

Proposed Amendment to Zoning Agreement – 305510 Township Road 380

APPLICATION SUMMARY

Impact Asphalt and Concrete Crushing Ltd. submitted an application to amend the existing Zoning Agreement for the site located at 305510 Township Road 380. The site is currently zoned IH – Heavy Industrial District subject to a Zoning Agreement to accommodate a facility that processes and recycles construction material. The proposed amendment to the Zoning Agreement would permit additional uses related to the short-term storage, processing and redistribution of construction-related materials.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that, at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendment to the existing Zoning Agreement for 305510 Township Road 380, as outlined in this report, be approved.

BACKGROUND

The subject site is located in the Riel Industrial Sector at the southwest corner of the intersection of Highway 12 and Township Road 380 at the northern boundary of Saskatoon (see Appendix 1 for Location Plan and Appendix 2 for Fact Summary Sheet). The site was originally approved for the short-term storage, processing and redistribution of concrete, concrete with steel, granite and asphalt by the Rural Municipality of Corman Park, prior to the site becoming part of the City of Saskatoon. In April of 2020, the site was rezoned to an IH – Heavy Industrial District, subject to a Zoning Agreement, to bring it under [Bylaw No 8770, the Zoning Bylaw, 2009](#) (Zoning Bylaw) and provide for additional uses on the site (see Appendix 3).

DISCUSSION

The current Zoning Agreement limits permitted uses on the site to:

- Short-term storage, as well as processing and redistribution of concrete, concrete with steel, granite, asphalt, asphalt shingles, dirt and gravel;
- Disposal, evacuation, process and storage of recycled hydrovac materials; and
- Cold storage with a maximum gross floor area of 1,400 square metres.

The property owner has requested an amendment to the Zoning Agreement to provide for the short-term storage, processing and redistribution of the following additional construction materials from demolition, renovation and construction projects:

- Metals;
- Mixed plastics including vinyl siding and other plastics from home, commercial and farm construction;
- Masonry, brick and stone (not including stucco);

- Quartz;
- Porcelain;
- Wood;
- Gypsum; and,
- Flooring including tile and terrazzo (non-asbestos and not including carpet or wood flooring).

The above list would exclude any hazardous materials containing asbestos. All other provisions of the current Zoning Agreement and the Zoning Bylaw would continue to apply.

The expansion of current operations would result in 2 additional employees on-site and approximately 10 additional vehicle trips per day. The recycling of plastics would also require 24-hour supervision, as this process involves heating.

Policy Review

The proposed amendment is consistent with the Heavy Industrial Land Use Designation of the [Official Community Plan Land Use Map](#).

Comments from other Divisions

No concerns were identified through the administrative review process that would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

In November 2021, a notice outlining the proposed amendment was sent to registered property owners within 150 metres of the subject site, the Ward Councillor and the Community Initiatives Manager in Recreation and Community Development. The content of this notice was also posted on the Engage Page of the City of Saskatoon website.

No comments have been received at the time of writing this report.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy C01-021, the Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, the Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The [StarPhoenix](#) two weeks prior to the public hearing.

APPENDICES

1. Location Plan – Proposed Zoning Agreement Amendment
2. Fact Summary Sheet
3. Bylaw No. 9513 – The Zoning Amendment Bylaw, 2020 (No.9)

Report Approval

Written by: Nik Kinzel-Cadrin, Planner, Planning and Development

Reviewed by: Darryl Dawson, Manager, Development Review
Lesley Anderson, Director, Planning and Development

Approved by: Lynne Lacroix, General Manager, Community Services

SP/2022/PD/MPC/Proposed Amendment to Zoning Agreement – 305510 Township Road 380/cm