

# **TOWN OF FORT MACLEOD**

## **CHINOOK INTERMUNICIPAL SUBDIVISION & DEVELOPMENT APPEAL BOARD**

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**June 2, 2025**

**Hearing No. DP 001-25**

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

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### **LIST OF EXHIBITS**

- A. Notice of Hearing and Location Sketch Map
- B. List of Persons Notified & Aerial Photo
- C. Notice of Decision (refusal)
- D. Letter of Appeal
- E. Development Permit Application No. 001-25 Forms (2)
- F. Architectural Drawings (December 12, 2024)
- G. Deemed Incomplete Letter
- H. Architectural Drawings (March 5, 2025)
- I. Exterior Renderings
- J. Notice of Municipal Planning Commission Meeting
- K. Municipal Planning Commission Meeting Package & Referral Comments
- L. Municipal Planning Commission Meeting Minutes (draft)
- M. Excerpts from Town of Fort Macleod Land Use Bylaw No. 1882
- N. Development Authority Submission
- O. Submission – A. Wark (Stronghold Brewing Co.)
- P. Submission – G. & H. Temoin

R. Submission – D. & M. Hengerer (The Vault Co-Work Building)

S. Submission – K. Glover (Willow Creek Adult Learning)



# TOWN OF FORT MACLEOD

## NOTICE OF CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Development Permit 001-25

THIS IS TO NOTIFY YOU THAT IN ACCORDANCE WITH SECTION 686 OF THE MUNICIPAL GOVERNMENT ACT, REVISED STATUTES OF ALBERTA, 2000, CHAPTER M-26, AS AMENDED, A PANEL OF THE CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD WILL HEAR AN APPEAL OF A DEVELOPMENT PERMIT ISSUED BY THE:

**Development Authority of the Town of Fort Macleod  
with respect to Development Permit No. 001-25**

**APPELLANT/APPLICANT:** Alvin Reinhart Fritz Architect Inc. (TBSG Holdings Ltd.)

**LEGAL DESCRIPTION:** Lots 32-34, Block 433, Plan 92B

**PROPOSAL:** "Mixed-Use Building" incl. 16 apartments & main-floor commercial space

**DECISION:** REFUSED

**PLACE OF HEARING:** Town of Fort Macleod Office, Council Chambers  
410 20 St.  
Fort Macleod, AB

**DATE OF HEARING:** Monday June 2, 2025

**TIME OF HEARING:** 10:00 a.m.

### PROCEDURES PRIOR TO THE HEARING FOR DP 001-25:

1. **Provide Written Submissions** - The Appeal Board is encouraging all hearing participants to submit presentations, letters, and comments to the Board prior to the hearing. It is preferred that written material is emailed to the Board Clerk, ideally in a PDF format. Please contact the Clerk with your written submissions, which will be accepted until 12:00 p.m. May 28, 2025.

EMAIL: ryandyck@orrsc.com

MAIL: **Ryan Dyck, Board Clerk**  
**Oldman River Regional Services Commission**  
**3105 – 16<sup>th</sup> Avenue N., Lethbridge, Alberta T1H 5E8**

*If you are bringing information to the hearing for submission, you are required to supply 8 copies.*

2. **Exhibit Viewing** - The initial appeal exhibit package will be posted on the ORRSC website at **www.orrsc.com**. Any additional submissions submitted up to 12:00 p.m. on May 28, 2025, will be posted to the website prior to the hearing.

**LOCATION SKETCH**  
**LOTS 32-34, BLOCK 433, PLAN 92B**  
**WITHIN NW 1/4 SEC 12, TWP 9, RGE 26, W 4 M**  
**MUNICIPALITY: TOWN OF FORT MACLEOD**  
**DATE: MAY 16, 2025**

**Ryan Dyck, Clerk**  
**Subdivision & Development Appeal Board**

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**TOWN OF FORT MACLEOD  
CHINOOK INTERMUNICIPAL SUBDIVISION &  
DEVELOPMENT APPEAL BOARD**

Development Application DP 001-25

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

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**Municipality:**

CAO, Town of Fort Macleod  
Town of Fort Macleod Dev. Officer  
Town of Fort Macleod Dir. Of Operations  
Gavin Scott, Planner

**SDAB Members:**

Evert Vandenberg  
Howard Paulsen  
Don Anderberg

**Appellant:**

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

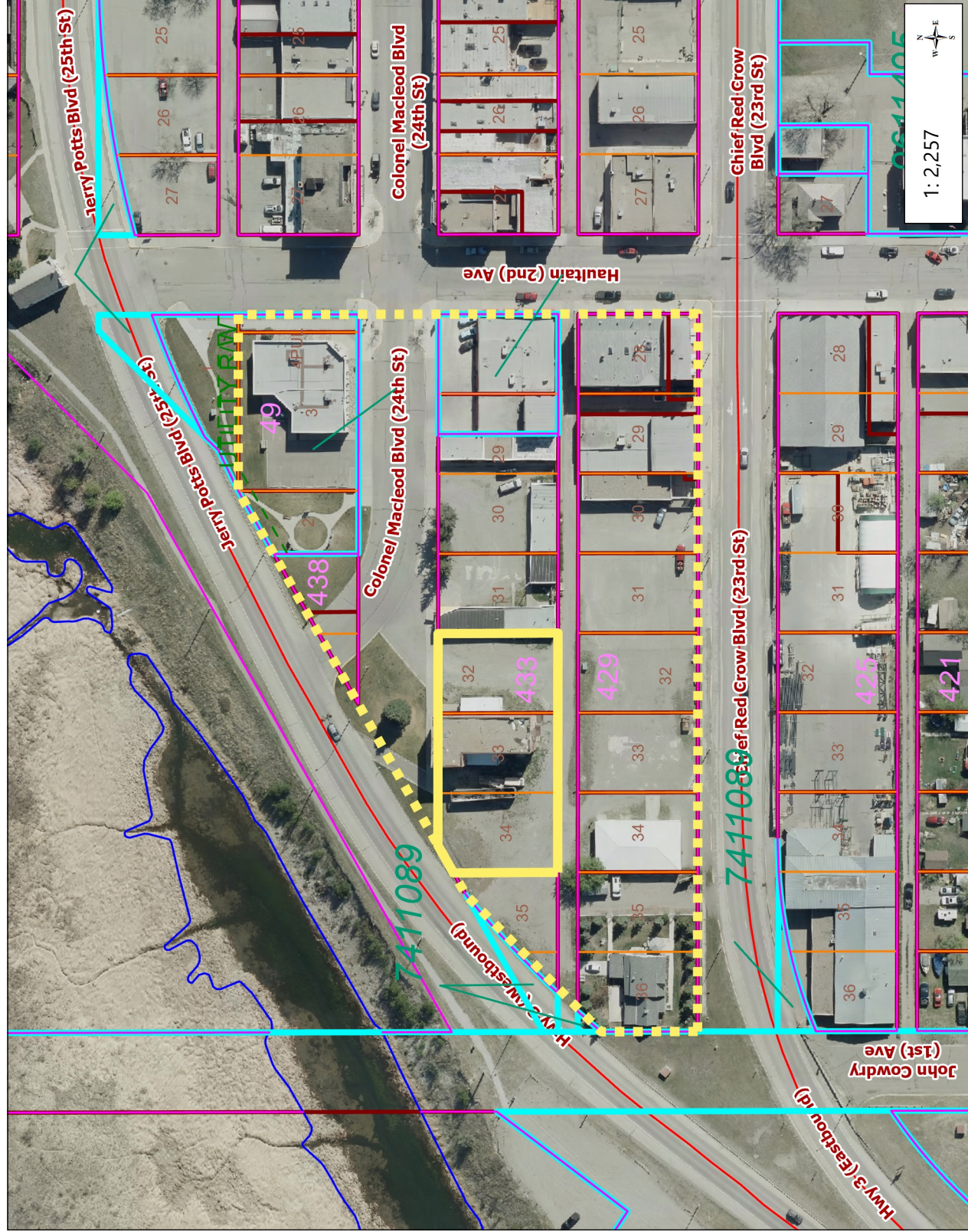
**Agencies Notified:**

Alberta Transportation & Economic Corridors  
Alberta Historic Resources  
Heritage Conservation Advisor (Fraser Shaw)

**Adjacent Landowners Notified:**

CIBC Property Dev & Admin  
Chartered Holdings (Lethbridge) Ltd.  
PO Howe Ltd.  
Heritage Motel Ltd.  
Wayne Scheer  
Royal Canadian Legion  
Riaco Holding Ltd.  
Gary & Helen Temoir  
Daniel Plourde





1: 2,257



0.1 Kilometers 0.06 0

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© OpenStreetMap contributors

Legend

- Block Text
- Block Text Line
- Condo Text
- Horse Paddocks Text
- Lot Text
- Lot Text Line
- Modular Home Text
- Plan Text
- Plan Text Line
- Section Text
- Water Text
- Airport Line
- Boundary
- Block Line
- Condo Line
- Easement Line
- Golf Course
- Horse Paddocks Line
- Lot Line
- Modular Home Line
- Plan Line
- Section Line
- Water
- Block Text
- Block Text Line
- Facement Text Line

Notes

© Town of Fort Macleod

FILE COPY

## TOWN OF FORT MACLEOD

BOX 1420, FORT MACLEOD, AB T0L 0Z0 PH: (403) 553-4425 FAX: (403) 553-2426

### PUBLIC NOTICE OF DECISION

Please be advised that an adjacent development has been reviewed by the Development Authority.

**Name of Applicant (Owner):** Alvin Reinhart Fritz Architect Inc. (TBSG Holdings Ltd.)

**Zoning District:** Commercial Central- CC **Roll No.** 2234100 & 2234200

**In the matter of development on a property located at:** 128 24<sup>th</sup> Street

**Legal Land Description:** Lot 32, 33 & 43 Block 433 Plan 92B

**The development as specified in Application No:** 001-25 **for the following use:** Renovate the American Hotel into a rental apartment building with 16 studio apartments with separate washroom facilities and kitchenettes on the upper two floors, a shared amenity space in the basement, an outdoor yard space with patios and a roof top terrace; with a 530 sq. ft. commercial/ retail space as the mixed-use component on the main floor. Additional request for a parking variance and an 11 ft. height variance to accommodate the elevator. (All 3 lots are to be consolidated into one title)

**has been REFUSED by the Municipal Planning Commission for the following reason:**

1. THE PROPOSED DEVELOPMENT DOES NOT CONFORM WITH THE INTENT OF A MIXED-USE BUILDING WITHIN THE COMMERCIAL CENTRAL LAND USE DISTRICT OF THIS BYLAW. THE MUNICIPAL PLANNING COMMISSION FINDS THAT THE PROPOSAL OF "NON- PROFIT TRANSITIONAL HOUSING" DOES NOT MEET THE DEFINITION OF A MIXED-USE BUILDING. THE MPC IS OF THE OPINION THAT THE PROPOSED USE WOULD BE MORE SUITED UNDER THE PUBLIC AND INSTITUTIONAL DISTRICT WITH A SIMILAR USE TO GROUP CARE FACILITIES.

DATE OF DECISION: April 22, 2025

Signed: 

Keli Sandford  
Planning and Development Officer

(See Over)

**INFORMATIVE ONLY:**

1. IF AN APPEAL IS LODGED PURSUANT TO SECTIONS OF THE MUNICIPAL GOVERNMENT ACT, AS AMENDED, THEN A PERMIT WILL NOT BECOME EFFECTIVE UNTIL THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD HAS DETERMINED THE APPEAL.
2. NOTICE OF APPROVAL IN NO WAY REMOVES THE NEED TO OBTAIN ANY PERMIT OR APPROVAL REQUIRED BY ANY FEDERAL, PROVINCIAL OR MUNICIPAL LEGISLATION, ORDER AND/OR REGULATIONS PERTAINING TO THE DEVELOPMENT APPROVED.
3. THE PERMIT INDICATES ONLY THE DEVELOPMENT TO WHICH IT RELATES IS AUTHORIZED IN ACCORDANCE WITH THE PROVISIONS OF THE LAND USE BYLAW, AND IN NO WAY RELIEVES OR EXCUSES THE APPLICANT FROM COMPLYING WITH THE LAND USE BYLAW OR ANY OTHER BYLAW, LAWS, AND/OR REGULATIONS AFFECTING SUCH DEVELOPMENT.

**Right to Appeal**

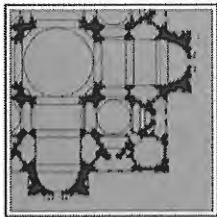
The Municipal Government Act provides that any person affected by the issuance of a development permit may appeal the decision or any conditions of the development permit **within 21 days after the date on which the written decision is given**, to the appropriate appeal board. The date of receipt of the decision is deemed to be 7 days from the date the decision is mailed.

The appeal may be commenced by providing a written statement of the grounds of appeal and a \$500.00 fee to :

**Chinook Intermunicipal Subdivision and Development Appeal Board**

CAO, Town of Fort Macleod  
Box 1420  
Fort Macleod, Alberta T0L 0Z0





ALVIN REINHARD FRITZ  
ARCHITECT  
INC.

Norland Coach House  
10-90001 Range Road 212  
Lethbridge County, Alberta  
T1J 5N9

ph. (403) 320-8100  
Fax (403) 327-3373  
general@alvinfritzarchitect.com

Collaborating to Passionately Create  
Inspired Architectural Environments

FILE COPY

FOUNDED  
1989

May 12, 2025

Chinook Intermunicipal Subdivision and Development Appeal Board  
CAO, Town of Fort Macleod  
Box 1420  
Fort Macleod, AB T0L 0Z0

Attention: Anthony Burdett

Dear Anthony:

Our File: 22 261 FFAHR – American Hotel  
**Letter of Appeal**

Please note that we would like to appeal the decision of the Planning Board relative to the American Hotel. We believe that the written documentation, as it was presented, was not the basis of the grounds of the decision that was made. We felt that the presentation, as it stands in writing, expresses the objectives of the Board as the project progresses to completion. This was complicated through the unauthorized representation from a person who spoke in favor of the project but was not authorized to represent the interests of the Board as was done as statements made were inaccurate and incomplete.

In light of these considerations and the fact that there was an in-camera session before the decision was rendered, as well as the fact that we were advised that the board was confused by the information received, we would like to have an opportunity to clarify the confusion in front of a Development Appeal Board.

Thank you for your considerations in our regard, and please do not hesitate to contact me to discuss the aspects of the appeal further.

Respectfully yours, •

Alvin Fritz on Behalf of the American Hotel Committee  
AF/bh

Cc: Keli Sandford  
Brent Feyter  
Carlos Roman





# TOWN OF FORT MACLEOD

P.O BOX 1420  
FORT MACLEOD AB T0L 0Z0  
(403) 553-4425

## OFFICIAL RECEIPT

ALVIN REINHARD FRITZ ARCHITECH INC.  
#10- 90001 RANGE ROAD 212  
LETHBRIDGE COUNTY, AB  
T1J 5N9  
CANADA

Page 1 of 1

RECEIPT #

20252021

DATE OF ISSUE

2025-05-12

3:16:35PM

POSTING DATE

2025-05-12

ACCOUNT #	DESCRIPTION	PREV BAL	PAYMENT	BALANCE	GST
16100511 GL	DEV PERMIT APPEAL 001-25		500.00		0.00
CREDIT CARD	500.00				
GST REG. # 108126467RT0001			\$0.00		
LEVY			\$0.00		
TOTAL AMOUNT RECEIVED			\$500.00		
Received By			KS		
Batch #			17311		





**TOWN OF FORT MACLEOD**  
**RESIDENTIAL**  
**DEVELOPMENT PERMIT APPLICATION**

Date of Application:

11/21/24 Dec. 20/24

**IMPORTANT NOTICE:** This application **does not** permit you to commence construction until such time as a permit has been issued by the Development Authority. If approval has not been received within 40 days of the date the application is deemed complete, you have the right to file an appeal to the Subdivision and Development Appeal Board.

**THIS DOES NOT CONSTITUTE A BUILDING PERMIT.**  
**A SEPARATE BUILDING PERMIT MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.**

FOR OFFICE USE ONLY	
Date Received:	
Accepted By:	
Date Deemed Complete:	
Application No. (if applicable):	<u>001-25</u>
Roll No.:	<u>2234100/2234200</u>
Fee:	

*incomplete.*  
*(2234000)*  
*TDFM*  
*(2234400)*  
*XOF*

**APPLICANT INFORMATION**

Name of Applicant (please print): Alvin Reinhard Fritz Architect Inc. Phone (primary): (403) 320-8100  
Mailing Address: #10 90001 Range Road 212 Phone (alternate): \_\_\_\_\_  
City: Lethbridge County Fax: (403) 327-3373  
Postal Code: T1J 5N9 Email: bhanzel@alvinfritzarchitect.com  
☒ Check this box if you would like to receive documents through email.

Is the applicant the owner of the property?

☐ Yes

☒ No

IF "NO" please complete box below

Name of Owner:	<u>TBSG Holdings LTD.</u>	Phone:	_____
Mailing Address:	<u>Box 552</u>	Applicant's Interest in the property:	
City:	<u>Fort Macleod</u>	<input type="checkbox"/> Agent	
Postal Code:	<u>T0L 0Z0</u>	<input type="checkbox"/> Contractor	
		<input type="checkbox"/> Tenant	
		<input checked="" type="checkbox"/> Other	<u>Architect</u>

**PROPERTY INFORMATION**

Civic Address: 128 24 St Fort Macleod T0L 0Z0  
Legal Description: Lot(s) 32,33 Block 433 Plan 92B  
Land Use District: \_\_\_\_\_  
What is the existing use? Vacant

## DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

- ☐ Construct a new dwelling

The dwelling is a:

- ☐ Single-unit dwelling  
☐ 2-unit dwelling  
☐ Multi-unit – please specify the number of dwelling units \_\_\_\_\_  
☐ Other \_\_\_\_\_

- ☒ Alter/renovate the existing building

The renovation is a:

- ☒ Addition  
☐ Deck(s)  
☒ Other renovation to existing building

- ☐ Construct an accessory building / structure

The accessory building is a:

- ☐ Garage (detached)  
☐ Shed/workshop  
☐ Other \_\_\_\_\_

- ☐ Moved-in dwelling  
☐ Demolish existing building (attach completed *Demolition Form*)  
☐ Other

Describe the proposed use, any changes from existing use, and any work to be done.

Interior renovation and expansion of the existing American Hotel building for the purpose of main floor mixed use opportunity in conjunction of amenities to support C-residential development on 2nd and 3rd floor.

## BUILDING REQUIREMENTS

	Principal Building	Accessory Building	Office Use
Parcel Size	1808.32 <input checked="" type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> ft <sup>2</sup>	<input type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> ft <sup>2</sup>	
Building Size	406.50 <input checked="" type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> ft <sup>2</sup>	<input type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> ft <sup>2</sup>	
Height of Building	11.66 <input checked="" type="checkbox"/> m <input type="checkbox"/> ft.	<input type="checkbox"/> m <input type="checkbox"/> ft.	
Proposed Setbacks from Property Lines			
Front	0 <input checked="" type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Rear	0 <input checked="" type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Side	21.62 <input checked="" type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Side	20.58 <input checked="" type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Parcel Type:	<input checked="" type="checkbox"/> Interior Lot <input type="checkbox"/> Corner Lot		

## DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Development Permit. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

**IMPORTANT:** This personal information is being collected under the authority of the Town of Fort Macleod for development. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act. For more information contact the Town of Fort Macleod FOIP Coordinator at 403-553-4425.



Digitally signed by Brande Hanzel  
DN: cn=Brande Hanzel, o=Alvin Reinhard Fritz  
Architect Inc. ou,  
email=hanzel@alvinritzarchitect.com, c=CA  
Date: 2024.12.11 15:54:17 -0700

APPLICANT for Alvin Reinhard Fritz Architect Inc.



Registered Owner (if not the same as applicant)

Timothy De Waal

## TOWN OF FORT MACLEOD RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

### DEVELOPMENT APPLICATION SUBMISSION REQUIREMENTS

The following items shall be attached to all Development Permit Applications for new buildings or exterior changes to existing buildings. This is not an exhaustive list and the Designated Officer may request additional information that is required to assess the application.

- ☒ **Copy of Site Plan.** Site plan shall provide the following information:  
(May be provided on a survey plan or sketch)
  - ☒ Legal description and municipal address of subject property
  - ☒ Scale and north arrow
  - ☒ Adjacent roadways & lanes
  - ☒ Lot dimensions, lot area, and percentage of lot coverage for all structures
  - ☒ Existing residence and/or any other buildings with dimensions of foundation and projections including decks
  - ☒ Proposed residence and/or any other buildings with dimensions of foundation and projections including decks
  - ☒ The proposed distances from the foundation of the building to the front, side, and rear property lines
  - ☒ Location of lot access, existing sidewalk(s) and curbs
  - ☒ Location of any registered utility right of ways or easements
  - ☒ Location and number of off-street parking spaces
  - ☒ Location of any abandoned wells
- ☒ **Copy of Building Plans.** Plans shall be to scale and contain the following information:
  - ☒ Scale and dimensions of exterior walls and interior rooms
  - ☒ Floor plan of all living space proposed to be developed
  - ☒ Building elevations including front, sides, and rear elevations, building height (from finished grade), roofing material, and roof pitch
- ☒ **If applicant is not the registered owner,** a written statement (or this application) signed by the registered owner consenting to this application.
- ☒ **Abandoned well information** (see attached information).
- ☒ **Application fee payable to the Town of Fort Macleod.**





**TOWN OF FORT MACLEOD**  
RESIDENTIAL  
DEVELOPMENT PERMIT APPLICATION

Date of Application: March 24, 2025

**IMPORTANT NOTICE:** This application does not permit you to commence construction until such time as a permit has been issued by the Development Authority. If approval has not been received within 40 days of the date the application is deemed complete, you have the right to file an appeal to the Subdivision and Development Appeal Board.

FOR OFFICE USE ONLY	
Date Received:	<u>Mar. 24</u>
Accepted By:	<u>Keli</u>
Date Deemed Complete:	<u>Mar. 28</u>
Application No. (if applicable):	<u>001-25</u>
Roll No.:	<u>2234200/2234100</u>
Fee:	<u>\$300.00</u>

**THIS DOES NOT CONSTITUTE A BUILDING PERMIT.**  
**A SEPARATE BUILDING PERMIT MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.**

**APPLICANT INFORMATION**

Name of Applicant (please print): Alvin Reinhard Fritz Architect Inc. Phone (primary): (403) 320-8100  
Mailing Address: #10 90001 Range Road 212 Phone (alternate):  
City: Lethbridge County Fax: (403) 327-3373  
Postal Code: T1J 5N9 Email: bhanzel@alvinfritzarchitect.com  
☒ Check this box if you would like to receive documents through email.

Is the applicant the owner of the property?

☐ Yes

☒ No

IF "NO" please complete box below

Name of Owner:	<u>TBSG Holdings LTD.</u>	Phone:	
Mailing Address:	<u>Box 552</u>	Applicant's interest in the property:	
City:	<u>Fort Macleod</u>	<input type="checkbox"/> Agent	
Postal Code:	<u>T0L 0Z0</u>	<input type="checkbox"/> Contractor	
		<input type="checkbox"/> Tenant	
		<input checked="" type="checkbox"/> Other	<u>Architect</u>

**PROPERTY INFORMATION**

Civic Address: 128 24 St Fort Macleod T0L 0Z0  
Legal Description: Lot(s) 32,33 34 Block 433 Plan 92B  
Land Use District:  
What is the existing use? Vacant

- AT ✓  
- BHAB ✓  
- FUTURE ✓

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☐ 2-unit dwelling

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☐ Shed/workshop

☐ Other \_\_\_\_\_

☐ Moved-in dwelling

☐ Demolish existing building (attach completed *Demolition Form*)

☐ Other \_\_\_\_\_

Describe the proposed use, any changes from existing use, and any work to be done.

Refurbishing and renovation of the former American Hotel into a rental apartment building containing commercial development on the main floor. The building will be developed to support Group "C" Residential apartments as defined by the Alberta Building Code. The development will contain 16 studio apartments with dedicated washrooms and kitchenettes. Residents will also have access to shared amenity spaces under their rental agreements.

530 retail approx

## BUILDING REQUIREMENTS

	Principal Building	Accessory Building	Office Use
Parcel Size	1808.32 <input checked="" type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> ft <sup>2</sup>	<input type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> ft <sup>2</sup>	
Building Size	406.50 <input checked="" type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> ft <sup>2</sup>	<input type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> ft <sup>2</sup>	
Height of Building	14.21 <input checked="" type="checkbox"/> m <input type="checkbox"/> ft.	<input type="checkbox"/> m <input type="checkbox"/> ft.	
Proposed Setbacks from Property Lines			
Front	0 <input checked="" type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Rear	0 <input checked="" type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Side	21.62 <input checked="" type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Side	20.58 <input checked="" type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Parcel Type:	<input checked="" type="checkbox"/> Interior Lot <input type="checkbox"/> Corner Lot		

## DECLARATION OF APPLICANT/AGENT

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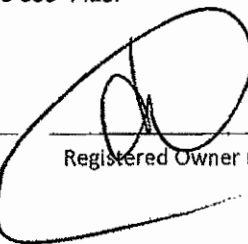
**IMPORTANT:** This personal information is being collected under the authority of the Town of Fort Macleod for development. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act. For more information contact the Town of Fort Macleod FOIP Coordinator at 403-553-4425.

B

Digitally signed by Brande Hanzel  
DN: cn=Brande Hanzel, o=Alvin Reinhard Fritz  
Architect Inc., ou,  
email=bhanzel@alvinfrizarchitect.com, c=CA  
Date: 2025.03.26 16:45:58 -0800

APPLICANT

Registered Owner (if not the same as applicant)



## TOWN OF FORT MACLEOD RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

### DEVELOPMENT APPLICATION SUBMISSION REQUIREMENTS

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(May be provided on a survey plan or sketch)
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  - ☒ Scale and north arrow
  - ☒ Adjacent roadways & lanes
  - ☒ Lot dimensions, lot area, and percentage of lot coverage for all structures
  - ☒ Existing residence and/or any other buildings with dimensions of foundation and projections including decks
  - ☒ Proposed residence and/or any other buildings with dimensions of foundation and projections including decks
  - ☒ The proposed distances from the foundation of the building to the front, side, and rear property lines
  - ☒ Location of lot access, existing sidewalk(s) and curbs
  - ☒ Location of any registered utility right of ways or easements
  - ☒ Location and number of off-street parking spaces
  - ☒ Location of any abandoned wells
- ☒ **Copy of Building Plans.** Plans shall be to scale and contain the following information:
  - ☒ Scale and dimensions of exterior walls and interior rooms
  - ☒ Floor plan of all living space proposed to be developed
  - ☒ Building elevations including front, sides, and rear elevations, building height (from finished grade), roofing material, and roof pitch
- ☒ **If applicant is not the registered owner,** a written statement (or this application) signed by the registered owner consenting to this application.
- ☒ **Abandoned well information** (see attached information).
- ☒ **Application fee payable to the Town of Fort Macleod.**



[illegible]



PROPOSED BUILDING AREA = 406.50SM  
PROPOSED SITE COVERAGE = 22.48%

**SETBACKS:**  
0M EXCEPT REAR/ SIDE WHERE PARKING, LOADING,  
STORAGE, BUILDING ACCESS AND MAINTENANCE AND  
WASTE DISPOSAL PROVISIONS ARE REQUIRED.

PARKING:  
MULTI-UNIT DWELLINGS<2 BEDROOMS/ UNIT = 1 STALL/  
BEDROOM

EXISTING GRADES

PROPOSED GRADES

PROPERTY LINE

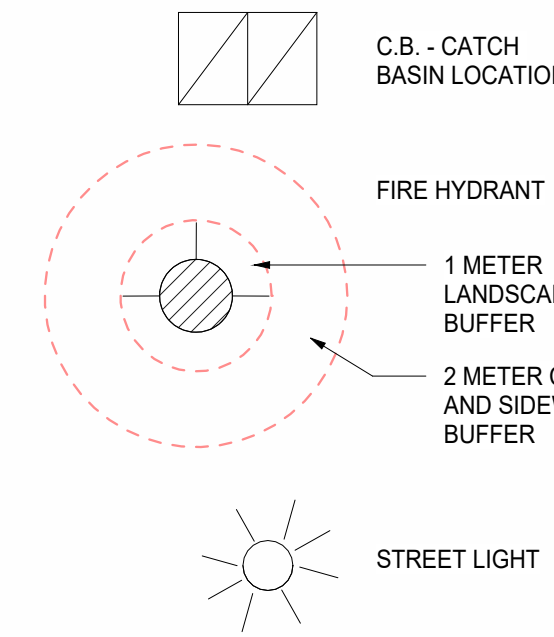
SETBACK LINE

UTILITY RIGHT OF WAY

METAL SIGN -  
BARRIER-FREE  
PARKING ONLY

METAL SIGN -  
VISITOR PARKING  
ONLY

METAL SIGN - NO  
PARKING ANYTIME  
FIRE LANE



-P—P—P- POWER LINE

WTR—WTR—WTR      WATER SERVICE LINE

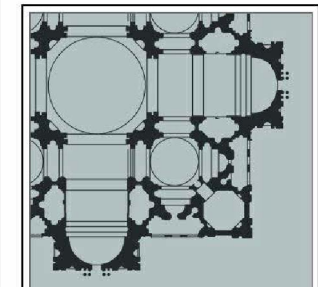
CLIENT INFORMATION:

## =2

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

2	CAR	ISSUE FOR DEVELOPMENT PERMIT	2024 12 12
1	AF	ISSUE FOR REVIEW	2024 05 31
<b>NO.</b>	<b>BY</b>	<b>DESCRIPTION</b>	<b>DATE</b>



ph. (403) 320-8100  
Fax (403) 327-3373  
general@alvinfritzarchitect.com

ALVIN REINHARD FRITZ  
ARCHITECT  
INC.

PROFESSIONAL SEAL:



ARVIN REINHARD FRITZ ARCHITECT INC.  
PERMIT NO. 416  
ISSUED PURSUANT TO THE  
ARCHITECTS ACT OF ALBERTA

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DRAWING TITLE:

**Overall Site Plan -  
Proposed**

DRAWN BY : LRP / CH	CHECKED BY : AF
------------------------	--------------------

SCALE : As indicated

PROJECT : 22261 FFAHR

ISSUE FOR:

DEVELOPMENT PERMIT

ISSUE DATE: 2024-12-12

2024 12 12	
REF. NO.	QUEST. NO.

REV. NO. SHEET NO.  
DD1 1

DDT.1

PROJECT : **AMERICAN HOTEL RENOVATION**

LOCATION :  
**1128 24 ST. FORT MACLEOD, AB**

REV. NO. SHEET NO.  
**DD1.1**







**TOWN OF FORT MACLEOD BYLAW REVIEW**  
LAND USE BYLAW NO. 1882, FEBRUARY 2019

EXISTING STRUCTURE: AMERICAN HOTEL  
LAND USE DISTRICT: COMMERCIAL CENTRAL CC

**MUNICIPAL ADDRESS:**  
128 24 ST  
FORT MACLEOD, ALBERTA

**LEGAL ADDRESS:**  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

**SITE AREA:**  
607.26 SM +593.75 SM + 607.31 SM  
=1808.32 SM (0.45 ACRES, 0.18 HC)

**SITE COVERAGE:**  
MAX. SITE COVERAGE = 85%

EXISTING HOTEL AREA = 317.58SM  
EXISTING SITE COVERAGE = 17.62%

PROPOSED BUILDING AREA = 406.50SM  
PROPOSED SITE COVERAGE = 22.48%

**BUILDING HEIGHT:**  
MAX. BUILDING HEIGHT = 10.7M (35'-0")

EXISTING BUILDING HEIGHT = 11.04m (36' - 2 1/2")  
PROPOSED BUILDING HEIGHT = 14.21m (46' - 7 1/2")

DWELLINGS DEVELOPED ABOVE NON-RESIDENTIAL USE OR IN REAR OF NON-RESIDENTIAL USE MEET ALL REQUIREMENTS SHOWN IN SCHEDULE 3, SECTION 14

SITE IS INCLUDED IN DOWNTOWN OVERLAY & PROVINCIAL HISTORIC AREA OVERLAY - SEE SCHEDULE 5 FOR ALL REQUIREMENTS.

**SETBACKS:**  
0M EXCEPT REAR/ SIDE WHERE PARKING, LOADING, STORAGE, BUILDING ACCESS AND MAINTENANCE AND WASTE DISPOSAL PROVISIONS ARE REQUIRED.

DWELLINGS DEVELOPED ABOVE NON-RESIDENTIAL USE OR IN REAR OF NON-RESIDENTIAL USE MEET ALL REQUIREMENTS SHOWN IN SCHEDULE 3, SECTION 14

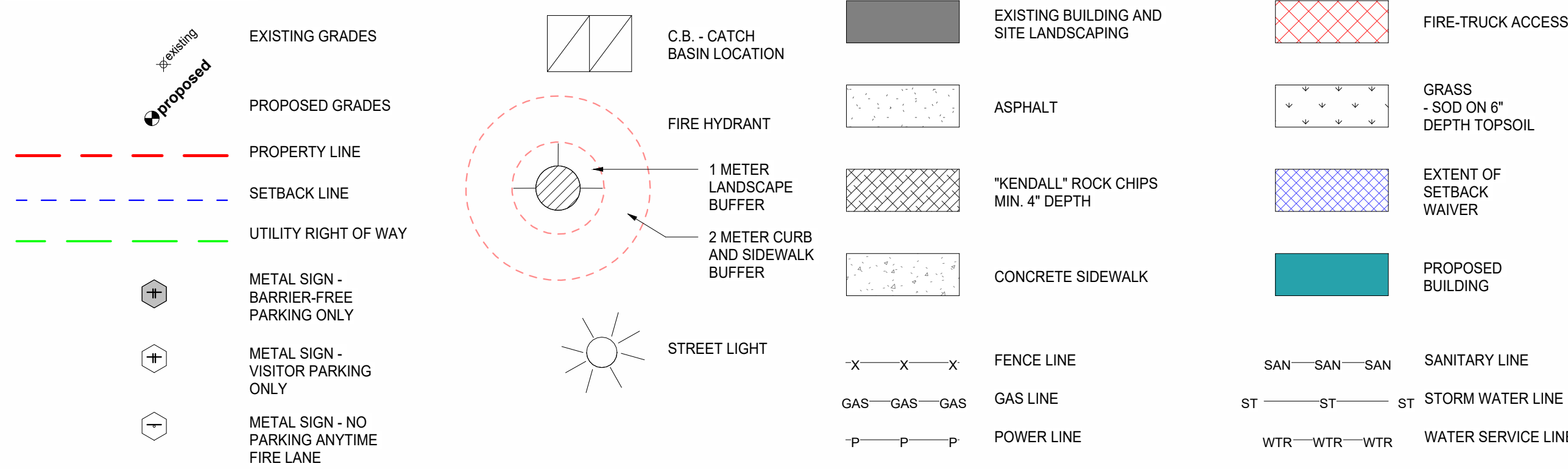
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**SETBACKS:**  
0M EXCEPT REAR/ SIDE WHERE PARKING, LOADING, STORAGE, BUILDING ACCESS AND MAINTENANCE AND WASTE DISPOSAL PROVISIONS ARE REQUIRED.

**LANDSCAPE**  
TREES - 1/35 SM OF TOTAL LANDSCAPED AREA ON SITE, OR SHRUBS AS AN ALTERNATIVE, BUT TREES ALONG PROPERTY LINES.

