

3.17 USE LIMITATION (UL) ZONE

The Use Limitation (UL) Zone is always a dual zone, which is applied together with an underlying main Zone.

The purpose of the Use Limitation (UL) Zone is to control land uses near watercourses, wetlands, areas requiring protection, and other hazards, such as talus slopes. This Zone is under the jurisdiction of the Lakehead Region Conservation Authority. That public authority has the jurisdiction to regulate and/or prohibit development in these areas. Although the areas which are impacted by this rules are shown as “use limitation” zones on the Schedules to this By-law, proximity to watercourses, wetlands and other hazards or areas requiring protection can change based on soil erosion, new data or study results, or other factors. For these reasons, the Corporation will not issue a building permit for certain lands without written approval from the Lakehead Region Conservation Authority. Lands controlled in this regard include the lands falling within the Use Limitation Zone areas on the Schedules to this By-law, and also include:

- i) Land within 45 meters of a watercourse;
- ii) Land within 45 meters of a wetland; or
- iii) Land within 45 meters of other hazards or areas of protection regulated by the Lakehead Region Conservation Authority.

3.18 WATERSHED (W) ZONE

No person shall within any Watershed (W) Zone use any lot or erect, alter or use any building or structure for any use or purpose except in accordance with the regulations set out in this Section 3.18.

3.18.1 Permitted Uses

No person shall use any lot, building or structure for any use except watershed protection.

3.18.2 Zone Provisions

Despite the above permitted uses in 3.18.1, no building or structure is permitted in the Watershed (W) Zone except where they are intended for management and protection of watershed area.