



# Public Hearing of Council

Agenda Item: 8.1.15



**LOC2020-0069 / CPC2022-0888**

**Land Use Amendment**

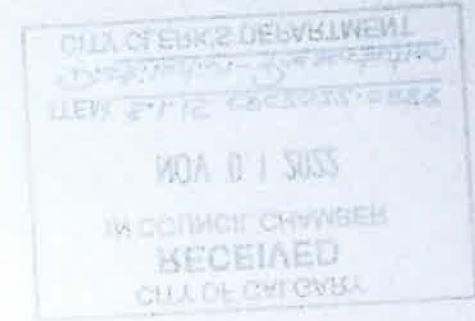
November 1, 2022

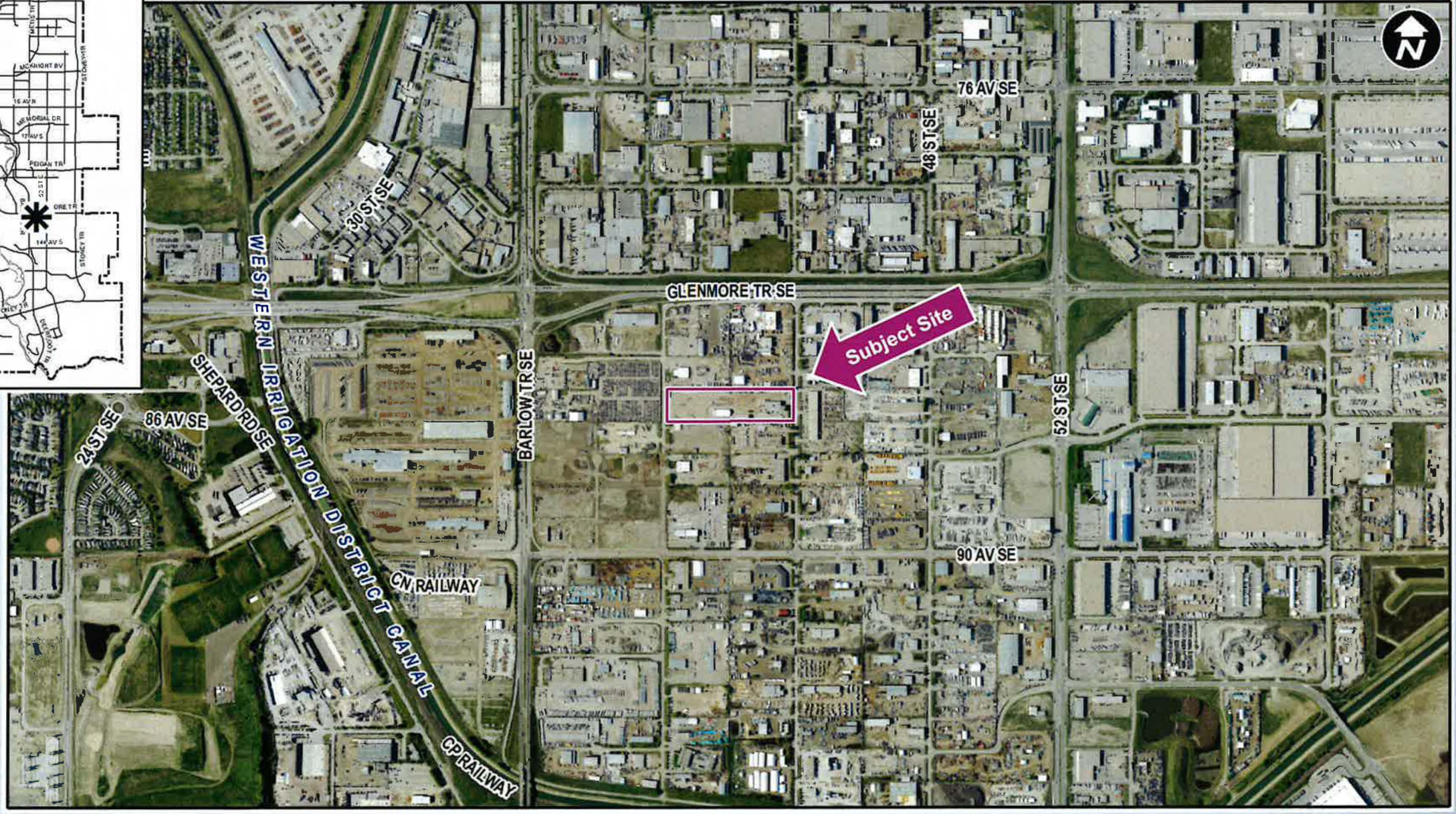
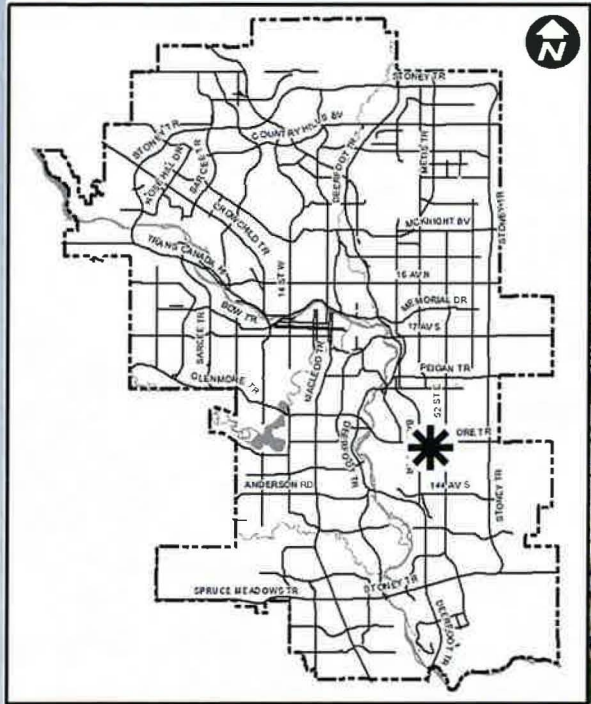


## Calgary Planning Commission's Recommendation:

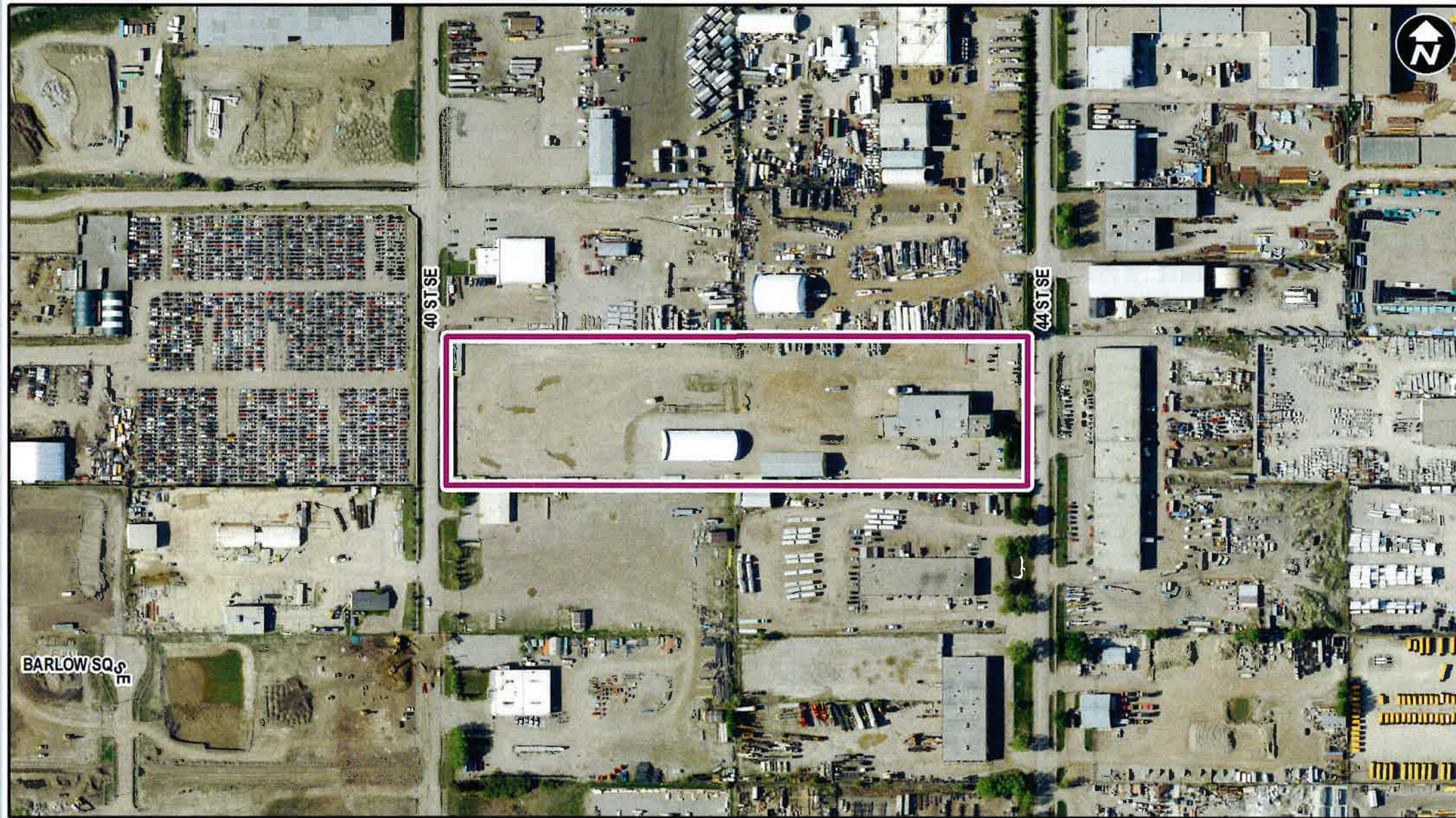
That Council:

Give three readings to **Proposed Bylaw 162D2022** for the redesignation of 3.85 hectares  $\pm$  (9.51 acres  $\pm$ ) located at 8615 – 44 Street SE from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Waste Storage Site, with guidelines (Attachment 2).





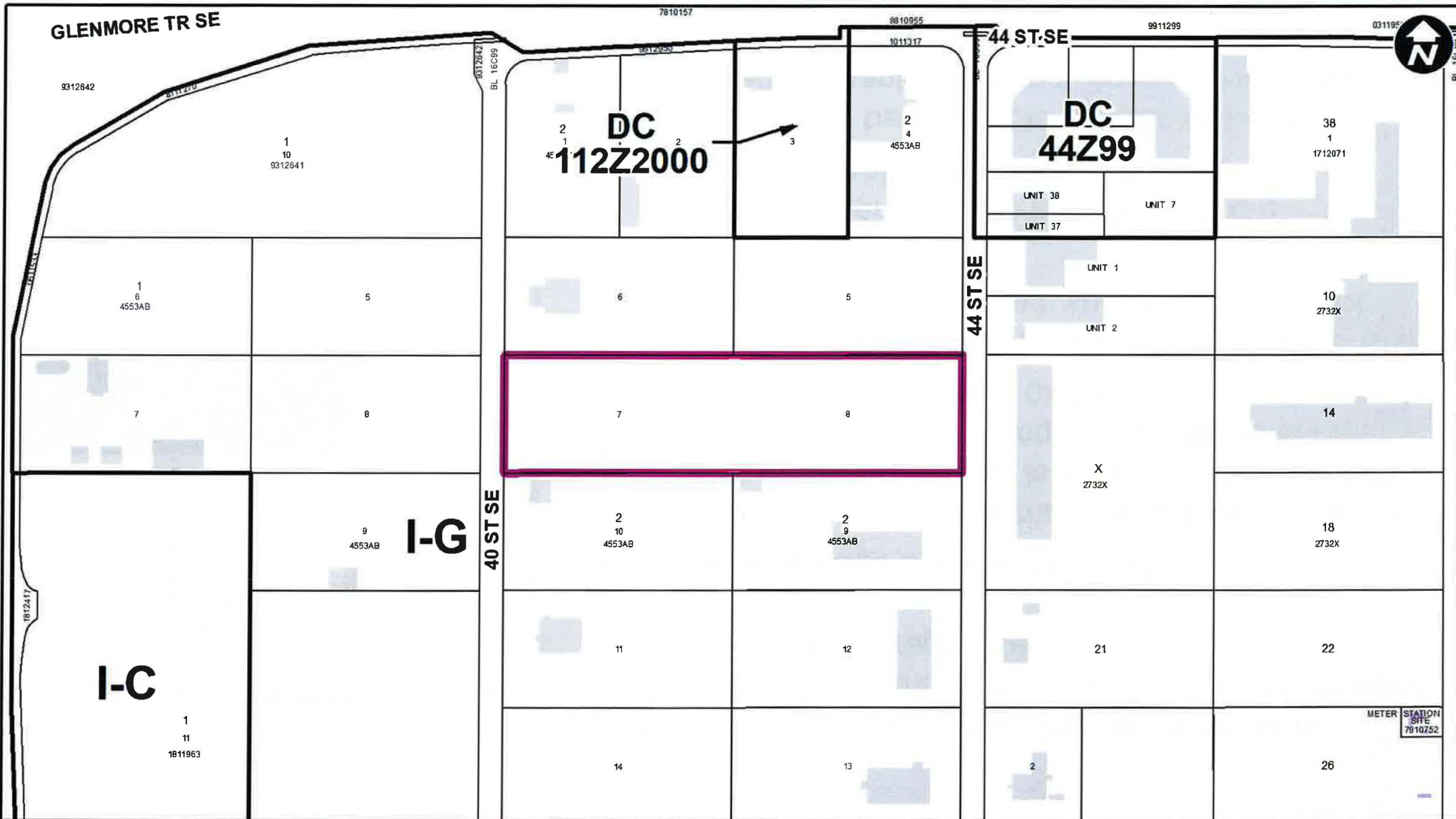
- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow



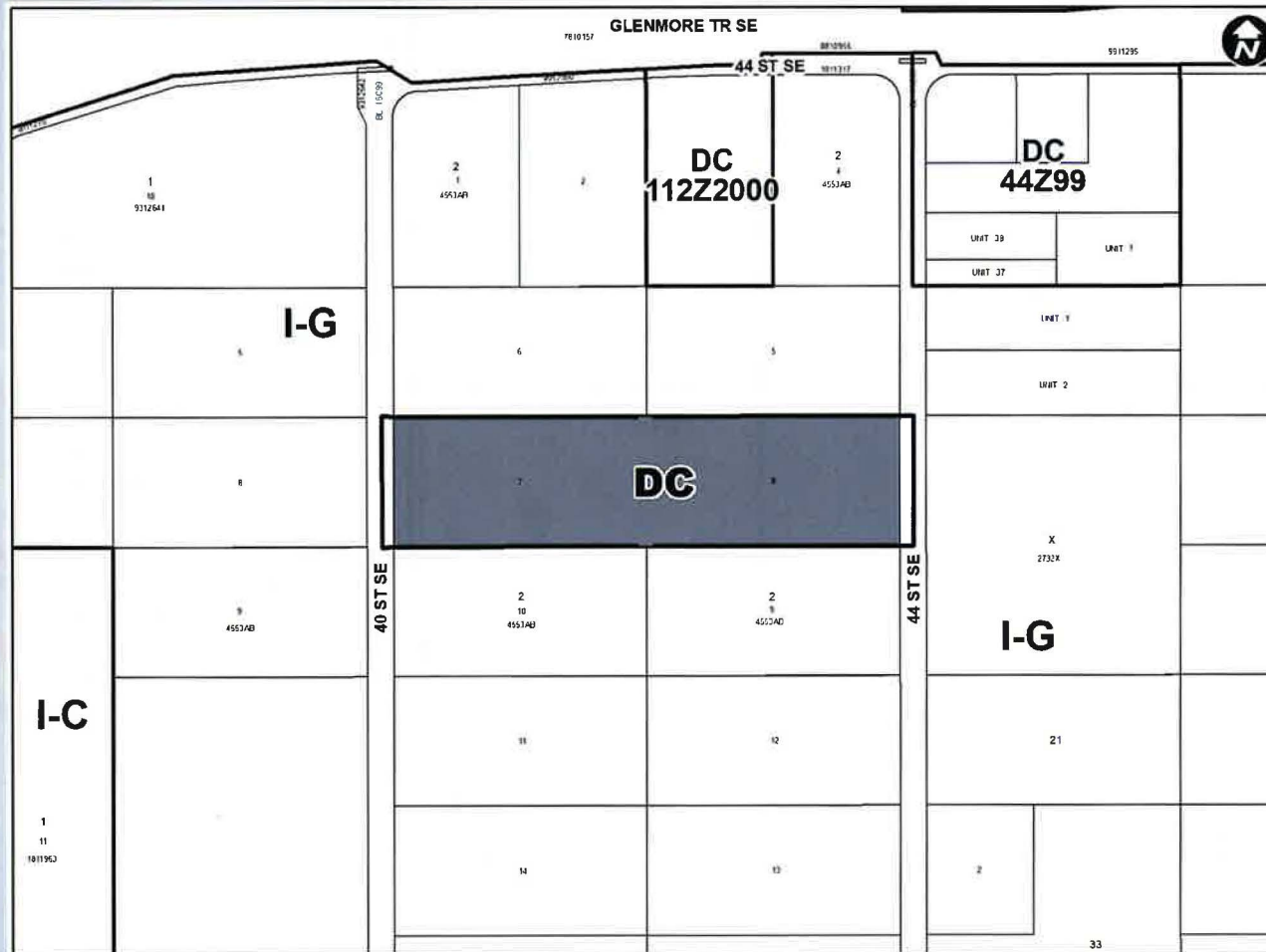
Parcel Size:

3.85 ha  
100m x 385m

# Surrounding Land Use



- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary



Direct Control (DC) District based on Industrial – General (I-G) District with the additional discretionary use of Waste Storage Site.

A Waste Storage Site means a use:

- where waste, other than hazardous waste, that is produced off-site, is stored in piles or inside buildings before being transported to another parcel for treatment or disposal
- where waste, other than hazardous waste, may be sorted, compacted, shredded, ground or processed
- where there may be a building for the administrative functions of the use
- that may be subject to specific setback requirements listed in a Provincial regulation

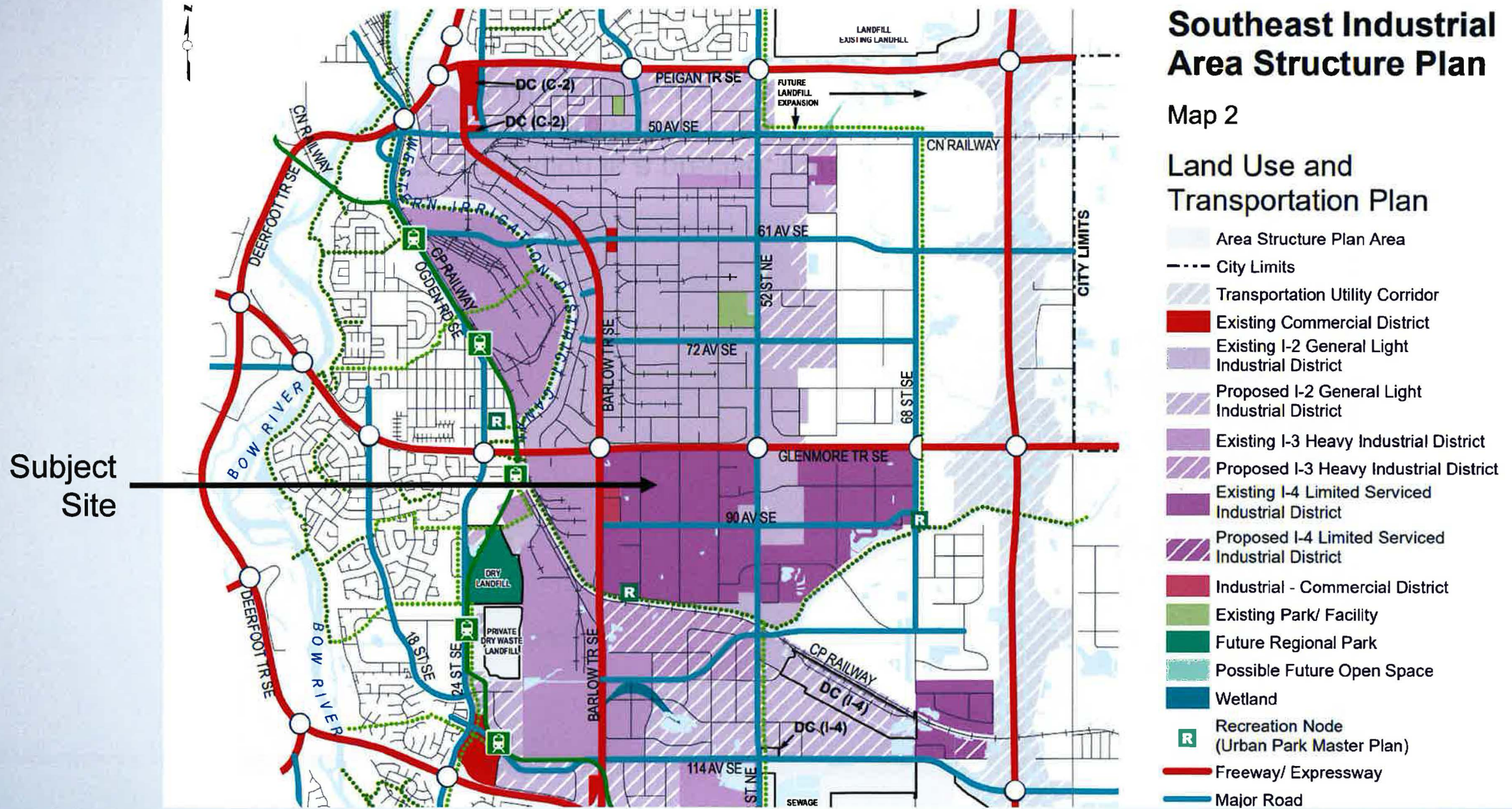


Hydrovac excavation is a precise, non-mechanical, non-destructive process that uses pressurized water and an industrial strength vacuum to simultaneously excavate and evacuate soil. As the pressurized water breaks up the soil it creates a slurry that is removed by a powerful vacuum into a debris tank.

## Southeast Industrial Area Structure Plan

Map 2

### Land Use and Transportation Plan





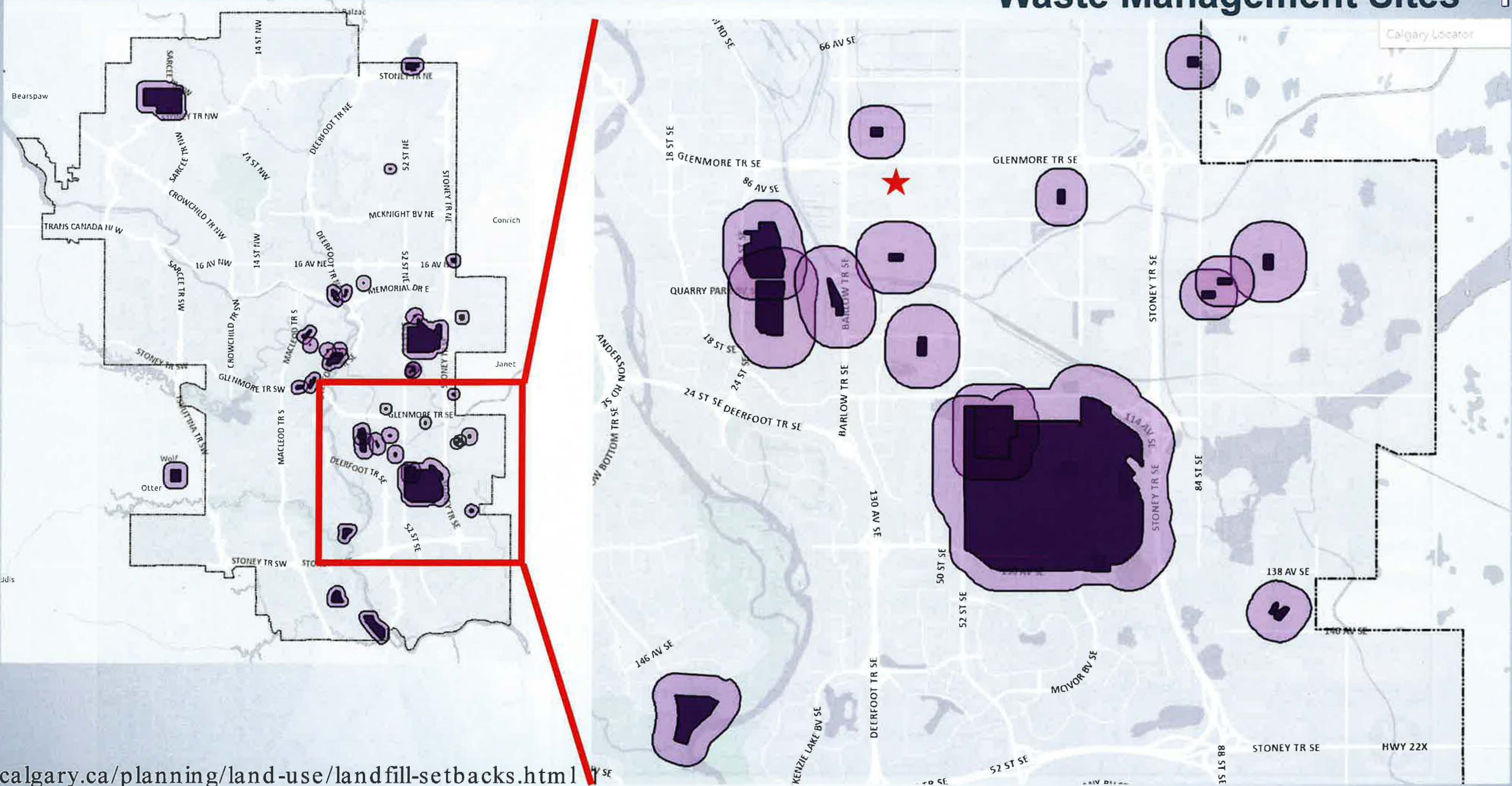
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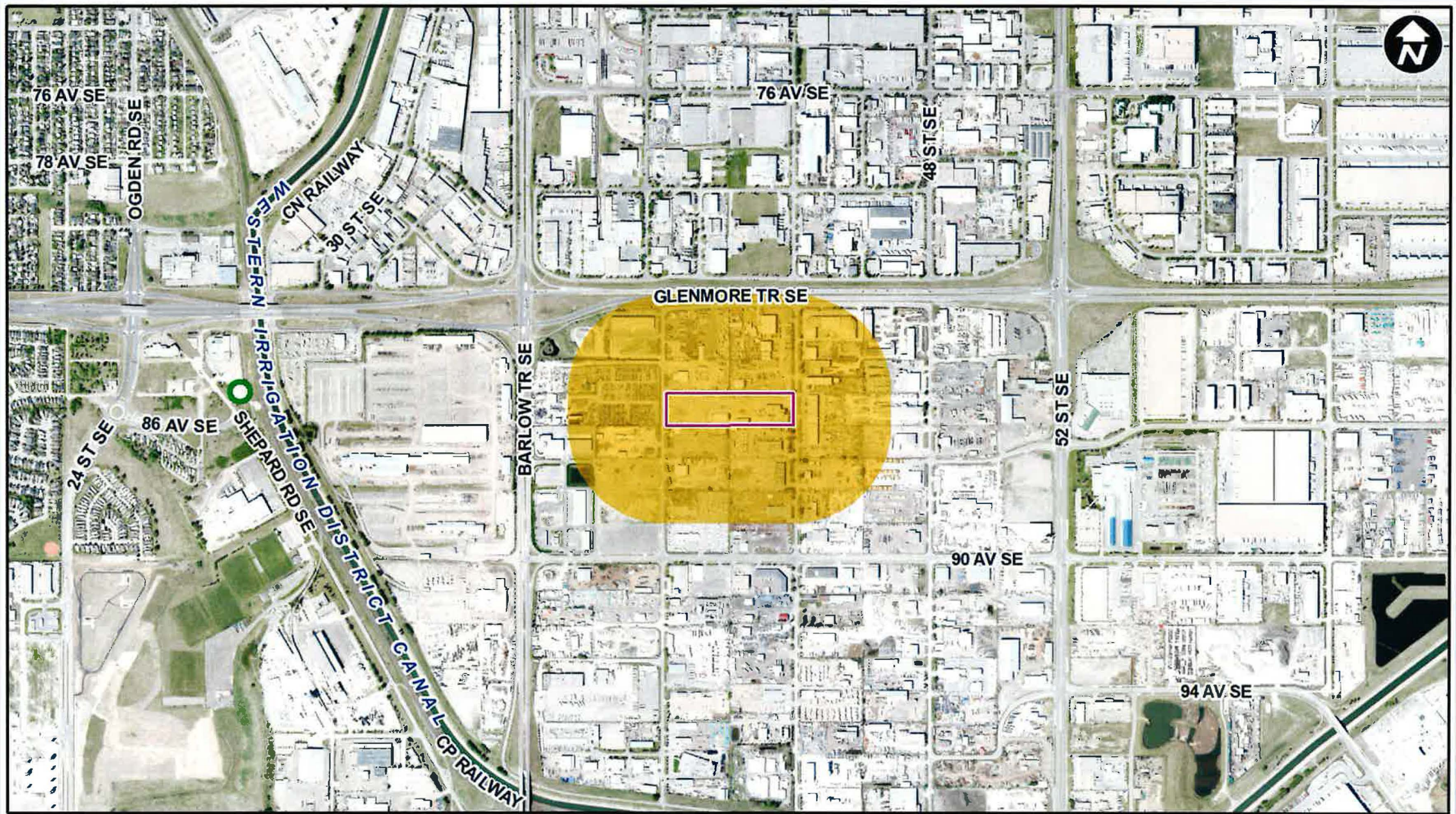
# Supplementary Slides

# Waste Management Sites



[calgary.ca/planning/land-use/landfill-setbacks.html](http://calgary.ca/planning/land-use/landfill-setbacks.html)

# Setback from the Proposed Dewatering Facility 12



## 4.8.1 Environmental Site Assessment

*The preceding section identified the main known features of the Plan Area. The purpose of these policies is to help ensure that any risks associated with past activities on specific sites are identified and addressed:*

- a. *In conjunction with an Outline Plan/Land Use Amendment application, a developer shall:
  - i. *submit a current Phase I ESA, to the satisfaction of the Approving Authority, to identify any soil and groundwater contamination and identify actual or potential, on or off site human health impacts, to determine if the site is suitable for the intended use;*
  - ii. *if the Phase I ESA identifies any actual or potential or off-site contamination, submit a current Phase II ESA to the satisfaction of the Approving Authority to determine if there is a requirement for remediation or risk management on the site; and*
  - iii. *if the Phase II ESA determines a need for site remediation, or risk management, submit a Remedial Action Plan or Risk Management Plan to address the manner and extent that the site will be remediated or managed to render it suitable for the intended use.**
- b. *The ESA should refer to the more detailed guidelines contained in Appendix A.*
- c. *Environmental Background Studies must comply with City standards.*

**Bylaw 63P2018**