**SECTION 26 ENVIRONMENTALLY SENSITIVE AREA (ES) ZONE**

No person shall within any Environmentally Sensitive Area (ES) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

* 1. **PERMITTED USES**
     1. **Residential Uses**

Prohibited

* + 1. **Non-Residential Uses**

a) a conservation use excluding any buildings

b) a building or structure required by a public authority for flood or erosion control or for conservation or wildlife management purposes

c) preservation

d) hunting

e) fishing

**26.1.3 Accessory Uses**

A use accessory to the uses set out in subsections 26.1.2 a) and b) is permitted, excluding any buildings.

* 1. **ZONE REGULATIONS**

**26.2.1** All applications for development on lands within the Environmentally Sensitive Area (ES) Zone shall be dealt with on a site-by-site basis, at the time of application.

* + 1. Additional zone regulations shall be developed by Council at the time of application in consultation with the Conservation Authority, the Ministry of Natural Resources and the County.
    2. The appropriate setbacks from the high water mark or any lake, river, stream, creek or wetland shall be established by Council at the time of application in consultation with the Conservation Authority, the Ministry of Natural Resources and the County.

**26.3 ZONE CALCULATIONS**

No part of any Environmentally Sensitive Area (ES) Zone or a Provincially Significant Wetland shall be used to calculate any of the Zone Provisions as may be required by this By-law for uses in adjacent zones. (Only for yard setbacks to position house – Rixen Aug 26/03)

**26.4 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Environmentally Sensitive Area (ES) Zone shall apply.

* 1. **LOADING AND PARKING PROVISIONS**

All provisions of Section 5, Loading and Parking Provisions, of this By-law, where applicable to the use of any land, building or structure permitted within the Environmentally Sensitive Area (ES) Zone shall apply.