

**SECTION 30 - ENVIRONMENTAL PROTECTION ZONE- EP (BY-LAW 11232)**

The following provisions shall apply in the ENVIRONMENTAL PROTECTION ZONES (EP):

No *PERSON* shall *HEREAFTER USE* any *BUILDING, STRUCTURE* or land nor *ERECT* any *BUILDING* or *STRUCTURE* except in compliance with the following requirements:

**30.1 USES PERMITTED**

No *BUILDINGS, STRUCTURES* or development save and except flood control works shall be permitted.

**30.2 EP-X1 ZONE (By-law 2000-160, 2006-62)**

1. That Part of *BLOCK 14*, Plan M86 and shown on Schedule "A" attached to By-law 2000-160 and Part of Lots 3, 4, 5, 6 and 7, Plan 59M-332 and shown on Schedule "A" attached to By-law 2006-62 as "Change to EP-X1 *ZONE*" are hereby rezoned EP-X1 *ZONE*;
2. That the *USES* permitted in the EP-X1 *ZONE* shall be restricted to flood control works and environmental remediation works, as may be required by the City of Welland.

**(STONEGATE ESTATES)**

**30.3 EP-X2 ZONE (By-law 2001-47, 2001-76, 2016-121)**

1. That Part of Lots 256 and 257 and Part Township Lot 257, being Part 1 and 2 on Plan 59R-12430, former Township of Thorold, now in the City of Welland, located north of Webber Road, east of Clare Avenue and west of Colbeck Drive and shown on Schedule "A" attached to By-laws 2001-47 and 2001-76 as "Change to EP-X2 *ZONE*" are hereby rezoned EP-X2 *ZONE* (Environmental Protection); **(By-law 2016-121)**
2. That the *USES* permitted in the EP-X2 *ZONE* shall be restricted to flood control works and any utilities which are owned or intended to be owned by the City or any Utility Company.
3. That the provisions of the EP-X2 Zone shall be those provided for in the EP Zone. **(By-law 2016-121)**

**(GILLMORA ESTATES AND HARVEST ESTATES)**

**(DRAPER'S CREEK ESTATES (PHASE 3) SUBDIVISION)**

**30.4 EP-X3 ZONE (By-law 2003-175)**

1. That part of Block 14 and 15, Plan M-86 for lands east of Colbeck Drive, south of Endicott Terrace and shown on Schedule "A" attached to By-law 2003-175 as "Change to EP-X3 *ZONE*" is hereby rezoned EP-X3 *ZONE*;
2. That the uses permitted in the EP-X3 *ZONE* shall be restricted to flood control works and any utilities which are owned by the City. No *BUILDINGS* or

*STRUCTURES* other than the above shall be permitted;

3. Natural vegetation shall be retained within 25 metres of the waters edge of Draper's Creek.

**(COLBECK DRIVE)**

**30.5 EP-X4 ZONE (By-law 2005-7)**

1. That Part of Lot 1, Concession 11, former Township of Pelham, now in the City of Welland, known municipally as 693 South Pelham Road and shown on Schedule "A" attached to By-law 2005-7 as "Change to EP-X4 ZONE" is hereby rezoned EP-X4 ZONE;
2. That the *USES* permitted in the EP-X4 ZONE shall be restricted to flood control works and environmental remediation works as may be required by the City of Welland;
3. Natural vegetation shall be retained within 15 metres of the water's edge of Draper's Creek.

**(693 SOUTH PELHAM ROAD)**

**30.6 EP-X5 ZONE (By-law 2006-137, 2007-105)**

1. That part of Lot 29 and 30, Concession 6, Part of Lots 259 and 260 and part of the Road Allowance between Lots 259 and 260, former Township of Thorold, in the City of Welland, municipally known as 290 Riverside Drive and Coyle Creek Subdivision and shown on schedule "A" attached to By-law 2006-137 and By-law 2007-105 as "Change to EP-X5 ZONE" is hereby rezoned EP-X5 ZONE;
2. The *USES* permitted in the EP-X5 ZONE shall be restricted to flood control works and passive recreational uses such as walking paths, natural areas, benches.

**(290 RIVERSIDE DRIVE AND COYLE CREEK SUBDIVISION)**

**30.7 H-EP-X6 ZONE (By-law 2008-95)**

1. That Part of Lot 258, former Township of Thorold, now in the City of Welland and shown on Schedule "A" attached to By-law 2008-95 as "Change to H-EP-X6 ZONE" is hereby rezoned H-EP-X6 ZONE;
2. That the *USES* permitted in the H-EP-X6 ZONE shall be restricted to flood control works and environmental remediation works as may be required.
3. Natural vegetation shall be retained within this ZONE.

