

Town of Fort Macleod

CHINOOK INTERMUNICIPAL SUBDIVISION & DEVELOPMENT APPEAL BOARD

June 2, 2025

Hearing No. DP 001-25

Appellant: Alvin Reinhart Fritz Architect Inc. (TBSG Holdings Ltd.)

LIST OF ADDITIONAL EXHIBITS

- T. Submission – C. Ashley
- U. Submission – L. Yunick
- V. Submission – J. & E. Jenkins
- W. Submission – D. Stav
- X. Submission – S. Van Driesten
- Y. Submission – R. Perrin
- Z. Submission – C. Temoin (The Collective)
- AA. Submission – S. & M. Vandenberg
- BB. Submission – B. Schmidt
- CC. Submission – B. Vandenberg
- DD. Submission – Royal Canadian Legion Branch 46
- EE. Submission – J. Williamson
- FF. Submission – S. Reach
- GG. Submission – M. Vanee
- HH. Submission – S. Norlin et al (Fort Macleod Agencies Ltd.)
- II. Submission – V. Atherton
- JJ. Submission – P. Ouwerkerk & M. Shaw

- KK. Submission – R. Goodfellow
- LL. Submission – K. Vanden Broek
- MM. Submission – G. & K. Atkins
- NN. Submission – S. Curran
- OO. Submission – R. Van Haarst
- PP. Submission – H. Fieret
- QQ. Submission – T. & D. Daniel
- RR. Submission – E. & P. Moses, V. Moses-Alberts
- SS. Submission – D. Plourde
- TT. Submission – D. Roy
- UU. Submission – S. Beste (Macleod Living and Macleod Travel)
- VV. Submission – R. Van Driesten
- WW. Submission – V. Church
- XX. Appellant's Submission (B. Hanzel)

From: [Cole ashley](#)
To: [Ryan Dyck](#)
Subject: Fort Macleod Historic hotel
Date: Tuesday, May 27, 2025 6:36:44 AM

Strong Opposition to Proposed Rehab Centre on Main Street

I am writing to express my deep concern and strong opposition to the proposed development of a rehabilitation center for sex offenders and drug addicts on Main Street.

While I fully support the need for rehabilitation programs and the reintegration of individuals into society, placing such a facility in the heart of our community—on a street that serves as a central hub for families, schools, small businesses, and everyday pedestrian traffic—is entirely inappropriate and ill-conceived.

Main Street should remain a safe, welcoming area for all residents, especially children and vulnerable populations. Introducing a facility that may house individuals with serious criminal histories, including sex offenses, raises legitimate safety concerns and is likely to generate fear, stigmatization, and a potential decline in property values and local business activity.

There are more suitable locations for such a facility—ones that balance the need for rehabilitation services with the legitimate expectations of safety and security for community members. I urge you to reconsider this appeal and seek alternative sites that do not put our neighborhoods at unnecessary risk.

Thank you for your attention to this matter. I look forward to your response and to seeing our community's best interests prioritized.

Sincerely

Cole Ashley

Laura Yunick



Fort Macleod, AB

May 27th, 2025

Ryan Dyck

Board Clerk

Oldman River Regional Services Comission

3105-16th Ave N

Lethbridge, AB

Dear Mr. Dyck,

I am writing to formally state my opposition to the appeal of the development application concerning Lots 32-34, Block 433, Plan 92B in Fort Macleod, originally submitted by Alvin Reinhart Fritz Architect Inc.

As both a registered nurse and a concerned resident of this town, I am deeply troubled by the implications of this proposed development.

From a professional standpoint, I work closely with individuals struggling with substance use and see firsthand, every shift, the level of support required for meaningful recovery. Housing 16 residents with a history of drug addiction in a multi-use facility without consistent access to professional or medical assistance sets them up for failure. While I understand some degree of rehabilitation is required before entry, my experience tells me that long-term recovery typically requires sustained, structured support. Without it, there is a high risk of relapse, which can contribute to cycles of instability and, unfortunately, increased crime – which is something I would not appreciate.

As a mother of two young children, I also have serious concerns about community safety. It has been shared on social media that the facility will house only male residents on short-term stays of approximately 30 days, leading to a high turnover. That kind of transient population introduces a lot of uncertainty and potential risk into a small community like ours. Additionally, conversations with those involved in the planning and development have suggested that the facility may house individuals with criminal records beyond addiction issues — including petty criminals to sex offenders. If true, this further amplifies my concerns about the safety of our neighborhoods, parks, and schools.

Finally, I am disturbed by the lack of transparency around this application. There appears to be a disconnect between what is being discussed with select town residents and what has been formally submitted in the application. This raises questions about the integrity of the process. Have local business owners been consulted about the potential impact? Have the voices of nearby residents been meaningfully considered?

In closing, I you take these concerns seriously and to consider the long-term effects this development could have on both the residents intended to be housed and the community surrounding them. Thank you for your time on this matter.

