



COUNCIL SUBMISSION

NEW BUSINESS

June 9, 2025

BYLAW 2004- LAND USE BYLAW AMENDMENT FIRST READING AND ADVERTISE PUBLIC HEARING REZONE RESIDENTIAL- RESIDENTIAL LARGE LOT

RECOMMENDATION:

That Council give first reading to Bylaw 2004 to amend Bylaw No. 2000, being the municipal Land Use Bylaw. The purpose of Bylaw No. 2004 is to redesignate lands legally described as:

Portion of Block X Plan 3370A1;

from “Residential: R” to “Residential Large Lot: R-LL”

and schedule a Public Hearing to be held on July 14th, 2025 at 7 pm.

APPLICABLE LEGISLATION:

MGA

Bylaw 2000 (Land Use Bylaw)

ATTACHMENTS:

- Bylaw 2004
- Bylaw 2004 Public hearing notice
- Bylaw 2004 Map
- Zoning details

PREPARED BY: Keli Sandford, Planning and Development Officer

REVIEWED BY: Brennan Orr, Director of Operations

APPROVED BY: Anthony Burdett, CAO

**TOWN OF FORT MACLEOD
in the Province of Alberta
BYLAW NO. 2004**

BEING a bylaw of the Town of Fort Macleod in the Province of Alberta, to amend Bylaw No. 2000, 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.2004 is to redesignate lands legally described as:

Portion of Block X Plan 3370A1;

from "Residential: R" to "Residential Large Lot: R-LL"; 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 large lot residential 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. Portion of Block X Plan 3370A1 be redesignated such that lands designated as "Residential: R" be designated "Residential Large Lot: R-LL".
2. The Land Use Districts Map shall be amended to reflect this change.
3. Bylaw No. 2000 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

**NOTICE OF PUBLIC HEARING
TOWN OF FORT MACLEOD
IN THE PROVINCE OF ALBERTA
PROPOSED BYLAW NO. 2004**

ZONING CHANGE	
2900 Block of 10th Avenue (Portion of Block X Plan 3370A1)	
Current Zoning RESIDENTIAL: R	Proposed Zoning RESIDENTIAL LARGE LOT: R-LL
7:00 p.m. July 14, 2025 Town of Fort Macleod Council Chambers 410 20th Street, Fort Macleod, AB	

What is this notice about?

The Town of Fort Macleod has received an application proposing to redesignate the property located at 2900 Block of 10th Avenue (Portion of Block X Plan 3370A1) from Residential: R to Residential Large Lot: R-LL through Bylaw No. 2004.

The purpose of the proposed rezoning from Residential: R to Residential Large Lot: R-LL at 2900 Block of 10th Avenue is to accommodate residential lot size greater than 0.50 acres.

How can I participate?

You can share your thoughts on the bylaw in three ways:

- Submit a presentation – Contact the Chief Administrative Officer by July 7, 2025, at 1:00 p.m.
- Attend the public hearing – Speak in person at the meeting on July 14, 2025, at 7:00 p.m.
- Make arrangements with Town staff to attend virtually.

Both written and verbal presentations are accepted.

