



COUNCIL SUBMISSION

NEW BUSINESS

August 25, 2025

BYLAW 2011- LAND USE BYLAW AMENDMENT FIRST READING AND ADVERTISE A PUBLIC HEARING COMMERCIAL GENERAL TO DIRECT CONTROL

RECOMMENDATION:

That Council give first reading to bylaw 2011 to amend Bylaw No. 2000, being the municipal Land Use Bylaw. The purpose of Bylaw No. 2011 is to redesignate lands legally described as:

Lots 20-22 Block 444 Plan 2510566;
(300 Block 25th Street – the 3 lots West of 367 25 Street)

from “Commercial General: CG” to “Direct Control: DC”;

and schedule a Public Hearing to be held on September 22, 2025 at 7 pm.

APPLICABLE LEGISLATION:

MGA

Bylaw 2000 (Land Use Bylaw)

ATTACHMENTS:

- Bylaw 2011
- Bylaw 2011 Public hearing notice
- Bylaw 2011 Map
- Zoning details Commercial General and Direct Control

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. 2011

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. 2011 is to redesignate lands legally described as:

Lots 20-22 Block 444 Plan 2510566;

from "Commercial General: CG" to "Direct Control: DC"; 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 Machinery and equipment sales and service development under a direct control district in the downtown 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. Lots 20-22 Block 444 Plan 2510566 be redesignated such that lands designated as "Commercial General: CG" be designated "Direct Control: DC".
2. The Land Use Districts Map shall be amended to reflect this change.
3. That the following be added to Land Use Bylaw Schedule 2 Direct Control: DC Section 8:

8.6 LOTS 20-22, BLOCK 444, PLAN 2510566

- (1) Permitted or Discretionary Uses applicable to this lot:

Permitted Uses	Discretionary Uses
None	Accessory structure
	Accessory use
	Machinery and equipment sales and service
	Sign

- (2) This lot is subject to the minimum requirements, application procedures, additional requirements, and applicable schedules per Sections 3 to 7 of this land use district.
- (3) This lot is subject to all sections of Schedule 6: Overlays.
- (4) The decision making authority for the listed uses is Council.

4. Bylaw No. 2000 is hereby amended and consolidated.
5. 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. 2011

ZONING CHANGE	
300 Block 25 Street (Lot 20-22 Block 444 Plan 2510566)	
Current Zoning Commercial General: CG	Proposed Zoning Direct Control: DC
7:00 p.m. September 22, 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 300 Block 25 Street (Lot 20-22 Block 444 Plan 2510566) from Commercial General: CG to Direct Control: DC through Bylaw No. 2011.

The purpose of the proposed rezoning is to accommodate Machinery and equipment sales and service development under a direct control district in the downtown.

How can I participate?

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

- Submit a presentation – Contact the Chief Administrative Officer by September 15, 2025, at 1:00 p.m.
- Attend the public hearing – Speak in person at the meeting on September 22, 2025, at 7:00 p.m.
- Make arrangements with Town staff to attend virtually - September 22, 2025.

Both written and verbal presentations are accepted.