Sincerely,

Laura Yunick

Ryan Dyck, Board Clerk
Oldman River Planning Commission
3105 – 16 Avenue N
Lethbridge, AB T1H 5E8

Re: Development Permit No. 001-25
Lot 32-34, Block 433, Plan 92B

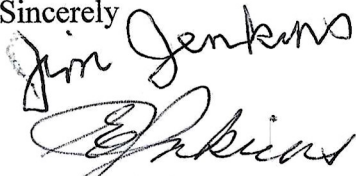
Dear Sir:

We strongly disagree with TBSG Holdings Ltd being granted a permit to build 16 apartments and main floor commercial space on the above location. What these people are proposing for this location is definitely not in the best interests of the people of Fort Macleod. We have enough drug and theft in our town at present. We do not have to bring in people from outside to provide them with 30 day rehabilitation. Further, the Queen's Hotel is being remodeled to enhance the Town. Why would we have a building adjacent with completely the opposite effect?

We do not know for a fact but are fairly confident that this completed venture would be covered by federal government funding.

In summerization, PLEASE do not pass this request.

Sincerely

The block contains two handwritten signatures in black ink. The top signature is 'Jim Jenkins' and the bottom signature is 'Elsie Jenkins'. Both are written in a cursive, flowing style.

Jim & Elsie Jenkins

From: [DLS Lee](#)
To: [Ryan Dyck](#)
Subject: Opposition to Proposed Rehab Facility
Date: Tuesday, May 27, 2025 10:09:55 AM

Dear Mr. Ryan Dyck,

My name is Darla Stav, and I am a resident of Fort Macleod. I am writing to formally express my opposition to the proposed rehabilitation facility.

While I recognize the importance of providing support to individuals struggling with addiction, I believe this specific location is not suitable for such a facility. My concerns include [e.g., increased traffic, proximity to schools or residential homes, lack of infrastructure, insufficient public consultation, safety concerns].

I respectfully urge you to reconsider this location and explore alternative sites that would better balance the needs of the recovering population with the concerns of the surrounding community.

Thank you for your time and attention to this matter.

Sincerely,
Darla Stav

From: [Steve Van Driesten](#)
To: [Ryan Dyck](#)
Subject: Town.
Date: Tuesday, May 27, 2025 10:18:23 AM

I would like to voice my concern about the housing facility in Fort MacLeod. The town of Fort Macleod is booming. Great growth from business and people coming into the town. This is no benefit to the town for Fort Macleod. There are facilities made for this already. The police in Fort Macleod are doing a great job but they are not set up for anything like this and they shouldn't have to. On the outside looking in Fort Macleod is a beautiful place. The river bottom to the historical main street. Awesome place to live.

Get [Outlook for Android](#)

From: [Rowena Perrin](#)
To: [Ryan Dyck](#)
Subject: 30 day transitional housing facility
Date: Tuesday, May 27, 2025 10:52:56 AM

I am so not in favour of the said proposal! It has no plan for any real help for rehabilitation. No trained medical staff, no security, and no clear system to monitor the coming and going of “guests”. In 30 days many of these people will be out and remain on the streets of Fort Macleod.

Lethbridge is proof of this! Fort Macleod has good plans for Main Street and this is not a fine addition. A proper facility would maybe help some but it should be far away from the town. Our children matter.

As a lady living alone close to this development (especially sex offenders) I respectfully ask that this proposal be denied.

From: [Cynthia Temoin](#)
To: [Ryan Dyck](#)
Subject: Opposition to Appeal – Development Permit No. 001-25 (Transitional Housing Proposal)
Date: Tuesday, May 27, 2025 11:11:39 AM

Dear Mr. Dyck and Members of the Appeal Board,

My name is Cynthia Temoin. I'm 57 years old and the owner of *The Collective*, an antique shop on 24th Street in Fort Macleod. I'm writing to express my concerns about the proposed transitional housing development (Development Permit No. 001-25) on Lots 32–34, Block 433, Plan 92B.


I want to be clear: I believe in supporting people recovering from addiction. Everyone deserves a second chance and a safe place to rebuild. But I don't believe this proposal—in this location, and in its current form—serves those individuals or our community well.

This part of town is home to families, seniors, tourists, and small businesses like mine. Introducing a transitional housing facility here, without robust 24/7 support services in place, raises serious concerns about safety, planning, and the long-term impact on both residents and neighbours. I also feel deeply disappointed that nearby business owners and residents weren't consulted earlier in the process. A development with this kind of social impact deserves transparency and community dialogue. I remember there was a meeting on March 27, 2004 scheduled for 7pm but when we showed up it was cancelled and we were told it was postponed until 8 pm. The meeting was held but the attendees were not listened too.

I also worry about how this could affect local businesses and property values. Like many in Fort Macleod, I work hard to keep my doors open. We rely on a positive, welcoming atmosphere downtown to draw customers and maintain a strong sense of place. If the facility is not carefully managed—and lacks the support infrastructure it clearly needs—it may put that at risk.

I respectfully ask the Appeal Board to uphold the original decision to deny this development permit. I believe we can find a more appropriate location—one that allows residents in recovery to thrive *and* ensures the wellbeing of the surrounding community.

Thank you for taking the time to hear my concerns.

Warm regards,
Cynthia Temoin
Owner, *The Collective*
Fort Macleod, AB


From: [Steven and marlene Vandenberg](#)
To: [Ryan Dyck](#)
Subject: Housing facility for men in recovery
Date: Tuesday, May 27, 2025 11:14:42 AM

Hello

It has come to my attention that there might be a housing for men in recovery coming into Fort Macleod. As a mother of 3 small children I am strongly opposed to this! Yes they deserve a fresh start but in a small town already bad for drug abuse? Not very smart! We love to take walks with our children but it's becoming hard with all the things we come across in fort Macleod ! We do not need this added to the list

Thanks

Letter to Oldman River Regional Services Commission

Oldman River Regional Services Commission

Attention: Ryan Dyck, Board Clerk

RE: Development Permit 001-25 - Proposed Conversion of Former American Hotel, Fort Macleod

Dear Mr. Dyck,

I write to formally express my strong objection to Development Permit 001-25, which proposes converting the historically significant former American Hotel into a 16-unit after-care drug rehabilitation facility, reportedly without on-site security or medical supervision.

My residence is located a short distance east along the paved walking path from the proposed development. Like many residents, my spouse and I chose to retire in Fort Macleod over a decade ago because of its unique small-town charm, architectural heritage, and the vitality of its historic downtown core. Over the years, we have proudly witnessed the town flourish with tourism, film productions, and entrepreneurial investment, including the multi-million-dollar revitalization of the Queen's Hotel. These efforts are not just cosmetic—they are foundational to the economic sustainability and livability of Fort Macleod.

The proposal at issue poses a serious risk to both.

It is my understanding that the facility will serve as short-term accommodation, likely cycling residents on a 30-day basis, with no dedicated professional oversight or medical care on-site. Studies consistently show relapse rates for substance abuse rehabilitation hover around 40-60% (National Institute on Drug Abuse, 2018). In practical terms, this could mean that a significant portion of residents will return to active addiction—and, absent support or supervision, may be released into our community in an unstable state.

This is not speculation; it is observable reality in jurisdictions that have attempted similar models. The conditions on Stafford Drive in Lethbridge should serve as a cautionary tale, where the proximity of unsupported, transient housing to commercial zones has correlated with increased loitering, public intoxication, and property crime. That corridor has become emblematic of failed integration and community disruption, not rehabilitation.

Furthermore, the proposed location—at the gateway to our historic main street—runs counter to the core principles of sound urban planning. According to *Westfair Foods Ltd. v. Saskatchewan (Planning Appeals Board)*, [1991] 5 W.W.R. 65 (Sask. C.A.), land-use

decisions must be made in light of their compatibility with existing uses and the public interest. Introducing a high-turnover, high-risk population into a pedestrian-oriented commercial-tourism corridor is antithetical to both.

We are not opposed to rehabilitation or community care. But such facilities must be responsibly situated—with appropriate services, oversight, and a location that minimizes friction with established neighborhoods and commercial centers. The downtown core is not such a place.

I urge the Commission to reject this permit and require the proponents to identify a more suitable, purpose-built location—ideally with medical or security infrastructure, and situated away from areas integral to Fort Macleod's historic and economic identity.

Respectfully,

Brian Schmidt

2619 3rd Ave

Resident and concerned citizen, Town of Fort Macleod

From: [brendon.vandenberg](#)
To: [Ryan Dyck](#)
Subject: American hotel renovation
Date: Tuesday, May 27, 2025 12:26:36 PM

Hello, i am a 10 year resident of fort macleod, I am also a recovered addict who came out of rehab 9 years ago, I live within 4 blocks of the proposed site. The location, right by main street businesses, also by a well known drug "den" motel doesn't seem thought out at all, is the harm we will cause to our town really worth the benefit? What do the investors stand to gain? Wouldn't it be wiser to utilize that building into something that could help people make smart choices before the addiction? When do we stop making reactive decisions.
Thank you, Brendon Vandenberg

The Royal Canadian Legion Fort Macleod Branch No. 46
PO Box 697
Fort Macleod, AB
T0L 0Z0
Phone: 403-553-3121 Fax: 403-553-4517
Email: legion46@shaw.ca



May 27, 2025

Ryan Dyck
Board Clerk
Oldman River Regional Services Commission
3105 16th Avenue North
Lethbridge AB T1H 5E8

Dear Mr. Dyck:

Our board of directors took a vote regarding the Development Plan: 001-25. It was a unanimous vote in favour of rejecting this plan.

Please contact us if you require further information.

Sincerely,

A handwritten signature in blue ink, appearing to be "Lenord Olson".

Lenord Olson
President
Royal Canadian Legion Branch 46

Jessie Williamson

[REDACTED]

Fort Macleod AB T0L0Z0

[REDACTED]

May 27th 2025

To Whom It May Concern,

I am writing as a deeply concerned resident of Fort Macleod regarding the proposal to convert the historic American Hotel on Main Street into a 30-day transitional housing facility for men in recovery, including individuals with past drug addictions and sex offenses.

While I recognize the importance of rehabilitation and second chances, the chosen location and the nature of the proposed facility raise serious safety, logistical, and ethical concerns that cannot be overlooked.

