

Applicant Submission

2022 May 12

The subject site is proposed to be redesignated to a Direct Control District with an S-FUD base to allow for the processing of recycled asphalt (RAP) at this site. This application is a follow up from the recently issued development permit DP2021-7716 which allowed for an RV storage and Recyclable Construction Collection materials Depot on this site on a five year temporary basis. This application for the RAP plant helps to process the recycled asphalt stockpile and get it back on the roads in the form of new black top.

City-Wide and Local Policy Alignment

The site is governed by the Municipal Development Plan, which notes that this area is categorized as being part of the Future Greenfield typology. Planning for these areas should be done comprehensively and this has not yet occurred. Policy directs that areas should be protected for future urban development by restricting premature subdivision and development on parcels. A significant natural area is retained and protected with this application. We are proposing a limited range of uses is allowable, on a temporary basis, to ensure the developability of the land for future urban purposes is not compromised.

A DC based on the S-FUD District with the additional use of Asphalt, Aggregate and Concrete Plant is proposed and we consider this to be in alignment with these principals if the use is temporary and may be removed from the site. Split zoning is not recommended as subdivision is premature and typically split zoning is intended to align with future subdivision.

Technology

The RAP plant would be one of the first, if not the first, of its kind in Canada and it uses technology similar to an oven and indirect heat. The recycled asphalt mills are picked up by an auger and then heated indirectly in a tube while being pulled through it by the auger, then put on a truck for application back on City roads. A video of the RAP and its process can be found here:

https://www.youtube.com/watch?v=U_CvOWXXvM

Recycling

Ultimately, this application is being made to encourage recycling and re-use of asphalt mills. We are addressing what we believe to be a gap in the land use bylaw to allow for this use in a Recyclable Construction Materials Depot in order to eliminate any opportunities for stockpiling and demonstrate to the area operators that there is technology available to help reduce, reuse and recycle this product without the traditionally implied "blue smoke" and nuisance that may otherwise accompany this kind of operation. The physical and environmental footprint are greatly reduced by this technology.

A companion Development Permit application has been submitted for the RAP plant.