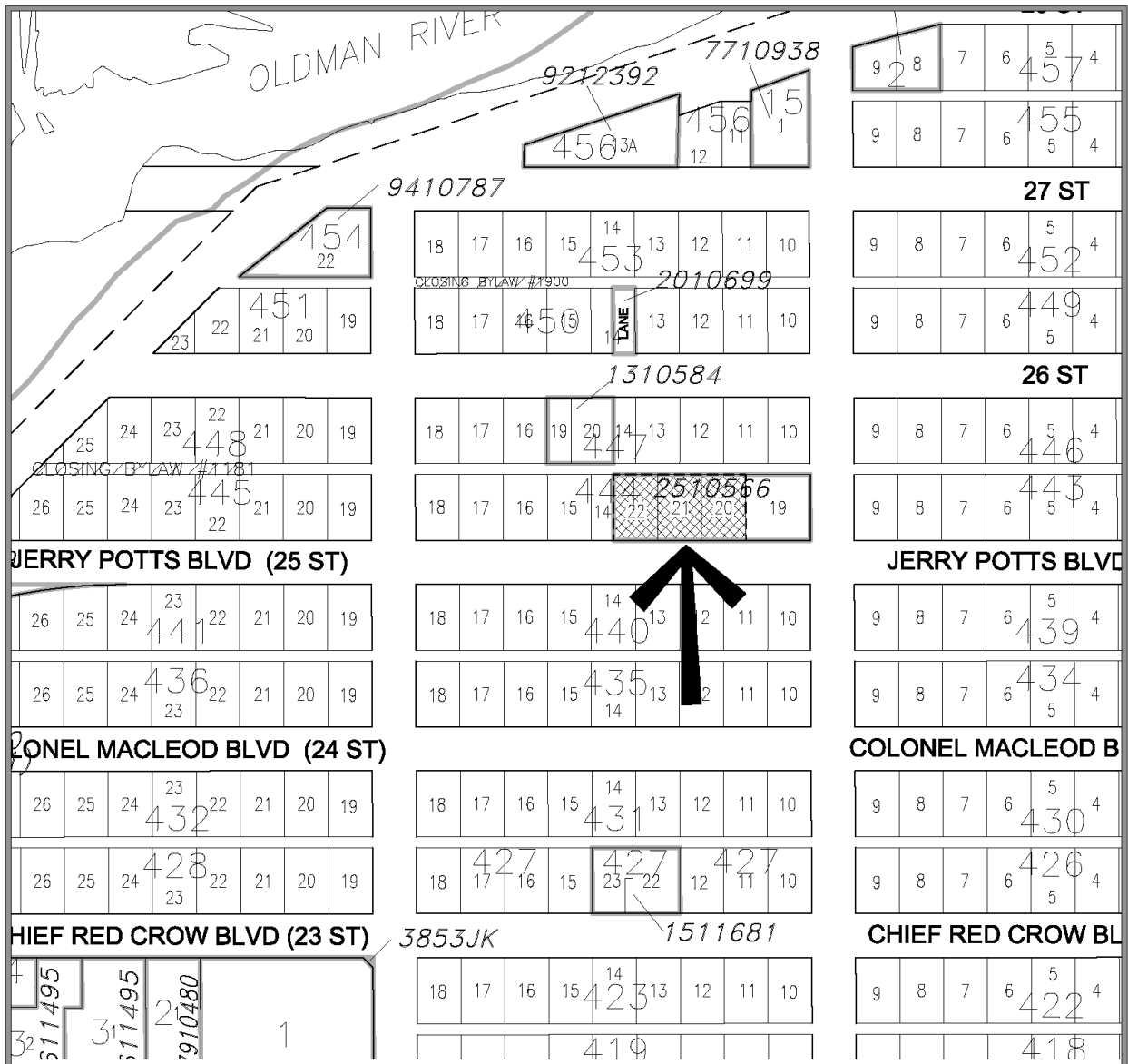
Where can I find more information?

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.

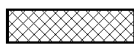
For questions or to submit a presentation, contact:

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

Dated: August 26, 2025



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: COMMERCIAL GENERAL: CG
TO: DIRECT CONTROL: DC

LOTS 20-22, BLOCK 444, PLAN 2510566
WITHIN NW 1/4 SEC 12, TWP 9, RGE 26, W 4 M
MUNICIPALITY: TOWN OF FORT MACLEOD
DATE: JULY 16, 2025

Bylaw #: 2011
Date:



July 16, 2025 N:\Willow-Creek-MD\Fort-Macleod\Fort Macleod LUD & Land Use Redesignations\LUD Redesignations\Fort Macleod Lot 20-22 Blk 444 Plan 2510566 - Bylaw 2011.dwg



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"

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 Accessory structure Alternative energy, Solar roof or wall mounted Bakery Business support service Cafe Convenience store Dry cleaner Financial institution Government service Laundromat Medical/health facilities Office Personal service establishment Pet grooming services Restaurant Retail store Shipping container (temporary) Sign: Canopy Fascia Temporary Window	Accessory use Alternative energy, Solar ground mounted Automotive sales and service Community resource facility Childcare facility, Daycares Dwelling unit above non- residential use Dwelling unit in rear of non- residential use Entertainment establishment Funeral services Hotel:< 20 rooms Kennel, Minor Kennel, Major Outdoor display Media production facilities Mixed-use Moved-in building Private recreation Private utilities Public recreation Public utilities Repair and service shop Sign: Freestanding Projecting Surveillance suite Veterinary clinic Workshop	Automotive repair shop Bar/lounge Breweries, distilleries and wineries Cannabis retail store Car wash Commercial school Equipment sales and services, Light Gas bar Hotel:> 20 rooms Liquor store Lodges and clubs Parking facility Parks and playgrounds Pawn shop Recreational vehicle sales and service Religious assembly Service station Shipping container (permanent) Short-term rental Sign: Mural Storage, Outdoor Tattoo shop Theatre Warehouse store

SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All – no lane	921 m ² (9915 ft ²)	30.2 m (99 ft)	30.5 m (100 ft)
All – with lane	459.8 m ² (4950 ft ²)	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 Administration Section 3.6; 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	<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	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 foundation, allowing for projections as per Section 14 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 LOT 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 lot 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): 5.5m (18 ft)
- (3) Building height maximums within the Downtown Overlay and Provincial Historic Area Overlay (Schedule 6) 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: Easements
 - Section 7: Fences, Privacy Walls and Gates
 - Section 8: Grading, Excavation, Stripping and Stockpiling
 - Section 9: Infill Development
 - Section 10: Nuisance, Pollution and Hazard Control
 - Section 11: Outdoor Storage and Display
 - 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
 - Section 6: Vehicle-oriented Development

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

- Section 1: Alternative Energy Sources
 - Section 3: Childcare Facility
 - Section 6: Moved-in Buildings and Moved-in Dwellings
 - Section 7: Kennels
 - Section 14: Breweries, Distilleries and Wineries

Section 15: Cannabis Regulation
Section 16: Shipping Containers
Section 20: Condominium Conversion Application
Section 21: Mixed-use Development

- | | | |
|-----|-----------------------------|-------------------|
| (d) | Overlays | Schedule 6 |
| | Section 1: Downtown Overlay | |
| | Section 3: Gateways Overlay | |
| (e) | Signs | Schedule 7 |

DIRECT CONTROL: DC

SECTION 1 PURPOSE

The purpose of this land use district is to provide a means by which Council may regulate and control the use, development and subdivision of land and buildings within specified areas of the Town where circumstances are such that any other land use district available through this bylaw are not considered appropriate or suitable.

SECTION 2 USES

Permitted or Discretionary Uses

Any use Council considers suitable.

SECTION 3 MINIMUM REQUIREMENTS

Minimum requirements including but not limited to lot size, setbacks, site coverage, building height and floor area are to the discretion of Council, unless such authority has been delegated as per this bylaw.

SECTION 4 APPLICATION PROCEDURES

4.1 DEVELOPMENT

Any development proposed on a Direct Control lot shall be subject to the requirements of Administration Section 4.6 (Discretionary Use Applications), 4.10 (Notice of Adjacent Landowners and Persons Likely Affected) and 4.11 (Notice of Decision) shall apply.

4.2 SUBDIVISION

Any subdivision proposed on a Direct Control lot shall be required to supply the same information as indicated in Administration Section 7 (Subdivision), sub-section 7.1(4):

- (1) where the development of land requires the subdivision of land, no development permit shall be issued until the application for subdivision has been approved in accordance with the *MGA*;
- (2) minimum dimensional standards for lots and all other requirements in this bylaw shall be as specified in the applicable land use district in Schedule 2;
- (3) an application for subdivision may be subject to the same requirements of Administration Section 6.2 (Land Use District Redesignation), if deemed necessary by the Development Authority; and
- (4) all applications for subdivision shall be required to meet the design standards set out in Schedule 3 and 4.

SECTION 5 APPEALS

As indicated in Administration Section 4 (Development Permit Rules and Procedures), sub-section 4.18(2) , there is no avenue of appeal on decisions made by Council for lands districted as Direct Control. If Council has delegated authority to the Municipal Planning Commission or Development Officer, the appeal is limited in scope to whether or not the delegated authority followed the directions of Council.

SECTION 6 ADDITIONAL REQUIREMENTS

Council or its delegated authority may establish additional requirements on Direct Control lots that include but are not limited to:

- (1) Impact on adjacent lands
- (2) Availability of services
- (3) Traffic generation and safety
- (4) Storm water drainage
- (5) Scale of development
- (6) Any other matters deemed relevant

SECTION 7 APPLICABLE SCHEDULES

Any schedule or section of this bylaw may be applied to any development proposed on a Direct Control lot to the discretion of Council, or the Municipal Planning Commission or Development Officer if such authority has been delegated as per this bylaw.

SECTION 8 SITE-SPECIFIC REQUIREMENTS

8.1 LOTS 15-18, BLOCK 427, PLAN 92B

LOTS 22 and 23 Block 427, PLAN 1511681

LOTS 13-15 and a portion of 16, BLOCK 423, PLAN 92B

- (1) Permitted or Discretionary Uses

Permitted Uses	Discretionary Uses
None	Machinery and equipment sales and service
	Accessory structures
	Accessory uses
	Signs

- (3) minimum requirements, application procedures, appeals, additional requirements, and applicable schedules shall apply as per Sections 4 to 7 of this land use district.

8.2 LOT 17, BLOCK 440, PLAN 92B

- (1) Permitted or Discretionary Uses applicable to this lot:

Permitted Uses	Discretionary Uses
None	Shipping container
	Accessory structure
	Accessory use
	Sign

- (2) This lot is subject to the minimum requirements, application procedures, appeals, additional requirements, and applicable schedules per Sections 3 to 7 of this land use district.
- (3) This lot is subject to sections 1 and 2 of Schedule 6: Overlays.
- (4) The decision making authority for discretionary uses has been delegated to the Municipal Planning Commission.
- (5) The number of shipping containers is limited to 4.
- (6) A development permit is required for any shipping container, sign, accessory structure or accessory use proposed to be located on the lot.
- (7) Any requests to increase the number of shipping containers shall require an application to amend this section of the bylaw and shall be subject to Administration Section 6.

8.3 Lots 23-21 and a portion of Lot 20, Block 451, Plan 92B

- (1) Permitted or Discretionary Uses applicable to this lot:

Permitted Uses	Discretionary Uses
None	Shipping container
	Accessory building
	Accessory structure
	Accessory use
	Fire Station
	Sign
	Storage, indoor
	Storage, outdoor

- (2) These lots are subject to the minimum requirements, application procedures, appeals, additional requirements, and applicable schedules per Sections 3 to 7 of this land use district.

- (3) For the purpose of this legal land description, the following definition shall apply:

Fire Station means a development that accommodates all functions required by an emergency fire services center.

8.4 LOTS 13-15 and West ½ Lot 12, BLOCK 440, PLAN 92B

- (1) Permitted or Discretionary Uses applicable to this lot:

Permitted Uses	Discretionary Uses
Machinery and equipment sales and service	Accessory structure
	Accessory use
	Sign

- (2) This lot is subject to the minimum requirements, application procedures, additional requirements, and applicable schedules per Sections 3 to 7 of this land use district.
- (3) This lot is subject to sections 1 and 2 of Schedule 6: Overlays.
- (4) The decision making authority for the listed uses is Council.
- (5) A development permit is required for the Machinery and equipment sales and service use. The permit will be limited as temporary permit for two (2) years. Council may include any condition deemed necessary when considering the development.
- (6) The Machinery and equipment sales and service use may also, prior to the expiration of the permit, be considered by Council for extension no longer than two (2) years in duration.
- (7) A development permit is required for listed discretionary uses under section 8.4(1). These uses will be approved as temporary coinciding with the Machinery and equipment sales and service permit and will expire with the expiration of that use.

8.5 NE6 9-25 W4M

- (1) Permitted or Discretionary Uses applicable to this lot:

Permitted Uses	Discretionary Uses
Agriculture	Accessory building
Agriculture Buildings and Structures	Accessory structure
Existing Dwelling	Accessory use
Greenhouse	Equipment Sales and Service, Heavy
Market Garden	Natural Resource Extraction
Shipping container, temporary	Natural Resource Processing
	Shipping Container, permanent
	Storage, Indoor
	Storage, Outdoor
	Sign

- (2) This lot is subject to the minimum requirements, application procedures, additional requirements, and applicable schedules per Sections 3 to 7 of this land use district.
- (3) The decision making authority for the listed uses is Council.

- (4) In processing Natural Resource Extraction and Natural resource processing use permits, Council shall utilize Schedule 5 Section 12 NATURAL RESOURCE EXTRACTION & PROCESSING in consideration of all development applications.