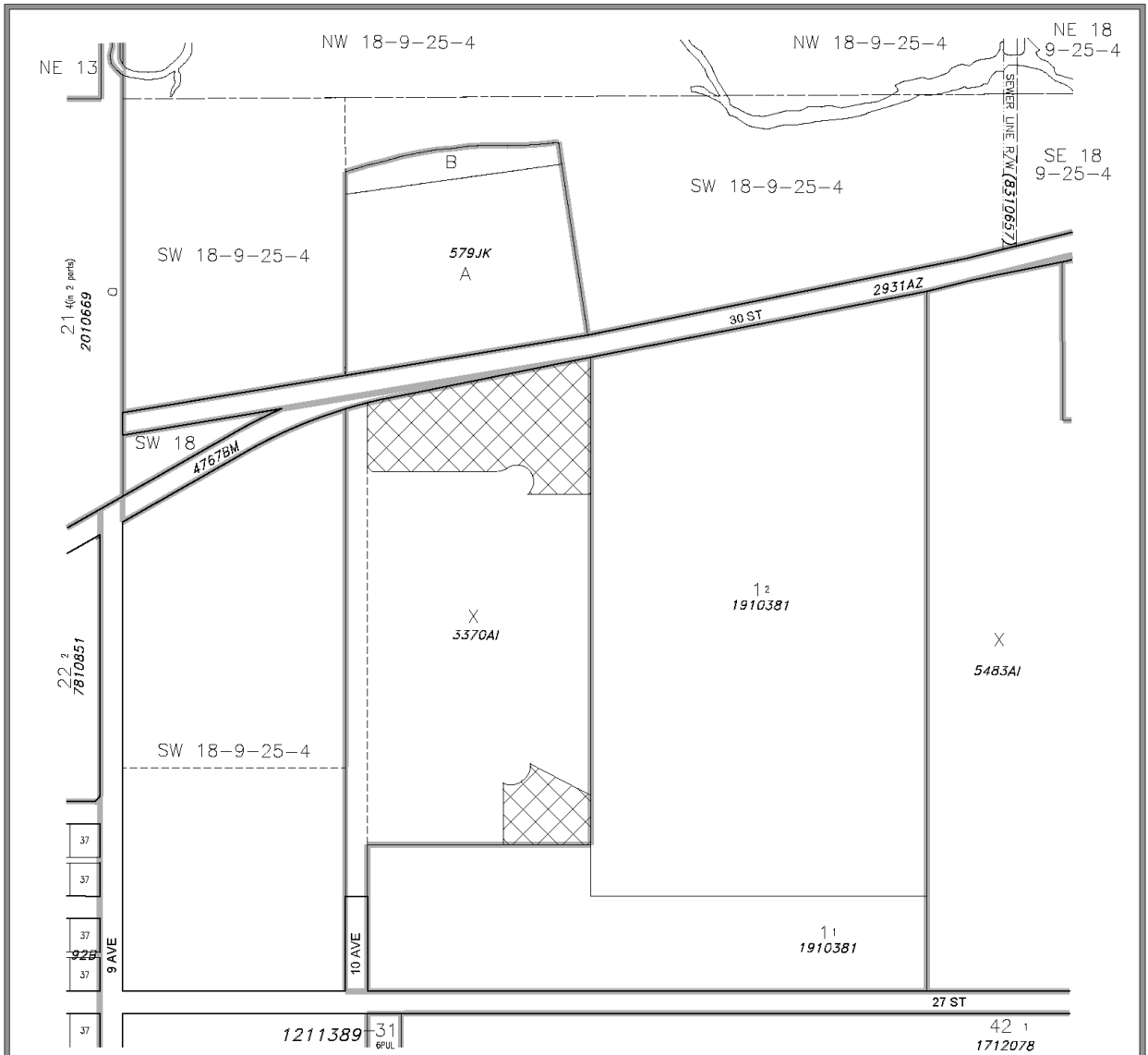
Where can I find more information?

The full draft of the proposed bylaw and potential changes is available at the Town Office during regular business hours. You can also view it online at www.fortmacleod.com.

For questions or to submit a presentation, contact:

*Anthony Burdett, Chief Administrative Officer
Town of Fort Macleod, Box 1420, Fort Macleod, AB T0L 0Z0
403-553-4425
cao@fortmacleod.com*

Dated: June 10, 2025



**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**



FROM: Residential R
TO: Residential Large Lot R-LL

PORTION OF BLOCK X, PLAN 3370AI
WITHIN SW 1/4 SEC 18, TWP 9, RGE 25, W 4 M
MUNICIPALITY: TOWN OF FORT MACLEOD
DATE: MAY 13, 2025

Bylaw #: 2004
Date: _____



0 100 200 300 400
Metres



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 18th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

May 13, 2025 N:\Willow-Creek-MD\Fort-Macleod\Fort Macleod LUD & Land Use Redesignations\LUD Redesignations\F1 Macleod - Bylaw 2004 - Blk X, Plan 3370AI.dwg

RESIDENTIAL: R

SECTION 1 PURPOSE

The purpose of this land use district is to provide for a high quality residential environment with an appropriate range of housing types that are primarily single detached dwellings, with the potential for 2-unit dwellings where appropriate. Lot sizes range from 0.1 to 0.5 acres.



SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory building Accessory structure Alternative energy, Solar roof or wall mounted Dwelling: Single detached Ready-to-move A Home occupation 1	Accessory Use Alternative energy, Solar ground mounted Childcare Facility, Day homes Dwelling: Modular home A/B ¹ Moved-in Ready-to-move B Home occupation 2 Moved-in building Shipping container: Temporary Short-Term Rental Signs (in accordance with Schedule 7)	Bed and breakfast Childcare Facility, Daycares Dwelling: Duplex Semi-detached Group Home, Limited Home occupation 3 Lodging house Parks and playgrounds Residential Sales Center Secondary suite Senior Citizen Housing
Notes	¹ See Section 9 - Dwelling: Modular A/B are prohibited	

SECTION 3 MINIMUM LOT SIZE

Dwelling Type	Lot Size	Lot Depth	Lot Width
Single detached	404.7 m ² (4356 ft ²)	30.2 m (99 ft)	13.4 m (44 ft)
2-unit	459.9 m ² (4950 ft ²)	30.2 m (99 ft)	15.2 m (50 ft)
All others	To the discretion of the Development Authority.		
Notes	<i>Semi-detached/duplex lot size minimums are pre-development.</i>		

SECTION 4 SETBACKS

4.1 APPLICABILITY

- (1) Minimum setbacks for those discretionary uses that do not take place within a single detached dwelling shall be determined by the Development Authority;
- (2) notwithstanding the setbacks provided in Section 4.3 of this land use district, setbacks in established areas shall be determined by application of Administration Section 3.6; and
- (3) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 4.3 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

4.2 BUILD WITHIN AREA

- (1) Build within area is applied to front setback requirements and provides a minimum and maximum setback for the frontage of the principal building, as illustrated in Figure 4.2.1; and

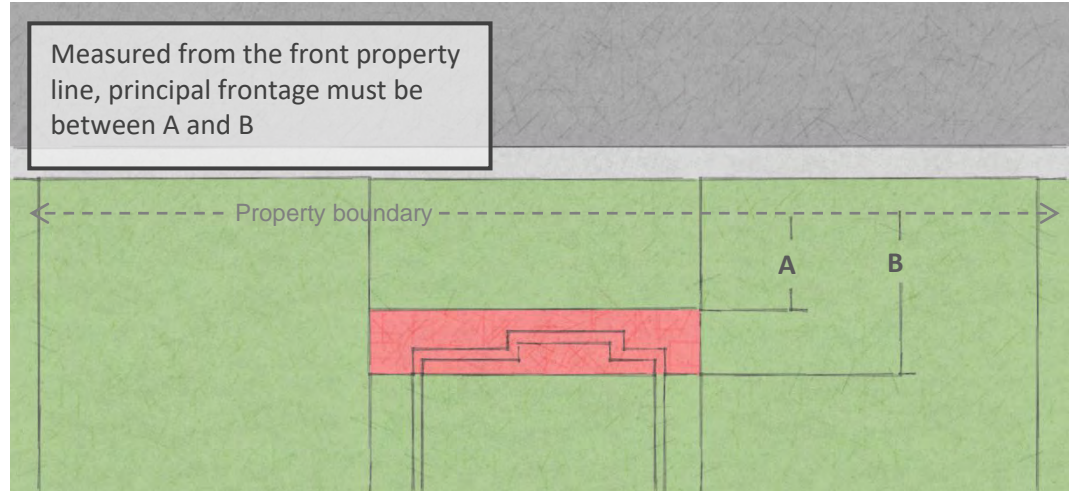


Figure 4.2.1: an example of a build within area.

- (2) unless otherwise stated, all other setback requirements of this section are minimums.

