

**POLICY AMENDMENT AND LAND USE AMENDMENT
SHEPARD INDUSTRIAL (WARD 12)
24 STREET SE AND QUARRY PARK BOULEVARD SE
BYLAWS 8P2015 AND 31D2015**

MAP 16SE

EXECUTIVE SUMMARY

This land use application proposes the redesignation of a ± 46.69 hectare (± 115.4 acre) site comprised of three parcels in Shepard Industrial in the city's southeast. The proposal seeks redesignation of a portion of the largest parcel and two smaller parcels from their Special Purpose – Future Urban Development (S-FUD) District designation to a DC Direct Control District based on S-FUD to:

- 1) Recognize and allow land use certainty for the existing approved Dry Waste Disposal Facility (Class III Landfill) that currently operates on the largest parcel;
- 2) Allow for potential expansion of a Dry Waste Disposal and Treatment Facility and/or Materials Recovery Facility uses on the two smaller parcels located in the southeast portion of the site;
- 3) Establish maximum development permit approval time limits for the two aforementioned uses (whereby their active operations may cease or be restricted in conjunction with future redevelopment including, but not limited to public transit infrastructure); and
- 4) Allow for select additional discretionary uses including a Natural Area, Park and Tree Farm that may be viable uses for the existing Dry Waste Disposal Facility in post-closure care or as alternate uses if expansion of a Dry Waste Disposal and Treatment Facility or a Materials Recovery Facility on the site is not realised.

A minor amendment to the Southeast Industrial Area Structure Plan is also required in support of this proposal.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 January 15

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 8P2015 and 31D2015; and

1. **ADOPT** the proposed amendments to the Southeast Industrial Area Structure Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 8P2015.

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3. **ADOPT** the proposed redesignation of 46.69 hectares \pm (115.4 acres \pm) located at 9908, 9908R – 24 Street SE, and 2880R – 107 Avenue SE (Portion of NW 1/4 Section 16-23-29-4; Plan RW543, RLY, 23) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate a Dry Waste Disposal and Treatment Facility, Materials Recovery Facility, Natural Area, Park and Tree Farm, in accordance with Administration's recommendation, as amended; and
4. Give three readings to the proposed Bylaw 31D2015.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with applicable City policies and would allow the operator of the existing Dry Waste Disposal Facility to pursue any other additional Municipal and/or Provincial permits that may be required for a proposed expansion of a Dry Waste Disposal and Treatment Facility and/or Materials Recovery Facility use on the balance of the lands comprising the site. However, it should be noted that while this land use would allow for these aforementioned uses to be considered, it does not constitute a development approval.

Given the nature of the landfill related uses, and the site's proximity to the alignment of the future Green Line Southeast Transitway, the proposed land use district allows for both additional viable uses (if a Dry Waste Disposal and Treatment Facility or Materials Recovery facility is not realized) and the provision for development approval time limits to ensure the option of ceasing such operations, if and when deemed appropriate as the surrounding area redevelops.

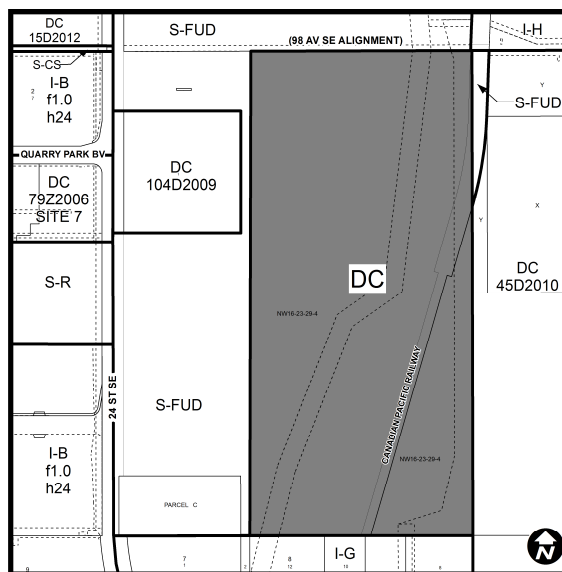
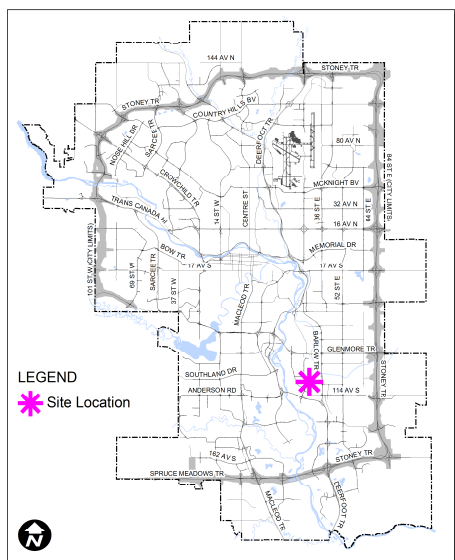
ATTACHMENTS

1. Proposed Bylaw 8P2015
2. Proposed Bylaw 31D2015

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Southeast Industrial Area Structure Plan as contained in APPENDIX II of this report.

Moved by: S. Keating

Carried: 7 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 46.69 hectares \pm (115.4 acres \pm) located at 9908, 9908R – 24 Street SE, and 2880R – 107 Avenue SE (Portion of NW 1/4 Section 16-23-29-4; Plan RW543, RLY, 23) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate a Dry Waste Disposal and Treatment Facility, Materials Recovery Facility, Natural Area, Park and Tree Farm with guidelines (APPENDIX III).

Moved by: S. Keating

Carried: 7 – 0

2015 January 15

AMENDMENT: Amend DC Guideline “8(1)” to read “Subject to subsection (2) a development permit for a Dry Waste Disposal and Treatment Facility or a Materials Recovery Facility must not be issued for a term extending beyond 2034 December 31.”

Moved by: J. Gondek

Carried: 5 – 2

Opposed: G. Morrow and M. Tita

AMENDMENT: Amend DC Guideline “8(2)” to read “After 2034 December 31, a development permit for a Dry Waste Disposal and Treatment Facility or a Materials Recovery Facility must not be issued for any term exceeding five (5) years.”

Moved by: J. Gondek

Carried: 6 – 1

Opposed: M. Tita

Reasons for Approval from Mr. Friesen:

- I believe it is a good idea to coordinate land use with existing leases and approvals.

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Applicant:

Citytrend

Landowner:

594943 Alberta Ltd (Lorne Paperny)
594962 Alberta Ltd (Kevin Libin, Mark Zivot)

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	N/A
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	7
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	8
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	Yes	11
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	12
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	Yes	12
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	12
Public Engagement <i>Were major comments received from the circulation</i>	No	13

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located in Shepard Industrial in the city's southeast. The site consists of three existing S-FUD designated parcels and the proposal seeks redesignation of a portion of the largest parcel and the entirety of the two smaller parcels all of which are currently designated as S-FUD. Since 1994, a privately owned and operated dry waste disposal facility with Provincial approval as a Class III Landfill has operated on the largest parcel. The two smaller parcels that make up the south-eastern portion of the site do not have any municipal permits in place.

All of the parcels are owned by two numbered companies and leased to ECCO Recycling and Energy Corporation (ECCO). ECCO owns of the adjacent parcel to the west of the site where their Construction and Demolition Materials Recovery Facility and administrative offices exist. One of ECCO's business objectives is to convert waste into usable products. This is achieved by the identification and acceptance of construction, demolition and manufacturing non-hazardous dry waste; determination of all products that can be recycled from this waste; recycling and sale of these products; and finally, storage any residuals in the landfill for later processing if and when feasible. As such, ECCO's current operations take place and are dependent upon facilities on the parcel under their ownership and the three parcels subject to this application.

The site is located in a predominantly industrial setting. The City owned Ogden Landfill which is a Class III landfill in post-closure care exists to the north with an S-FUD district land use designation. Rugby fields and the Calgary Rugby Union clubhouse exist on the north-eastern portion of these lands. Lands to the east of the site are owned by Western Cooperative Fertilizers Limited with a direct control district designation based on the Industrial – Heavy (I-H) District with the additional use of a fertilizer plant. Smaller scale light industrial developments on lands with Industrial – General (I-G) District designations exist to the south of the site.

The two western portions of the largest parcel that are not subject to this redesignation application are located adjacent to 24 Street SE. The northern portion is utilised for site access. The southern portion contains areas associated with the approved Dry Waste Disposal Facility and an area for recreational and passenger vehicle storage which was approved by a change of use development permit in 2011.

Quarry Park exists to the west of 24 Street SE and consists of medium scale commercial office developments, retail and consumer services, an approved City recreational facility, open space and a residential component at its western periphery. The residential community of Riverbend exists to the north and Douglasglen to the south.

The Green Line Southeast Transitway future LRT alignment is currently proposed across the largest parcel subject to this application with the proposed location of the Quarry Park LRT Station on the adjacent parcel (APPENDIX XIX).

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LAND USE DISTRICTS

The proposed land use is a direct control district based on the S-FUD district with the additional discretionary uses of a: Dry Waste Disposal and Treatment Facility, Materials Recovery Facility, Natural Area, Park and Tree Farm.

As identified in the Applicant's submission statement (APPENDIX I), the purpose of this land use proposal is to.

- 1) To bring the existing approved Dry Waste Disposal Facility (Class III Landfill) in conformance with the Land Use Bylaw as a listed discretionary use within the proposed direct control district allowing land use certainty. Although there is an approved development permit in place for this use, a Dry Waste Disposal Facility is not a listed use under the current S-FUD district and is only considered a discretionary use as it was being carried on pursuant to a development permit issued by the City at the time of the effective date of Land Use Bylaw 1P2007. As such, if the use is discontinued for six consecutive months or more it ceases to be considered as a discretionary use.
- 2) To allow for an expansion of the existing Dry Waste Disposal Facility use (now proposed Dry Waste Disposal and Treatment Facility use) to be considered on the site's two smaller south-eastern parcels via a development permit and Provincial approvals process. And;
- 3) To allow for Materials Recovery Facility uses throughout the site. The activities associated with this use are anticipated to be similar to ECCO's Construction and Demolition Materials Recovery Facility use activities on their adjacent parcel where non-hazardous, non-organic inert waste materials are received, sorted, stockpiled, processed by crushing, grinding, compacting and similar processes and/or packaged to end user manufacturers.

In order to meet these immediate land use objectives as well as longer term objectives for these lands and the area as a whole the following elements have been incorporated in the proposed direct control district's design:

- 1) Redesignation of only the eastern portion of the largest parcel municipally known as 9908 - 24 Street SE. The proposed future LRT alignment is anticipated to bisect this parcel with a north/south alignment with the proposed location of the Quarry Park LRT station on the adjacent ECCO owned parcel. As such, the proposed area for redesignation respects this future anticipated LRT alignment and would only allow for the proposed uses to occur east of the proposed alignment further away from developments in Quarry Park, Riverdale and Douglasglenn to the west.
- 2) Definitions for the uses of Dry Waste Disposal and Treatment Facility and Materials Recovery Facility. In recognition of the site's proximity to developments in Quarry Park, surrounding residential communities and future LRT and transit oriented

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development opportunities in the area, operations will be limited to only allowing for inert materials in their common form to be received at this facility and that only a Class III Landfill be considered.

- 3) Incorporation of maximum development permit approval time limits for the Dry Waste Disposal and Treatment Facility and Materials Recovery Facility uses. These uses may only be approved initially to 2026 December 31, with three year maximum approvals thereafter. This timeline is consistent with maximum approval timelines associated with the adjacent ECCO owned parcel and is intended to reflect the desired temporal nature of these uses and their ultimate active termination in conjunction with anticipated timing of future LRT redevelopment in the area; and
- 4) Incorporation of additional alternative discretionary uses for the site which may be appropriate if a Dry Waste Disposal and Treatment Facility or a Materials Recovery Facility expansion of these uses is not viable or once Dry Waste Disposal and Treatment Facility uses and/or Materials Recovery uses have ceased and the site is in post-closure care and monitoring.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (Statutory - 2009)

The site is located within an area identified as a Standard Industrial Area in the MDP (Map 1: Urban Structure). Standard Industrial Areas are existing planned industrial areas that contain a mix of industrial uses at varying intensities. As these areas offer considerable capacity for a broad range of industrial uses, as redevelopment occurs, the MDP encourages the overall maintenance and retention of their industrial character. While uses that support the industrial function of these areas and that cater to the day-to-day needs of area businesses and their employees may also be supported, the encroachment of non-industrial uses including residential, office and retail uses is discouraged (Section 3.7.1).

Lands to the south of the site are identified as an Industrial – Employee Intensive Area. These areas are intended to allow for manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations and that require access to the Primary Transit Network. While these areas should contain predominantly industrial uses, other uses that support industrial functions may also be allowed. These areas may emerge as part of redevelopment and intensification of Standard Industrial Areas at transit stops and along corridors served by the Primary Transit Network (Section 3.7.2).

The lands to the west of the site across 24 Street SE, commonly known as Quarry Park are identified as a Community Activity Centre (CAC). CAC's are areas that are typically located central to a number of residential communities or business areas, on a moderately sized land base, often on current shopping centre sites or around a specific employment area. CAC's may be located at transit stations or stops on the Primary Transit Network and may accommodate a broad mix of uses. CAC's are appropriate locations for a mix of medium and higher density

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employment and residential uses as well as retail, recreation facilities, sport, cultural facilities, open space and community and protective services that support concentrations of jobs and population (Section 3.3.3).

While the site's location, proposed uses and design of the direct control district is believed to be compatible and appropriate within a Standard Industrial Area; any future planning and development on the site should take into consideration the MDP's various objectives for this part of the city.

Southeast Industrial Area Structure Plan (ASP) (Statutory - 1996)

The Southeast Industrial ASP already identifies the majority of the site as a Private Dry Waste Landfill which is in alignment with the existing approved 1994 development permit. The southeast portions of the site not identified as a Private Dry Waste Landfill are identified as an Existing I-3 Heavy Industrial District (Map 2: Land Use and Transportation Plan). In general, this ASP recognizes the area's overall ability to accommodate a range of heavy and light industrial uses including landfills. With respect to land use planning in proximity to landfill sites and their associated development setback requirements, the ASP utilises the Municipal Government Act's Subdivision and Development Regulations for direction. The ASP recognizes a future LRT alignment and potential LRT station locations in proximity to the site as well as a regional pathway connection located along 24 Street SE.

Minor textual and map amendments to the ASP are required in support of this proposal. As identified in APPENDIX II of this report, the majority of the amendments include a minor enlargement of the area identified as a 'Private Dry Waste Landfill' on the maps throughout the ASP. A minor Administrative housekeeping amendment to the mapping has also been incorporated to modify the plan area boundary by removing certain lands in proximity to 68 Street SE and the Transportation Utility Corridor which are now under the purview of the Southeast 68 Street Industrial Area Structure Plan.

Barlow Area Structure Plan (ASP) (Statutory 1980)

While the site is not within this ASP's plan area, its boundary is located adjacent to the site along 24 Street SE. The ASP identifies the lands to the west of the site, across 24 Street SE, commonly known as Quarry Park to be suitable for high standard office park/light industrial and commercial development and for park space and public recreation facilities.

Transit Oriented Development Guidelines (Non-Statutory 2004)

The Transit Oriented Development Policy Guidelines are intended to provide direction for the development of areas typically within 600 metres of a Transit Station - an existing LRT station or BRT station where an LRT station will eventually develop. This type of development is intended to create higher density, walkable, mixed-use environments within station areas to optimize use of existing transit infrastructure, create mobility options for citizens, and benefit local communities and city-wide transit riders alike. Six key policy objectives for these areas are: to ensure transit supportive land uses, increase density around transit stations, create pedestrian

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oriented design, make each station a place, manage parking, bus and vehicle traffic and plan in context with local communities.

Where amendments to an ARP or ASP are proposed, the Transit Oriented Policy Guidelines (and Transit Oriented Development Best Practices Handbook) should be utilised to help to define new land use objectives for that plan and provide guidance to evaluate the merits of the amendment from a Transit Oriented Development perspective (Application of TOD Policy Guidelines p.6).

As the future Green Line Southeast Transitway alignment and proposed Quarry Park LRT Station are anticipated to be located along or in close proximity to the site, detailed transit oriented development planning for the area is warranted and may ultimately inform future amendments to the local area plan. While certain uses will not (or may never) be allowed on the site or in proximity to the site due to landfill setback restrictions, efforts to limit non-transit supportive uses from locating in immediate proximity to a station area where there will likely be greater pedestrian activity and bus traffic should still be aspired to. Non-transit supportive uses may, however, be considered towards the edge of a station planning area where higher intensity uses may not be feasible, or as part of a larger comprehensive transit-supportive development. Irrespective, a key TOD guideline is that future development in station areas should provide services and amenities needed by local communities.

Municipal Government Act (MGA) – Subdivision and Development Regulations (AR43/2002 – 89/2013)

The MGA's Subdivision and Development Regulations restricts schools, hospitals, food establishments and or residential uses within certain minimum setback distances from the disposal and working areas of landfill and waste sites. As such, a subdivision authority shall not approve an application for subdivision or development for school, hospital, food establishment or residential use if the application would result in the creation of a building or building site for any of those uses within 450 metres of the working area of an operating landfill and within 300 metres of the disposal area of an operating or non-operating landfill.

Furthermore, a subdivision authority shall not approve an application for subdivision, and a development authority shall not issue a permit, for the purposes of developing a landfill, hazardous waste management facility or storage site unless the working area of a landfill is situated at least 450 metres and the disposal area of a landfill is situated at least 300 metres from the property line of a school, hospital, food establishment or residence or a building site proposed for a school, hospital, food establishment or residence.

A detailed review of existing uses within the expanded setback area will be completed at the development permit stage. From an initial analysis, an expanded setback will not capture additional parcels, only encroach further into parcels already affected by the 450 metres setback from the existing working landfill.

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Environmental Protection and Enhancement Act – Waste Control Regulation AR 192/1996 – 62/2013)

The Waste Control Regulation provides specific definitions and regulations for waste management. The existing Dry Waste Disposal Facility on the site is classified as and has approval as a Class III Landfill. A 'Class III Landfill' means a landfill for the disposal of inert waste. Inert waste, as defined in the regulations is solid waste that, when disposed of in a landfill or re-used, is not reasonably expected to undergo physical, chemical or biological changes to such extent as to produce substance that may cause an adverse effect, and includes, but is not limited to, demolition debris, concrete, asphalt, glass, ceramic materials, scrap metal and dry timber or wood that has not been chemically treated.

The direct control district's use definition of a Dry Waste Disposal and Treatment Facility was designed specifically to ensure that only inert waste may be collected or disposed and treated on the site. Rationale for this design was that it would be consistent with the approved Dry Waste Disposal Facility's Class III Landfill classification and that it would limit the ability for Class I or Class II landfills to be considered on the site.

Standards for Landfills in Alberta (Alberta Environment and Water - 2010)

The Alberta Standards for Landfills apply to disposal activities at new landfills, new cells at existing landfills, and lateral expansions at existing landfills and are intended to outline the minimum requirements for development, operation, monitoring, closure and post-closure of Class I, Class II and Class III landfills. The Standards are intended to provide public assurance regarding the protection of groundwater and surface water, and the appropriate management of nuisances associated with landfill development.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment and parking study were not required at this stage. The site is currently accessed via 24 Street SE. A future access in the form of a right-of-way extension or eastern segment of Quarry Park Boulevard SE across the adjacent ECCO owned parcel is currently under review by Administration.

Green Line Southeast Transitway

Between 1987 and 2012, Calgary Transit completed functional planning studies for the future Southeast Light Rail Transit. These studies examined existing transit service, identified the need for LRT based on future demand, and established the future LRT horizontal and vertical alignment, station locations, high-level land requirements and costs.

On 2009 November 30, Council approved a Transportation Department Report to the Special Committee on Land Use, Planning and Transportation (LPT2009-72) which recommended a revised Southeast LRT alignment between 86 Avenue and 107 Avenue SE including a station at Quarry Park Boulevard SE and directed Administration to begin acquiring lands to achieve this

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objective. As identified in APPENDIX XIX, the revised LRT alignment in this area is located parallel and approximately 200 metres to the east of 24 Street SE bisecting the largest parcel subject to this application.

The Southeast LRT Compendium of Functional Planning Studies developed in 2010 and provides detailed drawing sets showing plan and profile views of the current alignment and station details, including those for the future Quarry Park LRT Station.

Transportation Planning has established a project team to conduct detailed planning and development for this future line. It is anticipated that detailed station area planning work for Quarry Park will begin in 2015 and may include a public engagement component and investigation of potential re-alignments. It is anticipated that a stage 1 Busway associated with the line may be completed in 2021 with LRT conversion along the entire line possibly by 2035.

UTILITIES & SERVICING

While the site is not serviced, site services for sanitary, storm and water are available. A number of right-of-ways exist within the site's boundaries that should be reviewed and considered at future development stages.

ENVIRONMENTAL ISSUES

An environmental site assessment was not required. Detailed environmental analysis may be required at a future planning stage. If an expansion of a Dry Waste Disposal and Treatment Facility and/or Materials Recovery Facility uses is proposed, a detailed assessment of the proposal, including an analysis of the MGA's Subdivision and Development Regulations for minimum required setbacks and restricted uses from a landfill will be conducted to determine feasibility.

ENVIRONMENTAL SUSTAINABILITY

An aspect of ECCO's business activities is the recycling of inert waste materials. These activities may be in keeping with MDP objectives for waste management and waste diversion from City landfills in lieu of recycling (MDP Section 2.6.6. p. 2-55).

GROWTH MANAGEMENT

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with the MDP references associated with growth management.

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PUBLIC ENGAGEMENT

Community Association Comments

Not required as there is no area Community Association.

Citizen Comments

No comments were received by CPC report submission date.

Public Meetings

There were no public meetings held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

This application seeks to redesignate the subject lands from S-FUD to a Direct Control district in order to accommodate an existing Dry Waste Disposal Facility and associated dry waste materials treatment, recycling, processing and storage. A Direct Control (DC) land use district is the only district in Land Use Bylaw 1P2007 that will accommodate a "waste disposal and treatment facility" use (section 21 (3) 1P2007).

An existing landfill on the site has been approved by a previous development permit. However, two parcels, located in the south eastern portion of the site, do not have development permit approval that would allow for the existing landfill. The landfill use on these parcels was given authorization by Alberta Environment in 2004, and annual monitoring and approvals have continued for the landfill since that time.

Additionally, the existing zoning throughout the site is S-FUD, which does not include Waste Disposal and Treatment Facility as a permitted or discretionary use. Therefore the existing landfill contains certain limitations including uncertainty of use. As such, the land use designation would serve several purposes:

- Bring the existing landfill into conformance with the land use bylaw by incorporating a Dry Waste Disposal and Treatment Facility as a discretionary use within the proposed Direct Control District
- Allow for a Dry Waste Disposal and Treatment Facility expansion on the south eastern portion of the site to be approved through a development permit
- Allow for associated materials recycling and related uses on the site.

This land use redesignation has the following merits:

- The subject lands are an appropriate location for a landfill considering the existing landfill on the site and proximity to industrial uses.
- The landfill currently handles most of the construction and demolition waste in the City of Calgary. Continued operation of the landfill is vital for the City of Calgary to be able to manage construction and demolition waste on a citywide basis.
- The facility is an integral part of the City of Calgary's Waste Reduction Strategy. Discontinuing the operation of the landfill and the facility will seriously impact the City's ability to meet its waste diversion strategy.
- The landfill, including the expansion into the eastern portion of the site has been authorized by Alberta Environment and undergoes continual monitoring as per Alberta Environment's regulations.

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APPENDIX II

**PROPOSED AMENDMENTS TO THE SOUTHEAST INDUSTRIAL
AREA STRUCTURE PLAN**

- (a) In Section 2.0 Study Area (Map 1):
 - i) in the first paragraph delete the last sentence.
 - ii) delete the second paragraph and insert the following:

“This Area Structure Plan covers a total area of approximately 3,763 hectares (9,299 acres).”
- (b) Delete existing Map 2 entitled ‘Land Use and Transportation Plan’ and insert the revised Map 2 entitled ‘Land Use and Transportation Plan’ (APPENDIX IV).
- (c) Delete existing Map 3 entitled ‘Regional Road Network’ and insert the revised Map 3 entitled ‘Regional Road Network’ (APPENDIX V).
- (d) Delete existing Map 4 entitled ‘Dangerous Goods and Truck Routes’ and insert the revised Map 4 entitled ‘Dangerous Goods and Truck Routes’ (APPENDIX VI).
- (e) Delete existing Map 5 entitled ‘Water Supply’ and insert the revised Map 5 entitled ‘Water Supply’ (APPENDIX VII).
- (f) Delete existing Map 6 entitled ‘Sanitary Sewer System’ and insert the revised Map 6 entitled ‘Sanitary Sewer System’ (APPENDIX VIII).
- (g) Delete existing Map 7 entitled ‘Storm Sewer System’ and insert the revised Map 7 entitled ‘Storm Sewer System’ (APPENDIX IX).
- (h) Delete existing Map 8 entitled ‘Electrical Service’ and insert the revised Map 8 entitled ‘Electrical Service’ (APPENDIX X).
- (i) Delete existing Map 9 entitled ‘Natural Gas’ and insert the revised Map 9 entitled ‘Natural Gas’ (APPENDIX XI).
- (j) Delete existing Map 10 entitled ‘AGT and Cable Services’ and insert the revised Map 10 entitled ‘Telephone and Cable Services’ (APPENDIX XII).
- (k) Delete existing Map 11 entitled ‘Natural Features’ and insert the revised Map 11 entitled ‘Natural Features’ (APPENDIX XIII).
- (l) Delete existing Map 12 entitled ‘Land Ownership (Major Land Owners)’ and insert the revised Map 12 entitled ‘Land Ownership (Major Land Owners)’ (APPENDIX XIV).

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- (m) Delete existing Map 13 entitled 'Existing Land Use' and insert the revised Map 13 entitled 'Existing Land Use' (APPENDIX XV).
- (n) Delete existing Map 14 entitled 'Policy Context' and insert the revised Map 14 entitled 'Policy Context' (APPENDIX XVI).
- (o) Delete existing Map 15 entitled 'Tri-Party Agreement' and insert the revised Map 15 entitled 'Tri-Party Agreement' (APPENDIX XVII).
- (p) Delete existing Map 16 entitled 'Development Constraints' and insert the revised Map 16 entitled 'Development Constraints' (APPENDIX XVIII).

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APPENDIX III

PROPOSED DC DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
- (a) allow for a **Dry Waste Disposal and Treatment Facility**;
 - (b) allow for **Materials Recovery Facility uses** throughout the site; and
 - (c) allow for future redevelopment of the site.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is a reference to the section as it existed on the date of passage of this Bylaw.

Defined Uses

- 4 In this Direct Control District,
- (a) “**Dry Waste Disposal and Treatment Facility**” means a **use**:
 - (i) where inert waste is collected or disposed and treated;
 - (ii) where such materials do not include organic, hazardous, radioactive, oilfield, domestic wastewater, biomedical or putrescent wastes;
 - (iii) where waste may be stored permanently in piles open to the air or in pits covered with earth;
 - (iv) where waste may be stored temporarily in piles or inside structures before being transported to another location for treatment;
 - (v) where waste may be treated in **buildings** and structures or open to the air;
 - (vi) where there may be a **building** for the administrative functions of the **use**;
 - (vii) that does not require **motor vehicle parking stalls**; and
 - (viii) that does not require **bicycle parking stalls – class 1 or class 2**.

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- (b) “**Materials Recovery Facility**” means a *use*:
- (i) where inert waste materials are received, sorted, stockpiled, processed by crushing, grinding, compacting and similar processes and/or packaged for marketing to end user manufacturers,
 - (ii) where such materials do not include organic, hazardous, radioactive, oilfield, domestic wastewater, biomedical or putrescent wastes; and
 - (iii) that does not require *motor vehicle parking stalls, loading stalls, or bicycle parking stalls class 1 or class 2.*

Permitted Uses

- 5** The *permitted uses* of the Special Purpose - Future Urban Development (S-FUD) District of Bylaw 1P2007 are the *permitted uses* of this district.

Discretionary Uses

- 6** The *discretionary uses* of the Special Purpose - Future Urban Development (S-FUD) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) **Dry Waste Disposal and Treatment Facility;**
- (b) **Materials Recovery Facility;**
- (c) **Natural Area;**
- (d) **Park; and**
- (e) **Tree Farm.**

Bylaw 1P2007 District Rules

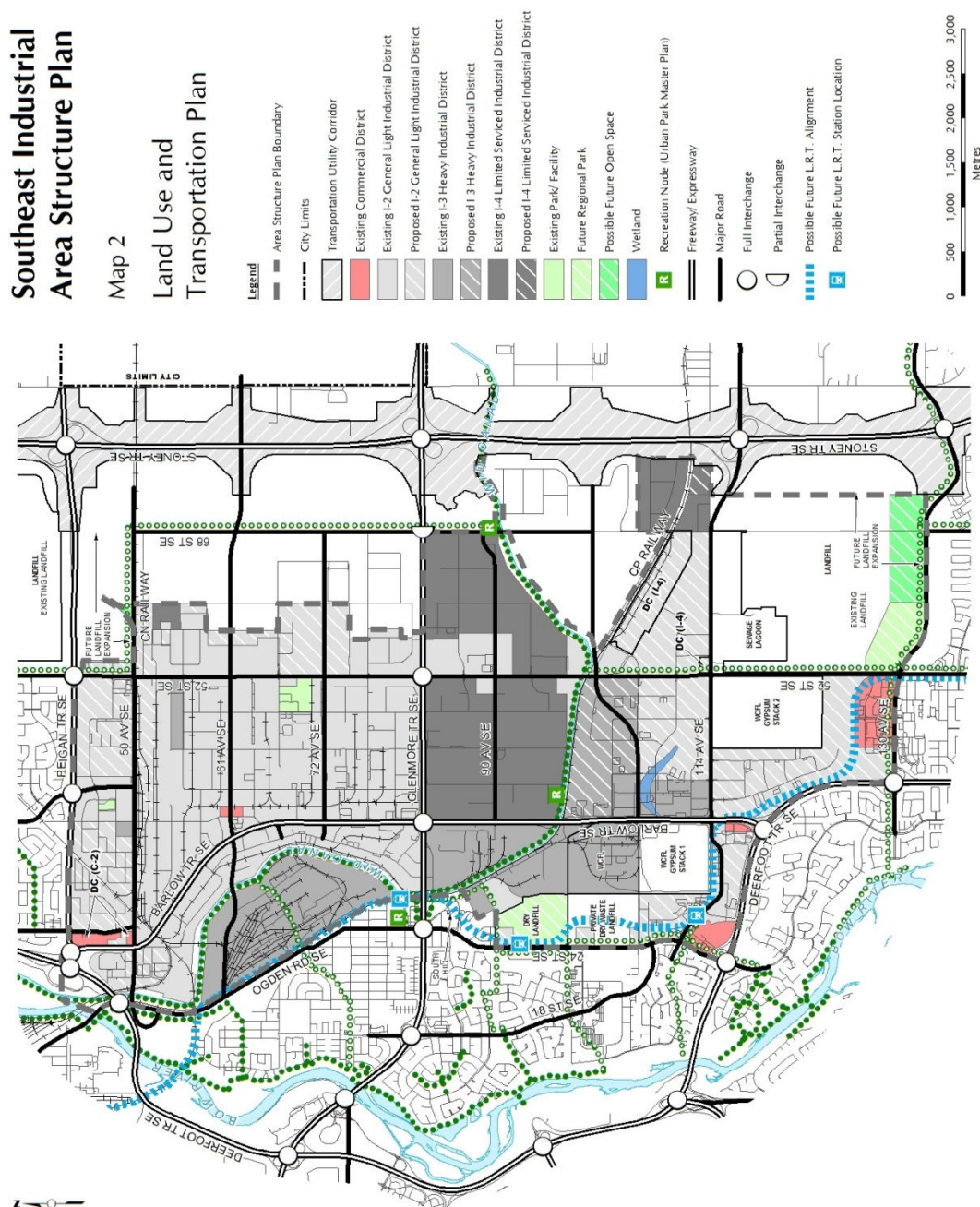
- 7** Unless otherwise specified, the rules of the Special Purpose - Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

Term of Development Permits

- 8** (1) Subject to subsection (2) a *development permit* for a **Dry Waste Disposal and Treatment Facility** or a **Materials Recovery Facility** must not be issued for a term extending beyond 2026 December 31.
- (2) After 2026 December 31, a *development permit* for a **Dry Waste Disposal and Treatment Facility** or a **Materials Recovery Facility** must not be issued for any term exceeding three (3) years.

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REVISED MAP 2 LAND USE AND TRANSPORTATION PLAN

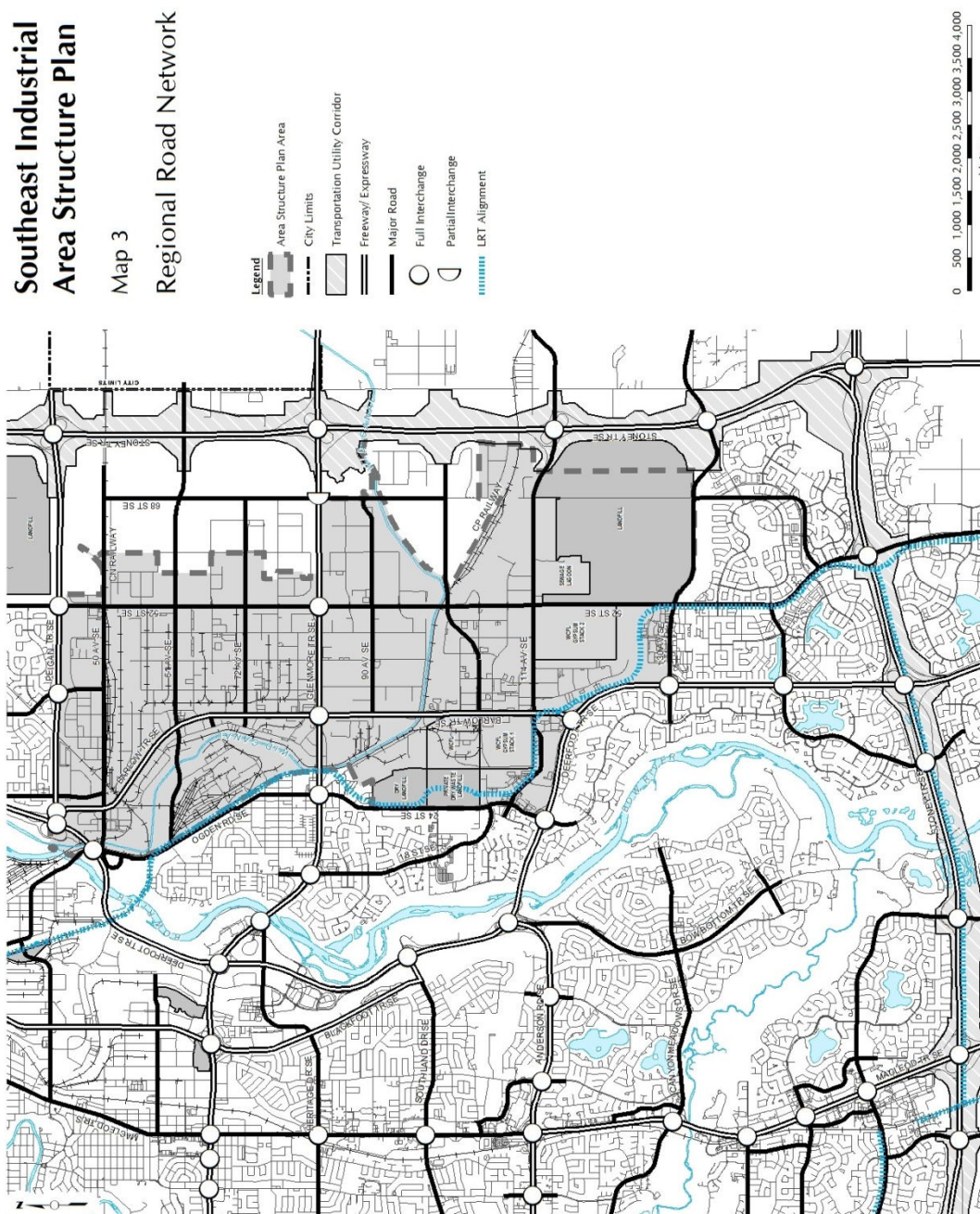


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APPENDIX V

REVISED MAP 3 REGIONAL ROAD NETWORK



MAP 16SE

REVISED MAP 4 DANGEROUS GOODS AND TRUCK ROUTES

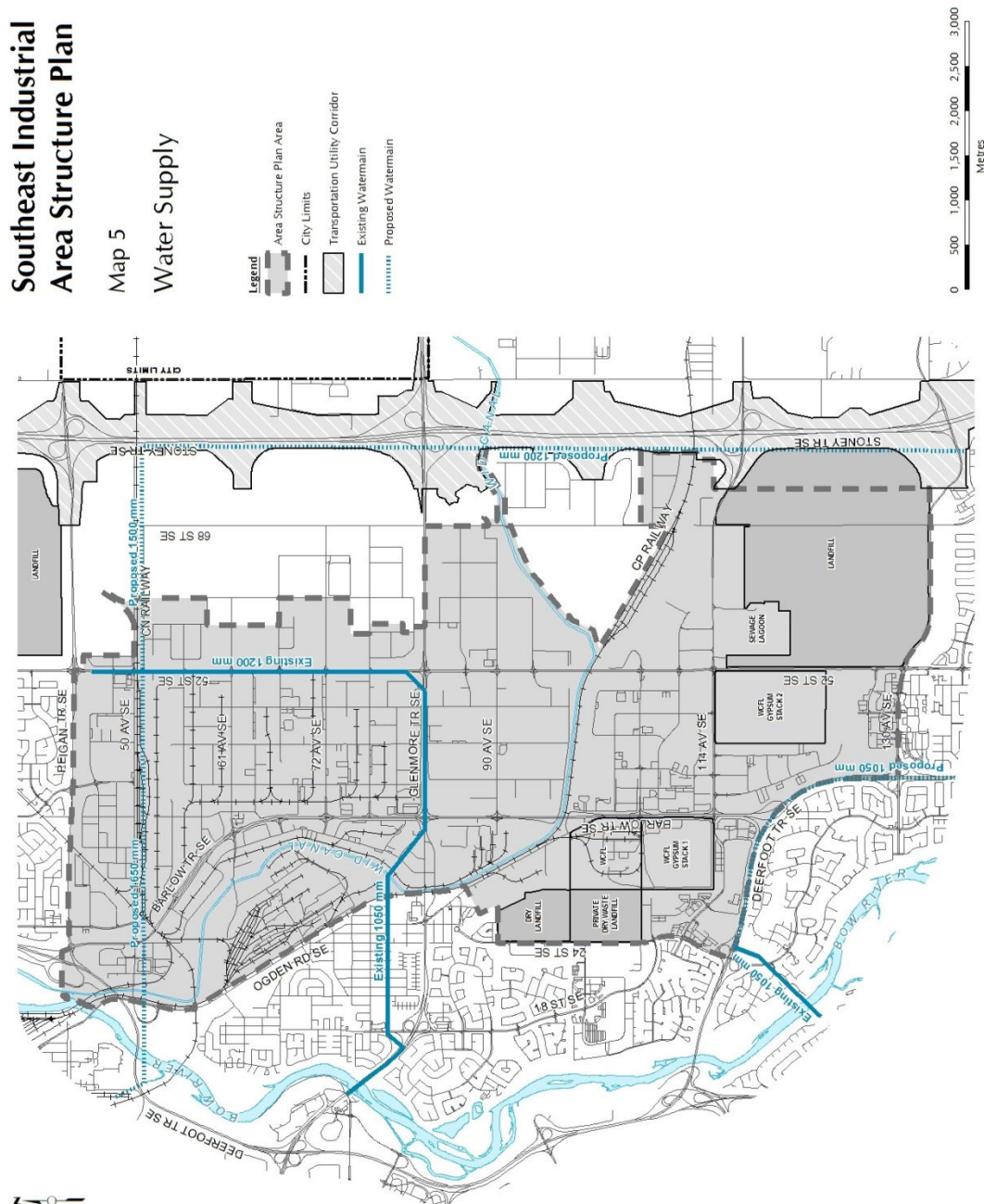


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APPENDIX VII

REVISED MAP 5 WATER SUPPLY

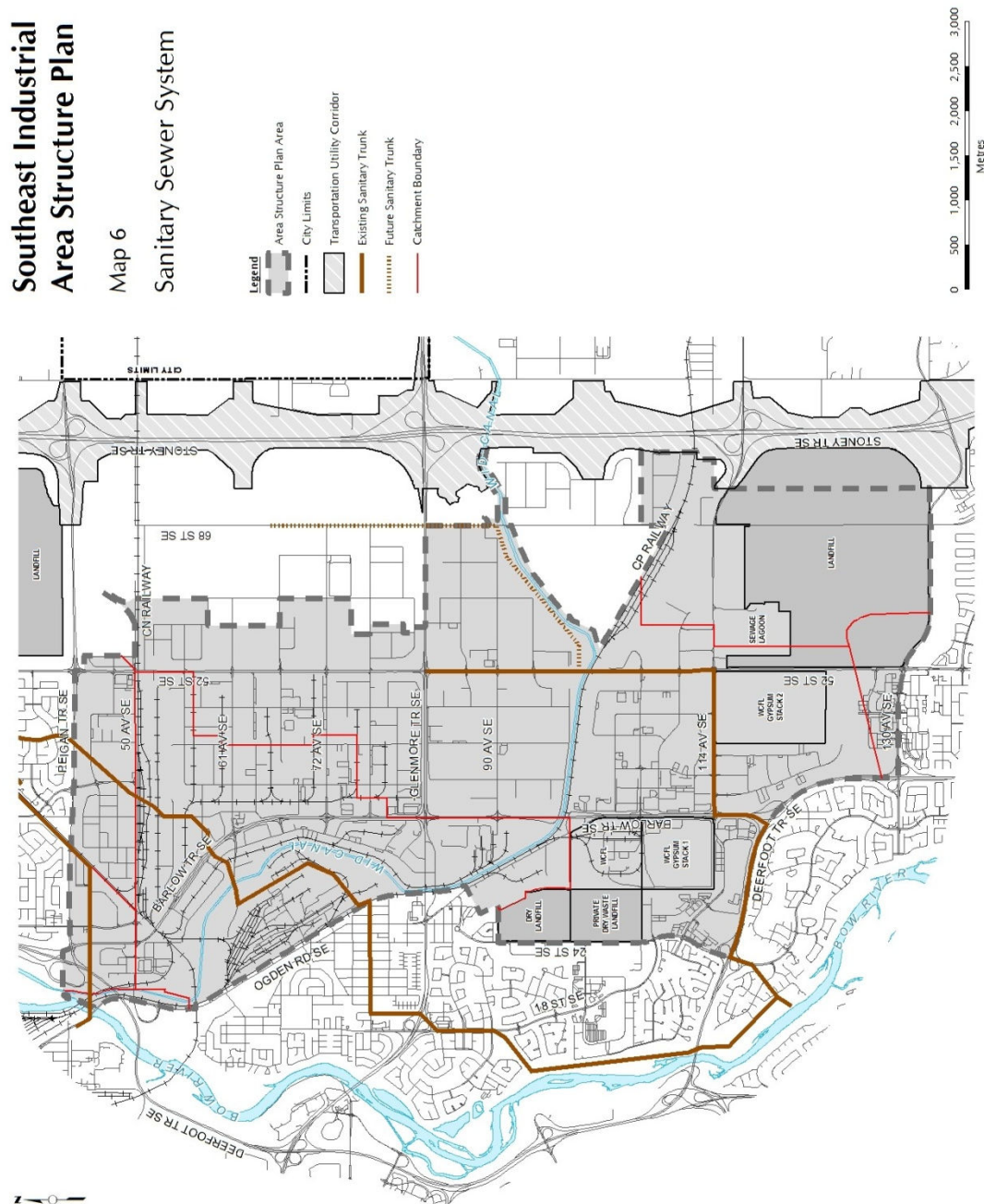


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APPENDIX VIII

REVISED MAP 6 SANITARY SEWER SYSTEM

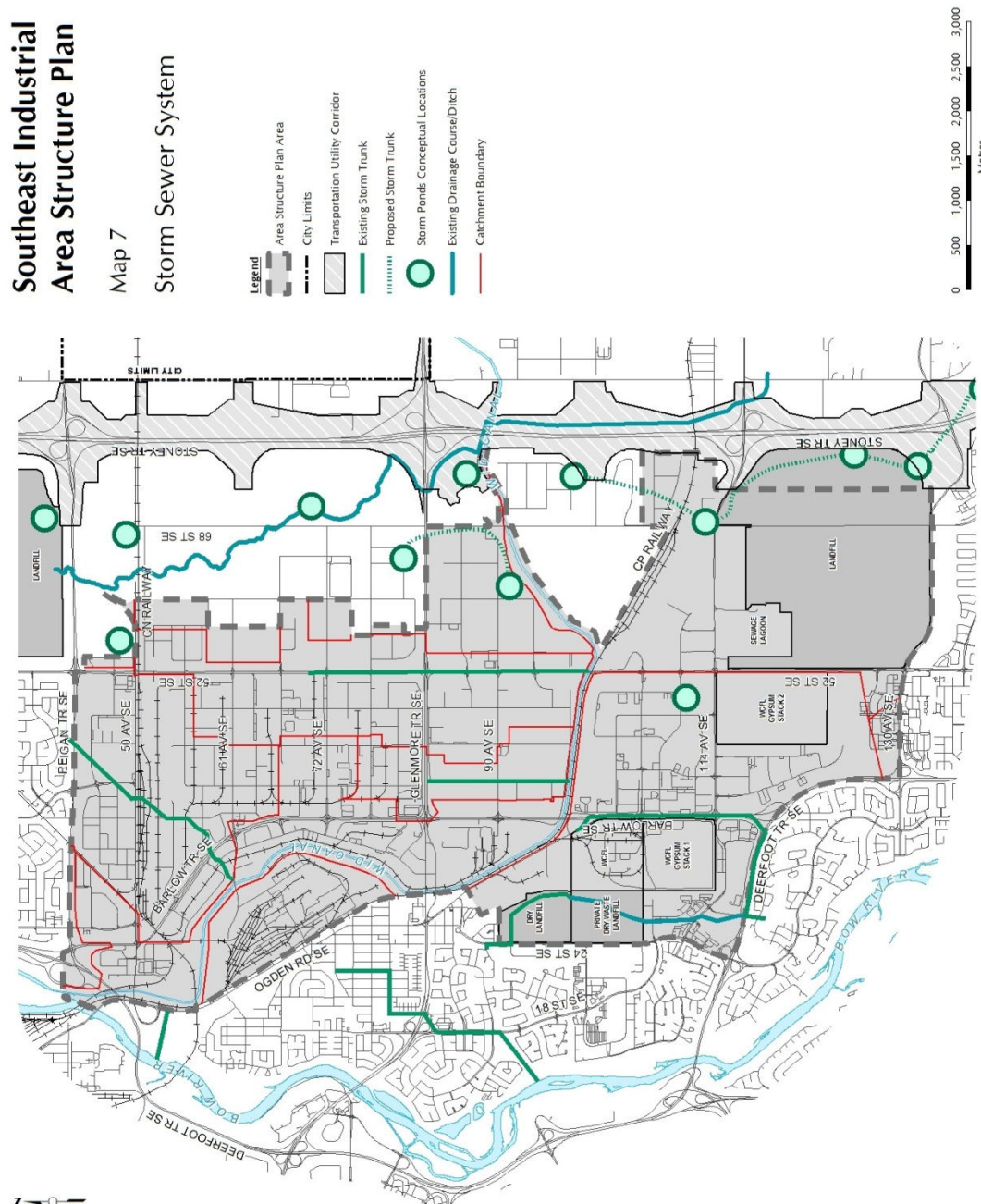


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APPENDIX IX

REVISED MAP 7 STORM SEWER SYSTEM

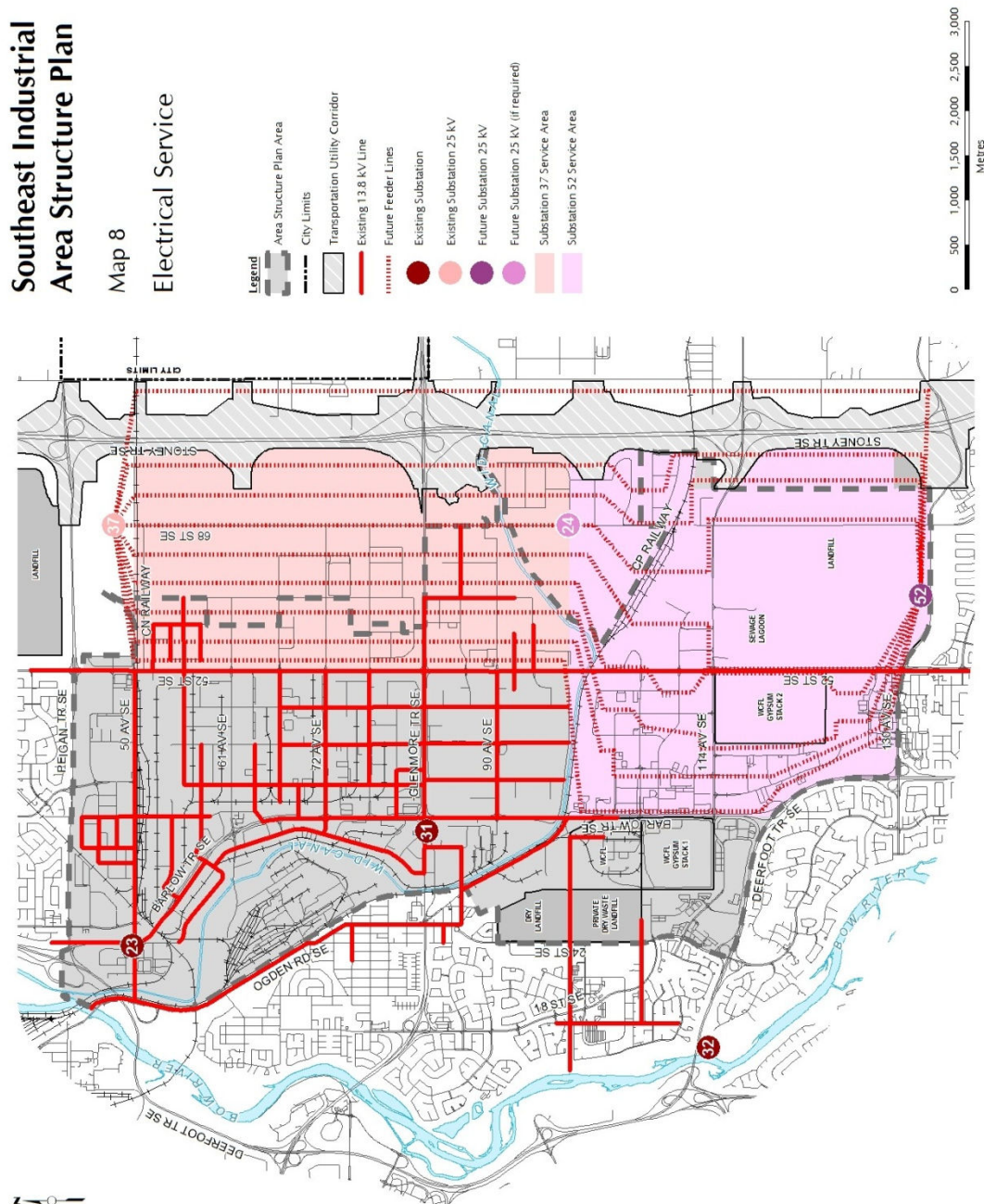


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APPENDIX X

REVISED MAP 8 ELECTRICAL SERVICE

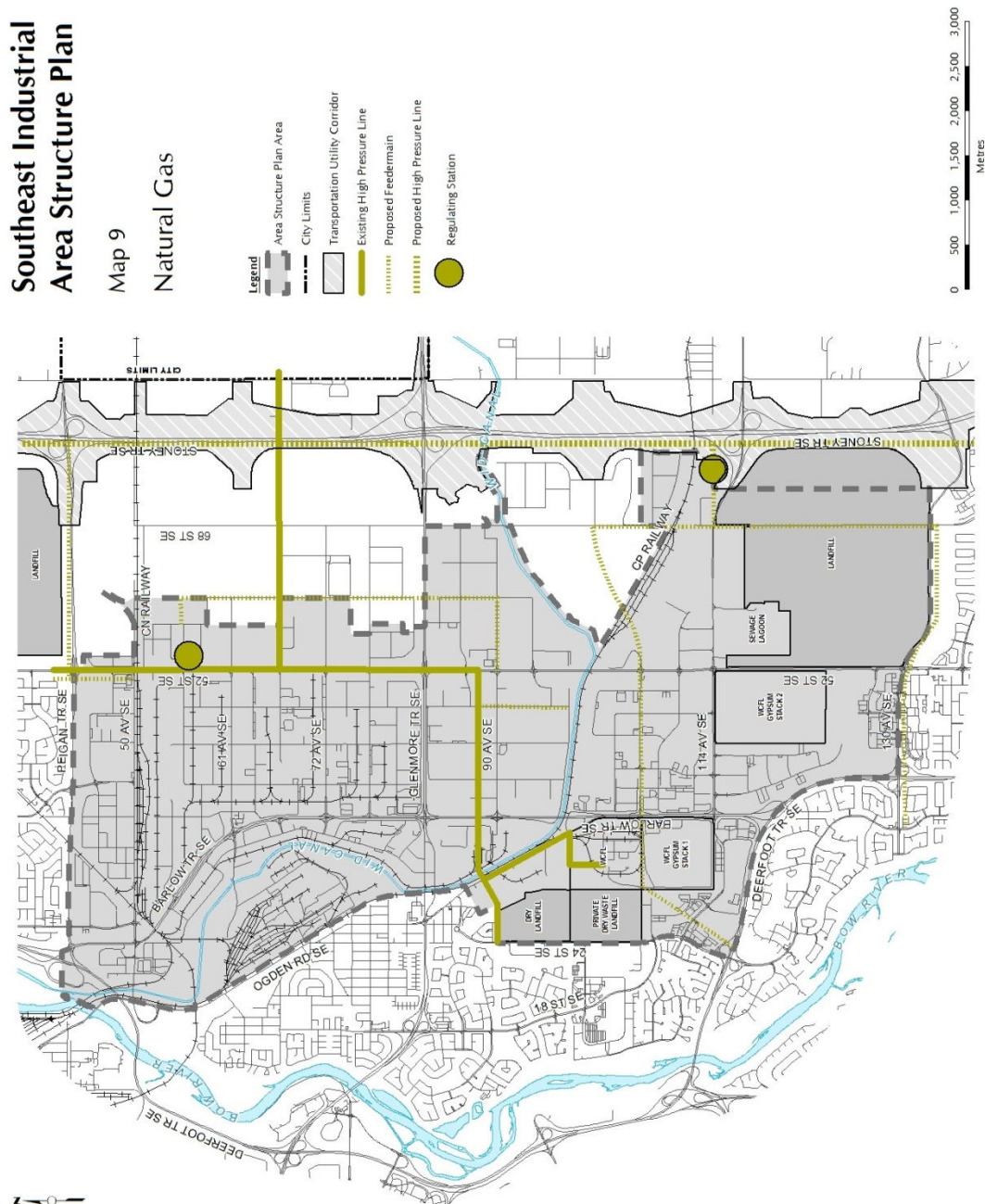


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REVISED MAP 9 NATURAL GAS



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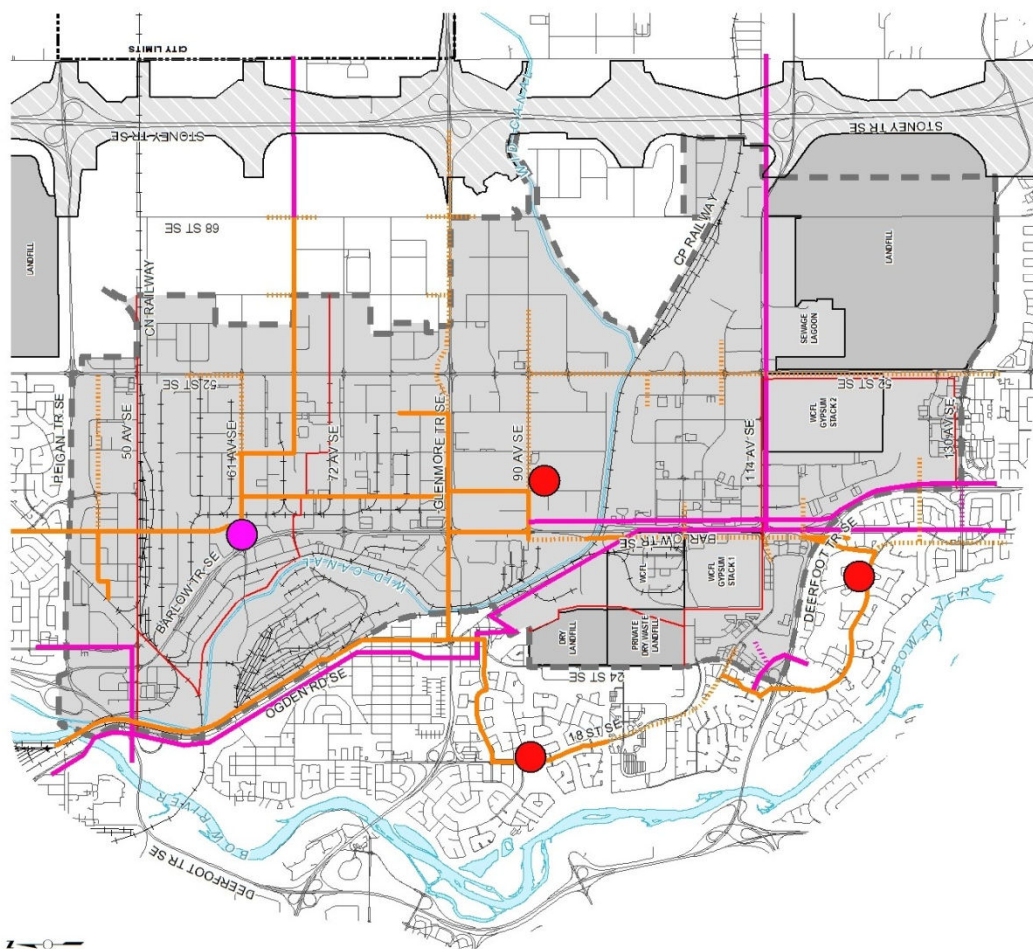
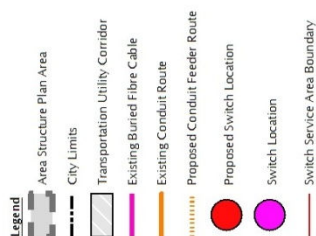
APPENDIX XII

REVISED MAP 10 TELEPHONE AND CABLE SERVICES

**Southeast Industrial
Area Structure Plan**

Map 10

**Telephone and
Cable Services**



MAP 16SE

REVISED MAP 11 NATURAL FEATURE



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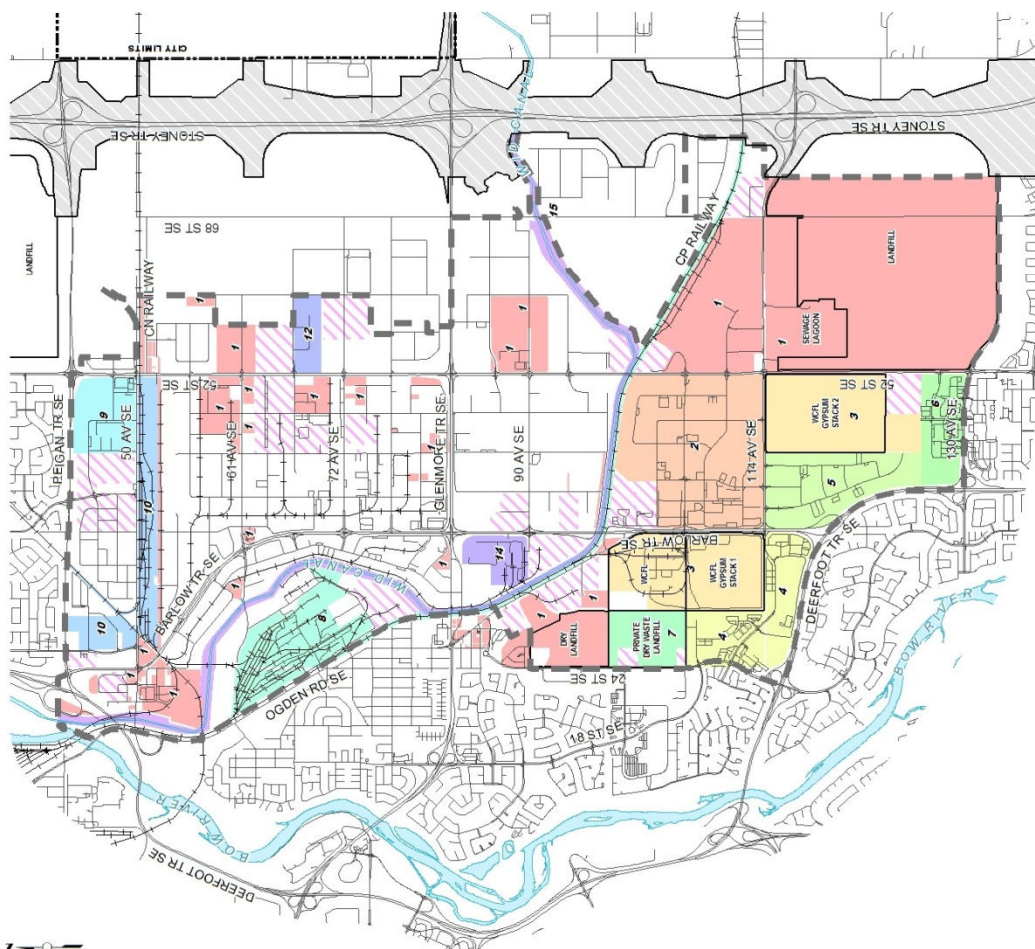
APPENDIX XIV

REVISED MAP 12 LAND OWNERSHIP (MAJOR LAND OWNERS)

**Southeast Industrial
Area Structure Plan**

Map 12

**Land Ownership
(Major Land Owners)**



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REVISED MAP 13 EXISTING LAND USE

