

## **7.6 HEARTLAND INDUSTRIAL (HI) DISTRICT**

*(Bylaw 727.12)*

### **1. Purpose**

The purpose of the district is to provide for industrial activities that may have large land requirements and may result in nuisance impacts off-site.

### **2. Permitted Uses**

- (1) Extensive agriculture
- (2) Minor home occupations
- (3) One family dwellings existing as of the date of the approval of this Bylaw
- (4) Buildings and uses accessory to permitted uses

### **3. Discretionary Uses**

- (1) General commercial uses
- (2) Heavy industrial uses
- (3) Heavy petrochemical industrial uses
- (4) Highway commercial uses
- (5) Institutional, public and quasi-public buildings and uses
- (6) Light industrial uses
- (7) Major home occupations
- (8) Natural resource extraction
- (9) Rural industrial uses
- (10) Secondary commercial uses
- (11) Warehousing and storage
- (12) Workcamps
- (13) Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses
- (14) Buildings and uses accessory to discretionary uses

### **4. Regulations**

- (1) Minimum Lot Area
  - (a) As determined by the Development Authority
- (2) No subdivision of farmsteads or for one family dwellings shall be allowed.
- (3) Minimum Yard Dimensions

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

- (a) Minimum Front Yards
    - (i) Municipal Road - 38.1 m (125 ft.) from the centre line of the road, or as required by the Development Authority.
  - (b) Minimum Side Yards - 18.3 m (60 ft.), or as required by the Development Authority.
  - (c) Minimum Rear Yards - 18.3 m (60 ft.), or as required by the Development Authority.
  - (d) In the case of an internal road system, the minimum yard dimensions shall be as established by the Development Authority.
  - (e) Notwithstanding subsections (a), (b), and (c) above, where there is an intersection or sharp curve, the minimum yard requirements shown on Figures 1 to 4 of this Bylaw shall apply.  
*(Bylaw 686.08)*
- (4) Notwithstanding any other provision of this Bylaw to the contrary (including the indication that heavy petrochemical industrial uses are a discretionary use in this Heartland Industrial (HI) District, heavy petrochemical industrial uses will not be allowed within the SE 36-55-20-W4, the NE, S ½ NW, SE and SW 31-55-19-W4 and Section 32-55-19-W4. Heavy petrochemical industrial uses will only be allowed within Section 25-55-20-W4 if a risk assessment is provided to the Development Authority which shows, using the criteria, formulations and processes described by the Major Industrial Accidents Council of Canada (MIACC), that the risk of a human fatality from an incident such as a fire, explosion or leak of or from any material or process to be located or used within the heavy petrochemical industrial use that exceeds 1:1,000,000 in one year does not extend beyond the southern and eastern boundaries of Section 25-55-20-W4.
- (5) The County will encourage and direct subdivision and development in a manner that protects and conserves natural resources for future extraction.