



COUNCIL SUBMISSION

NEW BUSINESS

July 14, 2025

BYLAW 2010- LAND USE BYLAW AMENDMENT FIRST READING AND ADVERTISE PUBLIC HEARING REZONE RESIDENTIAL MULTI UNIT 1- RESIDENTIAL MULTI UNIT 2

RECOMMENDATION:

That Council give first reading to Bylaw 2010 to amend Bylaw No. 2000, being the municipal Land Use Bylaw. The purpose of Bylaw No. 2010 is to redesignate lands legally described as:

Lot 14 Block 315 Plan 92B;

from “Residential Multi-Unit 1: R-MU1” to “Residential Multi-Unit 2: R-MU2”; and

and schedule a Public Hearing to be held on August 25th, 2025 at 7 pm.

APPLICABLE LEGISLATION:

MGA

Bylaw 2000 (Land Use Bylaw)

ATTACHMENTS:

- Bylaw 2010
- Bylaw 2010 Public hearing notice
- Bylaw 2010 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. 2010

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.2010 is to redesignate lands legally described as:

Lot 14 Block 315 Plan 92B;

from "Residential Multi-Unit 1: R-MU1" to "Residential Multi-Unit 2: R-MU2"; 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. Lot 14 Block 315 Plan 92B be redesignated such that lands designated as "Residential Multi-Unit 1: R-MU1" be designated "Residential Multi-Unit 2: R-MU2".
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. 2010

ZONING CHANGE 333 9th Street (Lot 14 Block 315 Plan 92B)	
Current Zoning Residential Multi-Unit 1: R-MU1	Proposed Zoning Residential Multi-Unit 2: R-MU2
7:00 p.m. August 25, 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 333 9th Street (Lot 14 Block 315 Plan 92B) from Residential Multi-Unit 1: R-MU1 to Residential Multi-Unit 2: R-MU2 through Bylaw No. 2010.

The purpose of the proposed rezoning is to accommodate a Multi-unit residential development containing 6 units (3 units attached side by side with 3 basement apartments).

How can I participate?

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

- Submit a presentation – Contact the Chief Administrative Officer by August 15, 2025, at 1:00 p.m.
- Attend the public hearing – Speak in person at the meeting on August 25, 2025, at 7:00 p.m.
- Make arrangements with Town staff to attend virtually.

Both written and verbal presentations are accepted.

