

Environmental Protection (EP) Zones What You Need to Know

New Environmental Protection Zones (EP1 and EP2)

To improve clarity and reflect updated regulations, EP lands are now divided into two zones:

EP1 – Natural Hazards

- Reflects up-to-date SVCA hazard mapping.
- Mapping will be updated as SVCA updates their hazard mapping (usually site-specific).
- Provincial regulation changes are reflected.
- Schedule A maps updated annually if needed.
- May include Natural Hazards + Natural Heritage features (e.g., woodlands on slopes or within dynamic beach areas).
- Requires review by SVCA and County.

Key Provisions:

- New development is generally restricted.
- SVCA approval required for repair, renovation, replacement, or reconstruction.
- Must not increase size, height, or volume.
- Boundary adjustments require SVCA review before CBO consideration.

EP2 – Natural Heritage

- Reflects Natural Heritage features (e.g., significant woodlands, wetlands).
- Current EP zone does not capture these features.
- In 2021, the Municipal Official Plan designated certain lands as Natural Environment. The Zoning by-law is required to align with the Official Plan.
- The Municipality uses the County or peer review consultants expertise for review of Natural Heritage.

Key Provisions:

- New development generally restricted.
- Repair, renovate, or replace legally established buildings allowed (no EIS required).
- New structures require Natural Heritage review (may need rezoning and EIS).
- Boundary adjustments reviewed site-specifically by County & Chief Building Official.

Questions?

Contact: Municipality Planning Department

Email: planning@kincardine.ca

Phone: 519-396-3468 x7129