

**TOWN OF FORT MACLEOD**  
**in the Province of Alberta**  
**BYLAW NO. 1997**

BEING a bylaw of the Town of Fort Macleod in the Province of Alberta, to amend Bylaw No. 1882, being the municipal Land Use Bylaw.

WHEREAS the Town of Fort Macleod Council is in receipt of a request to redesignate certain lands within the municipality;

WHEREAS the intent of proposed Bylaw No.1997 is to redesignate lands legally described as:

Lot 10-11 Block 86 Plan 92B;

from "Industrial General: IG" to "Commercial General: CG"; and

WHEREAS the lands that are the subject of this proposed redesignation are shown on the map in Schedule 'A' attached hereto;

AND WHEREAS the purpose of the bylaw is to designate the lands for commercial use and that a municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the *Municipal Government Act, Revised Statutes of Alberta 2000*, Chapter M-26, as amended, the Council of the Town of Fort Macleod in the Province of Alberta duly assembled does hereby enact the following:

1. Lot 10-11 Block 86 Plan 92B be redesignated such that lands designated as "Industrial General: IG" to "Commercial General: CG".
2. The Land Use Districts Map shall be amended to reflect this change.
3. Bylaw No. 1882 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
**Mayor – Brent Feyter**

\_\_\_\_\_  
**Chief Administrative Officer–Anthony Burdett**

READ a **second** time this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

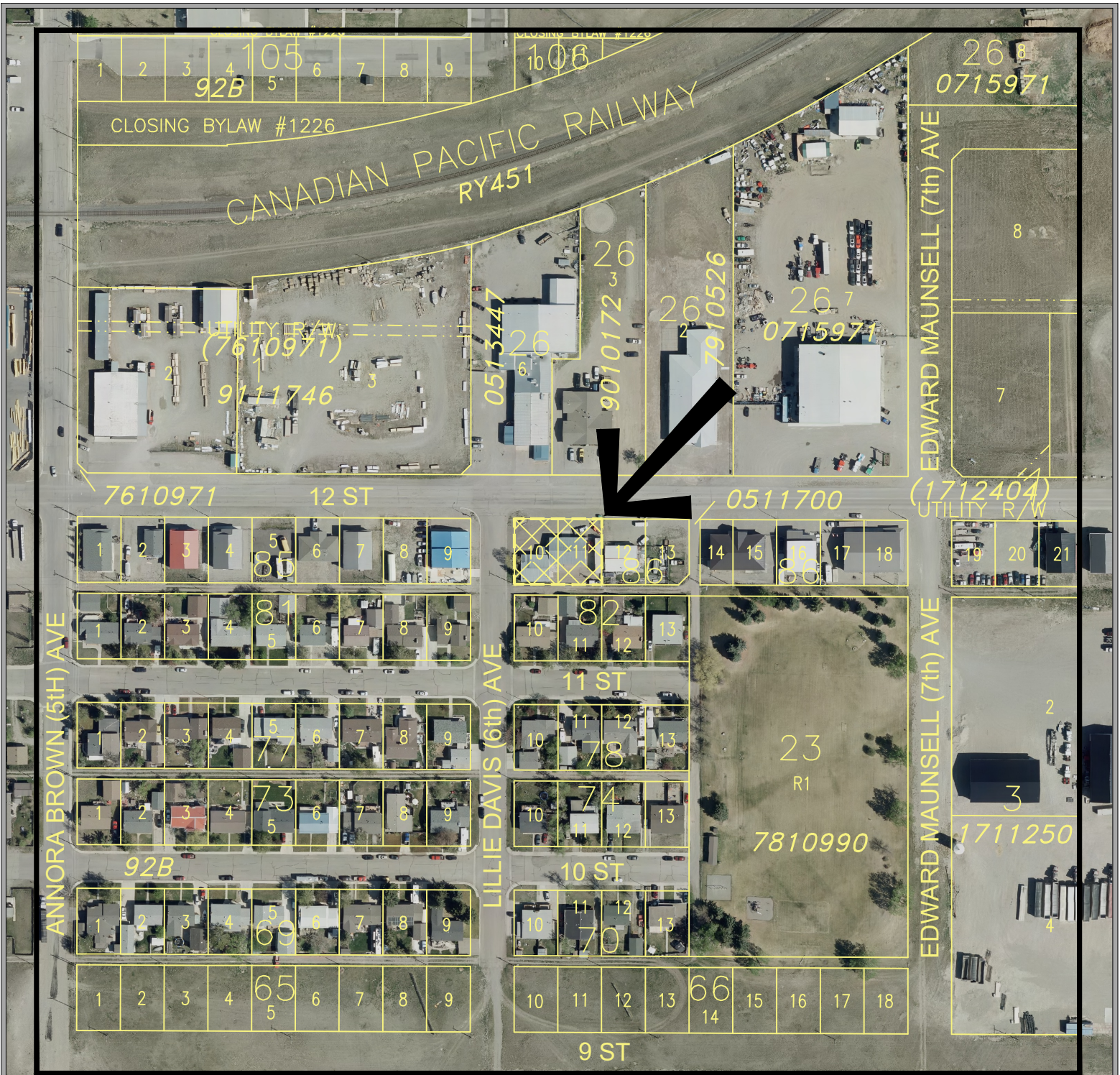
\_\_\_\_\_  
**Mayor – Brent Feyter**

\_\_\_\_\_  
**Chief Administrative Officer– Anthony Burdett**

READ a **third** time and finally PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
