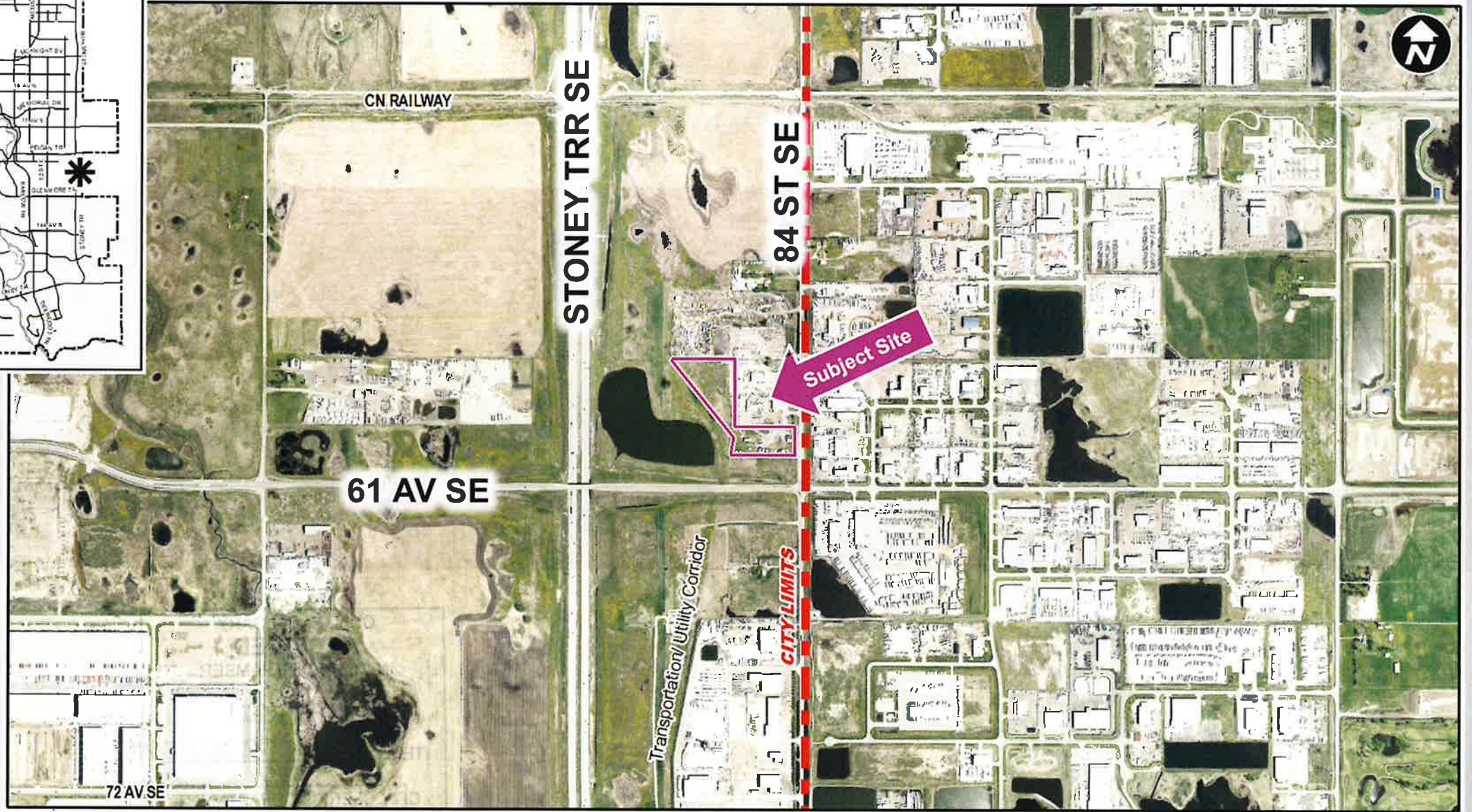
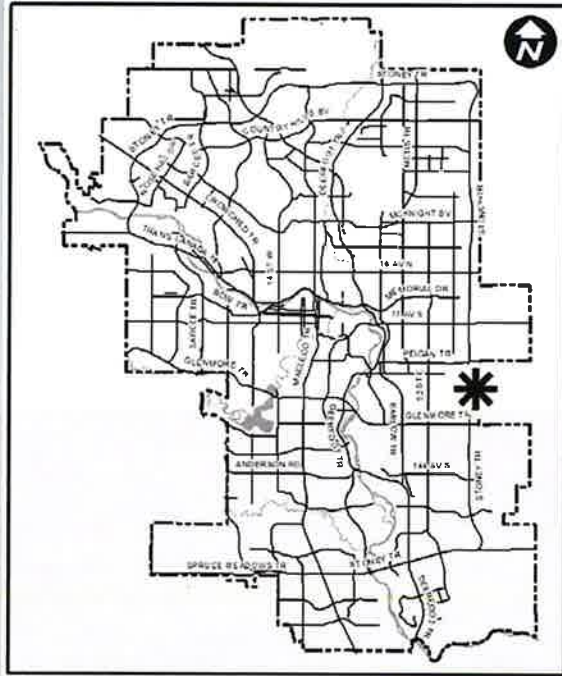




