

BYLAW NUMBER 37P2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE SOUTHEAST INDUSTRIAL
AREA STRUCTURE PLAN BYLAW 6P96**

WHEREAS it is desirable to amend the Southeast Industrial Area Structure Plan Bylaw 6P96, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Southeast Industrial Area Structure Plan Amendment Number 17 Bylaw."
2. The Southeast Industrial Area Structure Plan attached to and forming part of Bylaw 6P96, as amended, is hereby further amended as follows:
 - (a) In Section 3.0 at the second bullet, delete "Western Co-operative Fertilizers Limited's".
 - (b) Delete the existing Map 2 entitled "Land Use and Transportation Plan" and replace with the revised Map 2 entitled "Land Use and Transportation Plan", attached hereto as Schedule A.
 - (c) In Section 4.1.3 at the second paragraph, delete "Western Co-operative Fertilizers Limited (WCFL)" and replace with "fertilizer complex".
 - (d) Delete the existing Map 3 entitled "Regional Road Network" and replace with the revised Map 3 entitled "Regional Road Network", attached hereto as Schedule B.
 - (e) Delete the existing Map 4 entitled "Dangerous Goods and Truck Routes" and replace with the revised Map 4 entitled "Dangerous Goods and Truck Routes", attached hereto as Schedule C).
 - (f) Delete the existing Map 5 entitled "Water Supply" and replace with the revised Map 5 entitled "Water Supply", attached hereto as Schedule D.
 - (g) Delete the existing Map 6 entitled "Sanitary Sewer System" and replace with the revised Map 6 entitled "Sanitary Sewer System", attached hereto as Schedule E.
 - (h) Delete the existing Map 7 entitled "Storm Sewer System" and replace with the revised Map 7 entitled "Storm Sewer System", attached hereto as Schedule F.
 - (i) Delete the existing Map 8 entitled "Electrical Service" and replace with the revised Map 8 entitled "Electrical Service", attached hereto as Schedule G.

- (j) Delete the existing Map 9 entitled "Natural Gas" and replace with the revised Map 9 entitled "Natural Gas", attached hereto as Schedule H.
- (k) Delete the existing Map 10 entitled "Telephone and Cable Services" and replace with revised Map 10 entitled "Telephone and Cable Services", attached hereto as Schedule I.
- (l) In Section 4.6:
 - 1. In the first paragraph, delete "*Western Co-operative Fertilizers Limited's*".
 - 2. In the fourth paragraph, delete "*Western Co-operative Fertilizers Limited's*" and replace with "*fertilizer*".
 - 3. Delete the fifth paragraph and replace with the following:

"It should be noted that the fertilizer facility in the Southeast Industrial ASP area has been permanently decommissioned. In view of the facility's current operation as storage and distribution centre for dry fertilizer and anhydrous ammonia, the previously established separation distance of 1,300 metres between the flare stack and residential development has been appropriately reduced to 1,100 metres. This change to the separation distance applies specifically to the northeast part of the Douglas Glen residential area located west of 24 Street SE. Any further amendments to this separation distance would only be considered following receipt of a comprehensive justification for a change, consultation with the landowner and a review by Alberta Environment, and the Calgary Regional Health Authority."
 - 4. In Subsection (a) (iii) delete "*Western Co-operative Fertilizers Limited's fertilizer complex and phosphogypsum stacks*", and replace with "*fertilizer complex and phosphogypsum stack*".
 - 5. In Subsection (b) delete "*Western Co-operative Fertilizers Limited's phosphogypsum stacks (ponds)*", and replace with "*phosphogypsum stack (pond)*".
 - 6. In Subsection (c) delete "*Western Co-operative Fertilizers Limited's phosphogypsum stacks (ponds)*", and replace with "*phosphogypsum stack (pond)*".
 - 7. In Subsection (d) delete "*Western Co-operative Fertilizers Limited's (WCFL)*", and replace with "*fertilizer*".
 - 8. In Subsection (e) delete "*WCFL*".

9. In Subsection (e.1) delete “Western Co-operative Fertilizers Limited anhydrous ammonia transfer terminal (flare stack) and phosphogypsum stacks (ponds)”, and replace with “anhydrous ammonia transfer terminal (flare stack) and phosphogypsum stack (pond)”.

(m) In the “Supporting Information” section:

1. In the “TABLE OF CONTENTS”, Section 7.4.3, delete “Western Co-operative Fertilizers Limited (WCFL) Phosphogypsum Ponds” and replace with “Phosphogypsum Pond”.
2. Delete the existing Map 11 entitled “Natural Features” and replace with the revised Map 11 entitled “Natural Features”, attached hereto as Schedule J.
3. Delete the existing Map 12 entitled “Land Ownership (Major Land Owners)” and replace with the revised Map 12 entitled “Land Ownership (Major Land Owners)”, attached hereto as Schedule K.
4. In Section 5.3, the first paragraph, delete “WCFL plant and associated phosphogypsum stacks” and replace with “fertilizer plant and associated phosphogypsum stack”.
5. Delete the existing Map 13 entitled “Existing Land Use” and replace with revised Map 13 entitled “Existing Land Use”, attached hereto as Schedule L.
6. Delete the existing Map 14 entitled “Policy Context” and replace with the revised Map 14 entitled “Policy Context”, attached hereto as Schedule M.
7. Delete the existing Map 15 entitled “Tri-Party Agreement” and replace with the revised Map 15 entitled “Tri-Party Agreement”, attached hereto as Schedule N.
8. In Subsection 6.12 (c) delete “Western Co-operative Fertilizers Limited’s (WCFL)” and replace with “the”.
9. In Subsection 6.12 (d)
 1. In the first paragraph, delete “WCFL” and replace with “ammonia”.
 2. In bullet (i) of the second paragraph, delete “(the WCFL main plant)”.
 3. In the third paragraph, delete “WCFL’s”.
10. Delete the existing Map 16 entitled “Development Constraints” and replace with the revised Map 16 entitled “Development Constraints”, attached hereto as Schedule O.

11. In Subsection 7.4.3:

1. Delete the heading "Western Co-operative Fertilizers Limited (WCFL) Phosphogypsum Ponds" and replace with "Phosphogypsum Pond".
2. In the first paragraph, delete "large tailing piles or stacks of waste gypsum, a by-product called phosphogypsum, have" and replace with "a large tailings pile, or stake of waste gypsum, a by-product called phosphogypsum, has".
3. In the second paragraph, delete "Western Co-operative Fertilizers Limited (WCFL)" and replace with "the fertilizer".
4. In the third bullet of the second paragraph, delete "two phosphogypsum stacks" and replace with "a phosphogypsum stack".
5. In the third paragraph, delete the following:

"there are two phosphogypsum stacks owned by WCFL. Since the phosphate production facilities have been mothballed, the two phosphogypsum stacks are not in operation. Concerns have been expressed over the possible impact of radiation emissions from the phosphogypsum stack on adjacent residential areas."

and replace with the following:

"there is one phosphogypsum stack. Since the phosphate production facilities have been mothballed, the phosphogypsum stack is not in operation. Concerns have been expressed over the possible impact of radiation emissions from the phosphogypsum stack on adjacent residential areas."