**PARKING:**  
MULTI-UNIT DWELLINGS<2 BEDROOMS/ UNIT = 1 STALL/ BEDROOM

**SITE LEGEND:**



LEGAL DESCRIPTION:  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

MUNICIPAL ADDRESS:  
128 24 ST  
FORT MACLEOD, ALBERTA

**F4**

CLIENT INFORMATION:

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

NO.	BY	DESCRIPTION	DATE
2	CAR	ISSUE FOR DEVELOPMENT PERMIT	2024 12 12
1	AF	ISSUE FOR REVIEW	2024 05 31

**ALVIN REINHARD FRITZ ARCHITECT INC.**

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#10 90001 Range Road 212,  
Lethbridge County, Alberta  
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PROFESSIONAL SEAL:

**ALVIN REINHARD FRITZ ARCHITECT INC.**

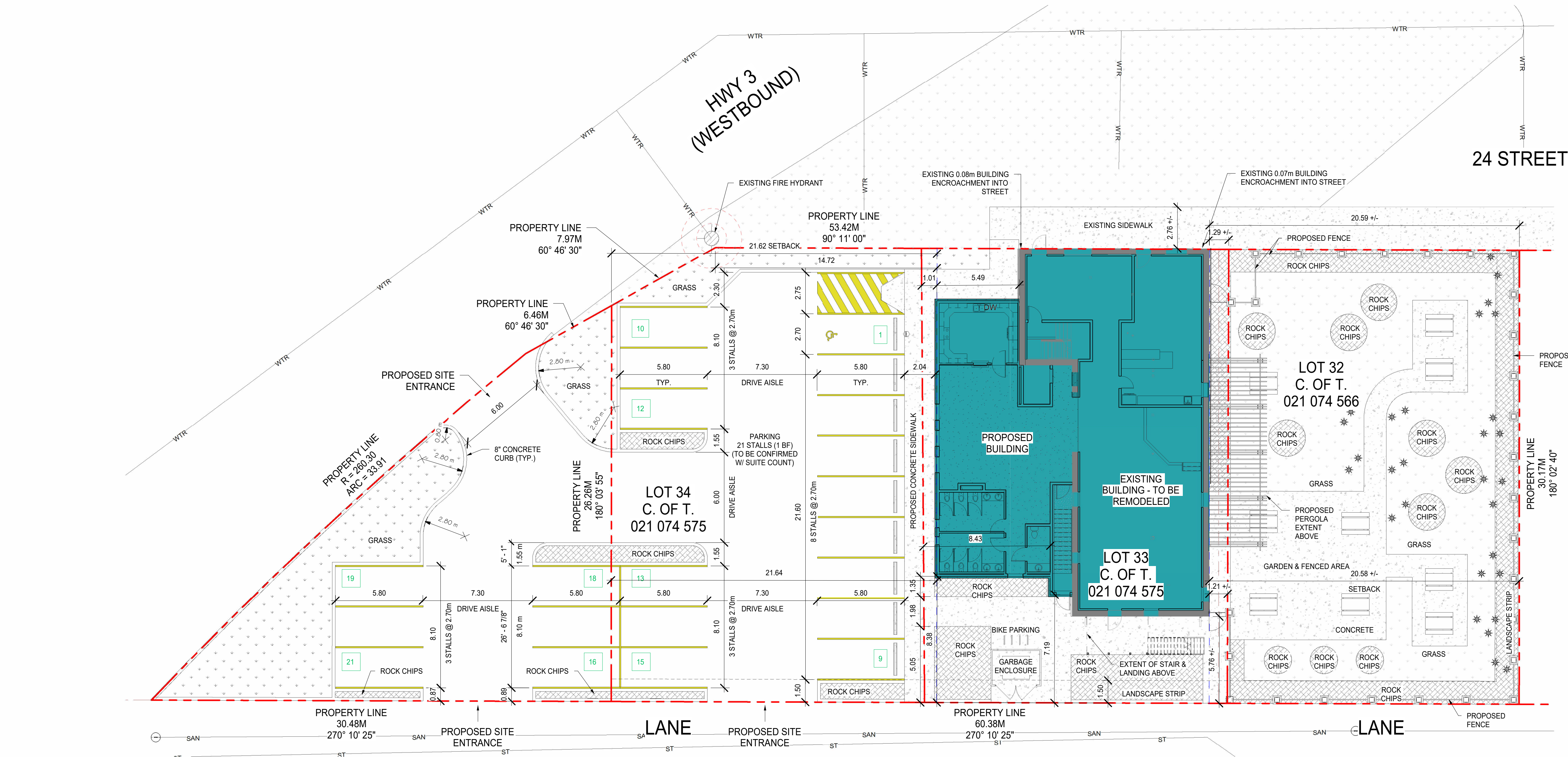
PERMIT NO. 416  
ISSUED PURSUANT TO THE  
ARCHITECTS ACT OF ALBERTA

**AMERICAN HOTEL RENOVATION**

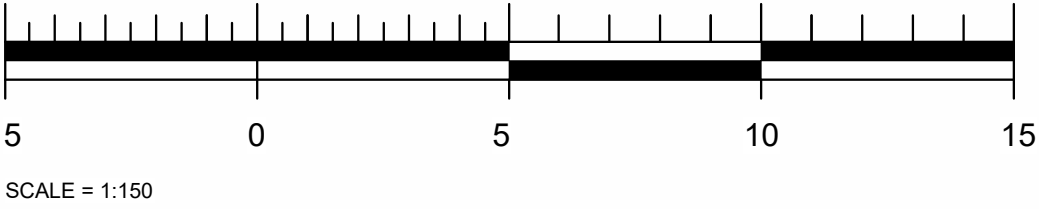
**128 24 ST. FORT MACLEOD, AB**

**Site Plan - Proposed**

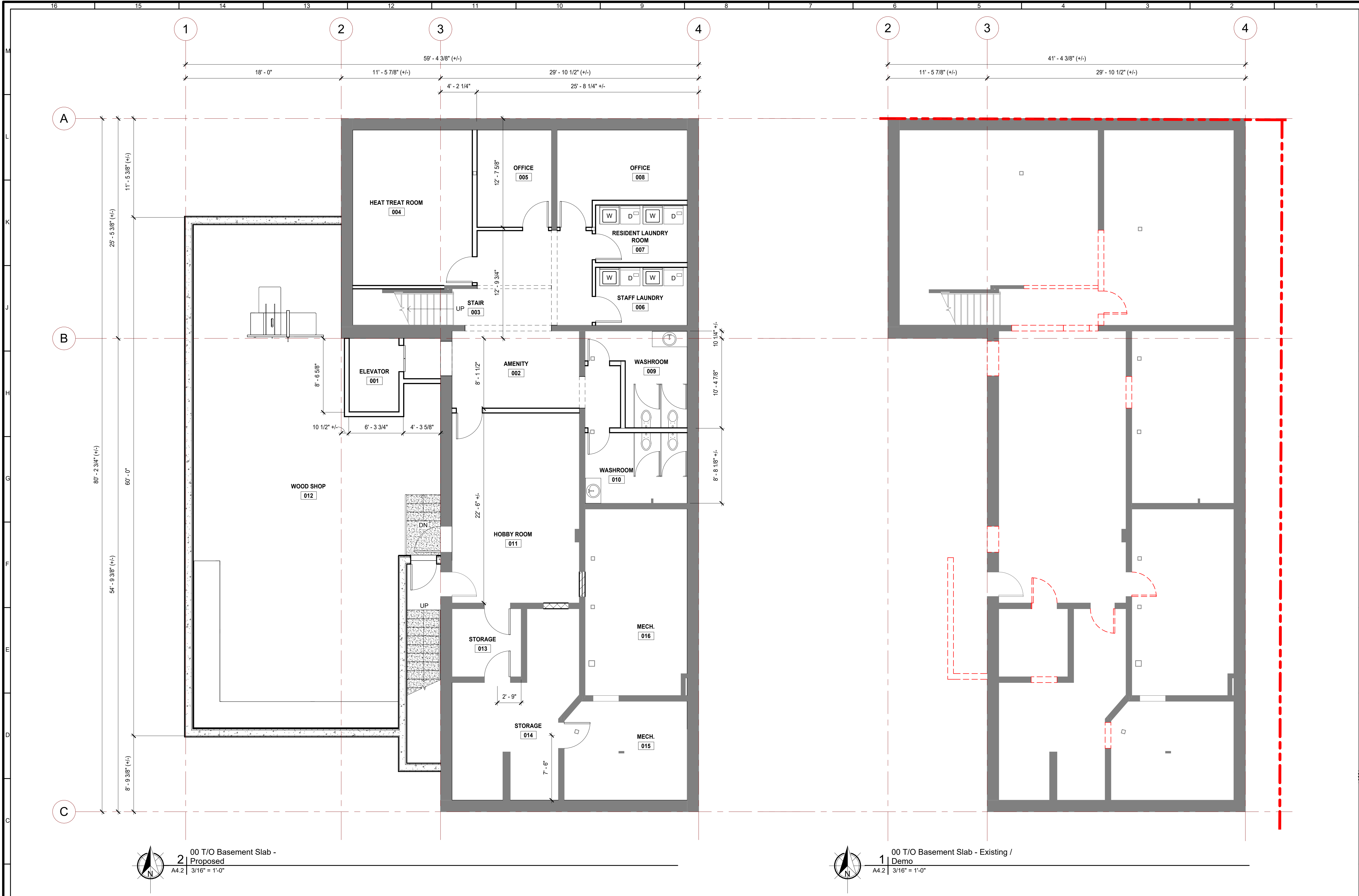
DRAWN BY : LRP / CH  
CHECKED BY : AF  
SCALE : As indicated  
PROJECT : 22261 FFAHR  
ISSUE FOR : DEVELOPMENT PERMIT  
ISSUE DATE : 2024 12 12  
REV. NO. :  
SHEET NO. : **DD1.3**



**1 | Site Plan - Proposed**  
A4.2 | 1:150







LEGAL DESCRIPTION:  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

MUNICIPAL ADDRESS:  
128 24 ST  
FORT MACLEOD, ALBERTA

F5

CLIENT INFORMATION:

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

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PROJECT :  
AMERICAN HOTEL RENOVATION

LOCATION :  
128 24 ST. FORT MACLEOD, AB

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DRAWING TITLE:  
Basement Plans

DRAWN BY : LRP / CH	CHECKED BY : AF
SCALE: 3/16" = 1'-0"	
PROJECT: 22261 FFAHR	
ISSUE FOR: DEVELOPMENT PERMIT	
ISSUE DATE: 2024 12 12	
REV. NO.	SHEET NO. DD2.1

DEMO LEGEND:

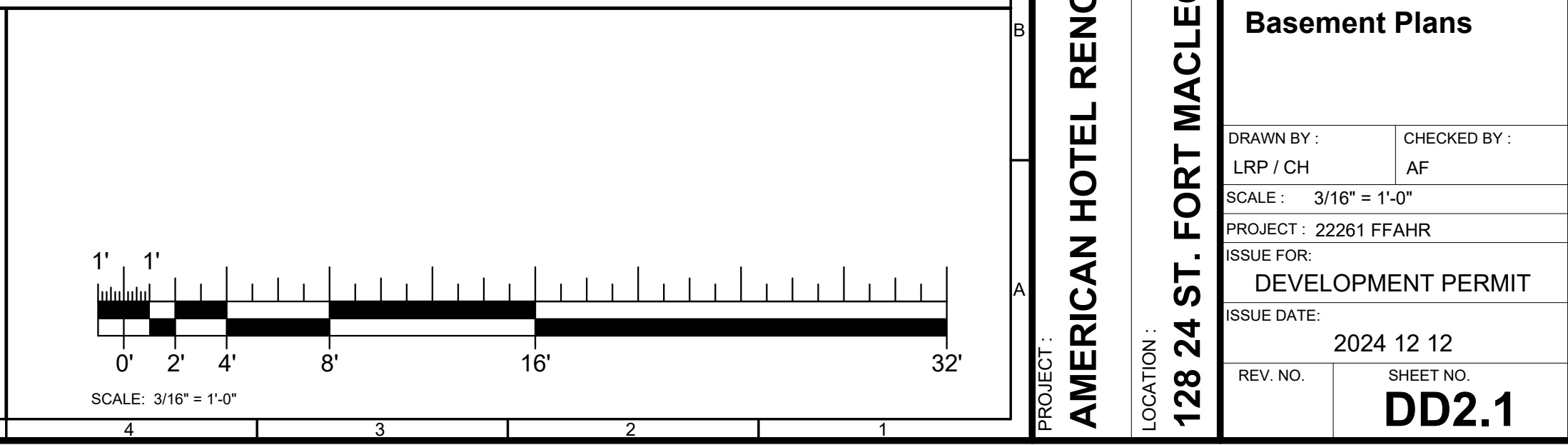
--- INDICATES REMOVAL OF WALL AND / OR FLOOR. PATCH AND MAKE GOOD ALL REMAINING FLOORING, WALLS, & CEILINGS WHERE RENOVATIONS ARE TO TAKE PLACE.

EXISTING WALLS TO REMAIN

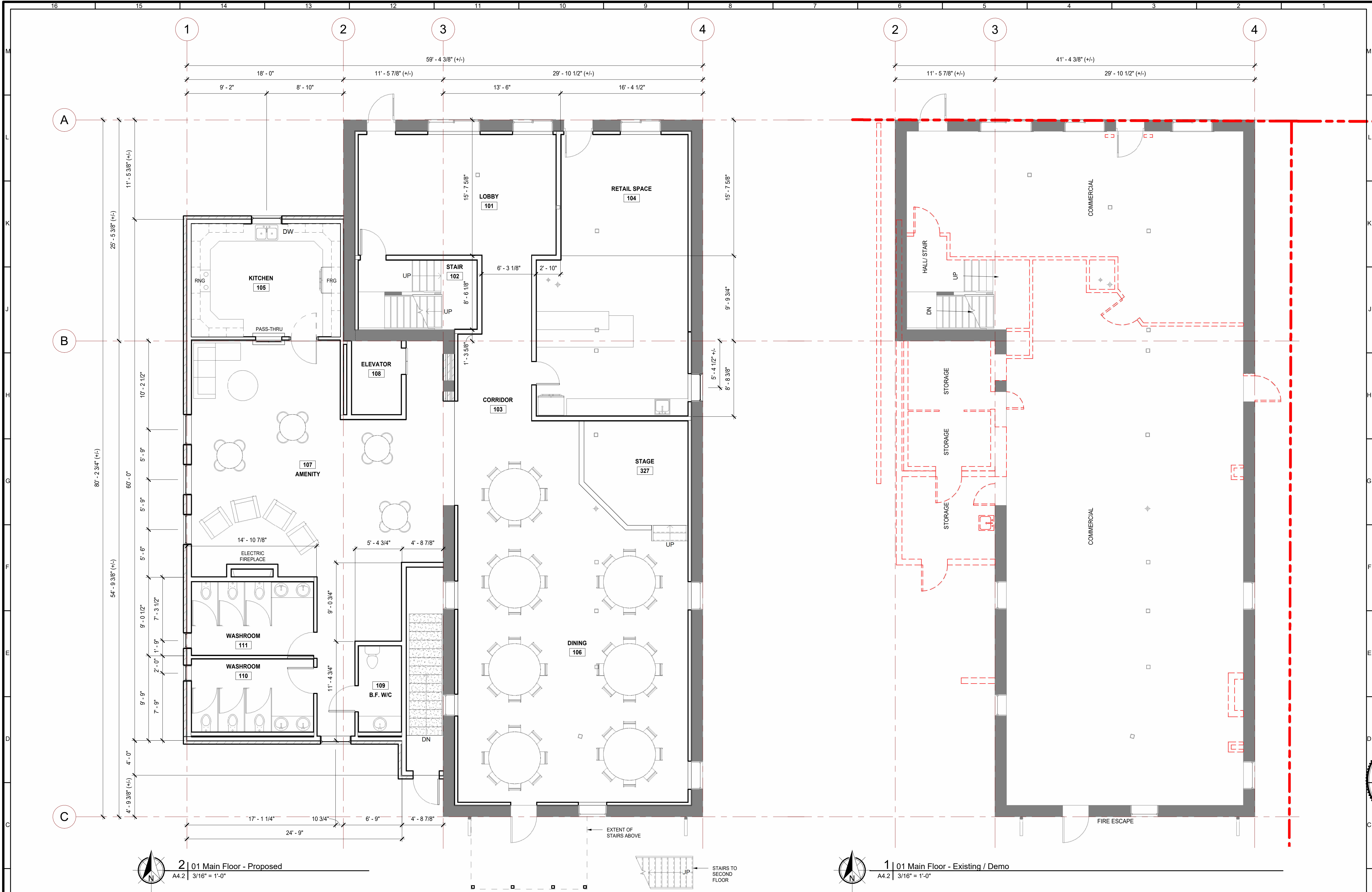
--- INDICATES REMOVAL AND / OR POSSIBLE REPLACEMENT OF EXISTING DOORS & FRAMES (TYP.) REFER TO SCHEDULES & FINISH SPEC.

DEMO PLAN NOTES :

- NO PENETRATIONS INTO MAIN FLOOR SLAB PERMITTED UNLESS OTHERWISE CONFIRMED BY WAY OF X-RAY.
- DISPOSE OF ALL WASTE MATERIAL AS PER THE RECOMMENDED PROCEDURES FROM MANUFACTURER. UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION MATERIAL SUCH AS MORTAR, PAINT, ETC. ENTER DRAINAGE SYSTEM OF BUILDING. CONTRACTOR TO PROVIDE PROPER PROTECTION AND DUST MITIGATION MEASURES IN CONSTRUCTION ZONES PRIOR TO ANY WORK COMMENCING TO PREVENT DAMAGE TO ELEMENTS IN NON-RENOVATED AREAS.
- CONTRACTOR TO VERIFY ALL EXISTING BUILDING DIMENSIONS ON SITE PRIOR TO ORDERING, CONSTRUCTION AND INSTALLATION OF PROPOSED DESIGN COMPONENTS.
- CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. VERIFY LOCATIONS OF ALL ELECTRICAL, GAS, AND OTHER PIPE LINES IN ORDER TO AVOID DAMAGING SERVICES. RELOCATE, PATCH, AND MAKE GOOD ANY ALTERATIONS TO LINES REQUIRED TO ACCOMMODATE PROPOSED DESIGN.
- ALL EXISTING DOORS / WINDOWS / FRAMES / HARDWARE / STAIRS & RAILINGS ARE TO BE CAREFULLY SALVAGED AND RETURNED TO OWNER FOR RE-USE.
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- ALL CONTRACTORS INVOLVED WITH THE REMOVAL AND / OR DEMOLITION OF VARIOUS PROJECT AREAS, MUST NOTIFY THE OWNER IMMEDIATELY OF ANY INTENDED DEMO ITEMS THAT CANNOT BE SALVAGED.
- AT AREAS WHERE PLUMBING IS BEING DEMOLISHED, LINES TO BE PREPARED TO ACCOMMODATE FOR PROPOSED SCOPES OF WORK. PATCH AND MAKE AREA GOOD.
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LEGAL DESCRIPTION:  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

MUNICIPAL ADDRESS:  
128 24 ST  
FORT MACLEOD, ALBERTA

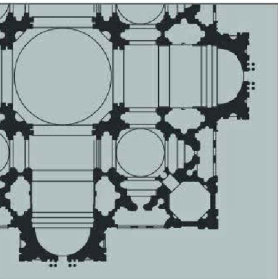
F6

CLIENT INFORMATION:

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:


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2	CAR	ISSUE FOR DEVELOPMENT PERMIT	2024 12 12
1	AF	ISSUE FOR REVIEW	2024 05 31

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PROJECT:  
AMERICAN HOTEL RENOVATION

LOCATION:  
128 24 ST. FORT MACLEOD, AB

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DRAWING TITLE:  
Main Floor Plans

DRAWN BY: LRP / CH	CHECKED BY: AF
SCALE: 3/16" = 1'-0"	
PROJECT: 22261 FFAHR	
ISSUE FOR: DEVELOPMENT PERMIT	
ISSUE DATE: 2024 12 12	
REV. NO.	SHEET NO.
	DD2.2

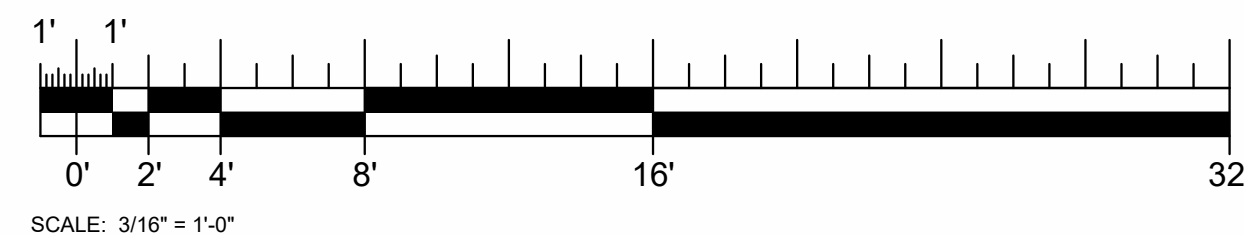
DEMO LEGEND:

--- INDICATES REMOVAL OF WALL AND / OR FLOOR. PATCH AND MAKE GOOD ALL REMAINING FLOORING, WALLS, & CEILINGS WHERE RENOVATIONS ARE TO TAKE PLACE.

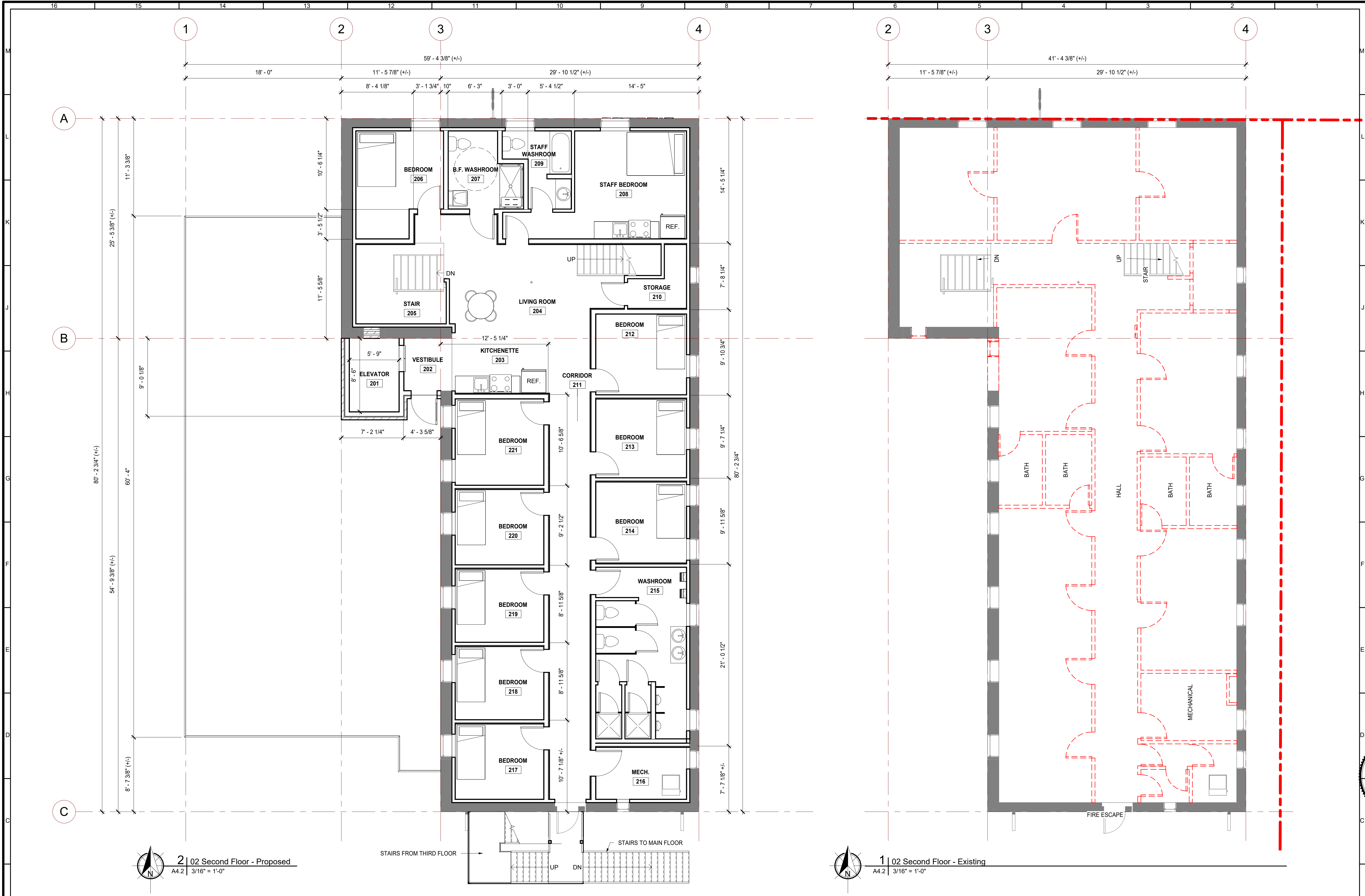
EXISTING WALLS TO REMAIN

INDICATES REMOVAL AND / OR POSSIBLE REPLACEMENT OF EXISTING DOORS & FRAMES (TYP.) REFER TO SCHEDULES & FINISH SPEC.

- DEMO PLAN NOTES :
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  - DISPOSE OF ALL WASTE MATERIAL AS PER THE RECOMMENDED PROCEDURES FROM MANUFACTURER. UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION MATERIAL SUCH AS MORTAR, PAINT, ETC. ENTER DRAINAGE SYSTEM OF BUILDING. CONTRACTOR TO PROVIDE PROPER PROTECTION AND DUST MITIGATION MEASURES IN CONSTRUCTION ZONES PRIOR TO ANY WORK COMMENCING TO PREVENT DAMAGE TO ELEMENTS IN NON-RENOVATED AREAS.
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LEGAL DESCRIPTION:  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

MUNICIPAL ADDRESS:  
128 24 ST  
FORT MACLEOD, ALBERTA

F7

CLIENT INFORMATION:

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

NO.	BY	DESCRIPTION	DATE
2	CAR	ISSUE FOR DEVELOPMENT PERMIT	2024 12 12
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PROFESSIONAL SEAL:

PROJECT:  
AMERICAN HOTEL RENOVATION

LOCATION:  
128 24 ST. FORT MACLEOD, AB

DRAWING TITLE:  
Second Floor Plans

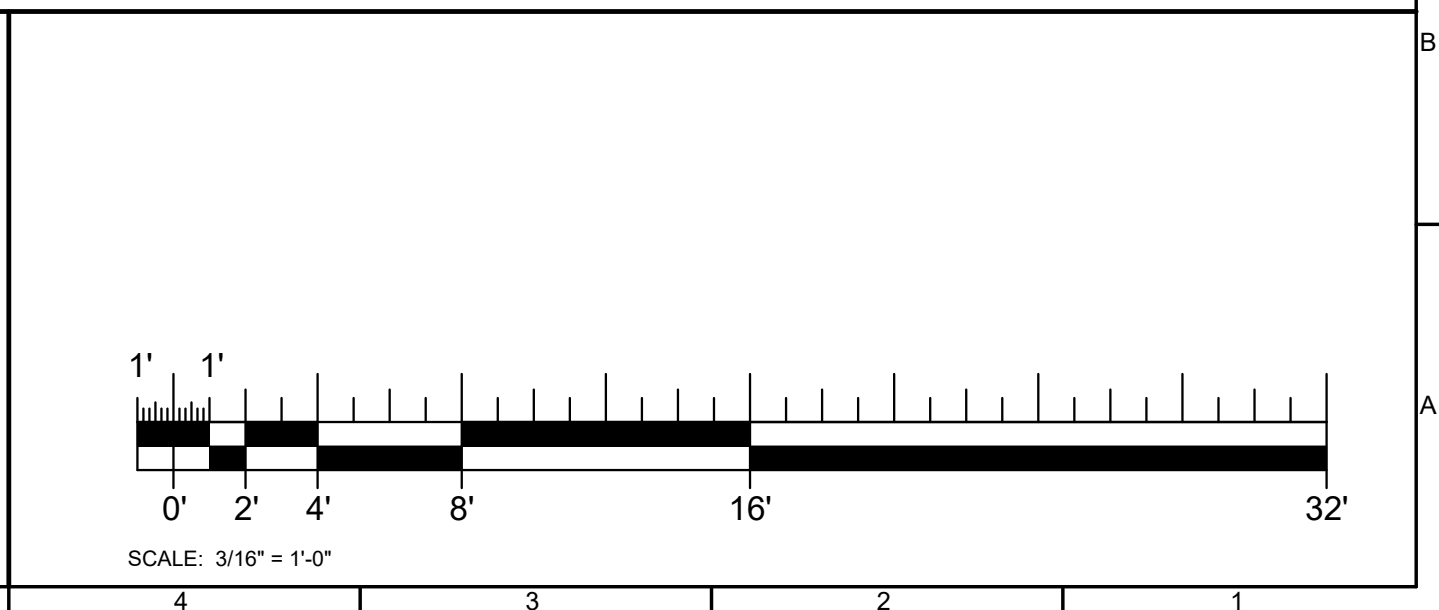
DRAWN BY: LRP / CH	CHECKED BY: AF
SCALE: 3/16" = 1'-0"	
PROJECT: 22261 FFAHR	
ISSUE FOR: DEVELOPMENT PERMIT	
ISSUE DATE: 2024 12 12	
REV. NO.	SHEET NO. DD2.3

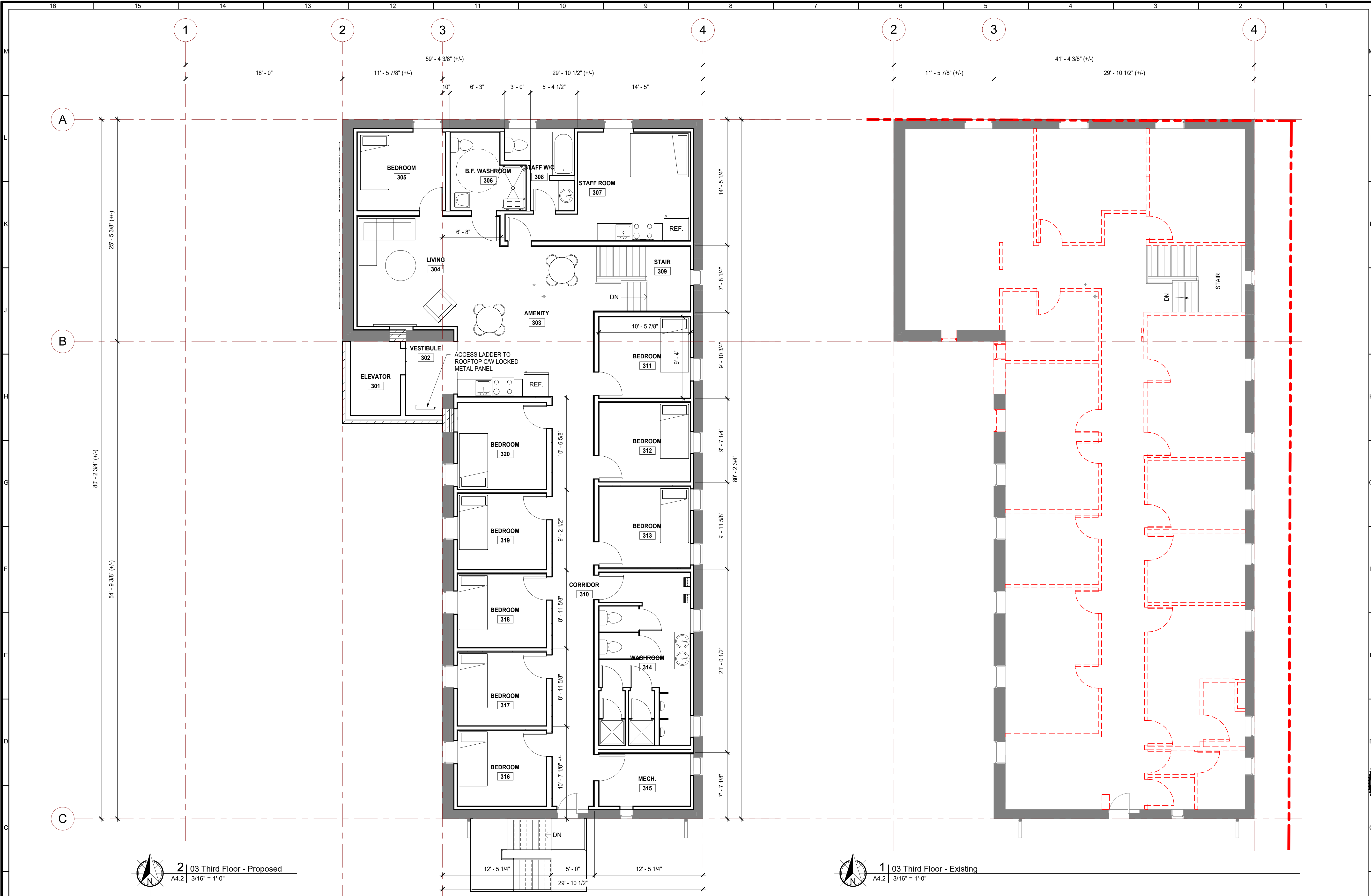
DEMO LEGEND:  

- INDICATES REMOVAL OF WALL AND / OR FLOOR. PATCH AND MAKE GOOD ALL REMAINING FLOORING, WALLS, & CEILINGS WHERE RENOVATIONS ARE TO TAKE PLACE.
- EXISTING WALLS TO REMAIN
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LEGAL DESCRIPTION:  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

MUNICIPAL ADDRESS:  
128 24 ST  
FORT MACLEOD, ALBERTA

**F8**

CLIENT INFORMATION:

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

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DRAWING TITLE:  
**Third Floor Plans**

DRAWN BY:	CHECKED BY:
LRP / CH	AF
SCALE:	3/16" = 1'-0"
PROJECT: 22261 FFAHR	
ISSUE FOR:	
DEVELOPMENT PERMIT	
ISSUE DATE:	
2024 12 12	
REV. NO.	SHEET NO.
	<b>DD2.4</b>

PROJECT:  
**AMERICAN HOTEL RENOVATION**

LOCATION:  
**128 24 ST. FORT MACLEOD, AB**

DEMO LEGEND:

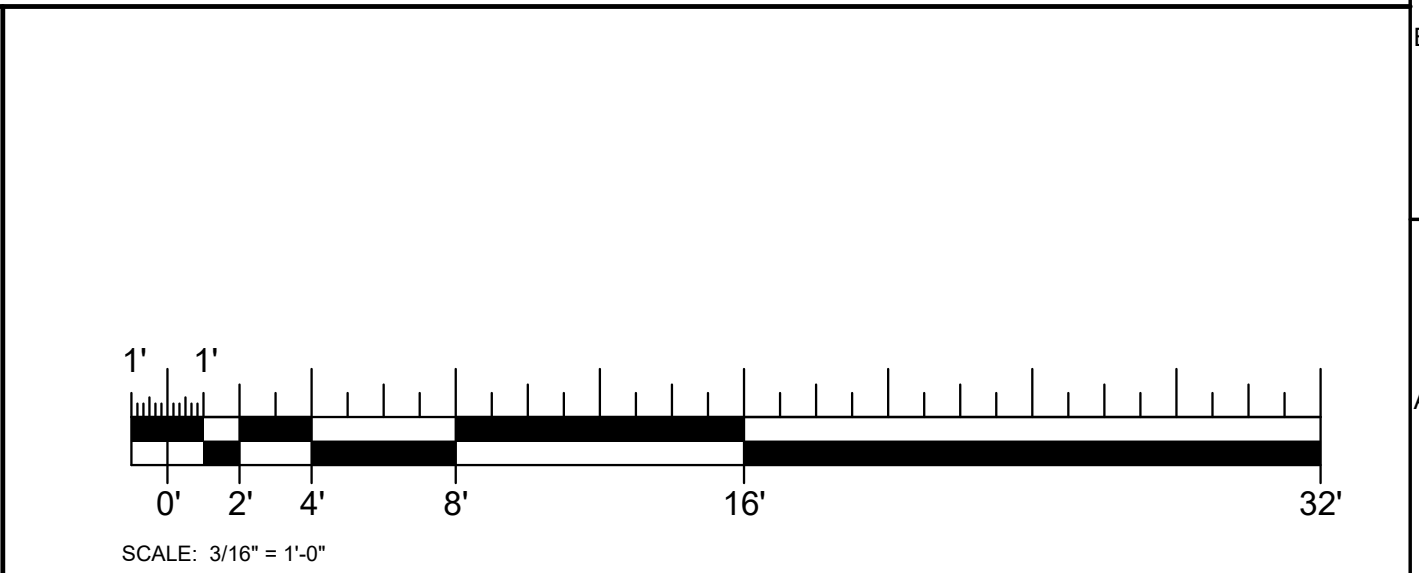
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DEMO PLAN NOTES :

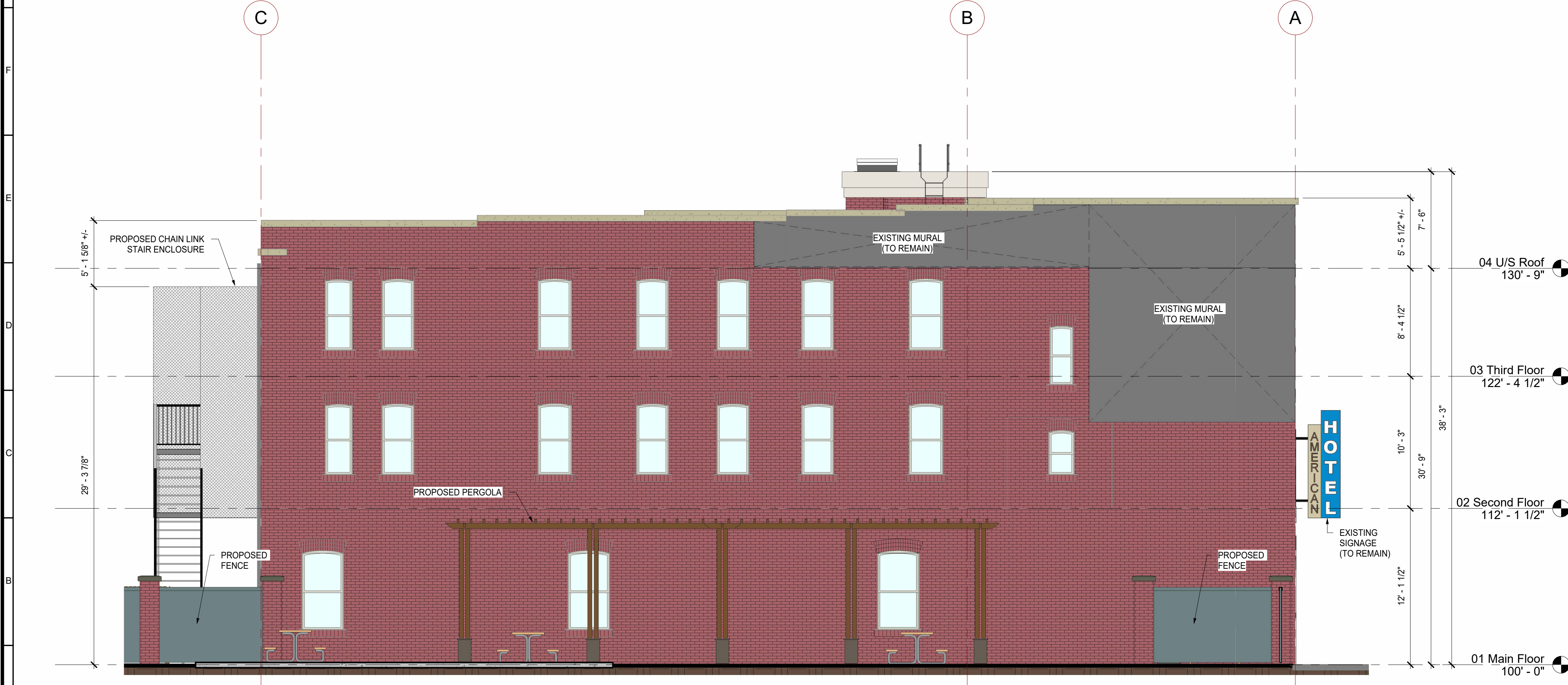
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- CONTRACTOR TO REVIEW, REMOVE AND REPLACE DAMAGED DRYWALL IN AREAS TO BE RENOVATED, PATCH AND MAKE GOOD.
- EXACT LOCATIONS OF THERMOSTATS AND FIRE EXTINGUISHERS TO BE CONFIRMED ON SITE BY CONTRACTOR AND OWNER.