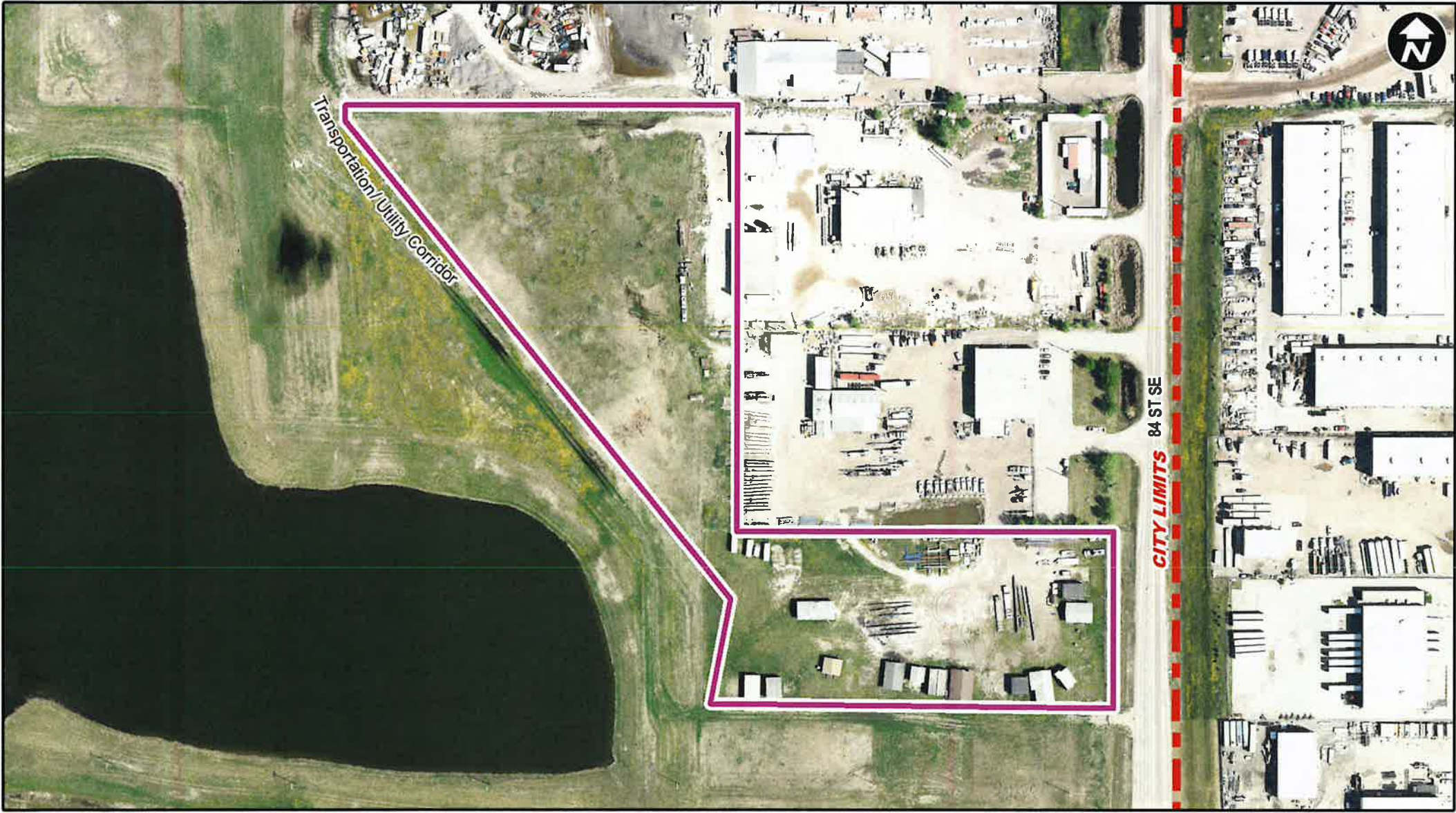
LOC2020-0200
Land Use Amendment
May 31, 2021





LEGEND

- 600m buffer from LRT station
- LRT Stations
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops
 - Orange
 - Purple
 - Teal
 - Yellow

