



**Environmental Constraint – Natural Heritage (EC-NH) Zone**

## 27 Environmental Constraint – Natural Heritage (EC-NH) Zone

The Environmental Constraint – Natural Heritage (EC-NH) Zone implements the Environmental Constraint – Natural Heritage designation in the Official Plan. This Zone includes lands with natural heritage features and areas (including but not limited to significant wetlands, significant woodlands, areas of natural and scientific interest, and habitat of endangered and threatened species) which are typically unsuitable for development or site alteration.

All structures and buildings erected, altered or used in an EC-NH Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

### 27.1 Permitted Uses

1. No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than a conservation use.
2. The following uses are also permitted, subject to additional provisions:
  - a) A park is permitted where limited to passive recreational uses, open space, and educational uses that do not adversely affect natural features or functions;

### 27.2 Zone Standards

Provision	Requirement
a) Minimum Front Yard	15 m
b) Minimum Interior Side Yard	15 m
c) Minimum Exterior Side Yard	15 m
d) Minimum Rear Yard	15 m

Provision	Requirement
e) Maximum Building Height	11 m

## 27.3 Additional Provisions

### 27.3.1 Conservation Uses

Permitted conservation uses may include a building or structure established by the Conservation Authority or Municipality.

### 27.3.2 Buildings and Structures in the Vicinity of Watercourses or Embankments

Notwithstanding any other provisions in this Section, no buildings or structure shall be located in the following areas:

- a) In the case of all Conservation Authority floodline mapped watercourses, any building or structure shall be set back a minimum of 30 m from the normal high water mark or stable top of bank of the watercourse, whichever is greater;
- b) In the case of a municipal drain, the minimum setback may be reduced to 15 m subject to the completion of an Environmental Impact Study and approval by the Raisin Region Conservation Authority;
- c) Where no floodline mapping exists, any building or structure shall be set back a minimum of 30 m from the normal high water mark or the stable top of bank of any watercourse, whichever is greater, subject to the review and approval of the Raisin Region Conservation Authority;
- d) No building or structure shall be located closer than 15 m to the top of an embankment that is not situated adjacent to a watercourse.

### 27.3.3 Alteration, Fill, or Drainage

The placing of fill or drainage improvements within this Zone is prohibited unless written approval is received from the City of Cornwall, the Ministry of Natural Resources and Forestry, and the Raisin Region Conservation Authority.



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### 27.3.4 Adjacent Development and Site Alteration

Any development or site alteration within 120 m of this Zone shall be subject to review by the City of Cornwall, the Ministry of Natural Resources and Forestry, and the Raisin Region Conservation Authority to determine the requirement for an Environmental Impact Study, including potential impacts on natural heritage features or areas and potential mitigation measures.

### 27.4 Exception Zones

Reserved for future use.