



Calgary Planning Commission

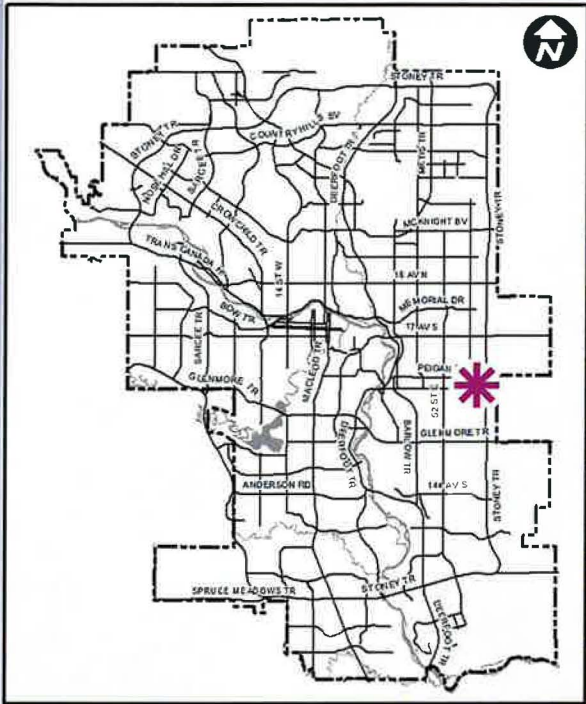
Agenda Item: 7.2.1



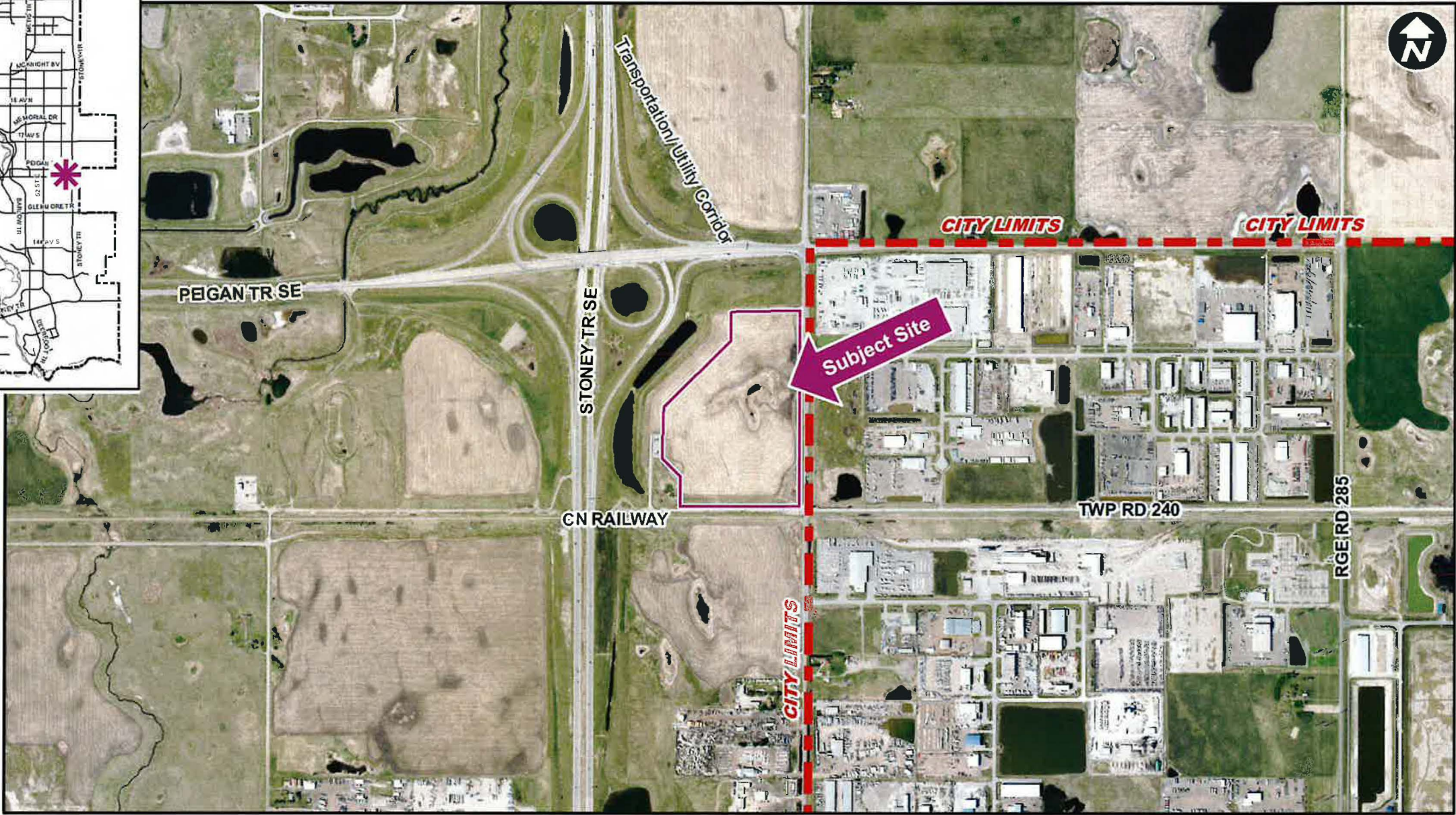
LOC2022-0087
Land Use Amendment
December 1, 2022

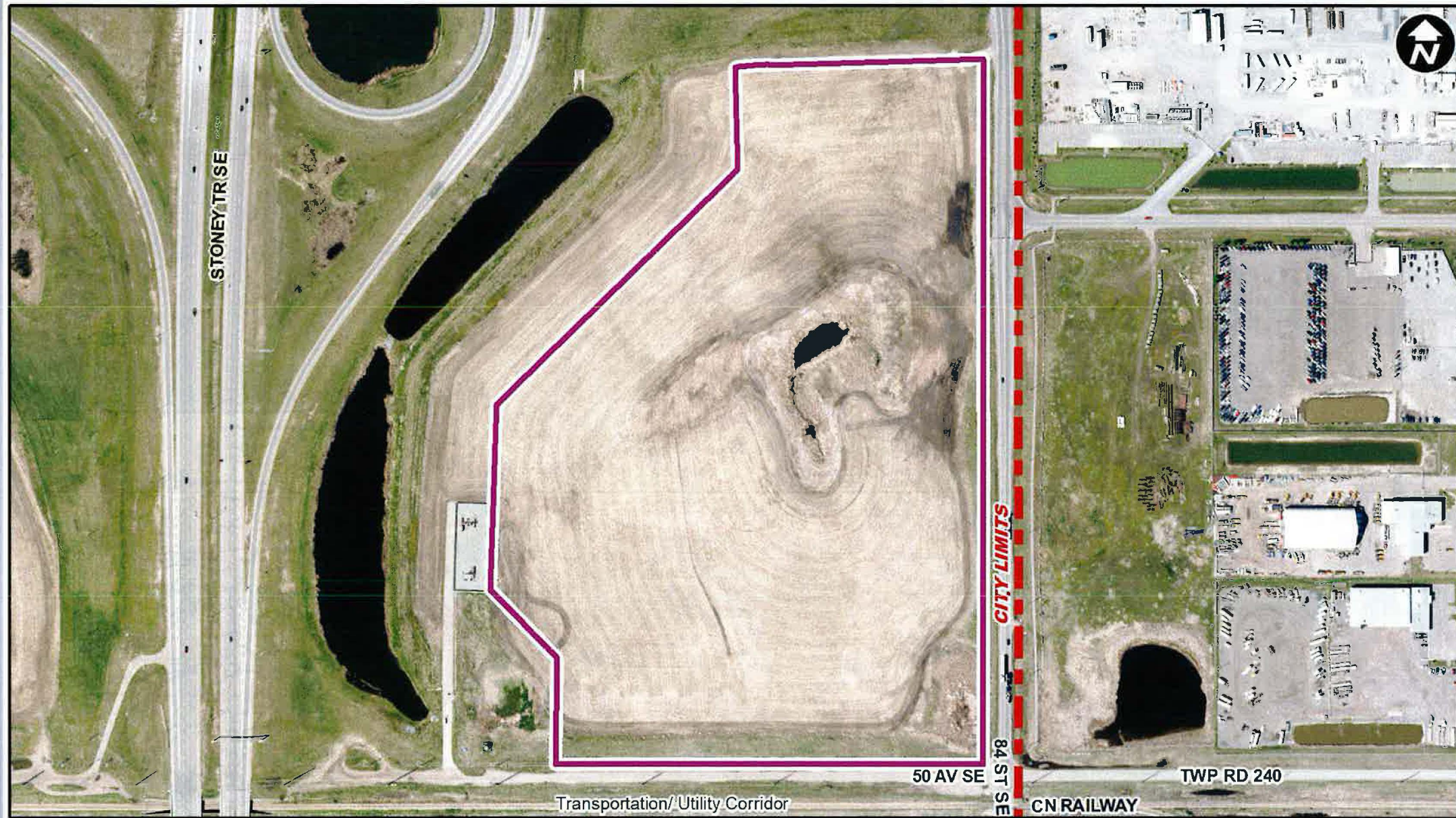
Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) facilitate the development of a bioethanol plant and cogeneration facility;
 - (b) provide for carbon dioxide capture and temporary storage; and
 - (c) provide for site specific setbacks.



- 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





Add legend here

Parcel Size:

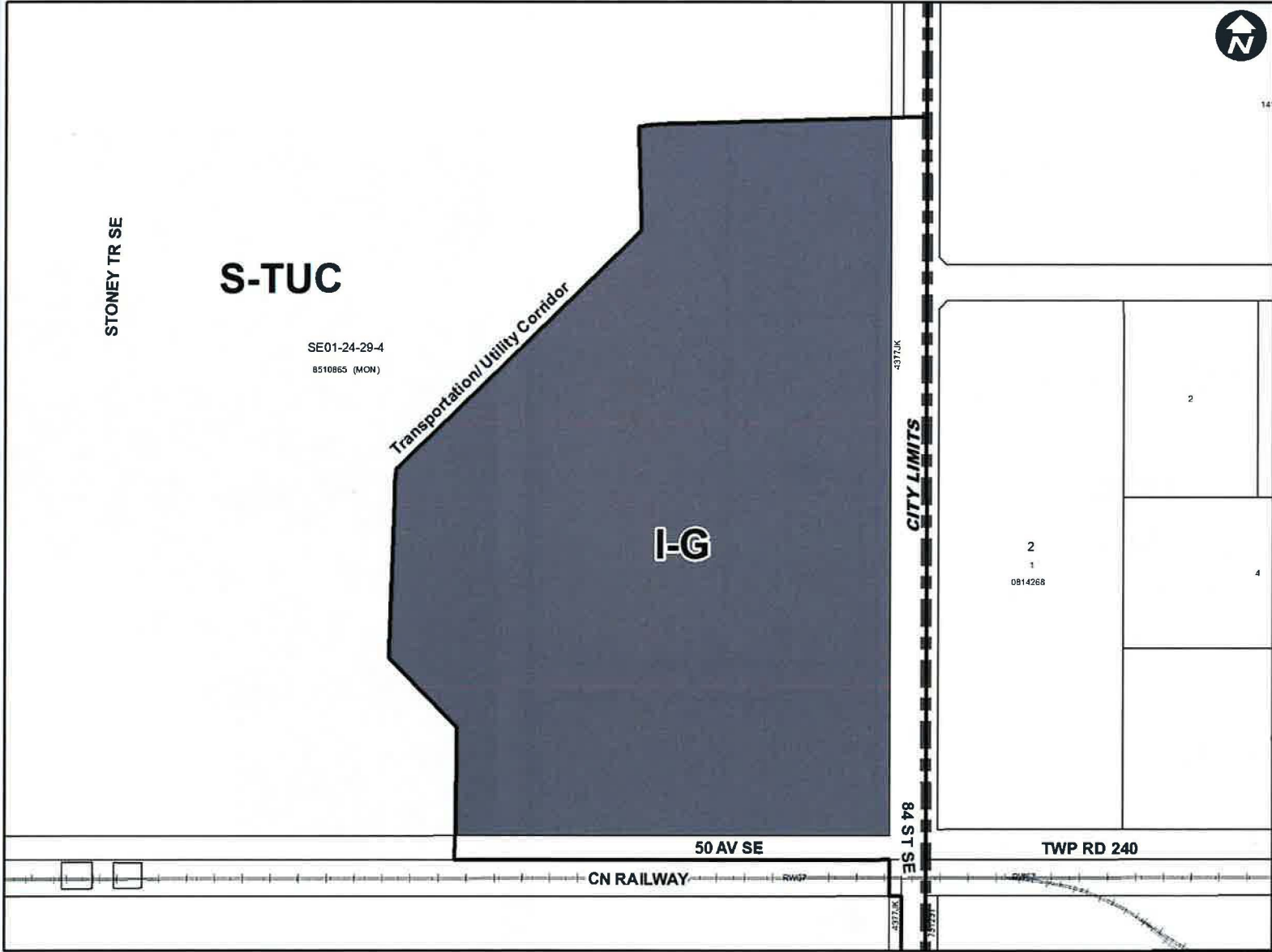
20.18 ha
600m x 400m

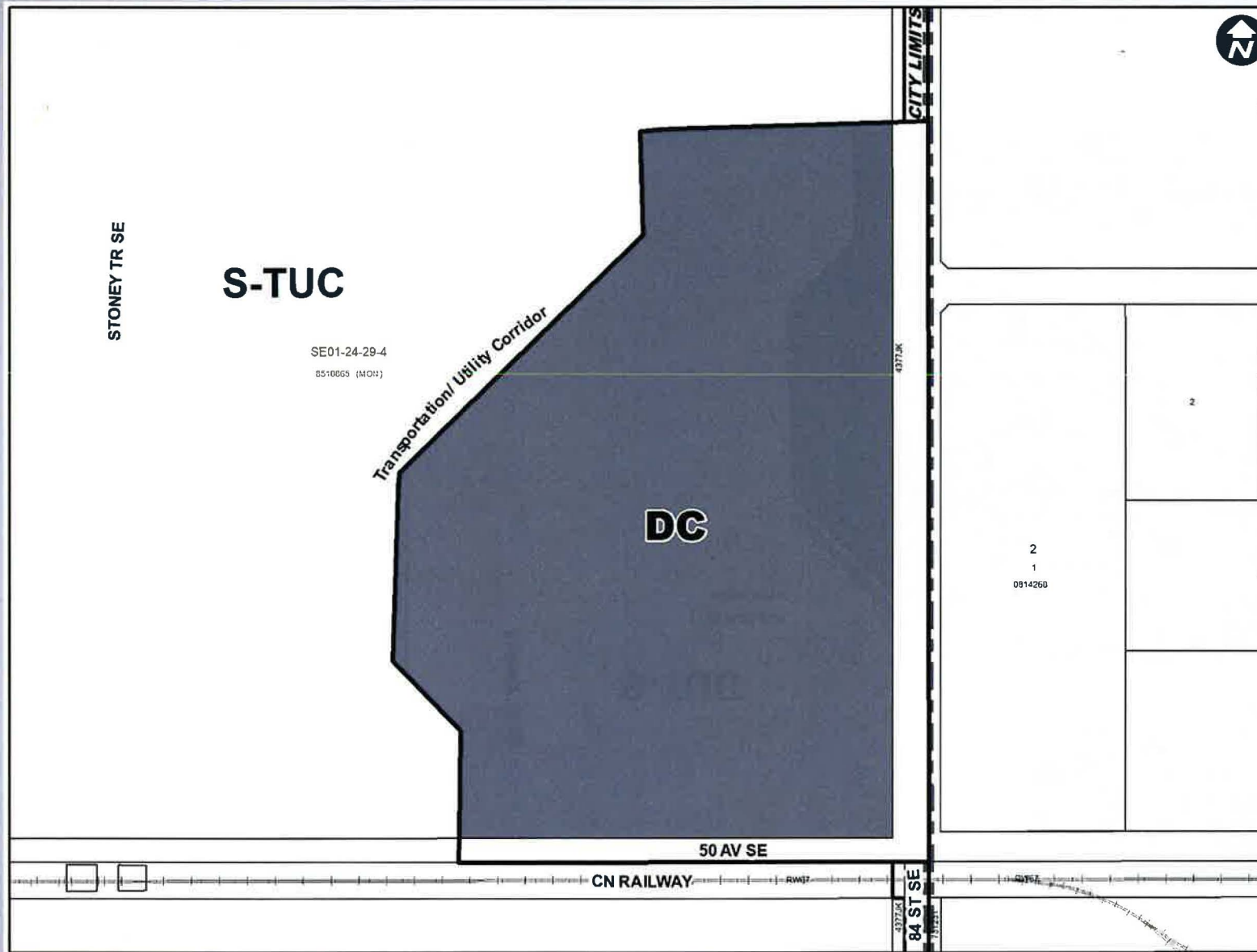




Peigan Trail SE

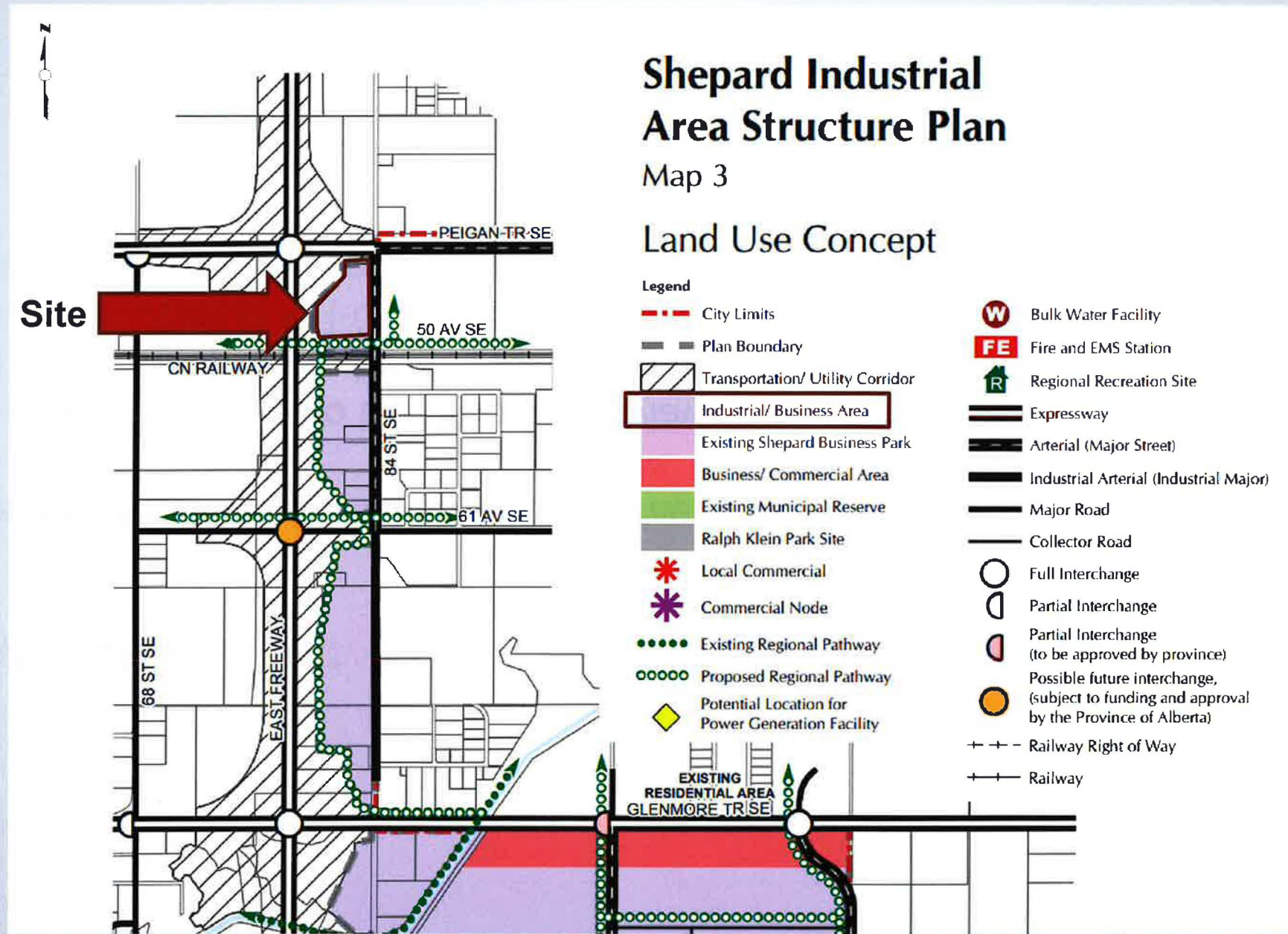
84 Street SE





Proposed DC District:

- Based on the I-H District
- New defined discretionary uses:
 - Energy Cogeneration Facility
 - Industrial Distillery Facility
 - Waste Processing Facility
- Parking requirements for newly defined uses are determined through a parking study
- Includes a relaxation clause



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 20.18 hectares \pm (49.87 acres \pm) located at 4920 – 68 Street SE (SE1/4 Section 1-24-29-4) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate a bioethanol plant and cogeneration facility, with guidelines.

