

**PART Y - E - ENVIRONMENTAL PROTECTION ZONE**

The following provisions shall apply to the use of land and the construction of buildings in all E Zones subject to the general provisions under Part B and Part C of this By-Law.

1. PERMITTED USES

(1) Any person may use land for any of the following purposes:

(a) Main Use:

(i) a farm;

(ii) market garden and/or nursery;

(iii) preservation and conservation uses of the natural land and environment;

(iv) public and/or private passive park;

(v) boat docking facilities and marinas (3129-95)

(vi) public use (2019-64)

(b) Accessory Uses, Buildings or Structures

(i) Any use or structure which is subordinate and customarily incidental to a main use.

2. ZONE REQUIREMENTS

(1) (a) Only buildings and structures which are necessary for preservation and conservation of the natural amenities shall be permitted, provided those buildings and structures are erected by, or on behalf of, the appropriate public authority. (3246-96)

(b) Only farm related structures associated with a permitted farm shall be permitted. For the purposes of this Section 2 (1)(b) "farm related structures" shall mean fencing, piping, laneways, accesses, culverts, tile drainage and other similar farm related structures. (3246-96)

(2) Notwithstanding Sections 1(1) (a) (i) and (ii) of this Part Y, Section 6(4) of Part V and Section 4(3) of Part W, those lands within 15 metres of a

waterbody or within 15 metres of a watercourse having a continuous flow of water, shall be maintained as a natural vegetative buffer comprised of permanent self sustaining vegetation such as natural ground covers and trees and other similar natural plantings.  
(3246-96)

### 3. SPECIAL PROVISIONS

(1) This section deleted. (2991-93)

(1) Notwithstanding Subsections 1(1) and 2 (1) of this Part Y, within the area zoned E-1, no person shall erect or occupy a building or structure or use any building, structure or land except in accordance with the following:

#### (a) PERMITTED USES

##### (i) Main Use

(a) preservation and conservation uses of the natural land and environment;

(b) passive outdoor recreation uses .

##### (ii) Accessory Uses, Buildings or Structures

(a) any use which is subordinate and customarily incidental to a main use ;

(b) a boat house.

#### (b) ZONE REQUIREMENTS

##### (i) Buildings and structures

Only buildings and structures which are necessary for the preservation and conservation of natural amenities shall be permitted, provided those buildings or structures are erected by, or on behalf of, the appropriate public authority.

##### (ii) Boat House

Notwithstanding Subsections 7(1)f) and 13(3)a) of Part C - General Provisions and Subsection 3(1)(b) (i) of this Part Y, a boat house shall be permitted in accordance with the following:

(a) Setback from Bay of Quinte Highwater Mark:

Minimum: 7.5 metres  
Maximum: 8.5 metres

(b) Eastern Side Yard:  
Minimum: 6.0 metres  
Maximum: 7.0 metres

(c) Western Side Yard:  
Minimum: 83.0 metres  
Maximum: 85.0 metres

(d) Gross Floor Area:  
Maximum: 110 square metres

(3057-94) (3129-95)

- (2) Notwithstanding section 1(1) and Section 2 of Part Y and Section 13(3) a) and c) of Part C of this By-Law lands zoned E-2 and lands located within the required setback from the E-2 zone or watercourse shall be permitted to be used for pipes, valves, hoses, accesses and other similar structures and improvements related to a commercial water taking operation having an appropriate Ministry of Environment and Energy "Permit To Take Water".  
(3240-96)