

REVIEW

of W12A Landfill Community Enhancement and Mitigative Measures Program

Why

Waste?

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Overview of Presentation

- Measuring distance from landfill
- Existing Program
 - Property Value Protection Plan
 - “Right of First Refusal” Program
 - Community Mitigative Measures Fund
 - No Charge Waste Disposal
 - Public Liaison Committee (PLC)
- Broader Community Enhancements
- Additional Nuisance Control & Other Measures

***Comments
received/new
considerations in
blue text***



Measuring Distance from Landfill

Background

- Existing on-site buffer - 50 to 90 metres
- Proposed on-site buffer
 - 90 to 100 metres to east, west and south
 - 350 metres to the north

Options

- Distance from original landfill property boundary
- Distance from landfill's new (proposed) property boundary
- Distance from landfill's waste disposal area
- Distance from landfill's new property boundary or 100 metres whichever is less



Property Value Protection Plan

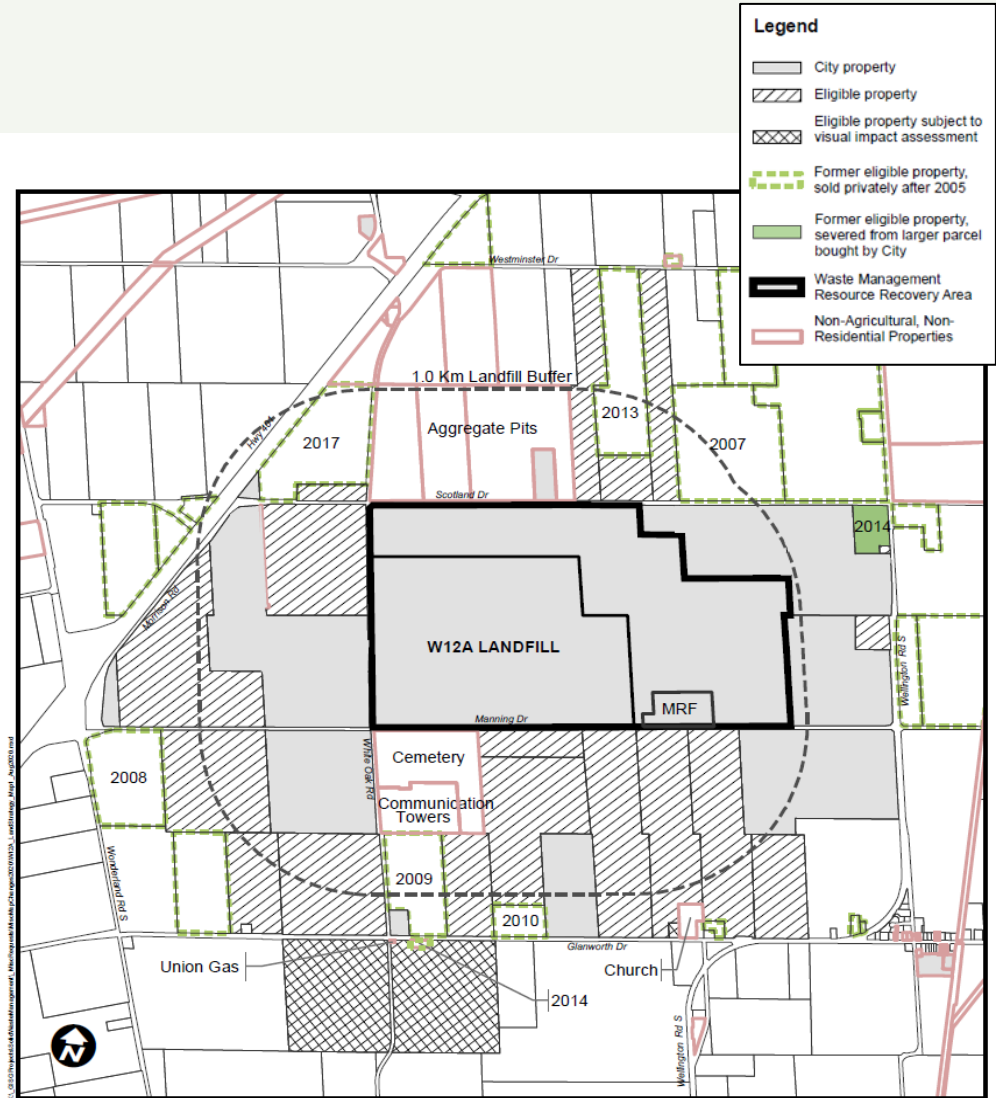
Program

- Guarantee “fair market value” for property when it is sold

Who qualifies

Residential/agricultural property

- Within 1 kilometre of landfill and south of 401
- White Oak Road, Manning Drive, Scotland Drive and Wellington Road block
- Within 1.5 kilometres of landfill with a residence having a significant visual impact





Property Value Protection Plan – Potential Changes

Include Additional Area

- All properties with a residence provided a portion of their property is within 1 and 1.5 kilometres of the landfill or
- Include all properties with a residence between 1 and 1.5 kilometres of the landfill

Change Visual Impact Criteria

- Eliminate visual impact criteria for residential properties beyond 1 kilometre or
- Change visual impact criteria from having a significant impact to having an increased impact or
- Change visual impact criteria from having a significant impact to having a medium impact



