

Municipal Development Plan

Town of Two Hills



2018-979

Adopted August 14, 2018

**BYLAW No. 2018-979
OF THE TOWN OF TWO HILLS
IN THE PROVINCE OF ALBERTA**

**A BYLAW OF THE TOWN OF TWO HILLS IN THE PROVINCE OF ALBERTA, TO ADOPT A
MUNICIPAL DEVELOPMENT PLAN**

WHEREAS the Municipal Government Act, Revised Statutes of Alberta 2000 - Chapter M-26, current as of April 1st, 2018 and Amendments thereto, authorize Council of a Municipality to enact a Municipal Development Plan to address future development and land use within the Municipality.

NOW THEREFORE Council of the Town of Two Hills in the Province of Alberta does hereby adopt the Town of Two Hills Municipal Development Plan that is attached as Schedule A and forms part of this Bylaw, this 14th day of August, 2018.

Read a first time this 12th day of June, 2018.

Read a second time this 14th day of August, 2018.

Read a third time this 14th day of August, 2018.

Mayor

Administrative Officer

Date

Table of Contents

1	Project Background	1	7.1	Objective.....	22
1.1	Purpose	1	7.2	Policies.....	23
1.2	Plan Area	1	8	Commercial	26
1.3	Statutory Context	1	8.1	Objective.....	26
1.4	Scope.....	1	8.2	Policies.....	27
1.5	Legislative Requirements.....	1	9	Institutional	28
1.6	How to Read this Plan	2	9.1	Objective.....	28
1.7	Related Plans and Policies.....	4	9.2	Policies.....	29
2	Community Context	5	10	Industrial.....	30
2.1	Population	5	10.1	Objective.....	30
2.2	Education	6	10.2	Policies.....	31
2.3	Labour Force and Employment.....	7	11	Environmental & Open Space	32
2.4	Economic Setting.....	7	11.1	Objective.....	32
2.5	Housing	8	11.2	Policies.....	33
2.6	Regional Outlook.....	8	12	Transportation & Servicing	36
2.7	Population Forecast.....	9	12.1	Objective.....	36
3	Stakeholder Consultation.....	11	12.2	Policies.....	37
3.1	Process.....	11	13	Social & Economic Development ...	40
3.2	Consultation Tools	11	13.1	Objective	40
4	Vision	13	13.2	Policies.....	41
4.1	Vision Statement	13	14	Implementation Strategy	43
4.2	Guiding Principles.....	14	14.1	Approach	43
4.3	Policy Framework.....	16	15	Definitions	49
5	Mature Residential	18			
5.1	Objective.....	18			
5.2	Policies	19			
6	Future Residential.....	20			
6.1	Objective.....	20			
6.2	Policies	21			
7	Town Centre.....	22			



1 Project Background

1.1 Purpose

The Municipal Development Plan (MDP) is intended to establish a framework for land use decision making within the Town of Two Hills. The MDP embodies the overall aims, ambitions and philosophy that the Town holds in relation to its development and growth.

1.2 Plan Area

The MDP applies to all lands within the corporate boundaries of the Town of Two Hills.

1.3 Statutory Context

The MDP is a statutory plan as defined by the *Municipal Government Act (Act)*. It serves as a broad, conceptual framework that acts as the foundation for a variety of statutory and non-statutory planning documents, including:

- Area Structure Plans, which are statutory plans defined by the Act, that direct future land use patterns, transportation and utility networks, and sequence of development in new communities;
- Outline Plans or Conceptual Schemes, which are non-statutory or preliminary plans of subdivision;

- The Land Use Bylaw, which is a bylaw intended to regulate physical development within the Town and implement the MDP as well as Area Structure Plans; and
- Municipal Servicing Standards, which are non-statutory documents that guide minimum standards approved by the Town such as municipal improvements related to transportation, water, sanitary or stormwater infrastructure.

1.4 Scope

The planning horizon for this Plan is ten years, and it is based on the overall growth and development projections within Section 2: Community Context.

The MDP should be viewed as a guide for growth and development rather than a rigid path to be followed. Although the MDP has been developed to be adaptable to emerging trends and conditions, it should also be reviewed and amended on a regular basis as the community grows, and in light of more in-depth future studies, provided these amendments stay within the overall intent and direction of this MDP.

1.5 Legislative Requirements

The MDP is a statutory plan, prepared and adopted by Bylaw by the Town of Two Hills Council, in accordance



with Section 632 of the Act which states, in part, that an MDP must address:

- The future land use within the municipality;
- The manner of and the proposals for future development in the municipality;
- The coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no inter-municipal development plan with respect to those matters in those municipalities;
- The provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities; and
- The provision of municipal services and facilities either generally or specifically.

Additionally, the Act permits the MDP to establish policies regarding matters relating to physical, social, environmental and economic development.

1.6 How to Read this Plan

This MDP is comprised of the following sections that collectively establish the planning policy framework for future development within the Town of Two Hills.

Sections 1, 2, & 3

Sections 1, 2, and 3 establish the MDP purpose, scope, statutory context, community context, demographic and development projections, and an overview of the stakeholder consultation.

Section 4

Section 4 establishes the long-term community vision and key principles to guide future development within the Town of Two Hills. It also establishes a Future Land Use Concept, which serves as a foundation for the policy framework of this Plan.

Section 5 to 13

Sections 5 to 13 establish general objectives and detailed policies for mature residential areas, future residential areas, the town centre area, the commercial area, institutional areas, industrial areas, and environmental areas within the Town. In addition, these sections also include policy direction for future open spaces, transportation and servicing, and social and economic development.

Section 14

Section 14 outlines how the MDP shall be implemented through a series of mechanisms such as incentives, enforcement and regulations, partnerships, monitoring and review.

Interpretation

The following explains how content, policies, and text within the MDP shall be interpreted.

Where an introductory preamble accompanies a policy, it is provided for information purposes only, and is intended to enhance the understanding of the policy. Should there be any inconsistencies between the preamble and a particular policy, the policy will take precedence.



The following terms, when used in policy statements, have specific meanings as follows:

- “shall” or “will” in this document denotes an action statement that requires mandatory compliance;
- “should” in this document denotes an action statement that requires compliance in principle, unless it can be clearly demonstrated to the satisfaction of the applicable authority that it is not reasonable, practical or feasible in a given situation; and
- “may” in this document denotes a discretionary action that may or may not be undertaken depending on the situation and context.

The MDP is intended to provide broad policy direction with respect to land use planning and development matters in the Town of Two Hills, in accordance with Section 632 of the Act. Specific direction with respect to land use and development is provided through the Land Use Bylaw (LUB) of the Town. The intent of this MDP is that the policies are to be given full effect to the extent that they are consistent with the LUB. The LUB regulations shall reflect the objectives and policies established in the MDP. In case of any conflict between the MDP and LUB, the LUB regulations shall prevail.

It must be further recognized that Section 637 of the Act provides that “The adoption by a council of a statutory plan does not require the municipality to undertake any of the projects referred to in it.” To the extent that MDP policies contemplate the expenditure of public funds or the dedication of public resources,

those policies must necessarily be read and interpreted subject to Section 637. Implementation of these policies will depend upon future resource allocation deliberations and decisions.

Unless otherwise specified within the MDP, the boundaries or locations of any symbols or areas shown on a map are approximate only and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries, such as roads or utility rights-of-way.



1.7 Related Plans and Policies

The MDP does not exist or function in isolation. It aligns with and supports several other important policies and initiatives.

A number of provincial Acts and Town of Two Hills plans were reviewed in the development of this MDP, including:

Provincial Plans, Acts, and Regulations

- Alberta Land Stewardship Act
- Alberta Recreation Development Act
- Alberta Public Highways Development Act
- Alberta Surveys Act
- Alberta Fisheries Act
- Alberta Land Assembly Project Area Act
- Alberta Expropriation Act
- Alberta Agricultural Operation Practices Act
- Alberta Historical Resource Act
- Alberta Land Titles Act
- Alberta Safety Codes Act
- Alberta Metis Settlements Act
- Alberta Environmental Protection and Enhancement Act
- Alberta Water Act
- Alberta Public Lands Act

- Alberta Forest and Prairie Protection Act
- Alberta Soil Conservation Act

Municipal Plans and Studies

- Alberta Environment Two Hills Flood Hazard Mapping Study (2009); and
- Town of Two Hills Pavement and Sidewalk Condition Review (2009).

Policies within the MDP have been tailored to implement the vision and principles established in these municipal studies.



2 Community Context

2.1 Population

Historical Trends

The more recent change in the Two Hills region's population is that of two stories – decline in the 1990s followed by uplift during the 2000s. Similar to other rural, agrarian-based economies in Alberta and elsewhere in Canada over the past number of decades, the Two Hills region has been experiencing a slow decline in its population base. This trend was linked to a reduction in the number of small, family-based farms and consolidation of agricultural operations in larger landholdings. This reduction in families has been driving a shrinking rural population base. However, between 2001 and 2011, the region bucked this trend, with the Town of Two Hills experiencing a population increase of 26% over that timeframe. Between 2006 and 2011 the Town grew by 330 residents (32%) as shown in Figure 1. The latest census indicated a slight decrease of 2% (27 residents) over the 2011 to 2016 period (Figure 1).

Immigration Effect

There has been a marked shift in immigration patterns which is profoundly affecting the population base in the Two Hills region. According to the 2011 census results, the majority of residents in the region who were born outside of Canada and came to the region in decades past (before the 1970s through to the mid 1980s), tended to settle in the counties of St. Paul, Smoky Lake and Minburn, as well as in Vegreville and the Town of St. Paul. Beginning in the 1980s through to 2016, this pattern shifted, with the Two Hills region receiving the majority of immigration.

