

**Land Use Amendment in South Foothills (Ward 12) at 8615 – 44 Street SE  
 LOC2020-0069**

**RECOMMENDATION:**

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 3.85 hectares ± (9.51 acres ±) located at 8615 – 44 Street SE (Plan 4553AB, Block 2, Lots 7 and 8) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Waste Storage Site, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This application seeks to redesignate the subject property to a Direct Control (DC) District to allow for the additional discretionary use of Waste Storage Site.
- The proposal allows for an additional use that is appropriate within the context of the area, enables an increase in the capacity of an existing industrial site to provide new services, and is keeping with the relevant policies of the *Municipal Development Plan* (MDP) and the *Southeast Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will enable the development of a dewatering facility, which will support the operation of hydrovac excavation trucks.
- Why does this matter? The proposal supports a service that is used during the excavation and maintenance of deep utilities that allow other city-wide uses to continue operating.
- **A development permit has been submitted and is currently under review.**
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A healthy and green city.

**DISCUSSION**

This land use amendment application was submitted on 2020 May 13 by Rick Balbi Architect Ltd. on behalf of the landowner, Bow Valley Farms Inc. The 3.85 hectare (9.51 acre) site is located in the South Foothills Industrial Area in the southeast quadrant of the city. The subject site is partially developed with an existing office/warehouse building on the eastern side of the parcel that is intended to be retained.

The proposed Direct Control (DC) District (Attachment 2) is based on the site's existing designation of Industrial – General (I-G) District and would allow for the additional discretionary use of Waste Storage Site. As indicated in the Applicant Submission (Attachment 3), the additional proposed storage structures are intended to receive clean, non-hazardous slurry from construction sites, followed by mechanical manipulation and evaporation to separate water from soil. Separation and evaporation may occur within or outside of a structure, and materials may be stored on site before being shipped to an Alberta Environment and Parks approved waste management facility.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

Planning & Development Services Report to  
Calgary Planning Commission  
2022 September 15

ISC: UNRESTRICTED  
Corrected CPC2022-0888  
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**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with public stakeholders and the respective community association was appropriate. The applicant reached out to adjacent landowners and heard concerns about the creation of a waste management facility setback but no concerns about the hydrovac facility itself. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site and published online. Notification letters were sent to adjacent landowners.

There is no community association in this area.

Two letters of opposition from the public were received in response to the initial circulation. Reasons for opposition are summarized below:

- proximity to existing or future food establishments;
- proposed use is incompatible with industrial uses;
- noise and odour nuisances;
- neighbouring employee health and well-being;
- concerns over the potential for contaminants leaching into soil; and
- negative impact on land value.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal allows for an additional use that is compatible with the surrounding industrial uses. Recent changes to the *Provincial Subdivision and Development Regulation* have removed all restrictions on food establishments in proximity to waste management facilities, addressing the concerns listed above which were received prior to the regulation change.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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**IMPLICATIONS**

**Social**

This proposal may support surrounding uses and amenities while introducing additional services for the greater area. Expanding the available uses may result in an increase in available jobs for Calgarians.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

This application would allow the expansion of an industrial development on the subject parcel by allowing for an additional use. The proposal would also make more efficient use of existing infrastructure and services.

**Service and Financial Implications**

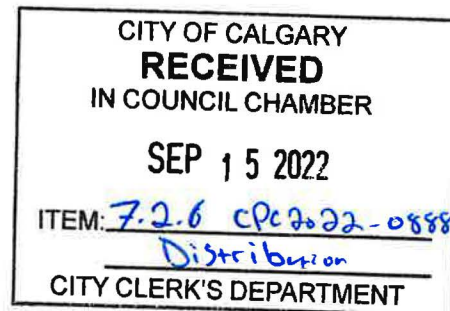
No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary



**Department Circulation**

General Manager (Name)	Department	Approve/Consult/Inform