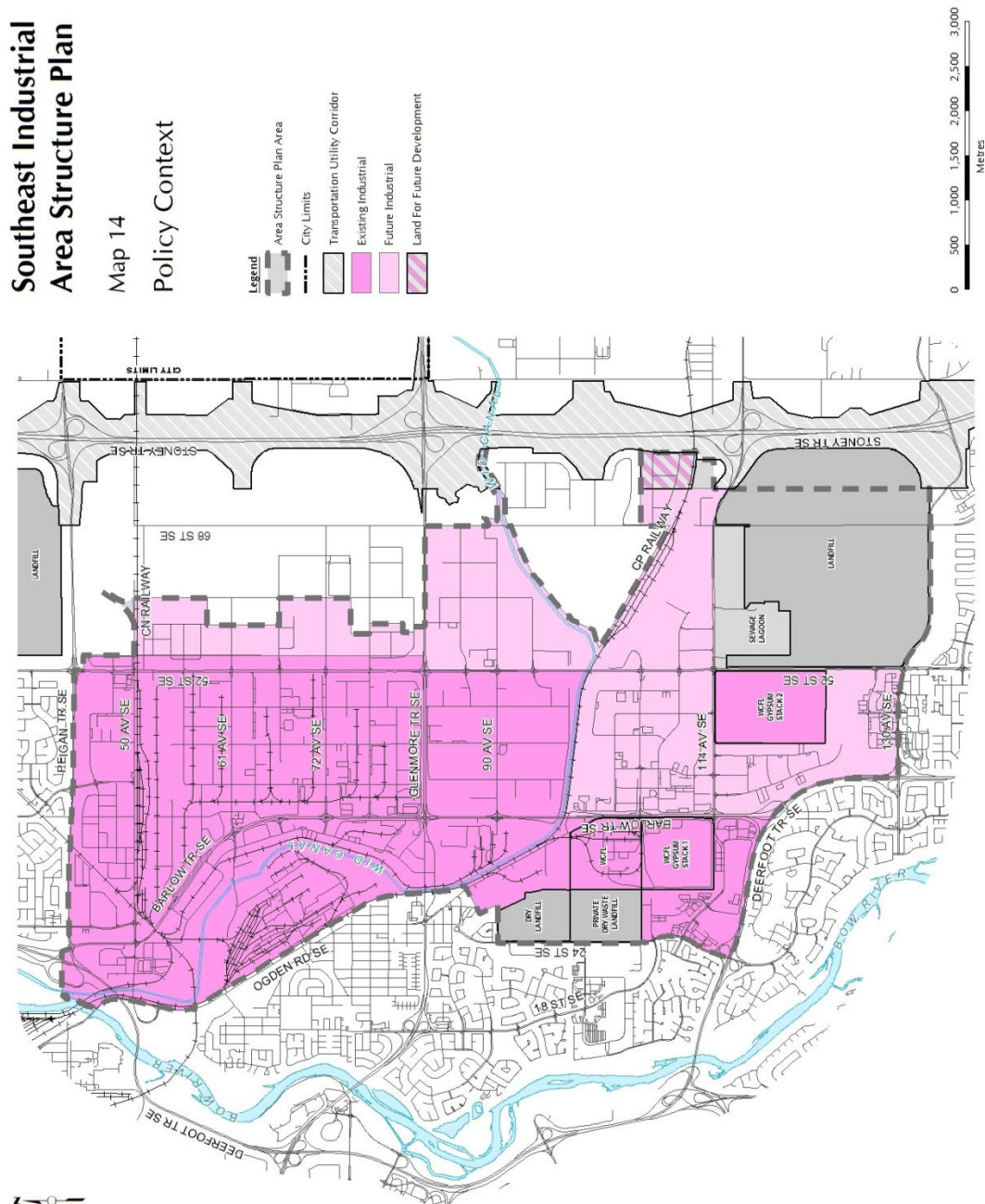


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APPENDIX XVI

REVISED MAP 14 POLICY CONTEXT

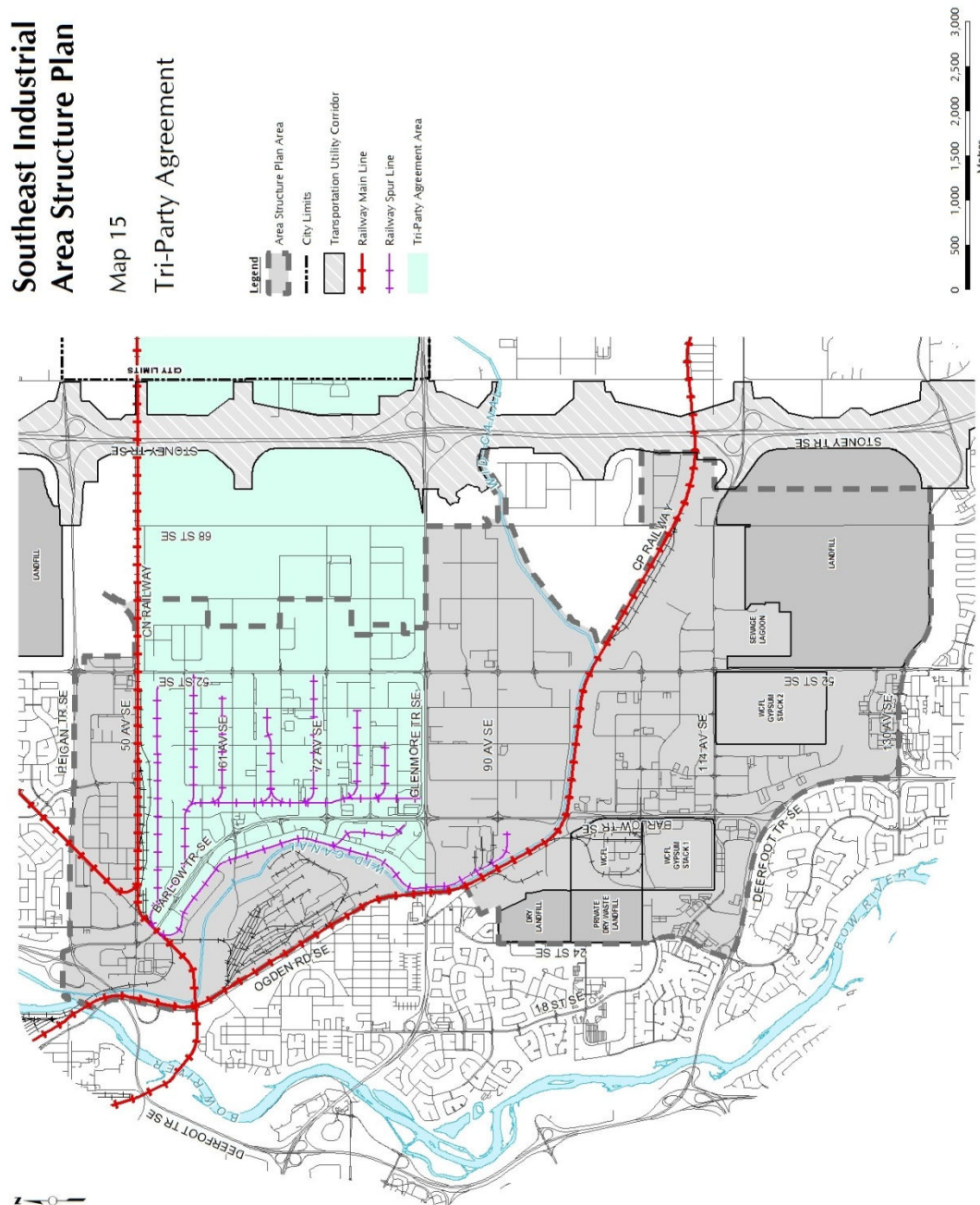


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APPENDIX XVII

REVISED MAP 15 TRI-PARTY AGREEMENT

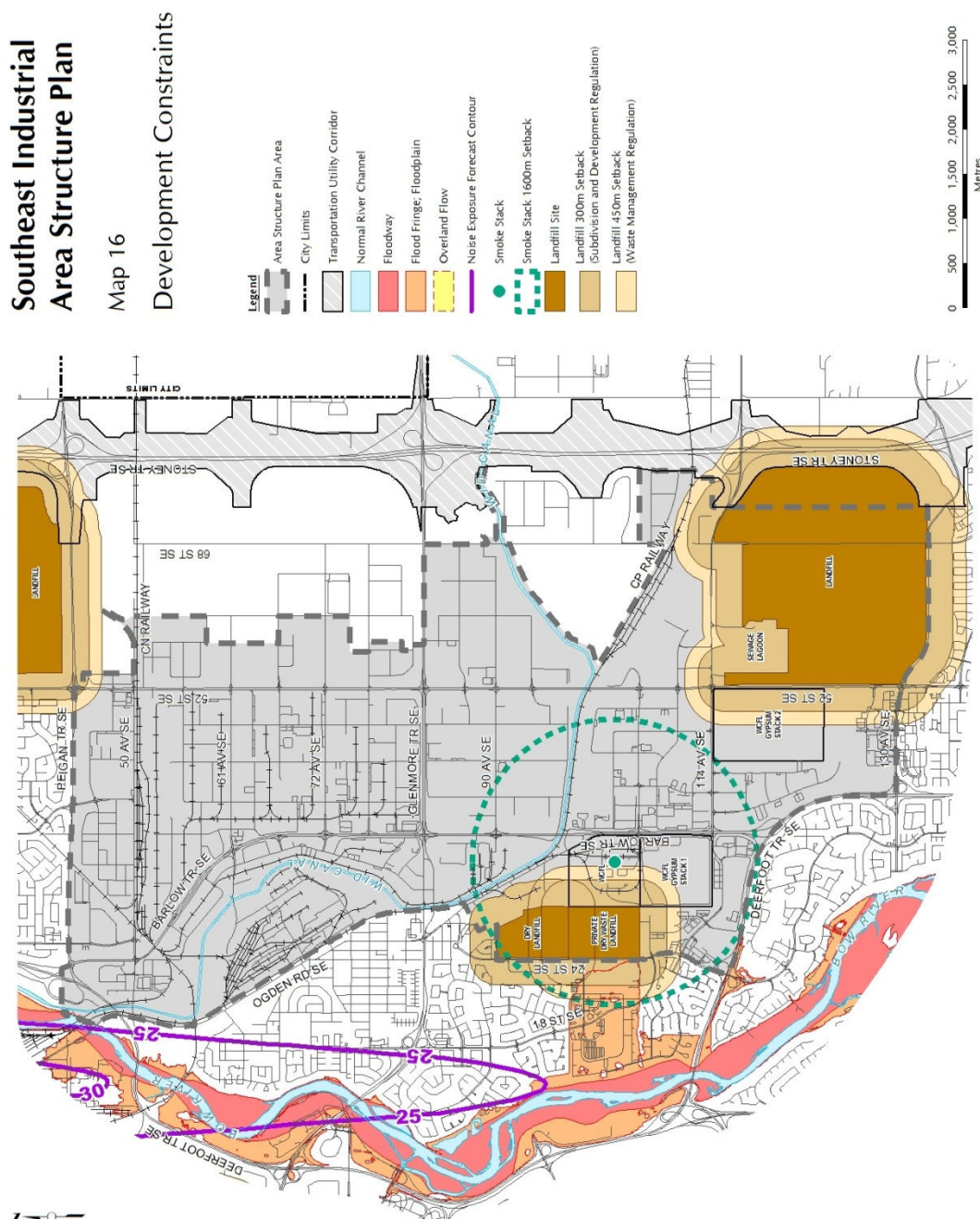


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APPENDIX XVIII

REVISED MAP 16 DEVELOPMENT CONSTRAINTS



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APPENDIX XIX

EXISTING COUNCIL APPROVED LRT ALIGNMENT AND
QUARRY PARK LRT STATION LOCATION