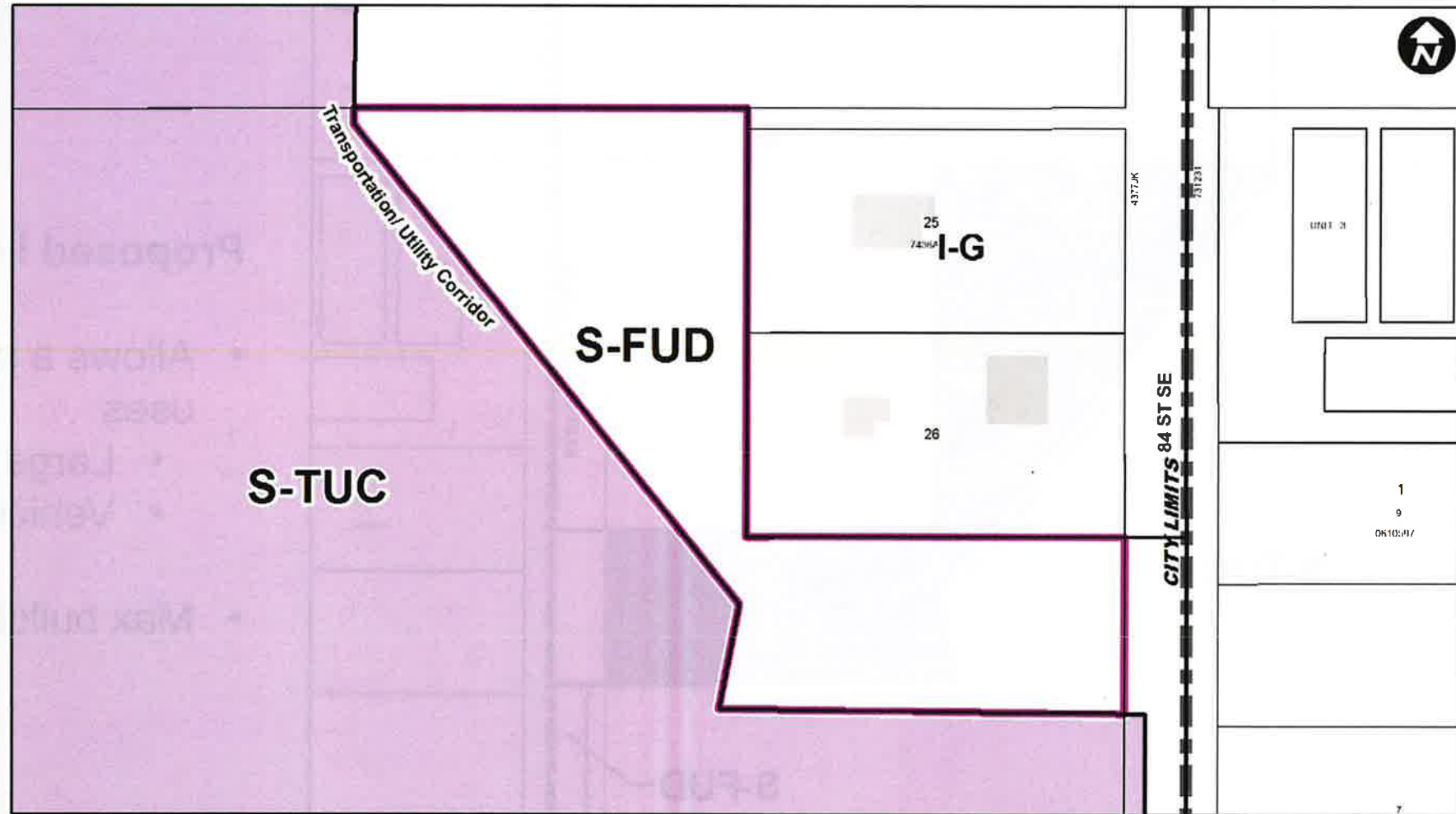


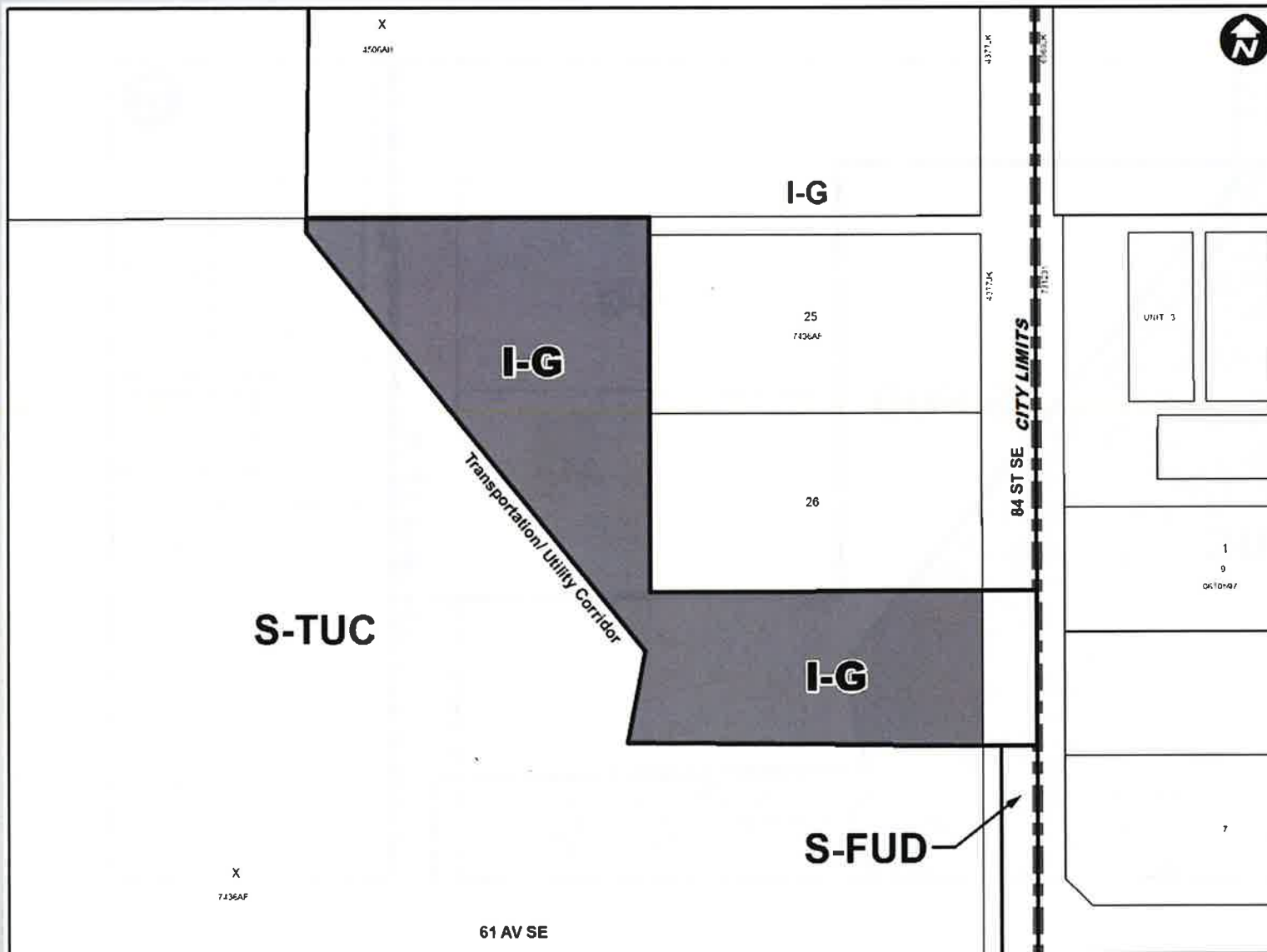
Parcel Size:
4.02 ha



LEGEND

-  Residential Low Density
-  Residential Medium Density
-  Residential High Density
-  Commercial
-  Heavy Industrial
-  Light Industrial
-  Parks and Openspace
-  Public Service
-  Service Station
-  Vacant
-  Transportation, Communication, and Utility
-  Rivers, Lakes
-  Land Use Site Boundary