1. Proximity to Families and Children:

Main Street is a central, family-oriented area of our town where children play, families walk, and community events are held. Placing individuals with histories of sex offenses and drug abuse in this setting, just steps away from homes, schools, parks, and local businesses, poses an unacceptable risk. Even the perception of danger can create fear and anxiety among families, reduce the freedom children have to move about safely, and erode trust in our community infrastructure. I personally live nearby and regularly walk this area with my children. The potential risk, even if statistically low, is too significant to ignore when it involves vulnerable children.

2. No On-Site Medical Staff or Security Personnel:

It is deeply alarming that the proposed facility will operate without any on-site medical professionals or security personnel. Transitional housing for high-risk individuals must

include adequate support systems to protect both the residents and the surrounding community. The absence of trained medical staff means there is no immediate help in the event of a health crisis, overdose, or psychiatric emergency. Similarly, without security staff, there is no structured way to manage behavioral issues, enforce curfews or rules, or protect nearby residents in the case of a disturbance. This is an irresponsible and dangerous oversight.

3. Location Incompatibility:

The American Hotel is situated in a highly visible, historic, and commercially significant part of town. Transforming it into transitional housing could deter tourism, reduce foot traffic for local businesses, and diminish the area's appeal for future investment. This use of the property is incompatible with its heritage value and current role in our community's economy.

4. Short-Term Housing Model:

The 30-day model raises concerns about high turnover and limited time for effective rehabilitation. A transient population can create instability, and without longer-term programs or follow-up support, the likelihood of relapse or problematic behaviors increases. This model also makes it harder for the community to build trust and relationships with residents of the facility.

5. Better Alternative Locations Exist:

Facilities of this nature are more appropriately located in areas that are less densely populated with children, away from schools, parks, and family-oriented businesses. Such locations would offer the opportunity for support and rehabilitation without disrupting or endangering the daily life of residents.

I urge the decision-makers to reconsider this proposal and explore alternative locations better suited to meet both the needs of individuals in recovery and the rightful concerns of our community. We can and should support rehabilitation efforts, but not at the expense of our families' safety and the integrity of our town center.

Thank you for your attention to this matter.

Sincerely,

Jessie Williamson

From: [Sue R.](#)
To: [Ryan Dyck](#)
Subject: Appeal Hearing June 2 Fort Macleod
Date: Tuesday, May 27, 2025 1:22:50 PM

Hello I am a town resident

I am 100% against the American Hotel Building being used as a transitional housing facility for recovery.!! For sex offenders and drug addicts.

Our Main Street is OUR pride and if this facility happened It should NOT be located IN OUR CORE.!!

We are a small town with a detox

Which has a good location.!!

And a correction assist, located across from the Water Park.!! 26st Drug products have been found in park, Bathrooms vandalized.

Men staring at children. Drinking at the picnic table. I assume from the Correction place !! As it's easy

This is a KIDS Park.!!

On the original statement it said NO Medical assist or SECURITY is planned for this building

What the HECK !!

We ALL KNOW this type of facility is a GUARANTEED PAYCHEQUE from the Government.

That's why this is being proposed again !!!

MAIN STREET is the WRONG location.!!!!!! 70% of our business owners are on Main Street.

The Heritage Motel is a very high Drug Activity Location.

Located right beside the Americans. Let mix them. SURE.!!

I am located in this town on a Business alley and the BS that happens, Heritage Motel tenants trafficking in the alley, and no not Marijuana and illegal parking, vandalism etc. Is trouble enough.!!

I certainly don't feel safe in the evening anywhere near the Business Alleys.!!

Near MY HOME.!!

I am 100% against this.!!!

Look at the core of Lethbridge

And Galt Gardens Park. It is NOT a safe place to walk threw in the day or night!!

Susan Reach

From: [marlies vane](#)
To: [Ryan Dyck](#)
Date: Tuesday, May 27, 2025 1:38:23 PM

Good afternoon.

I am writing in regards to the American hotel in our great town of Fort Macleod. I was excited to hear it was going to be revamped, I've always admired the building and am thrilled it's staying and not being torn down. What concerned me however, is what they're planning to use it for. Our town is very much known for having many drug addicts, people passed out at the park when you go with the kids, people passed out in the bank foyer or even the skating rink in the winter. I do not think this housing idea will clear that problem, but it would elevate the problem. It would bring more drugs, more crime, more felons to our town. It's going to harm our business, it's going to make parents more concerned then we already are for our children. I am a nurse, and can promise you I do not lack compassion but I do not think this is the right thing for our town. I think it would be much better for people seeking housing that are recovering addicts or whatever it may be, should be located outside of towns or cities, where they have complete focus on themselves without outside triggers.

I pray this doesn't go through for transitional housing but that the building would be turned into something that the general public could use, wether it would be a fancier hotel then the ones we have or fancier pub/restaurant for people passing through. I think the options are endless but transitional housing would be at the very bottom of the list.

Please don't bring this into our wonderful town.