According to the Federal census, in the Town of Two Hills over 435 residents were born outside of Canada. The vast majority (85%) have come from Mexico, and represent the Mexican Mennonite cultural group. This group, with historic roots in the early Anabaptist church movement and the flight from persecution in Europe during the Reformation, have settled in various locations including Mexico. Over time, members have come to Canada for work and security reasons.

In the case of the Two Hills region, the immigration trend slowed between 2011 and 2016. Roughly 20% of residents who have relocated from Mexico arrived between 2011 and 2016. The degree of immigration involving Mexican Mennonites is unique to the Two Hills region.

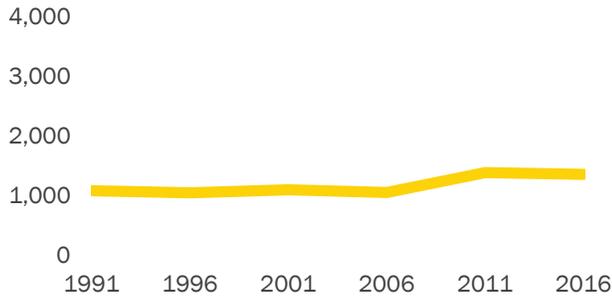


Figure 1. Town of Two Hills Historical Population Trend

Influence on Demographics

The influx of Mennonites, which tend to have larger families, has had an influence on the Town’s demographics. For example, the median age of Town residents is 30 years, well below the Alberta average of 37 years, and lower than that of other towns in the region, including St. Paul and Vegreville. The median age in the town has decreased by 3 years since the 2011 census, due to this in-migration. Linked to the broader out-migration trend typical of rural Alberta, the age distribution within the broader region leans towards the senior (65+ years) ages, when compared to the provincial average. Particularly noticeable in the Town are two factors, the higher-than-average percentage of youth (particularly children 0-14, and to a lesser extent 15-19 year olds) as well as seniors (65+), and below-average representation of the young adult to middle age categories (20-64), compared to the provincial average.

2.2 Education

Nearly 60% of the Town’s population (as of 2016) had less than high school, while roughly one-quarter have post-secondary education. Influenced by the immigration trend, most Mennonites have English as a second language and speak Spanish or German at home. Much of the population has practical knowledge and hands-on ability; a major challenge for the older generations is adult literacy and ability in English. The Adult Learning Council has been active with residents, local companies and the Provincial government to address learning needs in the region. The importance of adult and continuing education for area Mennonites to the region’s economic development perspective cannot be overstated. Acquisition of formal certification and higher literacy levels will increase the employability and retention of this population group.

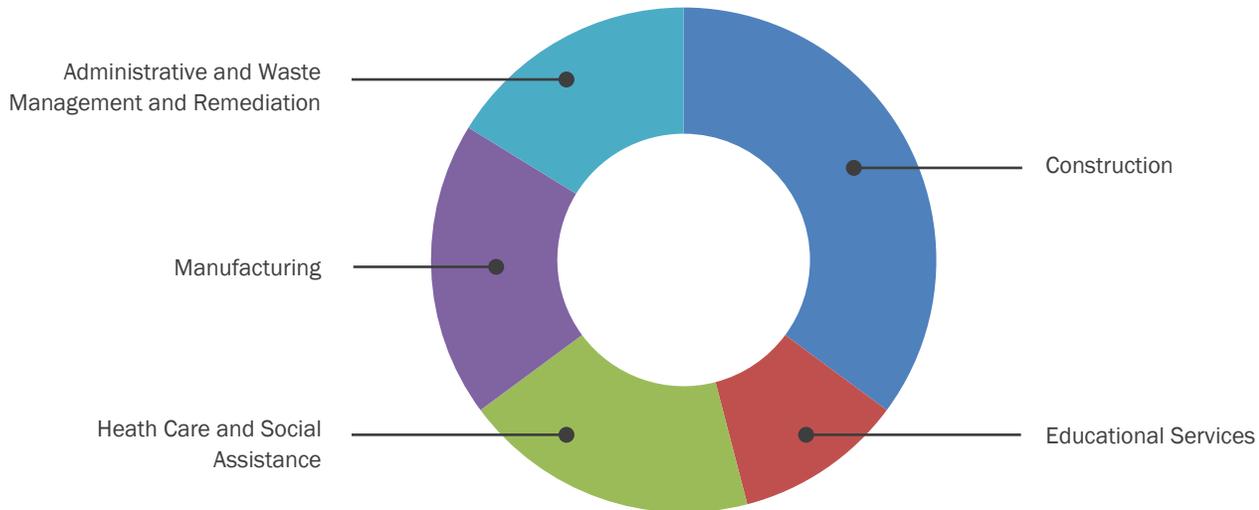


Figure 2. Employment within the Town of Two Hills by Industry

2.3 Labour Force and Employment

The immigration trend has led to Mennonites and other newcomers engaging in the Two Hills economy. In spite of this engagement, key labour market indicators for the Town (based on 2016 data) are less favourable as compared to the provincial average: a participation rate (15 years and over active in the labour force) of 58% (as compared to 70% across Alberta) and an employment rate of 55% (62% in Alberta).

Key employment industries for Town residents include construction, waste management (bins), manufacturing, health care, and educational services as shown in Figure 2. Some of the Town residents find employment in neighbouring towns and villages.

2.4 Economic Setting

The base for the regional economy has been agriculture and related supports to farming and ranching activities. The region is known for good growing conditions including high quality soil. The manufacturing sector has grown in importance in the region, in part influenced by the in-migration of the skilled Mennonite workforce. Products have included cattle panels, environmental bins and more recently, oilfield vessels and skids. Much of the resident workforce is also active in construction. Trade levels vary, with the Mennonite population more likely to be active based on hands-on experience and lacking formal certification.

Beginning in late 2014 and led by dropping oil prices, the province's energy sector experienced significant reduction in activity, which in turn spurred a broader economic downturn. While the Two Hills region was not as hard hit as other, more energy-dependent communities, effects of the slowdown have been felt through business closures, reduced hours and unemployment to employees and small contractors, service providers, machine and welding shops. Some have been able to find substitute work, but as activity and investment levels remain muted, work prospects continue to elude other community members.

For some members of the Mennonite population, reduced employment levels have led to some work-commuting or temporary relocation to other communities outside the region. Other sectors, such as social and health services and general retail, have remained relatively stable.

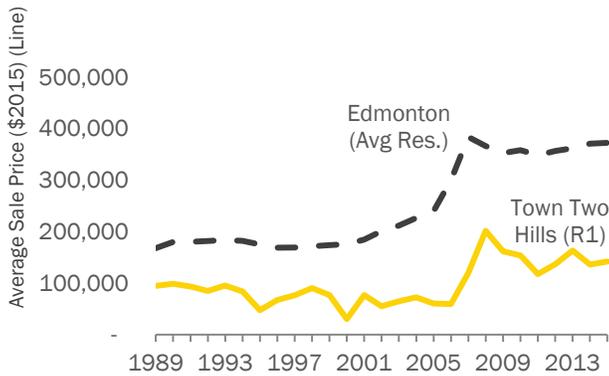


Figure 3. Town of Two Hills Sales Trends: Residential Properties

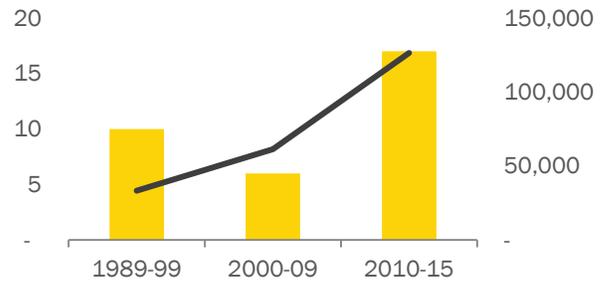


Figure 4. Town of Two Hills Sales Trends: Industrial Properties

2.5 Housing

Residential property prices (based on the assessment roll) in the Town have increased over the past decade, with an average price of 140,000 in 2015 as shown in Figure 3, roughly 2.5 times higher than the average prices seen in the beginning of the 2000s on an inflation-adjusted basis. Price trends in Two Hills have tracked the pattern, but at a lower level, than that seen for example in Edmonton.

According to the Town’s assessment records, commercial property sales have increased over the past decade, averaging about 12 per year in the 2010-15 period. Average sales prices during that timeframe have also increased by about 2.2 times above the long-term average.

Industrial property sales in the Town have also increased over the past decade, averaging about three per year in the 2010-15 period; the average sales price was roughly double that seen between 2000 and 2009 as shown in Figure 4.

2.6 Regional Outlook

A key trend influencing the region’s economic vitality is the in-migration and out-migration of the Mennonite population. As indicated earlier, the influence of this group to the region’s population and economic base has been significant. Equally, its future influence is very much dependent on the degree to which members of this group remain in the region. Anecdotally, an exodus of some immigrant families has been observed, as residents have left the region for work opportunities elsewhere. Many are expected to return as evidenced by some retaining ownership of their homes in the region.

Key reasons for this group’s attraction to the region is affordable farmland and housing, availability of work, an existing community of Mennonites, and critically, the Mennonite school in Two Hills and churches around the region. Two education projects that are currently facing and have faced challenges, include a future education ‘project’ involving the vacant school in Willingdon which is on hold, and the delayed construction of a new Mennonite school in the Town of Two Hills that opened in the fall of 2017.