2 | North Elevation  
3/16" = 1'-0"



1 | East Elevation  
3/16" = 1'-0"

**EXTERIOR FINISH LEGEND:**

BF-1		BRICK FINISH - RED BRICK COLOUR TO MATCH EXISTING BRICK FINISH
ESF-1		EXISTING STUCCO FINISH (TO REMAIN)
ST-1		SMART TRIM - TERRATONE ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
CL-1		CHAIN LINK ENCLOSURE
ALR-1	PRE-FINISHED ALUMINUM RAILING	

**NOTE:**  
WINDOW AND DOOR MATERIALS, FINISHES AND PAINTED SURFACES ARE NOT TAGGED ON EXTERIOR ELEVATIONS. REFER TO WINDOW AND DOOR SCHEDULE IN CONJUNCTION WITH MATERIALS SPECIFICATIONS.

LEGAL DESCRIPTION:  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

MUNICIPAL ADDRESS:  
128 24 ST  
FORT MACLEOD, ALBERTA

**F9**

CLIENT INFORMATION:

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

2	CAR	ISSUE FOR DEVELOPMENT PERMIT	2024 12 12
1	AF	ISSUE FOR REVIEW	2024 05 31
NO.	BY	DESCRIPTION	DATE

Norland Coach House  
#10 90001 Range Road 212,  
Lethbridge County, Alberta  
T1J 5N9  
alvinfritzarchitect.com

ph. (403) 320-8100  
Fax (403) 327-3373  
general@alvinfritzarchitect.com

PROFESSIONAL SEAL:

ALVIN REINHARD FRITZ ARCHITECT INC.  
PERMIT NO. 416  
ISSUED PURSUANT TO THE  
ARCHITECTS ACT OF ALBERTA

PROJECT:  
**AMERICAN HOTEL RENOVATION**

LOCATION:  
**128 24 ST. FORT MACLEOD, AB**

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Do not scale this drawing. All dimensions, data and levels, shall be verified prior to construction and all errors or omissions shall be reported to the architect immediately.

DRAWING TITLE:  
**Elevations - North & East**

DRAWN BY: LRP / CH	CHECKED BY: AF
SCALE: 3/16" = 1'-0"	PROJECT: 22261 FFAHR
ISSUE FOR: DEVELOPMENT PERMIT	
ISSUE DATE: 2024 12 12	
REV. NO.	SHEET NO. <b>DD3.1</b>





LEGAL DESCRIPTION:  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

MUNICIPAL ADDRESS:  
128 24 ST  
FORT MACLEOD, ALBERTA

F10

CLIENT INFORMATION:

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

2	CAR	ISSUE FOR DEVELOPMENT PERMIT	2024 12 12
1	AF	ISSUE FOR REVIEW	2024 05 31

NO.	BY	DESCRIPTION	DATE
2	CAR	ISSUE FOR DEVELOPMENT PERMIT	2024 12 12
1	AF	ISSUE FOR REVIEW	2024 05 31

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PROFESSIONAL SEAL:

PROJECT:  
AMERICAN HOTEL RENOVATION

LOCATION:  
128 24 ST. FORT MACLEOD, AB

2024-12-16

PERMIT NO. 416  
ISSUED PURSUANT TO THE  
ARCHITECTS ACT OF ALBERTA

EXTERIOR FINISH LEGEND:

BF-1

ESF-1

ST-1

CL-1

ALR-1

BRICK FINISH - RED BRICK  
COLOUR TO MATCH EXISTING BRICK FINISH

EXISTING STUCCO FINISH (TO REMAIN)

SMART TRIM - TERRATONE  
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO  
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NOTE:  
WINDOW AND DOOR MATERIALS, FINISHES AND PAINTED SURFACES ARE NOT  
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SCHEDULE IN CONJUNCTION WITH MATERIALS SPECIFICATIONS.

DRAWN BY :  
LRP / CH

CHECKED BY :  
AF

SCALE :  
3/16" = 1'-0"

PROJECT :  
22261 FFAHR

ISSUE FOR:  
DEVELOPMENT PERMIT

ISSUE DATE:  
2024 12 12

REV. NO.

SHEET NO.  
DD3.2





January 17<sup>th</sup>, 2025

FFAHR (American Hotel)  
Alvin Fritz Architect  
Via Email c/o Brandie Hanzel and Carlos Roman

**RE: PROPOSED DEVELOPMENT APPLICATION 001-25 DEEMED INCOMPLETE**  
**LOTS 32-34 BLOCK 433 PLAN 92B, 128 24<sup>TH</sup> STREET, FORT MACLEOD**

In regard to the above, please be advised that your application has been deemed incomplete for the following reasons:

1. On the site plan, The East "Laneway"- does not exist. This is private property to the adjacent landowner; please supply proof of purchase and road dedication through a registered plan or alternately remove the labelling.
2. The West portion of the site plan is Town owned- titled land with proposed access and parking (see attached). It is noted that there has not been any communication with Leah Olsen from ATEC in regard to proposed access/ upgrade requirements for this development, nor any communication directly with the CAO or Council on an access agreement or a proposal for purchase of this lot. If there has been communications, please supply details in writing.
3. Please define the intent "use" of the upper suites, and the "commercial/ retail" component proposed under the "mixed use" definition to be sure that a rezoning is not required prior to moving forward with this application. It is unclear currently if this "use" fits within the Commercial Central Zoning.
4. A consolidation of lot 32 is required into lot 33 & 34. If you have initiated this process, please supply the new title or a copy of the consolidation application that has been submitted to Land Titles.

Please submit your additional / revised information by no later than January 27<sup>th</sup> for review.


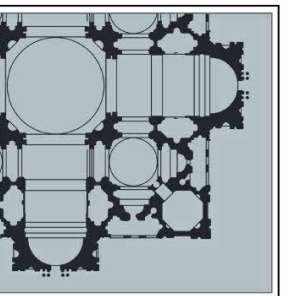
Regards,

Keli Sandford  
Planning and Development Officer  
Town of Fort Macleod.

cc  
Anthony Burdett -CAO  
Gavin Scott -ORRSC Planner  
Brennan Orr- Director of Operations

403.553.4425 • P.O. Box 1420 • 410 20th street  
📧 [www.fortmacleod.com](http://www.fortmacleod.com) 📺



PROJECT DESCRIPTION :															AMERICAN HOTEL RENOVATION  FORT MACLEOD, ALBERTA															LEGAL DESCRIPTION: LOT 32, 33, 34 BLOCK 433 PLAN 92B  MUNICIPAL ADDRESS: 128 24 ST FORT MACLEOD, ALBERTA																																																																										
OWNER:  TIMOTHY DE WAAL 6213 29 ST SE CALGARY AB T2C 1R3 E-MAIL: tim@eastwestexpress.net PHONE: 403-236-8999															PLANNING DEPARTMENT:  KELI SANDFORD GR DAVIS ADMINISTRATION BLDG 410 20TH STREET FORT MACLEOD, ALBERTA  E-MAIL: development@fortmacleod.com PHONE: (403) 553-4425															ARCHITECT:  ALVIN REINHARD FRITZ ARCHITECT INC. CARLOS ROMAN #10 90001 RR212 LETHBRIDGE COUNTY, ALBERTA T1J 5N9 E-MAIL: croman@alvinfritzarchitect.com PHONE: (403) 320-8100 FAX: (403) 327-3373															CIVIL ENGINEER:  FIRM NAME CONTACT NAME  E-MAIL: PHONE: FAX:															STRUCTURAL ENGINEER:  FIRM NAME CONTACT NAME  E-MAIL: PHONE: FAX:															MECHANICAL ENGINEER:  FIRM NAME CONTACT NAME  E-MAIL: PHONE: FAX:															ELECTRICAL ENGINEER:  FIRM NAME CONTACT NAME  E-MAIL: PHONE: FAX:														
GENERAL NOTES :															Architectural Sheet List															Civil Sheet List															Structural Sheet List															Mechanical Sheet List															Electrical Sheet List																													
<p>1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS &amp; INSPECTIONS REQUIRED FOR CERTIFICATE OF OCCUPANCY.</p> <p>2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE <b>NBC-2023-AE</b> LAWS, RULES, &amp; REGULATIONS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT BETWEEN REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.</p> <p>3. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY SHORING AND BRACING FOR ALL STRUCTURAL ELEMENTS AS REQUIRED UNTIL NEW STRUCTURAL MEMBERS ARE PERMANENTLY INSTALLED, WHETHER INDICATED ON THE DRAWINGS OR NOT. IF THE CONTRACTOR IS UNSURE WHETHER OR NOT TO PROVIDE TEMPORARY SHORING AND BRACING, THE CONTRACTOR SHALL REQUEST INFORMATION FROM THE ARCHITECT OR STRUCTURAL ENGINEER, IN WRITING, PRIOR TO COMMENCEMENT OF WORK.</p> <p>4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND CRITICAL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY OWNER &amp; ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. THIS VERIFICATION SHALL INCLUDE BUT IS NOT LIMITED TO LOCATION OF NEW FRAMING MEMBERS, LINES OF SUPPORT, LOCATIONS OF ANCHOR BOLTS, HOLD DOWNS, EXISTING SITE CONDITIONS, AND UTILITIES PRIOR TO ORDERING MATERIALS.</p> <p>5. CONTRACTOR TO VERIFY FIT &amp; FINISH REQUIREMENTS FOR ALL PROJECT COMPONENTS, WITH OWNER, PRIOR TO ORDERING MATERIALS. REPORT CONFLICTING INFORMATION TO OWNER PRIOR TO PROCEEDING WITH WORK.</p> <p>6. CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION &amp; CONSTRUCTION DEBRIS AS REQUIRED BY PROVINCIAL &amp; MUNICIPAL REQUIREMENTS. NO CONSTRUCTION RELATED WASTE PRODUCT SHALL BE ALLOWED TO ENTER THE SANITARY SEWER OR THE STORM SEWER. GROUTS AND CEMENTITIOUS MATERIALS MUST BE DISPOSED IN LANDFILL.</p> <p>7. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, AS REQUIRED BY CODE, ARE TESTED BY INDEPENDENT LABORATORIES AND THAT RESULTS ARE FURNISHED TO LOCAL BUILDING AUTHORITIES, OWNER, AND THE PROJECT CONSULTANTS IF REQUESTED.</p> <p>8. CONTRACTOR SHALL STENCIL LABEL ON ALL RATED WALLS IN CONCEALED AREAS THE FOLLOWING: "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS".</p> <p>9. BY THE USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER REPRESENTS THAT THEY HAVE REVIEWED AND APPROVED THE DRAWINGS, AND THAT THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT IS COMPLETE.</p> <p>10. CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER CONTRACTORS FURNISHING THE LABOR, MATERIALS, AND ALL WORK, SO THAT THE WORK AS A WHOLE SHALL BE EXECUTED AND COMPLETED WITHOUT CONFLICT OR DELAY. THE OWNER AND THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR HOW THE WORK IS PERFORMED, SAFETY AND NEGLIGENT ACTS OR OMISSIONS BY THE GENERAL CONTRACTOR OR THE SUBCONTRACTORS ON THE JOB.</p> <p>11. CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ANY AND ALL DRAWINGS INCLUDING, BUT NOT LIMITED TO, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND CIVIL. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER &amp; ARCHITECT PRIOR TO ANY WORK.</p> <p>12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUAINT THEMSELVES WITH THE DIMENSIONS OF ALL EQUIPMENT INCLUDED IN THIS PROJECT SO THAT PREPARATIONS CAN BE MADE TO PROVIDE ENTRY INTO THE FACILITY WITH SUFFICIENT CLEARANCE, AND TO ENSURE THAT ADEQUATE FLOOR SPACE IS AVAILABLE.</p> <p>13. CONTRACTOR SHALL NEVER SCALE DRAWINGS. LOCATIONS FOR ALL PARTITIONS, WALLS, CEILINGS, ETC. WILL BE DETERMINED BY DIMENSIONS ON THE DRAWINGS. ANY SUCH DIMENSIONS MISSING FROM THE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER &amp; ARCHITECT IMMEDIATELY.</p> <p>14. THE CONTRACTOR SHALL ADHERE TO THE DRAWINGS AND SPECIFICATIONS. SHOULD ANY ERROR OR INCONSISTENCY APPEAR REGARDING THE TRUE MEANING AND/OR INTENT OF THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO THE ARCHITECT WHO WILL MAKE ANY NECESSARY CLARIFICATION, INTERPRETATION, OR REVISION AS REQUIRED.</p> <p>15. IF THE CONTRACTOR DISCOVERS AN ERROR OR INCONSISTENCY AND PROCEEDS WITH WORK WITHOUT NOTIFYING THE OWNER &amp; ARCHITECT OF ANY SUCH DISCREPANCIES, THE CONTRACTOR SHALL ASSUME ALL CHARGES AND MAKE ANY CHANGES TO HIS WORK MADE NECESSARY BY THE CONTRACTORS FAILURE TO OBSERVE AND/OR REPORT THE CONDITION.</p> <p>16. IF THE INTENT OF THE DRAWINGS &amp; SPECIFICATIONS ARE UNCLEAR, THE CONTRACTOR SHALL ASK THE ARCHITECT FOR CLARIFICATION, PRIOR TO PROCEEDING WITH WORK, IN THE FORM OF A WRITTEN R.F.I. (REQUEST FOR INFORMATION). THE ARCHITECT SHALL THEN RESPOND IN WRITING TO ALL APPROPRIATE PARTIES.</p> <p>17. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. IN LEASED SPACE FROM LOSS, DAMAGE, FIRE, THEFT, ETC.</p> <p>18. WHEREVER THE TERM "OR EQUAL" IS USED, IT SHALL MEAN EQUAL PRODUCT AS APPROVED IN WRITING BY ARCHITECT.</p> <p>19. IF THE CONTRACTOR PROPOSES A MATERIAL OR EQUIPMENT SUBSTITUTION THE CONTRACTOR SHALL PROVIDE ALL APPROPRIATE DOCUMENTATION AND INFORMATION REQUIRED FOR THE ARCHITECT TO DETERMINE WHETHER OR NOT THE SUBSTITUTION IS EQUAL TO THE SPECIFICATION. ANY CHANGES TO THE DESIGN AFTER ISSUANCE OF A BUILDING PERMIT, SHALL BE SUBMITTED TO THE PRESIDING BUILDING AGENCY FOR APPROVAL BY THE GENERAL CONTRACTOR.</p> <p>20. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY IN-WALL FRAMING/BLOCKING REQUIRED TO CARRY SHELF, HANGING, AND VALANCE LOADS, RAILINGS, ETC. AS PER PLANS.</p> <p>21. PROVIDE SILICONE SEALANT AT ALL JOINTS AND INTERFACES OF ALL COUNTERTOPS, EQUIPMENT AND WALLS.</p> <p>22. PROJECT SHALL BE LEFT CLEANED, POLISHED, AND MOVE-IN READY AS PER EACH PRODUCT SPECIFICATION/RECOMMENDATIONS AFTER COMPLETION OF WORK.</p> <p>23. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL FOOD SERVICE EQUIPMENT AND COORDINATE LOCATION OF FLOOR SINKS, FLOOR DRAINS, SLOPES/SLAB DEPRESSIONS AND RAISED CURBS, ELECTRICAL AND PLUMBING STUDS/OUTS, AND ALL OTHER WORK UNDER THIS SCOPE OF RESPONSIBILITY RELATED TO THIS EQUIPMENT. REFER TO OWNERS FOOD SERVICE EQUIPMENT SUPPLIER FOR SPECIFIC REQUIREMENTS &amp; REFERENCES. EQUIPMENT DRAWINGS ARE INCLUDED FOR REFERENCE ONLY. ACTUAL SHOP DRAWINGS FOR THE SPECIFIC PROJECT MAY VARY. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE SUPPLIERS FOR THE MATERIALS REPRESENTED BY SHOP DRAWINGS.</p> <p>24. CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UNCRATING, INSTALLATION AND HOOK-UP OF ALL FOOD SERVICE EQUIPMENT AND OTHER OWNER FURNISHED ITEMS UNLESS OTHERWISE NOTED.</p> <p>25. CONTRACTOR SHALL REFER TO THESE DOCUMENTS, AS WELL AS SPECIFICATIONS, FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS. CONTRACTOR SHALL VERIFY WITH OWNER, PRIOR TO ORDERING, WHICH ITEMS THE OWNER SHALL SUPPLY. ALL ITEMS NOT MARKED AS "OWNER SUPPLIED" ARE TO BE SUPPLIED BY THE CONTRACTOR. UNLESS NOTED OTHERWISE ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR.</p> <p>26. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISHES SHALL CONFORM TO THE <b>NBC-2023-AE</b> AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.</p> <p>27. CONTRACTOR SHALL CONTACT THE LOCAL FIRE MARSHALL, AND PROVIDE AND INSTALL FIRE EXTINGUISHERS PER THE FIRE MARSHAL'S DIRECTION, INCLUDING: TYPE, QUANTITY, AND LOCATIONS. AS A MINIMUM, CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS HAVING A RATING OF 2-A10-BC FOR EVERY 3,000 S.F. OF FLOOR AREA AND TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET AS PER MECHANICAL REQUIREMENTS.</p> <p>28. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.</p> <p>29. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF WORK TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. NOTIFY ARCHITECT IMMEDIATELY IF CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND NEW CONSTRUCTION. PATCH, REPAIR, AND/OR REPLACE ALL ADVERSELY AFFECTED FINISHES AND/OR SURFACES AS REQ'D.</p> <p>30. COMPLETION OF CONSTRUCTION, ALL PARKING AREA PAVEMENT AND NEW CONCRETE PADS SHALL TRANSITION SMOOTHLY. DOCUMENTS MARKED "BID DOCUMENTS" SHALL NOT BE USED FOR CONSTRUCTION.</p> <p>31. POST OCCUPANT LOAD SIGN LISTED IN SPECIFICATIONS PER AUTHORITIES HAVING JURISDICTION.</p> <p>32. INSTALL ADDRESS NUMBERS PER SPECIFICATIONS OR LOCAL GOVERNING AGENCY DIRECTIONS.</p> <p>33. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT WHO SHALL REVIEW THEM AND PROVIDE A NOTATION INDICATING THAT THEY ARE DEFERRED.</p> <p>34. SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THESE SUBMITTAL ITEMS MUST THEN BE SUBMITTED TO THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED SUBMITTALS ARE AS FOLLOWS:</p> <p>A. TRUSS DRAWINGS AND CALCULATIONS</p> <p>B. EXHAUST HOOD AUTOMATIC FIRE EXTINGUISHING SYSTEM (AS REQUIRED)</p> <p>C. ALARM MONITORING SYSTEM (AS REQUIRED)</p> <p>35. SUBMIT SAMPLES IN TRIPlicate. <b>FOR ALL FINISHES</b>, LABEL SAMPLES WITH ORIGIN &amp; INTENDED USE. A <b>WRITTEN ENDORSEMENT</b> WILL BE SUBMITTED BACK TO THE GENERAL CONTRACTOR WITH ACCEPTANCE OF THE SAMPLE. COORDINATE WITH ARCHITECTURAL SPECIFICATIONS SECTION 01 35 00 "SUBMITTAL PROCEDURES" POINT #1.6.</p> <p>36. ALL WALLS THAT HAVE AN STC RATING OF 50 OR MORE REQUIRE ACOUSTICAL CAULKING AROUND ELECTRICAL BOXES AND OTHER OPENINGS, AS WELL AS AT THE JUNCTION OF INTERSECTING WOOD FRAMING AND STEEL STUD WALL AND FLOORS.</p>															<p>DD0.1 Project Information</p> <p>DD0.2 Architectural Abbreviations &amp; Symbols</p> <p>DD1.1 Overall Site Plan - Proposed</p> <p>DD1.2 Site Plan - Existing</p> <p>DD1.3 Site Plan - Proposed</p> <p>DD2.1 Basement Plans - Existing &amp; Proposed</p> <p>DD2.2 Main Floor Plans - Existing &amp; Proposed</p> <p>DD2.3 Second Floor Plans - Existing &amp; Proposed</p> <p>DD2.4 Third Floor Plans - Existing &amp; Proposed</p> <p>DD3.1 Elevations - North &amp; East Proposed</p> <p>DD3.2 Elevations - South &amp; West Proposed</p> <p>DD9.1 Site Details - Proposed</p> <p>Grand total: 12</p>																																																																																									
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A.B.	AIR CONDITIONING	ENCL.	ENCLOSURE	LAV.	LAVATORY	R.V.T.	REVERSE	&	AND
A.B.V.	ANCHOR BOLT	ENTR.	ENTRANCE	L.C.D.	LIGHT CEILING DIFFUSER	R.V.T.	REVISED		
A.C.	ASPHALTIC CONCRETE	E.O.S.	ELECTRICAL OUTLET	L.C.M.U.	LIGHTWEIGHT CONCRETE	R.W.C.	RAIN WATER CONDUCTOR		
A.C.O.	ACOUSTICAL	E.O.P.	EDGE OF SLAB	L.D.	LINEAR DIFFUSER	R.W.D.	REDWOOD		
A.C.O.U.S. INSUL.	ACOUSTICAL INSULATION	E.P.	ELECTRICAL PANELBOARD	L.D. BRG.	LOAD BEARING	R.W.L.	RAIN WATER LEADER	∠	ANGLE
A.C.O.U.S. PLAS.	ACOUSTICAL PLASTER	E.Q.	EQUAL	LDG.	LANDING	S.	SOUTH		
A.C.O.U.S. PNL.	ACOUSTICAL PANEL	E.Q.P.	EQUIPMENT	LG.	LENGTH	S.A.G.	SUPPLY AIR GRILLE	@	AT
A.C.O.U.S. TILE	ACOUSTICAL TILE	EQ. SP.	EQUALLY SPACED	L.H.	LEFT HAND	SAN.	SANITARY		
ACR. PL.	ACRYLIC PLASTIC	ES.	EDGE OF SHOULDER	L.H.R.	LEFT HAND REVERSE	S.B.	SPRASH BLOCK		
ACR. PNL.	ACRYLIC PANEL	ESCAL.	ESCALATOR	LIB.	LIBRARY	S.C.	SOLID CORE		
A.C.W.T.	AIR CONDITIONING UNIT	E.W.	EACH WAY	LIQUID.	LIQUID	S.C.D.	SEAT COVER DISPENSER		
ADJ.	ADJUSTABLE	EXH. DT.	EXHAUST DUCT	LOCKER	LOCKER	SCHED.	SCHEDULE		
ADJ.C.	ADJUSTABLE CURTAIN	EXH. FN.	EXHAUST GRILLE	LKR. RM.	LOCKER ROOM	S.C.M.U.	SOLID CONCRETE		
A.F.	ACCESS FLOOR	EXH. HD.	EXHAUST HOOD	L.L.	LONG LEG	SCR.	SCUPPER	⊙	DIAMETER/ROUND
A.F.F.	ABOVE FINISHED FLOOR	EXP.	EXPANDED	L.L.V.	LONG LEG VERTICAL	SCRN.	SCREEN		
A.F.G.	ABOVE FINISHED GRADE	EXPO.	EXPOSED	LINT.	LONG LEG HORIZONTAL	S.D.	SOAP DISPENSER		
A.F.S.	ABOVE FINISHED SLAB	EXP. BT.	EXPANDED BOLT	LOC.	LOCATION	S.D.	STORM DRAIN	⊥	PERPENDICULAR
AGGR.	AGGREGATE	EXP. JT.	EXPANDED JOINT	LONG.	LONGINAL	S.D.	STORM DRAIN		
AHR.	ANCHOR	EXST.	EXISTING	L.P.	LONG POLE	S.D.A.	SUPPLY DIFFUSER		
A.H.U.	AIR HANDLING UNIT	EXST. GR.	EXISTING GRILLE	L.P.T.	LOW POINT	S.D.H.	SELF DRILLING ANCHOR	#	POUND/NUMBER
ALT.	ALTERNATE	EXT.	EXTERIOR	L.R.V.	LOW ROOF VENT	S.D.M.H.	STORM DRAIN MANHOLE		
ANOD.	ANODIZED	EXTR.	EXTRUSION	L.T.	LOW SPEAKER	SECT.	SECTION		
A.P.	ACCESS PANEL	F.	FEMALE	LTG.	LIGHT	S.F.	SPACE FEET		
APPROX.	APPROXIMATE	F. BRK.	FIRE BRICK	LVL.	LEVEL	SGL.	SINGLE		
APT.	APARTMENT	F.F.	FACE TO FACE	LVR.	LOUVER	SHR.	SHOWER		
A.R.F.	ABOVE RAISED FLOOR	F.F.	FACE TO FACE	LVR.	LOUVER	SHR.	SHOWER		
A.S.	ABOVE SUSPENDED CEILING	F.A.P.	FIRE ALARM CONTROL PANEL	L.V.	LIGHTWEIGHT PLASTER	SHV.	SHEATHING		
ASPH.	ASPHALT (PAVING)	F.B.	FIBERBOARD	LWC.	LIGHTWEIGHT CONCRETE	SHV.	SHELVES(ING)		
ASYM.	ASYMMETRICAL	F.CO.	FLOOR CLEANOUT	M.	MALE/MALE	SM.	SIMILAR		
A.W.	ARCHITECTURAL WOODWORK	F.D.	FIBERBOARD	MACH. RM.	MACHINE ROOM	SM.	SCORED JOINT		
B.	BATHROOM	F.D.MPR.	FLOOR DAMPER	MAINT. RM.	MAINTENANCE ROOM	S.L.	SINK		
B/B	BACK TO BACK	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BB	BASEBOARD	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BB.R.	BASEBOARD RADIATION	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BS	BOTTOM OF BACKSLOPE	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
B.C.	BACK CURB	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BD.	BOARD	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BETW.	BETWEEN	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BEV.	BETWEEN	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
B.F.	BOTH FACES	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BTUM.	BUTYRUM	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
B.T.	BED JOINT	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
B.L.	BASE LINE	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BLDS.	BUILDING	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BLK.	BLOCK	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BLK.G.	BLOCKING	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BLW.	BELOW	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BLW. CLG.	BELOW CEILING	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BLW. FLG.	BELOW FINISHED FLOOR	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BM.	BEAM	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
B.M.	BOTTOM MARK	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BOT.	BOTTOM	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BR.	BEDROOM	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		
BRG.	BRACING	F.D.	FLOOR DRAIN	MATL.	MATERIAL	S.L.P.	STEEL LADDER		

<p><b>MATERIAL INDICATIONS</b></p> <p>ASPHALT ROOF</p> <p>BRICK MASONRY</p> <p>BRICK &amp; STONE MASONRY - SECTION</p> <p>CONCRETE MASONRY UNIT</p> <p>CONCRETE MASONRY UNIT - SECTION</p> <p>CONCRETE</p> <p>STONE</p> <p>MIRROR / GLASS</p> <p>GRANULAR BASE, CRUSHED ROCK</p> <p>PLYWOOD</p> <p>RIGID INSULATION</p> <p>SAND, FILL SOIL</p> <p>GYPSUM BOARD, PARTING</p> <p>SPRAY FOAM</p> <p>SHAKE ROOF</p> <p>STEEL</p> <p>WOOD FINISH</p>	<p><b>DETAIL INDICATIONS</b></p> <p>WOOD FRAMING THROUGH MEMBER</p> <p>WOOD FRAMING INTERRUPTED MEMBER</p> <p>GLU-LAM BEAM</p> <p>CEMENTITIOUS BACKER BD</p> <p>GLASS BLOCK</p> <p>OR GLASS</p> <p>CARPET</p> <p>CERAMIC TILE, QUARRY TILE, OR RESIL FLR (SHOW PROFILE ONLY)</p> <p><b>LINE INDICATIONS</b></p> <p>CENTER LINE</p> <p>HIDDEN LINE</p> <p>OVERHEAD LINE</p> <p>SETBACK LINE</p> <p>PROPERTY LINE</p> <p>PEEL &amp; STICK MEMBRANE LINE</p> <p>BUILDING PAPER LINE</p> <p>POLY A.V.B. LINE</p> <p>ROOFING MEMBRANE</p> <p>METAL LATHE</p> <p>FLASHINGS</p> <p>FOOTING FLASHINGS</p> <p>GRAVEL FABRIC</p> <p>EXTERIOR MEMBRANE (FLAT ROOF)</p> <p>PEDESTRIAN DECK MEMBRANE</p> <p>DAMP PROOFING</p> <p>BATT INSULATION LINE</p>	<p><b>REFERENCE INDICATIONS</b></p> <p>COLUMN/ GRID LINE</p> <p>LETTERS IN ONE DIRECTION. NUMBERS IN THE OTHER.</p> <p>SURVEY LINES</p> <p>FOR SURVEYOR'S GRID.</p> <p>SECTIONS</p> <p>MODULE IDENTIFICATION</p> <p>SECTION DRAWING LOCATION ON SHEET</p> <p>DETAIL CALLOUTS</p> <p>MODULE IDENTIFICATION</p> <p>DETAIL DRAWING LOCATION ON SHEET</p> <p>DRAWING TITLES</p> <p>MODULE IDENTIFICATION</p> <p>DRAWING NAME</p> <p>DRAWING SCALE</p> <p>ORIGIN DRAWING LOCATION ON SHEET</p> <p>REVISIONS</p> <p>REVISION NO.</p> <p>CLOUD AROUND REVISION</p> <p>ELEVATIONS</p> <p>ELEVATION MODULE IDENTIFICATION</p> <p>ELEVATION LOCATION ON SHEET</p> <p>ELEVATIONS UNFOLD CLOCKWISE</p> <p>NO NUMBER INDICATES NO ELEV.</p> <p>ROOM IDENTIFICATION - TYPE 1</p> <p>ROOM NAME</p> <p>ROOM NUMBER</p> <p>ROOM MATERIAL CODE</p> <p>1st (number) - floor/base</p> <p>2nd (letter) - walls/wainscot</p> <p>3rd (number) - ceiling</p> <p>EQUIPMENT TYPE</p> <p>EQUIPMENT GROUP</p> <p>EQUIPMENT ITEM</p> <p>(LETTERS I AND O OMITTED IN ALL)</p>	<p><b>FLOOR PLAN INDICATIONS</b></p> <p>NEW FINISH GRADE DRAWN * 45 DEG.</p> <p>EXISTING GRADE DRAWN * 45 DEG.</p> <p>MAJOR PROPOSED OR FINISHED CONTOURS</p> <p>MINOR PROPOSED OR FINISHED CONTOURS</p> <p>EXISTING CONTOURS</p> <p>WORK POINT, CONTROL POINT, OR DATUM POINT</p> <p>TOP OF WALL</p> <p>TOP OF CURB</p> <p>TOP OF PAVEMENT</p> <p>RECESSED FIXTURE</p> <p>SEMI-RECESSED FIXTURE</p> <p>SURFACE MOUNTED FIXTURE</p> <p>* SEE ABBREVIATIONS FOR FIXTURE TYPE</p> <p>CEILING TRANSITION NUMBER INDICATES CEILING HEIGHTS</p> <p>DIMENSION TO CENTER LINE - TYPICAL</p> <p>DIMENSION TO FACE OF STUD OF EXTERIOR WALLS TYPICAL UNLESS OTHERWISE NOTED</p> <p>DIMENSION TO CENTER LINE OF STUDS OF INTERIOR PARTITIONS TYPICAL UNLESS OTHERWISE NOTED</p> <p>FIXTURE OR SPACE DESIGNED FOR HANDICAPPED ACCESS</p> <p><b>WALL &amp; OPENING INDICATIONS</b></p> <p>DOOR</p> <p>WALL OR PARTITION WHERE OCCURS 4" TO DOOR SIDE OF JAMB, U.O.N.</p> <p>DOOR NUMBER -SEE DOOR SCHEDULE</p> <p>FURRING TYPES -SEE EXTERIOR WALL &amp; PARTITION CONSTRUCTION SCHEDULE</p> <p>INTERIOR PARTITION TYPES &amp; EXTERIOR WALL TYPES -SEE EXTERIOR WALL &amp; PARTITION CONSTRUCTION SCHEDULE</p> <p>WINDOW / BORROWED LITE</p> <p>PLAN INDICATION</p> <p>WINDOW MARK -SEE SCHEDULE</p> <p>BORROWED LITE MARK -SEE SCHEDULE</p> <p>LOUVER</p> <p>PLAN INDICATION</p> <p>LOUVER MARK - SEE SCHEDULE</p>	<p><b>REFLECTED CEILING PLAN INDICATIONS</b></p> <p>LIGHT FIXTURE - RECESSED</p> <p>LIGHT FIXTURE - SURFACE MOUNTED</p> <p>SURFACE OR SUSPENDED FLUORESCENT STRIPLITE (1 LAMP)</p> <p>FLUORESCENT LAY-IN FIXTURES</p> <p>FLUORESCENT SURFACE MOUNTED FIXTURE</p> <p>FIRE ALARM RATE OF RISE DETECTOR</p> <p>FIRE ALARM FIXED TEMPERATURE DETECTOR</p> <p>FIRE ALARM IONIZATION SMOKE DETECTOR</p> <p>SUPPLY REGISTER</p> <p>RETURN REGISTER</p> <p>ACCESS PANEL</p> <p>SOUND SYSTEM SPEAKER LOCATION</p> <p>FIRE SPRINKLER</p> <p>EXIT LIGHT</p> <p>PROJECTION SCREEN - RECESSED</p> <p>PROJECTION SCREEN - SURFACE MOUNTED</p>
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**TOWN OF FORT MACLEOD BYLAW REVIEW**  
LAND USE BYLAW NO. 1882, FEBRUARY 2019

EXISTING STRUCTURE: AMERICAN HOTEL  
LAND USE DISTRICT: COMMERCIAL CENTRAL CC

**MUNICIPAL ADDRESS:**  
128 24 ST  
FORT MACLEOD, ALBERTA

**LEGAL ADDRESS:**  
LOT 32\*, 33, 34  
BLOCK 433  
PLAN 92B  
\*NOTE: LOT 32 TO BE CONSOLIDATED WITH LOT 33 & 34.

**SITE AREA:**  
607.26 SM + 593.75 SM + 607.31 SM  
= 1808.32 SM (0.45 ACRES, 0.18 HC)

**SITE COVERAGE:**  
MAX. SITE COVERAGE = 85%  
EXISTING HOTEL AREA = 317.58SM  
EXISTING SITE COVERAGE = 17.62%

**BUILDING HEIGHT:**  
MAX. BUILDING HEIGHT = 10.7M (35'-0")  
EXISTING BUILDING HEIGHT = 11.04m (36' - 2 1/2")

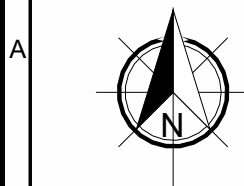
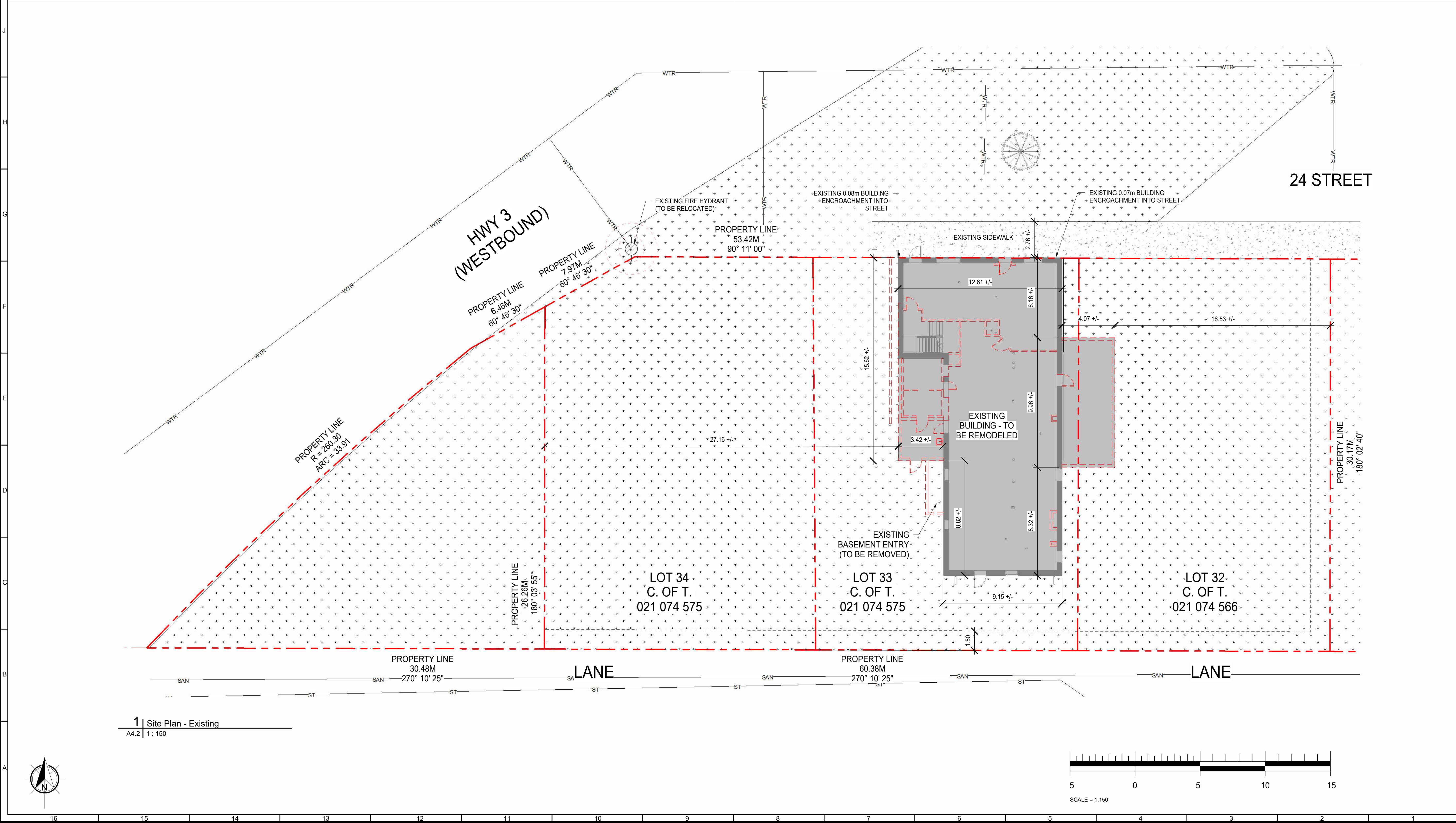
DWELLINGS DEVELOPED ABOVE NON-RESIDENTIAL USE OR IN REAR OF NON-RESIDENTIAL USE MEET ALL REQUIREMENTS SHOWN IN SCHEDULE 3, SECTION 14

SITE IS INCLUDED IN DOWNTOWN OVERLAY & PROVINCIAL HISTORIC AREA OVERLAY - SEE SCHEDULE 5 FOR ALL REQUIREMENTS.

