

HI – HEAVY INDUSTRIAL DISTRICT

1. HI Purpose

This District is generally intended to establish an area for industrial uses that may cause external impacts beyond the lot lines of the property. Adverse effects on adjacent development and land uses and danger to life and health will be mitigated or reduced through appropriate risk management practices.

2. HI Permitted and Discretionary Uses

a. HI Permitted:

- i. Heavy Industrial Building
- ii. Heavy Industrial Development
- iii. Renewable Energy Installation

b. HI Discretionary

- i. Agriculture
- ii. Medium Industrial Building
- iii. Medium Industrial Development
- iv. Office Industrial Building
- v. Open Space
- vi. Public Utility
- vii. Sign

c. Prohibited Accessory Activity

- i. Business Support Services
- ii. Eating and Drinking Establishments
- iii. Health Services
- iv. Professional and Financial Offices

3. HI Site Subdivision and Development Regulations

All subdivision regulations are at the discretion of the Subdivision Authority and all development regulations are at the discretion of the Development Authority, who shall have regard to the impact of the proposal on the intended purpose of the Land Use District and the impact that any application may have on industrial lands or those non-industrial lands adjacent to the site.

4. Additional Development Regulations for HI

- a. All development and uses within this Land Use District are subject to the applicable provisions of Part 5 – General Regulations for all Land Use Districts, Sections 8.1 to 8.8 of Part 8 – Industrial Land Use Districts, Part 13 – Parking and Loading, and Part 14 – Signs;
- b. Where any source within a major new heavy industrial development may present a risk of fire, explosion or chemical release within 3.5km from the property line of the industrial use, the risk should be quantitatively assessed by the proponent and mitigated to reduce the cumulative risk to an acceptable level at the location. Such assessments should be carried out as deemed appropriate by the Alberta Energy Regulator (AER), or applicable regulatory agency;

- c. Where any source within a major new heavy industrial development may create an impact associated with noise, light, odour or other nuisance to an existing, permitted dwelling within 3.5km from the property line of the industrial use, the level of nuisance should be quantitatively assessed and mitigated to reduce the cumulative impact of each nuisance factor to a level below a standard which, in the opinion of the Development Authority, does not represent a significant impediment to the use and enjoyment of property and health and safety of its users ;
- d. All sites and buildings shall be designed for ease of evacuation, access by emergency services, and mechanical systems to provide protection to occupants in the case of a significant industrial accident;
- e. All sites and buildings shall be designed in accordance with the principles of Shelter-in-Place; and
- f. The Development Authority must implement the provisions of the following to ensure compliance with the risk assessment/management and mitigation processes:
 - i. The policies and objectives contained within the municipality's statutory plans;
 - ii. Other City plans, standards, and guidelines;
 - iii. Other factors such as sunlight and privacy, where possible; and
 - iv. Other applicable provincial legislation that may apply to industrial development.