With a high level of economic activity in the region, the Mennonite population was reportedly enjoying good employment levels and success, acknowledging challenges related to language, literacy levels, formal training and certification. Layoffs and a tighter job market brought on by the current slowdown had made evident to some, particularly younger members of this

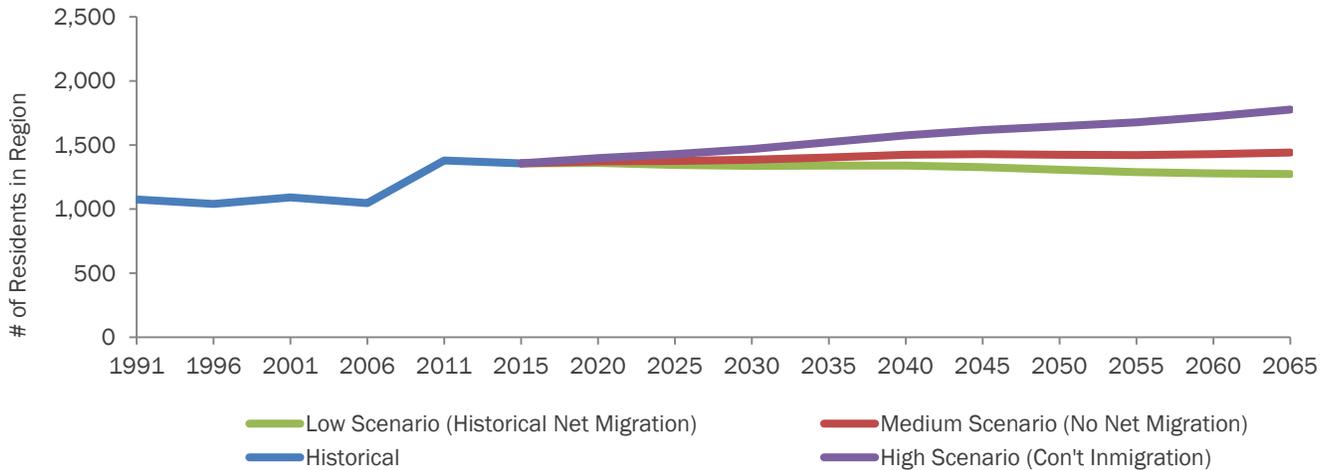


Figure 5. Town of Two Hills Population Forecasts

group the importance of obtaining formal education credentials, as reflected in the adult literacy programs. As more Mennonites receive secondary and post-secondary education, their prospects of labour market success improve. This in turn should increase their likelihood of remaining in the region. More understanding of this group's intentions would be beneficial in informing future economic development as well as social and municipal service planning.

2.7 Population Forecast

Future growth in the Town population depends on the economic and migration trends at play. Three scenarios of growth over the next 50 years have been developed as shown in Figure 5, based on the following assumptions:

- The in-migration trend observed over the past decade continues, resulting in an additional 420 people in 50 years (31% total change).
- The in-migration trend observed over the past decade ends. With the influence of natural demographics (larger family sizes and increased birth rate from the in-migration to-date, the population remains essentially constant over 50 years (6% total change).
- The in-migration trend observed over the past decade reverses through a portion of the Mennonite population leaving, reverting back to the declining rate experienced in the early 1990s. This would lead to a decrease of 85 people (-6% total change) over 50 years.

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3 Stakeholder Consultation

3.1 Process

The development of the Municipal Development Plan (MDP) involved a detailed public consultation process. The focus of the public consultation process was to involve various stakeholders throughout the MDP development in order to effectively identify and address issues related to future development within the Town.

Stakeholders

The following stakeholder groups were involved and represented in the development of the MDP:

- Citizens;
- Civic Managers;
- Civil Society; and
- Civic Developers.

3.2 Consultation Tools

In order to engage with stakeholders and gather valuable input and direction, the following consultation tools were used.

Citizen Survey

A citizen survey was distributed to the public via mail and online in April 2016 to gather feedback on existing planning policy related to the Town of Two Hills. The majority of respondents felt that high-priority items for the MDP were:

- Improving existing transportation connectivity and roadway maintenance;
- Addressing the current delivery of servicing; and
- Preservation of agricultural lands.

Workshops

Residents were invited, via landowner/project background letter packages, to attend a multi-stakeholder workshop. The workshop was offered in the afternoon and evening of June 15th, 2016 at the Two Hills Centennial Hall. The purpose of the workshop was to inform the public about the proposed MDP updates as well as gather feedback.

Town of Two Hills



Participants were requested to engage in mapping and visioning exercises, complete questionnaires and feedback forms.

Open House

A final open house was scheduled in **Month** 2018 to allow stakeholder review of the final MDP draft prior to public hearing.

Public Hearing

In accordance with the Act, a public hearing was held on **DATE** in order to provide a final opportunity for public input regarding the MDP.



4 Vision

4.1 Vision Statement

Over the next ten years, the Town of Two Hills will strive to grow as a prominent regional hub for retail, education, industry and health services. It will continue to offer a range of housing and employment opportunities while embracing cultural diversity.

4.2 Guiding Principles

The following guiding principles or key themes emerged from the extensive stakeholder consultations undertaken as part of the MDP update.



Serve as a Prominent Service Hub

- Capitalize on the Town’s location along the High Load Corridor and serving as a gateway to the north for industrial transportation shipping routes.
- Market and promote the Town as a sensible and desirable location for new industrial and manufacturing businesses to locate and benefit from the High Load Corridor.
- Attract new highway commercial uses to locate within the Town along the Highway 45 corridor.
- Provide opportunities for day-to-day commercial, business and service needs to residents.
- Provide high-quality health services to the Town, County of Two Hills and regional populations beyond.



Embrace Social & Cultural Diversity

- Build community relationships with Mennonite and Hutterite communities.
- Celebrate the rich community heritage by preserving historic buildings and cultural landscapes.
- Attract a wide range of cultural programming and related cultural amenity buildings throughout the Town.
- Promote the Town as a ‘Rider Friendly’ community and work towards establishing the Town as a unique destination and service hub for motorcycle riders.



Enhance Town Centre Vibrancy

- Invest in public realm features including sidewalks, crosswalks, street art and street furniture in order to enhance the pedestrian experience in the Town Centre.
- Develop a unique identity to market and brand the Town Centre.
- Support existing businesses and attract new businesses to locate within the Town Centre.
- Improve pedestrian connections from the Town Centre to the Vermilion Lake ravine system.
- Utilize the Town Centre as an event and festival space throughout the year.



Provide a Variety of Housing Types

- Maintain and improve existing mature residential areas through periodic infrastructure improvements.
- Provide a mix of residential housing types in order to attract and accommodate a diverse range of lifestyles.
- Promote the redevelopment and development of vacant lots within existing mature residential areas.
- Integrate new residential areas into the existing urban form by appropriate alignment of road and trail networks.



Enhance Public Infrastructure

- Update short-term and long-term plans for improving transportation and servicing infrastructure and prioritize critical infrastructure improvements such as the development of a stormwater system.
- Continue to maintain and enhance various community and recreational facilities in the Town.
- Develop a trail network that connects public parks, facilities and open spaces across the Town in order to improve walkability.
- Provide active and passive public parks within mature and new residential neighbourhoods.



Regional Cooperation & Partnership

- Ensure the implementation of a shared long-term planning vision within the Intermunicipal Development Plan Area.
- Collaborate with the County of Two Hills to develop cost-sharing methods for providing shared municipal services.
- Maintain and develop regional partnerships with the County of Two Hills.
- Explore opportunities for interlinking the Town's trail network with the County's existing and potential regional trail network.

4.3 Policy Framework

The general future land use concept for the Town of Two Hills over the next ten years is established within Map 1: Future Land Use Concept (page 17). The guiding principles will be implemented through specific policies to guide future development and achieve the development vision established in Map 1.

Key components of the policy framework include:

- Mature Residential
- Future Residential
- Town Centre
- Commercial Industrial
- Environment & Open Space
- Transportation and Servicing
- Social and Economic Development



