

7.1 HEARTLAND HEAVY INDUSTRIAL (HHI) DISTRICT

1. Purpose

The purpose of the district is to provide for heavy industrial activities within the Alberta's Industrial Heartland Area Structure Plan (ASP) that may have large land requirements and result in nuisance and risk impacts off-site.

2. Permitted Uses

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

3. Discretionary Uses

- (1) Buildings and uses accessory to discretionary uses
- (2) Communication tower facilities
- (3) Heavy industrial uses
- (4) Heavy petrochemical industrial uses
- (5) Natural resource extraction
- (6) Rural industrial uses
- (7) Signs
- (8) Surveillance suites
- (9) Wind energy conversion systems
- (10) Work camps
- (11) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Regulations

- (1) Lot Density
 - (a) Subdivision is allowed for permitted and discretionary uses, with parcel sizes and numbers at the discretion of the Development Authority.
 - (b) Notwithstanding 7.1.4 (a), subdivision of an existing farmstead (excluding the former site of a dwelling) from a previously unsubdivided quarter section is allowed if the proposed parcel is a minimum of 0.40 ha (1.0 ac) and a maximum of 2.0 ha (5.0 ac) in area.
 - (c) Notwithstanding 7.1.4 (a), quarter section splits into two approximately 32.4 ha (80 ac) parcels are allowed.
- (2) Minimum Lot Area

(a) As required by the Development Authority.

(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.

(4) Notwithstanding any other provision of this Bylaw to the contrary, 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) New heavy industrial development within 3.0 km of the Town of Bruderheim or the Town of Lamont will demonstrate through a MIACC-style risk assessment that the risk of a human fatality from an incident such as fire, explosion or leak of or from any material or process to be located or used that exceeds 1:1,000,000 in one year does not extend beyond the boundaries of the subject parcel, to the satisfaction of the County.

(6) Risk and nuisance impacts from uses within this District shall not extend

beyond the Town of Lamont or the Town of Bruderheim boundary.

- (7) The County will encourage and direct subdivision and development in a manner that protects and conserves natural resources for future extraction.
- (8) A development officer shall require applicants to provide environmental, safety, and/or risk assessments where there are potential effects or risks associated with the proposed development.
- (9) Dwellings and accessory agriculture buildings can be maintained and upgraded. Except within areas prone to erosion, subsidence, flooding, particularly within the 1:100 year flood plain, existing dwellings will be permitted to be rebuilt if destroyed. No new dwellings shall be allowed.
- (10) In addition to the regulations within this District, uses are subject to the applicable regulations, provisions, and requirements contained within the other Parts of this Bylaw.

7.2 HEARTLAND LIGHT / MEDIUM INDUSTRIAL / HIGHWAY COMMERCIAL (HLMI/HC) DISTRICT

1. Purpose

The purpose of the district is to provide for compatible light and medium industrial activities within the Alberta's Industrial Heartland Area Structure Plan (ASP) without nuisance impacts off-site, as well as highway commercial uses.

2. Permitted Uses

- (1) Buildings and uses accessory to permitted uses
- (2) Extensive agriculture
- (3) Highway commercial uses
- (4) Light industrial uses
- (5) Medium industrial uses
- (6) Minor home occupations
- (7) Warehousing and storage

3. Discretionary Uses

- (1) Buildings and uses accessory to discretionary uses
- (2) Communication tower facilities
- (3) General commercial uses
- (4) Institutional, public and quasi-public buildings and uses
- (5) Major home occupations
- (6) Natural resource extraction
- (7) One family dwellings
- (8) Rural industrial uses (*except within 3.0 km of an Urban Centre*)
- (9) Secondary commercial uses
- (10) Signs
- (11) Surveillance suites
- (12) Wind energy conversion systems
- (13) Work camps
- (14) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Regulations

- (1) Lot Density
 - (a) Subdivision is allowed for permitted and discretionary uses, with parcel sizes and numbers at the discretion of the Development Authority.
 - (b) Notwithstanding 7.2.4 (a), subdivision for a farmstead (excluding the former site of a dwelling) from a previously unsubdivided quarter section is allowed if the proposed parcel is a minimum of 0.40 ha (1.0 ac) and a

- maximum of 2.0 ha (5.0 ac) in area.
- (c) Notwithstanding 7.2.4 (a), quarter section splits into two approximately 32.4 ha (80 ac) parcels are allowed.

