

PROPOSED

CPC2018-1123
ATTACHMENT 4

BYLAW NUMBER 84P2018

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BELVEDERE AREA STRUCTURE PLAN BYLAW 2P2013

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".

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- (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 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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2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

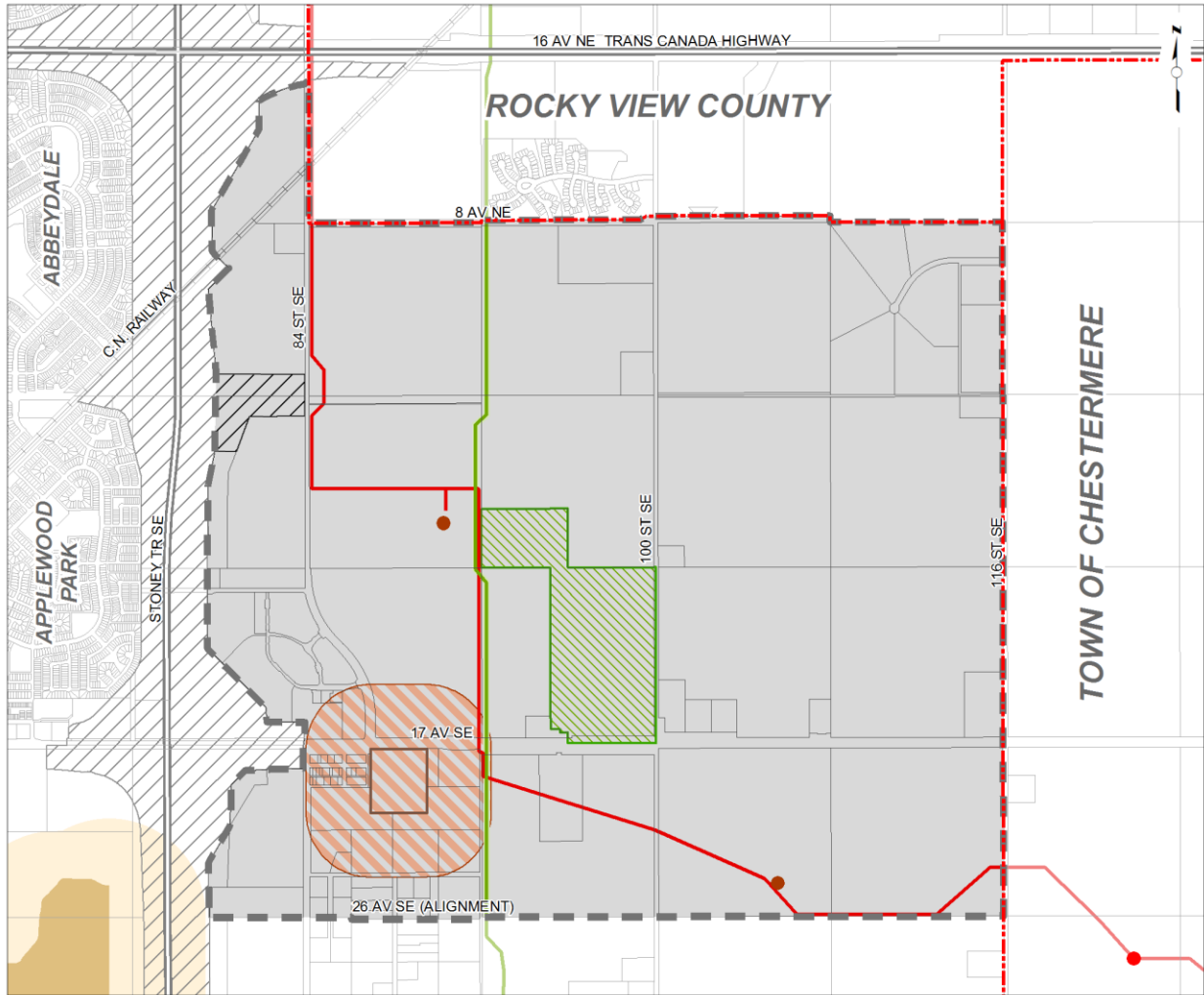
CITY CLERK

SIGNED ON _____

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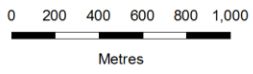
SCHEDULE A



Map 3

Attributes and Constraints

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



Approved: 2P2013
Amended:

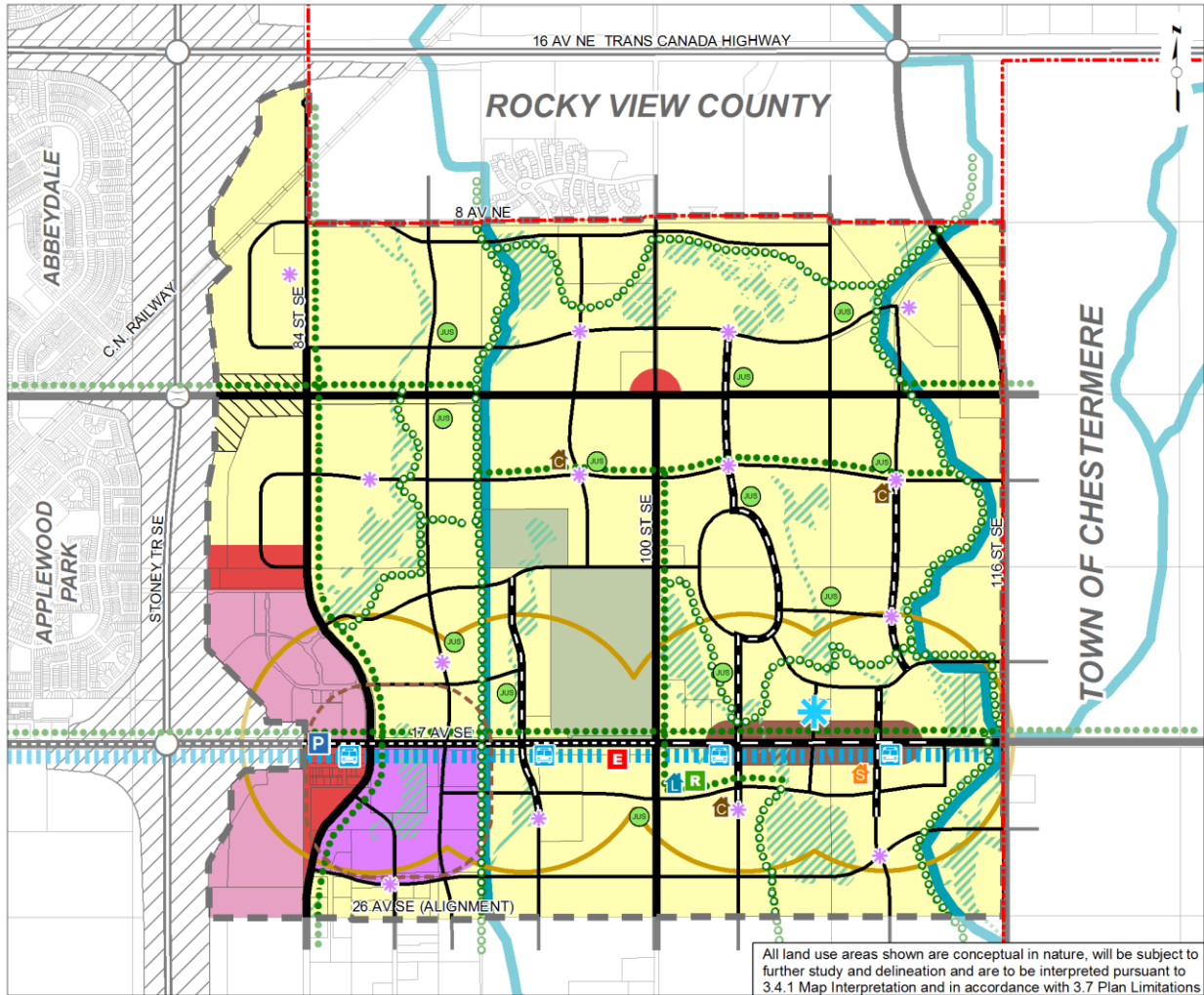
This map is conceptual only. No measurements of distances or areas should be taken from this map.

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

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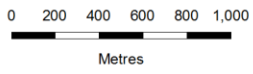
SCHEDULE B



All land use areas shown are conceptual in nature, will be subject to further study and delineation and are to be interpreted pursuant to 3.4.1 Map Interpretation and in accordance with 3.7 Plan Limitations

Map 5

Land Use Concept



Legend	
	City / Town / County Limits
	Transportation / Utility Corridor
	Plan Area Boundary
	Neighbourhood Area
	Neighbourhood Area (Restricted)
	Community Retail 2 Centre
	Special Study Area
	Urban Corridor
	Super Regional Retail Centre
	Cemetery
	Environmental Open Space Study Area
	Transit Station Planning Area
	300m Permanent Setback
	Community Centre
	Emergency Response Station
	Library
	Recreation Facility
	Community Activity Centre
	Neighbourhood Activity Centre
	Joint Use Site
	High School
	Shepard Regional Drainage System (per 2011 AECOM Report)
	Skeletal Road
	Arterial Street
	Urban Boulevard
	Neighbourhood Boulevard
	Parkway
	Collector Road
	Full Interchange
	Overpass
	Regional Pathway
	Green Corridor
	BRT Route
	BRT Stop
	Park and Ride

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