Mature Residential



Future Residential



Town Centre



Commercial



Industrial



Environment & Open Space

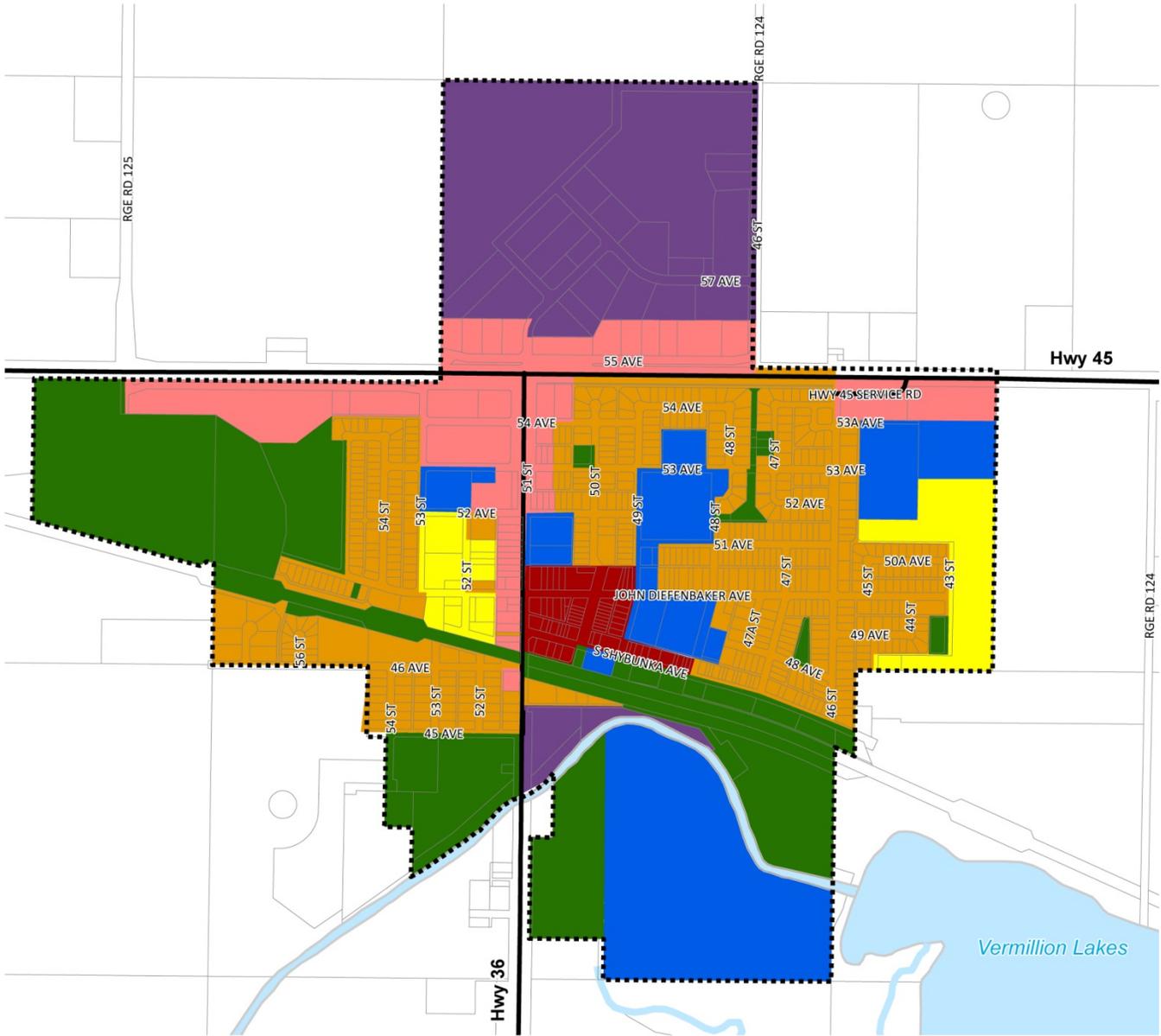


Transportation & Servicing



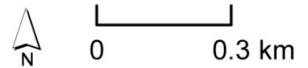
Social & Economic Development

Map 1 | Future Land Use Concept



Legend

- Town Boundary
- Mature Residential
- Future Residential
- Town Centre
- Commercial
- Industrial
- Institutional
- Parks and Open Space

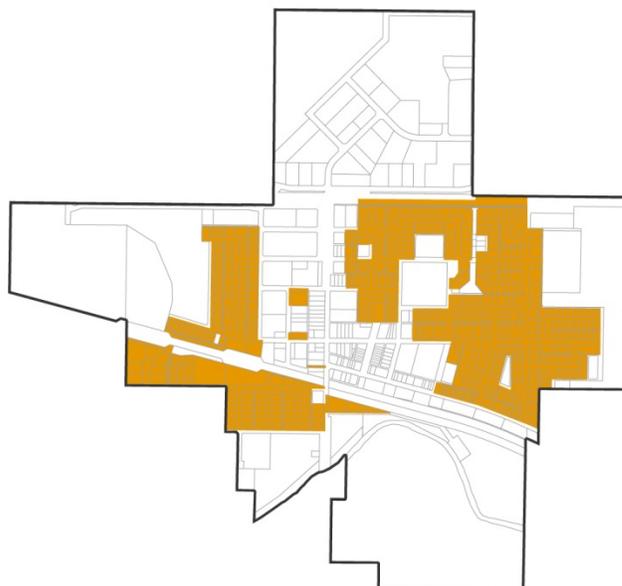




5 Mature Residential

5.1 Objective

Encourage the redevelopment and development of vacant lots within the Mature Area to create a cohesive community character.



5.2 Policies

Character

- 5.2.1 Maintain and enhance the residential character of existing neighbourhoods within the Mature Residential Area.
- 5.2.2 Promote and encourage the redevelopment of existing residential properties and development of new residential properties on vacant lots within the Mature Residential Area.

Infill Development and Housing Typology

- 5.2.3 Encourage a mixture of housing forms such as single detached, duplex, townhouses, and apartments within the mature residential area.
 - a. Consider townhouses and apartments at corner locations.
 - b. Allow duplexes and other low-density housing forms throughout mature neighbourhoods in accordance with the Land Use Bylaw.
 - c. Provide appropriate transition from low-density housing forms to high-density housing forms.
- 5.2.4 RTM (ready-to move) homes and Modular housing forms are allowed within any residential area if constructed to resemble neighbouring dwellings and will be regulated by the zoning bylaw. These newer forms of prefabricated dwellings are required to meet the construction standards of the National Building Code of Canada and/or the requirements of the Canadian Standards Association.
- 5.2.5 Infill development shall be required to connect to municipal services.

Neighbourhood Amenities

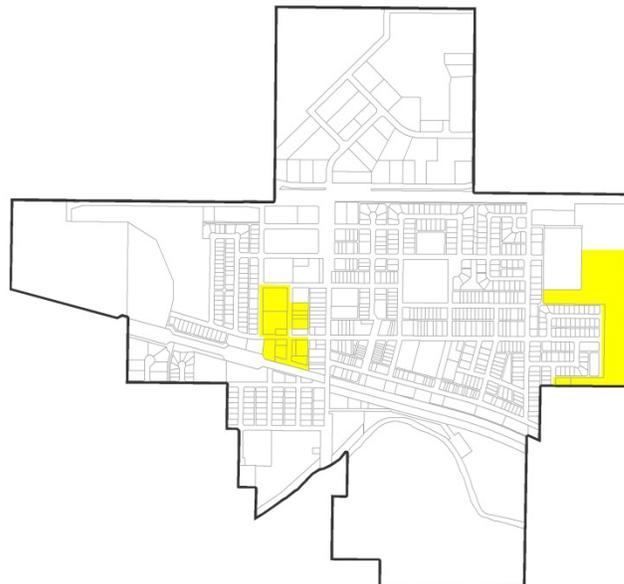
- 5.2.6 The Town shall continue to provide neighbourhood amenities and services within walking distance from residential areas of the Town.



6 Future Residential

6.1 Objective

Develop new residential neighbourhoods within the Future Residential Area that accommodate a range of diverse lifestyles by providing a variety of densities and housing forms.



6.2 Policies

Area Structure Plan and Outline Plan Requirement

- 6.2.1 Location of future residential development shall be in general conformance with Map 1: Future Land Use Concept (page 17).
- 6.2.2 An Area Structure Plan shall be required for future residential development involving more than ten lots. Prior to subdivision, the Town may accept an Outline Plan or Conceptual Plan for developments involving ten or fewer lots.

Context and Connectivity

- 6.2.3 Require new developments to provide interconnected road, block, and sidewalk network patterns that align and connect with the existing patterns of Mature Residential Areas.
- 6.2.4 Roads within the Future Residential Area shall provide sidewalks along each road edge.
- 6.2.5 Provide trail connection, in conformance with the Environmental and Open Space Map, from existing trail networks into developments of the Future Residential Area.
- 6.2.6 Design of future residential developments at the periphery of the existing Town boundary shall provide future roadway connections for potential expansion beyond existing Town boundaries in accordance with the Town of Two Hills IDP.

Housing Typology

- 6.2.7 The Town shall encourage developers to include a variety of housing types in new residential subdivisions including but not limited to single-family homes, semi-detached homes, row housing and multi-family developments.

Industrial Use Conversion to Residential Use

- 6.2.8 The Town shall support the rezoning and redevelopment of industrial lands located within the urban block confined by 53rd Street, 52nd Avenue, 52nd Street and 50th Avenue to future residential land uses in accordance with Map 1: Future Land Use Concept (page 17).

Area Structure Plan

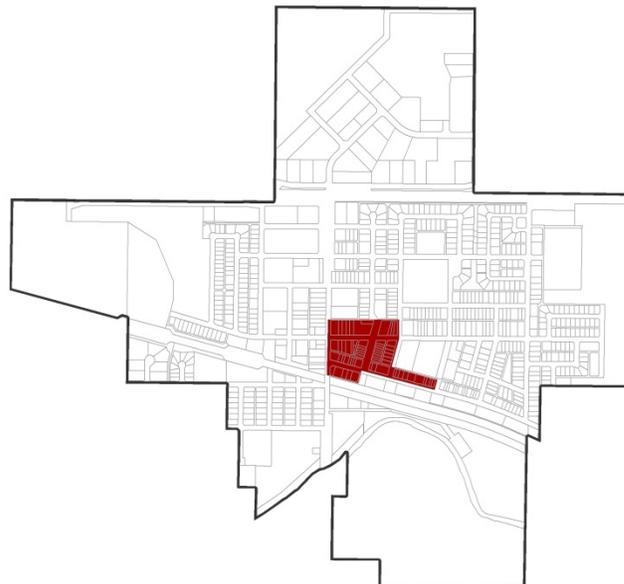
- 6.2.9 Development on the following properties shall require an Area Structure Plan:
 - a. 5012 - 52 Street; and
 - b. 5004 - 52 Street.



7 Town Centre

7.1 Objective

Enhance the aesthetics of the Town Centre both within the public and private realms and continue to market the Town Centre as a destination for local cultural festivals and the Rider-Friendly community.



7.2 Policies

Main Street

- 7.2.1 The Town shall explore the viability of ongoing public realm improvements within the Town Centre including features such as sidewalks, street furniture, pole banners, sidewalk crossings, flower planters and wayfinding signage.
- 7.2.2 The Town shall re-evaluate the Façade Improvement Grants program and rebrand the program to address local business needs.
- 7.2.3 The Town shall promote and attract unique local businesses to locate among existing commercial properties along Main Street. Mixed-use development proposals shall be considered and promoted.

Highway 36 Corridor

- 7.2.4 New developments within the Town Centre located along Highway 36 Corridor shall be required to provide architectural treatment and landscaping along Highway 36 frontage.
- 7.2.5 Establish unique gateway features and wayfinding signage along Highway 36 Corridor at the intersection of 50th Avenue and 47th Avenue in order to attract visitors to the Town Centre area.

Urban Nodes and Celebration Spaces

- 7.2.6 Promote the Town Centre as a space for community celebrations, cultural activities, events, and festivals throughout the year. Potential locations may include but are not limited to:
 - a. Temporary street closure on 50th Street between 50th Avenue and 47th Street;
 - b. Two Hills and Area Heritage Park; and
 - c. Intersection of 50th Avenue and 50th Street around the Cenotaph Monument.

Redevelopment Opportunities

- 7.2.7 Promote mixed-use developments within the Town Centre that provide ground floor commercial space and residential units above the ground floor. Opportunities for stand-alone residential, commercial and institutional uses and buildings shall also be considered on a case-by-case basis.

Heritage and Cultural Expression

- 7.2.8 The Town should conduct a survey to identify structures and sites of historical significance and establish a local inventory of historically significant structures and landscapes.
- 7.2.9 The Town should encourage the preservation of these historical sites through the development of incentive programs and municipal grants to be used for historic preservation. Support the development of community relationships with Mennonite and Hutterite communities.
- 7.2.10 The Town shall promote opportunities for public programs, events and public art that reflect local cultural beliefs and expressions.

Rider-Friendly Community

- 7.2.11 Encourage the development of new hospitality uses within the Town Centre to accommodate the traveling public on motorcycles involving uses such as restaurants, hotels, and tourist attractions in order to build on the achievement of the Town being awarded the first Rider-friendly Community Contest in 2017.
- 7.2.12 Provide public parking stalls along 50th Street, between 50th Avenue and 47th Avenue, designed for motorcycles.
- 7.2.13 Develop promotional and branding materials to market the Town of Two Hills as a Rider-Friendly community.

Connections to Waterfront

- 7.2.14 Improve pedestrian connections from the Town Centre to the Vermillion River and develop way-finding signage that may direct visitors from the Town Centre to the waterfront.
- 7.2.15 Develop seating areas with benches along the Vermillion River in order to provide a resting spot for residents and tourists.

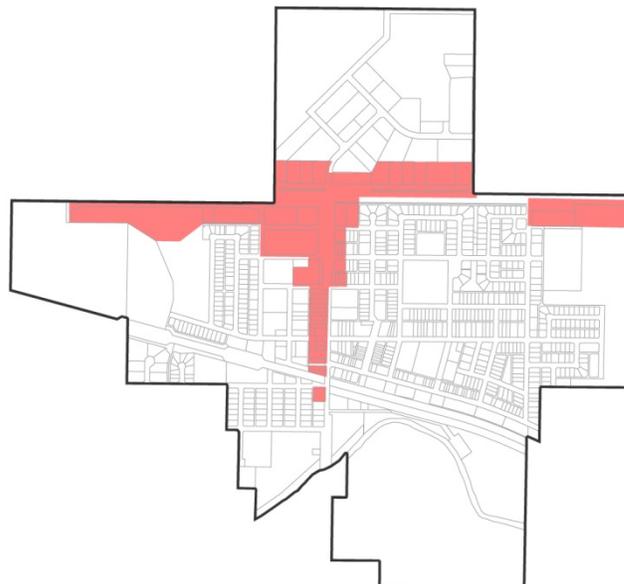
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8 Commercial

8.1 Objective

Develop the Highway Commercial area into a Service Hub that provides essential health, day-to-day commercial, and business services for residents of the Town, County of Two Hills, and the broader region.



8.2 Policies

Highway Commercial

- 8.2.1 The Town shall encourage highway commercial developments to incorporate enhanced landscape and architectural features along highway frontages.
- 8.2.2 Explore the development and implementation of community wayfinding signage to be located along highway corridors to provide navigation to Town facilities and destinations.
- 8.2.3 Restrict the outdoor storage of materials and goods along Highway 45 and Highway 36.
- 8.2.4 Attract commercial businesses, focussed on providing hospitality services to the travelling populations, to locate within the Highway Commercial area.
- 8.2.5 Establish the necessary regulatory framework to enable the Highway Commercial area to develop into a Service Hub that provides essential health, day-to-day commercial, and business services for residents of the Town, the County of Two Hills, and the broader region.
- 8.2.6 Discourage pedestrian-oriented businesses and land uses within the Highway Commercial area and instead encourage such businesses and uses to locate within the Town Centre.
- 8.2.7 New commercial developments along Highway 45 may require provision of a service road to the satisfaction of the Development Authority and Alberta Transportation.

Neighbourhood Commercial

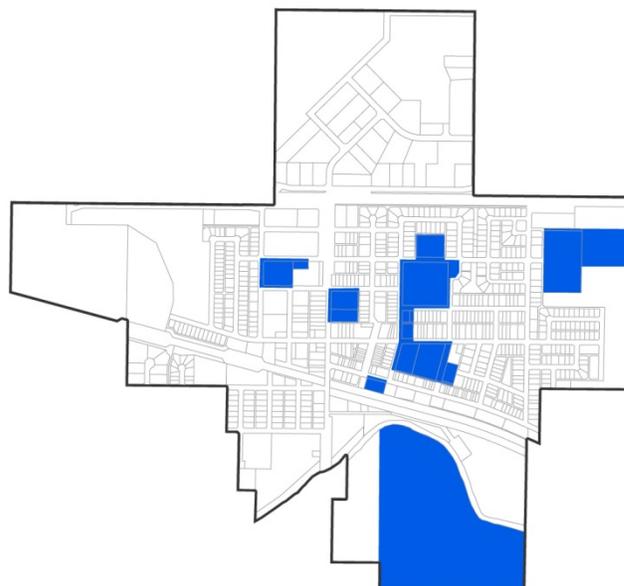
- 8.2.8 Redevelopment or reuse of existing residential uses to neighbourhood commercial uses shall be considered at corner locations at the discretion of the Development Authority.



9 Institutional

9.1 Objective

Support the provision of a variety of institutional amenities and services within the Town of Two Hills.



9.2 Policies

Education

- 9.2.1 Continue to work with public and private school boards to provide a wide range of educational opportunities appropriate to the local demographics.
- 9.2.2 Continue to support the growth and development of the Mennonite School.

Health

- 9.2.3 Provide opportunities for the future expansion of the Two Hills Health Centre.
- 9.2.4 Support the development of personal health services and clinics to better serve the needs of the Town and surrounding rural areas.
- 9.2.5 Support the development of seniors' lodges and facilities in order to accommodate population demands and offer the needed amenities to enhance the lifestyles of local seniors.

Places of Worship

- 9.2.6 Support the development of cultural and religious facilities throughout the Town within walking distance of residential neighbourhoods.

Town Centre Institutional

- 9.2.7 Encourage government and related public service institutional uses to locate within the Town Centre.

Institutional Uses within Mature Residential Neighbourhoods

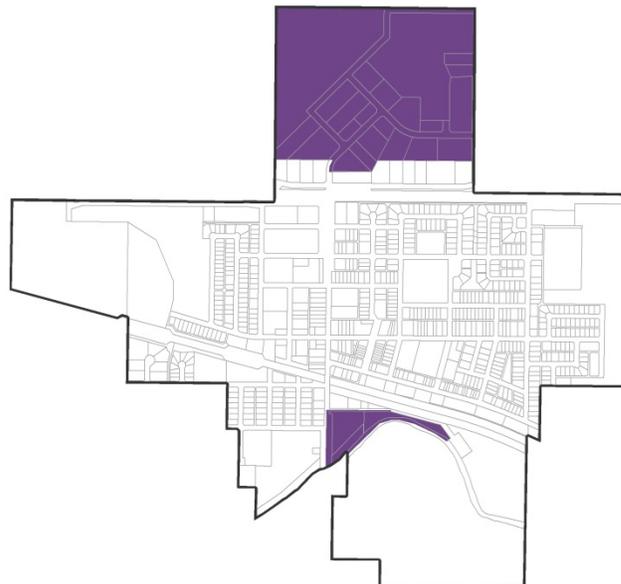
- 9.2.8 Allow small-scale community amenities such as places of worship, community halls, and convenience stores within residential areas provided that the development is located:
 - a. On corner lots; and
 - b. At the periphery of the residential neighbourhood boundary.



10 Industrial

10.1 Objective

Develop the industrial area of the Town as a desirable ‘Industrial Park’ for the region and foster a strong manufacturing ecosystem that thrives from access to the High Load Corridor through the Town and serves as the industrial gateway to the north.



10.2 Policies

High Load Corridor

- 10.2.1 Attract a wide range of light and heavy industrial uses within the northern portion of the Town north of Highway 45.
- 10.2.2 Promote and maximize the Town's industrial development potential being situated along the High Load Corridor by attracting manufacturing and industrial businesses to locate within the Town.
- 10.2.3 Explore the feasibility and impacts of providing development incentives for industrial developments.