(2) Minimum Lot Area

- (a) As determined by the Development Authority

(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.

(4) Notwithstanding any other provision of this Bylaw to the contrary, no more than one (1) dwelling shall be allowed on each lot (maximum three (3) dwellings per quarter section).

(5) Uses within this District shall not create any nuisance effects beyond the boundary of the subject site.

(6) A development officer shall require applicants to provide environmental, safety, and/or risk assessments where there are potential effects or risks associated with the proposed development.

(7) The County will encourage and direct subdivision and development in a manner that protects and conserves natural resources for future extraction, recognizes the business/industrial intent of the area, and allows for

compatibility with and sensitivity to residential uses.

- (8) Dwellings and accessory agriculture buildings can be maintained and upgraded. Except within areas prone to erosion, subsidence, flooding, particularly within the 1:100 year flood plain, existing dwellings will be permitted to be rebuilt if destroyed.
- (9) Notwithstanding any regulations to the contrary in this Bylaw, Highway Commercial uses in this District shall be located within one quarter section of a highway.
- (10) Parking, loading, service, and storage areas shall be screened from view from roadways and residential uses, to the satisfaction of the County.
- (11) In addition to the regulations within this District, uses are subject to the applicable regulations, provisions, and requirements contained within the other Parts of this Bylaw.

“medium industrial uses” means activities involved in the processing, fabrication, storage, transportation, distribution, or wholesaling of goods, which may have outdoor storage or activities but do not create nuisance beyond the boundaries of the site.

“warehousing and storage” means the use of a building for the keeping of goods, which may include outdoor accessory storage. This excludes storage of hazardous materials, waste, or vehicles.

7.3 HEARTLAND AGRICULTURE INDUSTRIAL (HAI) DISTRICT

1. Purpose

The purpose of the district is to foster agricultural and less intensive industrial development within the 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.

2. Permitted Uses

- (1) Buildings and uses accessory to permitted uses
- (2) Extensive agriculture
- (3) Farmstead Separations
- (4) Light industrial uses
- (5) Manufactured home units
- (6) Minor home occupations
- (7) One family dwellings

3. Discretionary Uses

- (1) Animal service facilities
- (2) Auctioneering facility
- (3) Buildings and uses accessory to discretionary uses
- (4) Communication tower facilities
- (5) General commercial uses
- (6) Highway commercial uses
- (7) Institutional, public and quasi-public buildings and uses
- (8) Intensive agriculture
- (9) Kennels in accordance with Section 6.22 of this Bylaw
- (10) Major home occupations
- (11) Natural resource extraction
- (12) Recreational uses
- (13) Rural industrial uses (*except within 3.0 km of an Urban Centre*)
- (14) Secondary commercial uses
- (15) Signs
- (16) Temporary one family dwellings and temporary manufactured home units
- (17) Wind energy conversion systems
- (18) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Regulations

- (1) Lot Density
 - (a) In addition to the subdivision of lots for public, institutional commercial, or industrial uses, a maximum of four (4) parcels may be

allowed per quarter section. This would include:

- (i) two (2) agricultural parcels, resulting from a quarter section split, provided that each resultant parcel has a minimum size of 26.3 ha (65 ac.); and
- (ii) two (2) residential parcels.

One (1) of the above could be a fragmented parcel.

- (b) Of those four (4) parcels indicated in Subsection (a) above, a maximum of two (2) parcels for residential purposes, being either two (2) farmsteads, or one (1) farmstead and one (1) vacant parcel, may be allowed. No more than one (1) of those parcels may be allowed from each portion of a quarter section which has been split in accordance with Subsection (1) above; however, if there is one residential parcel on one half of the quarter section, and that residential parcel is vacant, a vacant residential parcel on the other half of the quarter section shall not be approved by the Subdivision Authority until either vacant parcel (the existing parcel or the proposed parcel) is occupied by a dwelling. One (1) of those parcels may be allowed from the fragmented parcel only if the fragmentation exceeds 16 ha (40 ac.) in size, in which case only one (1) of those parcels may be allowed from the other portion of the quarter section.
- (c) If the two (2) residential parcels are to be located on a quarter section which has not been subdivided into two (2) agricultural parcels, each residential parcel shall be located such that it would be located within a different agricultural parcel should the quarter section be divided into two (2) agricultural parcels.
- (d) The resubdivision of fragmented parcels shall not be allowed.
- (e) The subdivision of a fragmented parcel shall only be allowed if:
 - (i) both the balance and fragment have physical access to an improved road;
 - (ii) both the balance and fragment contain at least 0.4 ha. (1.0 acres) and have, in the sole opinion of the Subdivision Authority, a suitable building site,
 - (iii) the total lot density within the subject quarter section does not exceed four (4) parcels.