Thanks
Marlies

May 27/2025

Ryan Dyck, Board Clerk
Oldman River Regional Services Commission
3105-16th Avenue North, Lethbridge, Alberta T1H 5E8

Attention; Ryan Dyck

It has come to our attention that Alvin Reinhart Fritz Architect Inc. (TBSG Holdings Ltd.) has appealed the REFUSED decision they received for DP 001-25 for a “mixed-Use Building” incl. 16 apartments & main-floor commercial space located at Lots 32-34, Block 433, Plan 92B. This building is more commonly referred to as the old American Hotel building.

I was invited and attended one of the informational meetings this group held in March of 2024 here in Fort Macleod. This enabled us to see their plan for development as well as what the future held for this building. Firstly, the plan looked great and the improvements to the building would be a welcome improvement to our historically maintained Main Street.

We do however have major concerns with the operation of this building upon completion. We were advised that this will be an unmonitored transitional housing development and locating this in the main corridor of our shopping district couldn't be a poorer location.

We are trying to attract businesses and strengthen the downtown area; this type of facility does NOT accomplish that. The location of the Lethbridge Shelter and Resource Center has had a major impact on the businesses located much further from its placement to where they are proposing this development. They are constantly having to deal with crime in the area, forced to lock doors during normal business hours, hire extra security etc. There continues to be many businesses that just exist or make small profits and being forced to deal with these types of concerns will most likely shut some doors.

Our employees have had run ins over the last few years with some of the tenants from the hotel next to us. We have had to put plans in place to deal with these past occurrences. Many times, we have had to call the police for behavior occurring there. It has attracted many undesirable people looking to take advantage of people who live in this place. This will only get worse with the proposed clientele this proposal is looking to host.

I have been working on main street for 35 years now and have seen many businesses come and go over that time. We have not had 100% occupancy in my time here. Right now, there is 1 store front that is not open (by their choice) and 1 that is currently renovating to open soon. Main Street hasn't felt this vibrant in a very long time. Why do we wish to risk this progress with a facility proven to have negative rippling effects follow along with it?

In closing, we do feel that one of these projects “may” be successful in a city the size of Lethbridge, but not in our small town and especially not in our only shopping district. We would ask that you uphold the original decision made by the MPC and continue to refuse this type of development at this location.

Thank you for considering our comments,

Scott Norlin
Maggie Shigehiro
John Howe
Tara Vella

From: [Vicky Atherton](#)
To: [Ryan Dyck](#)
Subject: DEVELOPMENT APPEAL BOARD HEARING Development Permit 001-25 Town of Fort Macleod
Date: Tuesday, May 27, 2025 3:53:29 PM

Good Afternoon,

As long as this development is for safe, affordable housing; that is something that Fort Macleod could use. It does need to be made VERY clear if approved; what this development is for. "Transitional" Housing is not something that Fort Macleod is able to support at this time, especially without internal supports provided at the building.

Thankyou
Vicky Atherton

From: [pete ouwerkerk](#)
To: [Ryan Dyck](#)
Subject: Permit # 001-25
Date: Tuesday, May 27, 2025 4:14:29 PM

We are home owners and we do NOT want this service in our beautiful town. We were subjected to this in Lethbridge! NO! NO ! NO!

Pete Ouwerkerk
Melanie Shaw
Home owners in Fort Macleod

From: [Robyn Goodfellow](#)
To: [Ryan Dyck](#)
Subject: Town of Fort Macleod Appeal
Date: Tuesday, May 27, 2025 6:00:12 PM

Hello,

Just waiting to write in my concerns for the plans to turn the American Hotel into a treatment center. As a parent of young children this is very concerning. I moved back here to raise kids because of the safe feeling that comes with living in a small town. We are now already faced regularly with having to watch for specific vehicles and people who are noted to have issues, without adding an entire hotel full of individuals who struggle. I also don't believe that having this located in a central area for tourists and visitors is the best image for Fort Macleod.

Thank you

Sent from my iPhone

From: [Kim Vanden Broek](#)
To: [Ryan Dyck](#)
Subject: Appeal Hearing - American Hotel House of Hope
Date: Tuesday, May 27, 2025 7:07:16 PM

Hello,

My name is Kim Vanden Broek, I am an owner of Homestead Bakeshop, a business on the main street on Fort MacLeod, and I also live in main street above my business.

I am in FULL support of this project and would have loved to attend the meeting in person to say so, however I am out of the province currently.

I find it concerning that so often the narrative is "Yes let's help them, but make sure they are out of sight" or "there is no hope and they are a waste of time and energy".

A project like this isn't 'bringing a problem' to town, it's a step to fixing the problem we already have in town and in the entire area.

When someone is struggling in their life, it doesn't make them less of a person or have less value. The amount of assumptions in the comments I have seen on Facebook and elsewhere on the 'type' of people that would benefit from this project is appalling.

Where is our heart for our neighbours that are hurting and need help? Where is the compassion for those who have had life thrown at them and need hope that a building an organization like this can bring? Why not as a community come around a project like this that can enable people to get off the streets and provide a way for them to break the cycle. There are other places that do this very well and it can also be done well here.

While I don't know all the details of the project or the specifics, I know this can be a success. It might require some more research on similar projects that are successful or some fine tuning but that shouldn't shut down a project that can have this big of an impact.