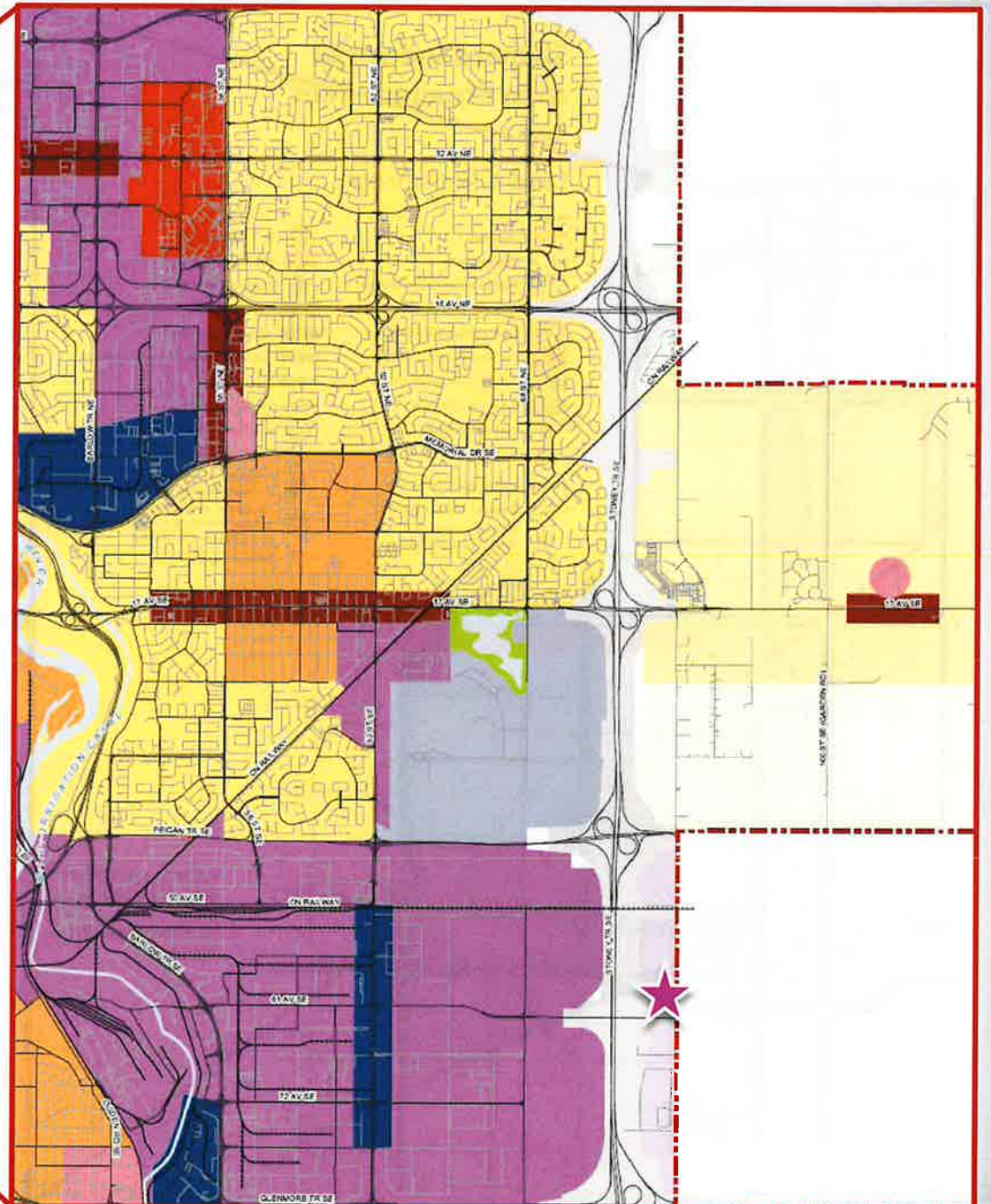