**SETBACKS:**  
0M EXCEPT REAR/ SIDE WHERE PARKING, LOADING, STORAGE, BUILDING ACCESS AND MAINTENANCE AND WASTE DISPOSAL PROVISIONS ARE REQUIRED.

**LANDSCAPE**  
TREES - 1/35 SM OF TOTAL LANDSCAPED AREA ON SITE, OR SHRUBS AS AN ALTERNATIVE, BUT TREES ALONG PROPERTY LINES.

**PARKING:**  
MULTI-UNIT DWELLINGS<2 BEDROOMS/ UNIT = 1 STALL/ BEDROOM



**SITE LEGEND:**

**EXISTING GRADES**  
**PROPOSED GRADES**  
**PROPERTY LINE**  
**SETBACK LINE**  
**UTILITY RIGHT OF WAY**

**METAL SIGN - BARRIER-FREE PARKING ONLY**  
**METAL SIGN - VISITOR PARKING ONLY**  
**METAL SIGN - NO PARKING ANYTIME FIRE LANE**

**C.B. - CATCH BASIN LOCATION**  
**FIRE HYDRANT**  
**1 METER LANDSCAPE BUFFER**  
**2 METER CURB AND SIDEWALK BUFFER**  
**STREET LIGHT**

**EXISTING BUILDING AND SITE LANDSCAPING**  
**ASPHALT**  
**"KENDALL" ROCK CHIPS MIN. 4" DEPTH**  
**CONCRETE SIDEWALK**

**FIRE-TRUCK ACCESS**  
**GRASS - SOD ON 6" DEPTH TOPSOIL**  
**EXTENT OF SETBACK WAIVER**  
**PROPOSED BUILDING**

**FENCE LINE**  
**GAS LINE**  
**POWER LINE**

**SAN - SAN - SAN**  
**ST - ST - ST**  
**WTR - WTR - WTR**

**SANITARY LINE**  
**STORM WATER LINE**  
**WATER SERVICE LINE**

**LEGAL DESCRIPTION:**  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

**MUNICIPAL ADDRESS:**  
128 24 ST  
FORT MACLEOD, ALBERTA

**H4**

**CLIENT INFORMATION:**

**Revision Schedule**

#	Description	Date
1	DP Revisions	2025 01 29

**CONSULTANT LOGO:**

NO.	BY	DESCRIPTION	DATE
3	CAR	ISSUE FOR DP REVISIONS	2025 01 29
2	CAR	ISSUE FOR DEVELOPMENT PERMIT	2024 12 12
1	AF	ISSUE FOR REVIEW	2024 05 31

**ALVIN REINHARD FRITZ ARCHITECT INC.**

**PROFESSIONAL SEAL:**

**PROJECT:** AMERICAN HOTEL RENOVATION  
**LOCATION:** 128 24 ST. FORT MACLEOD, AB

**DRAWING TITLE:** Site Plan - Existing

**DRAWN BY:** Author  
**CHECKED BY:** CAR / AF

**SCALE:** As indicated  
**PROJECT:** 22261 FFAHR  
**ISSUE FOR:** REVIEW  
**ISSUE DATE:** 2025 03 05  
**REV. NO.:** 1  
**SHEET NO.:** DD1.2



**TOWN OF FORT MACLEOD BYLAW REVIEW**  
LAND USE BYLAW NO. 1882, FEBRUARY 2019

EXISTING STRUCTURE: AMERICAN HOTEL  
LAND USE DISTRICT: COMMERCIAL CENTRAL CC

**MUNICIPAL ADDRESS:**  
128 24 ST  
FORT MACLEOD, ALBERTA

**LEGAL ADDRESS:**  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B  
\*NOTE: LOT 32 TO BE CONSOLIDATED WITH LOT 33 & 34.

**SITE AREA:**  
607.26 SM +593.75 SM + 607.31 SM  
=1808.32 SM (0.45 ACRES, 0.18 HC)

**SITE COVERAGE:**  
MAX. SITE COVERAGE = 85%

EXISTING HOTEL AREA = 317.58SM  
EXISTING SITE COVERAGE = 17.62%

PROPOSED BUILDING AREA = 406.50SM  
PROPOSED SITE COVERAGE = 22.48%

**BUILDING HEIGHT:**  
MAX. BUILDING HEIGHT = 10.7M (35'-0")

EXISTING BUILDING HEIGHT = 11.04m (36' - 2 1/2")  
PROPOSED BUILDING HEIGHT = 14.21m (46' 7 1/2")

DWELLINGS DEVELOPED ABOVE NON-RESIDENTIAL USE OR IN REAR OF NON-RESIDENTIAL USE MEET ALL REQUIREMENTS SHOWN IN SCHEDULE 3, SECTION 14

SITE IS INCLUDED IN DOWNTOWN OVERLAY & PROVINCIAL HISTORIC AREA OVERLAY - SEE SCHEDULE 5 FOR ALL REQUIREMENTS.

**SETBACKS:**  
0M EXCEPT REAR/ SIDE WHERE PARKING, LOADING, STORAGE, BUILDING ACCESS AND MAINTENANCE AND WASTE DISPOSAL PROVISIONS ARE REQUIRED.

DWELLINGS DEVELOPED ABOVE NON-RESIDENTIAL USE OR IN REAR OF NON-RESIDENTIAL USE MEET ALL REQUIREMENTS SHOWN IN SCHEDULE 3, SECTION 14

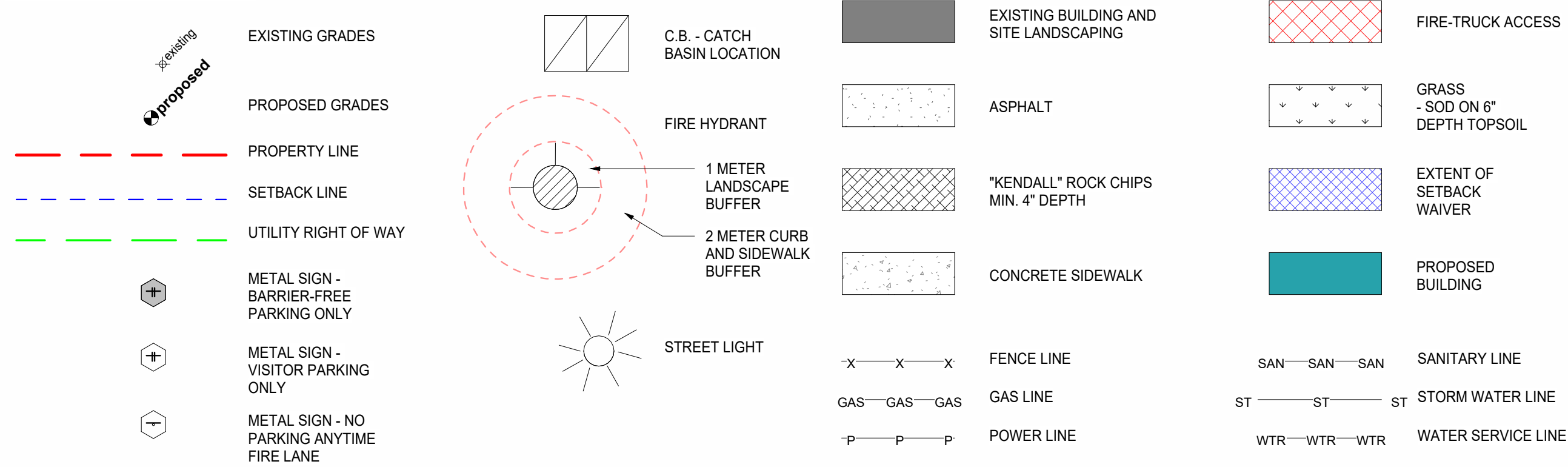
SITE IS INCLUDED IN DOWNTOWN OVERLAY & PROVINCIAL HISTORIC AREA OVERLAY - SEE SCHEDULE 5 FOR ALL REQUIREMENTS.

**SETBACKS:**  
0M EXCEPT REAR/ SIDE WHERE PARKING, LOADING, STORAGE, BUILDING ACCESS AND MAINTENANCE AND WASTE DISPOSAL PROVISIONS ARE REQUIRED.

**LANDSCAPE**  
TREES - 1/35 SM OF TOTAL LANDSCAPED AREA ON SITE, OR SHRUBS AS AN ALTERNATIVE, BUT TREES ALONG PROPERTY LINES.

**PARKING:**  
MULTI-UNIT DWELLINGS<2 BEDROOMS/ UNIT = 1 STALL/ BEDROOM

**SITE LEGEND:**



LEGAL DESCRIPTION:  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

MUNICIPAL ADDRESS:  
128 24 ST  
FORT MACLEOD, ALBERTA

H5

CLIENT INFORMATION:

2	DP Revisions 2	2025 03 05
1	DP Revisions	2025 01 29

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

3	CAR	ISSUE FOR DP REVISIONS	2025 01 29
2	CAR	ISSUE FOR DEVELOPMENT PERMIT	2024 12 12
1	AF	ISSUE FOR REVIEW	2024 05 31

**ALVIN REINHARD FRITZ ARCHITECT INC.**

Norland Coach House  
#10 90001 Range Road 212,  
Lethbridge County, Alberta  
T1J 5N9  
alvinfrizarchitect.com

ph. (403) 320-8100  
Fax (403) 327-3373  
general@alvinfrizarchitect.com

PROFESSIONAL SEAL:

PROJECT: AMERICAN HOTEL RENOVATION  
LOCATION: 128 24 ST. FORT MACLEOD, AB

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Do not scale this drawing. All dimensions, data and levels, shall be verified prior to construction and all errors or omissions shall be reported to the architect immediately.

DRAWING TITLE:  
**Site Plan - Proposed**

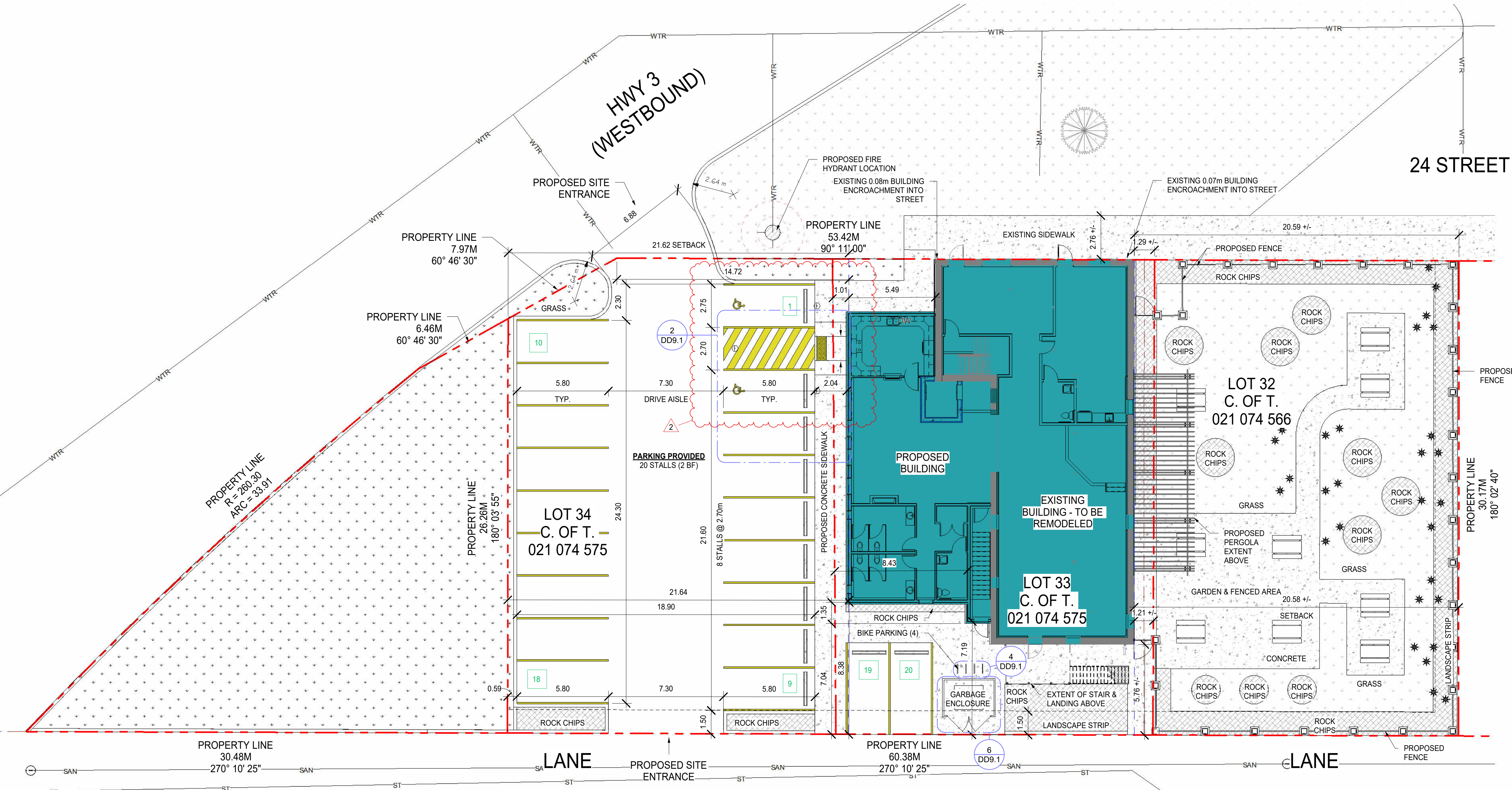
DRAWN BY: LRP / CH  
CHECKED BY: CAR / AF

SCALE: As indicated

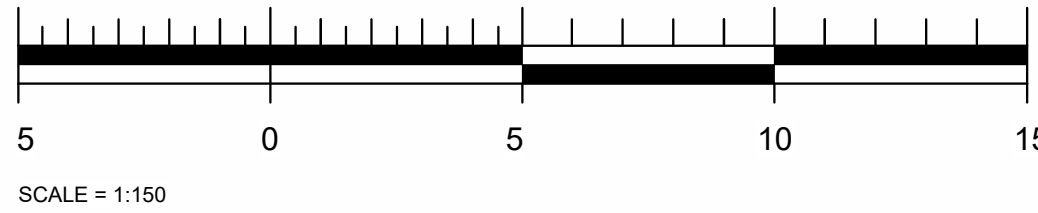
PROJECT: 22261 FFAHR  
ISSUE FOR: REVIEW

ISSUE DATE: 2025 03 05

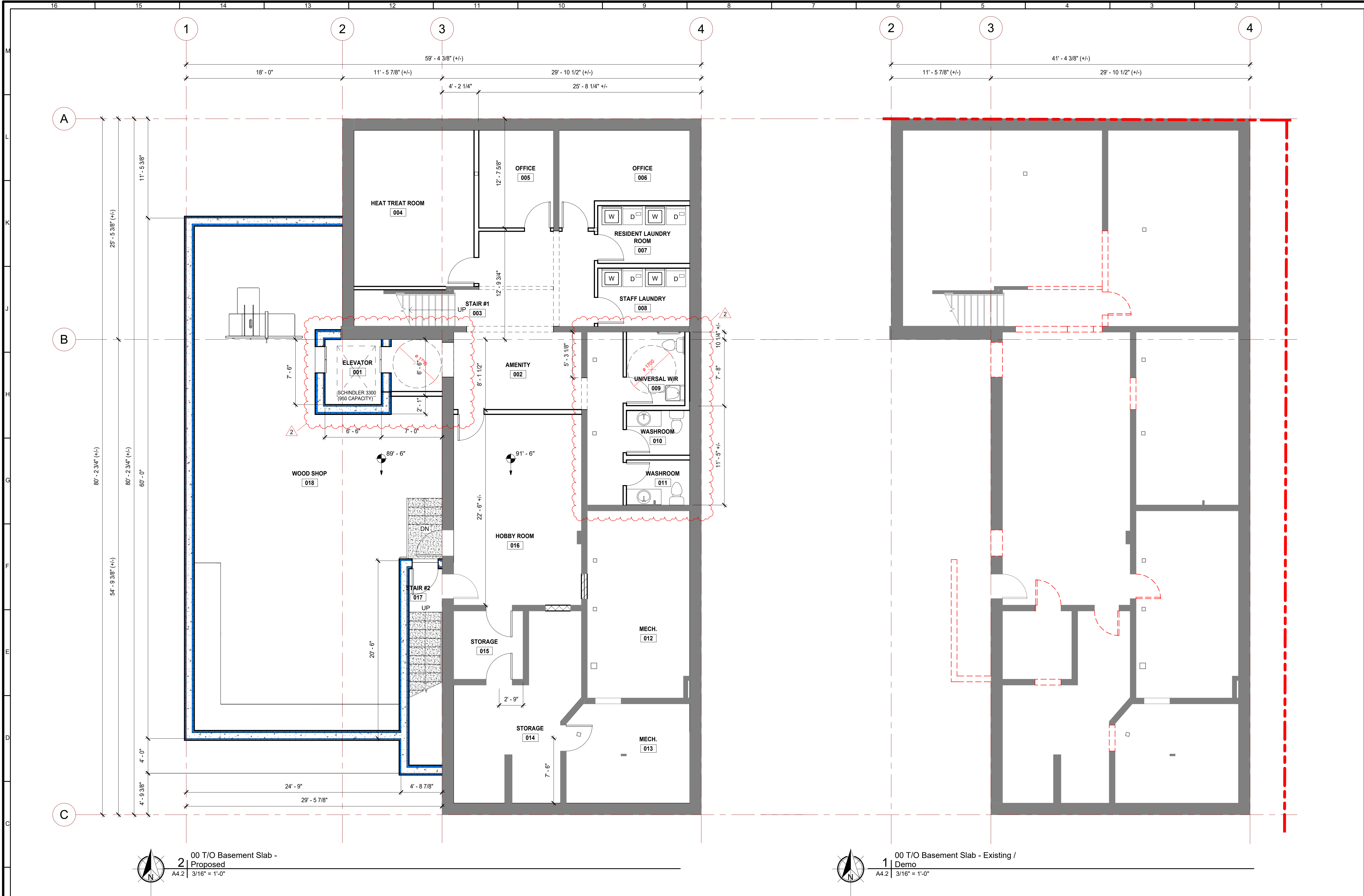
REV. NO. 2  
SHEET NO. DD1.3



1 | Site Plan - Proposed  
A4.2 | 1:150







**LEGAL DESCRIPTION:**  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

**MUNICIPAL ADDRESS:**  
128 24 ST  
FORT MACLEOD, ALBERTA

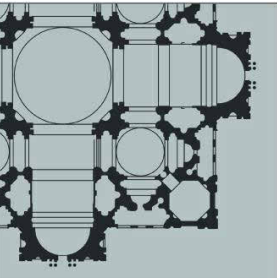
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**CLIENT INFORMATION:**

2	DP Revisions 2	2025 03 05
#	Description	Date
Revision Schedule		

**CONSULTANT LOGO:**

3	CAR	ISSUE FOR DP REVISIONS	2025 01 29
2	CAR	ISSUE FOR DEVELOPMENT PERMIT	2024 12 12
1	AF	ISSUE FOR REVIEW	2024 05 31
NO.	BY	DESCRIPTION	DATE



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**ALVIN REINHARD FRITZ  
ARCHITECT  
INC.**

**PROFESSIONAL SEAL:**

**PROJECT:**  
AMERICAN HOTEL RENOVATION

**LOCATION:**  
128 24 ST. FORT MACLEOD, AB

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**DRAWING TITLE:**  
**Basement Plans - Existing & Proposed**

DRAWN BY:	CHECKED BY:
LRP / CH	CAR / AF
SCALE:	3/16" = 1'-0"
PROJECT: 22261 FFAHR	
ISSUE FOR:	
REVIEW	
ISSUE DATE:	2025 03 05
REV. NO.	SHEET NO.
2	DD2.1

**DEMO LEGEND:**

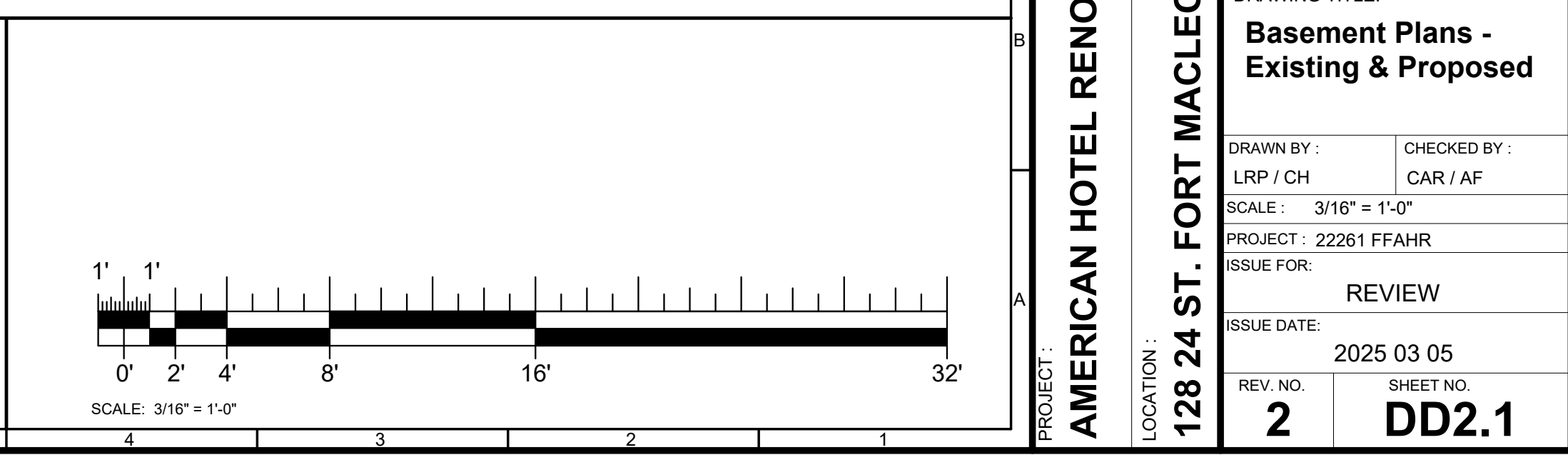
--- INDICATES REMOVAL OF WALL AND / OR FLOOR. PATCH AND MAKE GOOD ALL REMAINING FLOORING, WALLS, & CEILINGS WHERE RENOVATIONS ARE TO TAKE PLACE.

EXISTING WALLS TO REMAIN

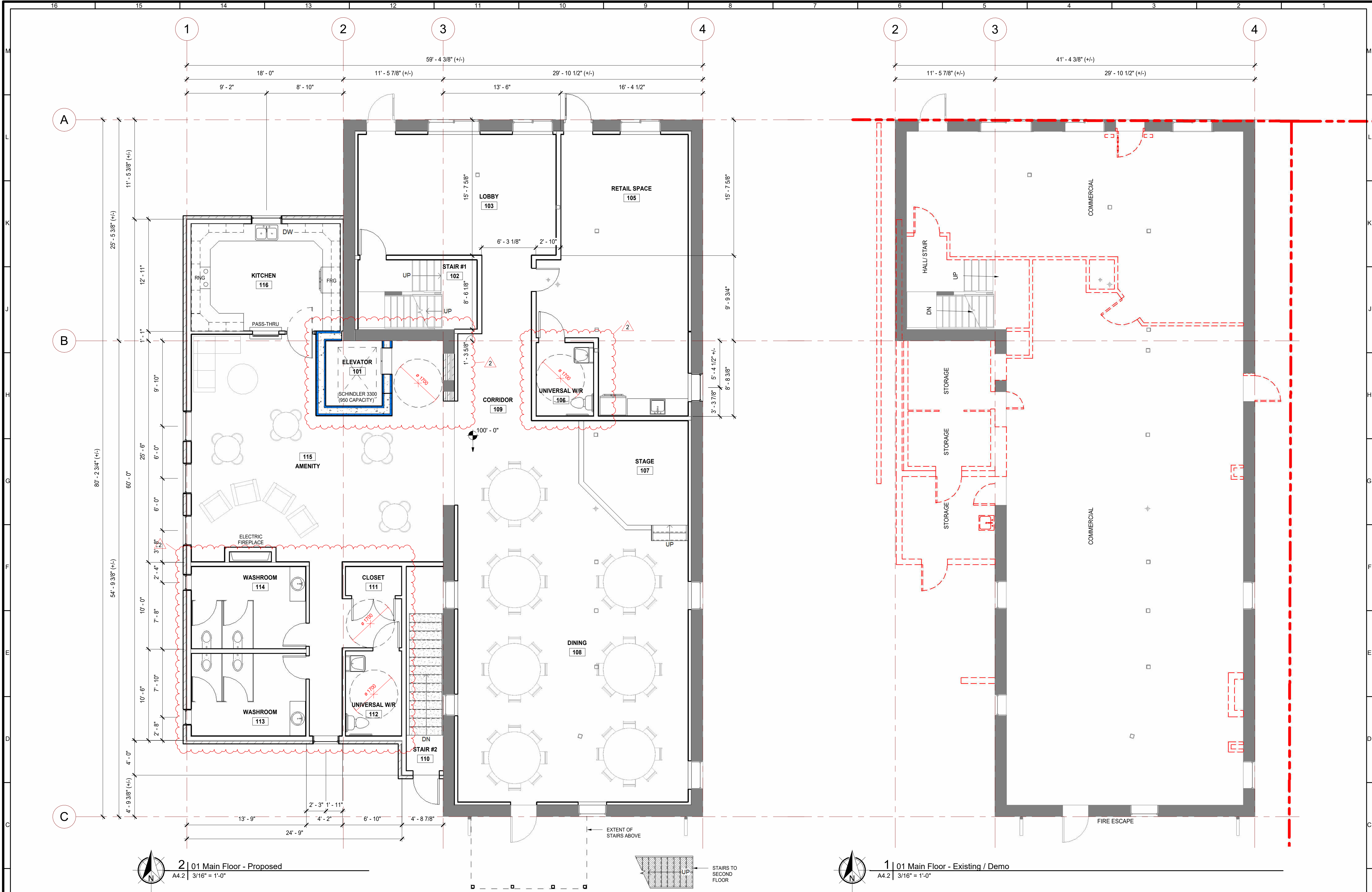
INDICATES REMOVAL AND / OR POSSIBLE REPLACEMENT OF EXISTING DOORS & FRAMES (TYP.) REFER TO SCHEDULES & FINISH SPEC.

**DEMO PLAN NOTES :**

- NO PENETRATIONS INTO MAIN FLOOR SLAB PERMITTED UNLESS OTHERWISE CONFIRMED BY WAY OF X-RAY.
- DISPOSE OF ALL WASTE MATERIAL AS PER THE RECOMMENDED PROCEDURES FROM MANUFACTURER. UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION MATERIAL SUCH AS MORTAR, PAINT, ETC. ENTER DRAINAGE SYSTEM OF BUILDING. CONTRACTOR TO PROVIDE PROPER PROTECTION AND DUST MITIGATION MEASURES IN CONSTRUCTION ZONES PRIOR TO ANY WORK COMMENCING TO PREVENT DAMAGE TO ELEMENTS IN NON-RENOVATED AREAS.
- CONTRACTOR TO VERIFY ALL EXISTING BUILDING DIMENSIONS ON SITE PRIOR TO ORDERING, CONSTRUCTION AND INSTALLATION OF PROPOSED DESIGN COMPONENTS.
- CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. VERIFY LOCATIONS OF ALL ELECTRICAL, GAS, AND OTHER PIPE LINES IN ORDER TO AVOID DAMAGING SERVICES. RELOCATE, PATCH, AND MAKE GOOD ANY ALTERATIONS TO LINES REQUIRED TO ACCOMMODATE PROPOSED DESIGN.
- ALL EXISTING DOORS / WINDOWS / FRAMES / HARDWARE / STAIRS & RAILINGS ARE TO BE CAREFULLY SALVAGED AND RETURNED TO OWNER FOR RE-USE.
- ALL ELECTRICAL WIRING / CONDUIT AND PLUMBING PIPING / FIXTURES TO BE CAREFULLY SALVAGED AND RETURNED TO THE OWNER FOR RE-USE.
- ALL CONTRACTORS INVOLVED WITH THE REMOVAL AND / OR DEMOLITION OF VARIOUS PROJECT AREAS, MUST NOTIFY THE OWNER IMMEDIATELY OF ANY INTENDED DEMO ITEMS THAT CANNOT BE SALVAGED.
- AT AREAS WHERE PLUMBING IS BEING DEMOLISHED, LINES TO BE PREPARED TO ACCOMMODATE FOR PROPOSED SCOPES OF WORK. PATCH AND MAKE AREA GOOD.
- REMOVE AND REPLACE EXISTING ELECTRICAL COVER PLATES IN ROOMS BEING RENOVATED TO ENSURE FINAL SPACE PROVISIONS ARE ALL CONSISTENT IN FINISHES. COLOR TO BE WHITE AND FINAL CONFIRMATION TO BE PROVIDED BY OWNER PRIOR TO PURCHASE AND INSTALLATION.
- INSPECT EXISTING BUILDING STRUCTURE / SURFACE AS DEMOLITION OCCURS AND REPORT TO ARCHITECT IMMEDIATELY ANY DAMAGE FOUND AND / OR AND OTHER ISSUES AND DISCREPANCIES UPON DISCOVERY. IF ANY REMEDIATION IS REQUIRED, COMPLETE PRIOR TO INSTALLATION OF NEW COMPONENTS.
- CONTRACTOR TO REVIEW, REMOVE AND REPLACE DAMAGED DRYWALL IN AREAS TO BE RENOVATED, PATCH AND MAKE GOOD.
- EXACT LOCATIONS OF THERMOSTATS AND FIRE EXTINGUISHERS TO BE CONFIRMED ON SITE BY CONTRACTOR AND OWNER.







LEGAL DESCRIPTION:  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

MUNICIPAL ADDRESS:  
128 24 ST  
FORT MACLEOD, ALBERTA

H7

CLIENT INFORMATION:

2	DP Revisions 2	2025 03 05
#	Description	Date
Revision Schedule		

CONSULTANT LOGO:



ALVIN REINHARD FRITZ  
ARCHITECT  
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alvinfrizarchitect.com

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Fax (403) 327-3373  
general@alvinfrizarchitect.com

PROFESSIONAL SEAL:

PROJECT :  
**AMERICAN HOTEL RENOVATION**

LOCATION :  
**128 24 ST. FORT MACLEOD, AB**

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DRAWING TITLE:  
**Main Floor Plans - Existing & Proposed**

DRAWN BY : LRP / CH	CHECKED BY : CAR / AF
SCALE : 3/16" = 1'-0"	PROJECT : 22261 FFAHR
ISSUE FOR:	ISSUE DATE: 2025 03 05
REV. NO. <b>2</b>	SHEET NO. <b>DD2.2</b>

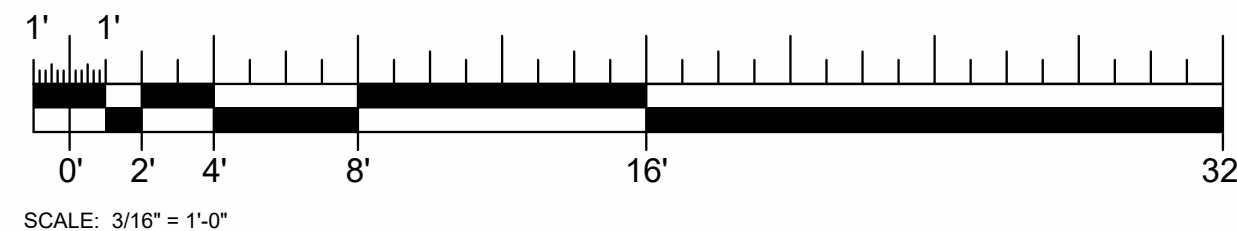
DEMO LEGEND:

--- INDICATES REMOVAL OF WALL AND / OR FLOOR. PATCH AND MAKE GOOD ALL REMAINING FLOORING, WALLS, & CEILINGS WHERE RENOVATIONS ARE TO TAKE PLACE.

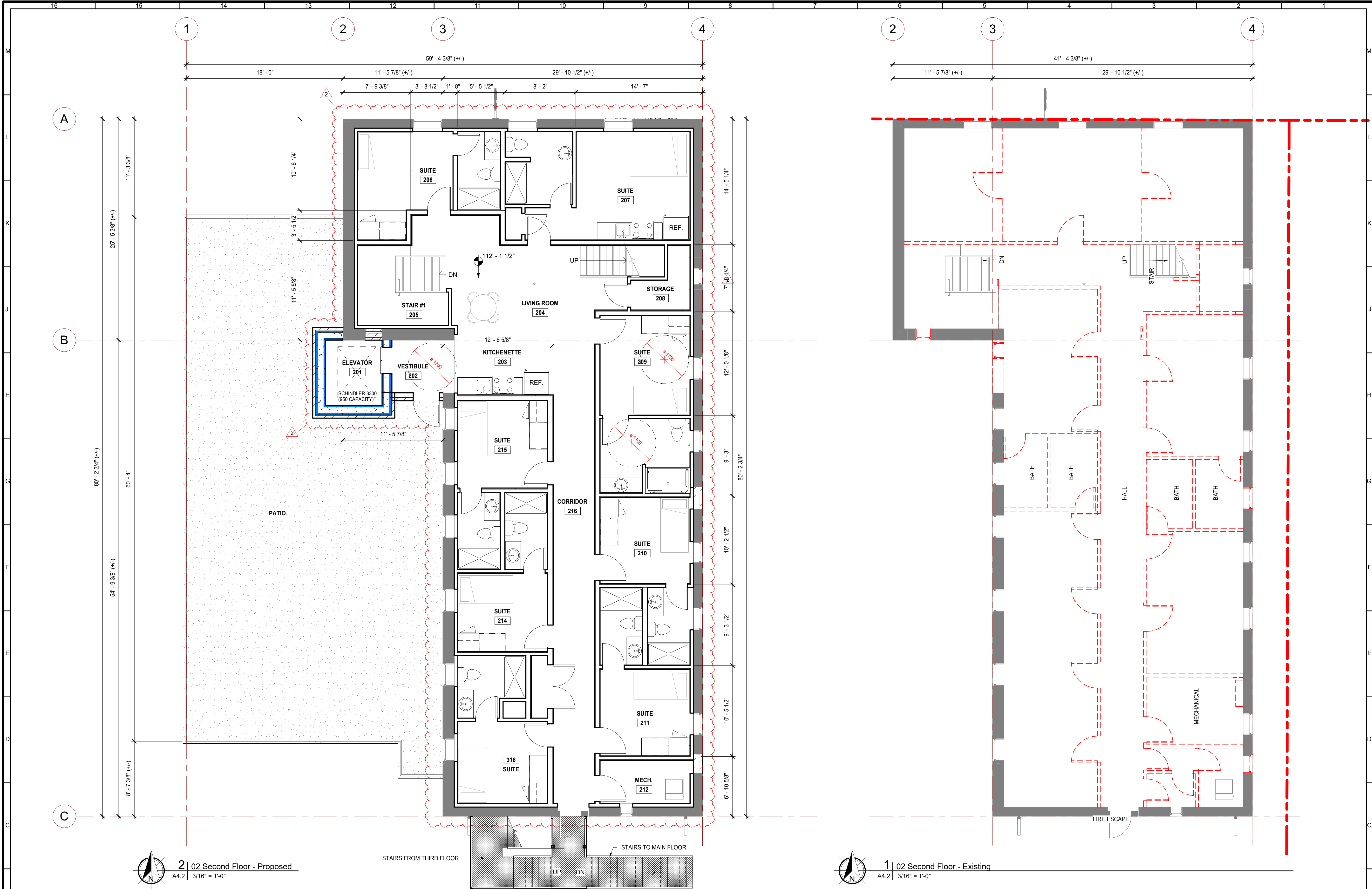
EXISTING WALLS TO REMAIN

INDICATES REMOVAL AND / OR POSSIBLE REPLACEMENT OF EXISTING DOORS & FRAMES (TYP.) REFER TO SCHEDULES & FINISH SPEC.