4.3 SETBACK REQUIREMENTS

Principal Building		
	Front (build within area)	Minimum: 5 m (16.4 ft)
		Maximum: 7.5 m (24.6 ft)
Mid-block	Attached garage oriented to the front of the principal building	Minimum: 6 m (19.7 ft)
		Maximum: 7.5 m (24.6 ft)
	Rear	7.6 m (24.9 ft)
	Side	1.5 m (4.9 ft)

Corner lot	Front: same as mid-block	
	Rear	5.0 m (16.4 ft)
	Side	1.5 m (4.9 ft)
	Secondary front	3.0 m (9.8 ft)

Notes	<i>Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.</i>	
	<i>Where a development requires vehicular access that is not available from the rear of the lot and there is no attached garage or carport, the side setback on one side shall be 3.0 metres.</i>	
	<i>The side setback provision does not limit the building of a 2-unit dwelling where each dwelling is on a separate lot.</i>	

Accessory Building(s)/Structure(s)

Mid-block	Front	N/A (prohibited in front yards)
	Rear	0.6 m (2 ft) – without lane
		1.5 m (5 ft) – with lane
Side	0.6 m (2 ft)	

Corner lot	Front: same as mid-block	
	Rear	1.0 m (3.3 ft)
	Side	1.0 m (3.3 ft)
	Secondary front	N/A (prohibited in secondary front)

Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings/structures	1.0 m (3.3 ft)

Notes	<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 building/structure. See Section 1 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>No accessory buildings/structures shall be located adjacent to the principal building on the same side of the yard as the one-side 3.0 metre principal building setback, if applicable.</i>	
	<i>Buildings/structures permitted to be attached to the principal building are considered a part of the principal building and are required to meet principal building setbacks.</i>	

SECTION 5 MAXIMUM LOT COVERAGE

(1) Total allowable coverage: 45% inclusive of all buildings and structures

(2) Principal building: 30 – 45% depending on accessory structures

Note: attached garages are considered part of the principal building for the purposes of lot coverage calculations.

(3) Accessory building(s): 0 – 15% depending on principal building

SECTION 6 MAXIMUM BUILDING HEIGHT

(1) Single detached, Duplex and Semi-detached dwellings up to 2 units: 10.1 m (33 ft)

(2) Detached garages with approved secondary suites: 7.5 m (24.6 ft) or the height of the principal dwelling, whichever is the lesser of the two

(3) Accessory building(s)/structure(s): 5.5 m (18 ft)

SECTION 7 MINIMUM FLOOR AREA

7.1 APPLICABILITY

(1) Minimum floor areas are calculated for that part of a building that is no more than 1.0 m (3.3 ft) below finished grade, which does not include finished basements or attached garages; and

(2) should the dwelling be multiple storeys, the minimum floor area shall be required to be met for the main floor (closest to grade) of the dwelling, with the floor area of all other storeys being in addition to the minimum floor area requirements.

7.2 MINIMUM FLOOR AREAS

Dwelling Type	Minimum Floor Area
Single detached	74.3 m ² (800 ft ²)
Single Detached in Macleod Landing ASP	130.0m ² (1400 ft ²)
Duplex and Semi-detached dwellings (per dwelling unit)	65.0 m ² (700 ft ²)
Secondary suite	30.0 m ² (322.9 ft ²)

7.3 MAXIMUM FLOOR AREA FOR ACCESSORY BUILDINGS AND ATTACHED GARAGES

(1) The total floor area of any accessory building or attached garage must be less than the total floor area of the principal building.

SECTION 8 FOUNDATION REQUIREMENTS

(1) All dwellings shall be placed on a foundation;

(2) if a dwelling is placed on open foundation, it shall be skirted from the base of the home to the ground with material similar in design to the home itself; and

- (3) the basement height of new construction be comparable to other dwellings in the area at the discretion of the development authority.

SECTION 9 SITE-SPECIFIC REQUIREMENTS

9.1 MACLEOD LANDING AREA STRUCTURE PLAN - LOTS 7-14, BLOCK 31, PLAN 241 _____

- (1) All Dwelling: Single Detached residences within this area shall contain an attached double garage.
- (2) Dwelling, Modular category A and B residences are prohibited within this area.
- (3) Landscaping Plan must contain a minimum of one (1) tree in the front yard as approved by the development authority.
- (4) the basement height of new construction be comparable to other dwellings in the area at the discretion of the development authority.

