



COUNCIL SUBMISSION

NEW BUSINESS

September 8, 2025

BYLAW 2016- LAND USE BYLAW AMENDMENT FIRST READING AND ADVERTISE A PUBLIC HEARING AGRICULTURE RESIDENTIAL TRANSITIONAL TO INDUSTRIAL GENERAL

RECOMMENDATION:

That Council give first reading to bylaw 2016 to amend Bylaw No. 2000, being the municipal Land Use Bylaw. The purpose of Bylaw No. 2016 is to redesignate lands legally described as:

Portion of Lot 1, Block 2, Plan 0513590;

from “Agriculture - Residential Transitional: AG-RT” to “Industrial General: IG”;

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 2016
- Bylaw 2016 Public hearing notice
- Bylaw 2016 Map
- Zoning details AG-RT & IG

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. 2016

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 proposing to redesignate certain lands within the municipality;

WHEREAS the intent of proposed Bylaw No.2016 is to redesignate lands legally described as:

Portion of Lot 1 Block 2 Plan 0513590;

from "Agriculture - Residential Transitional: AG-RT" to "Industrial General: IG"; 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 industrial 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 Lot 1 Block 2 Plan 0513590 be redesignated such that lands designated as "Agriculture - Residential Transitional: AG-RT" be designated "Industrial General: IG".
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. 2016

ZONING CHANGE Portion of Lot 1 Block 2 Plan 0513590	
Current Zoning Agriculture - Residential Transitional: AG-RT	Proposed Zoning Industrial General: IG
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 is proposing to redesignate the property located south of 8th Street between 7th and 8th Avenue (Portion of Portion of Lot 1 Block 2 Plan 0513590) from Agriculture - Residential Transitional: AG-RT to Industrial General: IG through Bylaw No. 2016.

The purpose of the proposed rezoning is to accommodate industrial development.

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.

Both written and verbal presentations are accepted.

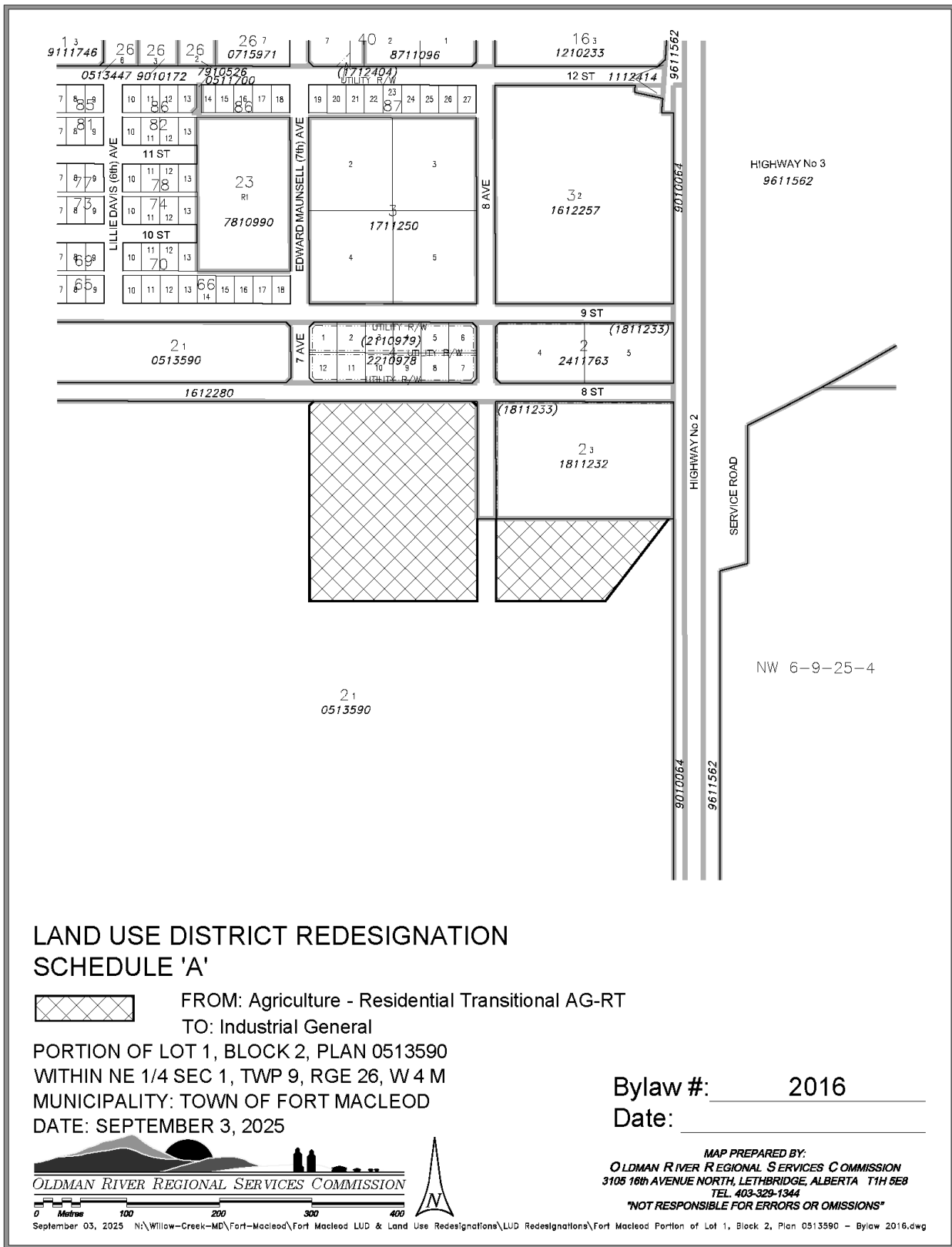
Where can I find more information?