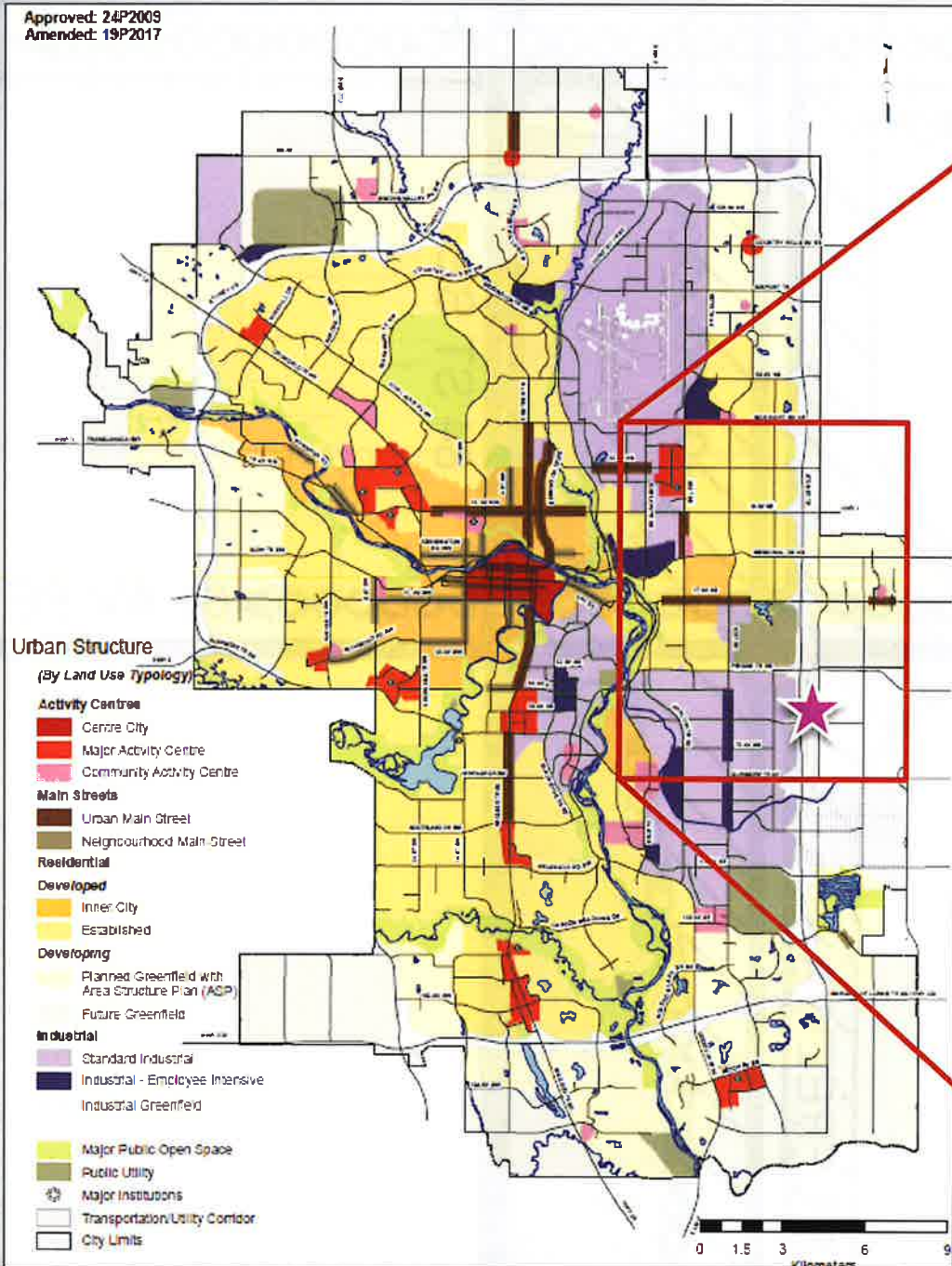