I hope and trust that you will see the benefit and join in with seeing lives changed and equipping our community to be an example of what works well.

Kim Vanden Broek



From: [Karen Atkins](#)
To: [Ryan Dyck](#)
Subject: American Hotel appeal
Date: Tuesday, May 27, 2025 7:56:16 PM

We have been residents of Fort Macleod since 1982 and have raised our family here. We currently also have grandchildren growing up in town as well. We are strongly opposed to the development proposed at the old hotel. The type of clientele at this facility will do nothing to enhance the town. We feel that a select few should try to force this on the residents of Fort Macleod for profit.

Gary Karen Atkins

Sent from my iPad

From: [S Beusekom](#)
To: [Ryan Dyck](#)
Subject: American hotel to transitional housing
Date: Tuesday, May 27, 2025 8:30:02 PM

Hello,

My name is Sheree Curran and I reside in Fort Macleod with my husband and babies. We love this town and all it has to offer to help us raise our children.

The news of the new addictions center/ transitional housing on Main Street is concerning to us. I think these institutions are very important and crucial to help struggling individuals get the help they need but I don't think that in our small town on Main Street is a safe place to have it. I like to walk downtown with my children and I feel this would threaten our safety.

I want to see things that better our community and make it a safer, more supportive place for families, elderly and everyone in between.

Thanks for taking the time to read this,

Sheree Curran
Sent from my iPhone

From: [Rachel Grisnich](#)
To: [Ryan Dyck](#)
Subject: American Hotel
Date: Tuesday, May 27, 2025 9:06:00 PM

To Whom It May Concern,

As a resident of Fort Macleod, I am writing to express my opposition to the appeal for the proposed “House of Hope” facility.

While I recognize the importance of supporting individuals recovering from addiction, I have serious concerns about the proposed location and the potential impact on our community—particularly for families and children.

The facility’s proximity to public amenities such as the walking paths along the river, the town pool, and nearby parks raises significant safety concerns. These are places where many families, including mine, spend time, and the idea of placing a recovery center for individuals with known offenses nearby makes me feel uneasy.

I also question the suitability of placing individuals in recovery so close to potential triggers, such as multiple liquor stores, cannabis shops, and an area already known for issues with drugs and prostitution, specifically around the Heritage Motel. This setting seems more likely to hinder recovery than support it.

Furthermore, we have already begun to see the effects of substance abuse in our town, such as discarded needles in public spaces. Adding a facility like this in a central, family-oriented area could increase these risks and contribute to a sense of insecurity among residents.

I believe that rehabilitation programs are vital, but they must be located where they can be most effective and least disruptive. A location further from schools, recreational areas, and high-risk zones would better serve both those in recovery and the broader community.

Thank you for taking the time to consider my concerns.

Sincerely,

Rachel Van Haarst

Fort Macleod Resident

From: [Heleen Fieret](#)
To: [Ryan Dyck](#)
Subject: Re: American hotel
Date: Tuesday, May 27, 2025 11:01:44 PM
Attachments: [image001.png](#)
[image001.png](#)

Addressed to SDAB

Good evening.

There has been a lot of talk and very little information in regards to the proposed appeal for the American hotel.

As a citizen of Fort Macleod i have deep seated concerns in regards to this appeal. The citizens need more information on the details of this plan for housing and renovations.

If the transitional housing is in fact a true statement for the plans going forth, I raise my concerns with the lack of resources within our small community to withstand such a large amount of short term newcomers with history of addiction and/trauma. This does not mean I don't think the need is very great, however the location of this housing, the lack of information, and in the best interest of our historic mainstreet I am not in approval of allowing this project to go through.

We simply need more information and open communication between residents and the individuals proposing this new project.

Thank you for your time,
Heleen Fieret

On Tue, May 27, 2025, 10:13 a.m. Ryan Dyck <ryandyck@orrsc.com> wrote:

Hi Heleen,

There is a Subdivision & Development Appeal Board (SDAB) Hearing on Monday June 2 respecting a development permit for the American Hotel. Details here: <https://www.orrsc.com/dp-001-25-town-of-fort-macleod-subdivision-and-development-appeal-board/>

Any person claiming to be affected can make a submission to the SDAB. If you'd like to make a written submission you can email it to me and address it to the SDAB.

Thanks,

Ryan Dyck
Board Clerk

Terry and Donna Daniel

Fort Macleod, AB T0L 0Z0

To: Ryan Dyck, Board Clerk
Oldman River Regional Services Commission
3105 - 16th Avenue N., Lethbridge, Alberta T1H 5E8

This letter is in regard to the American hotel application for a permit for a transitional drug rehabilitation centre.

This has been a total non-transparent issue.

The first we learned about it was in the Macleod Gazette where it stated that the MPC had refused the permit. We thought that was the end of it. Since then, we have learned from neighbours and others that there have been two meetings about the issue. We and most others did not know about the meetings or anything else about the project. Why the secrecy? This is a matter that affects the whole town.

