Landfill Variance:
Technical Support and Land Utilization

Location: **207 – 61 Avenue and 6125 – 2 Street SE Calgary**

N

61 Avenue SE 207

2 Street SE

3 Street SE

Chinook LRT Station

Centre Street S

62 Avenue SE

6125

former Sprinkbank Landfill

LEGEND

0   45   90   180 m

☐ Subject Site

········ Approximate Extent of Springbank Landfill Waste

━━━ 300 m Setback

☐ Landfill Gas (LFG) Extraction Systems

JUA ENVIRONMENTAL LTD.   Presented by: JUA Environmental Ltd. on the behalf of Business Condominiums Inc.

BUSINESS CONDOMINIUMS INC.
BCI

Municipal Government Act, Matters Related to Subdivision and Development Regulation AR 84/2022

➢ Prohibits construction of schools, residential uses and hospitals within 300 m of the disposal area of a closed landfill

➢ **Setback distance dates to the 1930s**

- No known scientific basis for the selection of a 300 m radius limiting types of development

- Distance chosen was likely related to nuisance concerns:

- odour, flies, birds/rodents, fires/smoke, noise/traffic

- Production of methane in landfills is specific to the material(s) deposited, the landfill construction, moisture content and temperature, the age of refuse and post landfill management

- Methane gas migration is specific to subsurface conditions, also landfill specific

CONCERN

➢ Why must a Landfill Variance application be accompanied by a Development Permit when we are able to show through Site monitoring that there is no risk from the landfill that would restrict land uses under the Municipal Government Act?

➢ More cost effective and transparent if environmental monitoring that shows no potential environmental risks or mitigable risks from the landfill could be discussed and presented to The City of Calgary, such that, the best allowable land uses could be chosen for a "conditional" Variance

    - then a Development Permit could be finalized as part of the documents that The City of Calgary submits to Alberta Environment and Parks as part of the final Landfill Variance request

➢ A more transparent process without so much monetary investment in an unknown outcome, we believe, would ensure that the landscape in the Manchester Industrial Special Policy Area is maximized to full land use capability