Generally, any natural or man-made registered water drainage channel shall remain on the larger parcel.

- (f) Subdivisions for farmstead separations or residential purposes shall not be allowed unless the proposed parcel is a minimum of 0.40 ha (1.0 ac) and a maximum of 2.0 ha (5.0 ac.) in size where shelterbelts, fences,

driveways or other physical features are considered part of the farmstead, or when the parcel would include land that is very poor quality for farming, the size of the parcel may be increased by the Subdivision Authority following an inspection of the site. However, additional farmland will not be placed within a parcel in order to accommodate a land-extensive sewage treatment or disposal system.

- (g) Subdivisions of vacant parcels for residential purposes shall be a minimum of 0.40 ha (1.0 ac) and a maximum of 2.0 ha (5.0 ac) in size.
- (h) The minimum distance separation figures provided in the Regulations approved under the Agricultural Operation Practices Act shall be considered in reviewing development permit and subdivision proposals for one family dwellings and manufactured home units within the vicinity of a confined feeding operation.

(2) Minimum Lot Area

The minimum lot area shall be as provided for elsewhere in this Bylaw, in the County's Municipal Development Plan, in any relevant Area Structure Plan, or as required by the Development Authority.

(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) 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.

(4) Minimum Floor Area

- (a) One family dwellings – 69.7 sq. m (750 sq. ft.)
- (b) Manufactured home units – 65.0 sq. m (700 sq. ft.)

Land Use Bylaw Districts – Bylaw 782.18, May 8, 2018

- (5) The County will encourage and direct subdivision and development in a manner that protects and conserves natural resources for future extraction.
- (6) Notwithstanding any other provision of this Bylaw to the contrary, no more than one (1) dwelling shall be allowed on each lot.
- (7) 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.
- (8) A development officer shall require applicants to provide environmental, safety, and/or risk assessments where there are potential effects or risks associated with the proposed development.
- (9) Parking, loading, service, and storage areas shall be screened from view from adjacent roadways and residential uses, to the satisfaction of the County.
- (10) In addition to the regulations within this District, uses are subject to the applicable regulations, provisions, and requirements contained within the other Parts of this Bylaw.

7.4 ENVIRONMENTAL CONSERVATION (EC) DISTRICT

1. Purpose

The purpose of the district is to provide for the preservation of environmentally sensitive lands.

