



TOWN OF TWO HILLS  
IN THE PROVINCE OF ALBERTA  
BYLAW NO. 2024-1047

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A BYLAW OF THE MUNICIPALITY OF TOWN OF TWO HILLS IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 2018-980 BEING THE LAND USE BYLAW FOR THE TOWN OF TWO HILLS.

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**WHEREAS** Council has adopted Town of Two Hills bylaw 2018-980 to be used as the Land Use Bylaw.

**WHEREAS** it is deemed expedient to amend Bylaw 2018-980, as set out in section 692 of the Municipal Government Act, R.S.A. 2000, c. M-26, and amendments thereto.

**WHEREAS** a Public Hearing has been held pursuant to Section 230 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, and amendments thereto;

**WHEREAS** said Public Hearing has been advertised pursuant to Section 606 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, and amendments thereto;

**NOW THEREFORE** under the authority and subject to the provisions of the municipal government act, and by virtue of all other enabling powers, the Council of the Town of Two Hills, duly assembled, enacts as follows:

1. The appendix "A" of Town of Two Hills Bylaw No. 2018-980: Land Use Bylaw, be amended such that all lands legally described; as shown on schedule "A", be rezoned from Parks and Recreation (PR) to Residential 3 (R3).
  - a. Lot 5; Blk ; Plan 8222580
  - b. Lot 6; Blk ; Plan 8222580
  - c. Lot 4; Blk ; Plan 8222580
2. The appendix "A" of Town of Two Hills Bylaw No. 2018-980: Land Use Bylaw, be amended such that all lands legally described; as shown on schedule "A", be rezoned from Residential 2 (R2) to Residential Manufactured Home Park (RMHP).
  - a. Lot ; Blk 15; Plan; 610NY
3. The appendix "A" of Town of Two Hills Bylaw No. 2018-980: Land Use Bylaw, be amended such that all lands legally described; as shown on schedule "A", be rezoned from Residential1(R1) to Residential 3 (R3).

a. Lot F; Blk 20; Plan 8320238	h. Lot 8; Blk 26; Plan 8021287
b. Lot K; Blk 20; Plan 8421200	i. Lot 9; Blk 26; Plan 8021287
c. Lot L; Blk 20; Plan 8421200	j. Lot 10; Blk 26; Plan 8021287
d. Lot M; Blk 20; Plan 8421200	k. Lot 11; Blk 26; Plan 8021287
e. Lot 4; Blk 26; Plan 8021287	l. Lot 12; Blk 26; Plan 8021287



- f. Lot 6; Blk 26; Plan 8021287
  - g. Lot 7; blk 26; Plan 8021287
  - m. Lot 13; Blk 26; Plan 8021287
4. The appendix "A" of Town of Two Hills Bylaw No. 2018-980: Land Use Bylaw, be amended such that all lands legally described; as shown on schedule "A", be rezoned from Residential 1 (R1) to Parks and Recreation (PR)
- a. Lot 14; Blk 26; Plan 8021287
  - b. Lot 15; Blk 26; Plan 8021287
  - c. Lot 16; Blk 26; Plan 8021287
5. The appendix "A" of Town of Two Hills Bylaw No. 2018-980: Land Use Bylaw, be amended such that all lands legally described; as shown on schedule "A", be rezoned from Parks and Recreation (PR) to Residential 3 (R3)
- a. Lot 5; Blk 26; Plan 8021287
6. The appendix "A" of Town of Two Hills Bylaw No. 2018-980: Land Use Bylaw, be amended such that all lands legally described; as shown on schedule "A", be rezoned from Highway Commercial (C2) to Residential 2 (R2)
- a. Lot 7; Blk 11; Plan 8309ET
  - b. Lot N. PT 8; Blk 11; Plan 8309ET
  - c. Lot S. PT 8; Blk 11; Plan 8309ET
  - d. Lot N. ½ 9; Blk 11; Plan 8309ET
7. Section 3.2.1 Development Permit Processes is amended:
- i. **By deleting:**
- Section 3.2.1 (d): Erection of a fence or other enclosure which is no higher than 1.8m (6.0ft) in height, within all land use districts, provided that there is no contravention of this or any other Bylaw of the municipality and provided that such a fence or enclosure does not obstruct the visibility at roadway intersections.
- And:
- Section 3.2.1 (e) Erection of a fence or other enclosure which is no higher than 3.0m (10ft) in height, within all industrial land use districts, provided that there is no contravention of this or any other bylaw of the municipality and provided that such fence or enclosure does not obstruct the visibility at roadway intersections.



8. Section 8.4 Fences and Walls is amended:

i. **By Adding:**

Section 8.4.6 (a) Erection of a fence or other enclosure which is no higher than 1.8m (6.0ft) in height, within all land use districts, provided that there is no contravention of this or any other Bylaw of the municipality and provided that such a fence or enclosure does not obstruct the visibility at roadway intersections. Subject to fee set out in Appendix C

And:

9. Section 8.4.6 (b) Erection of a fence or other enclosure which is no higher than 3.0m (10ft) in height, within all industrial land use districts, provided that there is no contravention of this or any other bylaw of the municipality and provided that such fence or enclosure does not obstruct the visibility at roadway intersections. Subject to a fee set out in Appendix C.

10. Section 5.2 Procedure for Appeals is amended:

i. **By deleting**

5.2.1 In accordance with section 686 of the Act, development appeal to an SDAB is commenced by filing a notice of the appeal containing reasons, with the board within fourteen (21) days.

**And replaced with:**

5.2.1 In accordance with section 686 of the Act, development appeal to an SDAB is commenced by filing a notice of the appeal containing reasons, with the board within twenty-one (21) days.