Proposed I-G District:

- Allows a range of industrial uses
 - Large Vehicle Service
 - Vehicle Storage – Large
- Max building height: 16 metres

Approved: 24P2009
Amended: 19P2017



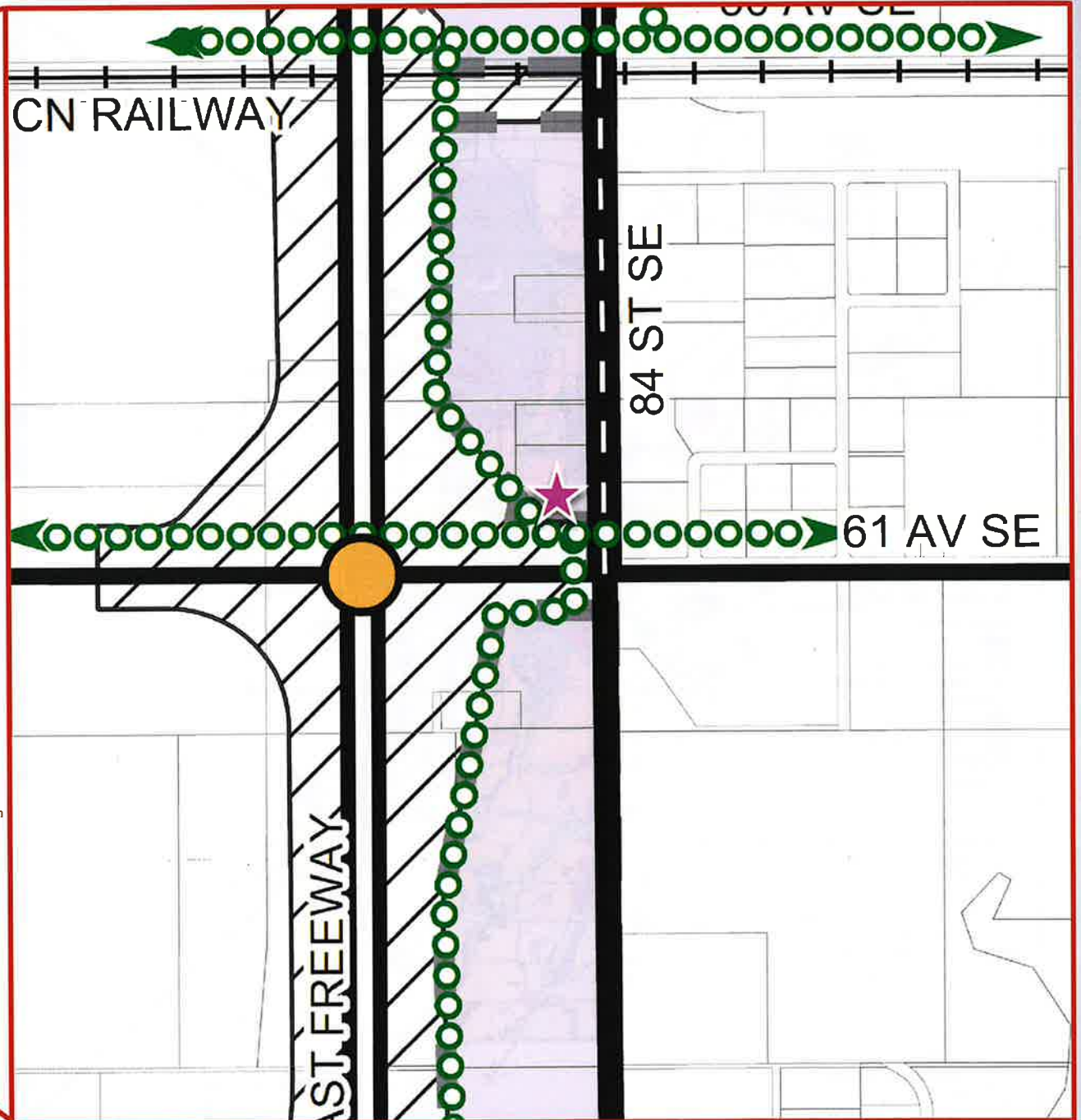
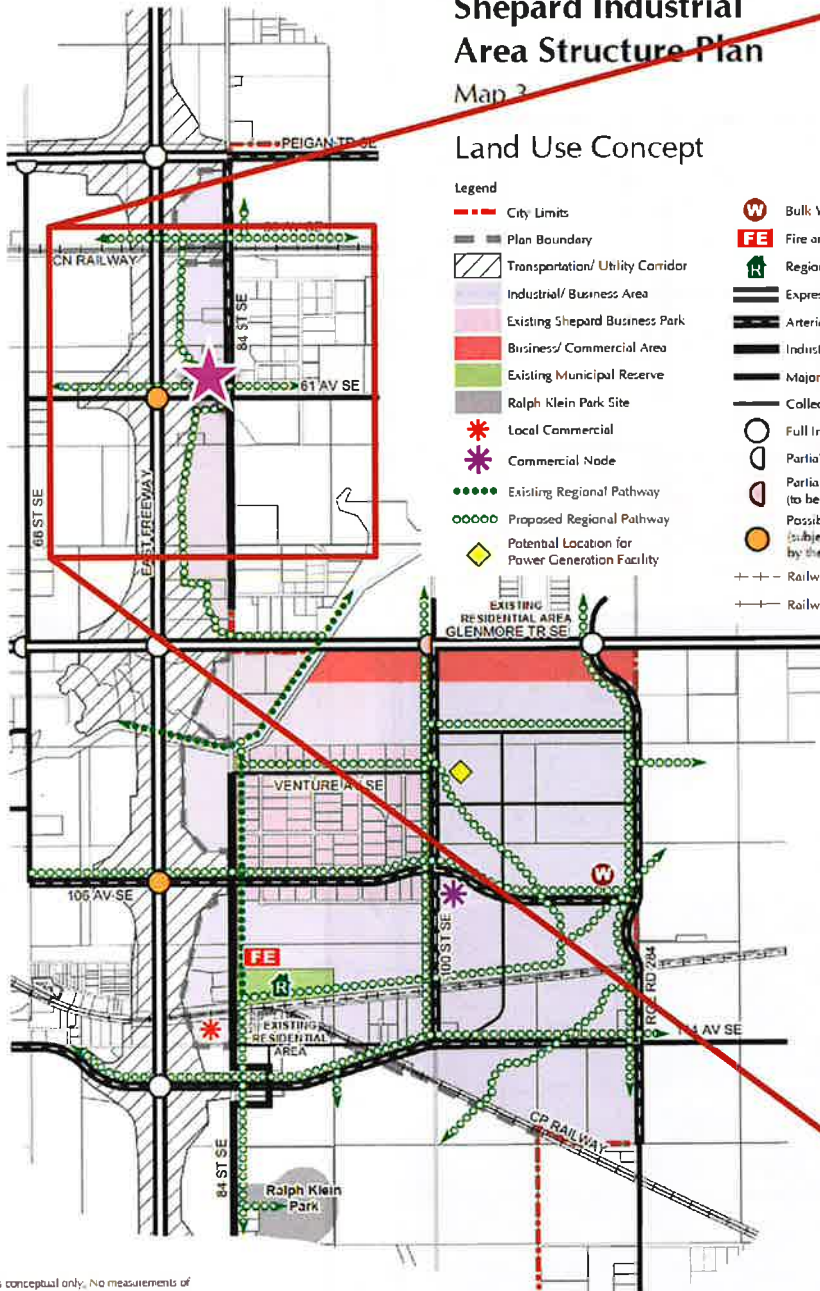
Shepard Industrial Area Structure Plan