12. In the ninth paragraph, delete "WCFL's phosphogypsum ponds" and replace with phosphogypsum pond".
13. In the tenth paragraph, delete "Western Co-operative Fertilizers Limited Calgary" and replace with "fertilizer".
14. In the last paragraph, delete the following:

"Western Co-operative Fertilizers Limited's phosphogypsum stacks and adjacent industrial development is necessary. However, appropriate measures will be required to control dust particles at such time as the phosphogypsum ponds are reclaimed by Western Co-operative Fertilizers limited" and replace with "phosphogypsum stack and adjacent industrial development is necessary. However, appropriate measures will be required to control dust particles at such time as the phosphogypsum pond is reclaimed".

3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2015.

READ A SECOND TIME THIS ____ DAY OF _____, 2015.

READ A THIRD TIME THIS ____ DAY OF _____, 2015.

MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.

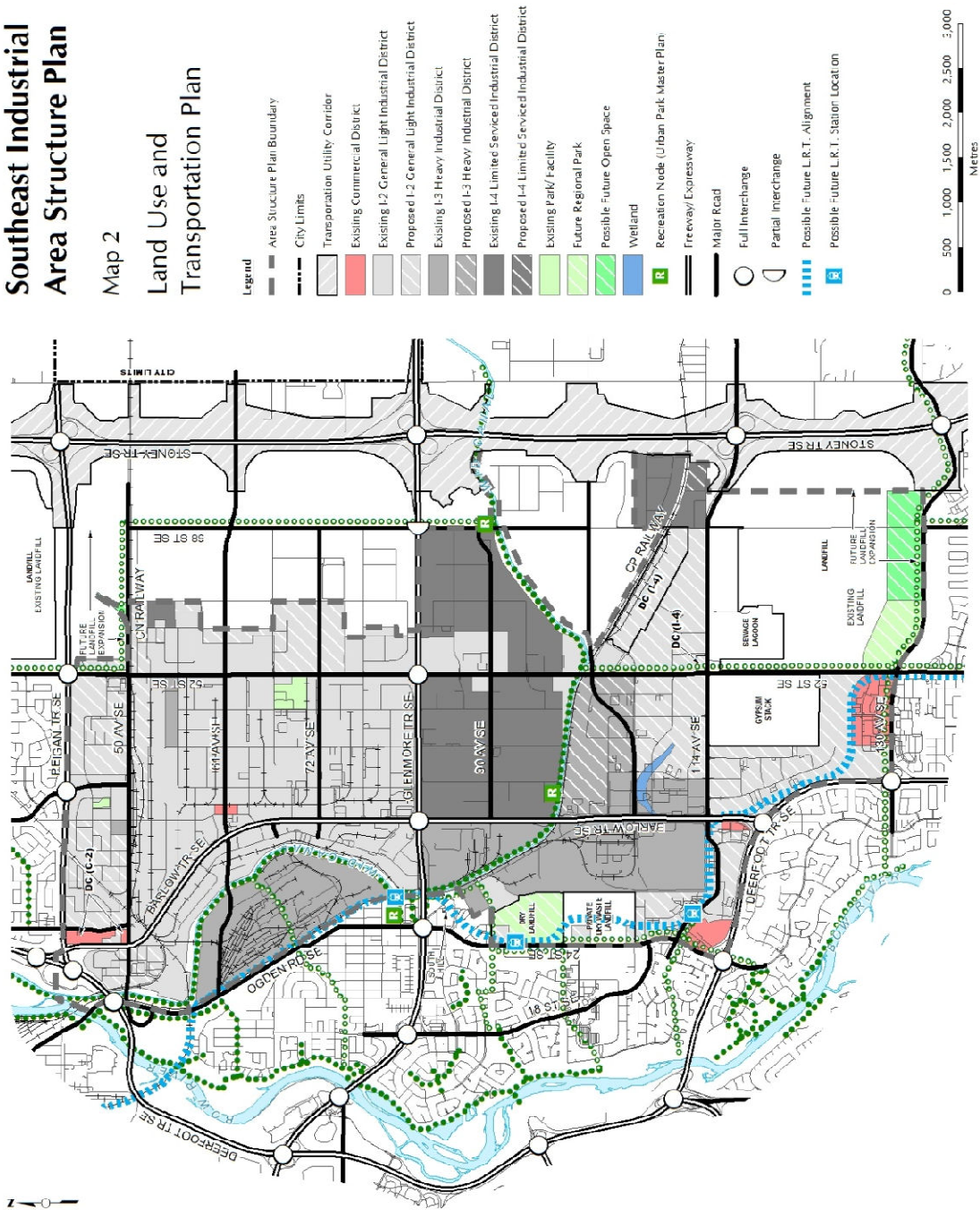
PROPOSED

Schedule A

Southeast Industrial Area Structure Plan

Map 2

Land Use and Transportation Plan



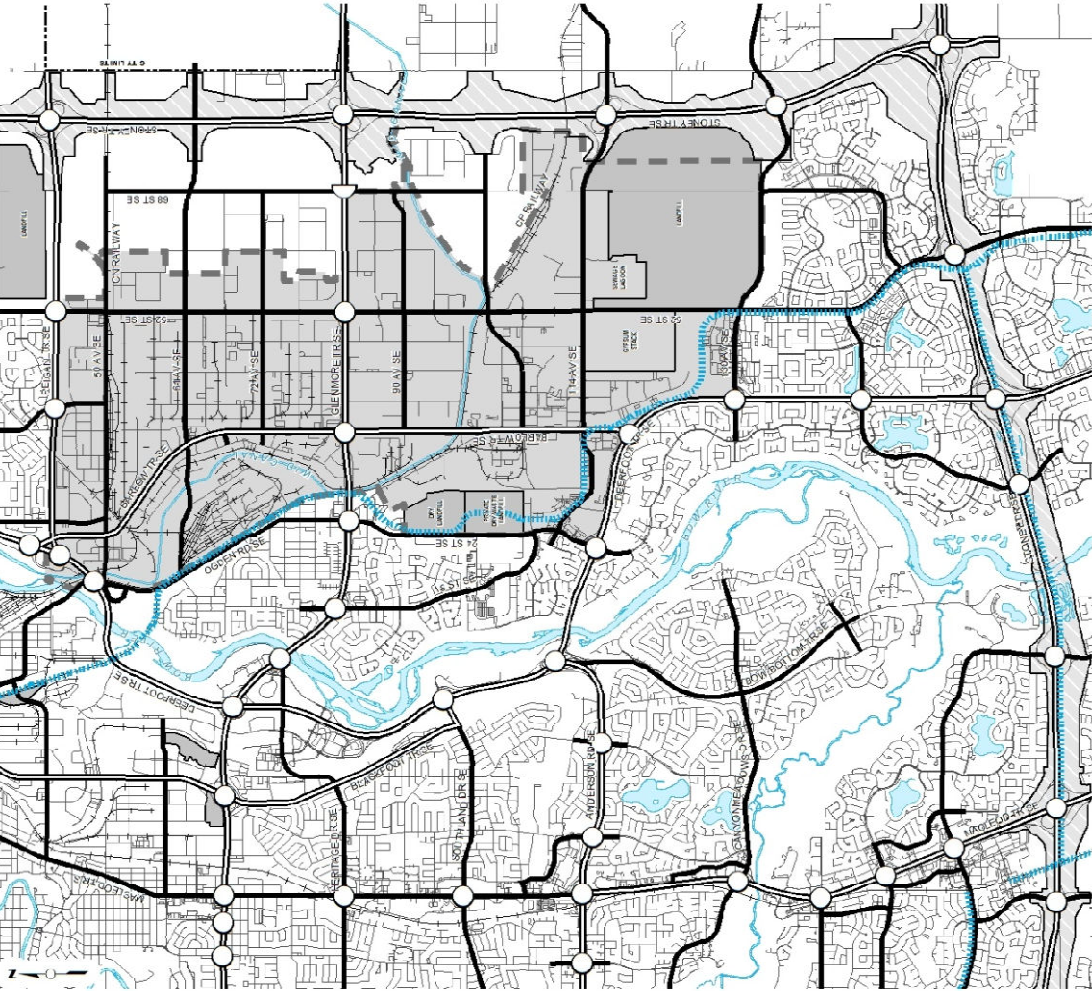
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Schedule B