SECTION 10 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the R 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: Easements
Section 7: Fences, Privacy Walls and Gates
Section 8: Grading, Excavation, Stripping and Stockpiling
Section 9: Infill Development
Section 12: Parking and Loading
Section 13: Setbacks from Coulees, Steep Slopes and Waterbodies
Section 14: Projections into Setbacks
Section 15: Site Drainage and Stormwater Management

(b) Design Standards of Development: **Schedule 4**

Section 1: General Design Standards
Section 2: Interface Areas
Section 3: Landscaping
Section 4: Outdoor Lighting

(c) Use-specific Standards of Development: **Schedule 5**

Section 1: Alternative Energy Sources
Section 2: Bed and Breakfasts
Section 3: Childcare Facility
Section 4: Group Homes
Section 5: Home Occupations
Section 6: Moved-in Buildings and Moved-in Dwellings
Section 8: Lodging Houses
Section 10: Modular Homes and Ready-to-Move (RTM) Homes
Section 13: Secondary Suites
Section 16: Shipping Containers
Section 17: Residential Sales Center

Section 20: Condominium Conversion Application
Section 23: Short-Term Rental

- (d) Overlays: **Schedule 6**
 - Section 1: Downtown Overlay
 - Section 2: Provincial Historic Area Overlay
- (e) Signage: **Schedule 7**

RESIDENTIAL LARGE LOT: R-LL

SECTION 1 PURPOSE

The purpose of this land use district is to ensure a high-quality of development occurs on large residential lots by requiring high standards of development and restricting the types of uses that may occur in order to avoid potential conflicts. These lots may be on municipal water and/or sewage systems and may be subject to architectural control via restrictive covenants registered on title.



SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory building ($\leq 700 \text{ ft}^2$) Alternative energy, Solar roof or wall mounted Dwelling: Modular home A Ready-to-move home A Single detached Home occupation 1	Accessory building (701 to 2000 ft^2) Accessory Structure Accessory Use Alternative energy, solar ground mounted Childcare facility, Day homes Dwelling: Modular home B Ready-to-move home B Home occupation 2 Moved-in building Shipping container: Temporary Short-Term Rental Signs (in accordance with Schedule 7)	Accessory building ($>2000 \text{ ft}^2$) Bed and breakfast Lodging house Childcare facility, Daycares Dwelling: Moved-in Home occupation 3 Market garden Residential sales center Secondary suite

SECTION 3 MINIMUM LOT SIZE

Dwelling Type or Use	Lot Size		Lot Depth	Lot Width
Single detached Modular home A/B Ready-to-move home A/B	Minimum	0.2 ha (0.5 acre)	To the discretion of the Development Authority.	
	Maximum	0.8 ha (2 acres)		
All other uses	To the discretion of the Development Authority.			

SECTION 4 SPECIAL DEVELOPMENT STANDARDS

- (1) Residential Large Lot uses may be exempted from the requirement to connect to the municipal sewage system, if in the opinion of the Municipal Planning Commission it is deemed not to be feasible;
- (2) a professional soils tests/analysis shall be submitted as part of an application for subdivision or development within this land use district to ensure a suitable site is available to install a private sewage treatment system. The analysis must include identifying and confirming the depth to water table to meet provincial requirements and be performed and approved by an engineer or approved agency under Alberta Municipal Affairs.

SECTION 5 SETBACKS

5.1 APPLICABILITY

- (1) Minimum setbacks for those discretionary uses that do not take place within a single detached dwelling shall be determined by the Development Authority;
- (2) notwithstanding the setbacks provided in Section 5.3 of this land use district, setbacks in established areas shall be determined by application of Administration Section 3.6; and
- (3) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 5.3 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