Map 3

Land Use Concept

Legend

- City Limits
- Plan Boundary
- Transportation/Utility Corridor
- Industrial/Business Area
- Existing Shepard Business Park
- Business/Commercial Area
- Existing Municipal Reserve
- Ralph Klein Park Site
- * Local Commercial
- * Commercial Node
- Existing Regional Pathway
- Proposed Regional Pathway
- ◆ Potential Location for Power Generation Facility
- Bulk Water Facility
- FE Fire and EMS Station
- R Regional Recreation Site
- Expressway
- Arterial (Major Street)
- Industrial Arterial (Industrial Major)
- Major Road
- Collector Road
- Full Interchange
- Partial Interchange
- Partial Interchange (to be approved by province)
- Possible future interchange, (subject to funding and approval by the Province of Alberta)
- Railway Right of Way
- Railway



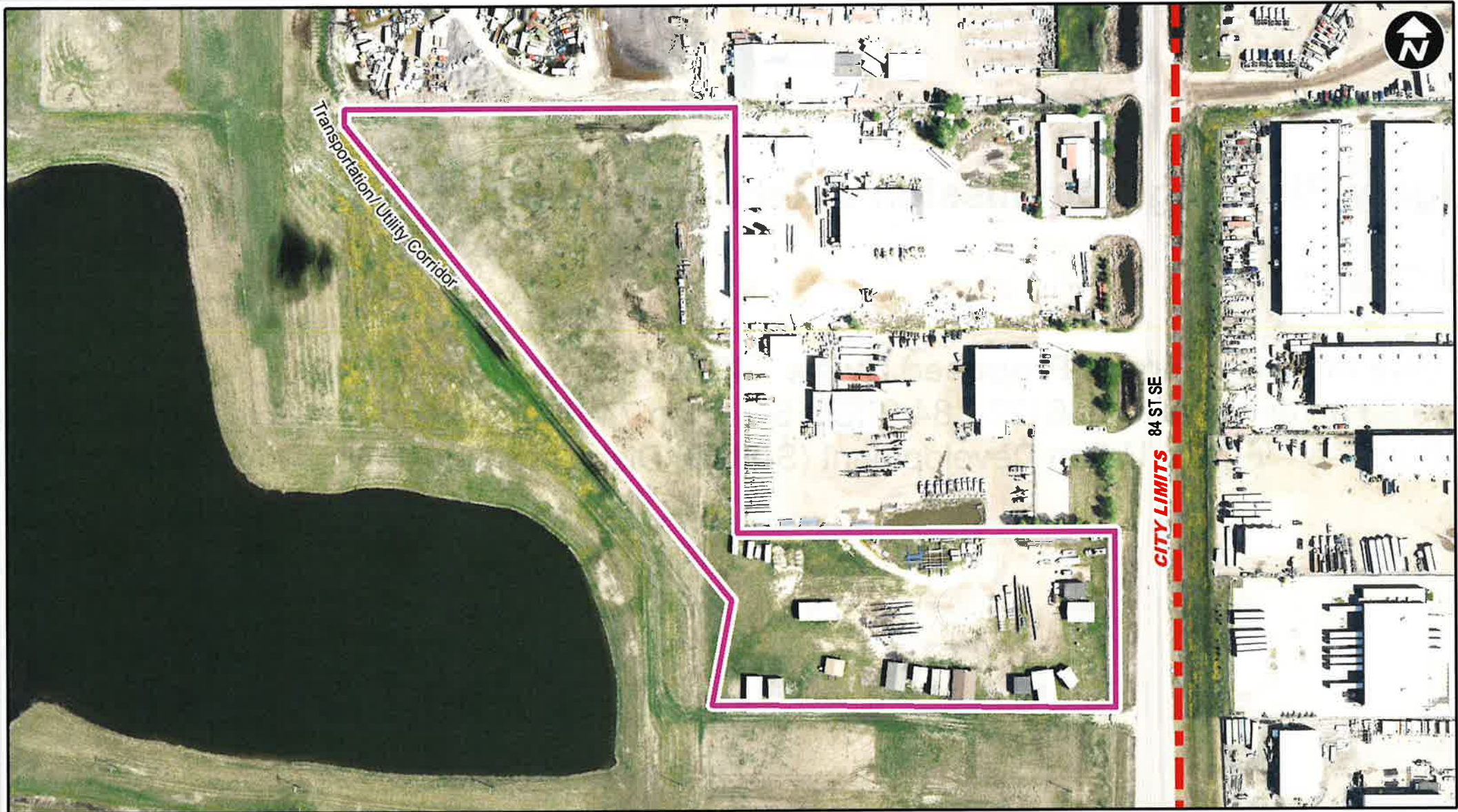
Pathways indicated with Rocky View boundaries are conceptual and will be determined at Outline Plan stage

This map is conceptual only. No measurements of distances or areas should be taken from this map.

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 74D2021** for the redesignation of 4.02 hectares \pm (9.93 acres) located at 6123 - 84 Street SE (Plan 7436AF, portion of Block X) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – General (I-G) District.



Supplementary Slides