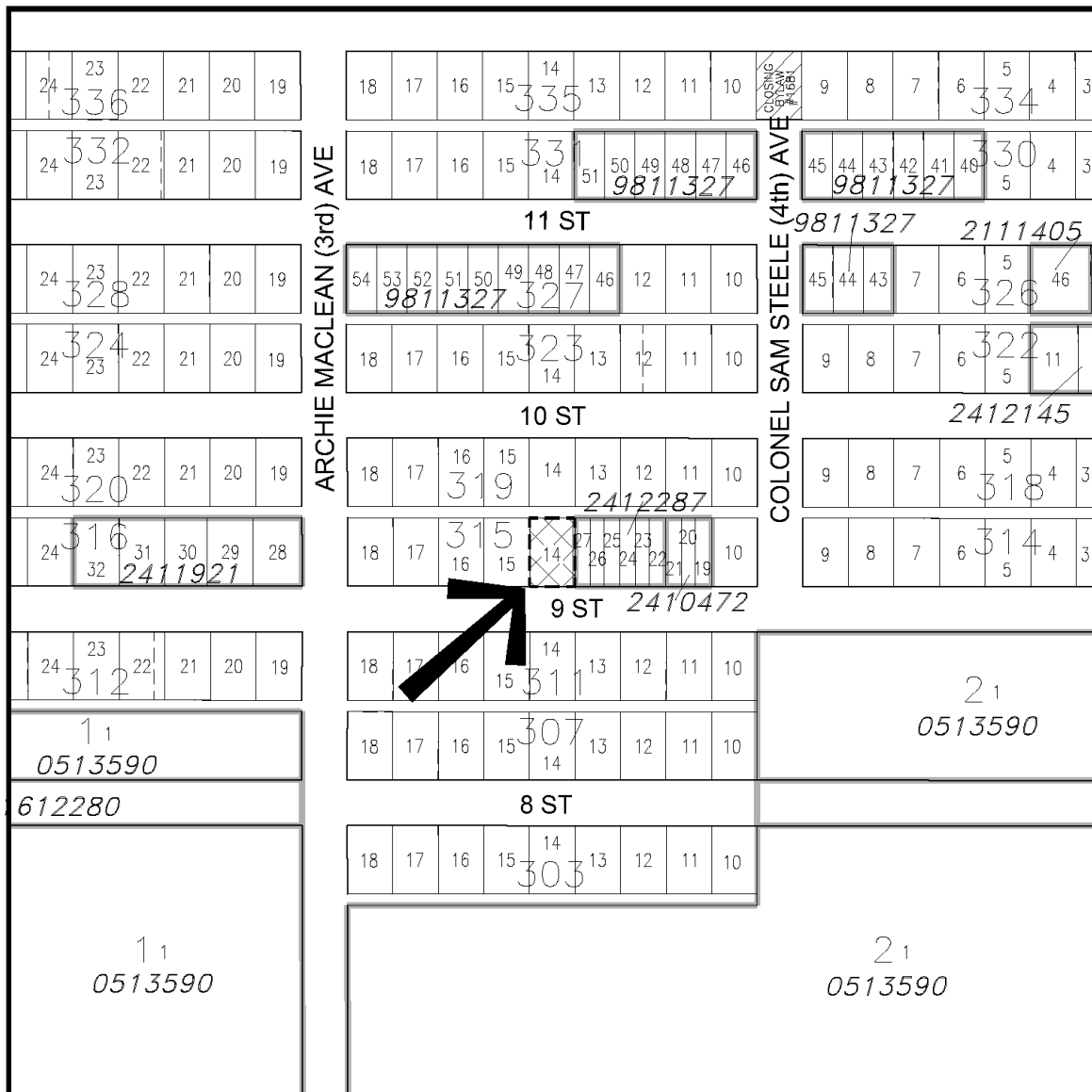
Where can I find more information?

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: July 16, 2025



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Residential Multi-Unit 1 RMU-1