**Southeast Industrial
Area Structure Plan**

Map 3

Regional Road Network



PROPOSED

Southeast Industrial Area Structure Plan

Dangerous Goods and Truck Routes

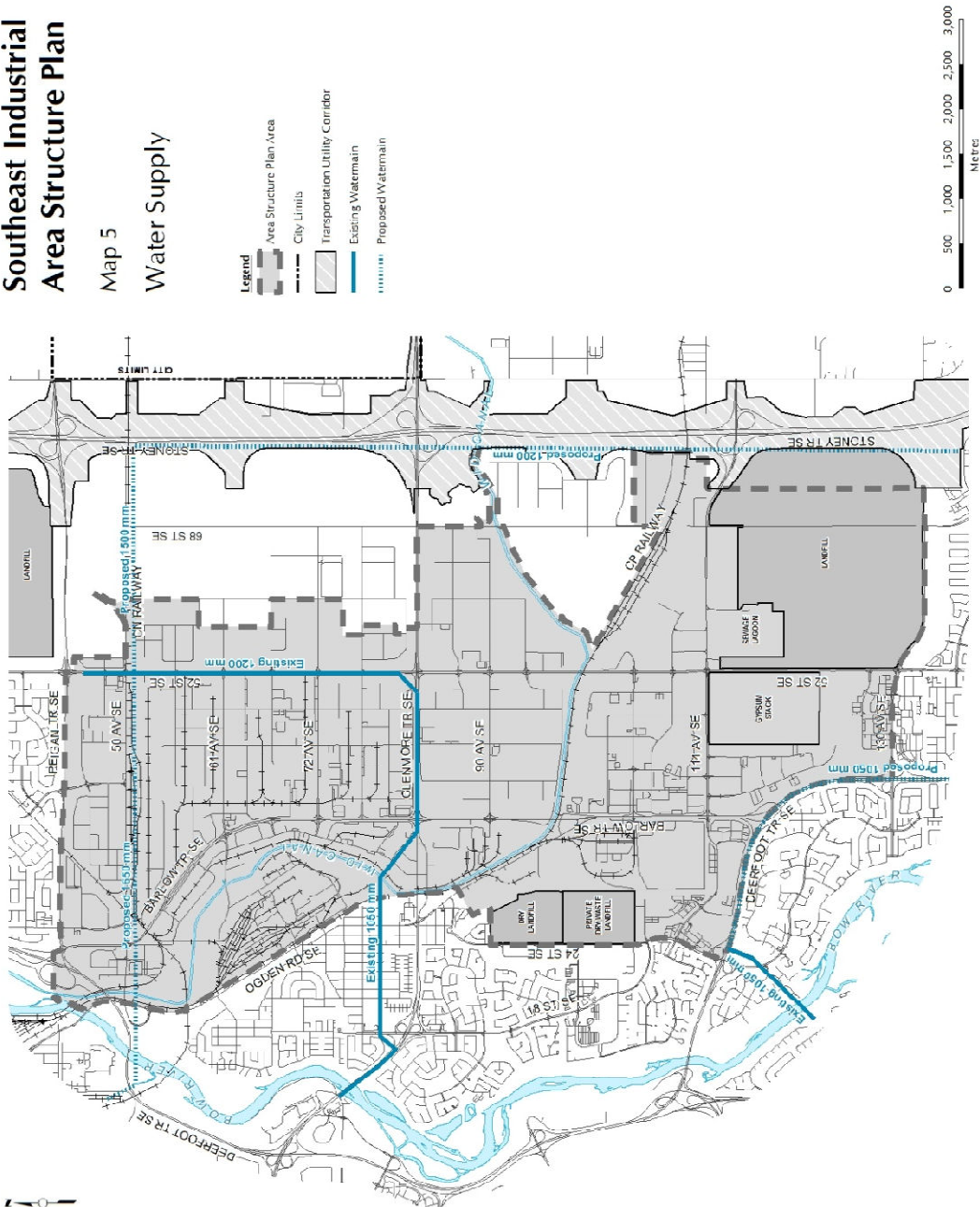


Schedule D



Map 5

Water Supply

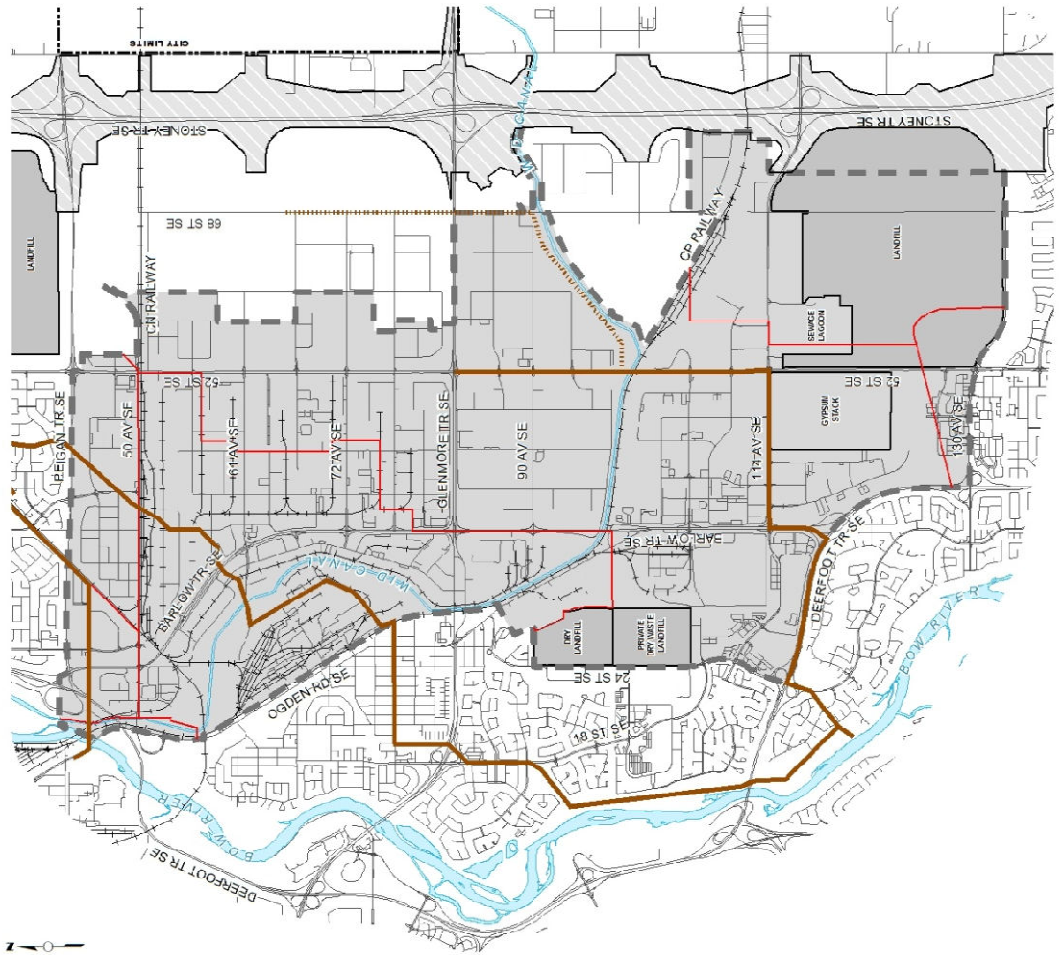


REPOSURE

Schedule E

Southeast Industrial
Area Structure Plan

Map 6
Sanitary Sewer System



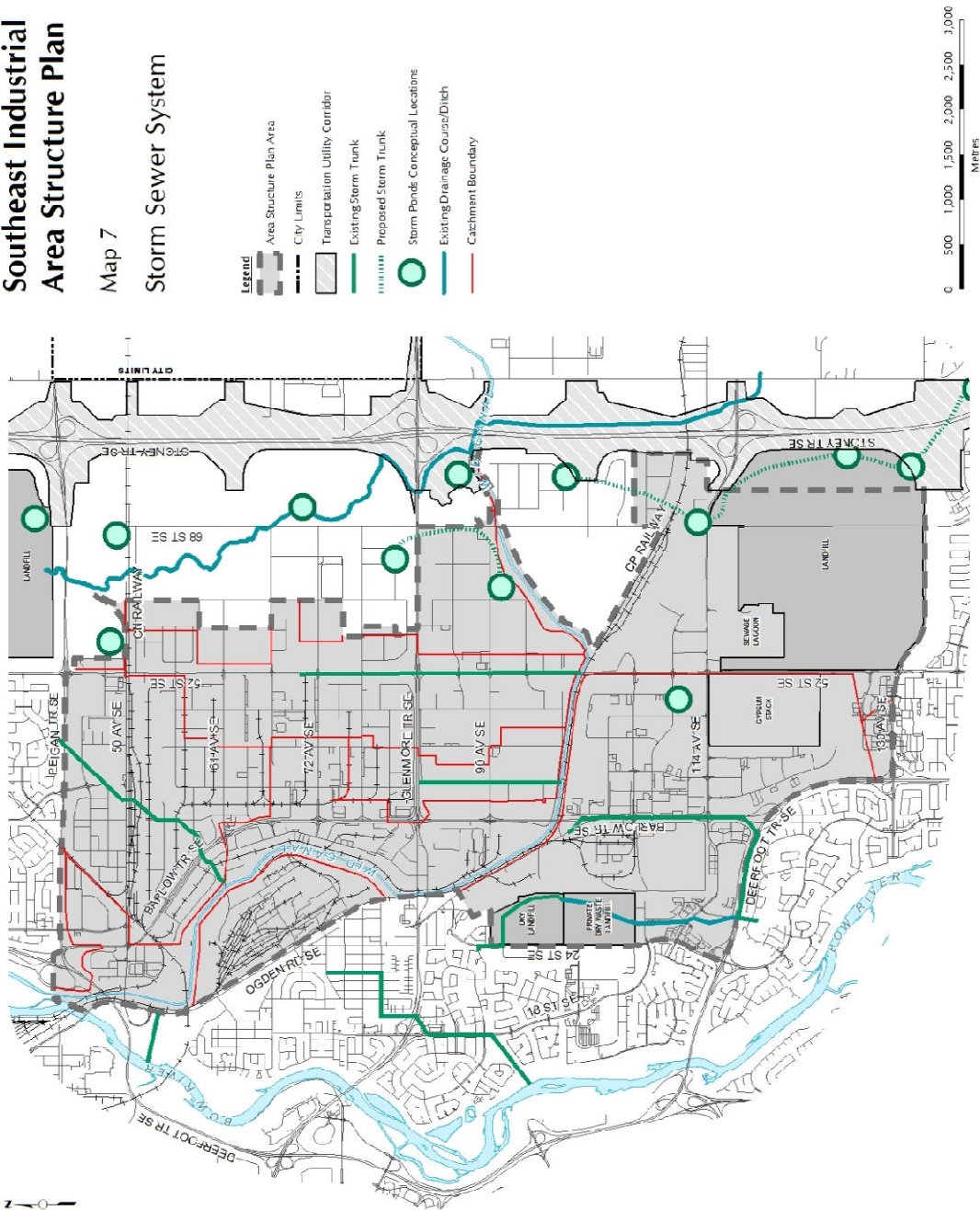
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Schedule F