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LEGAL DESCRIPTION:  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

MUNICIPAL ADDRESS:  
128 24 ST  
FORT MACLEOD, ALBERTA

H8

CLIENT INFORMATION:

2	DP Revisions 2	2025 03 05
#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

3	CAR	ISSUE FOR DP REVISIONS	2025 01 29
2	CAR	ISSUE FOR DEVELOPMENT PERMIT	2024 12 12
1	AF	ISSUE FOR REVIEW	2024 05 31
NO.	BY	DESCRIPTION	DATE

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alvinfrizarchitect.com  
  
ph. (403) 320-8100  
Fax (403) 327-3373  
general@alvinfrizarchitect.com

PROFESSIONAL SEAL:

PROJECT:  
AMERICAN HOTEL RENOVATION

LOCATION:  
128 24 ST. FORT MACLEOD, AB

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DRAWING TITLE:  
**Second Floor Plans - Existing & Proposed**

DRAWN BY:	CHECKED BY:
LRP / CH	CAR / AF
SCALE:	3/16" = 1'-0"
PROJECT: 22261 FFAHR	
ISSUE FOR:	
REVIEW	
ISSUE DATE:	2025 03 05
REV. NO.	SHEET NO.
2	DD2.3

DEMO LEGEND:

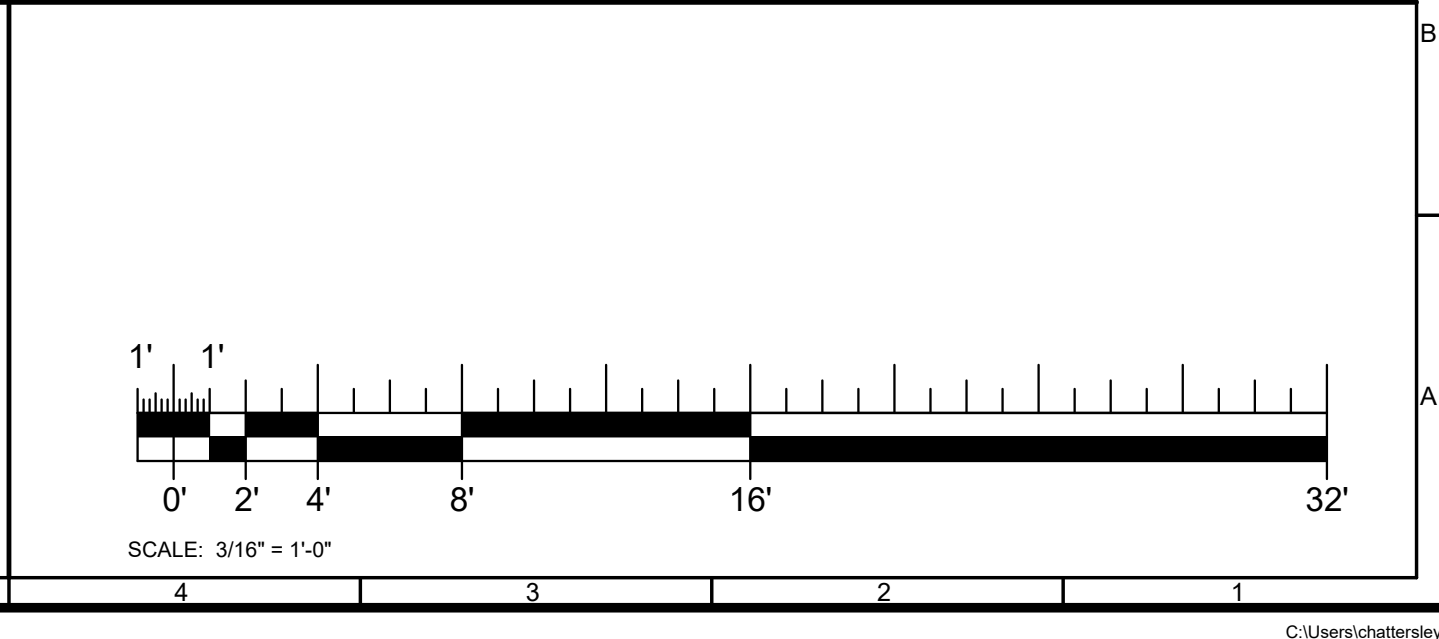
INDICATES REMOVAL OF WALL AND / OR FLOOR. PATCH AND MAKE GOOD ALL REMAINING FLOORING, WALLS, & CEILINGS WHERE RENOVATIONS ARE TO TAKE PLACE.

EXISTING WALLS TO REMAIN

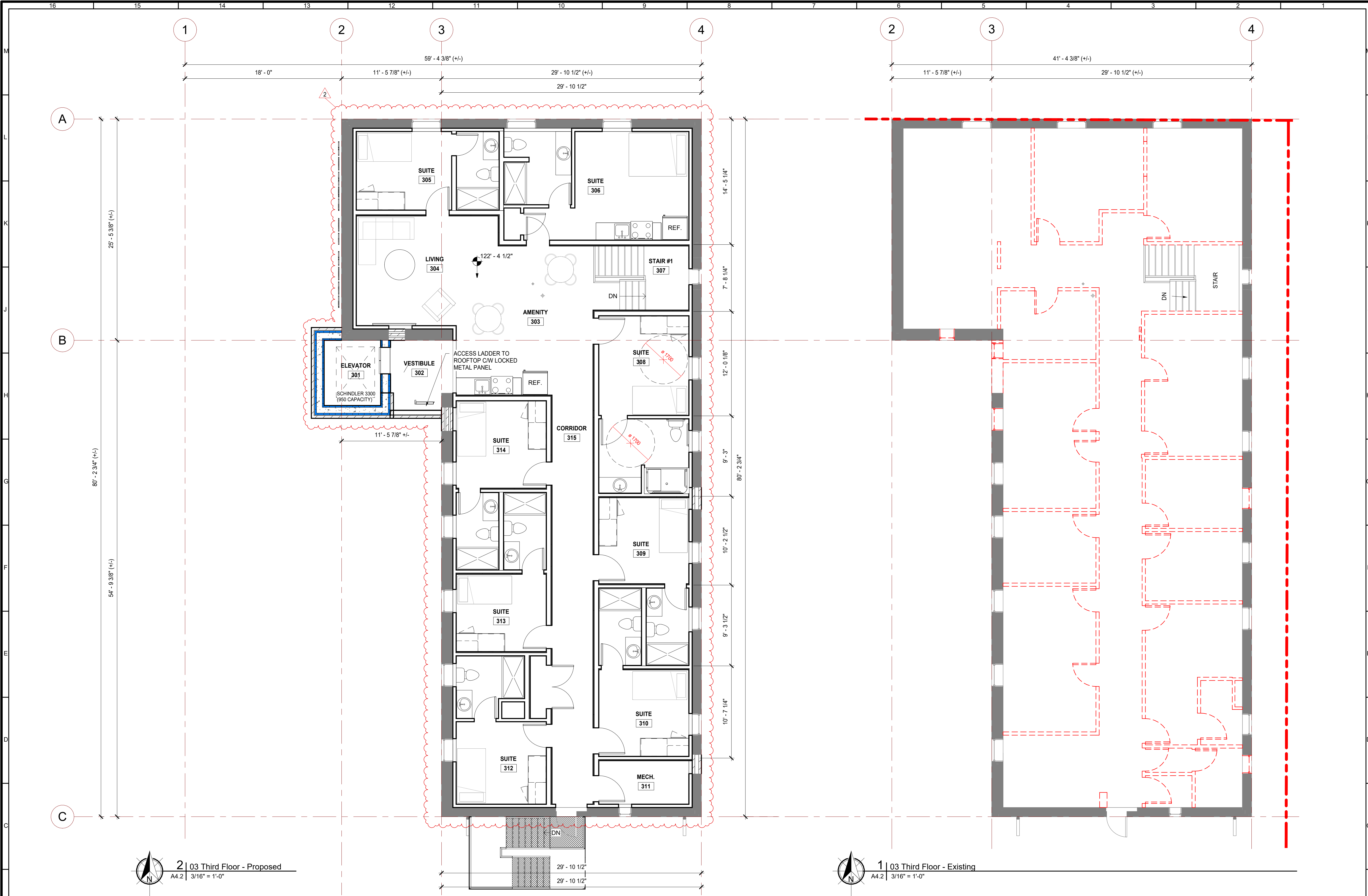
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LEGAL DESCRIPTION:  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

MUNICIPAL ADDRESS:  
128 24 ST  
FORT MACLEOD, ALBERTA

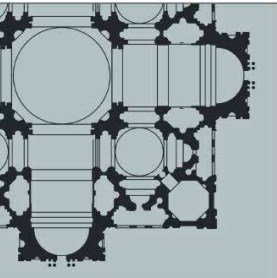
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CLIENT INFORMATION:

2	DP Revisions 2	2025 03 05
#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

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ALVIN REINHARD FRITZ  
ARCHITECT  
INC.

PROFESSIONAL SEAL:

PROJECT:  
AMERICAN HOTEL RENOVATION

LOCATION:  
128 24 ST. FORT MACLEOD, AB

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DRAWING TITLE:  
**Third Floor Plans - Existing & Proposed**

DRAWN BY: LRP / CH	CHECKED BY: CAR / AF
SCALE: 3/16" = 1'-0"	
PROJECT: 22261 FFAHR	
ISSUE FOR: REVIEW	
ISSUE DATE: 2025 03 05	
REV. NO. 2	SHEET NO. DD2.4

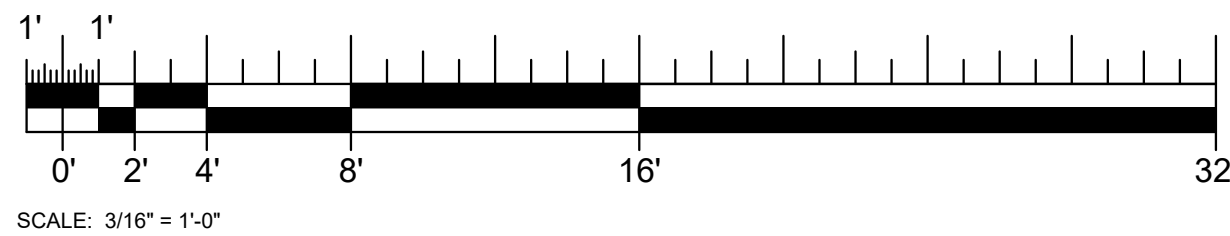
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LEGAL DESCRIPTION:  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

MUNICIPAL ADDRESS:  
128 24 ST  
FORT MACLEOD, ALBERTA

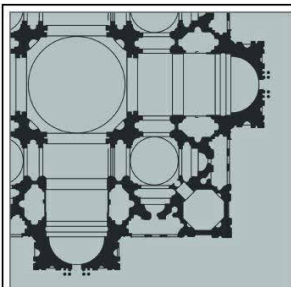
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CLIENT INFORMATION:

2	DP Revisions 2	2025 03 05
#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

3	CAR	ISSUE FOR DP REVISIONS	2025 01 29
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PROFESSIONAL SEAL:

PROJECT:  
**AMERICAN HOTEL RENOVATION**

LOCATION:  
**128 24 ST. FORT MACLEOD, AB**

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DRAWING TITLE:  
**Elevations - North & East Proposed**

DRAWN BY: LRP / CH	CHECKED BY: CAR / AF
SCALE: 3/16" = 1'-0"	
PROJECT: 22261 FFAHR	
ISSUE FOR: <b>REVIEW</b>	
ISSUE DATE: <b>2025 03 05</b>	
REV. NO. <b>2</b>	SHEET NO. <b>DD3.1</b>





LEGAL DESCRIPTION:  
LOT 32, 33, 34  
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PLAN 92B

MUNICIPAL ADDRESS:  
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Revision Schedule		

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PROJECT:  
AMERICAN HOTEL RENOVATION

LOCATION:  
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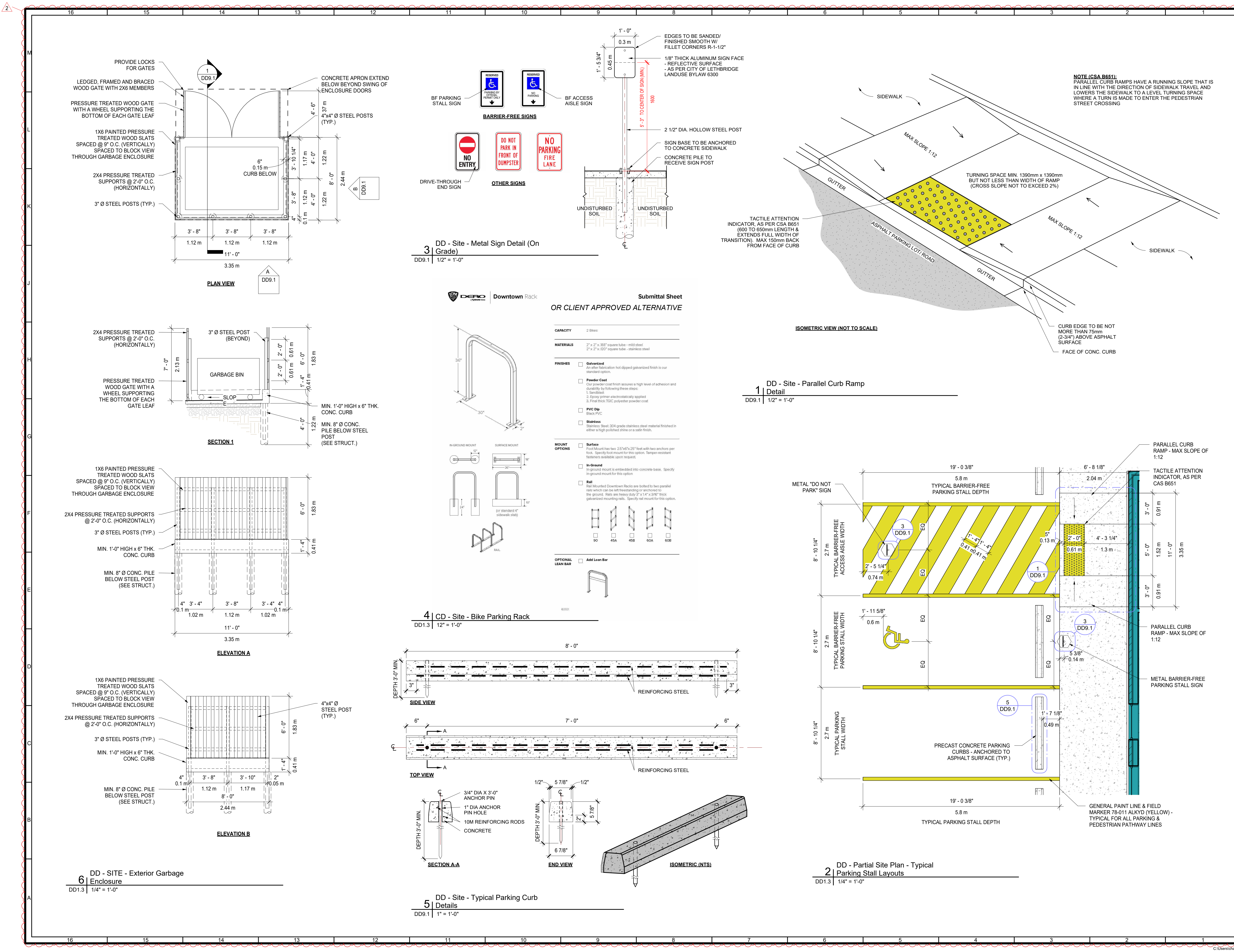
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DRAWING TITLE:  
**Elevations - South & West Proposed**

DRAWN BY: LRP / CH	CHECKED BY: CAR / AF
SCALE: 3/16" = 1'-0"	PROJECT: 22261 FFAHR
ISSUE FOR: REVIEW	ISSUE DATE: 2025 03 05
REV. NO. 2	SHEET NO. DD3.2





LEGAL DESCRIPTION:  
LOT 32, 33, 34  
BLOCK 433  
PLAN 92B

MUNICIPAL ADDRESS:  
128 24 ST  
FORT MACLEOD, ALBERTA

H12

CLIENT INFORMATION:

Revision Schedule

#	Description	Date
2	DP Revisions 2	2025 03 05

CONSULTANT LOGO:

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LOCATION:  
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DRAWING TITLE:  
Site Details -  
Proposed

DRAWN BY :  
LRP / CH

CHECKED BY :  
CAR / AF

SCALE: As indicated

PROJECT: 22261 FFAHR

ISSUE FOR:  
REVIEW

ISSUE DATE:  
2025 03 05

REV. NO.  
2

SHEET NO.  
DD9.1





11



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ARTIST'S CONCEPTION  
FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE





































I10







# TOWN OF FORT MACLEOD

BOX 1420, FORT MACLEOD, AB T0L 0Z0 PH: (403) 553-4425 FAX: (403) 553-2426

## PUBLIC NOTICE OF MUNICIPAL PLANNING COMMISSION MEETING

Dear Adjacent Landowner/ Agency:

Notice is hereby given that an application will be considered by the Municipal Planning Commission (MPC) for a Development Permit with regard to the following:

Application No. 001-25

Name of Applicant(Owners): Alvin Reinhart Fritz Architect Inc. ( TBSG Holdings Ltd. )

Zoning District: Commercial Central-CC

Location: 128 24<sup>th</sup> Street (Lot 32, 33 & 34, Block 433, Plan 92B)

Type of Development: Renovate the American Hotel into a rental apartment building with 16 studio apartments with separate washroom facilities and kitchenettes on the upper two floors, a shared amenity space in the basement, an outdoor yard space with patios and a roof top terrace; with a 530 sq. ft. commercial/ retail space as the mixed-use component on the main floor. Additional request for a parking variance and an 11 ft. height variance to accommodate the elevator. (All 3 lots are to be consolidated into one title)

Pursuant to Land Use Bylaw No. 1882 of the Town of Fort Macleod, notice is hereby given that the MPC will consider this development application on:

Date: TUESDAY April 22, 2025 at 12:15 p.m.

Place: G.R. Davis Administration Building, located at 410 20<sup>th</sup> Street, Fort Macleod, AB.

This Development is considered a Discretionary "B" use within the Land Use Bylaw and must be heard by the Town's Municipal Planning Commission (MPC).

As per the Land Use Bylaw 1882, Discretionary "B" applications must be circulated to adjacent landowners and the appropriate government agencies for comments and concerns.

Any person who feels affected by this proposal has the right to submit concerns or be heard at the meeting. Comments and /or a letter requesting to be heard must be dropped off or mailed, or emailed to:

[development@fortmacleod.com](mailto:development@fortmacleod.com) no later than noon on:

April 11, 2025

Any information submitted will become available to the public and may also be shared with the applicant and appropriate government agencies and is subject to the Freedom of Information and Protection of Privacy Act (FOIP).

This Application and all associated information may be viewed in full at the Town Office, Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m.

Date: March 28, 2025

Signed: 

Keli Sandford  
Planning and Development Officer



## Planning & Development - Keli Sandford

---

**From:** Planning & Development - Keli Sandford  
**Sent:** March 28, 2025 4:01 PM  
**To:** Fraser Shaw (fraser.shaw@gov.ab.ca); Jason Sailer; Leah Olsen (leah.olsen@gov.ab.ca)  
**Cc:** Director of Operations - Brennan Orr  
**Subject:** Proposed Development 001-25- American Hotel  
**Attachments:** 001-25 Notice of Meeting.pdf; DOC032825 tnft.pdf; 2025 03 05 - FFAHR Review Set.pdf

Hi Please see attached information and notice. Please respond by the date on the notice with your comments.

Thanks  
k

*Keli Sandford*

Planning and Development Officer

[development@fortmacleod.com](mailto:development@fortmacleod.com)

Box 1420, 410 20<sup>th</sup> Street  
Fort Macleod, T0L 0Z0  
Phone: 403-553-4425  
Toll Free: 1-877-622-5366

**REGULAR Office Hours:**

Monday-Friday 8:30 a.m. – 4:30 p.m.



**CONFIDENTIALITY NOTICE:** The contents of this e-mail may be privileged and are confidential. It may not be disclosed to, or used by, anyone other than the addressee(s), nor copied in any way. If received in error, please advise the sender, or alternately the Administration Office of the Town of Fort Macleod and delete the message from your system(s).



# Development Permit Application No 001-25 (128 - 24 Street)

Built Heritage Advisory Board (BHAB) comments, 2025 04 10



## Proposed intervention(s) as submitted:

1. Renovate the existing American Hotel into a rental apartment building.
  - 16 studio apartments with separate washrooms & kitchenettes
  - A proposed addition.
    - Woodshop in basement, kitchen & amenity space on main, and a rooftop terrace space
  - Additional shared amenity space in the basement, and an outside amenity space with a new fence
  - A main floor commercial/retail space, and
  - Addition of an elevator
2. Waivers
  - Elevator shaft height, and
  - parking stall count

## Recommendations:

- **BHAB recommendations:**

*The BHAB recommends approval with some suggestions*

- Proposed Addition
  - It is sympathetic in design and materials to the existing building and area, while its massing is distinguishable as new construction.
- Existing Wall Murals
  - It is good to see that the east and west murals (from different time periods) are to be preserved.
    - Specific treatment of the ghost signs and possible conservation of the painted plywood mural is recommended to be reviewed with Alberta Arts, Culture, and Status of Women at a later date.
- West Building Elevations
  - It is suggested that the new painted sign "House of Hope" be slightly reduced in height to not take away from the existing "American Hotel" painted lettering above it.
  - There was some slight confusion on the "House of Hope" sign, as it sounds like the proposed development is for a different type of housing, not rental apartments as described in the development application.
- Site
  - A new fence surrounds the outside amenity space. There is no material/product listed on the drawings.
    - Please ensure fence materials/colours meet compatibility as set out in the Land Use Bylaw 1882 schedule 3, section 8
  - There is an existing vehicle barrier on site (near the northeast corner of the existing building), built out of salvaged 65 lb. Algoma Steel rails dating to 1914.



- This item should be retained for historical considerations. If it will interfere with the proposed fence or building addition, it should be relocated to a different location on the property. See attached photos

**Designation status:**

- 128 24th Street (American Hotel) is not a designated historic resource, though it is listed in the Town's Heritage Inventory from April 25, 2022.
- The building is located in the [Provincial Historic Area](#) and Downtown Overlay Area and is regulated under the Town of Fort Macleod Land Use Bylaw 1882 and Schedule 5 in particular.

**Heritage value:**

Built-in 1913, the American Hotel is valued for its association with Fort Macleod's burgeoning hotel industry during the community's early 20th-century economic and population surge.

The town of Macleod (Fort Macleod's original name) flourished in the late 19th century and early 20th century owing to its role as a transportation hub, housing two railways - the CPR (completed in 1894) and the C&E Railway (completed in 1892). To accommodate the constant flux of travellers in these early years, several hotels were built in proximity to the railway. The American Hotel was originally constructed as an addition to an existing wooden structure. Built-in October 1913 for owner William H. Atkins, the hotel featured 45 guest rooms, a dining room, a bar and a ladies' sitting room. The construction was undertaken by local contractor J.S. Lambert, with the Acme Plumbing Corp. and Enterprise Electric Company handling plumbing and electricity, respectively. Alberta's prohibition period (1915-1924) brought an end to the American Hotel's prosperity, and it was sold to the Calgary Brewery in the 1920s. It was later purchased in 1928 by local hotelier John Swinarton but it remained vacant until after the Second World War, when the community's prospects began improving once more. While many of the hotels of that era have been lost, the American Hotel provides a direct link to Fort Macleod's early growth period and the accommodations industry that flourished briefly.

The American Hotel is further valued as an intact example of early Edwardian-era commercial architecture and as representative of new technological advances.

In the early 1900s, red brick became the dominant construction material for commercial buildings, allowing for larger buildings than earlier wooden-framed versions. The hotel was built at the height of the Edwardian boom period, just before the First World War, and its three-story height represents these advances in building technology. Commercial buildings of this era emphasized elegant simplicity, as demonstrated by the American Hotel's symmetrical plan and regular layout of the windows. Through advancements such as electric light and gas heating, rooms could be made more spacious with less reliance on natural light or candlelight. The preservation of these materials in their original configuration allows the American Hotel to convey its architectural significance.



## Photographs



1. View of the American Hotel from 1974. Note the location of the vehicle barrier (yellow arrow). Galt Museum & Archives photograph 19991060003



2. View of the American Hotel from the late 1980s. Note the location of the vehicle barrier (yellow arrow). Photograph from Lethbridge Historical Society Facebook page



3. View of the American Hotel from Oct. 2014. Note the location of the vehicle barrier (yellow arrow). Photograph from Google Maps Street View



4. View of the vehicle barrier. HRMB file photo



5. A close-up of the lettering on the side of the vehicle barrier. HRMB file photo



## General Standards for Conservation

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

### *Preservation (all projects)*

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place which, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place, and identifiable upon close inspection. Document any intervention for future reference.

### *Additional Standards Relating to Rehabilitation*

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

### *Additional Standards Relating to Restoration*

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.



## AMERICAN HOTEL

128 24<sup>th</sup> Street (Main Street) | Legal: 92B; 433; 32,33 | Year Built: 1913 | Contractor: James S. Lambert



### Description of Historic Place

The American Hotel is a three-storey, commercial building located at the western border of Fort Macleod's historic commercial district. Situated on the south side of Crowsnest Highway (Highway 3) between 1st and 2nd Avenues, the American Hotel is identifiable by its red brick construction, flat roof, T-shaped footprint and uniform rows of one-over-one, single-hung windows throughout the front (north), east and west facades.

### Heritage Value

Built in 1913, the American Hotel is valued for its association with Fort Macleod's burgeoning hotel industry during the community's early 20<sup>th</sup> century economic and population surge.

The town of Macleod (Fort Macleod's original name) flourished in the late 19<sup>th</sup> century and early 20<sup>th</sup> century owing to its role as a transportation hub, housing two railways – the CPR (completed in 1894) and the C&E Railway (completed in 1892). To accommodate the constant flux of travelers in these early years, several hotels were built in proximity to the railway. The American Hotel was originally constructed as an addition to an existing wooden structure. Built in October 1913 for owner William H. Atkins, the hotel featured 45 guest rooms, a dining room, a bar and a lady's sitting room. The construction was undertaken by local contractor J.S. Lambert, with the Acme Plumbing Corp. and Enterprise Electric Company handling plumbing and electricity, respectively. Alberta's prohibition period

K6



(1915-1924) brought an end to the American Hotel's prosperity and it was sold to the Calgary Brewery in the 1920s. It was later purchased in 1928 by local hotelier, John Swinarton but it remained vacant until after the Second World War, when the community's prospects began improving once more. While many of the hotels of that era have been lost, the American Hotel provides a direct link to Fort Macleod's early growth period and the accommodations industry that flourished briefly.

The American Hotel is further valued as an intact example of the early Edwardian-era commercial architecture and as representative of new technological advances.

In the early 1900s, red brick became the dominant construction material for commercial buildings, allowing for larger buildings than earlier wooden-framed versions. The hotel was built at the height of the Edwardian boom period, just prior to the First World War, and its three-storey height represents these advances in building technology. Commercial buildings of this era emphasized elegant simplicity, as demonstrated by the American Hotel's symmetrical plan and regular layout of the windows. Through advancements such as electric light and gas heating, rooms could be made more spacious with less reliance on natural light or candlelight. The preservation of these materials in their original configuration allows the American Hotel to convey its architectural significance.

### **Character-Defining Elements**

Character-defining elements of the American Hotel include, but are not limited to:

- Location: large corner lot on 24<sup>th</sup> Street (Main Street) between 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue on the western border of Fort Macleod's historic commercial district;
- Form, scale and massing: three storey height; concrete foundation; large, T-shaped footprint;
- Construction: common bond red brick construction; flat roof
- Architectural style elements: common bond red brick construction; uniform arrangement of window openings;
- Fenestration: single-assembly, one-over-one single-hung windows with parged brick sills and header course brick voussoirs;
- Additional elements (chimneys, signage): painted signs advertising "American Hotel" on east and west elevations.

### **Sources**

*Fort Macleod: Our Colourful Past*. 1977. Fort Macleod Historic Book Committee: Fort Macleod, AB. Pp. 100-101.

Henderson Directories. Henderson's Alberta gazetteer and directory. Winnipeg: Henderson Directories, 1911.

New American Hotel Now Open to the Public. *Macleod Spectator*. October 9, 1913. Pp. 1.



<b>STATEMENT OF INTEGRITY</b>
The American Hotel retains all aspects of integrity necessary to convey its heritage value. Through the 1988 Main Street Project, the building underwent rehabilitation and restoration which has helped to keep its historic materials intact.
<b>CHRONOLOGY OF ALTERATIONS</b>
<b>Pre-1978:</b> The original American Hotel building at the west of the current building was dismantled or destroyed. A single storey, cinderblock annex to the east of the building was added.
<b>1988:</b> During the Fort Macleod Main Street Project, windows and doors throughout all elevations were replaced.
<b>ASPECTS OF INTEGRITY</b>
<b>LOCATION - YES</b>
The American Hotel resides in its original location.
<b>DESIGN - YES</b>
The American Hotel retains its original design elements that convey its heritage value.
<b>ENVIRONMENT - YES</b>
The environment of the American Hotel remains intact on the western periphery of Fort Macleod's commercial district.
<b>MATERIALS - YES</b>
While windows and doors were replaced during the 1988 Main Street Project, as a large brick building, the original materials of the American Hotel that convey its heritage value are intact.
<b>WORKMANSHIP - YES</b>
The preservation of the original design and materials allows the American Hotel to convey its original workmanship.
<b>FEELING - YES</b>
The American Hotel retains its historic feeling as a high-calibre hotel constructed during Fort Macleod early boom.
<b>ASSOCIATION - YES</b>
The American Hotel retains its association with Fort Macleod early commercial development along the western periphery of 24 <sup>th</sup> Street.



**From:** [Leah Olsen](#)  
**To:** [Planning & Development - Keli Sandford](#)  
**Subject:** RE: Proposed Development 001-25- American Hotel  
**Date:** April 1, 2025 11:14:13 AM  
**Attachments:** [image002.png](#)

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Hello Keli,

A permit will be required from Transportation and Economic Corridors.  
These referrals will need to start being uploaded into RPATH for our department to properly respond.

Thank you,

**Leah Olsen**

Development/Planning Technologist  
Construction and Maintenance Division, Southern Region  
Transportation and Economic Corridors | Government of Alberta

Tel 403-388-3105  
Cell 403-308-2601  
[leah.olsen@gov.ab.ca](mailto:leah.olsen@gov.ab.ca)



Transportation and Economic Corridors Online Permitting and Referral System Roadside Planning  
Application Tracking Hub (RPATH) is NOW LIVE! <https://roadsideplanning.alberta.ca/rpath>

***Effective April 17, 2023, the transdevelopmentlethbridge inbox will no longer be actively monitored, and all circulations, referrals, and inquiries to Transportation and Economic Corridors must be submitted through the RPATH Portal.***

Classification: Protected A

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**From:** Planning & Development - Keli Sandford <Development@Fortmacleod.com>  
**Sent:** Friday, March 28, 2025 4:01 PM  
**To:** Fraser Shaw <Fraser.Shaw@gov.ab.ca>; Jason Sailer <JSailer@alvinfritzarchitect.com>; Leah Olsen <leah.olsen@gov.ab.ca>  
**Cc:** Director of Operations - Brennan Orr <Operations@fortmacleod.com>  
**Subject:** Proposed Development 001-25- American Hotel

**CAUTION:** This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Hi Please see attached information and notice. Please respond by the date

**K9**



on the notice with your comments.

Thanks  
k

*Keli Sandford*

Planning and Development Officer

[development@fortmacleod.com](mailto:development@fortmacleod.com)

Box 1420, 410 20<sup>th</sup> Street

Fort Macleod, TOL 0Z0

Phone: 403-553-4425

Toll Free: 1-877-622-5366

**REGULAR Office Hours:**

Monday-Friday 8:30 a.m. – 4:30 p.m.



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# MUNICIPAL PLANNING COMMISSION AGENDA

**TUESDAY APRIL 22, 2025 12:15 p.m.**

G. R. DAVIS ADMINISTRATION BUILDING

**\*\*Big Boardroom\*\***

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## 1.0 ADDITIONS / ADOPTION OF AGENDA

## 2.0 APPROVAL OF MPC MINUTES

- a) March 17, 2025, 2025 MPC Meeting Minutes

## 3.0 DEVELOPMENT APPLICATIONS

- a) 001-25 Alvin Reighard Fritz Architect- American Hotel- Change of Use- Mixed use building - upper residences with lower commercial use, w/ height and parking variance
- b) 017-25 Link Builders- Replacement permit- new duplex on existing basement
- c) 018-25 Vanee- As built setbacks for compliance (gazebo and garage)
- d) 021-25 DeGinnus- As built setbacks for compliance (Increase program numbers for daycare)
- e) 023-25 Patel- Accessory use- Tipi

## 4.0 SUBDIVISION APPLICATIONS

- a) 2025-0-038 TOFM – Indoor Farms
- b) 2025-0-054 TOFM- Delcan

## 5.0 IN CAMERA DELIBERATIONS

Required

## 6.0 REPORTS, GENERAL REQUESTS, AND INFORMATION ITEMS

- a) Bylaw 2000- New LUB- Public Hearing reconvenes April 28<sup>th</sup> at 7 p.m. (Council Chambers)  
<https://www.fortmacleod.com/do-business/proposed-land-use-bylaw-2000>

## 7.0 ADJOURNMENT

**\*\*Next regular scheduled meeting Tuesday May 20<sup>th</sup>, 2025**



### ITEM 3 (a)

#### **DEVELOPMENT APPLICATION NO. 001-25**

**Name of Applicant(Owners):** Alvin Reinhart Fritz Architect Inc. (TBSG Holdings Ltd.)

**Zoning District:** Commercial Central-CC

**Location:** 128 24<sup>th</sup> Street (Lot 32, 33 & 34, Block 433, Plan 92B)

**Type of Development:** Renovate the American Hotel into a rental apartment building with 16 studio apartments with separate washroom facilities and kitchenettes on the upper two floors, a shared amenity space in the basement, an outdoor yard space with patios and a roof top terrace; with a 530 sq. ft. commercial/ retail space as the mixed-use component on the main floor. Additional request for a parking variance and an 11 ft. height variance to accommodate the elevator. (All 3 lots are to be consolidated into one title)

#### **Background information**

- Current use, Vacant (Permits were issued for roof replacement and demo of the attached structures on either side.)
- Proposal: Mixed Use under Discretionary "A" use:

Upon receipt of a completed development permit application for a discretionary use "A" that conforms with this bylaw, the Development Officer:

- (a) shall notify adjacent landowners and other persons likely to be affected in accordance with Section 4.10;
- (b) shall approve a development permit with or without conditions, including the provision of a Development Agreement pursuant to the MGA; or
- (c) may refer the application to the Municipal Planning Commission for a decision.

- Section 3.10- Variances.
- Discretionary "B" Variance for measurable standards greater than what the Development Officer can waive.

#### **Legislative Considerations**

- Land Use Bylaw No. 1882
- Schedule 2-Commercial Central Zoning within the Provincial Historic Area and the Downtown overlays.
- Schedule 3-General Standards of Development
- Schedule 4- Parking and Loading- Section 4 – One (1) space each per bedroom/ unit plus one (1) space per employee. Minimum required off street parking; Sixteen (16) spaces for dwelling units, plus two (2) for staff, (retail space requirements undetermined). 20 spaces including 2 barrier free are supplied in the proposal, variance required for retail space parking needs.
- Variances- For maximum height to include elevator. (11 ft.)
- Alberta Health Services Regulations (Food facilities are a regulated operation, if proposed in the commercial space) A "change of use" development permit will be required when the use for the retail space is defined.
- Consolidation required.

#### **Notices were circulated to:**

Adjacent Landowners on the block- See notification Map



**Comments were received from:**

- BHAB (See letter)
- Alberta Culture, Fraser Shaw
- Alberta Transportation and Economic Corridors, Leah Olsen (Roadside Development Permit required)

**Comments from the Development Officer/ Planner:**

- Does the proposed "mixed use" fit the current zoning and use definition? Interpretation, discussion required regarding definitions, conditions and requirements.

**Mixed Use** means a building used partly for residential and partly for non-residential uses, those of which may be specifically determined by application of this bylaw.

**Retail** means premises where goods, merchandise, substances, articles, and other materials, are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales, to the discretion of the Development Authority, to support that store's operations.

**Retail Store** means a building where goods, wares, merchandise, substances, articles or other things are stored, offered or kept for sale at retail, and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such a store. This use does not include cannabis retail store.

**Apartment Building** means a building in which there are more than three dwelling units, all of which are contained within the same building and on the same legal title, and all of which typically share a common entrance and parking area, all of which is contained on the same lot, but which specifically excludes condominiums, townhouses, and similar integrated housing schemes.

**Special Care Facility** means a development in a district which provides accommodation to individuals who require special care either in a group-care or family-care environment but does not include daycare facilities.

**Group Care Facilities** means a development that provides accommodation and rehabilitative services to persons who are handicapped, aged, disabled or undergoing rehabilitation and are provided care to meet their needs. Persons are typically referred to a group care facility by hospitals, government agencies or recognized social service agencies or health professionals but may also voluntarily request care or accommodation. This use includes supervised uses such as seniors long-term care facilities, but does not include a hospital, sanatorium, jail, prison, reformatory or hostel.

**Group Home Facilities** means supervised residential dwelling units, licensed and approved by the Province of Alberta, for the accommodation of persons, excluding staff, and in which supervisory, educational, developmental, daily living and/or personal care services are provided or made available for persons typically referred by hospitals, courts, government agencies or recognized social service agencies or health care professionals. A group home shall not include a hospital, sanatorium, seniors long term care facility, jail, prison, reformatory or hostel.

**Institutional** means a use by or for an organization or society for public or social purposes and, without restricting the generality of the term.