TO: Residential Multi-Unit 2 RMU-2

LOT 14, BLOCK 315, BLOCK 92B WITHIN

SW 1/4 SEC 12, TWP 9, RGE 26, W 4 M

MUNICIPALITY: TOWN OF FORT MACLEOD

DATE: JULY 4, 2025

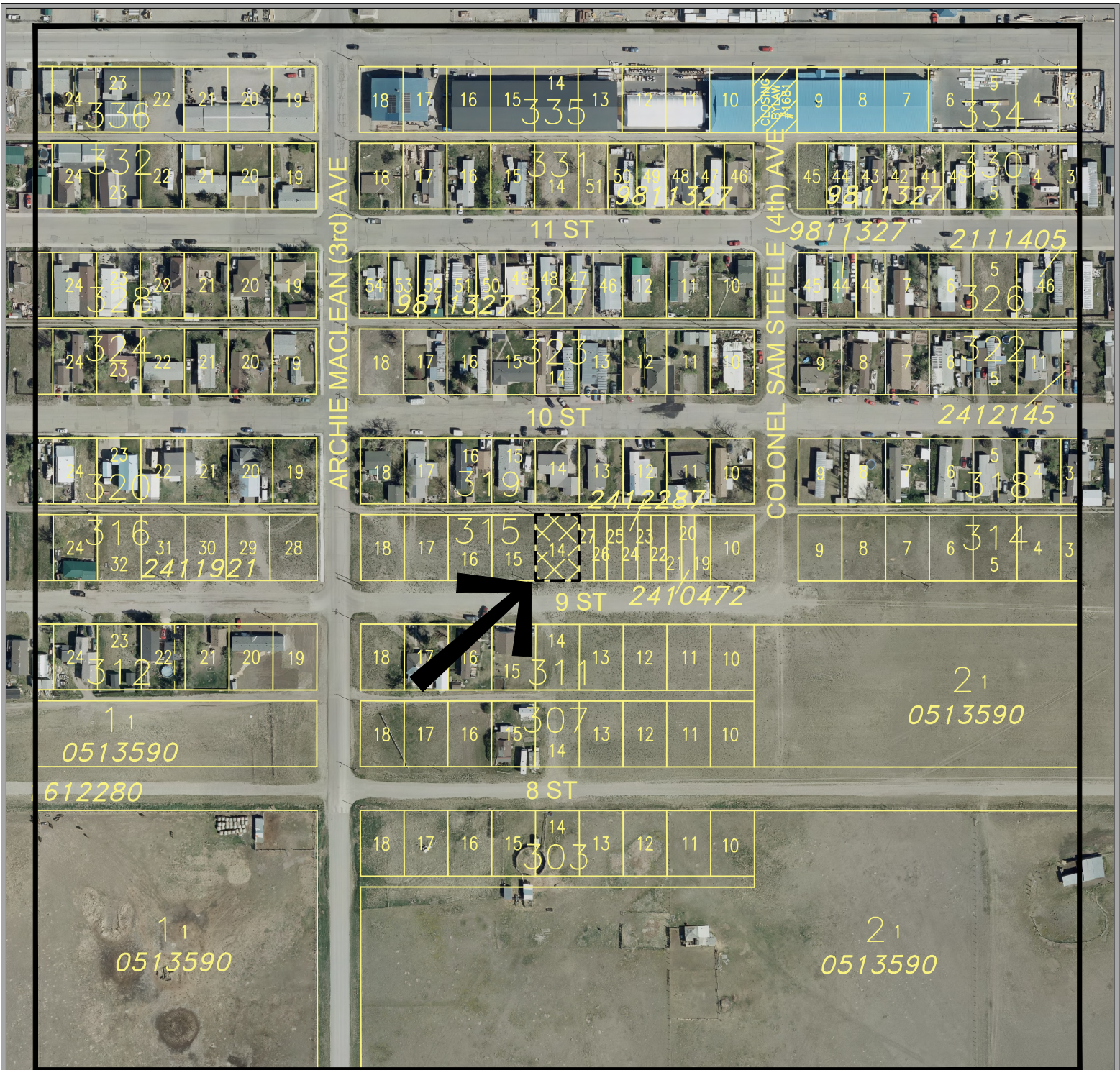
Bylaw #: 2010

Date: _____



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"

July 04, 2025 N:\Willow-Creek-MD\Fort-MacLeod\Fort MacLeod LUD & Land Use Redesignations\LUD Redesignations\Ft MacLeod Lot 14, Block 315, Plan 92B.dwg



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

Aerial Photo Date: May 15, 2021



FROM: Residential Multi-Unit 1 RMU-1
TO: Residential Multi-Unit 2 RMU-2

LOT 14, BLOCK 315, BLOCK 92B WITHIN
SW 1/4 SEC 12, TWP 9, RGE 26, W 4 M
MUNICIPALITY: TOWN OF FORT MACLEOD
DATE: JULY 4, 2025

Bylaw #: 2010
Date: _____



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RESIDENTIAL MULTI-UNIT 1: *R-MU1*

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 include a 4 unit density limit for multi-unit residential development, with the potential for single detached dwellings where appropriate.



SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory building Accessory structure Alternative energy, Solar roof or wall mounted Dwelling Duplex Semi-detached Home occupation 1	Accessory Use Alternative energy, Solar ground mounted Dwelling Single detached Home occupation 2 Moved-in building Shipping container: temporary Signs (in accordance with Schedule 7)	Child care, dayhome Dwelling (up to 4 units): Apartment Group Multi-unit Townhouse Group Home, Limited (≤ 5 residents) Home occupation 3 Lodging House Parks and playgrounds Residential Sales Center Secondary suite Senior citizen housing

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 to 4 unit		607 m ² (6534 ft ²)	30.2 m (99 ft)	20.1 m (66 ft)
Townhouse	Interior unit	184.2 m ² (1980 ft ²)	30.2 m (99 ft)	6.1 m (20 ft)
	End unit	323.1 m ² (3465 ft ²)	30.2 m (99 ft)	10.7 m (35 ft)
Apartment (4 unit)		To the discretion of the Development Authority.		
All other uses		To the discretion of the Development Authority.		
Notes		Multi-unit lot size minimums are pre-development except for single detached, apartments, and townhouses.		