Light Industrial and Heavy Industrial Uses

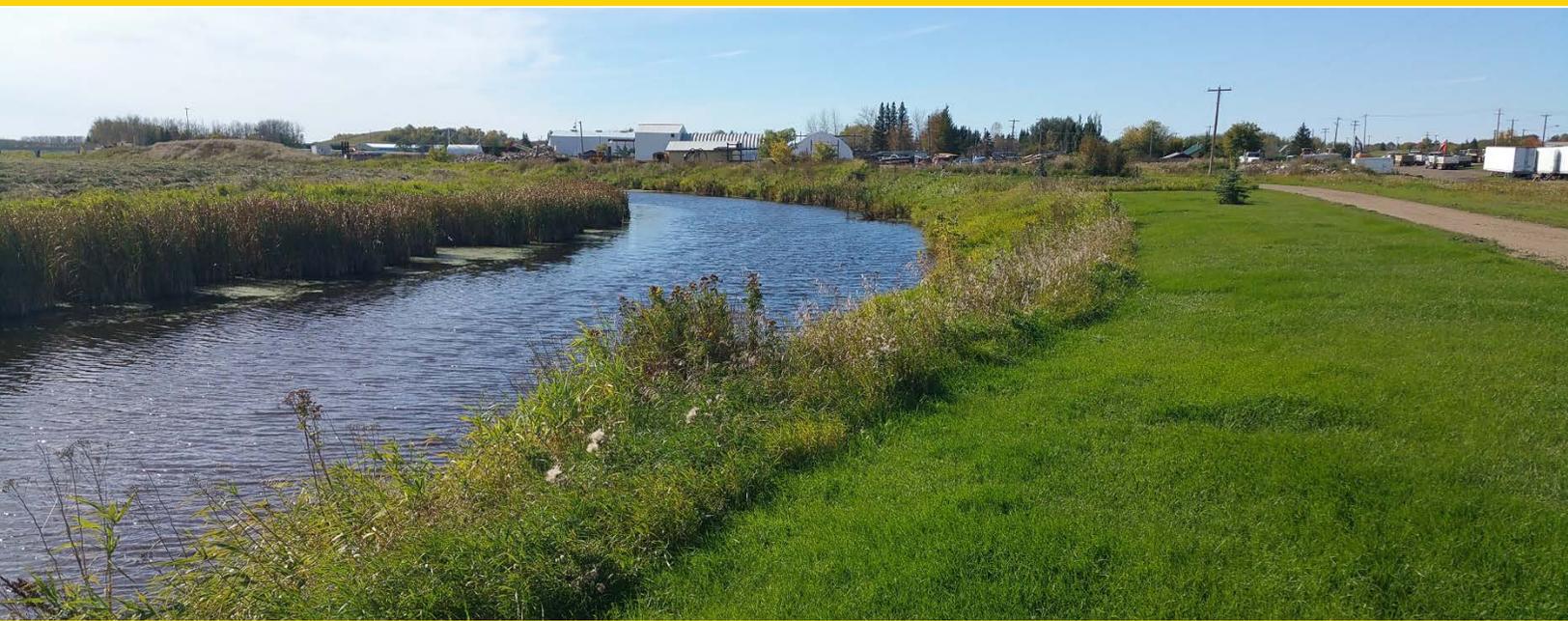
- 10.2.4 Establish the necessary regulatory framework to enable a variety of light industrial and heavy industrial developments to utilize industrial lands within the Town.
- 10.2.5 Industrial development along Highway 45 and Highway 36 shall be prohibited.

Aesthetics

- 10.2.6 Develop the industrial area as a marketable and desirable 'Industrial Park' for the region in order to attract new business development and employment opportunities.
- 10.2.7 Require high-quality public and private realm elements in the 'Industrial Park' such as landscaping within front yards, proper ditch provision and maintenance, aesthetically pleasing facades, screening of outdoor storage, restriction of outdoor storage within front yards, and sensible signage.

Buffers

- 10.2.8 Industrial development adjacent to or within a close proximity to nearby residential development, at the discretion of the Development Authority, shall provide a landscaped berm as a buffer to minimize the negative impacts of industrial development on residential uses.
- 10.2.9 New heavy industrial projects involving hazardous substances shall be required to provide appropriate setbacks from residential areas in accordance with the guidelines and standards established by the Major Industrial Accidents Council of Canada (MIACC).



11 Environmental & Open Space

11.1 Objective

Develop an interconnected network of trails throughout the Town that connects public recreational facilities, open spaces, public parks, and residential neighbourhoods.



11.2 Policies

11.2.1 Future open space and trail network in the Town shall be in general compliance with Map 1: Future Land Use Concept (page 17) and Map 2: Future Recreation Concept (page 35).

Requirement of Reserves

11.2.2 Subject to Section 664.1 of the Act, the Subdivision Authority of the Town of Two Hills may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel of land as Environmental Reserve (ER) if it consists of:

- a. A swamp, gully, ravine, coulee, or natural drainage course;
- b. Land that is subject to flooding or is, in the opinion of the subdivision authority, unstable; or
- c. A strip of land, not less than 6 metres in width, abutting the bed and shore of any body of water.

11.2.3 Subject to Section 664.2 of the Act, the Subdivision Authority of the Town of Two Hills may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel of land to the municipality as conservation reserve if:

- a. In the opinion of the Subdivision Authority, the land has environmentally significant features;
- b. The land is not land that could be required to be provided as environmental reserve;
- c. The purpose of taking the conservation reserve is to enable the municipality to protect and conserve the land; and
- d. The taking of the land as conservation reserve is consistent with the municipality's municipal development plan and area structure plan.

11.2.4 Environmental Reserve (ER) shall be allocated prior to the determination of other forms of reserve. Land identified for ER is to be left in its natural state or used as a Public Park.

11.2.5 The owner of a parcel of land that is the subject of the proposed subdivision shall be required to provide the Town of Two Hills and the relevant school board, land for Municipal Reserve (MR), School Reserve (SR), Municipal and School reserve (MSR), money in place of any or all of those reserves or a combination of reserves and money, as required by the Subdivision Authority.

11.2.6 The aggregate amount of land that may be required for MR, SR or MSR must not exceed 10% of the area, value, or a combination of the area and value of the land remaining in the proposed subdivision after deducting the land, if any, provided for ER and CR.

11.2.7 In accordance with the Act the Town may consider Conservation Reserves, Environmental Reserve Easements or Conservation Easements in addition to the Environmental Reserve dedication.

Recreation

11.2.8 The Town shall invest in developing an interconnected network of trails that creates a walkable loop throughout the Town and are connected to public parks and open spaces.

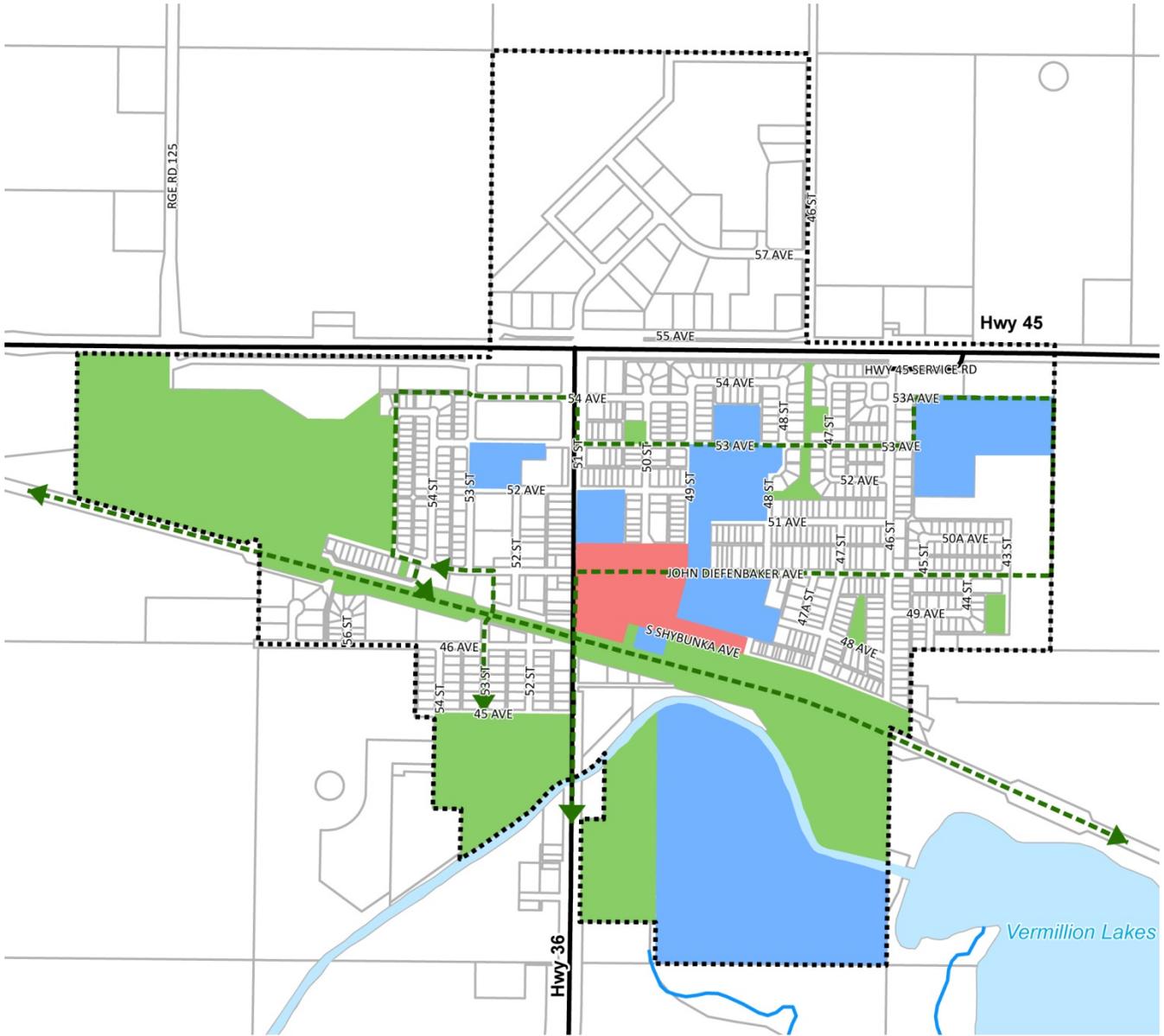
11.2.9 The Town shall establish a partnership with the Province of Alberta to explore the viability of developing a linear green space along the former Canadian Pacific Railway right-of-way within the Town.