**Mayor – Brent Feyter**

\_\_\_\_\_  
**Chief Administrative Officer– Anthony Burdett**



## LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

Aerial Photo Date: May 15, 2021



FROM: Industrial General IG  
TO: Commercial General CG

LOTS 10-11, BLOCK 86, PLAN 92B WITHIN  
SE 1/4 SEC 12, TWP 9, RGE 26, W 4 M  
MUNICIPALITY: TOWN OF FORT MACLEOD  
DATE: MARCH 27, 2025

Bylaw #: 1997  
Date: \_\_\_\_\_



0 Metres 50 100 150 200



MAP PREPARED BY:  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
TEL. 403-329-1344  
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**NOTICE OF PUBLIC HEARING**  
**TOWN OF FORT MACLEOD**  
**IN THE PROVINCE OF ALBERTA**  
  
**PROPOSED BYLAW NO. 1997**

**7:00 p.m. May 12, 2025**  
**Town of Fort Macleod Council Chambers**  
410 20th Street, Fort Macleod, AB

PURSUANT to sections 216.4, 606 and 692 of *the Municipal Government Act, Revised Statutes of Alberta 2000*, Chapter M-26, as amended, the Council of the Town of Fort Macleod in the Province of Alberta hereby gives notice of its intention to consider Bylaw No. 1997, being a bylaw to amend Bylaw No. 1882, being the municipal Land Use Bylaw.

THE PURPOSE of Bylaw No. 1997 is redesignate a lands legally described as:

Lot 10-11 Block 86 Plan 92B;

from "Industrial General: IG" to "Commercial General: CG"; and

WHEREAS the lands that are the subject of this proposed redesignation are shown on the map in Schedule 'A' attached hereto;

THEREFORE, TAKE NOTICE THAT a public hearing to contemplate proposed Bylaw No. 1997 will be held in the Town of Fort Macleod Council Chambers at 7:00 p.m. on the 12<sup>th</sup> day of May, 2025.