Southeast Industrial Area Structure Plan

Map 7

Storm Sewer System

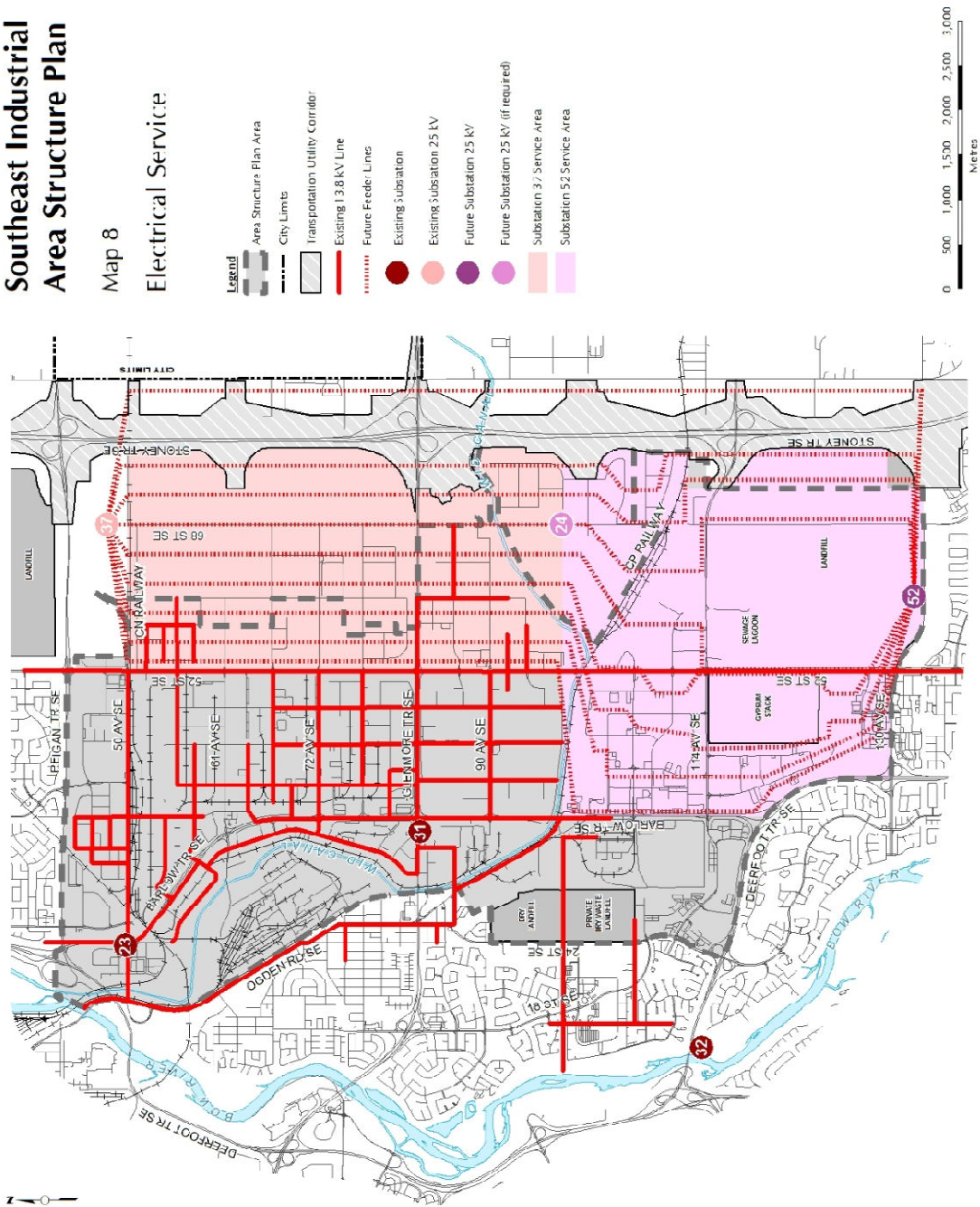


REPOSURE

Schedule G

**Southeast Industrial
Area Structure Plan**

**Map 8
Electrical Service**

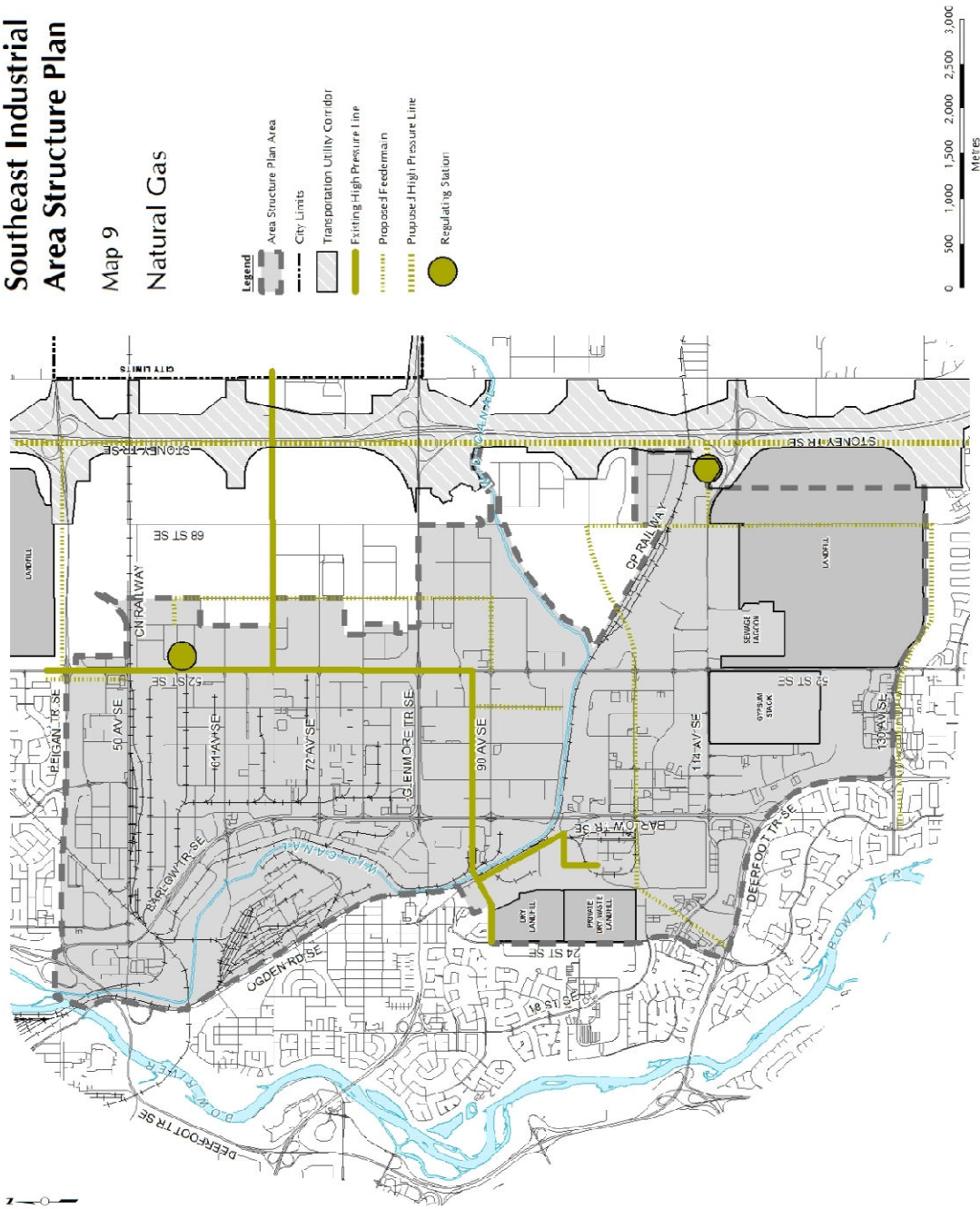


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Schedule H

Southeast Industrial
Area Structure Plan

Map 9
Natural Gas



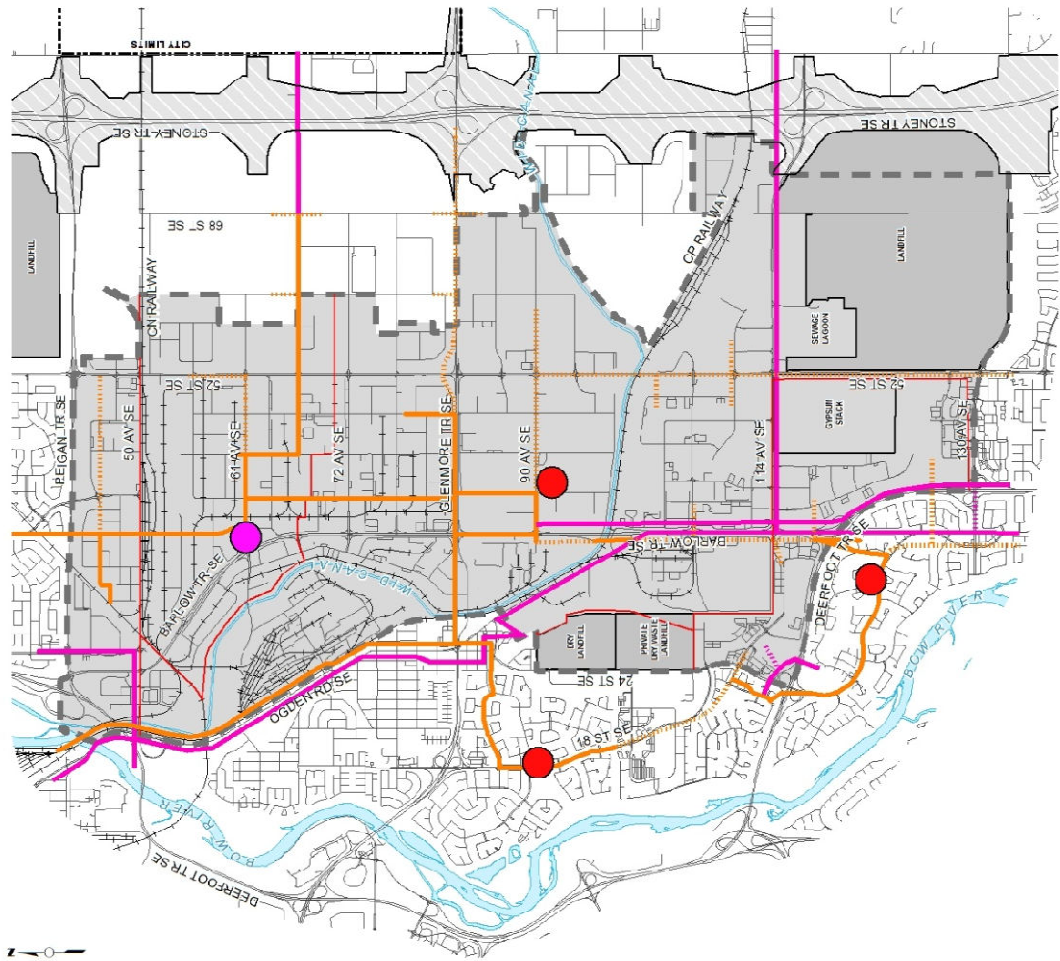
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Schedule I

**Southeast Industrial
Area Structure Plan**

Map 10

**Telephone and
Cable Services**



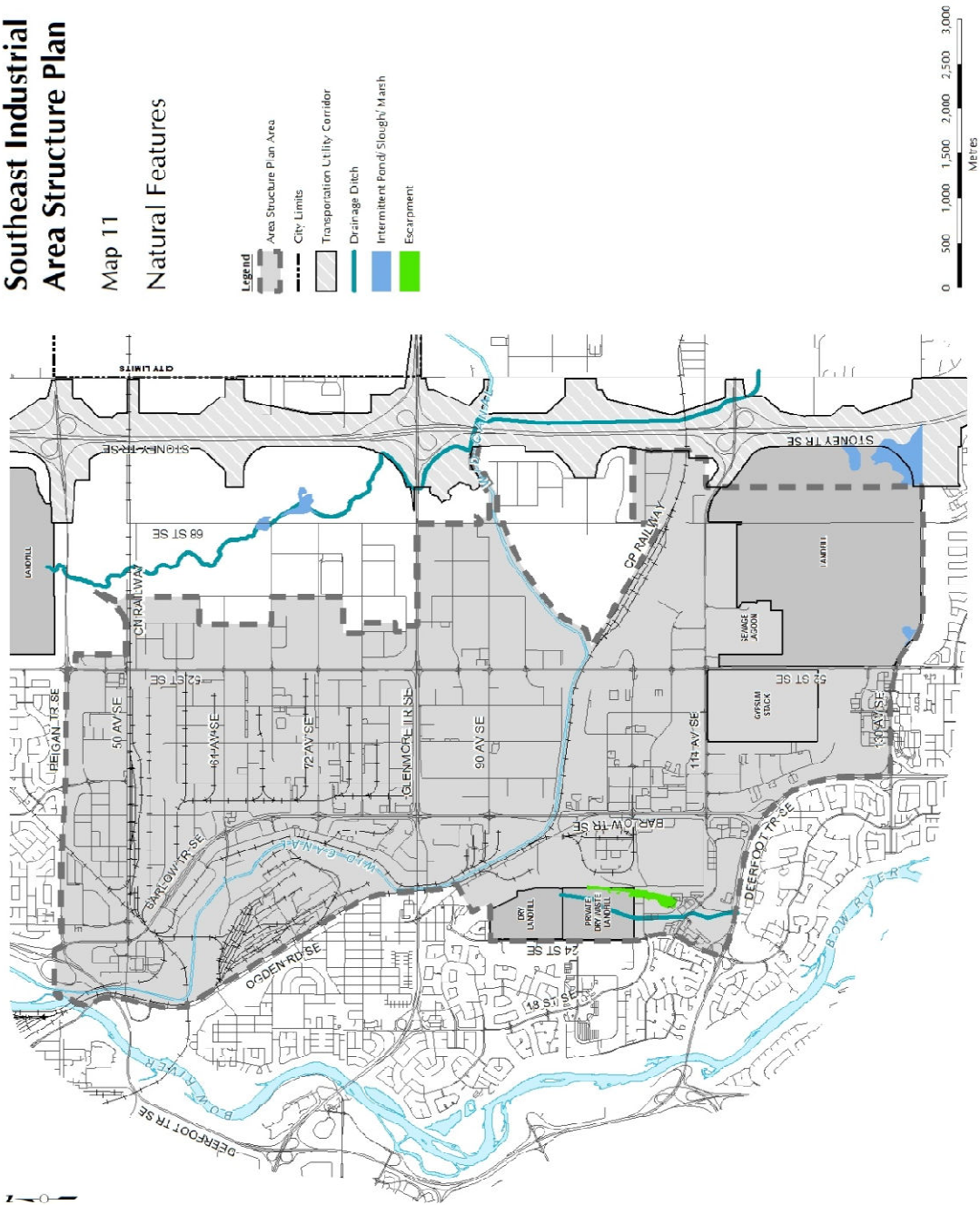
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Schedule J

Southeast Industrial
Area Structure Plan

Map 11

Natural Features



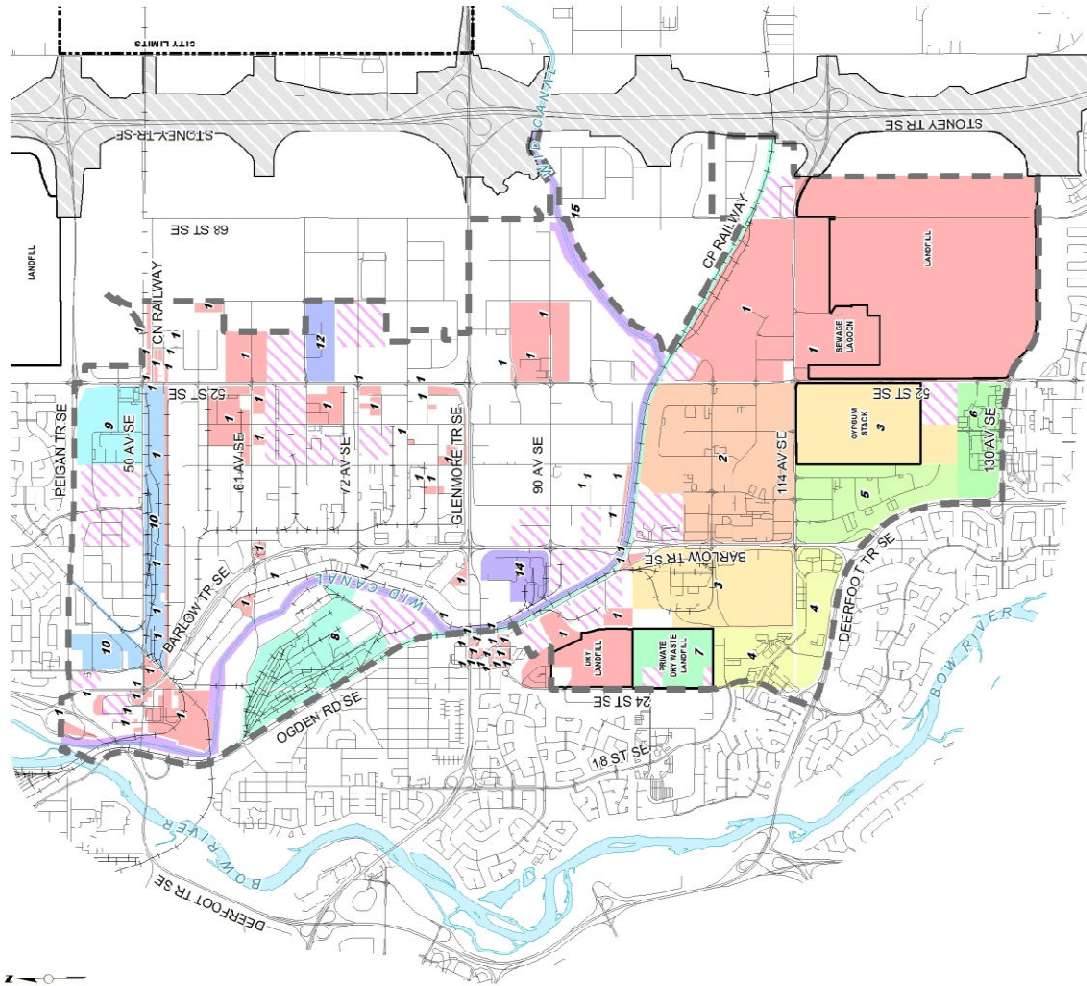
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Schedule K

Southeast Industrial
Area Structure Plan

Map 12

Land Ownership
(Major Land Owners)