2. Permitted Uses

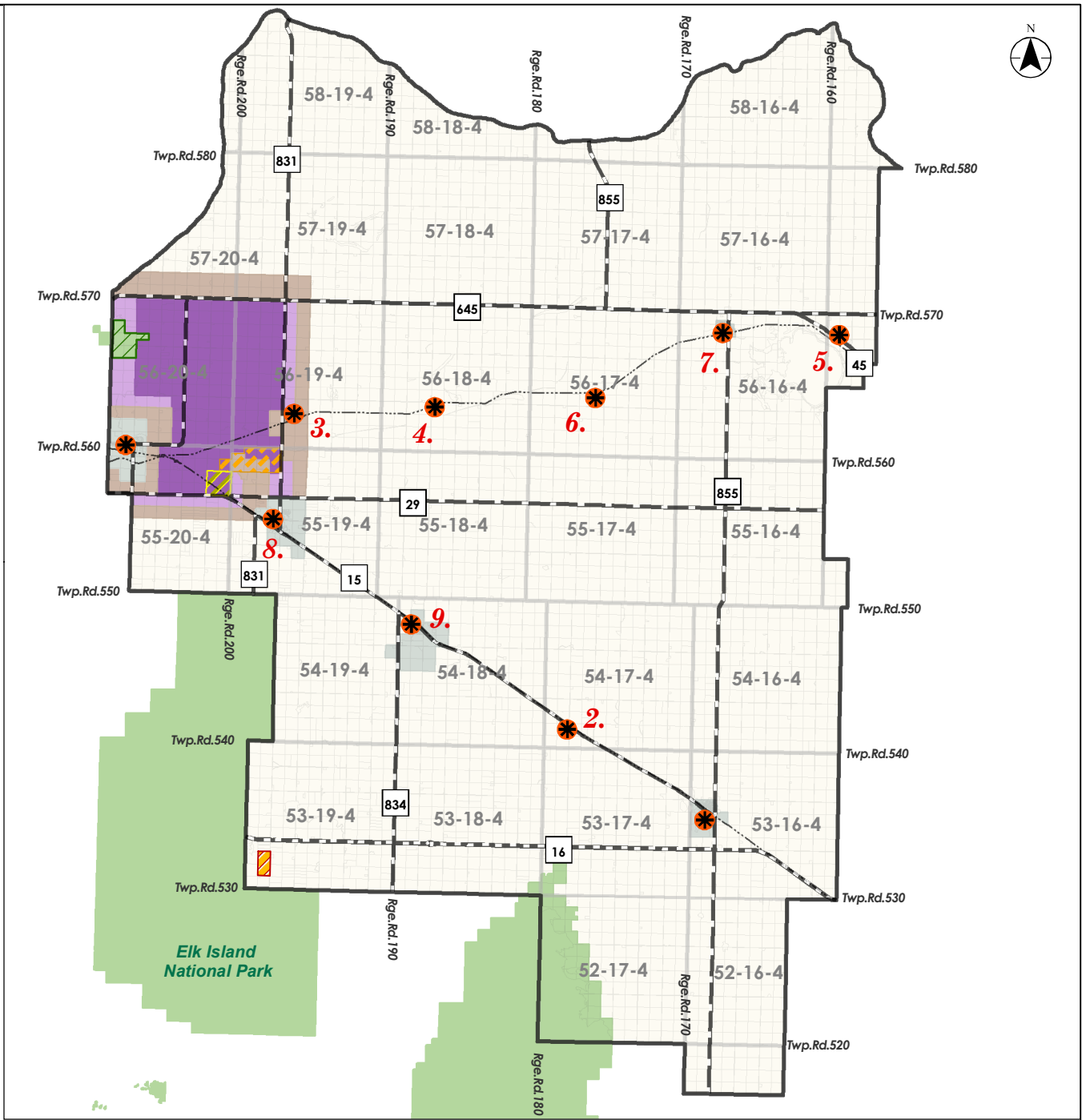
None

3. Discretionary Uses

- (1) Buildings and uses accessory to discretionary uses
- (2) Recreational uses
- (3) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned uses

4. Regulations

- (1) The minimum and maximum parcel area and density requirements shall be determined by the Subdivision Authority.
- (2) Setbacks shall be determined by the Development Authority.
- (3) In addition to the regulations listed within this District, uses are subject to the applicable regulations, provisions, and requirements contained within the other Parts of this Bylaw.



LAMONT COUNTY LAND USE BYLAW

LAND USE DISTRICT MAP

Legend

- Urban Centres
- Lamont County Boundary
- Major Road
- Railway
- Township
- Environmental Conservation (EC)
- Parks & Protected Areas
- Heartland Heavy Industrial (HHI)
- Heartland Light/Medium Industrial/ Highway Commercial (HLMI/HC)
- Special MIACC Requirements
- No Heavy Industrial Petrochemical
- Heartland Agriculture Industrial (HAI)
- Agricultural
- Town/ Village
- County Residential

Map Notes:
1. Coordinate System: NAD 1983 UTM Zone 12N

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Hamlets Maps 2 - 6
 Map 2 = Hillard
 Map 3 = Star
 Map 4 = St. Michael
 Map 5 = Whitford
 Map 6 = Wostok

IC MAPS
 Map 7 = IC
 Map 8 = IC
 Map 9 = IC