

**SECTION 30 - EXTRACTIVE INDUSTRIAL (EI) ZONE**

**30.1** Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply in all Extractive Industrial (EI) Zones.

**30.2 PERMITTED EXTRACTIVE INDUSTRIAL OPERATIONS**

Pits and Quarries for the purpose of extracting natural materials from the earth including soil, sand, gravel, stone, rock, shale, and minerals.

**30.3 PERMITTED USES**

(a) Processing of natural materials including screening, sorting, washing, crushing, storing and other similar operations allied to an extractive industrial operation permitted in Subsection 28.2 and uses, buildings and structures accessory thereto, except any building used for human habitation.

(b) Agricultural uses except intensive animal operations, and uses, buildings and structures accessory thereto, except any building used for human habitation.

**30.4 REGULATIONS**

Yard Requirements for Buildings	No building or structure other than a fence shall be located within 30m of any lot line or within 90m of any occupied dwelling or residential zone.
Yard Requirements for Pits, Quarries and Excavations	No pit, quarry or excavation shall be made or established within 15m of any lot line which does not abut a public street, or 30m of any lot line which abuts any public street

**EXCEPTIONS TO THE EXTRACTIVE INDUSTRIAL (EI) ZONE**

**EI-442 (H) (106-10) OMB ORDER PL100362, SOUTH WEST CORNER OF BOWEN ROAD AND SUNSET DRIVE**

These lands are zoned Extractive Industrial Holding EI-442(H) Zone and all of the provisions that relate to lands zoned “Extractive Industrial EI Zone” by this by-law shall apply to those lands zoned “Extractive Industrial Holding EI-442 (H) Zone” except that:

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**OFFICE CONSOLIDATION**

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**30.2**

- a) Notwithstanding the requirements of Subsection 30.2- Permitted Uses, these lands may also be used for a grassed Vehicle parking, a Camp and stormwater management facilities associated with a Motorsports Speedway Complex.
- b) Uses associated with a Motorsports Speedway Complex shall be subject to the following regulations:
  - i) Minimum Landscape/Planting Strip -10 metre wide strip adjacent to any property line or any street line.
- c) Pursuant to Section 36(1) of the *Planning Act* the “H” Holding Symbol shall be removed upon the approval and execution of the Site Plan Agreement, pursuant to Section 41 of the Planning Act, by the Town of Fort Erie for the subject lands and upon substantial completion of the structure frame of the Grandstand confirmed by the engineer engaged for general review and the owner shall have acquired title to the following lands:
  - 1. PIN: 64239-0308 (LT) Pt.Lot 9 Con 6 Niagara River, Bertie Pts 1 & 2 59R13376;Fort Erie municipally known as 2154 Laur Road, ON
  - 2. PIN 64238-0052 municipally known as 2242 Gilmore Road, Ridgeway, ON
  - 3. PIN 64238-0072 municipally known as 1640 Sunset Drive, Fort Erie, ON

**EI-443 (H) (106-10) OMB ORDER PL100362, SOUTH WEST CORNER OF BOWEN ROAD AND SUNSET DRIVE**

These lands are zoned Extractive Industrial Holding EI-443(H) Zone and all of the provisions that relate to lands zoned “Extractive Industrial EI Zone” by this by-law shall apply to those lands zoned “Extractive Industrial Holding EI-443 (H) Zone” except that:

- a) Notwithstanding the requirements of Subsection 30.2- Permitted Uses, these lands may also be used for a grassed Vehicle parking associated with a Motorsports Speedway Complex.
- b) Uses associated with a Motorsports Speedway Complex shall be subject to the following regulations:
  - i) Minimum Landscape/Planting Strip -10 metre wide strip adjacent to any property line or any street line.
- c) Pursuant to Section 36(1) of the *Planning Act* the “H” Holding Symbol shall be removed upon the approval and execution of the Site Plan Agreement, pursuant to Section 41 of the Planning Act, by the Town of Fort Erie for the subject lands and upon substantial completion of the structure frame of the Grandstand confirmed by

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**30.3**

the engineer engaged for general review and the owner shall have acquired title to the following lands:

1. PIN: 64239-0308 (LT) Pt.Lot 9 Con 6 Niagara River, Bertie Pts 1 & 2 59R13376;Fort Erie municipally known as 2154 Laur Road, ON
2. PIN 64238-0052 municipally known as 2242 Gilmore Road, Ridgeway, ON
3. PIN 64238-0072 municipally known as 1640 Sunset Drive, Fort Erie, ON