

## Part 9 – Environmental Zones (Sections 183-184)

In this part you will find information on the EP-Environmental Protection Zone that is applied to areas designated as Urban Natural Feature, and Significant Wetland in the Official Plan. (By-law 2012-334)

The City of Ottawa Zoning By-law is made available on the web site for information, however confirmation on the zoning provisions should be sought through the City's development information officers (DIO), by contacting 311 and asking for the DIO for the geographic area in question.

### EP - Environmental Protection Zone (Sections 183-184)

#### Purpose of the Zone

*The purpose of the EP-Environmental Protection Zone is to:*

- (1) *recognize lands which are designated in the Official Plan as Significant wetlands, Natural Environment Areas and Urban Natural Features that contain important environmental resources which must be protected for ecological, educational and recreational reasons; (By-law 2012-334)*
- (2) *permit only those uses which are compatible with and assist in the protection of the environmental attributes of these lands, or are in keeping with applicable Official Plan policies; and*
- (3) *regulate development to minimize the impact of any buildings or structures within these environmental areas.*

183. In the EP Zone:

#### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsection 183(2);
    - environmental preserve and education area**
    - forestry operation**

#### Zone Provisions

- (2) The zone provisions are set out in Table 183 below.

**TABLE 183- EP ZONE PROVISIONS**

I Zoning Mechanisms	II Detached Dwelling	III Other Uses
(a) Minimum Lot Width (m)	No minimum	
(b) Minimum Lot Area (m <sup>2</sup> )	No minimum	
(c) Minimum Front Yard Setback (m)	10	No minimum
(d) Minimum Rear Yard Setback (m)	10	

I Zoning Mechanisms	II Detached Dwelling	III Other Uses
(e) Minimum Interior Side Yard Setback (m)	5	
(f) Minimum Corner Side Yard Setback (m)	10	
(g) Maximum Height (m)	11	
(h) Maximum Lot Coverage (%)	15	

- (3) For other applicable provisions, see Part 2-General Provisions, Part 3-Specific Use Provisions and Part 4- Parking, Queuing and Loading Provisions.

## EP Subzones

184. In the EP Zone, the following subzones apply:

### EP1 Subzone

- (1) In the EP1 Subzone, the following use is also permitted:  
**utility installation**, see Part 3, Section 91

### EP2 Subzone

- (2) In the EP2 Subzone,
- (a) the following uses are also permitted:  
**agricultural use**, see Part 2, Section 62  
one **detached dwelling** on a lot fronting on a public street  
**home-based business**, see Part 5, Section 127
- (b) the provisions of Table 183 applicable to a detached **dwelling** also apply to all agricultural use buildings and structures.

### EP3 Subzone

- (3) In the EP3 Subzone,
- (a) the following uses are also permitted:  
one detached **dwelling** on a lot fronting on a public street  
**home-based business**, see Part 5, Section 127
- (b) an accessory building or structure associated with a detached dwelling or a home-based business may be located no further than 60m from the detached dwelling.

**NOTE:** Development in an EP zone or adjacent to an EP zone may be regulated under the *Conservation Authorities Act*, and, in addition to a building permit from the municipality under the *Building Code Act*, may require a permit from the Conservation Authority or other authority having jurisdiction over the regulated area.