**Workshop** means a defined space within, or constructed on the same site as, another use that is accessory to the approved principal use on-site. A workshop is generally a specific type of accessory building or may be contained within an accessory building.

**Private** means the use of land or buildings intended for or restricted to the use of a particular person or group of persons which is not freely available to the general public.



### **Commercial Central**

The purpose of this land use district is to:

- (1) ensure that new commercial development supports and enhances the existing built-up areas of Fort Macleod's downtown and Provincial Historic Area, and
- (2) to provide flexibility of use and design to new or redeveloped areas of the Town that may be suited to more concentrated forms of commercial development.

### **Public and Institutional**

The purpose of this land use district is to allow for the development of public and private uses that offer essential services and recreational, social, cultural, and educational opportunities in a variety of settings.

### **Recommendation:**

#### **REFUSAL (With reason(s)) - Option 1**

1. THE NATURE OF THIS DEVELOPMENT MAY UNDULY INTERFERE WITH THE AMENITIES OF THE NEIGHBOURHOOD; AND/ OR MATERIALLY INTERFERE WITH OR AFFECT THE USE, ENJOYMENT OR VALUE OF NEIGHBOURING PARCELS OF LAND;
2. THE PROPOSED DEVELOPMENT DOES NOT CONFORM WITH THE USE WITHIN THE ZONING PRESCRIBED FOR THE LAND OR BUILDING IN THIS BYLAW.

### **OR**

#### **APPROVAL (Option 2)** with conditions as follows:

1. DEVELOPMENT SHALL CONFORM TO THE PLANS IN THE DEVELOPMENT APPLICATION SUBMITTED TO THE TOWN OF FORT MACLEOD;
2. DEVELOPMENT SHALL CONFORM TO SCHEDULE 2, COMMERCIAL CENTRAL-CC; SCHEDULE 3, STANDARDS OF DEVELOPMENT OF LAND USE BYLAW NO. 1882;
3. APPLICANT/CONTRACTOR TO ACQUIRE BUILDING, ELECTRICAL, GAS & PLUMBING PERMITS FROM THE TOWN OF FORT MACLEOD AS REQUIRED.(Park Enterprises Ltd.);
4. BUILDING SHALL BE INSPECTED FOR CURRENT ALBERTA BUILDING CODE STANDARDS PRIOR TO OCCUPANCY;
5. APPLICANT MUST ACQUIRE APPLICABLE PERMITS ISSUED UNDER THE SAFETY CODES ACT AND /OR ANY OTHER FEDERAL OR PROVINCIAL AGENCY OR ACT THAT REQUIRES ONE,
6. DEVELOPMENT MUST COMPLY WITH ANY AND ALL FEDERAL AND PROVINCIAL STATUTES AND REGULATIONS, AND ANY AND ALL TOWN OF FORT MACLEOD MUNICIPAL BYLAWS AND POLICIES, APPROVALS SHALL BE SUPPLIED TO THE TOWN AND A COPY TO BE KEPT ON FILE ;
7. A MUNICIPAL BUSINESS LICENSE SHALL BE OBTAINED ANNUALLY AS PER BYLAW NO. 1836.
8. A NEW DEVELOPMENT APPLICATION SHALL BE SUBMITTED IF SIGNAGE IS REQUIRED;
9. REFUSE AND GARBAGE STORAGE AREAS SHALL BE EFFECTIVELY SCREENED UNTIL SUCH TIME AS COLLECTION AND DISPOSAL ARE POSSIBLE.
10. APPLICANT/CONTRACTOR TO ENSURE NO DAMAGE OCCURS TO EXISTING SIDEWALKS WALKWAYS OR ROADS AS A RESULT OF CONSTRUCTION. SHOULD THIS HAPPEN, APPLICANT WILL BE RESPONSIBLE TO REPAIR DAMAGES TO ORIGINAL CONDITION OR TO TOWN STANDARDS, WHICHEVER REPRESENTS THE BETTER DEVELOPMENT.
11. DOWNSPOUTS AND EXTENSIONS MUST BE IN PLACE SUCH THAT POSITIVE DRAINAGE IS AWAY FROM THE BUILDING AND FLOWS TOWARD THE STREET. WATER MUST NOT CROSS INTO ADJACENT PROPERTIES. THE TOWN OF FORT MACLEOD RESERVES THE RIGHT TO REQUEST A DRAINAGE PLAN PROFESSIONALLY PREPARED BY A SURVEYOR OR ENGINEER SHOULD DRAINAGE PROBLEMS OCCUR.
12. LANDOWNER SHALL, BY PLAN OF SURVEY CONSOLIDATE LOT 32-34, BLOCK 433, PLAN 92B PRIOR TO OCCUPANCY.



13. A VARIANCE OF xxxx # OF STALLS HAS BEEN GRANTED. THE DEVELOPER / LANDOWNER SHALL PROVIDE 16 PARKING STALLS FOR RESIDENTS AND RETAIL SPACE, TWO (2) BARRIER FREE STALLS, AND TWO (2) STAFF PARKING STALLS (IN THE REAR) IN ADDITION TO GARBAGE PICKUP, AND LOADING ZONES.

\*\*\*ANY ADDITIONAL CONDITIONS THAT MPC/ PLANNER SEES FIT. OR ADDITIONAL INFORMATION RECEIVED FROM AGENCIES THAT HAVE INFO FORTHCOMING.



# MUNICIPAL PLANNING COMMISSION MINUTES

G.R. DAVIS ADMINISTRATION BUILDING

TUESDAY APRIL 22, 2025

**In attendance:** Chairperson David Arnoldussen, Members Joe Rigaux Brian, Reach and Jeemeet Patel, ORRSC Planner Gavin Scott, Director of Operations Brennan Orr, and Planning and Development Officer Keli Sandford, Executive Assistant Meranda Day Chief and CAO Anthony Burdett.

**Regrets:** Member Brent Feyter (conflict)

**Public in Attendance:** Kiran Patel and Kelsey Chief Moon, Alvin Fritz, Carlos Roman and Stephen Young, Kathy DeGinnus and Anya Semyrozum and Frank McTighe, Gazette.

The meeting was called to order by Chairperson David Arnoldussen at 12:16 p.m. CAO Anthony Burdett attended virtually from 12:22 p.m.-1:25 p.m.

## **1.0 ADDITIONS AND ADOPTION OF AGENDA**

**M. 015-25** Moved by Member Brian Reach that the April 22, 2025 Meeting Agenda be approved as presented.

**CARRIED**

## **2.0 APPROVAL OF MINUTES**

a) MPC Minutes March 17, 2025

**M. 016-25** Moved by Member Jeemeet Patel to approve the MPC minutes from March 17, 2025, as presented.

**CARRIED**

## **3.0 DEVELOPMENT APPLICATIONS**

- a) 001-25 Alvin Reighard Fritz Architect- American Hotel- Change of Use- Mixed use building -upper residences with lower commercial use, w/ height and parking variance

The application information was presented to the MPC. Alvin Fritz presented an animated video to the MPC explaining the proposed uses for the old hotel. Alvin Fritz, Carlos Roman and Stephen Young offered further details to the questions asked from MPC members Joe Rigaux, Brian Reach and Chairman David Arnoldussen regarding the tenants, non-profit/fundraising initiatives, and if this housing project was to be long- or short-term.

Discussion ensued.

- b) 017-25 Link Builders- Replacement permit- new duplex on existing basement  
The application information was presented to the MPC.

- c) 018-25 Vanee- As built setbacks for compliance (gazebo and garage)  
The application information was presented to the MPC.

- d) 021-25 DeGinnus- As built setbacks for compliance (Increase program numbers for daycare)

The application information was presented to the MPC. Kathy DeGinnus presented detailed information regarding the program number increase. Ms. DeGinnus clarified government requirements for Chairman David Arnoldussen and safety code questions from Member Joe Rigaux.



e) 023-25 Patel- Accessory use- Tipi

The application information was presented to the MPC. Kelsey Chief Moon presented details on the application. Chaiman David Arnoldussen asked Mr. Chief Moon to clarify the times of operation.

## **5.0 IN CAMERA DELIBERATIONS**

**M. 017-25** Moved by Member Jeemeet Patel to go in camera at 12:50 p.m.

**CARRIED**

**Kiran Patel, Kelsey Chief Moon, Alvin Fritz, Carlos Roman, Stephen Young, Kathy DeGinnus, Anya Semyrozum and Frank McTighe left the meeting at 12:50 p.m.**

**M. 018-25** Moved by Member Joe Rigaux to come out of in camera at 1:21 p.m.

**CARRIED**

**Kiran Patel, Alvin Fritz, Carlos Roman, Stephen Young and Frank McTighe entered the meeting at 1:21 p.m.**

## **3.0 DEVELOPMENT APPLICATIONS CONTINUED**

a) 001-25 Alvin Reighard Fritz Architect- American Hotel

**M. 019-25** Moved by Member Joe Rigaux that Development permit 001-25 to renovate the American Hotel into a rental apartment building with 16 studio apartments with separate washroom facilities and kitchenettes on the upper two floors, a shared amenity space in the basement, an outdoor yard space with patios and a roof top terrace; with a 530 sq. ft. commercial/ retail space as the mixed-use component on the main floor. Additional request for a parking variance and an 11 ft. height variance to accommodate the elevator. (All 3 lots are to be consolidated into one title) be REFUSED for the following reason:

1. THE PROPOSED DEVELOPMENT DOES NOT CONFORM WITH THE INTENT OF A MIXED-USE BUILDING WITHIN THE COMMERCIAL CENTRAL LAND USE DISTRICT OF THIS BYLAW. THE MUNICIPAL PLANNING COMMISSION FINDS THAT THE PROPOSAL OF "NON- PROFIT TRANSITIONAL HOUSING" DOES NOT MEET THE DEFINITION OF A MIXED-USE BUILDING. THE MPC IS OF THE OPINION THAT THE PROPOSED USE WOULD BE MORE SUITED UNDER THE PUBLIC AND INSTITUTIONAL DISTRICT WITH A SIMILAR USE TO GROUP CARE FACILITIES.

**CARRIED**

b) 017-25 Link Builders

**M. 020-25** Moved by Member Brian Reach that Development permit 017-25 to construct a new 1,960 sq ft. side by side two-unit dwelling with four bedrooms each on the existing foundation. (Replaces expired permit 085-23) be APPROVED subject to the following conditions;

1. DEVELOPMENT SHALL CONFORM TO THE APPLICATION AND PLANS SUBMITTED AND TO THE REQUIREMENTS OF SCHEDULE 2, LAND USE DISTRICT –RESIDENTIAL –R, SCHEDULE 3 STANDARDS OF DEVELOPMENT, OF LAND USE BYLAW NO. 1882;
2. DRIVEWAY AND APPROACH STANDARDS/REQUIREMENTS SHALL BE REVIEWED WITH THE DIRECTOR OF OPERATIONS; please contact Brennan Orr, Director of Operations for additional information.
3. APPLICANT/CONTRACTOR MUST ACQUIRE, BUILDING, ELECTRICAL, GAS & PLUMBING PERMITS FROM PARK ENTERPRISES LTD. (more detailed drawings and information may be needed); PERMITS MUST BE OBTAINED FOR THE

**L2**



FOUNDATION, AND ALL OTHER COMPONENTS TO MEET SAFETY CODE REQUIREMENTS OF THE DEVELOPMENT;

4. YARD AREAS SHALL BE SEEDED OR SODDED AND COMPLETED WITHIN 12 MONTHS OF OCCUPANCY.
5. REFUSE AND GARBAGE STORAGE AREAS SHALL BE EFFECTIVELY SCREENED UNTIL SUCH TIME AS COLLECTION AND DISPOSAL ARE POSSIBLE.
6. APPLICANT/CONTRACTOR TO ENSURE NO DAMAGE OCCURS TO EXISTING FENCES, NEARBY STRUCTURES, SIDEWALKS WALKWAYS OR ROADS AS A RESULT OF CONSTRUCTION. SHOULD THIS HAPPEN, APPLICANT WILL BE RESPONSIBLE TO REPAIR DAMAGES TO ORIGINAL CONDITION OR TO TOWN STANDARDS, WHICHEVER REPRESENTS THE BETTER DEVELOPMENT.
7. APPLICANT/CONTRACTOR SHALL ENSURE THAT CONSTRUCTION MATERIALS ARE CONTAINED ON THE SITE AND DO NOT CREATE A NUISANCE TO ADJACENT PROPERTIES.
8. DOWNSPOUTS, EXTENSIONS AND GROUND ELEVATIONS MUST BE IN PLACE SO THAT POSITIVE DRAINAGE IS AWAY FROM THE BUILDING AND FLOWS TOWARD THE STREET. WATER MUST NOT CROSS INTO ADJACENT PROPERTIES. THE TOWN OF FORT MACLEOD RESERVES THE RIGHT TO REQUEST A DRAINAGE PLAN PROFESSIONALLY PREPARED BY A SURVEYOR OR ENGINEER SHOULD DRAINAGE PROBLEMS OCCUR.

**CARRIED**

c) 018-25 Vanee

**M. 021-25** Moved by Member Jeemeet Patel that Development permit 018-25 to request the following as-built setback variances on the existing structures to bring the property into compliance with Land Use Bylaw 1882. Existing garage, side yard setback 0.06 m. and 0.18 m. interior setback 1.57 m. and gazebo rear yard setback 1.02 m and 0.97 m., side yard setback 0.44 m. and 0.38 m. be APPROVED subject to the following conditions;

1. DEVELOPMENT SHALL CONFORM TO THE MEASUREMENTS NOTED IN THE RPR (Feb 2025) AND THE DEVELOPMENT APPLICATION SUBMITTED TO THE TOWN OF FORT MACLEOD;
2. DEVELOPMENT SHALL CONFORM TO SCHEDULE 2, RESIDENTIAL; SCHEDULE 3, STANDARDS OF DEVELOPMENT OF LAND USE BYLAW NO. 1882.
3. A VARIANCE OF 0.06 M (2.4 IN.) AND 0.18 M (7.08 IN) FOR THE SIDE YARD SETBACK FOR THE ACCESSORY BUILDING(GARAGE) IS HEREBY GRANTED TO ALLOW FOR A SIDE YARD SETBACK OF 0.54 M. (1.77 FT.) AND 0.42 M (1.38 FT.);
4. A VARIANCE OF 1.57 M. (5.15 FT.) INTERIOR SETBACK FOR THE ACCESSORY BUILDING (GARAGE) IS HEREBY GRANTED TO ALLOW FOR AN INTERIOR SETBACK OF 0.83 M. (2.72 FT.);
5. A VARIANCE OF 0.44 M. (1.44 FT.) AND 0.38 M. (1.24 FT.) FOR THE SIDE YARD SETBACK AND A VARIANCE OF 1.02 M. (3.35 FT.) AND 0.97 M. (3.18 FT.) FOR THE REAR YARD SETBACK FOR THE ACCESSORY STRUCTURE(GAZEBO) IS HEREBY GRANTED TO ALLOW FOR A SIDE YARD SETBACK OF 0.16 M. (6.3 IN.) AND 0.22 M. (8.6 IN.) AND A REAR YARD SETBACK OF 0.48 M. (1.57 FT.) AND 0.53 M. (1.73 FT.)
6. DOWNSPOUTS, EXTENSIONS AND GROUND ELEVATIONS MUST BE IN PLACE SO THAT POSITIVE DRAINAGE IS AWAY FROM THE BUILDING AND FLOWS TOWARD THE STREET. WATER MUST NOT CROSS INTO ADJACENT PROPERTIES. THE TOWN OF FORT MACLEOD RESERVES THE RIGHT TO REQUEST A DRAINAGE PLAN PROFESSIONALLY PREPARED BY A SURVEYOR OR ENGINEER SHOULD DRAINAGE PROBLEMS OCCUR.

**CARRIED**

**L3**



d) 021-25 DeGinnus

**M. 022-25** Moved by Member Brian Reach that Development permit 021-25 to change the approved intensity numbers to current care programming and apply for an as- built setback variance of 2.66 m. (8.72 ft.) on the rear yard setback to comply with the current land use Bylaw be APPROVED subject to the following conditions;

1. CARE OF UP TO 99 STUDENTS IS APPROVED WITH THIS APPLICATION. CARE OF MORE THAN 99 STUDENTS SHALL REQUIRE A NEW DEVELOPMENT PERMIT APPROVAL.
2. DEVELOPMENT SHALL CONFORM TO THE CONSOLIDATED SITE PLAN MEASUREMENTS NOTED IN THE RPR (APRIL 2025) AND THE DEVELOPMENT APPLICATION SUBMITTED TO THE TOWN OF FORT MACLEOD;
3. DEVELOPMENT SHALL CONFORM TO SCHEDULE 2, RESIDENTIAL; SCHEDULE 3, STANDARDS OF DEVELOPMENT OF LAND USE BYLAW NO. 1882.
4. A VARIANCE OF 2.68 M. (8.79 FT.) FOR THE REAR YARD SETBACK FOR THE EXISTING BUILDING IS HEREBY GRANTED TO ALLOW FOR A REAR YARD AS- BUILT SETBACK OF 4.94 M. (16.20 FT.);
5. DEVELOPMENT MUST CONFORM WITH ANY AND ALL PROVINCIAL AND FEDERAL REGULATIONS PERTAINING TO OUT OF SCHOOL CHILD CARE AND APPLICANT MUST PROVIDE A COPY OF PROVINCIAL LICENSING FOR THE PROGRAM TO THE DEVELOPMENT OFFICER;
6. A MINIMUM OF TWO (2) PARKING STALLS SHALL BE MAINTAINED IN THE REAR OF THE BUILDING FOR EMPLOYEE PARKING. 4 PARKING STALLS ARE STILL REQUIRED IN THE FRONT OF THE BUILDING FOR CHILD PICK UP AND DROP OFF.
7. BUSINESS TRAFFIC MUST NOT UNDULY INTERFERE OR CAUSE TRAFFIC CONGESTION WITHIN THE RESIDENTIAL NEIGHBOURHOOD. IF THIS OCCURS, THE PERMIT MAY BE REVOKED.
8. DOWNSPOUTS, EXTENSIONS AND GROUND ELEVATIONS MUST BE IN PLACE SO THAT POSITIVE DRAINAGE IS AWAY FROM THE BUILDING AND FLOWS TOWARD THE STREET. WATER MUST NOT CROSS INTO ADJACENT PROPERTIES. THE TOWN OF FORT MACLEOD RESERVES THE RIGHT TO REQUEST A DRAINAGE PLAN PROFESSIONALLY PREPARED BY A SURVEYOR OR ENGINEER SHOULD DRAINAGE PROBLEMS OCCUR.

**CARRIED**

e) 023-25 Patel

**M. 023-25** Moved by Member Joe Rigaux that Development permit 023-25 to erect a 23.5 ft. diameter, 25 ft. tall tipi in the yard as a temporary seasonal tourism attraction to promote indigenous culture. Operating May – September 2025, Monday to Friday 9:30 a.m. - 10:00 p.m. (No overnight accommodation will be permitted) adjacent motel unit to accommodate office space for this operation be APPROVED subject to the following conditions;

1. DEVELOPMENT SHALL CONFORM TO THE PLANS IN THE DEVELOPMENT APPLICATION SUBMITTED TO THE TOWN OF FORT MACLEOD.
2. DEVELOPMENT SHALL CONFORM TO SCHEDULE 2, COMMERCIAL GENERAL-CG; SCHEDULE 3, STANDARDS OF DEVELOPMENT OF LAND USE BYLAW NO. 1882.
3. DEVELOPMENT MUST COMPLY WITH ANY AND ALL FEDERAL AND PROVINCIAL STATUTES AND REGULATIONS, AND ANY AND ALL TOWN OF FORT MACLEOD MUNICIPAL BYLAWS AND POLICIES.
4. ANY REGULATIONS OR RECOMMENDATIONS FROM ALBERTA HEALTH SERVICES SHALL BE ADHERED TO;
5. TEMPORARY APPROVAL FROM MAY – SEPTEMBER 2025 ONLY; A NEW APPLICATION SHALL BE REQUIRED FOR ANY UPCOMING YEAR;
6. A NEW APPLICATION SHALL BE SUBMITTED FOR APPROVAL IF A CHANGE/ INCREASE IN SERVICES OCCURS.

**L4**



Kiran Patel, Alvin Fritz, Carlos Roman, and Stephen Young left the meeting at 1:28 p.m.

#### 4.0 SUBDIVISION APPLICATIONS

Planner Gavin Scott presented the applications to the MPC

a) 2025-0-038 TOFM – Indoor Farms

**M. 024-25** Moved by Member Jeemeet Patel that the Industrial subdivision of NE ¼ 7-9-25-W4M (Certificate of Title No. 091 296 269 +2), to create four lots with three being 10.0 acre (4.05 ha) and one being 28.8 acres (11.64 ha), from a title of 70.19 acres (28.4 ha) for industrial use; BE APPROVED subject to the following:

**RESERVE:**

THE 10% RESERVE REQUIREMENT, PURSUANT TO SECTIONS 666 AND 667 OF THE MUNICIPAL GOVERNMENT ACT, BE PROVIDED AS MONEY IN PLACE OF LAND ON THE 70.19 ACRES AT THE MARKET VALUE OF \$45.55 PER ACRE WITH THE ACTUAL ACREAGE AND AMOUNT TO BE PAID TO THE TOWN OF MACLEOD BE DETERMINED AT THE FINAL STAGE, FOR MUNICIPAL RESERVE PURPOSES.

**CONDITIONS:**

1. THAT, PURSUANT TO SECTION 654(1)(D) OF THE MUNICIPAL GOVERNMENT ACT, ALL OUTSTANDING PROPERTY TAXES SHALL BE PAID TO THE TOWN OF FORT MACLEOD.
2. THAT, PURSUANT TO SECTION 655(1)(B) OF THE MUNICIPAL GOVERNMENT ACT, THE APPLICANT OR OWNER OR BOTH ENTER INTO AND COMPLY WITH A DEVELOPMENT AGREEMENT WITH THE TOWN OF FORT MACLEOD WHICH SHALL BE REGISTERED CONCURRENTLY WITH THE FINAL PLAN AGAINST THE TITLE(S) BEING CREATED.
3. THAT THE APPLICANT IS RESPONSIBLE, AT THEIR EXPENSE, FOR CARRYING OUT ANY REQUIREMENTS OF THE PROVINCIAL HISTORICAL RESOURCES ADMINISTRATOR WITH RESPECT TO THE HISTORICAL RESOURCES ACT PRIOR TO REGISTRATION OF THE PLAN OF SUBDIVISION.
4. THAT THE EASEMENT(S) AS REQUIRED BY THE TOWN OF FORT MACLEOD SHALL BE ESTABLISHED PRIOR TO FINALIZATION OF THE APPLICATION.

**REASONS:**

1. THE PROPOSED SUBDIVISION IS CONSISTENT WITH THE SOUTH SASKATCHEWAN REGIONAL PLAN AND COMPLIES WITH BOTH THE MUNICIPAL DEVELOPMENT PLAN AND LAND USE BYLAW.
2. THE SUBDIVISION AUTHORITY IS SATISFIED THAT THE PROPOSED SUBDIVISION IS SUITABLE FOR THE PURPOSE FOR WHICH THE SUBDIVISION IS INTENDED PURSUANT TO SECTION 9 OF THE MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION.
3. ALBERTA TRANSPORTATION HAS AUTHORIZED THE SUBDIVISION AUTHORITY TO VARY THE REQUIREMENTS OF SECTIONS 18 AND 19 OF THE MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION TO ACCOMMODATE THE PROPOSAL.

CARRIED

b) 2025-0-054 TOFM- Delcan

**M. 025-25** Moved by Member Brian Reach that the Industrial subdivision of Part of Closed Lane and Road, Plan 92B, Lots 12-14, Block 355, Plan 92B & Lots 12-14, Block 359, Plan 92B within SW ¼ 12-9-26-W4M (Certificate of Title No. 801 008 546 P, 801 008 546, 241 291 764 +2, 241 291 764 +1, 241 291 764), to create a 1.47 acre (0.594 ha) lot, from five titles for industrial use; BE APPROVED subject to the following:



1. THAT, PURSUANT TO SECTION 654(1)(D) OF THE MUNICIPAL GOVERNMENT ACT, ALL OUTSTANDING PROPERTY TAXES SHALL BE PAID TO THE TOWN OF FORT MACLEOD.
2. THAT, PURSUANT TO SECTION 655(1)(B) OF THE MUNICIPAL GOVERNMENT ACT, THE APPLICANT OR OWNER OR BOTH ENTER INTO AND COMPLY WITH A DEVELOPMENT AGREEMENT WITH THE TOWN OF FORT MACLEOD WHICH SHALL BE REGISTERED CONCURRENTLY WITH THE FINAL PLAN AGAINST THE TITLE(S) BEING CREATED.
3. THAT IN ACCORDANCE WITH THE TENTATIVE PLAN (BOA FILE 25-16686), THE CERTIFICATE OF TITLES BE CONSOLIDATED WITH THE ADJACENT CERTIFICATE OF TITLES IN A MANNER SUCH THAT THE RESULTING CERTIFICATE OF TITLE COULD NOT BE SUBDIVIDED WITHOUT THE APPROVAL OF THE SUBDIVISION AUTHORITY.

**REASONS:**

1. THE PROPOSED SUBDIVISION IS CONSISTENT WITH THE SOUTH SASKATCHEWAN REGIONAL PLAN AND COMPLIES WITH BOTH THE MUNICIPAL DEVELOPMENT PLAN AND LAND USE BYLAW.
2. THE SUBDIVISION AUTHORITY IS SATISFIED THAT THE PROPOSED SUBDIVISION IS SUITABLE FOR THE PURPOSE FOR WHICH THE SUBDIVISION IS INTENDED PURSUANT TO SECTION 9 OF THE MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION.
3. ALBERTA TRANSPORTATION HAS AUTHORIZED THE SUBDIVISION AUTHORITY TO VARY THE REQUIREMENTS OF SECTIONS 18 AND 19 OF THE MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION TO ACCOMMODATE THE PROPOSAL.
4. THE SUBDIVISION AUTHORITY IS SATISFIED THAT WITH THE CONSOLIDATION, THE PROPOSED SUBDIVISION IS SUITABLE FOR THE PURPOSE FOR WHICH THE SUBDIVISION IS INTENDED AND MEETS THE INTENT OF THE SUBDIVISION POLICIES OF THE MUNICIPALITY'S LAND USE BYLAW.

**CARRIED**

**6.0 REPORTS, GENERAL REQUESTS, AND INFORMATION ITEMS**

a) Bylaw 2000- New LUB- Public Hearing reconvenes April 28<sup>th</sup> at 7 p.m. (Council Chambers)

**7.0 ADJOURNMENT**

Meeting was adjourned at 1:36 p.m.

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*David Arnoldussen, Chairperson*

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*Keli Sandford, Recording Secretary*





# LAND USE BYLAW

Bylaw No. 1882

February 2019

(consolidated to Bylaw No. 1995, February 2025)





# COMMERCIAL CENTRAL: CC

## SECTION 1 PURPOSE

The purpose of this land use district is to:

- (1) ensure that new commercial development supports and enhances the existing built up areas of Fort Macleod's downtown and Provincial Historic Area, and
- (2) to provide flexibility of use and design to new or redeveloped areas of the Town that may be suited to more concentrated forms of commercial development.



## SECTION 2 USES

Permitted Uses	*Discretionary Uses: A	†Discretionary Uses: B
Accessory buildings Accessory structures Accessory uses Arts and crafts studios Bakeries Business support services Cafes Convenience stores Drycleaners Dwelling units above non-residential uses Financial institutions Government services Laundromat Medical/health facilities Offices Personal service Pet grooming services Restaurants Retail stores Signs: Canopy Fascia Temporary Window #Structural alterations to an approved use outside of the Provincial Historic Area	Alternative energy, private Community resource facility Daycares Dwelling units in the rear of non-residential uses Entertainment establishments Farmer's market Institutional Mixed-use buildings Moved-in buildings Public or private recreation Public or private utilities Religious assembly Shipping containers: Temporary Signs: Freestanding Projecting #Structural alterations and/or maintenance to an approved use/building in the Provincial Historic Area	Bars/lounges Breweries, distilleries and wineries Cannabis retail store Commercial schools Hotel/motel Liquor stores Parking facilities Parks and playgrounds Service stations Signs: Mural Tattoo shops Theatres

**M2**



Notes	<i>*Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer.</i>
	<i>†Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission.</i>
	<i>‡Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements of this bylaw, and <u>do not require any variances</u>. See Section 4.9 of Administration.</i>
	<i>#See the definition for maintenance in Schedule 7.</i>

### SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All	139.4 m <sup>2</sup> (1500 ft <sup>2</sup> )	To the discretion of the Development Authority.	4.6 m (15 ft)
Downtown overlay	As prescribed in the Downtown overlay (Schedule 5).		
Provincial historic area overlay	As required in the Provincial Historic Area overlay (Schedule 5).		
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 Section 3.6 of Administration; 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	0 m (0 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 closest point of the building, allowing for projections as per Section 21 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 closest point of the building/structure, allowing for projections as per Section 21 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 SITE COVERAGE

- (1) Total allowable coverage: 85% inclusive of all buildings and structures
- (2) Principal building: 60 – 85% depending on accessory structures  
*Note: attached garages are considered part of the principal building for the purposes of site coverage calculations.*
- (3) Accessory building(s): 0 – 15% depending on principal building
- (4) Notwithstanding sub-sections (1) to (3), existing development in the Downtown overlay or the Provincial Historic Area overlay that exceeds 85% lot coverage shall instead meet site coverage requirements as determined by the Development Authority.

## SECTION 6 MAXIMUM BUILDING HEIGHT

- (1) Principal building: 10.7 m (35 ft)
- (2) Accessory building(s): 4.9 m (16 ft)
- (3) Building height maximums within the Downtown Overlay and Provincial Historic Area Overlay shall be to the discretion of the Development Authority.

## SECTION 7 DWELLING UNITS

- (1) Dwelling units developed above non-residential uses or in the rear of non-residential uses shall meet all requirements of Schedule 3 (General Standards of Development) Section 14 (Mixed-Use Development), in addition to all other applicable requirements of this bylaw.



## **SECTION 8     APPLICABLE SCHEDULES**

- (1) The following schedules and sections of this bylaw that apply to the CC 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: Design Standards  
Section 7: Exceptions to Building Height  
Section 8: Fences, Privacy Walls and Gates  
Section 9: Gateways  
Section 10: Grading, Excavation, Stripping and Stockpiling  
Section 11: Infill Development  
Section 12: Interface Areas  
Section 13: Landscaping  
Section 14: Mixed-use Development  
Section 15: Moved-in Buildings  
Section 16: Nuisance, Pollution and Hazard Control  
Section 17: Outdoor Lighting  
Section 18: Outdoor Storage and Display  
Section 19: Parking and Loading  
Section 20: Prohibitions  
Section 21: Projections into Setbacks  
Section 22: Screening  
Section 23: Site Drainage and Stormwater Management  
Section 25: Vehicle-oriented Development

(b)     Use-specific Standards of Development: **Schedule 4**

Section 1: Alternative Energy Sources  
Section 3: Childcare Facilities  
Section 11: Multi-unit Dwellings  
Section 15: Cannabis Regulation

(c)     Overlays: **Schedule 5**

Section 1: Downtown Overlay  
Section 2: Provincial Historic Area Overlay



### **13.5 SECURITY**

The Development Authority may require an approved form of financial security to be provided to ensure the satisfactory completion and maintenance of required landscaping. Should the security be required the following shall apply:

- (1) the form of security shall be to the satisfaction of the Development Authority;
- (2) the calculation of the security shall be 125 percent of the total cost of landscaping and the first year of maintenance, based on estimates approved by the Development Authority and provided by the landscaping company that will be completing the work, or the registered landscape architect who has prepared the approved landscaping plan;
- (3) the security either in part or as a whole shall be returned upon inspection of the completed landscaping by the Development Officer, depending on whether deficiencies have been identified;
- (4) whatever portion of the security that represents the cost of the first year of maintenance may be withheld for a period determined by the Development Authority should the condition of the landscaping not meet the minimum requirements of this section; and
- (5) should it be determined that any portion of the landscaping has not survived or was not completed in accordance with the requirements of this bylaw and/or any approved landscaping plan, the Development Authority shall use that portion of the security required to rectify the deficiency.

## **SECTION 14 MIXED-USE DEVELOPMENT**

### **14.1 APPLICABILITY**

For the purposes of this section, mixed-use development refers to those situations where non-residential uses may be located below residential dwelling units in a multi-storey building (vertical mixed-use), or behind a non-residential use in a single-storey building (horizontal mixed-use), as provided for in the permitted and/or discretionary uses lists of the Commercial General and Commercial Central land use districts.

Other instances of this bylaw where uses may be mixed such as home occupations and developments where commercial or industrial are the principal and secondary uses on a site or lot are not subject to the requirements of this section.

### **14.2 GENERAL REQUIREMENTS**

- (1) The requirements of this section are to the satisfaction of the Development Authority;
- (2) dwelling units in vertical mixed-use development shall always be located on the storey(s) of the building that are above non-residential uses;
- (3) notwithstanding sub-section (2), a dwelling unit may be located in the rear of a non-residential use in the Commercial Neighbourhood land use district, subject to the discretionary uses requirements of this bylaw;
- (4) non-residential uses shall have a separate entrance from any dwelling unit in the same building, either from the outside of the building or from a common indoor point of access such as but not limited to a hallway, landing or stairwell;

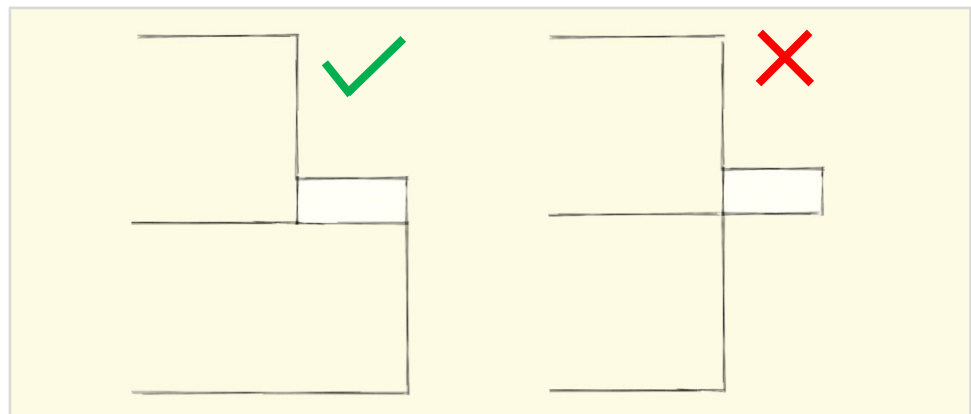
**M6**



- (5) notwithstanding sub-section (4), residential dwelling units above non-residential dwelling units in the Downtown and Provincial Historic Area Overlay areas (see Schedule 5: Overlays) shall locate the entrance to the dwelling unit at the rear of the building;
- (5) Section 12 (Interface Areas) of this Schedule applies to all mixed-use development that is identified as being within an interface area;
- (6) regardless of whether mixed-use development is in or out of an interface area, the development shall complement and enhance features of the adjacent lots and the overall existing or desired character of the street and area, based on approved statutory or non-statutory plans and/or to the discretion of the Development Authority, through investigation of existing:
  - (a) building heights, scale, massing, form, orientation, and roof slopes;
  - (b) architectural features and exterior finishes;
  - (c) entrances, walkways and linkages;
  - (d) parking and vehicular access layout;
  - (e) landscaping and outdoor amenity spaces; and
  - (f) any other matters deemed appropriate by the Development Authority.

#### 14.3 BUILDING DESIGN, MASSING AND ORIENTATION

- (1) Vertical mixed-use buildings shall meet the following requirements:
  - (a) overhanging balconies shall not be permitted above non-residential uses and instead the storeys of residential development above non-residential development shall be stepped-back an adequate distance to meet the minimum private outdoor amenity space standards specified in this section;

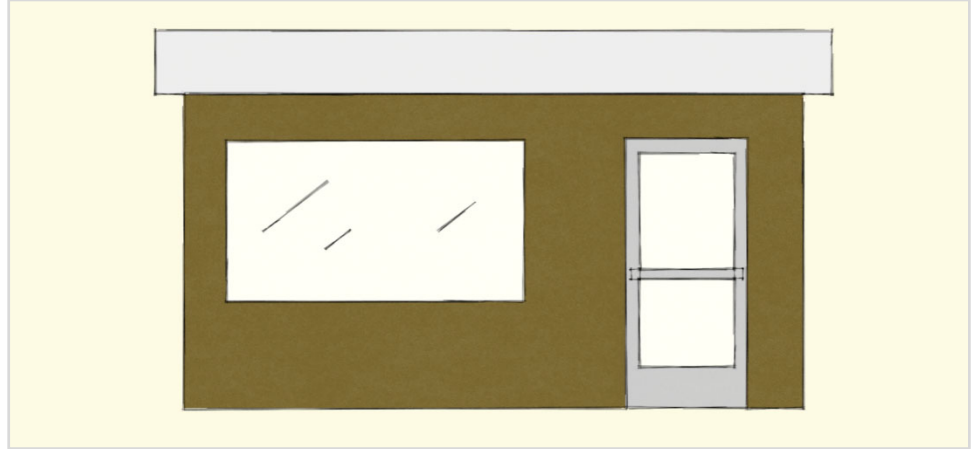


**Figure 14.3.1:** permitted vs. prohibited forms of balconies for residential units above non-residential uses as per 14.3(1)(a) of this section.

- (b) non-residential development on the ground floor should have transparent windows and doors make up a minimum of 30 percent of the street facing façade;



- (c) development on any storeys above the ground floor should have transparent windows and doors make up a minimum of 30 percent of the street facing façade;



**Figure 14.3.2:** an illustrative example of approximately 30 percent transparency as per 14.3(1)(c) of this section.

- (d) the main access for ground floor non-residential development shall be oriented towards the street and to pedestrian walkways internal to the site, if applicable; and
- (e) all dwelling units should be oriented such that they each receive sun exposure the majority of the year.
- (2) Horizontal mixed-use buildings shall meet the following requirements:
- (a) dwelling units shall always be located behind non-residential development;
- (b) non-residential development shall always make up the street facing façade;
- (c) non-residential development should have transparent windows and doors make up a minimum of thirty (30) percent of the street facing façade; and
- (d) notwithstanding the general requirements of this section, dwelling units shall always have access directly to the outdoors, either as the main and only point of access to the unit(s) or in addition to a shared indoor access.

#### 14.4 AMENITY SPACE

Amenity space may be categorized as private, common (accessible to all dwelling units in a mixed-use development) and public, on-site and off-site and can be indoors, partly or entirely outdoors, or any combination thereof depending on the development.

- (1) Private amenity space for vertical mixed-use development shall be:
- (a) provided for each dwelling unit in the form of a balcony or rooftop space;
- (b) a minimum of 4.6 m<sup>2</sup> (49.5 ft<sup>2</sup>) and for balconies the minimum depth from the point of access shall be 1.5 m (4.9 ft);
- (c) only be accessible through the dwelling unit to which they are a part of; and
- (d) for rooftop space, dedicated only to dwelling units directly below it and accessible through the use of common access points such as hallways and stairwells.

**M8**



- (2) Private amenity space for horizontal mixed-use development shall be:
  - (a) provided for each dwelling unit in the form of a patio, deck or landscaped area;
  - (b) a minimum of 10 m<sup>2</sup> (107.6 ft<sup>2</sup>); and
  - (c) accessible only through the dwelling unit that it is a part of.
- (3) Common amenity space shall be:
  - (a) to the discretion of the Development Authority for mixed-use developments with ten or fewer dwelling units;
  - (b) required for mixed-use developments with more than ten dwelling units;
  - (c) provided for in the form of indoor and/or outdoor space;
  - (d) in the case of indoor space, consist of a minimum area of 37.2 m<sup>2</sup> (400 ft<sup>2</sup>) contained within the same building as the mixed-use development;
  - (e) in the case of partially or fully outdoor space, make up a minimum of 25% of the total site area and fully contained within the mixed-use development lot or site;
  - (f) accessible to all dwelling units within a mixed-use development;
  - (g) made up of any of the following indoor spaces:
    - (i) common rooms for the purposes of group entertainment;
    - (ii) fitness facilities such as but not limited to swimming pools, saunas, steam rooms and fitness rooms;
  - (h) made up of any of the following outdoor spaces:
    - (i) communal patios, balconies or rooftop spaces;
    - (ii) landscaped yards and/or gardens.
- (4) Public amenity space shall be:
  - (a) contained off-site from the mixed-use development but may be adjacent to the lot or site of the mixed-use development;
  - (b) considered in lieu of private amenity space in instances where the provision of adequate indoor and/or outdoor amenity space is demonstrated by the developer to not be achievable on-site;
  - (c) developed at the expense of the developer should sub-section (4)(b) apply;
  - (d) a minimum of 25 percent of the total area of the mixed-use development site;
  - (e) a maximum of 150 m (492.1 ft) from the mixed-use development;
  - (f) made up of any combination of indoor/outdoor space including but not limited to passive and active recreational space that may contain landscaped areas, walking and cycling trails, sports fields and facilities; and
  - (g) fully accessible to the public.



## **14.5 SIGNAGE**

In addition to the requirements of any other section of this bylaw, signage in mixed-use development shall not unduly interfere with the dwelling units by way of the placement, illumination of or any other situation that may result in potential negative impacts to dwelling units in the building.

## **14.6 PARKING AND LOADING**

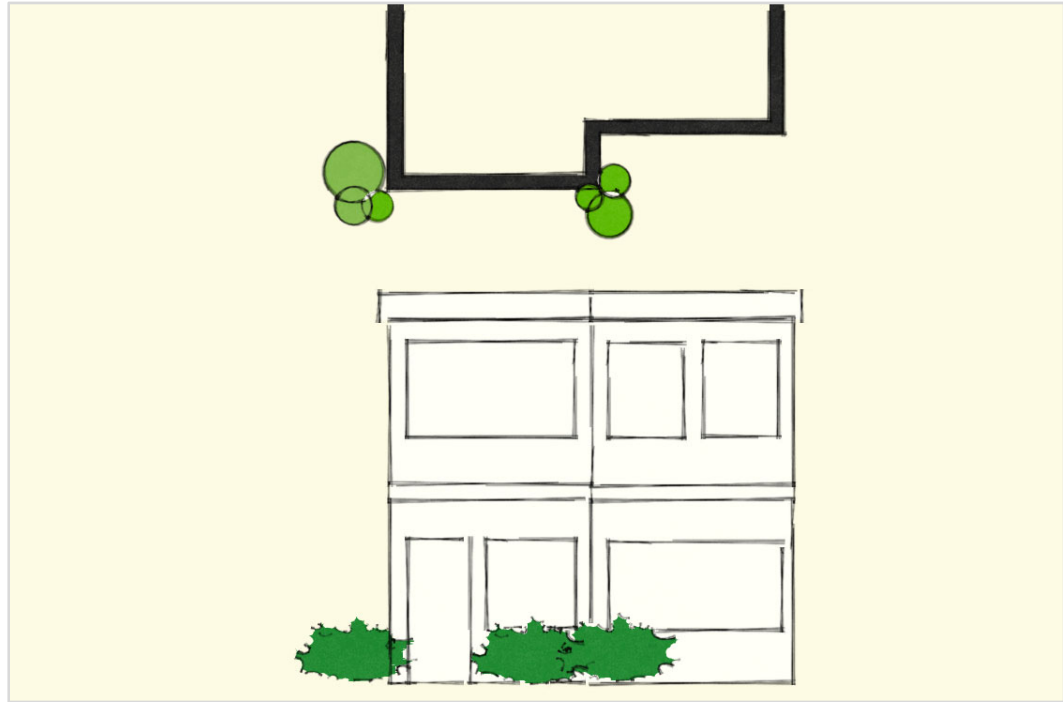
- (1) Off-street parking shall be located in the rear and/or side yard and shall be screened from public rights-of-way and adjacent lots by landscaping and/or fencing;
- (2) access for off-street parking shall be permitted one point of access from the street if there is no laneway and may only be permitted from the laneway if there is a laneway, to the discretion of the Development Authority;
- (3) non-residential uses may be granted a partial or full waiver to the off-street parking requirements of Section 19 (Parking and Loading) of this Schedule, based on factors such as but not limited to the projected amount of vehicular traffic to be generated by the use, proximity to existing on-street and/or off-street parking, and the potential for required parking to be shared depending on business hours and the number of dwelling units; and
- (4) should a reduction to minimum parking standards and/or shared parking be proposed, the Development Authority may require the submission of a Parking Management Plan, in accordance with Section 19.2(5) and (6) of this Schedule.

## **14.7 LANDSCAPING**

- (1) Development applications for mixed-use development shall be accompanied by landscaping plans prepared in accordance with Section 13 of this Schedule;
- (2) trees and shrubs shall be planted in a manner that effectively screens mixed-use development from residential-only development. Trees and shrubs may be clustered or grouped within a side or rear yard to serve as a focal point for the landscape treatment but a minimum 1.5 metre landscaped strip shall be provided along the side and rear property lines and any other area of the lot that abuts a residential-only lot. The developer is encouraged to provide trees in a ratio of one tree per 35 square metres of total landscaped area provided on a site. As an alternative, shrubs may be planted for each 35 square metres of landscaped area provided on a site so long as the design incorporates trees along the property line;
- (3) landscaping of main building accesses including shared accesses to non-residential and residential points of access shall include soft materials other than grasses and hard materials that together highlight the access;
- (4) on corner lots, in addition to the landscaping required in the front yard as identified in (2) above, the developer shall be responsible for landscaping the municipal boulevard from the back of curb to the front and/or flankage property line;
- (5) as an alternative to the screening requirements that make use of trees and shrubs, as set out in this section, a solid fence or wall may, at the discretion of the Development Authority, be provided along the lot lines that abut a residential lot; and
- (6) should a solid fence or wall be permitted in lieu of trees and shrubs, for the sole purpose of screening a mixed-use development from a residential lot, all other landscaping



requirements in this sub-section and Section 13 (Landscaping) of this Schedule shall still apply.



**Figure 14.7.1:** an illustrative example of highlighting an entrance with soft landscaping as per 14.7(3) of this section.

#### 14.8 EXCEPTIONS

Notwithstanding any of the requirements of this section, in instances where mixed-use development is to be located in already established areas and a specific requirement is demonstrated to have a material impact on the development potential of the site, the developer shall provide an alternative means of meeting the requirement, to the satisfaction of the Development Authority.

### SECTION 15 MOVED-IN BUILDINGS

#### 15.1 APPLICABILITY

Manufactured homes, modular homes and ready-to-move homes are exempt from this section and shall instead comply with all other applicable sections of this bylaw.

#### 15.2 GENERAL REQUIREMENTS

The following requirements apply to moved-in dwellings and moved-in buildings and for the purposes of this section, both shall be referred to as 'the building':

- (1) the building and the land upon which it is to be located shall be subject to all conditions and regulations specified for the particular land use district set out in the land use bylaw;
- (2) the building shall comply with all provincial and municipal health and fire regulations prior to occupancy and release of cash deposit;



- (a) display of new and used vehicles including but not limited to personal automobiles, recreational vehicles, and commercial vehicles, intended for rental and/or sale to the public within an approved associated use;
- (b) temporary storage of vehicles intended for repair at an automotive repair facility, not lasting more than 14 consecutive days;
- (c) temporary storage of building supplies intended for sale to the public, within an approved building supply centre, not lasting more than six consecutive months.

## OUTDOOR DISPLAY

- (1) Outdoor display of objects and materials may be permitted if the display of the objects and materials does not:
  - (a) pose a threat to the safety of the public;
  - (b) encroach onto public rights-of-way including but not limited to sidewalks, on-street parking areas, and roadways;
  - (c) unduly interfere with vehicular and non-vehicular access to adjacent public rights-of-way and/or private lots and buildings;
  - (d) shade or completely block the windows of adjacent buildings; and
  - (e) have any other impact deemed to be objectionable by the Development Authority.

## SECTION 19 PARKING AND LOADING

### 19.1 APPLICABILITY

Notwithstanding the minimum standards set out herein, specific requirements applicable to the use of land in any district shall govern the parking requirements of that district.

### 19.2 GENERAL REQUIREMENTS

- (1) Any parking provision for development after the adoption of this bylaw shall be in accordance with the minimum prescribed specifications;
- (2) notwithstanding any additional requirements as may be specified any other portion of this bylaw, the following minimum parking standards shall apply:

MINIMUM OFF-STREET PARKING REQUIREMENTS: Residential Uses	
Uses	Parking requirements
All single detached All multi-unit dwellings $\geq$ 2 bedrooms/unit	2 stalls/dwelling unit
All multi-unit dwellings $<$ 2 bedrooms/unit	1 stall/bedroom
Secondary suites	1 stall/bedroom



MINIMUM OFF-STREET PARKING REQUIREMENTS: Non-residential Uses		
Parking need	Uses	Parking requirements
LOW	Equipment sales and service Lumber yards Service stations Auto body and paint shops Warehouses Recycling depots Automotive repair shops Daycare Manufactured home sales and service Pet grooming facilities Animal daycare Repair and service shops Special care facilities Auto wrecking facilities Bulk fuel stations Bulk fertilizer storage and sales Media production facilities Freight and cartage service facilities Gas bars Storage, indoor Storage, outdoor Parks and playgrounds Salvage and scrap yards Service stations Warehousing facilities Truck and car wash Lumber yards Contractor services Renewable energies Car wash Grain elevators and seed cleaning	2 stalls/100 m <sup>2</sup> (1076.4 ft <sup>2</sup> ) of NFA
	Parks and playgrounds Public utilities Cemeteries Gravel extraction Gravel crushing operations	1 stall/100 m <sup>2</sup> (1076.4 ft <sup>2</sup> ) of NLA

**M13**



MEDIUM	Bakeries Breweries, distilleries and wineries Cafes Retail stores Personal service establishments Convenience stores Warehouse stores Liquor Pawn shops Religious assembly Hotels/motels Farm supplies and service Manufacturing facilities Machinery sales and service Auto sales and rentals Tattoo shops Recreational vehicle sales and service Veterinary clinics Cultural centres Libraries Schools Senior citizens housing Laundromats and dry cleaners Business and professional offices Fabrication shops Freight and cartage facilities	3 stalls/100 m <sup>2</sup> (1076.4 ft <sup>2</sup> ) of GFA
	Outdoor sport fields and facilities Outdoor recreation facilities	3 stalls/100 m <sup>2</sup> (1076.4 ft <sup>2</sup> ) of NLA
HIGH	Restaurants Financial institutions Medical/health facilities Bars/Lounges Entertainment Establishments Theatres Funeral services Commercial schools Community association buildings Hospitals Lodges and clubs Colleges Recreational complexes Institutional Farmer's market Auctioneering facilities	10 stalls/100 m <sup>2</sup> (1076.4 ft <sup>2</sup> ) of GFA

- (3) parking requirements for uses not listed shall be determined by the Development Authority, with regard for similar uses for which specific parking requirements are set;
- (4) notwithstanding the minimum standards as set out in sub-section (2), the Development Authority may require fewer or more parking stalls based on factors that are specific to the proposed use including but not limited to:
- (a) the location of the use for which the off-street parking is required;
  - (b) adjacent land uses;



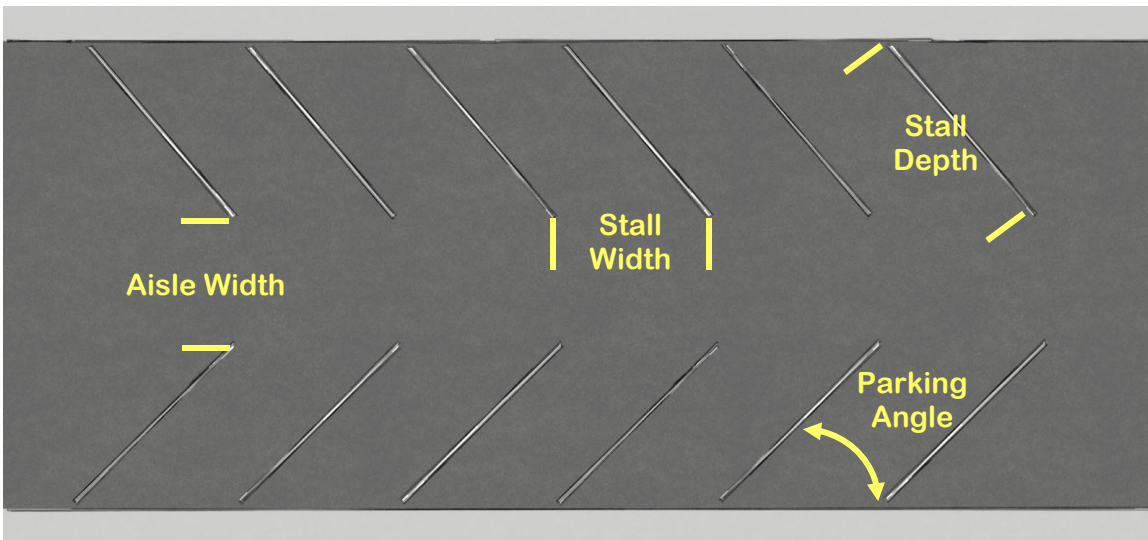
- (c) existing on and off-street parking available for the proposed use;
  - (d) the intensity of the proposed use, including but not limited to factors such as estimated trip generation rates, based on information provided as a part of the Development Permit application process;
  - (e) the results of a comprehensive Parking Management Plan submitted by the applicant; and
  - (f) any other factors determined to be relevant by the Development Authority;
- (5) should the minimum standards, as set forth in sub-section (2), or as determined by the Development Authority, not be met for a proposed use and/or shared parking is proposed, the Development Authority may require that the applicant submit a Parking Management Plan detailing, in a comprehensive manner, factors such as but not limited to parking supply, demand, utilization, prioritization, turnover, sharing, peak demand management, and pricing;
- (6) in consideration of a Parking Management Plan submitted by an applicant, the Development Authority may waive the minimum number of required parking stalls and/or allow the sharing of stalls between multiple uses, should the Plan provide sufficient merit to do so, as determined by the Development Authority;
- (7) where a lot is used exclusively for off-street parking, that portion of the lot that would correspond to the front yard if a building was erected on the site, shall not contain any parking stalls and shall be landscaped to the satisfaction of the Development Authority;
- (8) the portion of a lot used for parking shall be:
- (a) clearly delineated with curbs, landscaping, barriers or fences as required by the Development Authority;
  - (b) constructed in a manner that permits adequate drainage, snow removal and maintenance to the satisfaction of the Development Authority;
- (9) all parking areas and loading spaces, except where provided for single detached dwellings and duplexes shall be hard surfaced with impervious materials and drained to the satisfaction of the Development Authority;
- (10) notwithstanding the above, pervious materials used for parking areas and loading spaces for the purpose of realizing a low-impact development may be accepted, to the discretion of the Development Authority and subsequent to review of proposed design by the Town's engineer;
- (11) the provision of a parking area pursuant to the provisions of this bylaw shall be located on the same lot as the building or use in respect of which it is required unless otherwise approved by the Development Authority;
- (12) should a parking area be proposed off-site from the lot on which the associated building(s) is located, the parking area shall be on an adjacent lot, or within 150 m (492.12 ft) of the lot on which the building(s) is situated;



- (13) when the requirements of sub-section (12) are required to be met:
- (a) the developer(s) shall have an instrument registered on the title of the lot on which the parking area is to be situated indicating that the lot is to be used for off-site, off-street parking until such time that the developer finds a suitable alternative to the use of the off-site lot for the purposes of meeting the Town's parking requirements;
  - (b) no more than 25 percent of the required parking may be shared or combined unless proof can be provided by the developer that additional shared parking will not result in shortages for the proposed use and other uses that may share or be proposed to share the parking area, to the discretion of the Development Authority;
- (14) off-street parking requirements may be met by either providing the minimum number of stalls as set out in sub-section (2) or as determined by the Development Authority, or by the payment of money in-lieu of the stalls not provided. Town Council shall determine the per stall amount of in-lieu payment;
- (15) each parking stall shall be delineated to the satisfaction of the Development Authority including but not limited to painted lines, wheel stops and signage;
- (16) wheel stops shall be placed so that the centre point of the wheel stop is not less than 0.6 m (2 ft) from the back of a sidewalk so that the minimum stall depth prescribed in this section is provided;
- (17) off-street parking and loading facilities shall be so arranged and of such size as to avoid any interference with the use of transportation r-o-w adjacent to the lot on which the parking is provided;
- (18) parking stall designs proposing tandem or stacked parking to a maximum of two vehicles per stall may be approved by the Development Authority;
- (19) a parking and loading facility shall be located and constructed so that:
- (a) it is accessible to vehicles intended to be accommodated in it and can be properly maintained;
  - (b) it is of a size, shape, location and construction design that is appropriate having regard to the nature and frequency of use;
- (20) the dimensions of parking stalls and aisles shall meet the following requirements:



Standard Parking Stall Dimensions						
A: Parking Angle	B: Stall Width		C: Stall Depth		D: Aisle Width	
Degrees	m	ft	m	ft	m	ft
0 (parallel)	2.4	8.0	6.7	22	3.7	12
30	2.7	9.0	5.5	18	3.5	11.5
45	2.6	8.5	6.1	20	3.9	13
60	2.6	8.5	6.4	21	5.5	18
90	2.7	8.9	5.8	18.5	7.3	24
90 (small car)	2.3	7.5	4.9	16.1	-	-



**Figure 19.2.1:** a visual key for the standard parking stall dimensions table as per 19.2(20) of this section.

- (21) up to 25 percent of the required parking stalls may be provided in the form of small car stalls, to the discretion of the Development Authority;
- (22) the minimum number of barrier-free parking stalls to be provided for the disabled shall be a portion of the total number of off-street parking spaces required, in accordance with the table below;

Stalls required for a use	Barrier free stalls required
0-10	0*
11-25	1
26-50	2
51-100	3
Per each additional 100 (or increment)	1 additional stall
<i>*uses that require 0 barrier free stalls are encouraged to provide 1 stall</i>	



- (23) each barrier-free parking stall shall be designed in accordance with the *Alberta Building Code* and specifically the *Barrier Free Design Guide (2008)* and any amendments thereto;
- (24) additional barrier-free stalls should be considered when the purpose or use of the building facilities may cause an increase in the number of seniors or persons with disabilities who require accessible parking including, but not limited to, medical uses and public/institutional uses;
- (25) for the calculation of parking requirements, fractional numbers shall be rounded down or up to the next whole number, at the discretion of the Development Authority;
- (26) the Development Authority may require that a Traffic Impact Assessment (TIA) be conducted for any use as part of the development permit application if it appears that traffic volumes or vehicular turnover may create a significant negative impact on surrounding development. The TIA shall be prepared to the satisfaction of the municipality; and
- (27) any lot on which a non-residential use is situated should be of sufficient size to accommodate the loading/unloading and maneuvering of commercial vehicles such as delivery and garbage trucks within the site and any loading space or area used for loading should be oriented so as to minimize impacts on adjacent uses, including uses on the same site.

### **19.3 DRIVEWAY STANDARDS**

Should residential development make use of driveways, the following requirements shall apply:

- (1) only one driveway per lot is permitted for single detached dwelling units;
- (2) the maximum number of driveways permitted for all other types of dwelling units is to the discretion of the Development Authority;
- (3) a driveway shall be a maximum of 7.4 m (24 ft) in width or 50 percent of the width of the lot on which the driveway is situated, whichever is the lesser of the two options;
- (4) no other portion of the yard on which the driveway is situated shall be surfaced or in any other way improved so as to accommodate the parking of an automobile;
- (5) driveways shall be hard surfaced with a suitable material such as but not limited to asphalt, concrete, paving stone, or any other material deemed appropriate by the Development Authority; or
- (6) notwithstanding sub-section (5), pervious materials as permitted by 19.2(10).

### **19.4 BICYCLE PARKING REQUIREMENTS**

Should bicycle parking be provided as a part of the development of a residential use for multi-unit dwellings of more than 4 units, or any non-residential use, the following requirements shall apply:

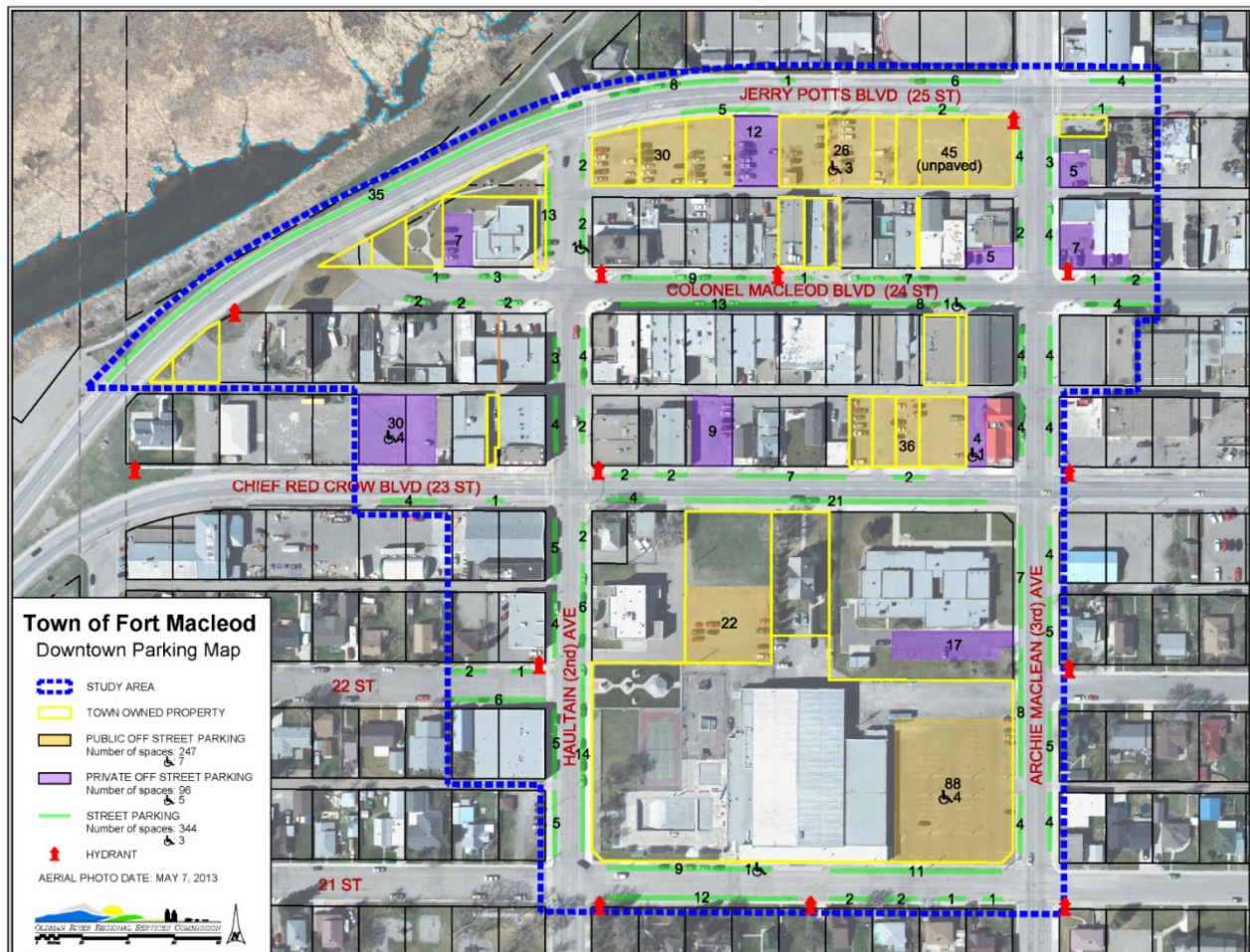
- (1) bicycle parking, at the discretion of the Development Authority, may be located within public r-o-w, limited to sidewalks and civic space including but not limited to squares, parking areas and parks and playgrounds, but shall not:
  - (a) encroach into the areas of a sidewalk or any other portion of public r-o-w associated with pedestrian and/or vehicular movement;



- (b) be located further than 35 m (114.82 ft) from the principal entrance to the building and/or facility of the use that is required to provide the parking;
- (2) bicycle parking shall be located, regardless of whether permitted to be within public r-o-w or on the same lot as the associated use:
  - (a) within 35 m (114.82 ft) of the principal entrance to the building and/or facility of the use that is required to provide the parking;
  - (b) within view of the façade of the building within which the associated use is located, and, if windows are present on the side of the building, along the side of the building;
- (3) bicycle parking shall be anchored securely to the ground or a portion of a building in a way that minimizes the potential for the parking to be removed easily, to the discretion of the Development Authority.

## 19.5 PARKING REQUIREMENTS IN THE DOWNTOWN PARKING AREA

- (1) For the calculation of parking requirements in the Downtown Parking Area, as defined by the Downtown Parking Map on the following page, the minimum standards as provided in 19.2(2) shall apply, but shall also be subject to the following additional requirements:





- (a) new developments in the Central Commercial District shall provide 100 percent of the required off-street parking whether through actual stalls or money in-lieu of stalls or a combination of both;
- (b) notwithstanding any other provision, there shall be no requirement to provide additional off-street parking stalls for a proposal to redevelop an existing building in the Commercial Central District area shown on the Downtown Parking Overlay Map on the following page unless, in the opinion of the Development Authority, a lack of parking will result from the proposed development; and
- (c) in the event that a lack of parking will result from a redevelopment proposal, the Development Authority shall specify the number of additional off-street parking stalls to be provided.

## 19.6 LOADING REQUIREMENTS

- (1) Loading spaces shall be designed and located so that all vehicles using those spaces can be parked and maneuvered entirely within the bounds of the site before moving on to adjacent streets or sites;
- (2) the required loading facilities for specific uses shall be as follows:

MINIMUM OFF-STREET LOADING REQUIREMENTS: Non-residential Uses		
Parking need	Uses	Loading Requirements
LOW	Retail stores Cafes Bakeries Daycares Manufactured home sales and service Pet grooming facilities Animal daycare Auto wrecking facilities Media production facilities Gas bars Storage, indoor Truck and car wash Contractor services Personal service establishments Financial institutions Cannabis retail store	1 space minimum + 1 space/500 m <sup>2</sup> of GFA
	Storage, outdoor Parks and playgrounds Natural resource extraction Gravel crushing operations	1 space minimum + 1 space/1000 m <sup>2</sup> of GLA



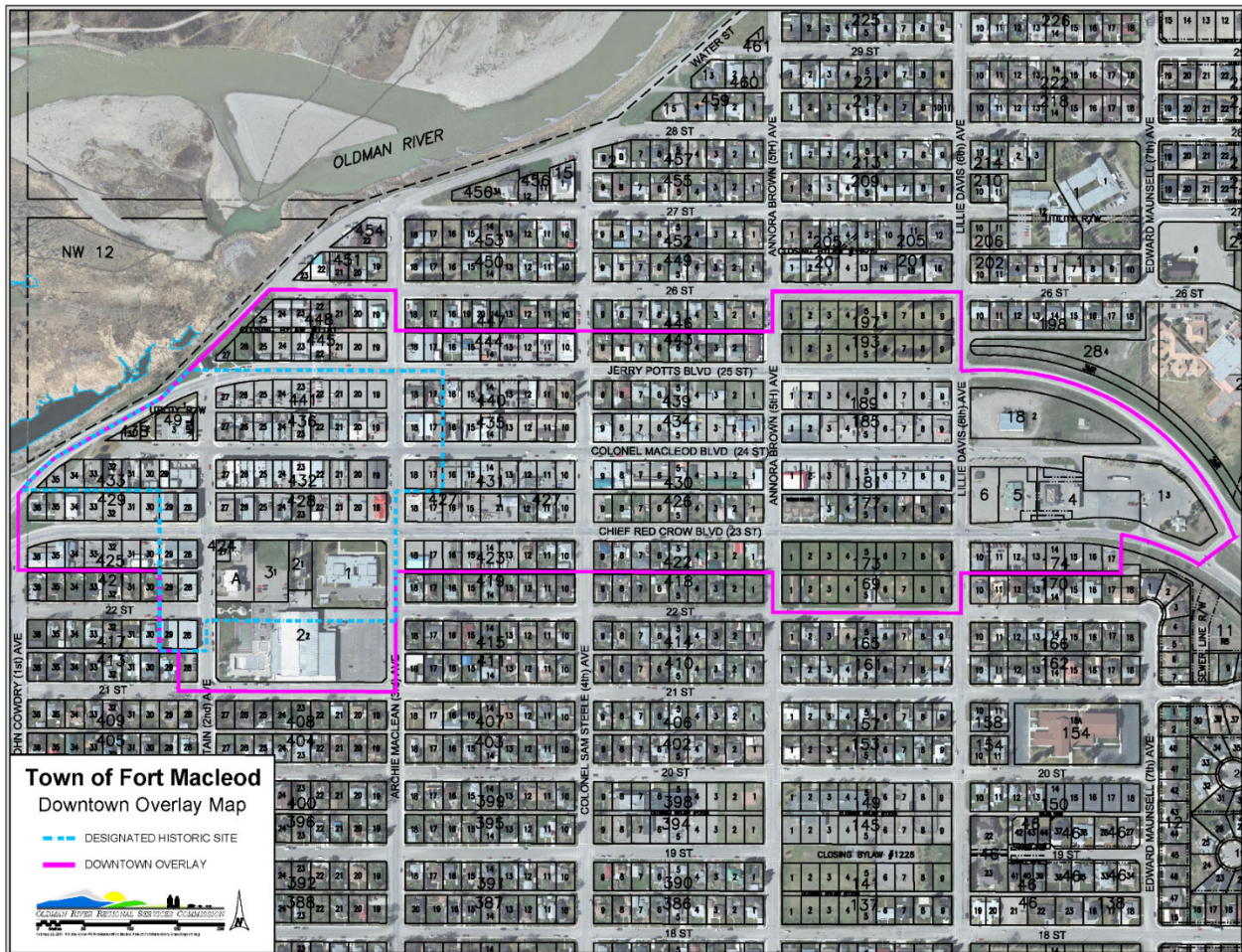
## SCHEDULE 5: OVERLAYS

### SECTION 1 DOWNTOWN OVERLAY

#### 2.1 APPLICABILITY

The intent of the Downtown Overlay is to maintain and enhance the historic development patterns of the mixture of uses that exist and that may be developed in the downtown area of Fort Macleod, as identified by the Downtown overlay map in 2.2 of this section. The requirements of this section are above and beyond the requirements contained in each of the land uses that may be affected by this overlay, and if there is a conflict between the requirements of a land use district and this section, this section shall take precedence.

#### 2.2 DOWNTOWN OVERLAY AREA



- (1) All accessory buildings and structures shall take access from the lane;
- (2) there shall not be front driveways or parking areas approved that access from either 23 Street or 25 Street.



## **2.4 BUILDING ALTERATIONS, MAINTENANCE, REPAIRS, REHABILITATION AND ADDITIONS**

Where a development involves the alteration, repair or rehabilitation of or an addition to an existing building, the development should be designed:

- (1) to complement the character of the area and development on adjacent lots and the overall existing or desired character of the street and area, based on approved statutory or non-statutory plans and/or to the discretion of the Development Authority, through investigation of existing;
  - (a) building heights, scale, massing, form, orientation, and roof slopes;
  - (b) architectural features, exterior finishes and colour schemes;
  - (c) entrances, walkways and linkages;
  - (d) parking and vehicular access layout;
  - (e) landscaping and outdoor amenity spaces; and
  - (f) any other matters deemed appropriate by the Development Authority;
- (2) where a development involves the alteration of or an addition to an existing building, the development should be designed to ensure that architectural details having historic character are maintained.

## **2.5 NEW CONSTRUCTION**

Where a development involves new construction, the development should be designed:

- (1) to complement the character of the area and development on adjacent lots and the overall existing or desired character of the street and area, based on approved statutory or non-statutory plans and/or to the discretion of the Development Authority, through investigation of existing;
  - (a) building heights, scale, massing, form, orientation, and roof slopes;
  - (b) architectural features, exterior finishes and colour schemes;
  - (c) entrances, walkways and linkages;
  - (d) parking and vehicular access layout;
  - (e) landscaping and outdoor amenity spaces; and
  - (f) any other matters deemed appropriate by the Development Authority;
- (2) where a development involves the alteration of or an addition to an existing building, the development should be designed to ensure that architectural details having historic character are maintained.

## **2.5 SIGNAGE**

- (1) All signage within the Downtown Overlay Area shall meet the requirements of Section 19 of Schedule 6 (Signage).

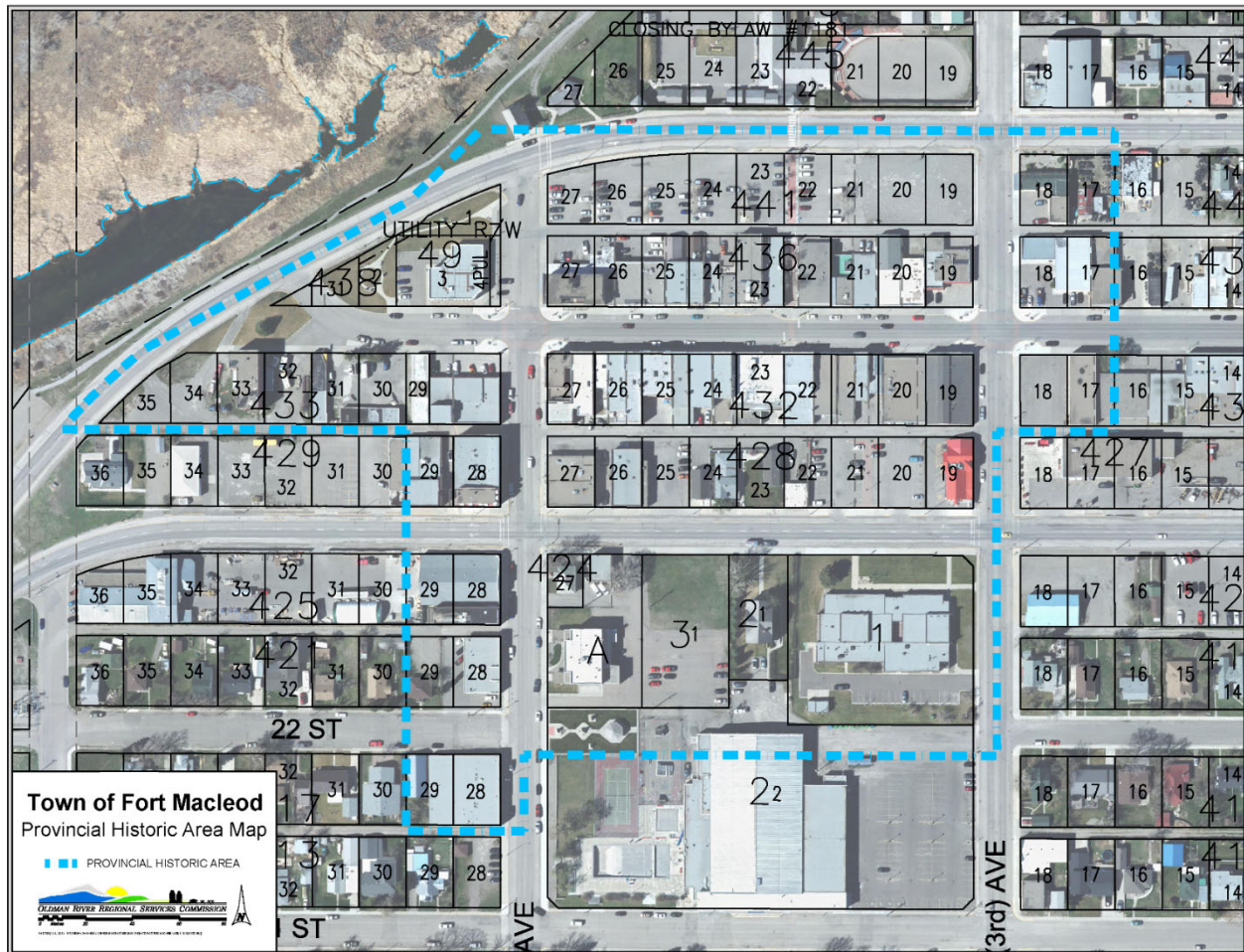


## SECTION 2 PROVINCIAL HISTORIC AREA OVERLAY

### 2.1 APPLICABILITY

The intent of the Provincial Historic Area Overlay is to maintain and enhance the historic development patterns of the Provincial Historic Area of Fort Macleod, as identified by Provincial Historic Area Overlay map in 2.2 of this section, and as enacted by Alberta Regulation 158/1984 (Provincial Historic Area Establishment Regulation). The requirements of this section are above and beyond the requirements contained in the Downtown Overlay Area and each of the land uses that may be affected by this overlay, and if there is a conflict between the requirements of a land use district and this section, this section shall take precedence.