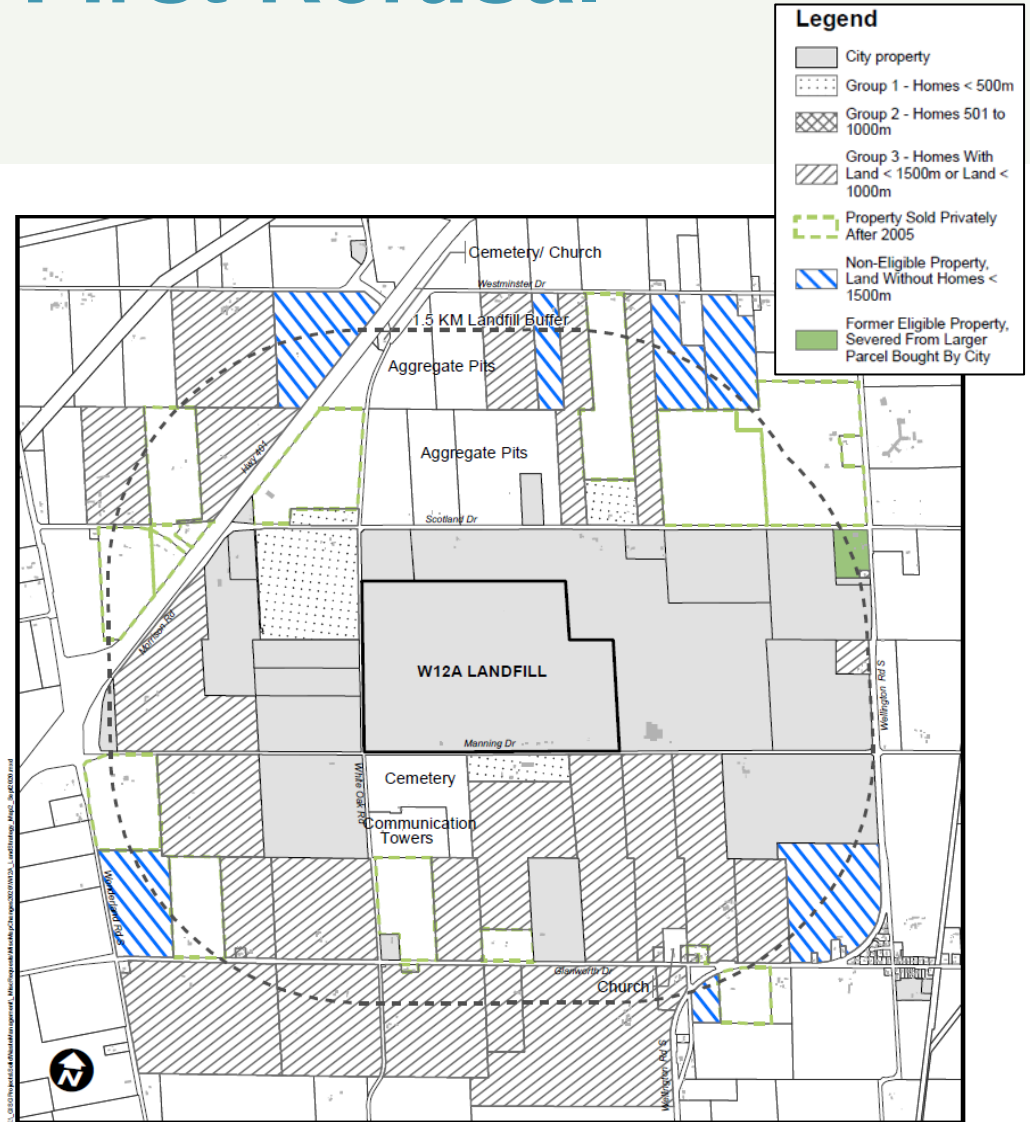
Right of First Refusal Plan

Program

- Annual payment for “right of first refusal” based on distance from landfill

Who qualifies

- Residential properties with land within 1.5 kilometres of landfill
- Properties within White Oak Road, Manning Drive, Scotland Drive and Wellington Road block
- Agricultural properties within 1 kilometre of landfill





Right of First Refusal Plan – Potential Changes

- Residential properties on haul route receive highest level of compensation
- Include homeowners within 1.5 kilometres of the landfill who do not currently qualify. Provide compensation at the lowest level or create new lower compensation category
- Increase payments
- Should go further than 1.5 kilometres
- Should be 5 kilometres (same as recently approved private landfill in Ottawa area)



Community Mitigative Measures Fund

- Money paid into fund for every tonne of waste buried at landfill
- 2019 payment was \$0.30 per tonne
- Fund has balance of \$900,000
- Fund can be used for W12A Landfill Public Liaison Committee expenses or projects they recommend
- Future payments (in today's dollars) about \$3,000,000 over next 25 years
- Reallocate a portion of the \$0.30 per tonne to a designated beautification fund south of the 401
- Place a cap on fund when it reaches a certain level

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Past Projects

- Funding of private water treatment systems for nearby homeowners
- Contribution to Glanworth Library reconstruction