Having a so-called drug transitional centre so close to the core of the town is not feasible. History in larger cities is that these types of rehabilitation methods draw the inhabitants' friends, so instead of one person in a room, there could be three or four. And what happens when they are turned loose after the 30 days that they are supposed to transition? They end up on our streets, and in a small town they are very noticeable. Fort Macleod has had this situation in the past and we do not want it to occur again. For example, we have had people sleeping on the sidewalk outside the store, around the back of the store and had them panhandling at the door. We've had them partying behind the large tree behind the Fort Museum. (It got to be known as "the apartment"). Fort Macleod has been very good in the last couple of years, and we do not wish to return to the old ways.

Rehabilitation requires the assistance of professional consultants and medical people to be run properly. Apparently none of these are used for this centre. We do not have them available in Fort Macleod and our doctors already have full patient loads.

There are certainly better uses for the American Hotel. A senior centre would be ideal. It is close to downtown with close access to stores. The Empress Theatre is there for entertainment. Fort Macleod is in dire need for rental properties particularly low cost housing.

The right solution for this permit, the only solution is: **DON'T DO IT!!**

Terry and Donna Daniel

May 28, 2025

To Whom it May Concern

We the undersigned are adamantly opposed to the proposed development of The American Hotel property. Millions of private and tax dollars have been invested to bring the Fort Macleod main street to where it is today.

In some cases these buildings represent the dreams and life savings of people who believe in the future of this town.

A development of this type would put all this in jeopardy.

The original decision to turn down this application was the correct one.

As owners of two buildings on main street, our family totally supports the original decision.

Thank you for your time and attention

Eileen Moses Phil Moses and Vicki Moses-Alberts

Ryan Dyck Board Clerk

Oldman River Regional Services Commission

Lethbridge Alberta

Attention: Ryan Dyck

Development Permit 001-25 (Appeal)

Fort Macleod Business Owner \ Citizen Concerns

- Fort Macleod does not have a Homeless Problem
- There is a Daycare facility within 6 blocks
- There are two Marijuana Pot shops in very close proximity
- There is one Hotel and Pub in very close proximity
- There is one Brewery Pub in very close proximity
- Two Liquor stores within close proximity
- Fort Macleod Museum is in Close Proximity
- This will not be a good fit for Historic Main Street
- This will not be a good fit for the Historic Empress Theater
- Fort Macleod Health Care system will not be able to Handle this
- RCMP will possibly have to Hire more forces
- Two banking business within close proximity
- RBSG Holdings does not have a screening process in place as indicated at the March 17, meeting
- RBSG Holdings will not have security as indicated at the March 17,2024 meeting
- RBSG Holdings will not have professional As indicated at the March 17,2024 meeting
- Fort Macleod Lions Park for Children is 2-blocks away
- Fort Macleod Swimming Pool Park (a Family Park) is 2 blocks away
- **How will this facility benefit the town of Fort Macleod**

I will be a participant in this meeting

Regards

Dan Plourde

Main Street Business Owner

From: [Danielle Roy](#)
To: [Ryan Dyck](#)
Subject: Concerns& Questions Regarding Proposed Transitional Housing Facility (American Hotel)
Date: Wednesday, May 28, 2025 1:26:51 PM

Dear Ryan Dyck and Members of the Subdivision and Development Appeal Board,

I'm writing in response to the proposed transitional housing facility at the American Hotel on Main Street.

While I understand the importance of supporting individuals in recovery, I have questions on how this facility would operate.. particularly concerning the lack of on-site medical staff or security. If approved, won't this place just be added pressure on our already stretched emergency and healthcare services? Fort Macleod already struggles to meet the medical needs of current residents. How can we responsibly take on additional risk without a solid plan in place for managing emergencies when we don't even have consistent access to emergency room services ourselves? I believe our focus should be on strengthening our local healthcare system first.

I would also like to ask about a few things regarding how the facility will operate:

- Who will the potential residents be, and how will they be selected or approved for housing?
- If these are local individuals already struggling in recovery, are we simply relocating them rather than providing long-term solutions?
- Without medical staff or behavioral oversight, how will residents be held accountable for their conduct? Especially given the facility's location in such a public and historic part of our downtown core?

This area isn't just the heart of Fort Macleod.. it's also the backdrop for cherished community traditions, including our annual Christmas tree celebration. That tree is a symbol of togetherness for many of us in our community all year round but especially during the holiday season. I noticed that it's not included in the redevelopment plans (Although the link was removed from our public community discussions page on facebook, so i cannot go back to double check). Is there any intention to preserve this meaningful space, or will this tradition be displaced?

Additionally, I would respectfully like to know:

- Why was this development proposal denied in the first place?
- What has changed to justify this appeal now?
- Will the community have a say in future planning or oversight if the appeal is approved?

Fort Macleod has experienced significant growth in recent years, but our healthcare.. has not kept pace. Before introducing facilities that could increase pressure on local services, I believe we should focus on strengthening those systems to ensure we're prepared to support both existing and future residents. I also believe that such a precious space in our community should be used in a way that everyone can enjoy it.

Thank you for your time and consideration. I appreciate the opportunity to raise these concerns and trust that the community's voice will be heard in the decision making process.

