts of a development application on such elements, and recommend a means of preventing or minimizing these impacts through avoidance or mitigation. As defined in ROPP Glossary.

Environmental Preservation Areas - include those lands which may be identified for protection as the significant portions of habitat of Endangered Species; and/or the significant portions of habitat of Threatened Species. As defined in Regional Official Policies Plan (ROPP) (Section 4.2).

Environmentally Sensitive Policy Area – as identified in the ROPP (Section 4.3) and the Township of North Dumfries Official Plan (Section 6.1.4 and Map No. 6A)

Fish Habitat – the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend or indirectly in order to carry out their life processes. As identified in the Township of North Dumfries Official Plan (Section 6.1.5)

Forest Management Area – an area subject to the management of trees, woodlots and forests for the sustainable production and harvesting of wood and wood products, excluding the associated structures and new or improved access/egress routes.

Locally Significant Natural Areas - as identified in the Township of North Dumfries Official Plan (Section 6.1.8 and Map No. 6B)

Natural Hazards - lands having physical and environmental constraints such as: steep slopes, flood susceptibility, organic soils, erosion susceptibility, permanent water holding areas, other geophysical limitations, and all of their associated buffers and setbacks, which place limitations on development, as identified in the Township of North Dumfries Official Plan (Section 6.2 and Map No. 6C).

Wildlife Management Area – an area of land in which one or more wildlife species are protected or given sanctuary.