

EP – Environmental Protection District

1. Purpose

This District is intended to protect and conserve publicly owned lands with unique scenic and natural landscapes and environmental value. Development in this District will be limited to passive and/or light recreational uses and, where required, essential public works.

2. EP – Permitted and Discretionary Development

i. Fundamental Use Provision

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within the table below shall ensure:

- a. None.

Building Typologies	Permitted or Discretionary Development
Park and Natural Areas	D

3. EP – Site Subdivision and Development Regulations

The minimum and maximum site subdivision standards shall be at the discretion of the Subdivision Authority, and all site development standards shall be at the discretion of the Development Authority.

4. EP – Additional Development Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- ii. Any development within this District, whether a Development Permit is required or not, shall be conditional upon:
 - a. The full restoration of the natural landscape to pre-construction grades or, if pre-construction grades are not feasible, in a fashion that enhances the amenities of the surrounding landscape; the full restoration of all natural vegetation to pre-construction conditions; and
 - b. Measures such as perimeter fencing to ensure that the subject lands will be protected from inappropriate use.
- iii. Inside or outside storage of chemicals, explosives, flammable liquids, toxic or waste materials shall not be permitted within a Flood Risk area.