No Charge Waste Disposal

Program

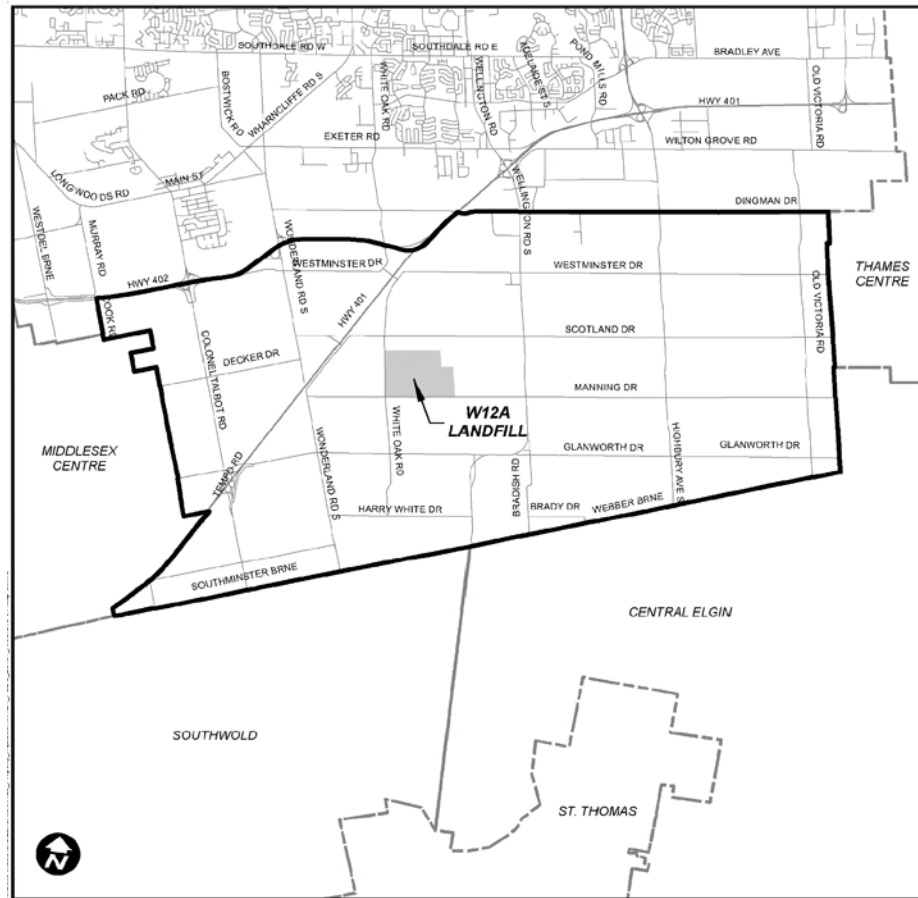
- No fee for disposal of up to 200 kilograms/week of residential waste

Who qualifies

- Properties within area shown on map

Potential Changes

- Original Westminster residents should have unlimited disposal rights



 Area of Exemption from Landfill Disposal Fees for Residential Waste



Public Liaison Committee (PLC)

- Open to anyone in the City but majority of members must be made up of residents living close to the landfill
- Operates according to approved Terms of Reference
- Recommends projects for Community Enhancement Fund
- Receives, reviews and comments on information about landfill's operation
- May spend up to \$15,000/year without Council approval on certain items
- All persons applying are automatically appointed to the Committee if thirteen or fewer apply
- Are there any changes?
- Should the PLC meet less frequently?
- Should parts of the Terms of Reference be in the bylaw?

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Potential Additional Fund – Broader Community Enhancements

Existing

- Free Garbage
- Access to existing Community Mitigative Measures Fund

Potential Addition

- New fund similar to Community Mitigative Measures Fund but whose projects are not focused on area “in close proximity to the landfill”
- Fund would support projects that benefit maximum number of residents and businesses south of 401
- Fund would have Guiding Principles (e.g., partnerships, collaborations)
- Fund would be administered by Municipal Council or delegated authority

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Potential Additional Nuisance Control and Other Measures

- Increase in off-site litter control
 - Any changes would be included in Design & Operations Report (EPA Approval)
- New bird control measures
 - Proceed with pilot project using turkey vulture control measures
 - Provide measures, as requested, to other properties
- Enhanced Roadway Maintenance
- Landscaping Improvements on nearby City Properties
- Management of Private Properties