Sincerely,

Danielle Roy



From: [Susanne Beste](#)
To: [Ryan Dyck](#)
Subject: Development Permit 001-25
Date: Wednesday, May 28, 2025 2:08:47 PM

Hello Ryan, I received the Notice Of Chinook Intermunicipal Subdivision and Development Appeal Board Hearing notice yesterday May 27th. This was a very short amount of time to communicate with you as the notice says I should send an email by noon today.

My position on this matter is that I don't think this is a good fit for Fort Macleod and/or its small businesses on Main Street. As a small business/building owner, I selected Fort Macleod as the perfect location to open our destination home decor boutique and a Bricks and Mortar travel agency. I live in Lethbridge and have seen first hand the troubles that are present with these social issues.

Lethbridge has recently expanded their homeless shelter and transitional housing to accommodate individuals needing support. They have trained staff and support onsite to deal with people facing addiction issues and those in recovery.

Fort Macleod has no plans on hiring professionals to navigate any issues or concerns that may arise. When I asked Dr Beekman what the plan was to support recovering individuals, he said that they would provide affordable accommodations for \$400 per month and they would pray for them. I find this concerning as my family has been touched by addiction. We have also prayed for our loved one and they still remain addicted and make poor life choices. This issue is far bigger than Fort Macleod can handle. It needs to be left to the professionals and not to individuals that are not qualified to manage a facility of this kind.

Sincerely,
Susanne Beste
Macleod Living and Macleod Travel

From: [Roos-Ben Van Driesten](#)
To: [Ryan Dyck](#)
Subject: Request to Withdraw Previous Public Comment
Date: Thursday, May 29, 2025 12:58:40 PM

Dear Ryan Dyck,

I hope this message finds you well.

I'm writing to respectfully request that my previous email regarding the proposed transitional housing project be withdrawn from the public record and disregarded as part of the official commentary. Since the nature and classification of the project have changed - and it's no longer being referred to as transitional housing - I believe my earlier comments no longer apply and may lead to confusion if included in the official materials.

In addition, I would like to express a broader concern. The project, as it currently stands, has become quite confusing for many community members. There appears to be a lack of clear, consistent, and up to date information about what exactly is being proposed. Edits and changes to the project have appeared on the website without official clarification, which has understandably led to confusion and fueled speculation and possibly rumours.

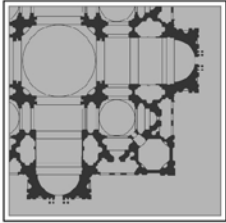
For any project of this nature to be successful, regardless of its final form, honesty and transparency are absolutely essential. Open, clear communication builds trust, reduces fear and misinformation and ensures that the entire community can work from the same set of facts. Whether individuals support or oppose the project, they deserve the opportunity to form a fair and informed opinion based on accurate, complete information.

Thank you for your time.

Sincerely,
Roosmarijn Van Driesten

From: [V.C](#)
To: [Ryan Dyck](#)
Subject: Downtown project.
Date: Tuesday, May 27, 2025 7:37:45 PM

A transitional house in our town is wrong on so many levels. This a safe , family community. There are absolutelt no pros to this. Nobody will feel safe, children wouldn't be safe to play and roam outside. Nobody will feel safe walking and enjoying beautiful mainstreet. Businesses will suffer, not to mention all the tourists that come here to enjoy this beautiful town, they would feel unsafe, less people might come here . Keep our town and kids safe. DON'T ALLOW THIS PROJECT TO BE APPROVED



ALVIN REINHARD FRITZ
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May 28, 2025

Oldman River Regional Services Commission
3105 - 16th Ave. N.
Lethbridge, AB T1H 5E8

Attention: Ryan Dyck, Board Clerk

Dear Ryan:

Our File: 22 261 FFAHR – American Hotel

Thank you for taking time to address our appeal relative to Development Permit 001–25 for the “Mixed-Use Building” including 16 apartments and main-floor commercial space.

The Application as it was presented in writing, reflects the goals and wishes for this building and is as the building will be implemented should we be successful in this appeal and this Development Permit be approved.

Regrettably, we had a supportive individual make a presentation, at the time of the Municipal Planning Commission meeting which did not reflect the current status of the application. The application was amended to reflect the present status and the present goals of the organization on March 17, 2025, in time for the Municipal Planning Commission meeting held on Tuesday, April 22, 2025.

Regrettably the architectural website reporting on the project had also not been updated to reflect this current status. It has now been corrected, taking out reference to transitional housing, which was an original objective. At present, the intention of the board for the project is to produce the project exactly as per the application which was circulated to the Municipal Planning Commission for the April 22 meeting.

The intent of the project is to provide a housing project with the commercial/retail space as the mixed-use component. The client does not seek the definition of “non-profit transitional housing” as stated in the reasoning for the rejection.

In light of this consideration, we respectfully request that the Development Appeal Board allow the development to proceed as presented.

Thank you for your considerations in our regard.

Respectfully yours,

Alvin Fritz, Architect, MRAIC, AAA, SAA, OAA, MAIBC, MAA
AF/bh

XX1

