

**Policy and Land Use Amendment in Section 23 (Ward 12) at 6020 – 94 Avenue SE,  
 LOC2025-0057**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 7.37 hectares  $\pm$  (18.21 acres  $\pm$ ) located at 6020 – 94 Avenue SE (Plan 2511257, Block 1, Lot 23) from Direct Control (DC) District to Direct Control (DC) District to accommodate an additional use of Materials Recycling Facility, with guidelines (Attachment 3).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026  
 FEBRUARY 12:**

That Council:

1. Give three readings to **Proposed Bylaw 10P2026** for the amendment to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 38D2026** for the redesignation of 7.37 hectares  $\pm$  (18.21 acres  $\pm$ ) located at 6020 – 94 Avenue SE (Plan 2511257, Block 1, Lot 23) from Direct Control (DC) District to Direct Control (DC) District to accommodate an additional use of Materials Recycling Facility, with guidelines (Attachment 3).

**HIGHLIGHTS**

- This policy and land use amendment application seeks to redesignate the subject property to a Direct Control (DC) District to allow an additional discretionary use of a Materials Recycling Facility.
- The proposal allows the existing industrial operation to accommodate a new use, and the proposed DC District is appropriate within the context of the industrial area and is in alignment with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal enables Calgary Aggregate Recycling to operate a soil reuse facility that can process materials, including soil and contaminated soil, non-hazardous hydrovac material, aggregate, gravel, concrete and debris mixes from construction and demolition sites into new recycled materials that can be used in construction, road maintenance and other applications.
- Why does this matter? The proposal would allow the operator to accept and process these materials on site, divert significant amounts of waste from landfills and reduce carbon emissions by eliminating the need to transport waste materials to other locations.
- A policy amendment to the *Southeast Industrial Area Structure Plan* (ASP) is required to support this proposal.
- A development permit application, for a Materials Recycling Facility was submitted and is currently under review.
- There is no previous Council direction related to this proposal.

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**DISCUSSION**

This application, located in community of Section 23 in the southeast industrial area of the city, was submitted on 2025 March 17 by Dobbin Consulting on behalf of the landowner, Calgary Aggregate Recycling Inc. The approximately 7.37 hectare (18.21 acres) industrial site has been operating as an asphalt, aggregate and concrete plant for the past 20 years.

As outlined in the Application Submission (Attachment 4), additional equipment and operations have been recently introduced on the site without planning approval, including a recently constructed soil reuse facility which is not accommodated under the existing DC District. The proposed DC District (Attachment 3), which is based on the Industrial – Heavy (I-H) District, would allow for these expanded activities through the additional new discretionary use of a Materials Recycling Facility. A minor map amendment (Attachment 2) to the ASP is also proposed to support this application. A development permit (DP2025-01632) for a Materials Recycling Facility has been submitted and is currently under review.

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

**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 policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties was appropriate. In response, the applicant created an engagement strategy which included onsite signage, a project website with additional information, regular updates and opportunities for online feedback. The applicant contacted and emailed information package to surrounding businesses within a two-block radius, updated new materials on the project website, provided follow-up response to the comments received and held information sharing meetings throughout the engagement process. The Applicant Outreach Summary can be found in Attachment 5.

**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 with no objection on the redesignation but identified concerns with the vehicular entrance and street safety, increase traffic and parking, and dust and debris. There is no community association in this industrial area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed DC District is based on the I-H District and is intended to be in locations adjacent to the Industrial – General (I-G) District. Development

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details including site design, vehicular access and parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment and policy amendment 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.

## **IMPLICATIONS**

### **Social**

The proposal would accommodate a new use for the existing operation and continue to support industrial development in this developed area. The proposal would also allow the business operation to continue and create jobs for Calgarians.

### **Environmental**

This application includes actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Calgary Aggregate Recycling operation diverts significant amounts of waste from landfills and reduces carbon emissions by minimizing trips and distance travelled to transport materials to and from mining and landfill locations. Their operations meet several of the goals as set out in the *Calgary Climate Strategy - Pathways to 2050* including waste reduction, waste diversion and reduction in green house gas emissions.

### **Economic**

The proposed DC District accommodates a Materials Recycling Facility use and creates opportunities to convert materials into recycled concrete, gravel, asphalt, landscape rocks and sand that can be sold for use in construction, road maintenance, landscaping and other applications.

### **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 10P2026**
3. **Proposed Bylaw 38D2026**
4. Application Submission
5. Applicant Outreach Summary
6. **CPC Member Comments**
7. **Public Submission**

**Planning and Development Services Report to  
Calgary Planning Commission  
2026 February 12**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform