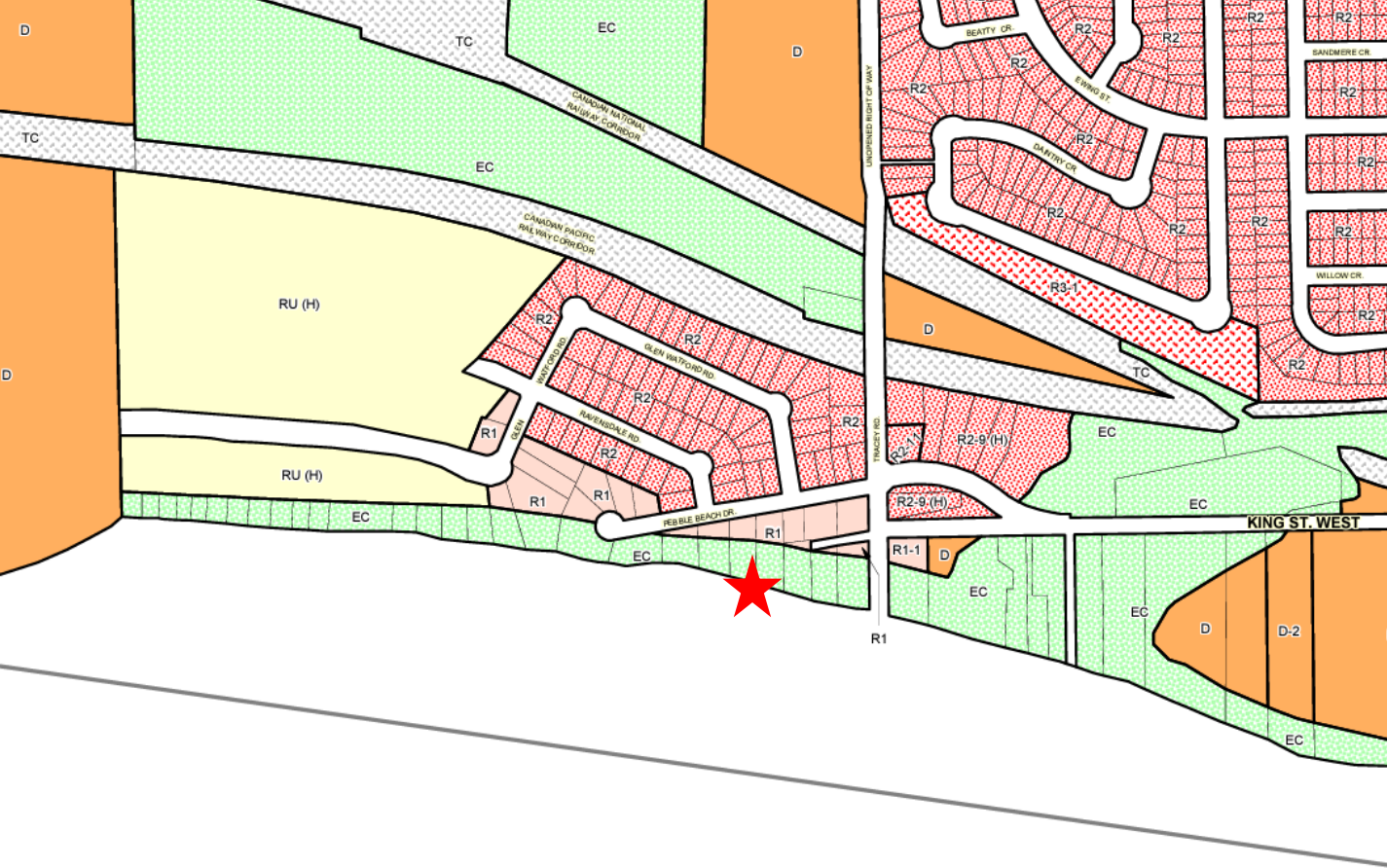


Zoning Information

7 Pebble Beach Drive Cobourg



EC – Environmental Constraint Zone



TOWN OF COBOURG

OCTOBER 2003

ZONING BY-LAW NO # 85-2003

Passage: October 14, 2003

Revised: March 8, 2004

Important Note: This document is for reference purposes only and contains only those amendments approved prior to and including March 8, 2004. Always confirm the accuracy of any data retrieved from this document with the Planning Department.

SECTION 21: ENVIRONMENTAL CONSTRAINT (EC) ZONE REGULATIONS

21.1 GENERAL USE REGULATIONS

21.1.1 Permitted Uses

- i) agricultural use;
- ii) conservation use;
- iii) forestry use;
- iv) picnic areas;
- v) private park use existing as of January 1, 1993;
- vi) public park use existing as of January 1, 1993;
- vii) public uses in accordance with the provisions of Section 5.3.2;
- viii) walking and bicycle trails.

21.1.2 Permitted Accessory Uses

- i) accessory use to the Permitted Uses in Section 21.1.1;
- ii) parking areas for the permitted use.

21.1.3 Permitted Buildings and Structures

- i) buildings and structures necessary for flood and erosion prevention and control, and landscape stabilization;
- ii) accessory structures for a public or private park use including, but not limited to; benches, boat launching facilities, ball diamonds, tennis courts.

21.1.4 Parking

In accordance with the provisions of Section 6.

21.2 SPECIAL USE REGULATIONS

The regulations contained in subsection 21.1, General Use Regulations, shall apply to the special use area or areas defined below, except as otherwise specifically provided in the special use regulations in this subsection 21.2.

21.2.1 Environmental Constraint Exception 1 (EC-1) zone - 357 Elgin Street West

21.2.1.1 Defined Area

(EC-1) as shown on Schedule "A", Map 9 to this By-law.

21.2.1.2 Permitted Uses, Building and Structures

The uses, building and structures permitted in Sections 21.1.1, 21.1.2 and 21.1.3 respectively and a parking area which is an accessory use to the permitted apartment building in the R4-1 Zone.

21.2.1.3 Parking

In accordance with the provisions of Section 6 provided that no parking area shall be located within 30 metres (98.4 feet) of Cobourg Creek.

21.2.2 Environmental Constraint Exception 2 (EC-2) zone - 30 Hamilton Ave. (South Portion of Merwin Greer Public School)

21.2.2.1 Defined Area

(EC-2) as shown on Schedule "A", Map 4 to this By-law.

21.2.2.2 Permitted Uses

Notwithstanding the provisions of Section 21.1.1 and 21.1.2. the only permitted uses shall be those associated with the conservation, maintenance and enhancement of natural vegetation.

21.2.2.3 Permitted Buildings and Structures

Buildings and structures accessory to the permitted uses.

21.2.3 Environmental Constraint Exception 3 (EC-3) zone - The Mill Golf Course

21.2.3.1 Defined Area

(EC-3) as shown on Schedule 'A', Map 14 to this By-law.

21.2.3.2 Permitted Uses

The uses, building and structures permitted in Sections 21.1.1, 21.1.2 and 21.1.3 and in addition:

- i) a golf course;
- ii) accessory uses to a golf course.

21.2.3.3 Permitted Buildings and Structures

Buildings and structures for the permitted uses.

21.2.3.4 Regulations for Permitted Uses in the (EC-3) zone

The provisions of Section 21.1 shall apply except as follows:

- i) The minimum lot area shall be as existing on January 1, 2003;
- ii) The minimum lot frontage shall be as existing on January 1, 2003.