### 2.2 PROVINCIAL HISTORIC OVERLAY AREA



- (1) All accessory buildings and structures shall take access from the lane;
- (2) there shall not be front driveways or parking areas approved that access from either 23 Street or 25 Street.



## **2.4 BUILDING ALTERATIONS, MAINTENANCE, REPAIRS, REHABILITATION AND ADDITIONS**

- (1) Where a development involves the alteration, repair or rehabilitation of or an addition to an existing building, the development shall be designed:
  - (a) whenever possible, to retain the existing masonry and mortar;
  - (b) where the retention of the existing mortar is not possible, to duplicate the original mortar, as far as practicable, in composition, colour and texture;
  - (c) whenever possible, to retain the original colour and texture of masonry surfaces belonging to the historic period;
  - (d) so as to stabilize and repair weakened structural members and systems and generally to make the building structurally sound;
  - (e) to repair or replace visible deteriorated material with new material that duplicates the old as closely as possible;
  - (f) to retain all architectural details;
  - (g) to preserve or replace all architectural features, including dormer windows, cornices, brackets and chimneys, that give a roof its distinctive character;
  - (h) to preserve the original roof shape, when roofing is done;
  - (i) if possible, to retain and repair original window and door openings, frames, sash, glass, door lintels, pediments and hardware;
  - (j) if possible, to ensure that all repair work improves the thermal performance of each building;
- (2) where a development involves the alteration of or an addition to an existing building, the development shall be designed to ensure that architectural details having appropriate historic character as defined by the historic character that exists in the Provincial Historic Area Overlay and that may be further determined by reference to historic photos and documents of the historic development in the same area, are maintained.

## **2.5 NEW CONSTRUCTION**

Where a development involves new construction, it shall be designed to ensure that:

- (1) the design of building incorporates architectural details having historic character such as entrances, windows, ornaments, awnings, canopies, that are historically appropriate and compatible with existing buildings in terms of scale and detail;
- (2) the colours of the building materials and signs are compatible with the historic character of the historic area;
- (3) setbacks are in keeping with the rest of the street;
- (4) historically appropriate materials in historically appropriate shapes and sizes are selected for surface treatment.

## **2.6 SIGNAGE**

All signage within the Provincial Historic Area Overlay shall meet the requirements of Section 19 of Schedule 6 (Signage).

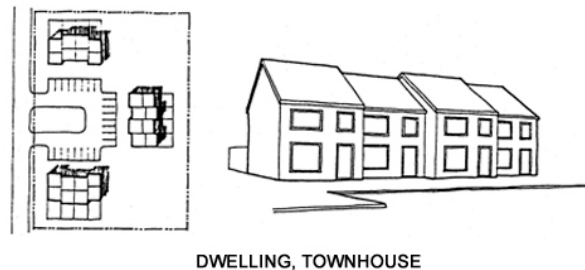
**M24**



one common wall which extends from the foundation to at least the top of the first storey of both dwellings units.

**Figure 7.2:** an example of a semi-detached dwelling.

- (k) **Single Detached** means a building constructed on the lot intended for occupancy containing a single dwelling unit which is not attached to any other dwelling by any means.
- (l) **Single Detached (Existing)** means a single-detached site-built dwelling constructed and completed prior to the adoption of this bylaw or any amendments to this bylaw and is currently being used (legally) for residential occupancy.
- (m) **Townhouse** means a single building comprised of three or more dwelling units separated one from another by common party walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade and includes all row, linked, patio, garden court or other housing which meet such criteria.



**Figure 7.3:** an example of a townhouse building.

- (n) **Triplex** means a building containing three dwelling units connected by a common floor/wall or ceiling, but not legally subdivided by a property line.

**Dwelling Unit** means a self-contained living premises with cooking, eating, living, sleeping and sanitary facilities for domestic use of one or more individuals.

**Dwelling Unit Above Non-Residential Use** means a dwelling unit as defined by this bylaw that is located above non-residential uses that are located in the same building, and that meets all other requirements of this bylaw.

**Dwelling Unit in Rear of Non-Residential use** means a dwelling unit as defined by this bylaw that is located in the rear of a building that contains a non-residential use in the front portion of the same building, and that meets all other requirements of this bylaw.

## E

**Easement** is the right to use the real property owned by another for a specific purpose.

**Eave Line** means the outermost extent of the extension or overhang of a roof line beyond the vertical wall of a building.

**Eaves** means the extension or overhang of a roof line beyond the vertical wall of a building.

**Entertainment Establishment** means a facility where beverages may be served to customers on the premises and may provide dramatic, musical, dancing or cabaret entertainment as well as the service of prepared food for consumption on the premises as an ancillary use. Typical uses include nightclubs, concert halls and dinner theatres but do not include bar/lounges, restaurants, breweries, distilleries and wineries,



**Greenhouse** means a building specially designed and used for the commercial growing of vegetables, flowers or other plants for transplanting or sale. The use may include accessory retail uses on the premises.

**Gross Floor Area** – see Floor Area, Gross

**Group Care Facilities** means a development that provides accommodation and rehabilitative services to persons who are handicapped, aged, disabled or undergoing rehabilitation and are provided care to meet their needs. Persons are typically referred to a group care facility by hospitals, government agencies or recognized social service agencies or health professionals but may also voluntarily request care or accommodation. This use includes supervised uses such as seniors long-term care facilities, but does not include a hospital, sanatorium, jail, prison, reformatory or hostel.

**Group Home Facilities** means supervised residential dwelling units, licensed and approved by the Province of Alberta, for the accommodation of persons, excluding staff, and in which supervisory, educational, developmental, daily living and/or personal care services are provided or made available for persons typically referred by hospitals, courts, government agencies or recognized social service agencies or health care professionals. A group home shall not include a hospital, sanatorium, seniors long-term care facility, jail, prison, reformatory or hostel.

## H

**Hazard** means a product, result of a process, or area of land that may pose a danger to those within a certain proximity, if proper safety precautions or other mitigating measures are not taken.

**Home Improvement Store** means a retail store with a focus on items related to the building, repair and improvement of residential dwellings, but that may also include items such as but not limited to the appliances, recreational goods, and additional amenity items that may be found within a dwelling or on the lot on which a dwelling is located.

**Home Occupation** means the secondary and subordinate use of a dwelling unit by the owner or occupant for the purpose of operating a business, trade, profession or craft that, based on the measurable impact of factors such as the number of non-resident employees, commercial vehicles, commercial trailers, outside storage, additional off-street parking, client visits, signage, on-site sales associated with the use, and other applicable factors, that may be categorized as either a level 1, 2 or 3 Home Occupation as determined by the application of the requirements of this bylaw.

**Hospital** means a facility providing room, board, and surgical or other medical treatment for the sick, injured or infirm including outpatient services and accessory staff residences. Typical uses include hospitals, sanatoria, nursing homes, convalescent homes, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres. This use shall be located a minimum of 100.0 m from the property line of a Cannabis Retail Store.

**Hotel** means a development used for the provision of rooms or suites for temporary sleeping accommodation for the travelling public, where the rooms have access from a common interior or exterior corridor. Hotels may include accessory uses that are considered to complement the hotel such as but not limited to drinking and eating establishments, restaurants, cafes, recreational facilities, convention facilities, retail establishments and personal service establishments.



- (b) **Manufacturing, General** means a development for manufacturing from processed or unprocessed raw materials, assembling or fabricating of the same, with the result typically being product that is not highly combustible or flammable, and that may contain administrative offices and warehousing and wholesale distribution uses, provided that the use does not generate any detrimental impact, potential health or safety hazard or any nuisance beyond the boundaries of the site or lot upon which it is situated, in accordance with this bylaw.
- (c) **Manufacturing, Heavy** means a development for manufacturing, processing, assembling, fabricating or compounding activities typically involving raw materials that may be highly flammable and/or combustible and where there may be external effects from the activity such as smoke, noise, odour, vibration, dust and other types of nuisances that shall be contained on-site in accordance with this bylaw.

**Market Garden** means the growing of vegetables or fruit for commercial purposes, and may include an area for the display and sale of goods or produce grown or raised on site.

**May** means, within the context of regulation, that a discretionary action is permitted.

**Measurable Impact** means the outcome of a development relating to the amount of vehicle and/or pedestrian trips to and from the development in a given time period, the amount of noise, dust or other audible, visual, or odorous outcomes of activity relating to the development or any other impact as determined by the Development Authority.

**Measurable Standard** means a minimum or maximum standard stipulated in this bylaw that can be expressed as a unit of measurement in terms of length, width, height, area, volume, capacity, specified numbers of (for instance parking stalls), angle, and any other unit as determined by the Development Authority.

**Media Production Facilities** means a development associated to the manufacturing, distribution, marketing or consulting of products related but not exclusive to radio, television, wire, satellite and cable.

**Medical/Health Facilities** means a facility for the provision of human health services without overnight accommodation for patients and may include associated office space. Typical uses include, but may not be limited to, to the discretion of the Development Authority, physiotherapy, registered massage therapy, doctor, dentist, optometrist, and chiropractic offices.

**Mixed Use** means a building used partly for residential and partly for non-residential uses, those of which may be specifically determined by application of this bylaw.

**Modular Home** – see Dwelling, Modular Home

**Motel** – see Hotel

**Motor Home** – see Recreational Vehicle

**Moved-in Building** means a conventional, pre-constructed, previously utilized, non-residential building which is physically removed from one site, transported and re-established on another site and does not include single-detached manufactured homes or other residential structures.

**Moved-in Dwelling** – see Dwelling, Moved-in

**Multi-unit Dwelling** – see Dwelling, Multi-unit

**MGA** means the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended*.



**Warehouse Store** means a development used for the wholesale or retail sale of a limited range of bulky goods on the premises and displayed or catalogued for customer selection. Typical uses include furniture stores, building supply centres and garden centres.

**Watercourse** means, as defined by the *Environmental Protection and Enhancement Act* of Alberta:

- (a) the bed and shore of a river, stream, lake, creek, lagoon, swamp, marsh or other natural body of water; or
- (b) a canal, ditch, reservoir, or other artificial feature made by humans.

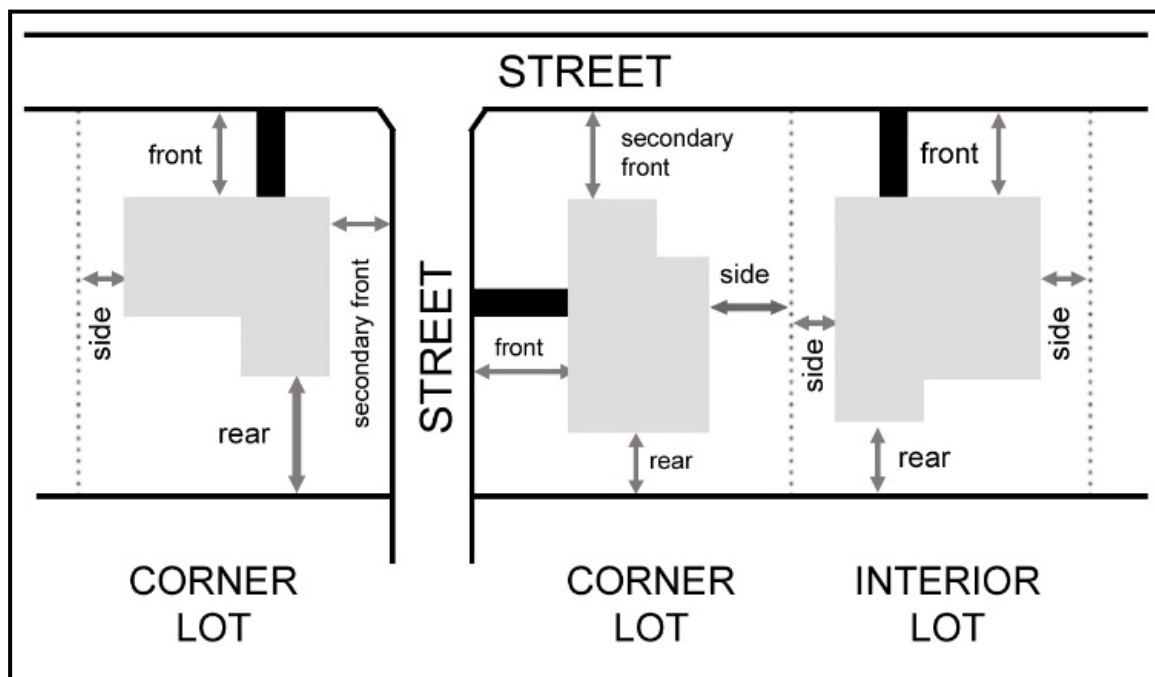
**Workshop** means a defined space within, or constructed on the same site as, another use that is accessory to the approved principal use on-site. A workshop is generally a specific type of accessory building or may be contained within an accessory building.

X

**Xeriscaping** means landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation and includes plants whose natural requirements are appropriate to the local climate.

Y

**Yard** means the area between a lot line and the nearest part of any building, structure, development, excavation or use on the lot. *May be referred to as 'setback'.*



M28



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**THANK YOU!**

The Fort Macleod Historical Association (FMHA) is announcing that the Fort Macleod Museum and First Nation Interpretive Centre's Executive Director, Sandi Davis, has resigned from her position effective April 30, 2025. For the past twelve years Sandi has done an exemplary job in managing and directing the museum which has resulted in the receipt of numerous awards and accolades. The tourism industry is a very challenging world, Sandi utilized her skills and imagination investing countless hours writing successful programming grants in obtaining critical operational funding. Sandi's devotion and deep loyalty to the museum, staff and Fort Macleod community is unquestioned and will always be part of the museum's history.

On behalf of the Board of Directors, we would like to thank Sandi for her endless support for making the museum what it is today, and for preserving the history of the North West Mounted Police.



**The Fort**  
Museum of the NWMP  
and First Nations  
Interpretive Center

**MACLEOD CALENDAR**

Library Volunteer Appreciation 9 a.m. to 5 p.m. Wednesday, April 30.

\*\*\*

Ages and Stages program 1-6 p.m. April 30 at W.A. Day school.

\*\*\*

Humanitarian work in Zimbabwe presentation by Nony and David Orr 6:30-7:30 p.m. April 30 in council chambers at the G.R. Davis Administration Building.

\*\*\*

Ken Orich will discuss backyard birding at 6:30 p.m. April 30 at Fort Macleod Library.

\*\*\*

Waterton Biosphere Region Bear Safety for Rural Families 1-4:30 p.m. May 1 Claresholm Community Centre.

\*\*\*

FP. Walshe Flyers vs Cardston Cougars in high school baseball 5:30 p.m. May 1 at Westwinds Stadium.

\*\*\*

Willow Creek Gospel Music Jambores roast beef supper 5-6:30 p.m. Friday, May 2 at Granum school.


\*\*\*

Dinner and dance May 10, at the Windy Rafter Barn with the Dusty Doe Litchfield and Friends band. Dinner at 6 p.m. Dance at 7 p.m. Info or reservations at 403-315-0653.

\*\*\*

Fort Macleod Walk for Dog Guides 9 a.m. Sunday, May 18 at the Lions Campground.

**Sponsored by Fort Macleod Lions Club**  
Contact:  
Bill - 403-553-3354 or  
Murray - 403-715-1442



## CEREAL PARTY



Sophia and Paris Plourde create a fish bowl scene during a craft session Thursday at the Fort Macleod Library. The craft was part of the

Cereal Party at the library, which included a chance to sample a variety of breakfast cereals free of charge.

Photo by Frank McTigue

## MPC refuses application for American Hotel plan

FRANK MCTIGHE  
GAZETTE EDITOR

Plans to breathe new life into an historic Fort Macleod building hit a roadblock last week when the municipal planning commission refused to issue a development permit.

The MPC ruled during its April 22 meeting that plans to turn the 112-year-old American Hotel into a non-profit transitional housing building did not fit the zoning.

"We don't view this as an apartment building, which means the zoning is not correct," MPC chair David Arnoldussen said. "Based on that, we would have to refuse."

The MPC ruled the proposal does not conform with the intent of a mixed use building with the commercial central land use district.

Alvin Reinhard Fritz Architect Inc. applied for a development permit to turn the American Hotel into a rental apartment building with 16 studio apartments on the upper two floors.

The studio apartments would have separate washroom facilities and kitchenettes.

The American Hotel's main floor

would become a 530 sq. ft. commercial retail space.

The basement would be used as a shared amenity space for residents.

The development includes an outdoor yard space with patios, and a roof-top terrace.

Included in the application was parking stall variance and an 11-foot height variance to accommodate an elevator.

Principal architect Alvin Fritz attended the April 22 meeting at the G.R. Davis Administration Building to introduce the project to the MPC.

Fritz began by showing the MPC an animated video of the proposed transformation of the American Hotel.

"It's going to be lovely," Fritz said. Fritz explained the renovation of the old hotel is a project by a group of local investors to provide housing for people who have completed detox and treatment and are ready to rebuild their lives.

"They want to help people get to the next level," Fritz said, explaining the tenants will be ready to work but not yet have the means to get into traditional housing.

The tenants will be required to adhere to certain community standards, including abstaining from drugs and alcohol.

The American Hotel would be intended to provide transitional housing, Fritz said in response to a question from MPC member Joe Rigaux.

"We don't see it as long-term," Fritz added.

The temporary nature is to provide people with a starting point so they can get established in jobs and then move on to more permanent housing, making way for the next people who need a hand up.

"It's for the community," Fritz said. "It's to serve people."

The commercial use on the main floor has not yet been determined.

The MPC went into closed session to discuss all applications.

When the MPC returned to open session, Rigaux made the motion to refuse the application on the grounds it doesn't fit the zoning.

In its decision, the MPC noted that as a group care facility, the project would be more suited to public and institutional zoning.

## RCMP searches for break-in suspects

### CRIME BEAT

The Southern Alberta District Crime Reduction Unit is investigating a string of business break-ins across southern Alberta.

The break-ins between April 6-9 targeted rural Alberta convenience, cannabis, vape, sporting goods, liquor and grocery stores, as well as gas stations.

Business owners are asked to take extra precautions, such as ensuring cash is stored off site, premises are secured and security

systems are operational.

Most cases involve suspects targeting cash, cigarettes, and lottery scratch tickets.

The most recent incident occurred in Bassano on April 9 at about 2:45 a.m. at Bassano Family Foods.

The front door glass was

smashed and three suspects entered the premise.

They were last seen driving a white Ford F350 or similar Chevrolet 3500 flat deck truck with a wooden box.

The first suspect is described as having an average build and wearing a black hooded sweater, black pants and white belt.

The second suspect has a thin build and was wearing a light-coloured hoodie with black shoulders.

The third suspect has a

thin build and was wearing a dark blue jacket and black track pants.

All three suspects had their faces covered.

Various vehicles have been used throughout the course of the break-ins.

The RCMP encourages the public to report any suspicious vehicles or activity to police.

If you have any information please contact the RCMP or Crime Stoppers at 1-800-222-8477.



Dear Subdivision & Development Appeal Board ,

In 2003, my family and I moved to Fort Macleod while I was still in grade school. We ranched south of town, and over the years, this community has become not just the place I grew up—it's now home to my own family, my workplace, and the business we own on Main Street.

I've watched Fort Macleod grow into a town filled with pride, resilience, and momentum. Over the past decade, we've seen remarkable transformation. Young families are choosing to settle here, retirees are relocating from across the country, and local businesses are thriving—particularly along our beautiful, historic Main Street. Ten+ years ago, that wasn't the case. It's taken years of hard work, investment, and community spirit to build what we have now—and it is something we must protect.

That's why, as both a resident and a business owner, I am strongly opposed to the proposal for the American Hotel to become a recovery house with transitional housing.

Let me be absolutely clear: I believe all lives matter, and I firmly believe recovery is possible. I am not against helping people recover and improve their lives. I believe everyone deserves the opportunity to heal, rebuild, and thrive. But I also recognize that addiction is a lifelong struggle, and recovery is not simply about providing a roof—it requires a long-term, stable environment, access to resources, and the right setting to avoid relapse. Without those things, we do more harm than good, both to those seeking help and to our community.

The [Canadian Centre on Substance Use and Addiction](#) outlines in its Life in Recovery from Addiction report that the lack of access to mental health support, counselling, employment assistance, and peer support networks is among the top reasons for relapse. Housing availability, contrary to popular belief, is among the lowest contributing factors to recovery success.

Fort Macleod currently lacks the healthcare infrastructure and professional supports required for a facility of this kind. Our hospital is regularly closed due to staffing shortages. We are already facing difficulties in accessing basic healthcare and emergency services for our current residents—let alone expanding those services to support a high-needs population that would require mental health professionals, addiction counselors, and case workers. We are not equipped for this.



We currently have none or very limited access to these resources in Fort Macleod. Our schools are already stretched thin and struggling to meet the needs of the children and families who live here in regards to mental health and harm reduction services. Bringing in an entirely new group of individuals who are in high demand of these same strained resources—without the means to properly serve them—is not only irresponsible but detrimental to everyone involved. We are dealing with trauma, suicidal ideation, and so many other mental health concerns. These are actual life or death situations we are talking about.

We can see firsthand in Lethbridge how poorly planned recovery services have impacted an entire community. Without proper regulation, accountability, and resources, it has single-handedly decimated the downtown core, harmed businesses daily, and resulted in people and families leaving the community—seeking sanctuary elsewhere to avoid the safety risks, vandalism, theft and disruption caused to businesses and residences.

There are serious concerns regarding the lack of transparency, detail, regulation, and oversight associated with this proposal. Critical questions remain unanswered:

- Will there be 24/7 staffing and on-site security?
- Will this be a sober, drug- and alcohol-free facility?
- Will there be licensed counsellors or therapists on staff?
- Who is responsible for screening residents and enforcing occupancy limits?
- What mechanisms are in place for follow-up, accountability, and removal if rules are not followed?
- If those in recovery relapse and are no longer maintaining sobriety, what happens to them? Will they be removed from the program and left to fend for themselves? Will they be forced onto the streets, adding to the visible homelessness and loitering we've seen elsewhere? Are they redirected to another facility—or simply cast aside, increasing the risks of vandalism, theft, and harm to homes, businesses, and public safety? What happens then?

Without answers to these questions, the community is being asked to bear the risk without being shown the plan.

We must ask: Who will be held accountable? How will our already strained healthcare system be impacted? Our town is responsible not only for Fort Macleod residents, but also for several surrounding rural communities that rely on our services. Until we develop a strong and viable health foundation that can support its existing population—let alone expand—we should not take on more than we can handle. Towns like Vulcan are taking meaningful steps through initiatives like the Vulcan Health Foundation, which builds and provides necessary medical and mental health resources for their population. Review everything they have been doing and



funding for their community - you will realize how little is being done here - they have been able to fund and provide substantial amounts of critical life saving equipment and initiatives for not only their community but to the surrounding communities. This is the kind of groundwork required before introducing services for a high-needs population.

Main Street is finally thriving again after years of struggle. Tourism is growing, families are returning, and business owners are investing in restoring and revitalizing historic properties. A poorly managed recovery house in a high-traffic area threatens to undo all of that progress.

As a parent and business owner, safety is my top priority. I should not have to wonder if our children are safe walking downtown, or whether our customers and staff feel secure at work. The thought of Fort Macleod becoming a place where safety and security are compromised is deeply troubling—not just for me, but for so many others who have chosen to build their lives and livelihoods here.

Again, I emphasize: I am not opposed to helping people in recovery. But that help must be done responsibly—with proper infrastructure, experienced oversight, and access to the resources people truly need to stay sober and reintegrate into society. Simply putting people in a building and calling it “support” is not enough.

We have many critical infrastructure and healthcare needs that must be addressed for our current population before we should even consider expanding our responsibilities. Fort Macleod urgently needs a fully functioning hospital—one with consistent access to doctors, healthcare providers, and essential medical services. We need a health foundation dedicated to creating and supporting initiatives that enhance and expand healthcare within our community. Right now, we are struggling to meet the needs of the people who already live here. Our resources are stretched thin, and we do not have the capacity to take on more without risking the safety, well-being, and progress that our town has worked so hard to achieve over the years.

I understand that the current permit application for this type of housing was initially rejected due to zoning requirements. However, I am also aware that efforts are being made to work around the zoning or to have the area rezoned to make this project possible. I believe it would be irresponsible for the Town to approve this request—regardless of whether rezoning can be achieved. The location is simply not appropriate for a recovery facility of this nature, and our community does not have the resources or infrastructure in place to support it effectively. If we cannot do it right, we risk doing more harm than good for everyone involved.



Meanwhile, we are facing a real and growing need for affordable housing for working families and individuals who are trying to relocate here to live and work. There are few, if any, rental properties currently available. Before considering a transitional recovery facility, we should be focusing on creating housing solutions that support our current and future residents who want to contribute to the long-term strength and stability of Fort Macleod.

I urge you—please do not approve the proposal to convert the American Hotel into a recovery house with transitional housing. Instead, let's find a use for this heritage building that contributes to the strength of our town: affordable housing for working individuals and families, professional offices, or community spaces that support our shared future.

Thank you for your time, service, and careful consideration.

Sincerely,

**Amanda Wark**

Stronghold Brewing Co.

**P:** 403-635-9381



**W:** [strongholdbrewing.ca](http://strongholdbrewing.ca)

**A:** 230 24th Street (P.O. 2843) - Fort Macleod, Alberta - T0L 0Z0



From: Helen and Gary Temoin



Fort Macleod, AB T0L 0Z0

May 23, 2025

To: Ryan Dyck, Board Clerk

Oldman River Regional Services Commission

ryandyck@orrsc.com

RE: DP 001-25 COPY OF LETTER SENT TO THE MUNICIPAL PLANNING  
COMMISSION OF FORT MACLEOD

Subject: Concerns Regarding the Proposed Homeless Shelter at the  
American Hotel

Dear Members of the Municipal Planning Commission

I am writing to express significant concerns regarding the proposed project to convert the American Hotel, located on Main Street, Fort Macleod, into a housing facility for individuals who have completed drug therapy and detox treatment. While the intention to support vulnerable populations is commendable, several critical issues make this proposal unsuitable for our community.

First, Fort Macleod, with a population of 3,794 as of 2024, does not have a local homeless population that would necessitate such a facility. The proposal relies on bringing clients from other jurisdictions, which introduces logistical and social challenges that our small town is ill-equipped to handle. The town lacks the necessary services and personnel to support a homeless shelter effectively, including adequate healthcare, counseling, and rehabilitation resources tailored to this population.

Second, a canvas of businesses on Main Street and the surrounding area revealed strong opposition to the project. The proponents failed to consult with tenants operating businesses in the area, contacting only building



fostered distrust and highlights a disregard for the economic and social fabric of our downtown core.

Third, the proximity of several stores selling marijuana and liquor near the proposed site poses a significant risk. Placing a rehabilitation-focused facility in such an environment contradicts the goal of supporting recovery and could undermine the progress of the clients.

Given these concerns, I respectfully inquire about the MPC's decision to refuse this application. Specifically, I would appreciate clarification on the reasons for the refusal, as this information will help the community better understand the decision-making process and ensure alignment with the town's best interests.

Thank you for your attention to this matter and for your commitment to serving Fort Macleod. I look forward to your response and to continued dialogue about preserving the well-being and character of our town.

Sincerely



Helen and Gary Temoin





## Ryan Dyck

---

**From:** Fort Bud Supply <fort@budsupplygroup.ca>  
**Sent:** Monday, May 26, 2025 11:35 AM  
**To:** Ryan Dyck  
**Subject:** Homeless Shelter



**Fort Bud Supply** <[fort@budsupplygroup.ca](mailto:fort@budsupplygroup.ca)>

to ryandyck

Dear Members of the Subdivision & Development Appeal Board

I am Kristen Stotyn. The manager at Fort Bud Supply. Although I support the homeless and vulnerable population, I do not believe that the American Hotel would serve them the best for the homeless population who suffer with their sobriety, and mental health. Due to the location of the cannabis stores and liquor stores this puts them at risk for relapse. There is also a concern for my staff's safety as we are small women and have been threatened before especially when the Queen's was open. The American Hotel is down the alley from Fort Bud Supply which would expose my staff to people that we cannot guarantee our safety with and we would be exposed to unsafe individuals all the time.

My personal concern is that the American Hotel is a historical building and how are they maintaining the history of said building. It is a known historical sight, with cameos in movies (that support Fort Macleod's economic growth). Tourism will suffer. When tourists come into town and take photos of said building they exposing a population that may be escaping from an abusive situation.

The current small population of homeless people in Fort Macleod have resources to reach out for help. Fort Macleod's Family and Community Social Services, Calgary Peer Connections, and Fort Macleod Food Bank are available to them. Fort Macleod strives on community and if there are some members of the community that are struggling, once they reach out the community will be there for them. Locals on Fort Macleod based Facebook pages have been there to help anyone who has asked for it.

Putting a homeless shelter in our heart of downtown Fort Macleod would be a detriment to the community and as a business and resident in Fort Macleod I do not support it.

If you'd like to discuss more I am available at 403-553-3847 or at this email. [fort@budsupplygroup.ca](mailto:fort@budsupplygroup.ca)

Sincerely,

Kristen Stotyn SGM :)





### **Fort Bud Supply**

| Cannabis Retail | 2311 2<sup>nd</sup> Ave. |

| Fort Macleod | T0L 0Z0 |

| m: 403.553.3847 | e: [fort@budsupplygroup.ca](mailto:fort@budsupplygroup.ca) |

| w: [budsupplygroup.ca](http://budsupplygroup.ca) |





**From:** [Mackenzie Hengerer](#)  
**To:** [Ryan Dyck](#); [Danny Hengerer](#)  
**Subject:** Opposition to Appeal for Alvin Reinhart Fritz Architect Inc. Application - Lots 32-34, Block 433, Plan 92B  
**Date:** Monday, May 26, 2025 1:08:45 PM

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Afternoon Ryan Dyck,

We, Daniel Hengerer and Mackenzie Hengerer, as business owners and property owners of The Vault Co-Work Building located at 202 24th Street, Fort Macleod, are writing to formally express our opposition to the appeal regarding the application for the development at Lots 32-34, Block 433, Plan 92B in the Town of Fort Macleod, Alberta, submitted by Alvin Reinhart Fritz Architect Inc.

The initial application, submitted on March 24, 2025, requested a residential development permit for the building, which was intended to house 16 studio apartments, a 530 sq. ft. commercial retail space, and include shared amenity spaces under rental agreements. The application clearly stated that the building would be developed as *residential apartments* under Group C of the Alberta Building Code, with height variances and accommodations for an elevator.

However, in multiple public communications from those invested in this project, including those from the Macleod Gazette and the Municipal Planning Commission, it has been disclosed that this development is intended to operate as a men's transitional housing facility. This was not specified in the original application terms and description to MPC. As such, we believe that this facility should not be considered a residential development, but instead classified as transitional housing, which is a temporary housing solution for individuals recovering from addiction.

In Alberta, transitional housing is categorized as supportive or intermediate housing. These types of housing arrangements are specifically designed to support individuals in their recovery, offering case management, counseling, and community support services. Transitional housing also provides a safe, sober environment where residents can work on their recovery plans, and should not be treated as permanent residential housing.

We believe the current zoning classification of Commercial Central (CC) for this building does not align with the intended use of the facility. As transitional housing, it should go through the proper re-application process under the appropriate zoning category for supportive or intermediate housing, in order to ensure compliance with the regulations governing such facilities.

Additionally, we are aware that Brent Feyter, who is involved in Town Council and the Municipal Planning Commission, and Greg Beekman, who sits on the Municipal Planning Commission, both understand the development goals for this project, as well as the necessary steps for proper zoning and adherence to building practices. They are both well-acquainted with the requirements for a transitional housing facility and should hold themselves and the applicants to the same level of integrity and transparency that is expected in all development applications. We believe that the applicants should be required to re-apply under the proper zoning and not appeal with new terms.

**We strongly urge the Appeal Board and Municipal Planning Commission to deny the appeal and require the applicant to submit a new application under the correct zoning and regulations for supportive or intermediate housing.** This is not a residential development but rather a *temporary transitional housing facility* for men, and should be subject to the relevant



rules and processes under the MPC and Town of Fort Macleod.

Furthermore, we wish to note that the Town of Fort Macleod would not be able to support such a facility under the current model, as the additional community supports required to ensure the safety and well-being of tenants are not available, and the province is unlikely to fund such services if this were a *public-use transitional housing facility*. A direct review of resources needed could be seen in the consistent closure of our hospital, and the weekly reporting from the RCMP to the general public of Fort Macleod.

**We are formally requesting to become participants in this appeal process to ensure that the interests of all affected parties, including local business owners, property owners, and community members, are properly considered.**

In light of these concerns, we respectfully request that the appeal be denied, and that the applicant be required to submit a new application for transitional housing under the appropriate zoning regulations. This will ensure that the development process remains ethical, transparent, and aligned with the needs of the community of Fort Macleod and the business community of Historical Main Street.

Thank you for your attention to this matter. We look forward to your response.

Sincerely,

**Daniel Hengerer & Mackenzie Hengerer**

Business Owners and Property Owners

The Vault Co-Work Building

202 24th Street, Fort Macleod

*BCC: Concerned Business Owners of Main Street Fort Macleod, Alberta*

**Confidentiality Notice:** This email and any attachments are confidential and intended solely for the recipient. If you have received this email in error, please notify the sender and delete it from your system. Unauthorized use, distribution or copying of this email is prohibited.



**From:** [Willow Creek Adult Learning](#)  
**To:** [Ryan Dyck](#)  
**Subject:** DP 001-25  
**Date:** Monday, May 26, 2025 1:26:31 PM

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Dear Mr. Dyck

Willow Creek Community Adult Learning Society is located and does business in The Vault Co-Work Building located at 202 24th Street, Fort Macleod. On my boards behalf I am writing to formally express our opposition to the appeal regarding the application for the development at Lots 32-34, Block 433, Plan 92B in the Town of Fort Macleod, Alberta, submitted by Alvin Reinhart Fritz Architect Inc.

The initial application requested a residential development permit for the building, which was intended to house 16 studio apartments, a 530 sq. ft. commercial retail space, and include shared amenity spaces under rental agreements. We understand that the application clearly stated that the building would be developed as *residential apartments* under Group C of the Alberta Building Code, with height variances and accommodations for an elevator.

However, in many public communications from those invested in this project, including those from the Macleod Gazette and the Municipal Planning Commission, it has been disclosed that this development is intended to operate as a men's transitional housing facility. This was not specified in the original application terms and description to MPC. Therefore, we believe that this facility should not be considered a residential development, and classified as transitional housing, which is a temporary housing solution for individuals recovering from addiction.

We understand the current zoning classification of Commercial Central (CC) for this building does not align with the intended use of the facility. If transitional housing, it should go through the proper procedures under the appropriate zoning category.

Additionally, we are aware that Brent Feyter, who is the Mayor of Fort Macleod and a member of the Municipal Planning Commission, and Greg Beekman, who also sits on the Municipal Planning Commission, both understand the development goals for this project, as well as the necessary steps for proper zoning and adherence to building practices. Obviously they are both well-acquainted with the requirements for a transitional housing facility and should hold themselves and the applicants to the same level of integrity and transparency that is expected in all development applications. We believe that the applicants should be required to re-apply under the proper zoning and not appeal with new terms.

We formally request to be participants in this appeal to ensure that the interests of all affected parties are considered. We request that the appeal be denied, and the applicant be required to submit a new application for transitional housing under the appropriate zoning regulations

Please contact me if you have further questions.

Kate Glover, Executive Director  
Willow Creek Adult Learning,  
Community HUB – MD of Willow Creek  
403-553-4106



*Due to my family/work-life schedule crossover, you may receive emails from me outside of normal work hours. Please do not feel any pressure to respond outside of your own work schedule.*



*We acknowledge the traditional lands and territories of the Indigenous peoples who have lived on these lands and taken care of them since time immemorial. Willow Creek Adult Learning is situated on Treaty 7 territory – the traditional and ancestral territory of Siksikaitsitapi – the Blackfoot Confederacy, which includes the Kainai Nation, Piikani Nation, Amskapi Piikani, and the Siksika Nation. Treaty 7 is also home to the Tsuut'ina Nation, the Stoney Nakoda, and is within the historical Northwest Métis Homeland known as the Battle River Territory. We acknowledge and give gratitude to the many First Nations, Métis, and Inuit who have lived in and cared for these lands for generations. We acknowledge the Traditional Knowledge Keepers and Elders, both past and present, and are grateful for their contributions that helped keep this land beautiful. We make this acknowledgement as an act of reconciliation.*