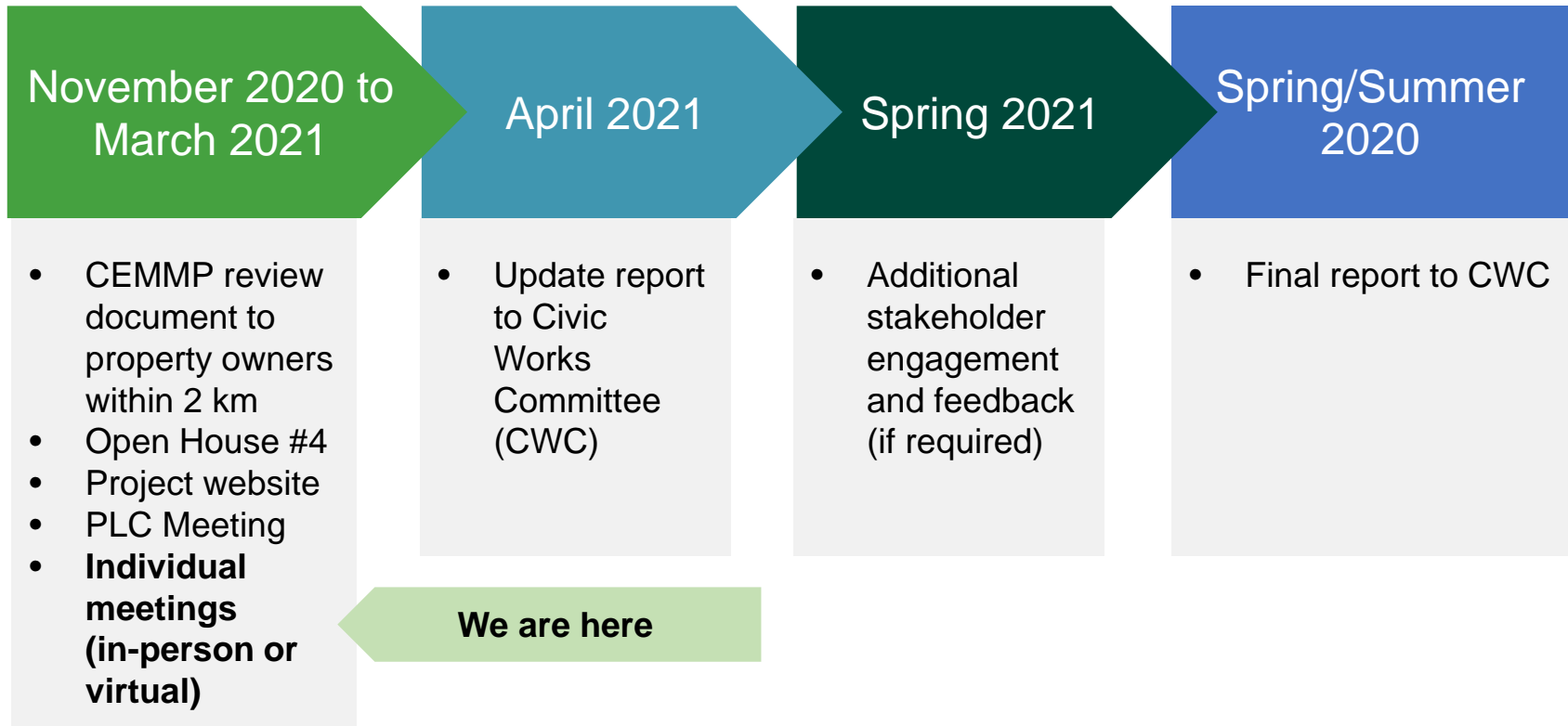


Potential Additional Nuisance Control and Other Measures

- Concerns over impact of wireless internet
 - Assess impact if requested, install measures such as small communication towers on effected properties to rectify the situation
 - Pay portion of internet bill
- Provide enhanced bird habitat on City properties
 - City may offer use of non-productive land and/or other
 - PLC to determine/fund enhancements as a contribution
- Visual Screening Measures on Private Property
 - City provide funding to properties with visual impact
 1. model after groundwater funding program - pay 90% up to set limit
 2. model after ROFR – different funding levels based on visual impact



Next Steps





Individual Meetings

- Will notify property owners within 2 km of landfill
- Updated details will be provided (this slide deck)
- Can meet virtually (recommended) or in-person (proceeds if allowed under COVID restrictions and cannot be accommodated virtually; COVID measures will be in place)
- Take place between March 15 to April 2

Where to Provide Feedback, Ask for information or Arrange Meeting (virtual/in-person)

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