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- **6.6 RFD Cumulative Effects of Landfill Operations on Neighbouring Residents**

- Cumulative Effects of Landfill Operations on Neighbouring Residents: GOAL →
 - Turning a perceived **negative** (landfill) into a **POSITIVE**

- Landfill Nuisances:
 - Report to Consultation provided landfill operational plans for:
 - Mud and debris tracking onto public highways
 - Migratory bird control
 - Traffic safety – Highway 854 and truck turning movements, speeding, enforcement
 - Landfill has regulatory obligation to keep debris and pollutants, vectors (birds) away from neighbouring properties
 - Mud tracking – elimination by mud mats, additional paving (\$1.5M 2018-19, \$600K project 2020), two dedicated skid-steers with special attachments. Cooperation with Clean Harbors is also on-going.
 - Long-term: longer exit route from cells. See comments Land Strategy – SE10 parcel development
 - Migratory birds – additional handlers/raptors including breeding roost; reduced waste exposure prior to daily cover; one operating landfill face for target (organic-heavy) wastes.



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- Landfill Nuisances continued
 - Traffic Safety on Public Roads is a SHARED responsibility
 - **BMS**: Site improvements for exiting traffic include speed warning detectors, illuminated exit Stop sign, video cameras to be installed to provide views of exiting trucks
 - **BMS**: Waste permits have clear instructions to customers' haulers – break traffic rules and we can ban – we have, and will, continue to enforce
 - **BMS**: Has installed warning signs on Highway 854 (with DOT approval)
 - **Alberta DOT**: Governs traffic on highways – requested speed restrictions – no response to Beaver County
 - **DOT, Beaver County**: Additional commercial vehicle inspections by DOT, by Beaver County where applicable, help enforcement for irregular haulers (soil) who visit site

- Land strategy
 - BMS has 7 quarter-sections at the site, all zoned for landfill and composting
 - Prior to 2015, had additional quarter-sections (3), with 2 others to be acquired based on prior agreement. Not zoned for landfill and composting
 - Land matters back to 1990's consumed Commission activities. "Premier's Protocol" established informally 2001
 - "Protocol" provided for \$25,000 premium to appraised value of land
 - Rationale for acquisitions unclear at the time – no specific covenants regarding development restrictions, though zoning was restrictive
 - Rationale for disposal of properties was to consolidate site properties and focus on negotiations on immediately adjacent neighbours. Landfill growth over long-term was expected to reduce with development of landfill diversion facilities

- Land strategy continued
 - Landfill site has grown more than expected – economic benefits obviously, but increased risk to neighbours with operations
 - Current quarter section 10NE is expected to last to 2026 (latest calculations). 10SE must be developed for projected capacity (proposals from RFP for long-term cell design including landfill gas collection plan being reviewed currently – longer paved exit route from new cells – less risk of debris tracking) SE 10 capacity at current tonnages - 5 years?
 - Section 11 may be landfill cells in future depending on diversion efforts

- Land strategy continued
 - While SE 10 is developed for use, current cells at NE10 are being closed up, with possible gas collection efforts
 - Plan for NE10 is to continue permanent closure capping as disposal logistics require. Only 20% of permanent cap is installed (out of 500,000 square metres or 125 acres). Last cap project was in 2018. Additional capping operations to be executed 2022 and continue.
 - NW10 is the administrative parcel – new building, shop and equipment garages, kidney pond and sediment pond
 - Claystone Park proposal is meant to create attractive, passive community park (\$1M plus) on NW10, that eventually can tie in to post-landfill use for closed cells on NE10. But integration plan not developed, other than tree screening – will take time – completion closure cap only post 2026, possible gas collection system, must keep public away from operations (no golf courses or RV parks yet!)

- Land strategy continued
 - Bottom line:
 - In 5 – 7 years, N10-1/2, the active landfill and administration office parcels will be a closed landfill, recreational park and administration building, with some possible gas collection infrastructure on the cell caps. Future capping program remains well-funded with segregated closure funds.
 - Operational foci will be at the SE10 parcel
 - Concerned residential neighbours to the north of the site will be further from operations
 - Fewer residents to the south (Equity Industrial Park)
 - Nevertheless, capital has been budgeted in 2020 for acquisition

- Land strategy continued
 - “Green” zoning
 - Collaborative approach with Beaver County could be to identify a green zone around the landfill site that can focus on passive development to the North, with more industrial development to the south of the site
 - Understanding the zoning requirements and changing (pre-approval) development permit processes for permitted uses could open development for these parcels and justify any neighbouring property purchases



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- Being a Good Neighbour
 - Not causing residents nuisance from our operations
 - Ensuring that land purchases are done with a plan in mind – as much as creating a passive border as developing for compatible uses – from recreation to “green” industrial
- Good Neighbour Grant
 - Policy was developed in 2013 to provide funds to Ryley and Beaver County that could be used to fund projects seen as “compensation” to having a large landfill in, or near, their jurisdictions
 - Based on assessed value of BMS landfill site parcels. Funds split 2/3 - 1/3, Ryley and Beaver County
 - Other than Beaver County program for free bins to residents near site, neither municipality has communicated a “compensatory” program that uses the funds. Funds are > \$100,000 p.a.