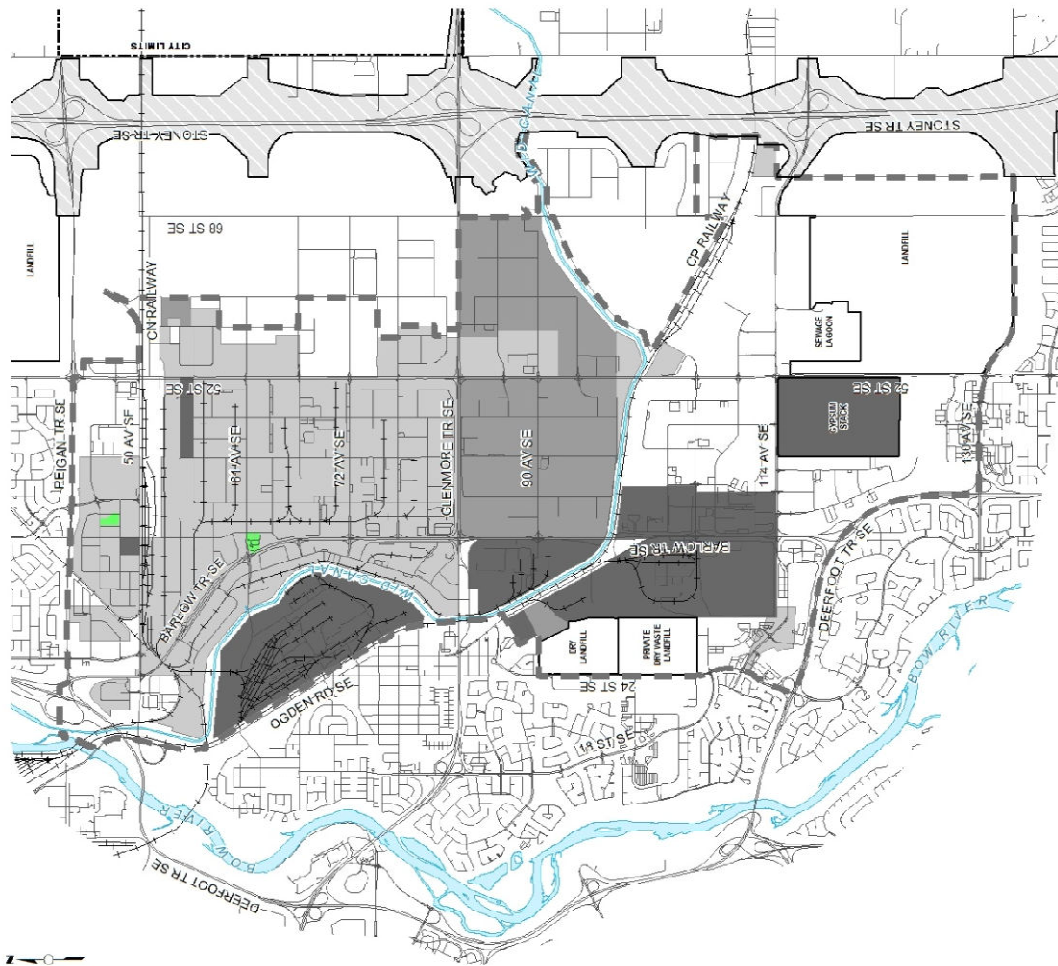


PROPOSED

Schedule L

Southeast Industrial
Area Structure Plan

Map 13
Existing Land Use



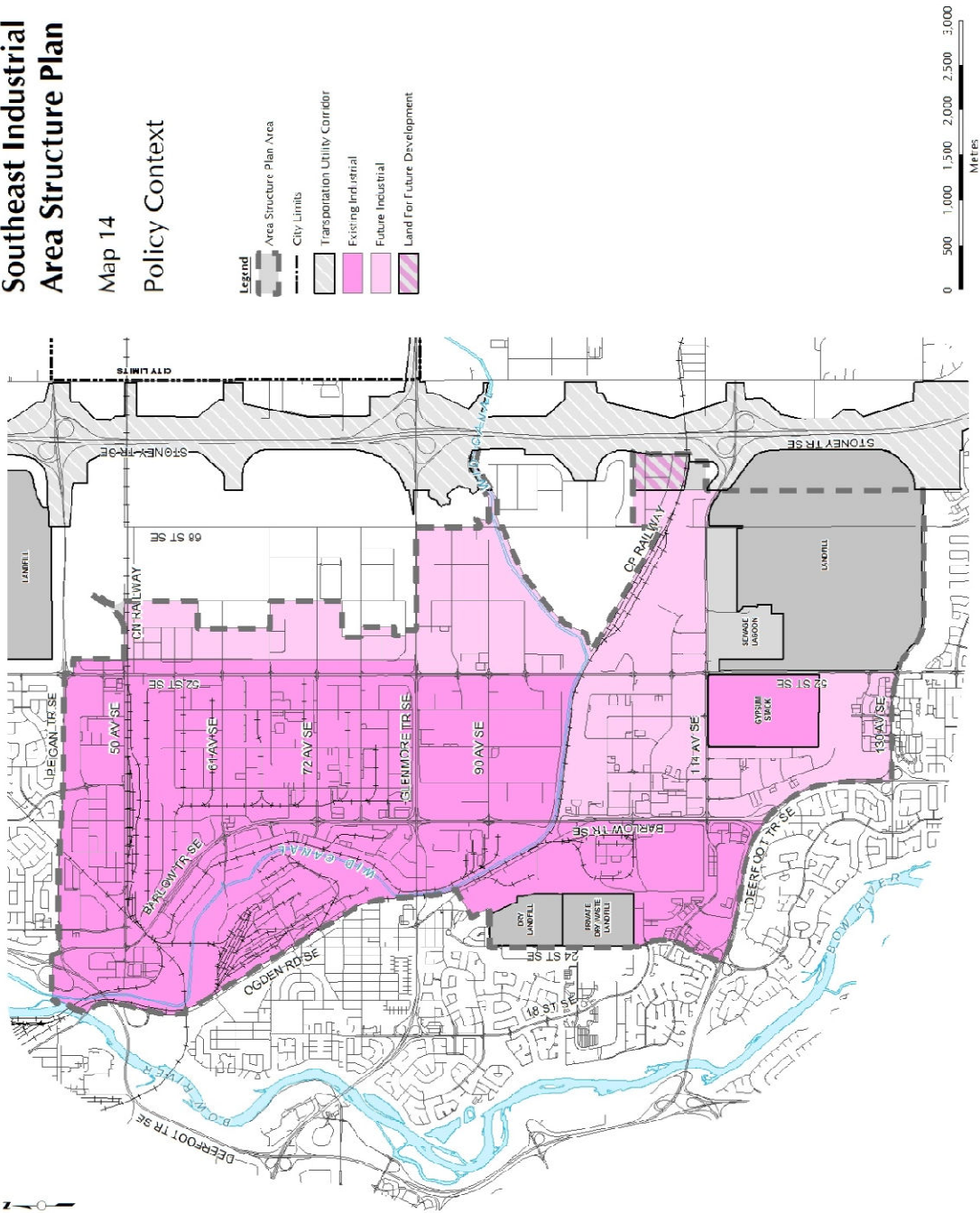
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Schedule M

Southeast Industrial Area Structure Plan

Map 14

Policy Context

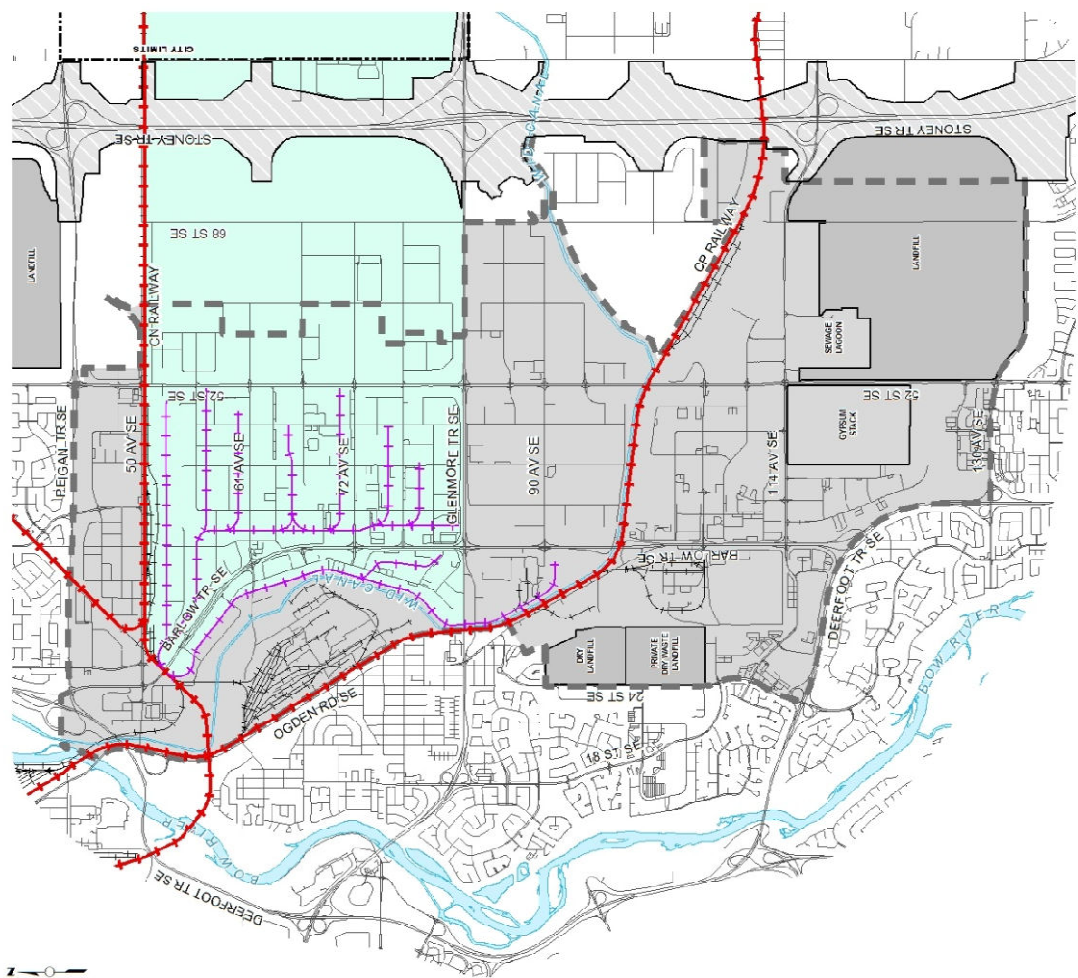


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Schedule N

**Southeast Industrial
Area Structure Plan**

**Map 15
Tri-Party Agreement**



PROPOSED

Schedule O

Southeast Industrial
Area Structure Plan

Map 16

Development Constraints



PROPOSED