

Applicant Submission

Company Name: Dobbin Consulting Inc.

Applicant's Name: Jennifer Dobbin

Date: September 17, 2025 (Updated)

Dobbin Consulting Inc. is pleased to submit the following Land Use Redesignation (LUR) application on behalf of Calgary Aggregate Recycling (CAR). This application pertains to the southeast area of the northeast block adjacent to 60th Street and 94th Avenue SE property municipally addressed as 6020 94 Ave SE.

The existing Direct Control bylaw DC22d2022 allows a discretionary use of Asphalt, Aggregate and Concrete Plant for the site and these operations occur on the site at this time. The Applicant seeks to amend the current Direct Control (DC) district to define and add a custom use of "Soil Recycling Facility Operations" and to change the base zoning district to Industrial - Heavy (I-H) to better reflect the existing operations on the site.

Additional equipment and operations have been added to the site and include a soil washing facility that washes aggregate (gravel) and sand resulting in saleable materials including fine particulate ("fines") materials for use in landscaping, construction, and the manufacturing of new products such as concrete. The operations facilitate the diversion of these materials from landfill.

The washing facility on the site is a unique operation, one of only two in North America. Accordingly, no existing Uses describe the activities and operations on the site thus requiring a new Use description to capture the operations on the site correctly. In working with the City a Defined Use of "Materials Recycling Facility" has been developed to describe the operations on the site.

The Applicant sought to provide detailed process and operational information to the City to assist with generating the new Defined Use. To that end, additional materials were provided to the City with the redesignation application and included:

S01 - Process Diagrams.pdf with four pages summarizing the: Circulation Routes & Operations Locations; Processing Facilities Operations; Operational Inputs, Testing, and Outputs; and Climate Action Alignment & Outcomes

S02 - Soil Reuse Facility Operations Plan.pdf detailing the material acceptance protocols, testing and sampling procedures, contamination soil control and spill prevention process, and detailed machinery and operating process descriptions.