

Applicant's Submission



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JUNE 25, 2018

PE2018-00675: Applicant Submission Statement

Civic Address: 6865 84 Street SE

Legal Address: Ptn. of Plan 0910744, Block 2, Lot 2, SE 25-23-29-W4M

Land Use Redesignation - FROM Direct Control (DC98Z2006, based on I-2 and I-4) District TO Direct Control (DC, based on I-G) District to accommodate a Waste Disposal and Treatment Facility as a discretionary use

The subject property is located in residual community 09K within the City's eastern boundary, slightly northeast of the interchange at Stoney Trail and Glenmore Trail SE. The parcel measures 1.85 hectares (4.56 ac) on a titled parcel of 28.98 hectares (71.62 ac) total. The subject property currently maintains a large industrial warehouse building set on a gravel yard which will be retained after the implementation of the Land Use Redesignation. The larger titled parcel and adjacent areas contain uses that are primarily industrial and compatible in nature with what is being proposed. The subject property fronts onto 84 Street SE and has accesses to Stoney Trail SE and Peigan Trail SE to the north of the site.

Generally described, the development proposal by Inertia Environmental calls for a Land Use Redesignation on these lands to accommodate a Hydrovac Treatment Facility within their existing facility. The Hydrovac Treatment Facility will be utilized by the landowner in treating and remediating slurry that cannot be managed during on-lot hydrovac extraction work. The proposed improvements are meant to streamline work flows and to minimize environmental impact that may occur during the treatment process. Detailed Wash Plant operation description and figures are submitted with this application. The machinery ensures that no slurry touches the ground and that all processes to do with the operation of the equipment are undertaken inside of the warehouse.

Due to the unique characteristics and innovative equipment being proposed for the site, paired with strict Land Use Bylaw guidelines pertaining to the operation of any Hydrovac Treatment Facility, a Direct Control District is being pursued in this redesignation. The Direct Control base district is Industrial - General (I-G) and will include a discretionary Waste Disposal and Treatment Facility use to accommodate the Hydrovac Treatment Facility. The proposed Direct Control District will only apply to the 1.85 hectare Inertia parcel. The remainder of the greater titled parcel will retain its DC98Z2006 designation and be unimpacted by this Land Use Redesignation. More detail on the proposed Direct Control District can be found in this submission package in the Direct Control Rationale and proposed DC District Guidelines.