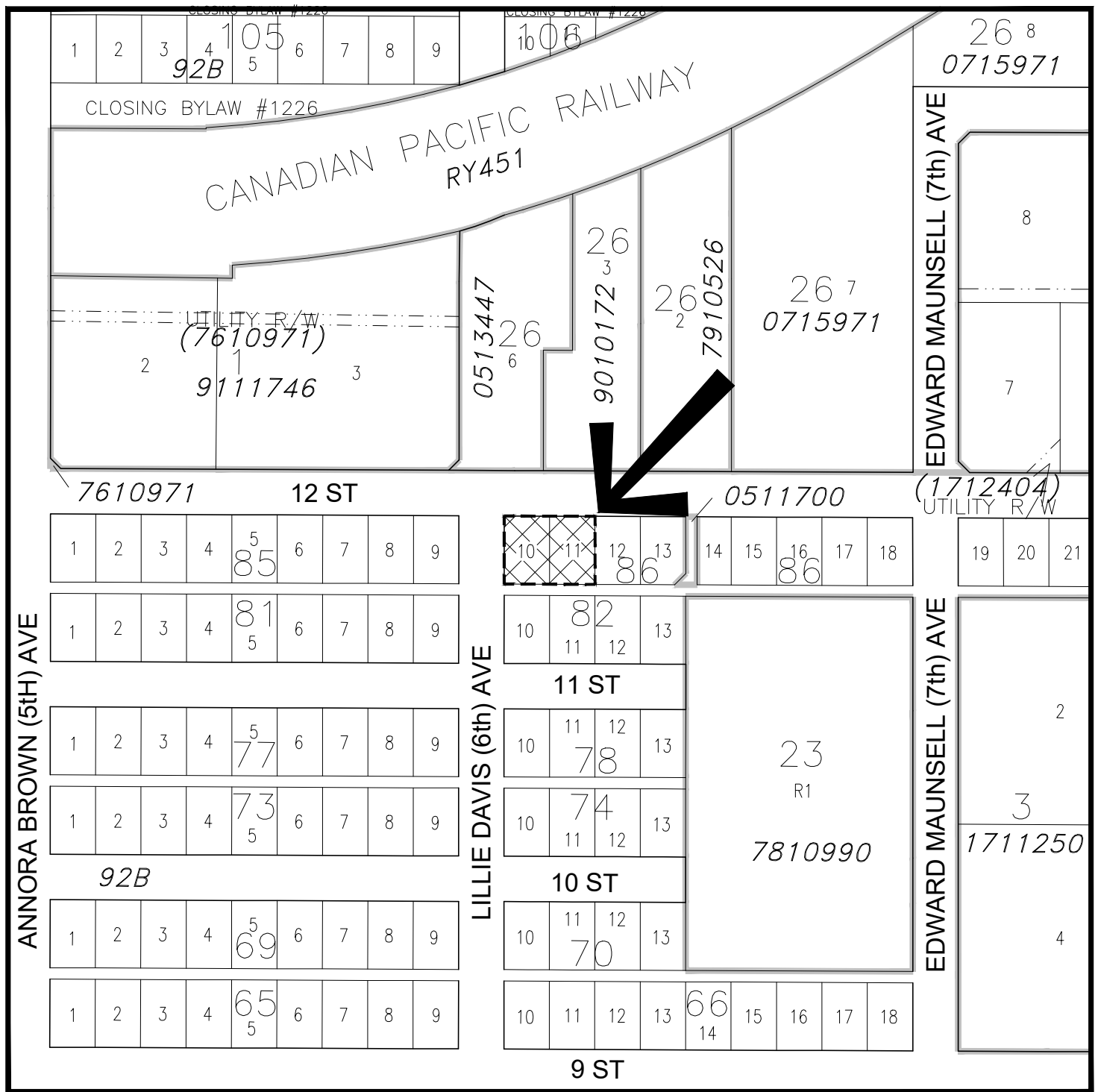
AND FURTHER TAKE NOTICE THAT anyone wishing to make a presentation regarding the proposed bylaw should contact the Chief Administrative Officer no later than 1:00 p.m. on the 5<sup>th</sup> day of May, 2025. Both written and/or verbal presentations may be given at the public hearing.

A copy of the proposed bylaw may be inspected at the Town of Fort Macleod municipal office during normal business hours.

DATED at the Town of Fort Macleod in the Province of Alberta this 14<sup>th</sup> day of April, 2025.

*Anthony Burdett*  
*Chief Administrative Officer*  
*Town of Fort Macleod*  
*Box 1420*  
*Fort Macleod, Alberta T0L 0Z0*





## LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Industrial General IG  
TO: Commercial General CG

LOTS 10-11, BLOCK 86, PLAN 92B WITHIN  
SE 1/4 SEC 12, TWP 9, RGE 26, W 4 M  
MUNICIPALITY: TOWN OF FORT MACLEOD  
DATE: MARCH 27, 2025

Bylaw #: 1997  
Date: \_\_\_\_\_



MAP PREPARED BY:  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
TEL. 403-329-1344  
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

# INDUSTRIAL GENERAL: /G

## SECTION 1 PURPOSE

The purpose of this land use district is to accommodate a range of primarily industrial uses while allowing for the development of uses that may require larger lots, special siting and/or servicing, or which may be considered noxious or hazardous.



## SECTION 2 USES

| Permitted Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | *Discretionary Uses: A                                                                                                                                                                                                                                                                                                                                              | †Discretionary Uses: B                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accessory structures<br>Accessory uses<br>Autobody and paint shops<br>Automotive repair shops<br>Commercial schools<br>Contractor, general<br>Contractor, limited<br>Delivery service<br>Equipment sales and service<br>Fabrication shops<br>Freight and cartage services<br>Funeral services<br>Garden centres<br>Greenhouses<br>Light manufacturing<br>Lumber yards<br>Manufacturing<br>Offices<br>Recreational vehicle sales and service<br>Service stations<br>Shipping containers:<br>Temporary<br>Signs:<br>Canopy<br>Fascia<br>Temporary<br>Window<br>Storage, indoor<br>Storage, outdoor<br>‡Structural alterations to an approved use<br>Truck wash<br>Veterinary clinics | Alternative energy, private<br>Auctioneering facilities<br>Community resource facility<br>Custodial quarters<br>Kennels:<br>Minor<br>Major<br>Manufactured home sales and service<br>Moved-in buildings<br>Public or private utilities<br>Recycling facilities<br>Restaurants<br>Shipping containers<br>Signs:<br>Freestanding<br>Projecting<br>Surveillance suites | Breweries, distilleries and wineries<br>Bulk fuel stations<br>Cannabis production facility<br>Daycares<br>Entertainment establishments<br>Grain elevators and seed cleaning<br>Gravel crushing operations<br>Natural resources extraction<br>Parking facilities<br>Signs:<br>Mural |

|            |                                                                                                                                                                                                                                 |  |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Warehouses |                                                                                                                                                                                                                                 |  |
| Notes      | <i>*Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer.</i>                                                                                                                 |  |
|            | <i>†Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission.</i>                                                                                                     |  |
|            | <i>‡Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements of this bylaw, and <u>do not require any variances</u>. See Section 4.9 of Administration.</i> |  |

### SECTION 3 MINIMUM LOT SIZE

| Use   | Lot Size                                                                                       | Lot Depth       | Lot Width       |
|-------|------------------------------------------------------------------------------------------------|-----------------|-----------------|
| All   | 1393.5 m <sup>2</sup> (15000 ft <sup>2</sup> )                                                 | 45.7 m (150 ft) | 30.5 m (100 ft) |
| Notes | Minimum lot sizes do not preclude individual units to be separated by condominium subdivision. |                 |                 |

### SECTION 4 SETBACKS

#### 4.1 APPLICABILITY

- (1) Notwithstanding the setbacks provided in Section 4.2 of this land use district, setbacks in established areas shall be determined by application of Section 3.6 of Administration; and
- (2) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 4.2 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

#### 4.2 SETBACK REQUIREMENTS

| Principal Building        |                                                                                                                                                             |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Front and Secondary front | 7.5 m (24.9 ft)                                                                                                                                             |
| Rear                      | 7.5 m (24.9 ft)                                                                                                                                             |
| Side                      | 3 m (9.8 ft)                                                                                                                                                |
| Notes                     | <i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 21 of Schedule 3.</i>                                |
|                           | <i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</i> |

### Accessory Building(s)/Structure(s)

To the discretion of the Development Authority, with consideration for required setbacks and minimum distance separations based on the materials stored in accessory structures.

