

Calgary Planning Commission Member Comments



For CPC2023-0502 / LOC2022-0091
heard at Calgary Planning Commission
Meeting 2023 May 18



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Application to redesignate a parcel from S-FUD to S-UN and DC based on S-FUD to accommodate an asphalt, aggregate and concrete plant, with specific guidelines and a time limit on the requested use. This application will also provide firm boundaries around an existing wetland. Given that this location is in a largely industrial area, I was happy to support the proposed recycled asphalt plan use as I believe it is a great initiative to encourage recycling/reuse of a raw material intensive product.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This Land Use Amendment would change the part of this parcel with a Class V wetland to Special Purpose – Urban Nature (S-UN) District. The proposed Direct Control District is based on the existing Special Purpose – Future Urban Development (S-FUD) District with the additional use of “Asphalt, Aggregate and Concrete Plant” and limiting temporary Development Permits to five years. The Development Permit will be limited to five years because there is no Area Structure Plan and to let the City respond to any concerns that may rise during operation. <p>We were informed that the mobile Recycled Asphalt Plant does not require a foundation and is easy to move. Its induction heating process reduces smells and off-site odors. As “unpleasant odors” are prohibited by the Community Standards Bylaw, the City can respond if there are any problems.</p>