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: September 8, 2025





September 03, 2025 N:\Willow-Creek-MD\Fort-MacLeod\Fort Macleod LUD & Land Use Redesignations\LUD Redesignations\Fort Macleod Portion of Lot 1, Block 2, Plan 0513590 - Bylaw 2016.dwg

AGRICULTURE - RESIDENTIAL TRANSITIONAL: AG-RT

SECTION 1 PURPOSE

The purpose of this land use district is to allow for the pursuit of agricultural endeavors on larger parcels of land, typically on the periphery of existing development, and to ensure such lands can be developed to a residential urban standard, when required.



SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory building Accessory structure ≤ 10.7 m in height Agricultural buildings and structures Agriculture Alternative energy, Solar roof or wall mounted Dwelling (1 st on parcel): Modular home A/B Moved-in Ready-to-move A/B Single detached Home occupation 1 Kennel, Minor	Accessory structure > 10.7 m in height Accessory use Alternative energy, Solar ground mounted Garden centre Greenhouse Home occupation 2 and 3 Kennel, Major Market garden Outdoor display Outdoor storage Public utilities Shipping container Sign: Freestanding	Alternative energy, Wind Moved-in building Private recreation, Limited Private utilities Secondary suite

SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All	64.8 ha (160 acres) or existing titles	To the discretion of the Development Authority.	

SECTION 4 SETBACKS

Principal Building	
Front and Secondary front	To the discretion of the Development Authority.
Rear	
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)	
To the discretion of the Development Authority.	
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>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: to the discretion of the Development Authority.

SECTION 6 MAXIMUM BUILDING HEIGHT

- (1) Principal building: 10.7 m (35 ft)
- (2) Accessory building(s)/structure(s):
 - (a) garages: 5.5m (18 ft)
 - (b) all other accessory buildings/structures: 10.7 m (35 ft) for permitted uses, and to the discretion of the Development Authority for any building/structure beyond 10.7 m (35 ft)

SECTION 7 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the AG-RT 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 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: 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 5: Home Occupations
Section 6: Moved-in Buildings and Moved-in Dwellings
Section 7: Kennels
Section 10: Modular Homes and Ready-to-Move (RTM) Homes
Section 13: Secondary Suites
Section 16: Shipping Containers

(d) Overlays: **Schedule 6**
Section 3: Gateways Overlay

(e) Signage: **Schedule 7**

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 building Accessory structure Alternative energy, Solar roof or wall mounted Autobody and paint shop Automotive repair shop Commercial school Contractor, General Contractor, Limited Delivery service Equipment sales and service, Light Freight and cartage services Funeral services Garden centre Kennel, Minor Lumber yard Manufacturing, Light Outdoor display Office Private recreation Recreational vehicle sales and service Repair and service shop Service station Shipping container (temporary) Sign: Canopy Fascia Temporary Window Storage, Indoor Storage, Outdoor Truck and car wash Veterinary clinics Warehouse Warehouse store Workshop	Accessory use Alternative energy, Solar ground mounted Auctioneering facilities Community resource facility Custodial quarters Equipment sales and service, Heavy Greenhouse Kennel, Major Manufactured home sales and services Manufacturing, General Moved-in building Private utilities Public utilities Recycling facility Research establishment Restaurant Shipping container (permanent) Sign: Freestanding Projecting Surveillance suite	Breweries, distilleries and wineries Bulk fuel station Cannabis production facility Childcare facility, Daycares Construction staging area Entertainment establishment Industrial agriculture Parking facility Pawn shop Salvage and scrap yard Sandblasting facility Sign: Mural Truck stop

SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All	1393.5 m ² (15000 ft ²)	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 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	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 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)	
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	<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

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 3: Industrial Performance Standards
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 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 Container
Section 20: Condominium Conversion Application
Section 22: Sandblasting, Welding and Fabrication Facilities

(d) Overlays: **Schedule 6**

Section 1: Downtown Overlay
Section 3: Gateways Overlay

(e) Signage:

Schedule 7