READ A FIRST TIME IN COUNCIL THIS 18<sup>TH</sup> DAY OF JULY, 2024

**TOWN OF TWO HILLS**

\_\_\_\_\_*Original Signed*\_\_\_\_\_

Leonard L. Ewanishan, Mayor

\_\_\_\_\_*Original Signed*\_\_\_\_\_

Adam Kozakiewicz, C.A.O

READ A SECOND TIME IN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

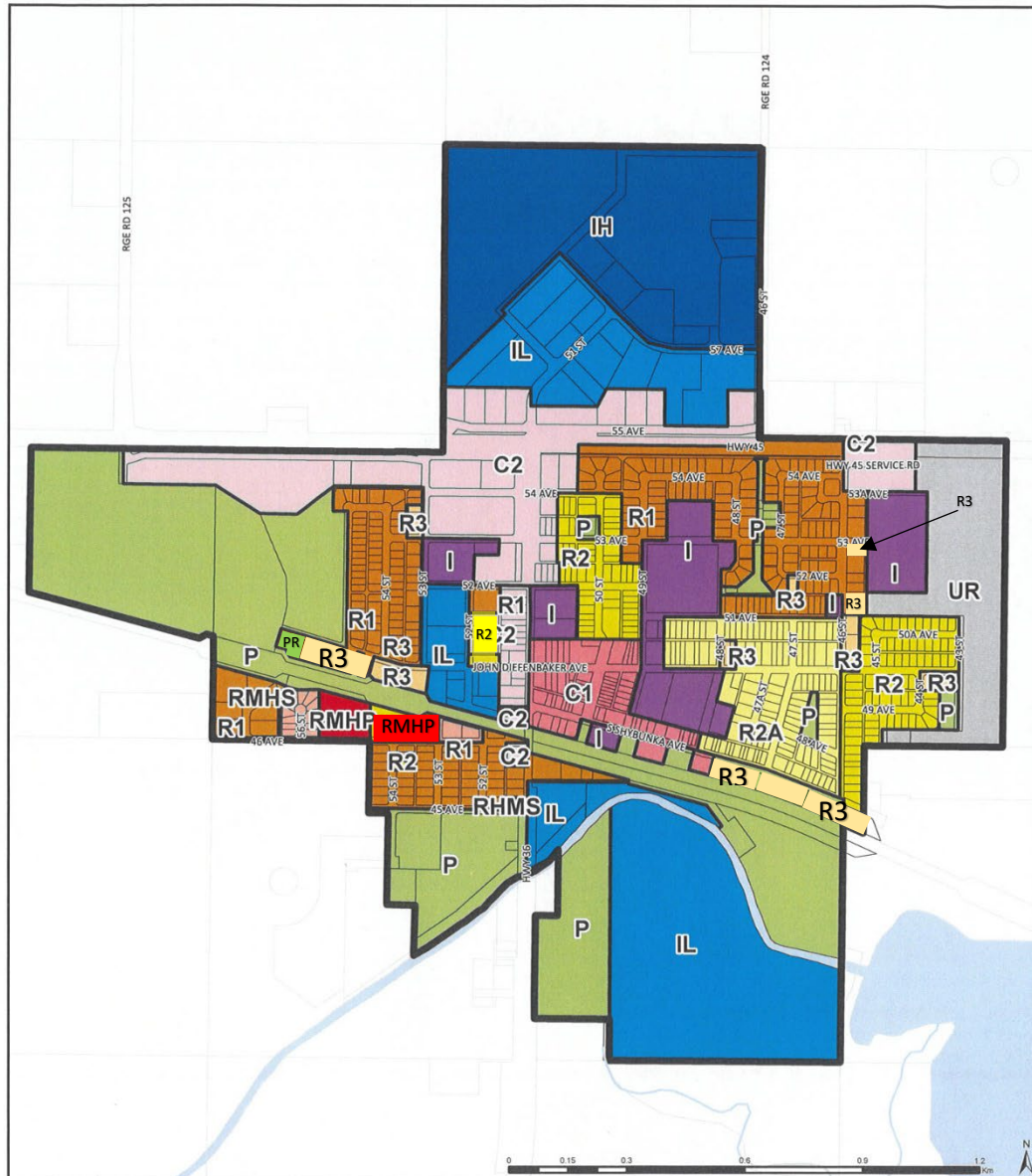
READ A THIRD TIME IN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

**TOWN OF TWO HILLS**

\_\_\_\_\_  
Leonard L. Ewanishan, Mayor

\_\_\_\_\_  
Adam Kozakiewicz, C.A.O

DRAFT



Town of Two Hills  
Land Use Bylaw



Map 1 | Land Use Districts

Legend

	Residential 1 (R1)		Town Centre (C1)		Urban Reserve (UR)
	Residential 2 (R2)		Highway Commercial (C2)		Town Boundary
	Residential 2A (R2A)		Institutional (I)		
	Residential 3 (R3)		Parks and Recreation (PR)		
	Residential Manufactured Home Subdivision (RMHS)		Industrial Light (IL)		
	Residential Manufactured Home Park (RMHP)		Industrial Heavy (IH)		

Last Updated: 08/06/2018

Appendix "C"  
Development Schedule of Fees  
2024-1047

Development Type	Cost
Development Permit: Single family dwelling, Manufactured home, Mobile home, Duplex, Semi-detached, additions, multi family dwellings	\$100 plus \$1 for every \$1000 over \$100,000
Boarding House	\$200
Basements/secondary shops	\$100
Accessory Structures: Garages/shops, Play structures	\$100
Sheds over 100ft	\$50
Deck/signage	\$50
Fence	\$25
Demolition	\$200
Urban hen coop	\$50