SECTION 4 SETBACKS

4.1 APPLICABILITY

- (1) Minimum setbacks for those discretionary uses that are not made up of a dwelling or dwelling units and do not take place within a dwelling unit 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

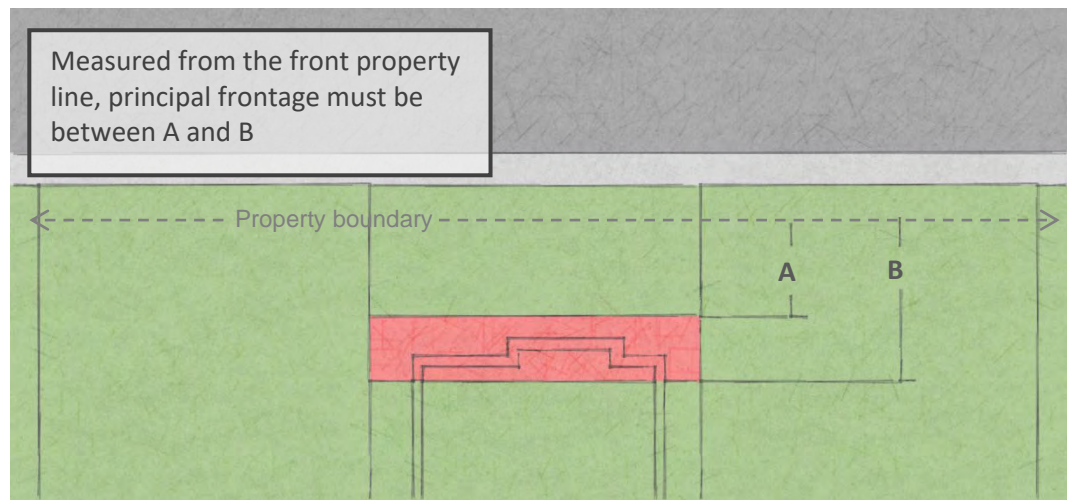


Figure 4.2.1: an example of a build within area.

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

4.3 SETBACK REQUIREMENTS

Principal Building		
Mid-block	Front (build within area)	Minimum: 5 m (16.4 ft)
		Maximum: 7.5 m (24.6 ft)
	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	Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.
	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.
	The side setback provision does not limit the building of a multi-unit dwelling where each dwelling is on a separate lot.

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	1.0 m (3.3 ft)
Notes	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.	
	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.	
	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.	
	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.	

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) Semi-detached and Duplex dwellings up to 2 units: 10.1 m (33 ft)
- (2) Apartments, Townhomes and Multi-unit dwellings up to 4 units: 11 m (36.1 ft)
- (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 an individual dwelling unit 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)
Apartment, Duplex, Semi-detached, Townhomes and Multi-unit (per dwelling unit)	65 m ² (775 ft ²) 3 bedroom 55.7 m ² (600 ft ²) 2 bedroom 43.2 m ² (465 ft ²) 1 bedroom
Secondary suite	30 m ² (322.9 ft ²)

SECTION 8 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 9 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the R-MU1 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 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 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 11: Multi-Unit Residential Development
Section 13: Secondary Suites
Section 16: Shipping Containers
Section 17: Residential Sales Center
Section 20: Condominium Conversion Application

(d) Overlays: **Schedule 6**
Section 1: Downtown Overlay

(e) Signage: **Schedule 7**

RESIDENTIAL MULTI-UNIT 2: *R-MU2*

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 include densities greater than 4 units for multi-unit residential development.



SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory Building Alternative energy, Solar roof or wall mounted Home Occupation 1	Accessory Structure Accessory Use Alternative Energy, solar ground mounted Home Occupation 2 Moved-in Building Shipping Container: temporary Signs (in accordance with Schedule 7)	Dwelling (more than 4 units): Apartment Group Multi-unit Townhouse Group Home, limited (≤ 5 residents) Home Occupation 3 Lodging House Parks and Playgrounds Residential Sales Center Secondary Suite Senior Citizen Housing

SECTION 3 MINIMUM LOT SIZE

Dwelling Type	Lot Size	Lot Depth	Lot Width
All uses	>607 m ² (6534 ft ²)	>30.2 m (99 ft)	>20.1 m (66 ft)

SECTION 4 SETBACKS

4.1 APPLICABILITY

- (1) Minimum setbacks for those discretionary uses that are not made up of a dwelling or dwelling units and do not take place within a dwelling unit 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

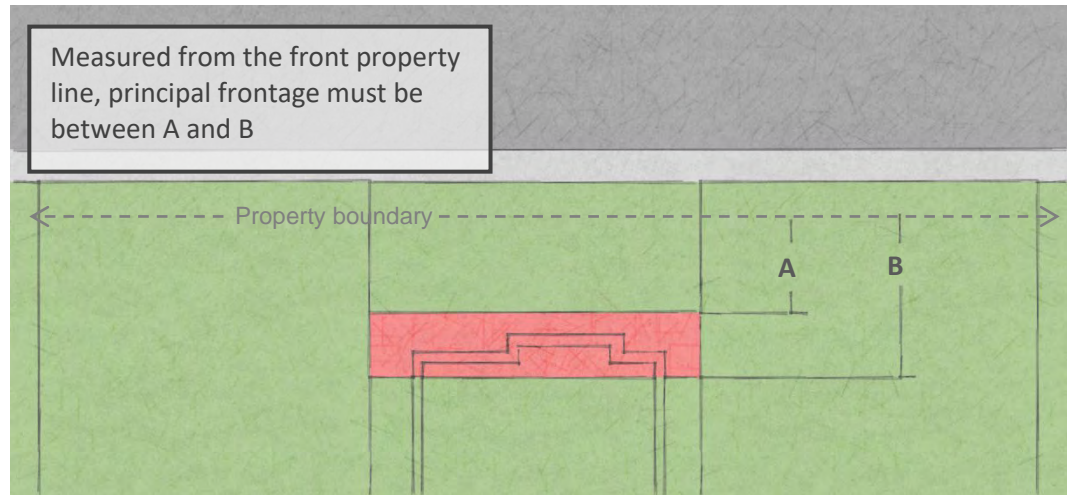


Figure 4.2.1: an example of a build within area.

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

4.3 SETBACK REQUIREMENTS

Principal Building		
Mid-block	Front (build within area)	Minimum: 5 m (16.4 ft)
		Maximum: 7.5 m (24.6 ft)
	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	Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.	
	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.	
	The side setback provision does not limit the building of a multi-unit dwelling where each dwelling is on a separate lot.	
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	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) Multi-unit dwellings and Apartment buildings 4 units and greater: 11 m (36.1 ft)
- (2) Townhome: 11 m (36.1 ft)
- (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 an individual dwelling unit 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
Townhouse	65 m ² (700 ft ²)
Apartment and Multi-unit (per dwelling unit)	<div>65 m² (775 ft²) 3 bedroom</div> <div>55.7 m² (600 ft²) 2 bedroom</div> <div>43.2 m² (465 ft²) 1 bedroom</div>
Secondary suite	30 m ² (322.9 ft ²)

SECTION 8 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 9 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the R-MU2 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 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 4: Group Homes | |
| | Section 5: Home Occupations | |
| | Section 6: Moved-in Buildings and Moved-in Dwellings | |
| | Section 8: Lodging Houses | |
| | Section 11: Multi-Unit Residential Development | |
| | Section 13: Secondary Suites | |
| | Section 16: Shipping Containers | |
| | Section 17: Residential Sales Center | |
| | Section 20: Condominium Conversion Application | |
| (d) | Overlays: | Schedule 6 |
| | Section 1: Downtown Overlay | |
| (e) | Signage: | Schedule 7 |