

- x) the location of driveways and parking areas.

4.4.12 No new year round or recreational residential lots shall be permitted on or within 300 metres of Cloud Lake or Oliver Lake. Limits to development may be placed on other lakes or waterbodies by an amendment to the plan when they have been identified as having reached their assimilative capacity.

4.5. WATERSHED RESERVE

Permitted Uses

- 4.5.1 The Watershed Reserve area surrounds Loch Lomond and is intended to protect the water supply and provide a buffer between Loch Lomond and development.
- 4.5.2 Development is restricted to only those uses that are required for the management and protection of the watershed and water supply.

4.6 ENVIRONMENTAL PROTECTION AREA

Permitted Uses

- 4.6.1 For lands designated Environmental Protection the permitted uses shall be shoreline protection works, floodplain protection works, fisheries management, wildlife management, waterfowl production, conservation uses, mineral exploration and passive recreational uses.

Environmental Protection Development

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- 4.6.2 The provision of protection works or the dumping of material along the shoreline of the lakes and rivers in the Municipality is prohibited without the prior written approval and authorization from the Province in accordance with the provisions of the Lakes and Rivers Improvement Act and/or the Public Lands Act.
- 4.6.3 No plans to divert, channelize or in any way alter an inland natural watercourse shall proceed without prior written authorization from the Province/Lakehead Region Conservation Authority.
- 4.6.4 Property owners are encouraged to provide a coordinated approach to the management and use of land and water in areas designated Environmental Protection in consultation with the Province.
- 4.6.5 Any applications to redesignate Environmental Protection lands will be carefully reviewed and shall not adversely impact on the natural environment. The Municipality shall, in conjunction with the Province, require the proponent of an application to submit a study prepared by a qualified environmental specialist to address the following considerations:
 - (a) a description of the natural environment and existing physical characteristics, including a statement of environmental quality;
 - (b) a description of the proposed development and potential effect on the natural environment;

- (c) a description of the costs and benefits in terms of economic, social and environmental terms of any engineering works and/or resource management practices needed to mitigate the potential effects; and
- (d) an evaluation of alternatives including other locations for the proposal.

No development will be permitted within significant portions of the habitat of threatened and endangered species.

There is no public obligation to either change the designation of or to purchase any lands within the Environmental Protection designation, particularly if the environmental concern would be difficult or costly to mitigate or overcome.

- 4.6.6 Environmental Protection lands may not be considered acceptable as part of a parkland dedication pursuant to The Planning Act.
- 4.6.7 Environmental Protection lands shall be placed in appropriate zone categories in the implementing Zoning By-law.