

**Land Use Amendment in Residual Sub-Area 5D (Ward 5) at 14010 – 52 Street NE,
 LOC2023-0113**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.00 hectares ± (4.94 acres ±) located at 14010 – 52 Street NE (Portion of Plan 0211280, Block 1, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate a waste storage site, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 NOVEMBER 16:**

That Council give three readings to **Proposed Bylaw 22D2024** for the redesignation of 2.00 hectares ± (4.94 acres ±) located at 14010 – 52 Street NE (Portion of Plan 0211280, Block 1, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate a waste storage site, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2023 November 16:

“The following documents were distributed with respect to Report CPC2023-1125:

- A Revised Cover Report; and
- A presentation entitled "LOC2023-0113 Land Use Amendment".”

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District to allow for the additional discretionary use of Waste Storage Site.
- This application aligns with the policies in the *Municipal Development Plan* (MDP) and the *Northeast Residual Area Policy Plan*.
- What does this mean to Calgarians? The proposal would facilitate an additional commercial option and allow for continued management and recycling of construction materials.
- Why does this matter? The proposal would enable for the continued management and recycling of construction materials and reduce the amount of waste in landfills.
- A development permit (DP2022-06155) has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northeast community of Residual Sub-Area 5D, was submitted on 2023 April 26 by Alberta Waste and Recycling Ltd. on behalf of various landowners (Attachment 5).

Planning and Development Services Report to
 Calgary Planning Commission
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ISC: UNRESTRICTED
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The approximately 2.00 hectare (4.94 acre) site is located along 52 Street NE to the north of Stoney Trail NE and near the City boundary with Rocky View County. The site is located near multiple developing communities. A Waste Storage Site will allow the waste created from new building construction to be collected and sorted in a close and convenient location.

As noted in the Applicant Submission (Attachment 3), the proposed DC District maintains the rules of the existing S-FUD District while adding a discretionary use of Waste Storage Site. This will allow for a continued operation of waste and recycling collection and management that is already occurring on site. A development permit (DP2022-06155) for a temporary Waste Storage Site was submitted on 2022 August 31 and is under review.

A detailed planning evaluation of the application, including location maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess the level of outreach that was appropriate. In response, the applicant visited all the properties within a one-kilometre radius to discuss the application in person. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter in response to the notification letters. The letter was to make the applicant aware of water and gas lines in the area and their setback requirements. Administration reviewed the letter and determined that the concerns can be addressed during the Development Permit. Additionally, with permission from the author, the letter was shared with the applicant to help inform their site design.

The application was also circulated to Rocky View County (County). The County had no opposition to the application since the current operations were not expanding and that the mitigations and impacts will be assessed at the Development Permit. The subject site's area does not have a community association.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed application helps support the development industry and enables recyclable materials recovery from waste generated by the development of nearby new communities.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. While no actions were explicitly identified, this application will help increase recycling and reduce the total amount of waste going to landfills.

Economic

This application would allow for an increase in construction materials being recycled and an increase in recycling related industries that support the building industry.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 22D2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. List of Landowners
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform