

Proposed Amendments to the Belvedere Area Structure Plan

WHEREAS it is desirable to amend the Belvedere Area Structure Plan Bylaw 2P2013, 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. The Belvedere Area Structure Plan attached to and forming part of Bylaw 2P2013, as amended, is hereby further amended as follows:
 - (a) Delete the existing title in the table of Contents, entitled "Appendix F: Landfill Policy Review Area, Environmental Assessment" and replace with "Appendix F: Background Information for the Non-Operating Landfill".
 - (b) Delete the existing Map 3 entitled "Attributes and Constraints" and replace with revised Map 3 entitled "Attributes and Constraints", as attached as Schedule A.
 - (c) Delete the existing Map 5 entitled "Land Use Concept" and replace with revised Map 5 entitled "Land Use Concept", as attached as Schedule B.
 - (d) Delete section 4.2.8 entitled "Landfill & Policy Review Area" and replace with section 4.2.8 entitled "Non-Operating Landfill Site" and include the following:

"The Plan Area contains a non-operating landfill site located at 8775 17 AV SE. This landfill was not an approved facility and there are limited details in regards to its operation. Alberta Environment & Parks' (AEP) records indicate that the facility operated from 1974-2005 and accepted commercial and residential inert demolition waste materials.

Setbacks from the non-operating landfill for restricted uses are established by the Subdivision and Development Regulation, Alberta Regulation 43/2002 (SDR) under the Municipal Government Act (MGA). Development of schools, hospitals, food establishments or residential uses on lands within in the 300 metres SDR setback should not be approved unless a consent to vary the setback distance from the landfill is provided by AEP. The setback is conceptually illustrated on Map 3: Attributes and Constraints and on Map 5: Land Use Concept. Refer to section 10.10.2 Special Study Area, and Appendix F: Background Information for the Non-Operating Landfill."
 - (e) Delete section 6.4.1.5 entitled "Neighbourhood Area within Landfill Policy Review Area".
 - (f) Delete section 10.10.2 entitled "Landfill Policy Review Area Policies" and replace with section 10.10.2 entitled "Special Study Area", and include the following:

"1. A Special Study Area (SSA) is included on lands surrounding the non-operating landfill site in the Plan Area (see Map 5: Land Use Concept). The intent of the SSA is to highlight additional study required within the 300 metres restricted Subdivision Development Regulation setback. All

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land use proposals must be supported by the appropriate studies carried out by the private landowners at their sole cost and expense.

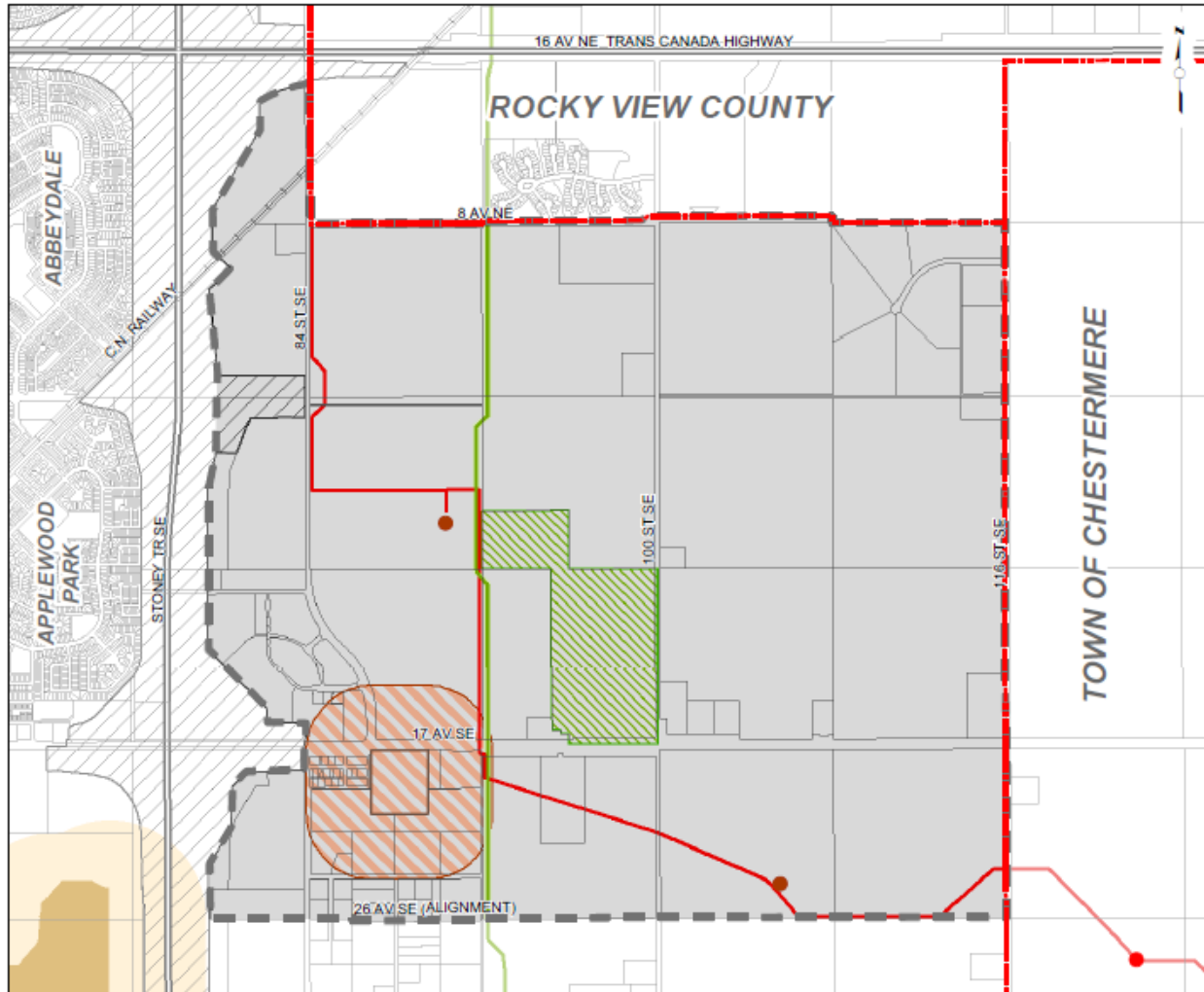
Amendment(s) to the ASP should be required concurrently with Outline Plan/ Land Use Amendment application changing the proposed land use map and/ or text to uses appropriate within the vicinity of the non-operating landfill. Refer to section 4.2.8 Non-Operating Landfill Site, and Appendix F: Background Information for the Non-Operating Landfill.

2. In conjunction with an Outline Plan/Land Use Amendment application, the Applicant shall:

- a. submit a current Phase I Environmental Site Assessment (ESA) to the satisfaction of the Approving Authority to identify any actual or potential or off-site human health impacts, soil and groundwater contamination and determine if the site is suitable for the intended use;
 - b. 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
 - c. 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.”
- (g) Delete section 10.10.3 entitled “Special Study Area”.

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SCHEDULE A



Map 3

Attributes and Constraints

Legend

- | | |
|--|---|
| — City / Town / County Limits | — Low Vapor Pressure Pipeline |
| Transportation / Utility Corridor | Low Vapor Pressure Pipeline 15m Setback |
| Plan Area | East Calgary Landfill |
| Cemetery | East Calgary Landfill 450m Working Area Setback |
| ● Sour Gas Well Suspended* | Landfill Property Boundary |
| ● Abandoned Well | 300m Permanent Setback |
| — Abandoned Pipeline | |

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Metres

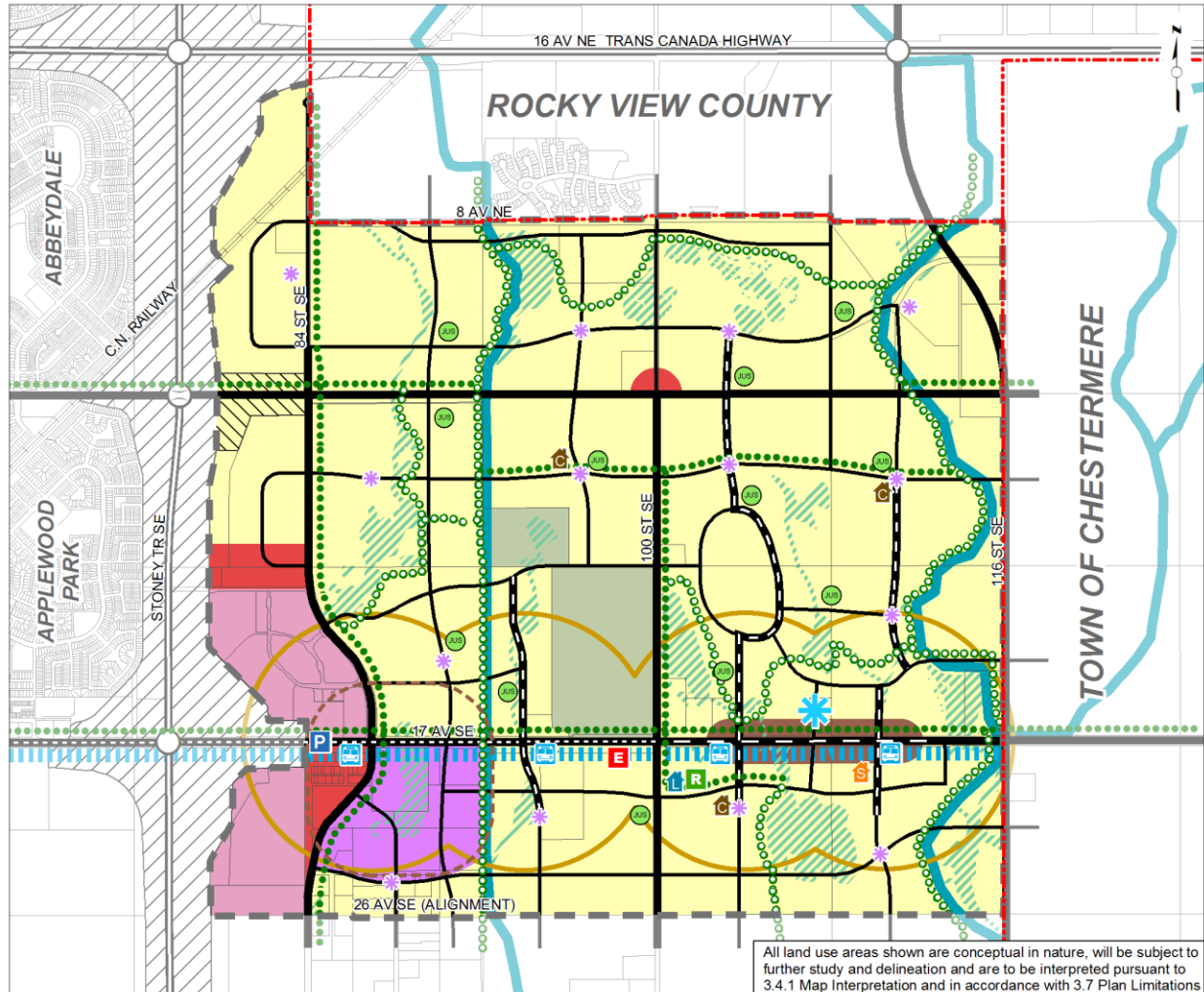
Approved: 2P2013
Amended:

This map is conceptual only. No measurements of distances or areas should be taken from this map.

*At the time of original ASP adoption. Status subject to change. Contact operator for current status.

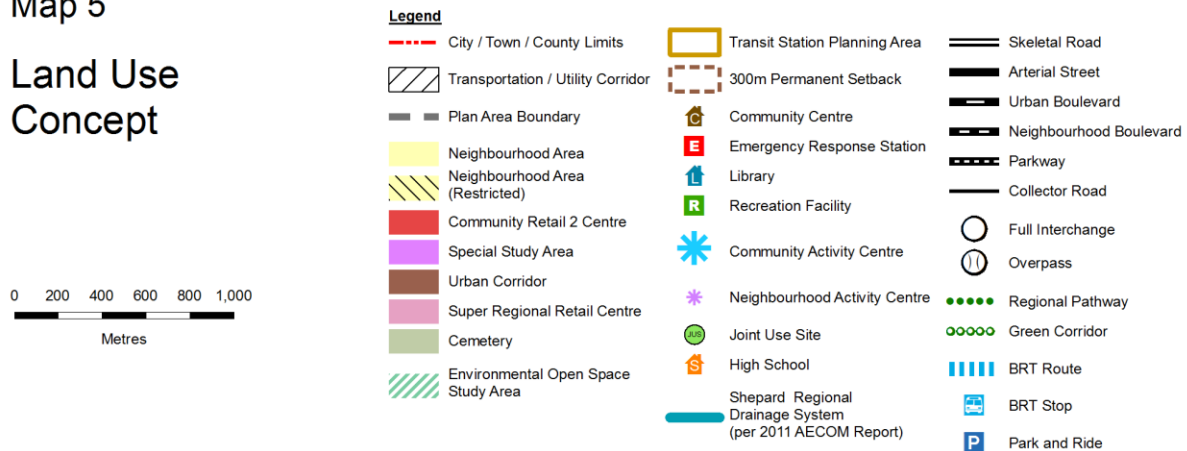
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SCHEDULE B



Map 5

Land Use Concept



This map is conceptual only. No measurements of distances or areas should be taken from this map.