- 11.2.10 The Town shall explore options to improve pedestrian connections from the Town Centre to the Vermilion River ravine system.
- 11.2.11 The Town shall maintain and strengthen recreational opportunities around the D.M. Geleta Memorial Park, Two Hills Centennial Hall, Two Hills Centennial Arena, and the new recreational facility.
- 11.2.12 Partner with the County of Two Hills to share costs of recreational facilities in order to serve both Town and County residents.

Public Parks

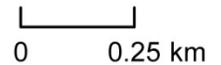
- 11.2.13 Develop a public park on Town-owned land along the Vermilion River to serve as a recreational amenity for the Town as well as a tourist rest stop for the traveling public. The public park should incorporate and celebrate local culture and utilize local plant species in its design.
- 11.2.14 Provide public neighbourhood parks of a variety of sizes throughout the existing and new residential neighbourhoods.
- 11.2.15 The Town may consider money in lieu of Municipal Reserve (MR) dedication for future subdivision applications in industrial areas. Such money in lieu of MR should be utilized for public realm improvements to existing open spaces within the Town.

Map 2 | Future Recreation Concept



Legend

- Town Boundary
- Enhanced Pedestrian Connection
- Parks and Open Space
- Town Centre
- Institutional
- Lakes
- Rivers/Streams





12 Transportation & Servicing

12.1 Objective

Provide and maintain efficient levels of municipal services relating to water, sanitary, stormwater and transportation networks and update infrastructures as needed in order to accommodate development.

12.2 Policies

The Town of Two Hills was connected to the ACE Regional Water System in 2013. Prior to that the Town had five wells and injected chlorine that fed directly into the distribution system from each of the wells; the tower served as an overflow storage; the tower stored 758m³ of potable water. The Town built a reservoir in 2012 with a capacity of 3,400m³ in order to receive and store water from the ACE Regional Water System.

The Town has the following shared services:

- Mutual Aid agreement for fire departments (Town of Two Hills and County of Two Hills No. 21);
- Landfill Commission (Town of Two Hills, County of Two Hills No. 21, and Village of Myrnam);
- Regional Emergency Management Agency (Town of Two Hills, County of Two Hills No. 21, and Village of Myrnam); and
- Health Care Specialist Incentive Program (\$20,000 combined contribution).

The County of Two Hills No. 21 has contributed to the Village of Myrnam and the Town of Two Hills financially over the last two years for capital projects (Town \$150,000). The Town of Two Hills and the County of Two Hills No. 21 each contributed \$400,000 toward a new medical clinic, and \$350,000 each toward the new recreational facility.

General

- 12.2.1 All development within the Town of Two Hills shall be connected to municipal water, sanitary, and stormwater services.

Transportation

- 12.2.2 Future development along Highway 45 may be required to provide service roads to the satisfaction of the Development Authority and Alberta Transportation.
- 12.2.3 Develop a Highway buffer along the south side of Highway 45 in accordance with Alberta Transportation Standards in order to mitigate the negative impacts of traffic on adjacent residential properties.
- 12.2.4 Continue to implement the recommendations of the Town of Two Hills Roadway and Sidewalk Condition Rating Report (2009).
- 12.2.5 Expansion of the street network shall be developed in accordance with Transportation Association of Canada (TAC) standards.
- 12.2.6 Traffic and pedestrian control shall be provided as required through signals, land markings, crosswalks, signing and other traffic-control devices.

Water and Sanitary Services

- 12.2.7 Water services within the Town shall be provided through the ACE Regional Water System.
- 12.2.8 Implement the recommendations of and periodically update the Town of Two Hills Water Study Report (2009).
- 12.2.9 Implement the recommendations of and periodically update the Town of Two Hills Wastewater Report (2009).

12.2.10 All new development will ensure that the current water and sanitary sewer system capacities can accommodate the proposed development. Any upgrades to existing servicing required to accommodate proposed development will be at the cost of the developer.

12.2.11 Invest in upgrades to the sanitary system in order to increase the capacity of the Town's lagoon.

Stormwater Services

12.2.12 Invest in upgrades to the stormwater system in order to increase the capacity of the Town's lagoon.

12.2.13 Natural areas and open spaces will be incorporated in the Town's Stormwater Drainage system through the use of land in naturally low-lying areas for stormwater ponds and the incorporation of drainage swales.

12.2.14 All new subdivision and development projects will be required to undertake stormwater analysis. Stormwater flows in developed areas will need to be maintained to the pre-development flow rate and shall not have a negative impact on any adjacent property.

Garbage and Recycling Collection

12.2.15 Continue to utilize the Two Hills Landfill site managed by the Two Hills Regional Waste Management Commission.

12.2.16 Explore recycling and organic material collection programs to provide environmentally effective waste management services to residents.

Soft Utility Services

12.2.17 Advocate for and invest in improved internet services to the Town.

Emergency and Firefighting Services

12.2.18 The Town will continue to work in a cooperative manner with the County of Two Hills on regional strategies or initiatives that may address matters such as common goals, land supply, infrastructure, development and access to emergency services.

12.2.19 Firefighting requirements will be considered as a part of every rezoning application, subdivision review and servicing agreement.

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13 Social & Economic Development

13.1 Objective

Celebrate and promote the cultural heritage of the Town of Two Hills by creating opportunities for social events and cultural expression.

Foster the creation of a productive and innovative business community by establishing and improving necessary supportive services.

13.2 Policies

Social and Cultural Development

- 13.2.1 Strengthen and build upon cultural connections related to Mennonite and Ukrainian heritage as well as other cultural heritages.
- 13.2.2 Promote the historical significance of the region through preservation of historical landmarks and creation of public art.
- 13.2.3 Invest in cultural tourism opportunities and promotional materials.
- 13.2.4 Utilize 50th Street between 50th Avenue and 47th Avenue for hosting public events and festivals.
- 13.2.5 The Town shall work with local businesses, cultural organizations and the regional farming community to organize farmers markets and similar events to promote tourism and local businesses.

Heritage Resources

- 13.2.6 The Town should conduct a survey to identify structures and sites of historical significance and establish a local inventory of historically significant structures and landscapes.
- 13.2.7 Heritage resources will be identified and protected under the *Historical Resources Act*.
- 13.2.8 The Town should encourage the preservation of these historical sites through the development of incentive programs and municipal grants to be used for historic preservation.

Economic Development

- 13.2.9 Develop necessary partnerships to implement the recommendations of the Two Hills Regional Economic Development Strategy.
- 13.2.10 Attract the development of light industrial and manufacturing businesses in order to create an industrial hub serving the region.
- 13.2.11 Promote the Town's location along the High Load Corridor as an opportunity for light industrial and manufacturing businesses.
- 13.2.12 Explore the viability of having an Economic Development Officer, either directly funded or through regional collaboration.

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14 Implementation Strategy

14.1 Approach

In order to achieve the intended results based on the vision and policies established in this MDP, a number of stakeholders including municipal departments, local businesses, civic agencies, and citizens need to work together. The implementation strategy identifies a number of actions to be undertaken by each municipal department and also allocates potential timelines for completion of each action. The list of potential actions includes a variety of measures such as advocacy, incentives, initiatives, partnerships, regulation, and monitoring. The implementation strategy should be reviewed and updated as needed to reflect changing market conditions and local demands.

Land Use Bylaw Amendment

- 14.1.1 In order to implement the policies of the MDP, the Town shall update its Land Use Bylaw and ensure various land use districts, use classes and development regulations align with the vision established in the MDP.

Enforcement

- 14.1.2 The Town will respond to and investigate development-related issues on a routine inspection basis as well as a resident complaint basis.
- 14.1.3 The Town will enforce the provisions of the Land Use Bylaw and other Town-adopted bylaws and the conditions of issued development permits for activities within the Town.

Area Structure Plans and Outline Plans

- 14.1.4 Any multi-parcel subdivision involving more than ten (10) parcels will be required to prepare an Area Structure Plan involving some or all of the following at the discretion of the Development Authority:
- a. The sequence of development proposed for the area;
 - b. The land uses proposed for the area, either generally or with respect to specific parts of the area;
 - c. The density of population proposed for the area either generally or with respect to specific parts of the area;
 - d. The general location and design for transportation routes and public utilities;
 - e. The general location and design for drainage works, water and sanitary network;
 - f. For multi-parcel residential subdivisions, the general location and design for school bus stops, post office box facilities, entrance features, parks, neighbourhood waste collection areas, visitor parking areas and any other detail required by the Town;
 - g. A Geotechnical Study;
 - h. A Biophysical Study;
 - i. A Traffic Impact Assessment; and
 - j. Any other matters the Council considers necessary.
- 14.1.5 Any small-scale multi-parcel subdivision or redevelopment application involving more than two (2) and ten (10) or less parcels shall be required to prepare an Outline Plan outlining proposed land uses, subdivision layout and any other information at the discretion of the Development Authority.
- 14.1.6 An outline plan shall be approved through Council resolution after a review process that includes consultation with area residents and stakeholders that would be mandatory under the subdivision process.

Subdivision

- 14.1.7 The Town shall not approve a subdivision or development proposal unless it:
- a. Meets the spirit and intent of this MDP;
 - b. Conforms to all other applicable statutory plans of the Town of Two Hills; and
 - c. Can be properly supplied with appropriate servicing requirements as identified through a specific Area Structure Plan, Outline Plan, development agreement and the policies of the MDP.

Development Phasing

- 14.1.8 All future developments shall be encouraged to be phased or staged in order to achieve the orderly and economic development of the community, especially in regards to the provision of municipal services.
- 14.1.9 The subdivision application for each phase of the new development shall be required to incorporate the associated stormwater management facilities as part of that phase.

