

12.8 HEARTLAND AGRICULTURE INDUSTRIAL (HAI) DISTRICT

12.8.1 Purpose

The purpose of this district is to foster agricultural and less intensive industrial development within Alberta's Industrial Heartland Area Structure Plan (ASP). Uses will be compatible with adjacent heavy industrial or light/medium uses and will provide a transition buffer between heavy industrial activities with nuisance impacts and those uses in the surrounding agricultural district.

12.8.2 Uses

Permitted	Discretionary
Accessory Building, under 55 m ² in size	Accessory Building, 55 m ² or larger in size
Dwelling, Single Detached	Accessory Use
Extensive Agriculture	Auctioneering Facility
Industrial, Light	Automotive and Equipment Sale, Repair, Rental and Storage
Intensive Agriculture	Automotive Gas Bar
Public Utility	Bulk Agricultural Chemical Distribution
Public Utility Building	Business Support Service
	Cemetery, existing as of May 8, 2018
	Communication Tower Facilities
	Contractor Service, General
	Contractor Service, Limited
	Dwelling, Secondary
	Eating and Drinking Establishment
	Farm and Industrial Machinery Sale, Rental, and Service
	Feed Mill and Grain Elevator
	Greenhouse, Plant Nursery, and Market Garden
	Kennel
	Home Occupation, Major
	Home Occupation, Minor
	Natural Resource Extraction
	Place of Worship, existing as of May 8, 2018
	Public Services

Permitted	Discretionary
	Rail Spur
	Rail Yard
	Recreation Facilities
	Seed Cleaning Plant
	Service Station
	Signs
	Solar Energy Conversion Systems
	Solar Farm, as an accessory use
	Surveillance Suite
	Transloading Facility
	Wind Energy Conversion Systems, as an accessory use

12.8.3 Subdivision Regulations

- a) Lot Density
 - i. Subdivision is allowed for permitted and discretionary uses, with parcel sizes and numbers at the discretion of the Subdivision Authority.
 - ii. Notwithstanding 12.8.3.a) i. the maximum number of titled parcels per quarter section for agricultural and rural residential parcels shall be per the subdivision regulations in the Agricultural (A) District of this Bylaw.

12.8.4 Development Regulations

- a) Minimum Lot Area
 - i. As determined by the Subdivision Authority
- b) Minimum Yard Dimensions
 - i. Minimum Front Yards
 - a) Municipal Road – 35.0 m (115.0 ft) from the property line, or as required by the Development Authority
 - ii. Minimum Side Yards – 18.3 m (60.0 ft), or as required by the Development Authority
 - iii. Minimum Rear Yards - 18.3 m (60.0 ft), or as required by the Development Authority
 - iv. Notwithstanding subsections 12.8.4.b) i., 12.8.5.b) ii., and 12.8.4.b) iii. above, where there is an intersection or sharp curve, the minimum yard requirements shown in Figures 15-1 to 15-4 of this Bylaw shall apply.
- c) Minimum Floor Area
 - i. Dwelling, Single Detached – 69.7 m² (750 ft²)

12.8.5 Additional Development Regulations

- a) The County will encourage and direct subdivision and development in a manner that protects and conserves natural resources for future extraction.
- b) Notwithstanding any other provision of this Bylaw to the contrary, no more than one (1) dwelling shall be allowed on each lot.
- c) Existing places of worship and cemeteries can be maintained and upgraded and will be permitted to be rebuilt if destroyed. No new places of worship or cemeteries shall be allowed.
- d) The Development Authority shall require applicants to provide environmental, safety, and/or risk assessments where there are potential effects or risks associated with the proposed development.
- e) Parking, loading, service, and storage areas shall be screened from view from adjacent roadways and residential uses to the satisfaction of the Development Authority.
- f) All uses shall also comply with the requirements of Sections 7 through 11 of this Bylaw.