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Dividends					
	2015	2016	2017	2018	2019
Beaver County	\$ 908,137.56	\$ 908,137.56	\$ 928,458.90	\$ 928,458.90	\$ 928,458.90
Ryley	\$ 201,021.45	\$ 201,021.45	\$ 198,370.70	\$ 198,370.70	\$ 198,370.70
Holden	\$ 185,223.02	\$ 185,223.02	\$ 180,461.86	\$ 180,461.86	\$ 180,461.86
Viking	\$ 275,110.66	\$ 275,110.66	\$ 279,162.46	\$ 279,162.46	\$ 279,162.46
Tofield	\$ 430,507.32	\$ 430,507.32	\$ 413,546.08	\$ 413,546.08	\$ 413,546.08
Total	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00
2015 and 2016 based on 2011 Statistics Canada Census population					
2017-2019 based on 2016 Statistics Canada Census population					
Grant in Lieu of Taxes					
	2015	2016	2017	2018	2019
Beaver County	\$ 115,506.51	\$ 122,996.72	\$ 128,350.17	\$ 132,452.90	\$ 132,033.52
Viking	\$ 2,058.42	\$ 2,059.18	\$ 3,877.58	\$ 3,846.08	\$ 3,901.72
Total	\$ 117,564.93	\$ 125,055.90	\$ 132,227.75	\$ 136,298.98	\$ 135,935.24
Good Neighbour Grant					
	2015	2016	2017	2018	2019
Beaver County	\$ 31,872.78	\$ 34,043.88	\$ 35,389.85	\$ 36,558.77	\$ 36,523.90
Ryley	\$ 63,745.57	\$ 68,087.76	\$ 70,779.70	\$ 73,117.54	\$ 73,047.80
Total	\$ 95,618.35	\$ 102,131.63	\$ 106,169.55	\$ 109,676.31	\$ 109,571.69
Community Grants					
	2015	2016	2017	2018	2019
	\$ 25,762.68	\$ 88,044.33	\$ 98,812.47	\$ 86,350.85	\$ 67,423.88
As per GL balance					



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- Being a Good Neighbour continued
 - Hosting fees in US (less so in Canada) are quite common – landfill operators pay the fee to the state (sometimes the municipal units) to compensate for residents living next to a landfill. But the landfills are not “owned” by the municipal units like BMS is
 - In fact, the largest N. America waste operator, Waste Management, charges 3.6% on every customer invoice as a “recovery” fee to cover the hosting fees they pay, whether the customer’s WM landfill pays the hosting fee
 - 3.6% of 2018 revenues is \$724,385. For 2019, it would be \$1,056,068.
 - Assuming that WM has to pay land taxes and provides some community grants, the payment to the members in surplus release and Good Neighbour in each of 2018 and 2019 was approximately \$2,109,000.



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- Being a Good Neighbour continued
 - The WM fee paid to Thorhild County is
 - In fact, the largest N. America waste operator, Waste Management, charges 3.6% on every customer invoice as a “recovery” fee to cover the hosting fees they pay, whether the customer’s WM landfill pays the hosting fee
 - 3.6% of 2018 revenues is \$724,385. For 2019, it would be \$1,056,068.
 - Assuming that WM has to pay land taxes and provides some community grants, the payment to the members in surplus release and Good Neighbour in each of 2018 and 2019 was approximately \$2,109,000.
 - WM pays Thorhild County \$2.50 per tonne. At expected 500,000 tonnes, payment is \$1,500,000. Based on 2018 and 2019 tonnages, BMS would have paid \$1,794,270 and \$3,290,887. It isn’t known if there is a maximum limit to WM’s payments to Thorhild.



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- Being a Good Neighbour continued
 - The MCC transition project forecasts an increase distribution to \$3,500,000 by 2023, and still pay a Good Neighbour grant, plus taxes and continue corporate social responsibility

- So what is fair?
 - If a Good Neighbour grant is to be continued for Ryley and Beaver County, separate from the regular distributions forecast, there should be a collaborative approach between the three entities to develop “visible” improvements to nearby residents that reflect “compensation”
- If this is developed, in combination with elimination of operational nuisances and development of a land strategy that has a dual focus on passive post-closure development and “green” industrial development, it is easier to justify the sums of money earmarked for Good Neighbour grants. If the work is done collaboratively, the split between the two units may be irrelevant, since the entire residential “community” would benefit



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- NEXT ACTIONS

- Provide this overview of the issues to the MCC Steering Committee (Feb. 26) and separately to the Ryley and Beaver County Councils
- Request at the Council presentations that municipal administrative staff work with BMS administration work to develop plans that:
 - Mitigate/eliminate nuisances where they have capacity or regulatory authority to act upon (i.e. traffic safety)
 - Consider land use and economic development strategies with respect to the landfill's forecast business plans
 - Integrate community recreation plans/programs
 - Develop clear, definable uses for future Good Neighbour grant funds and recommend any changes in fund allocations, either total, or split