**(WEST CREEK ESTATES)**

**30.8 EP-X7 ZONE (By-law 2009-45)**

1. That Part Lot 42, Plan 556, Part Lots 19, 20 and 21, Plan 569, Part Block H.A.R., Plan 564 and shown on Schedule "A" attached to By-law 2009-45 as

"Change to EP-X7 ZONE" is hereby rezoned EP-X7 ZONE;

2. That the *USES* permitted in the EP-X7 ZONE shall be restricted to flood control works and environmental remediation works as may be required and passive recreational uses such as walking paths, boardwalk, natural areas, benches.
3. Natural vegetation shall be retained within this ZONE, wherever possible.

**(200 WEST MAIN STREET)**

**30.9 EP-X8 ZONE (By-law 2010-125, By-law 2013-96)**

1. That Part of Lot 29, Concession 5, former Township of Crowland, now in the City of Welland and shown on Schedule "A" attached to By-law 2010-125 and 2013-96 as "Change to EP-X8 ZONE" is hereby rezoned EP-X8 ZONE.
2. That the *USES* permitted in the EP-X8 ZONE shall be restricted to flood control works and environmental remediation works as may be required.
3. That no disturbance, removal of vegetation or placement or removal of fill is permitted within the EP-X8 ZONE.

**(138 AND 154 RIVERSIDE DRIVE)**

**(160 RIVERSIDE DRIVE)**

**30.10 EP-X9 ZONE (By-law 2011-58)**

1. That Part of Lot 1, Concession 12, former Township of Pelham, now in the City of Welland and shown on Schedule "A" attached to By-law 2011-58 as "Change to EP-X9 ZONE" is hereby rezoned EP-X9 ZONE.
2. That the *USES* permitted in the EP-X9 ZONE shall be restricted to flood control works and passive recreational *USES* such as walking paths, natural areas and benches.

**(PINE CREEK ESTATES – NORTH SIDE OF CHANTLER ROAD, WEST OF SOUTH PELHAM ROAD)**

**30.11 EP-X10 ZONE (By-law 2013-1)**

1. That Part of Lot 248, former Township of Thorold, Part of Block M. Beatty & Sons, Part of Block O.H.R., Plan 564, Part of Lot 37, Plans 549 and 550, designated as part of Parts 1, 2 and 3, Plan 59R-13141 and Part of Seeley Street road allowance lying south of Merritt Street and shown on Schedule "A" attached to By-law 2013-1 as "Change to EP-X10 ZONE" is hereby rezoned EP-X10 ZONE.
2. That the *USES* permitted in the EP-X10 ZONE shall be those of the EP ZONE and a *PASSIVE RECREATIONAL TRAIL*.
3. That the ZONE provisions for the EP-X10 ZONE shall be those of the EP ZONE and the following:

The *PASSIVE RECREATIONAL TRAIL* must be set back a minimum 7.5 metres from the stable top of bank.

**(130 NIAGARA STREET AND 32 SEELEY STREET AND UNOPENED SEELEY ROAD ALLOWANCE)**

**30.12 EP ZONE (By-law 2013-48)**

Part of Lots 141 to 143, 161 to 163, 204, 205, 220 to 222, 236 to 238, 241 to 243, 256 to 261, 265 and 266; Lots 144 to 160, 164 to 203, 235, 239, 240 and 251 to 255; Part of Blocks E and G; Tangleway Street, Wagram Road; Part of Glenwood Parkway, Inway Drive and Woodland Drive; Lanes between 145 and 146, 150 and 151 and 157 and 158; and Part of Lot 25, Concession 4 being Part of Part 1, 59R-12696, former Township of Humberstone and shown on Schedule "A" attached to By-law 2013-48 as "Change to EP ZONE" is hereby rezoned EP ZONE.

**(FUSION HOMES SUBDIVISION)**

**30.13 EP ZONE (By-law 2014-139)**

That Part of Lot 1, Concession 13 and Part of Lot 1, Concession 14, former Township of Pelham, now in the City of Welland and shown on Schedule "A" attached to By-law 2014-139 as "Change to EP ZONE" is hereby rezoned EP ZONE.

**(SPARROW MEADOWS ESTATES SUBDIVISION)**

**30.14 EP ZONE (By-law 2015-119)**

That Part Township Lot 258, former Township of Thorold, being Parts 1 and 2 on Plan 59R-15305, now in the City of Welland and shown on Schedule "A" attached to By-law 2015-119 as "Change to EP ZONE" is hereby rezoned EP ZONE.

**(VANIER ESTATES SUBDIVISION)**