Supplementary Slides

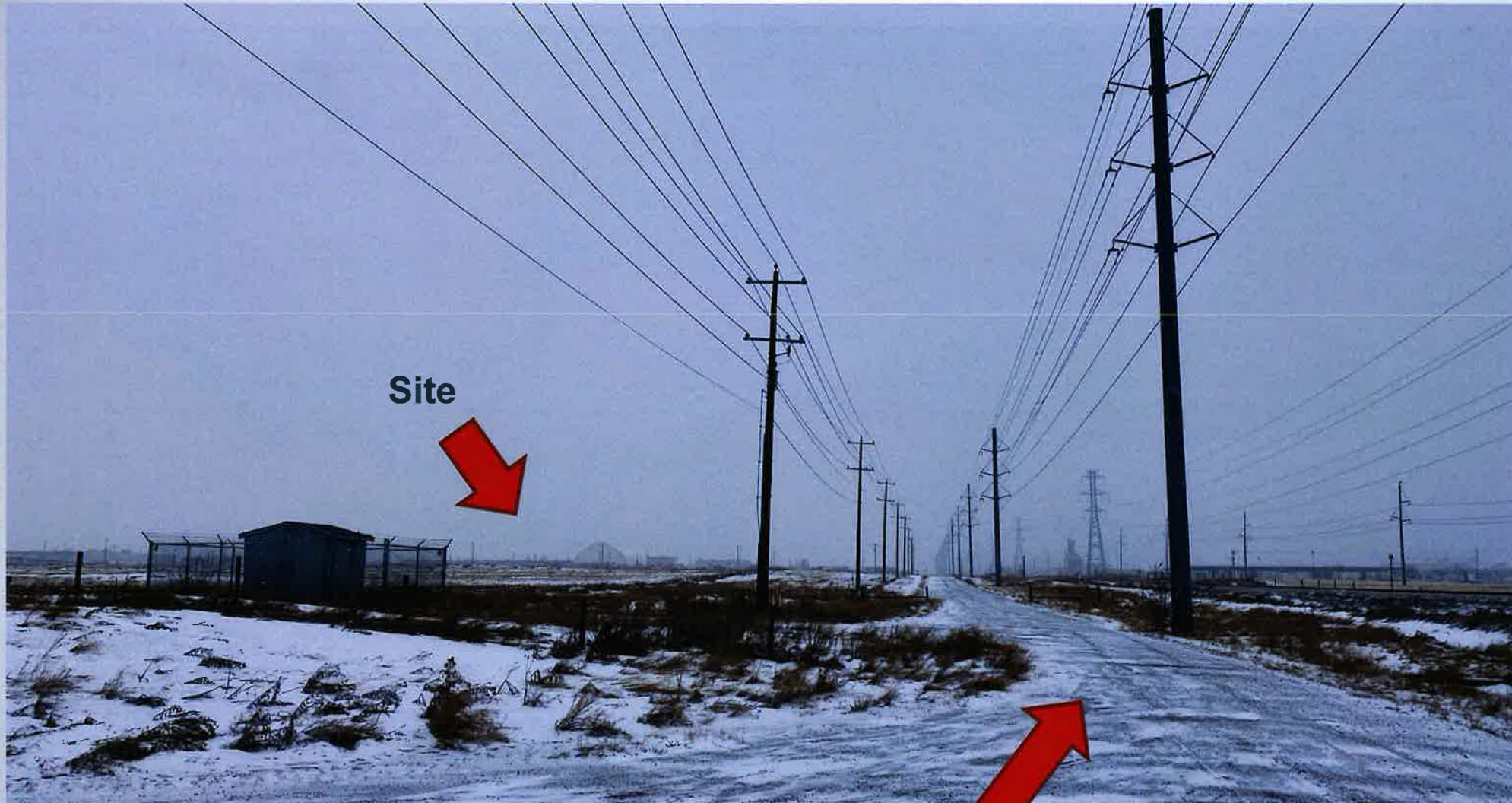


Approved Outline Plan
LOC2017-0305

CPC 2022 May 05
Public Hearing 2022 July 05



**Western edge of
site adjacent to
Stoney Trail SE**



Southern edge of
site and 50
Avenue SE
(gravel), with
railway south of
50 Avenue SE

Site

Railway

50 Avenue SE

- 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