Subdivision Agreements and Development Agreements

- 14.1.10 New subdivisions will be required to enter into and abide by a Servicing Agreement. The Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and their customers. A Servicing Agreement will be required unless there are no services or off-site levies required for a subdivision. Council may consider a general municipal share in the cost of off-site infrastructure where the improvement is designed to serve more than the subject subdivision.
- 14.1.11 Development agreements may be entered into with the Town and the developer at the time of redistricting, subdivision or development including permits for the rebuilding or intensification of any development. At the discretion of the Town, matters to be addressed within the development agreement will relate to the construction of municipal infrastructure and will include but are not limited to, the following:
- a. Construction and/or upgrades of roadways;
 - b. Utility servicing infrastructure;
 - c. Shallow utilities;
 - d. Stormwater management related infrastructure;
 - e. Trails;
 - f. Parks and associated equipment;
 - g. Landscaping and earthworks;
 - h. Dedication of portions of their land as ER and MR; and
 - i. On-site parking.

Capital Works Program

- 14.1.12 Council will prepare annual capital works plans that will be co-ordinated with policies of the MDP to ensure the effective and efficient control of development and public spending.

Intermunicipal Cooperation

- 14.1.13 The Town is involved in a number of intermunicipal initiatives that focus on a cooperative approach to providing cost-efficient and effective services (fire protection – mutual aid, health care, emergency services, and landfill). The Town will continue to work in partnership with other jurisdictions and other agencies as a means of providing and sharing services effectively and efficiently.
- 14.1.14 The Town will consult with the County of Two Hills on land use planning matters to support orderly development of neighbouring lands.
- 14.1.15 The Town will evaluate development referrals from the County of Two Hills based on the potential for land use conflict and compatibility with adjacent municipal development or planned development.
- 14.1.16 For the purpose of inter-municipal referrals, the Town shall utilize the inter-municipal fringe area established in the Town of Two Hills IDP. To facilitate cooperation, consultation, and communication on land use issues within the fringe areas, the Town shall refer to specific eligible application types established in the Town of Two Hills IDP.
- 14.1.17 Prior to considering annexation of land from the County of Two Hills, the Town shall undertake a comprehensive Growth Management Study to evaluate market demand and land requirements.

Plan Amendment

- 14.1.18 An amendment to this MDP may be made in accordance with the provisions of the Act, should changing conditions necessitate an amendment.
- 14.1.19 Any proposed amendment to this MDP will include an opportunity for public input.
- 14.1.20 Fees for applications to amend this MDP will be established by Council.

Monitoring and Review

- 14.1.21 The MDP establishes the policies that are expected to meet anticipated residential, commercial, institutional and industrial needs within the financial and servicing capabilities of the community. The policies will serve as a basis for detailed planning and servicing. To ensure the effectiveness of the MDP in meeting the overall community objectives, Council will monitor the local situation and evaluate the appropriateness of this document and its policies.
- 14.1.22 Council will require an administrative review of the MDP exploring the need for revisions or for legal consolidation of adopted amendments at least once every five years. An office consolidation shall be maintained to keep the working copies current.

In addition to the above administrative implementation strategies, the following table identifies a series of actions to be undertaken by the Town and a variety of stakeholders. A coordinated approach is essential to enable realization of the long-term vision and policy implementation.

Action Plan

Key Actions	Type of Actions	Preferred Timeline	Responsibility
Studies			
Community Servicing Standards	Analysis	Short-term	Town
Capital Planning – Long Term	Analysis	Short-term	Town
Capital Asset Management	Analysis	Medium-term	Town
Strategic Plan Update	Analysis	Medium-term	Town
Parks and Open Spaces			
Vermillion River Linear Park Conceptual Design	Analysis	Short-term	Town
Vermillion River Trail Network Viability Analysis	Analysis	Short-term	Town
Transportation and Servicing			
Develop Transportation, Water, Sanitary, and Storm Servicing Master Plans	Analysis	Short-term	Town
Town Centre Improvements			
Main Street Façade Improvement Grant Program	Incentive/Grant	Short-term	Town
Main Street Beautification Conceptual Design	Analysis	Medium-term	Town
Placemaking (banners, signs, public art)	Capital Project	Short-term	Town
Town Centre Development Incentive Program	Incentive/Grant	Medium-term	Town
Main Street Beautification Implementation	Capital Project	Long-term	Town
Social, Cultural and Economic Development			
Rider-Friendly Community	Partnership	Short-term	Town and Rider-Friendly Community
Seniors amenities/support	Partnership	Short-term	Town and Seniors Community
Expand/strengthen existing health centre	Advocacy	Long-term	Town
Mennonite amenities	Partnership	Short-term	Town and Mennonite Community
Cultural programming	Partnership	Medium-term	Town and Cultural Organizations
Heritage conservation	Advocacy	Long-term	Town and Heritage Organizations

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15 Definitions

All the terms and meanings in this IDP shall carry their normal definitions unless otherwise defined herein.

Act means the *Municipal Government Act* R.S.A. 2000 and Amendments thereto, and the Regulations passed pursuant thereto.

Adjacent means contiguous or would be contiguous if not for a river, stream, railway, road or utility right of way or reserve land; and any other land identified in this Bylaw as adjacent land for the purpose of notifications.

Albert Energy Regulator (AER) means the independent agency regulating the safety and development of Alberta's energy resources: oil, natural gas, oil sands, coal, and pipelines.

Area Structure Plan (ASP) means a current plan adopted by Council as an area structure plan pursuant to the Act.

Buffer means an open green space or undisturbed natural area; row of trees, shrubs, earth berm, or fencing to provide visual or physical separation and/or noise attenuation between lots or a public roadway.

Building includes anything constructed or placed on, in, over or under land but does not include a highway or

public roadway or a bridge forming part of a highway or public roadway.

Commercial Use means the use of land or building for the operation of a business, either wholesale or retail. Commercial Use does not include home-based businesses, industrial operations, or other commercial land uses that are defined separately within this Bylaw.

Confined feeding operation means an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, but does not include seasonal feeding and bedding sites; {Agricultural Operation Practices Act, Chapter A-7, Revised Statutes of Alberta, 2000}.

Conservation: Refers to the activity of protecting from degradation the essential biological, physical and chemical characteristics of the natural environment.

Cost Sharing means that costs for an agreed-upon mutually beneficial project or development would be funded by all municipalities based upon some mutually agreed-to basis.

Development means:

an excavation or stockpile and the creation of either of them,

a building or an addition to or a replacement or repair of a building and the construction or placing in, on, over or under land,

a change of the use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of land or building, or a change in the intensity of use of land or a building or any act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Development Agreement means a legal agreement between a developer and the Town of Two Hills that specifies the financial obligations and the terms and conditions for the construction/warranty of municipal improvements necessary to service lands approved for development as defined under the *Municipal Government Act*.

Development Permit means a document issued by the Development Authority or by Council in the case of a decision under a Direct Control District; authorizing a development issued pursuant to this bylaw.

Discretionary Use means the use of land or a building that may or may not be allowed by a Development Authority, with or without conditions, based upon the merits of the development permit application.

Industrial Park means the grouping of diverse industries that benefit mutually by exchanging waste heat, light or by products with their neighbours. This concept incorporates the following principles to create targeted business synergies within a sustainable, environmental friendly industrial park:

- Targeted economic development strategy that seeks to attract similar businesses or industry grouping to fill product or service niches.
- By-product synergy whereby businesses cycle materials and energy, increasing efficiency and reducing environmental impact.
- Networking around services is designed so that business share services, such as marketing, transportation, research, and monitoring services where ever possible.

Environmental Reserve means the land designated as environmental reserve by a subdivision authority or a municipality in accordance with the Act.

Economic Development refers to creating a positive environment from which local businesses can succeed and grow and attract new enterprise to the community.

Floodway means the channel of a watercourse and the adjacent areas where the majority of floodwaters will flow and where flow velocities and depths are potentially destructive to development. This is normally kept free of encumbrances to allow the free flow of water during a flood.

Geotechnical Report/Study means an assessment or estimation of the earth's subsurface and the quality and/or quantity of environmentally mitigative measures that would be necessary for development to occur.

Goal refers to an idealized end towards which planned action is directed and which provides an indication of what is to be achieved.

Highway means a provincial highway under the *Highways Development and Protection Act*.

Heritage means the history, culture and historical resources of an area and its residents.

Institutional Uses means land uses which serve a community's social, educational, health, cultural and recreational needs. This may include government owned and operated facilities or not-for-profit organizations.

Infrastructure refers to systems and facilities (e.g. roads, water and wastewater treatment and distribution networks, power lines, telephone and cable systems) that service development.

Municipal Government Act (Act) refers to provincial legislation that gives municipalities the authority for municipal planning, subdivision and development control. The Act allows municipalities to adopt plans and a land use bylaw and make planning decisions to achieve the beneficial use of land without infringing on the rights of individuals except to the extent necessary for the greater public interest. The purpose of the Act is to provide policy direction that ensures good government, services and facilities for municipalities and safe and viable communities.

Open Space means passive and structured leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community. Open space includes parks, recreation and tourism nodes, as well as natural areas.

Objective refers to directional statements that are usually phrased in measurable terms for given time frames.

Park refers to a development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and manmade landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park.

Recreational Facility means any building, structure or equipment, the intended use of which is for either active or passive recreation, excluding washroom and changing facilities.

Reserve Land means environmental reserve, municipal reserve, community services reserve, school reserve or municipal and school reserve.

Town Council means the Council of the Town of Two Hills.

Vision Statement means a statement, adopted by Council that encapsulates the future identity and ideals of the community. The statement guides overarching policy regarding community growth, principles and values.

