

Applicant Submission

This application proposes a Land Use Redesignation from the current land use designation of I-G (Industrial - General) to Direct Control based on the I-G district, to accommodate hydrovac operations in addition to the existing I-G district. Hydrovac operations are considered a Waste Disposal and Treatment Facility under the Land Use Bylaw 1P2007, and specifically require a Direct Control District.

The subject parcel is located at 8615 – 44 Street SE in the South Foothills general industrial area south of Glenmore Trail and east of Barlow Trail, and surrounding uses are generally industrial in nature. The parcel has an approximate total area of 3.8 hectares, with an existing office/warehouse building on the eastern side of the parcel that will be retained, along with additional proposed storage structures to accommodate Badger Daylighting Hydrovac Services. The central location of the site will enable to Badger to better service its clients, which include the development industry, utility companies and the City of Calgary and its subsidiaries. Badger has a 25 year history of successful and environmentally responsible operations, and has the largest hydrovac excavation fleet in North America.

The site is identified within the Municipal Development Plan (MDP) as within the Standard Industrial typology, which is intended for industrial areas with a mix of industrial uses at varying intensities. The parcels are further identified within the Southeast Industrial Area Structure Plan as residing within the Existing Limited Serviced Industrial District.

This application proposes a Land Use Redesignation of the parcels to accommodate a Hydrovac Treatment Facility. If successful, this Direct Control district would retain the characteristics of the I-G district, with the additional discretionary use of the Waste Disposal and Treatment Facility to accommodate a development permit specifically for a hydrovac business.

The hydrovac operations contemplated for this site include receiving clean, non-hazardous slurry from construction sites, followed by mechanical manipulation and evaporation to separate water from soil. Separation and evaporation may occur within or outside of a structure, and materials may be stored on site or shipped to an Alberta Environment and Parks (AEP) approved waste management facility. It should be noted that all hydrovac operations are strictly regulated by AEP, and AEP clearly distinguishes between and regulates hazardous and non-hazardous materials handling. This site will only accept non-hazardous materials, and must employ strict pre-screening measures along with additional on-site measures such as synthetic liners as additional safeguards from site contamination.

The following is important to note, because it is relevant to the extended timeline of this land use application. Waste Disposal and Treatment Facilities trigger setback requirements via the Subdivision and Development Regulation (SDR) at the development permit stage, restricting schools, hospitals and residences in proximity to any kind of waste facility. Until very recently, food establishments were also subject to setback requirements, and conflicts were identified that included the nearby Barlow Crossing commercial development. The SDR was amended effective June 1, 2022 to remove setback requirements surrounding food establishments. The cost and time required to routinely vary these setbacks has negatively impacted both businesses and municipal resources, and both Badger and the Province should be commended for addressing this issue at the legislative source.

Given that the general industrial nature of this non-hazardous operation:

- Is compatible with the surrounding industrial uses
- Is in direct alignment with the objectives of the overarching policy and structure plans that guide development in this area, and
- Poses no conflict with neighbouring uses

We would respectfully request your support of this application.

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