

BYLAW NO. 1511-26

LAND USE BYLAW AMENDMENT FOR ADDITIONAL PERMITTED USE IN COMMERCIAL HIGHWAY DISTRICT.

BEING A BYLAW OF THE COUNCIL OF THREE HILLS, IN THE PROVINCE OF ALBERTA, TO AEMEND LAND USE BYLAW NO. 1458-20.

WHEREAS, pursuant to the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, as amended, a Municipal Council must pass a Land Use Bylaw; and

WHEREAS, the Council of Three Hills has received an application to update the Land Use Bylaw which divides the Municipality into districts and regulates the use and development of land and buildings within the Municipality as prescribed in the Bylaw; and

WHEREAS, a Public Hearing into the proposed Bylaw amendment is scheduled for **May 25, 2026**, commencing at 5:00 p.m. at the Three Hills Administration Office in Council Chambers;

NOW THEREFORE, the Municipal Council of Three Hills, in the Province of Alberta, duly assembled and under the powers conferred upon it by the Municipal Government Act, RSA 2000, Chapter M-26, enacts as follows:

1. This bylaw shall be cited as an addition to the Town of Three Hills Land Use Bylaw 1458-20.
2. The use and development of land and buildings within the Town of Three Hills shall be established as per Schedule "A", attached to and forming part of this Bylaw.
3. The Town of Three Hills Land Use Bylaw 1458-20 Section 9.7 – C3 Commercial Highway District is hereby amended and amendments thereto.
4. That this bylaw shall take effect on the date of the third and final reading.

READ A FIRST TIME this 27th day of April, 2026.

READ A SECOND TIME this 25th day of May, 2026.

READ FOR A THIRD AND FINAL TIME, this 25th day of May, 2026.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

SCHEDULE “A”

9.7 C3 – COMMERCIAL HIGHWAY DISTRICT

9.7.1 Purpose

- a. The purpose and intent of this district is to provide an area for commercial uses and other uses, herein listed, which are compatible with the area, adjacent to a highway which requires large open areas for parking by clientele, for display of merchandise, or both, which will create an attractive environment to serve the public.

9.7.2 Permitted Uses

- a. Automotive and Equipment Sales
- b. Convenience Retail Store
- c. Drive-In Business
- d. Hotel
- e. Motel
- f. Restaurant
- g. Service Station
- h. Tourist Information Centre
- i. Accessory Building
- j. Accessory Use
- k. Custom Workshop
- l. Drinking Establishment
- m. Equipment Rentals
- n. General Contractor Service
- o. Liquor Store
- p. Outside Sale and Storage
- q. Personal Service
- r. Professional, Financial, and Administrative Office
- s. Public or Quasi-public Use
- t. Public Utility Building
- u. Signs
- v. Retail Store
- w. Shopping Centre
- x. Warehouse Sales
- y. Micro-brewery
- z. Funeral Home (Bylaw 1511-26)



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9.7.3 Discretionary Uses

- a. Air Supported Fabric Covered Structures
- b. Automotive and Equipment Sale, Repair, Rental, and Storage
- c. Campground
- d. Communication Tower
- e. Container, Shipping Container, Sea Can or Dry Box
- f. Library and Cultural Facility
- g. Outdoor Participant Recreation Service
- h. Religious Assembly, limited to religious assembly uses located at the following locations legally described as: Lot 3, Block 10, Plan 0813003; Block A, Plan 8153FO; and Lot 2, Plan 9912141.
- i. Relocated Building
- j. Temporary Building
- k. Cannabis Retail Sales Store
- l. Truck or Car Wash

9.7.4 Development Regulations for Permitted and Discretionary Uses

Use	Lot Area		Floor Area		Lot Width		Lot Depth	
	m ²	ft ²	m ²	ft ²	m	ft	m	ft
All Uses	464	5,000			15.2	50	45	148
Hotels & Motels	1,858	20,000			15.2	50	45	148

Use	Front Setback		Side Setback		Rear Setback	
	m	ft	m	ft	m	ft
All Uses	6.0	20	1.5	5.0	6.0	20
All Uses (adjacent to primary highway)	40	131	1.5	5.0	6.0	20
All Uses (abutting residential)	6.0	20	3.1	10	7.5	25

9.7.5 Height

- a. The maximum height shall not exceed 13.7 m (45 ft) unless otherwise approved by the Development Authority. Developments over 13.7 m (45 ft) shall require a sprinkler system.

9.7.6 Supplementary Regulations

- a. All uses must also comply with the requirements of Section 7 and Section 8.

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9.7.7 Additional Development Regulations for Permitted and Discretionary Uses

- a. Religious assembly uses shall be limited to the locations legally described as: Lot 3, Block 10, Plan 0813003; Block A, Plan 8153FO; and Lot 2, Plan 9912141.
- b. Any business premises or multiple occupancy building having a floor area greater than 1,500 m² (16,146 ft²) or a single wall length greater than 25 m (82 ft) visible from a public road shall comply with the following:
 - i. the roof line and the building façade shall include design elements that reduce the perceived mass of the building; and
 - ii. landscaping adjacent to exterior walls shall be used to reduce the perceived mass of the building and provide visual interest.
- c. All exposed building faces shall have consistent and harmonious exterior finishing materials.
- d. In reviewing an application consideration shall be given to the design, siting, landscaping, and screening of the proposed development to minimize any potential impacts such as: traffic and patrons using the site, increased noise, dust, odours, or refuse, and any other factors which would interfere with or affect the use and enjoyment of adjacent land uses.
- e. A permit for development in this district must also be granted by the appropriate Provincial department (when the site is adjacent to a controlled highway).

9.7.8 Additional Landscaping Regulations

- a. Landscaping requirements for permitted and discretionary uses are subject to Section 7.33 in addition to the requirements found within this district.
- b. Any trees or shrubs which die, that were planted under the approved landscaping plan, must be replaced in the next planting season.

9.7.9 Additional Rules Governing Yards

- a. Rules governing yards and their use for permitted and discretionary uses are subject to Section 7.57 in addition to any requirements found within this district.
- b. All exterior storage shall be adequately screened from adjacent parcels to the sole satisfaction of the development authority.

