

SECTION 43 **

RESOURCE EXTRACTION (EX) ZONE

43.1 GENERAL PURPOSE OF THE EX ZONE

This Zone provides for and regulates resource extraction operations which may be operated alone, or in conjunction with other uses, through compounding.

43.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any EX Zone variation for any use other than the following uses:

1) EX

The following are permitted uses in the EX Zone variation:

- a) Resource extraction operations, including accessory aggregate reprocessing. (Z-1-051390)
(deleted and replaced by Z.-1-99687)
- b) Farms, except for livestock facilities; (Z-1-051390)
- c) Wayside pits; (Z-1-051390)
- d) Forestry uses. (Z-1-051390)

2) EX1

The following are permitted uses in the EX1 Zone variation:

- a) Resource extraction operations, including accessory aggregate reprocessing, asphalt batching plants, and concrete batching plants.
(deleted and replaced by Z.-1-99687) (Z-1-051390)
- b) Farms, except for livestock facilities; (Z-1-051390)
- c) Wayside pits; (Z-1-051390)
- d) Forestry uses. (Z-1-051390)

3) EX2

The following are permitted uses in the EX2 Zone variation:

- a) Resource excavation.
(Added by Z.-1-99687)
- b) Farms, except for livestock facilities; Z-1-051390
- c) Wayside pits; (Z-1-051390)
- d) Forestry uses. (Z-1-051390)

43.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any EX Zone variation except in conformity with the regulations as set out below and in Table 43.3.

(Z-1-051390)

1) ALL YARD DEPTHS

No building, structure or product processing such as crushing, screening, sorting and washing shall be located closer than 30.0 metres (295.3 ft.) from any property line and no closer than 90.0 metres (295.3 ft.) from any Residential or Urban Reserve Zone.

2) PITFACE SETBACK

No pitface or excavation shall be located closer than 15.0 metres (49.2 ft.) from any property boundary, except that this regulation shall not apply to a common property boundary between two active resource extraction operations.

43.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard EX Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 43.2 and/or Section 43.3 shall apply.

a) EX Zone Variation

(Z.-1-00740) (deleted by Z-1-051390)

EX(1) 2760 Sunningdale Road East

a) Regulations:

- i) Rear Yard Depth 0.0m (0 ft.)
- ii) Interior Side Yard Depth (West) 0.0m (0 ft.)
(Z.-1-152425)

EX(2) 3696 and 3832 Scotland Drive

a) Regulations

- i) Notwithstanding any provisions of this By-law to the contrary, the application of zoning requirements shall be to the zone boundaries and not to the individual properties contained within the zone. (Z.-1-243202)

b) EX1 Zone Variation

(Z.-1-00765) (deleted by Z-1-051390)

EX1(1) 3696 and 3832 Scotland Drive

a) Regulations

- i) Notwithstanding any provisions of this By-law to the contrary, the application of zoning requirements shall be to the zone boundaries and not to the individual properties contained within the zone. (Z.-1-243202)

c) EX2 Zone Variation

TABLE 43.3

RESOURCE EXTRACTION (EX) ZONE REGULATIONS FOR EX ZONE VARIATIONS

Column	A	B	C	D
Line 1	Zone Variations	EX	EX1	EX2*
2	Permitted Uses	See Section 43.2(1)	See Section 43.2(2)	See Section 43.2(3)
3	Lot Area (M ²) Minimum	10 000		
4	Lot Frontage (M) Minimum	100.0		
5	All Yard Depths (M) Minimum	See Section 43.3		
6	Landscaped Open Space (%) Minimum	10		
7	Lot Coverage (%) Maximum	10	20	10
8	Height (M) Maximum	15.0		

* Added by Z.-1-99687

** Z-1-051390