#### Notes

*Setbacks are measured to the closest point of the building/structure, allowing for projections as per Section 21 of Schedule 3.*

*Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.*

*Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory structure.*

### SECTION 5 MAXIMUM SITE COVERAGE

- (1) Total allowable coverage: 60% inclusive of all buildings and structures

### SECTION 6 MINIMUM GREEN SPACE

- (1) Minimum green space: 10% or as required by the Development Authority

### SECTION 7 MAXIMUM BUILDING HEIGHT

- (1) Principal building: 10.7 m (35 ft)  
(2) Accessory building(s): 10.7 m (35 ft)

### SECTION 8 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the IG land use district include but are not limited to:

- (a) General Standards of Development:

#### Schedule 3

Section 1: Accessory Buildings and Structures  
Section 2: Access Requirements  
Section 4: Corner Lots  
Section 5: Decks and Patios  
Section 6: Design Standards  
Section 7: Exceptions to Building Height  
Section 8: Fences, Privacy Walls and Gates  
Section 9: Gateways  
Section 10: Grading, Excavation, Stripping and Stockpiling  
Section 11: Infill Development  
Section 12: Interface Areas  
Section 13: Landscaping  
Section 14: Mixed-use Development  
Section 15: Moved-in Buildings  
Section 16: Nuisance, Pollution and Hazard Control  
Section 17: Outdoor Lighting

Section 18: Outdoor Storage and Display  
Section 19: Parking and Loading  
Section 20: Prohibitions  
Section 21: Projections into Setbacks  
Section 22: Screening  
Section 23: Site Drainage and Stormwater Management  
Section 25: Vehicle-oriented Development

(b) Use-specific Standards of Development:

**Schedule 4**

Section 1: Alternative Energy Sources  
Section 3: Childcare Facilities  
Section 6: Industrial Performance Standards  
Section 7: Kennels  
Section 12: Natural Resource Extraction and Processing  
Section 15: Cannabis Regulation



# COMMERCIAL GENERAL: CG

## SECTION 1 PURPOSE

The purpose of this land use district is to accommodate a variety of commercial uses that cater to Town residents, surrounding communities, and the travelling public.



## SECTION 2 USES

| Permitted Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                | *Discretionary Uses: A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | †Discretionary Uses: B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accessory building<br>Accessory structure<br>Accessory use<br>Bakeries<br>Business support services<br>Cafes<br>Convenience stores<br>Drycleaners<br>Financial institutions<br>Government services<br>Laundromat<br>Medical/health facilities<br>Offices<br>Personal service<br>Pet grooming services<br>Restaurants<br>Retail stores<br>Shipping containers:<br>Temporary<br>Signs:<br>Canopy<br>Fascia<br>Temporary<br>Window<br>‡Structural alterations to an approved use | Alternative energy, private<br>Automotive sales and service<br>Community resource facility<br>Daycares<br>Dwellings:<br>Accessory to an approved use<br>Entertainment establishments<br>Funeral services<br>Hotel/motel:<br>≤ 20 rooms<br>Institutional<br>Kennels:<br>Minor<br>Major<br>Media production facilities<br>Mixed-use buildings<br>Moved-in buildings<br>Public or private recreation<br>Public or private utilities<br>Signs:<br>Freestanding<br>Projecting<br>Surveillance suites<br>Veterinary clinics | Automotive repair shops<br>Bars/lounges<br>Breweries, distilleries and wineries<br>Cannabis retail store<br>Car washes<br>Commercial schools<br>Community association buildings<br>Equipment sales and services<br>Gas bar<br>Hotel/motel:<br>> 20 rooms<br>Liquor stores<br>Lodges and clubs<br>Parking facilities<br>Parks and playgrounds<br>Recreational vehicle sales and service<br>Religious assembly<br>Service stations<br>Shipping containers<br>Signs:<br>Mural<br>Tattoo shops<br>Theatres<br>Warehouse facilities |
| Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | *Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer.                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | †Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission.                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

*\*Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements of this bylaw, and do not require any variances. See Section 4.9 of Administration.*

### SECTION 3 MINIMUM LOT SIZE

| Use                              | Lot Size                                                                                                  | Lot Depth      | Lot Width       |
|----------------------------------|-----------------------------------------------------------------------------------------------------------|----------------|-----------------|
| All – no lane                    | 921 m <sup>2</sup> (9915 ft <sup>2</sup> )                                                                | 30.2 m (99 ft) | 30.5 m (100 ft) |
| All – with lane                  | 459.8 m <sup>2</sup> (4950 ft <sup>2</sup> )                                                              | 30.2 m (99 ft) | 15.2 m (50 ft)  |
| Downtown overlay                 | To the discretion of the Development Authority.                                                           |                |                 |
| Provincial historic area overlay | To the discretion of the Development Authority.                                                           |                |                 |
| Notes                            | Minimum lot sizes do not preclude individual commercial units to be separated by condominium subdivision. |                |                 |

