



**BYLAW NO. 2015-952
OF THE
TOWN OF TWO HILLS**

**A BYLAW OF THE TOWN OF TWO HILLS, IN THE PROVINCE OF ALBERTA,
RESPECTING THE AMENDING OF THE
LAND USE BYLAW OF THE TOWN OF TWO HILLS**

WHEREAS the *Municipal Government Act*, R.S.A. 2000, as amended, authorizes the Council of a municipality to enact a land use bylaw to regulate and control the use and development of land and buildings within the municipality and to amend that land use bylaw; and

WHEREAS the Council of the Town of Two Hills deems it desirable, expedient and in the best interest of the Town of Two Hills to amend its land use bylaw.

NOW THEREFORE, the Council of the Town of Two Hills duly assembled enacts as follows:

1. Bylaw No. 97-757, the Land Use Bylaw of the Town of Two Hills, is hereby amended as follows:

- a. Add under “Interpretation”, of Part 1 – General:

(46b) “shipping container” means any container that is or was used for transport of goods by means of rail, truck or by sea. These are generally referred to as a C-Container, sea cargo container, sea can or cargo container. Such containers are typically rectangular in shape and are generally made of metal. For the purposes of this bylaw, when such a container is used for any purpose other than transporting freight, it will be considered as a structure, must conform to these regulations and requires a permit.

- b. Add under Schedule B, Part 1 – Special Provisions:

Section 16. Shipping Container

1. The placement of shipping containers requires a development permit. An application for a development permit for a proposed shipping container must be completed and submitted to the Development Officer accompanied by the applicable application fee and a minimum of two recent colour photographs of each container (one end view and one side view).
2. Shipping containers are prohibited in all districts except:



- a. Commercial or Industrial Land Use Districts north of Highway 45 as a permitted use;
 - b. Plan 4397MC Lot L, Plan 6575KS Lot K, and Plan 8322078 Block 27 Lot 1; and
 - c. Town facilities, such as the hall and public works yard.
3. A maximum of one (1) shipping container may be permitted, at the discretion of the Development Authority, on residential parcels of one (1) or more acre (0.4 ha) in size. Shipping containers are not permitted on residential lots that may be further subdivided into one (1) acre (0.4 ha) or less parcels; such as, Block 15 6104NY; and Lot A Block 19 Plan 8021429.
4. Shipping containers are permitted in any district on a temporary basis:
 - a. does not require a development permit but does require notification to the Development Officer; and
 - b. is for the purposes of storage during moving, construction, rehabilitation, or reclamation; and
 - c. if for a maximum of thirty (30) days if placed on the lot associated with the container; and
 - d. an extension may be provided by the Development Authority to a maximum of one hundred and eighty (180) days; and
 - e. if a temporary permit has been extended beyond forty five (45) days; the shipping container must be painted to match the color(s) of the primary building or a neutral color to the satisfaction of the Development Authority; and
 - f. the shipping container is to be removed immediately upon completion of moving, construction, reclamation, or sooner as required by the Development Authority.
5. There shall be a legal primary use on the property where the shipping container is to be located.
6. Up to one (1) shipping container shall be allowed per acre; unless approved by the Development Authority.
7. Shipping containers shall not be stacked; unless approved by the Development Officer.
8. Shipping containers shall be painted to match the color(s) of the primary building or painted a neutral color such as beige to the satisfaction of the Development Authority.
9. Shipping containers must be maintained in a clean, painted, rust-free condition for the life of the development.



A handwritten signature in blue ink, appearing to be "JH" followed by a flourish.

10. The Development Authority may require, as a condition of approval, that a shipping container be screened from view or landscaped to make it aesthetically pleasing.
11. The Development Authority, upon passing of this bylaw, shall take inventory of all current shipping containers. All current landowners who have shipping containers on their property are to be notified of the amendment to this Land Use Bylaw, and may be required to paint the shipping containers to match the color(s) of the primary building or a neutral color such as beige to the satisfaction of the Development Authority within six (6) months of notification.
12. Shipping containers shall not be used as a dwelling.
13. Shipping containers shall only be located in the rear or side yard only. Where it is not possible to place the shipping container in the rear or side yard, authorization may be granted by the Development Officer to place the shipping container in the front yard, for a maximum of seven (7) days.
14. Shipping containers shall have the same setbacks and site coverage regulations as indicated for Accessory Building.

2. This Bylaw comes into effect upon the date of the final reading thereof.

READ a first time this 24th day of March, 2015.

READ a second time this 24th day of March, 2015.

READ a third time and final time this 24th day of March, 2015.

TOWN OF TWO HILLS



HENRY NEUFELD, MAYOR



ELSIE HOWANYK
CHIEF ADMINISTRATIVE OFFICER