5.2 SETBACK REQUIREMENTS

Principal Building	
Front and Secondary front	15 m (49.2 ft)
Rear	15 m (49.2 ft)
Side	7.6 m (25 ft)
<i>Notes</i>	<i>Setbacks are measured to the foundation, allowing for projections as per Section 14 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)		
Front and Secondary front	15 m (49.2 ft) or parallel with the front face of the dwelling, whichever is the greater of the two	
Rear	15 m (49.2 ft)	
Side	7.6 m (25 ft)	
Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings	1.0 m (3.3 ft)

Notes	<p><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 building/structure. See Section 1 of Schedule 3.</i></p>
	<p><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></p>
	<p><i>Buildings/structures permitted to be attached to the principal building are considered a part of the principal building and are required to meet principal building setbacks.</i></p>
	<p><i>The front face of the dwelling, as applied to the minimum front and secondary front setback for accessory buildings and/or structures, is to be considered whichever face of the dwelling faces the front yard or secondary front yard, as determined by application of this bylaw.</i></p>

SECTION 6 MAXIMUM LOT COVERAGE

- (1) Total allowable coverage: 15% inclusive of all buildings and structures
- (2) Principal building: 7.5 to 15% depending on accessory structures
Note: attached garages are considered part of the principal building for the purposes of lot coverage calculations.
- (3) Accessory building(s): 7.5% depending on principal building

SECTION 7 MAXIMUM BUILDING HEIGHT

- (1) Single detached: 10.1 m (33 ft)
- (2) Detached garage with approved secondary suite: 7.5 m (24.6 ft) or the height of the principal dwelling, whichever is the lesser of the two
- (3) Accessory building(s): 5.5m (18 ft)

SECTION 8 FLOOR AREA REQUIREMENTS

8.1 APPLICABILITY

- (1) Minimum floor areas are calculated for that part of a building that is no more than 1.0 m (3.3 ft) below finished grade, which does not include finished basements or attached garages; and
- (2) should the dwelling be multiple storeys, the minimum floor area shall be required to be met for the main floor (closest to grade) of the dwelling, with the floor area of all other storeys being in addition to the minimum floor area requirements.

8.2 MINIMUM FLOOR AREAS

Dwelling	Minimum Floor Area
Modular home A/B Ready-to-move home A/B Single detached dwelling	130 m ² (1400 ft ²)
Secondary suite	30 m ² (322.9 ft ²)

8.3 MAXIMUM FLOOR AREAS

Building or Structure	Maximum Floor Area
Accessory building/structure	Twice the floor area of the dwelling on the same lot up to the maximum lot coverage allowed as per Section 6 of this land use district.

SECTION 9 FOUNDATION REQUIREMENTS

- (1) All dwellings shall be placed on a foundation;
- (2) if a dwelling is placed on an open foundation, it shall be skirted from the base of the home to the ground with material similar in design to the home itself; and
- (3) the basement height of new construction be comparable to other dwellings in the area at the discretion of the development authority.

SECTION 10 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the R-LL 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: Easements
 - Section 7: Fences, Privacy Walls and Gates
 - Section 8: Grading, Excavation, Stripping and Stockpiling
 - Section 9: Infill Development
 - Section 12: Parking and Loading
 - Section 13: Setbacks from Coulees, Steep Slopes and Waterbodies
 - Section 14: Projections into Setbacks
 - Section 15: Site Drainage and Stormwater Management
 - (b) Design Standards of Development: **Schedule 4**
 - Section 1: General Design Standards
 - Section 2: Interface Areas
 - Section 3: Landscaping
 - Section 4: Outdoor Lighting
 - Section 5: Screening
 - (c) Use-specific Standards of Development: **Schedule 5**

Section 1: Alternative Energy Sources
Section 2: Bed and Breakfasts
Section 3: Childcare Facility
Section 4: Group Homes
Section 5: Home Occupations
Section 6: Moved-in Buildings and Moved-in Dwellings
Section 8: Lodging Houses
Section 10: Modular Homes and Ready-to-Move (RTM) Homes
Section 13: Secondary Suites
Section 16: Shipping Containers
Section 17: Residential Sales Center
Section 20: Condominium Conversion Application
Section 23: Short-Term Rental

- (d) Overlays: **Schedule 6**
Section 3: Gateways Overlay
- (e) Signage: **Schedule 7**