### SECTION 4 SETBACKS

#### 4.1 APPLICABILITY

- (1) Notwithstanding the setbacks provided in Section 4.2 of this land use district, setbacks in established areas shall be determined by application of Section 3.6 of Administration; and
- (2) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 4.2 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

#### 4.2 SETBACK REQUIREMENTS

| Principal Building        |                                                                                                                                                                                                                                                                               |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Front and Secondary front | 5 m (16.4 ft)                                                                                                                                                                                                                                                                 |
| Rear                      | 0 m (0 ft) except where parking, loading, storage, building access and maintenance, and waste disposal provisions are required                                                                                                                                                |
| Side                      |                                                                                                                                                                                                                                                                               |
| Notes                     | Setbacks are measured to the closest point of the building, allowing for projections as per Section 21 of Schedule 3.<br>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3. |

| Accessory Building(s)/Structure(s) |                                                                                                                                                                                                                      |                |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Front                              | N/A (prohibited in front yards)                                                                                                                                                                                      |                |
| Rear                               | 1.0 m (3.3 ft)                                                                                                                                                                                                       |                |
| Side                               | 1.0 m (3.3 ft)                                                                                                                                                                                                       |                |
| Internal                           | From principal building                                                                                                                                                                                              | 1.5 m (4.9 ft) |
|                                    | From other accessory buildings                                                                                                                                                                                       | 1.0 m (3.3 ft) |
| Notes                              | <i>Setbacks are measured to the closest point of the building/structure, allowing for projections as per Section 21 of Schedule 3.</i>                                                                               |                |
|                                    | <i>Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.</i>              |                |
|                                    | <i>Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory structure.</i> |                |

## SECTION 5 MAXIMUM SITE COVERAGE

- (1) Total allowable coverage: 60% inclusive of all buildings and structures
- (2) Principal building: 45 – 60% depending on accessory structures  
*Note: attached garages are considered part of the principal building for the purposes of site coverage calculations.*
- (3) Accessory building(s): 0 – 15% depending on principal building

## SECTION 6 MAXIMUM BUILDING HEIGHT

- (1) Principal building: 10.7 m (35 ft)
- (2) Accessory building(s): 4.9 m (16 ft)
- (3) Building height maximums within the Downtown Overlay and Provincial Historic Area Overlay (Schedule 5) shall be to the discretion of the Development Authority.

## SECTION 7 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the CG land use district include but are not limited to:
  - (a) General Standards of Development: **Schedule 3**  
 Section 1: Accessory Buildings and Structures  
 Section 2: Access Requirements  
 Section 4: Corner Lots  
 Section 5: Decks and Patios  
 Section 6: Design Standards  
 Section 7: Exceptions to Building Height

Section 8: Fences, Privacy Walls and Gates  
Section 9: Gateways  
Section 10: Grading, Excavation, Stripping and Stockpiling  
Section 11: Infill Development  
Section 12: Interface Areas  
Section 13: Landscaping  
Section 14: Mixed-use Development  
Section 15: Moved-in Buildings  
Section 16: Nuisance, Pollution and Hazard Control  
Section 17: Outdoor Lighting  
Section 18: Outdoor Storage and Display  
Section 19: Parking and Loading  
Section 20: Prohibitions  
Section 21: Projections into Setbacks  
Section 22: Screening  
Section 23: Site Drainage and Stormwater Management  
Section 25: Vehicle-oriented Development

- |     |                                                                                                                                                                       |                   |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| (b) | Use-specific Standards of Development:                                                                                                                                | <b>Schedule 4</b> |
|     | Section 1: Alternative Energy Sources<br>Section 3: Childcare Facilities<br>Section 7: Kennels<br>Section 11: Multi-unit Dwellings<br>Section 15: Cannabis Regulation |                   |
| (c) | Overlays                                                                                                                                                              | <b>Schedule 5</b> |
|     | Section 1: Downtown Overlay                                                                                                                                           |                   |