



WASTE CONNECTIONS
OF
CANADA



WHAT
WE
HEARD
REPORT
HIGHWAY 21 IWMF

April 2024

TOWNSHIP
planning + design inc.

Highway 21 IWMF - What We Heard Report

Redesignation for the proposed Highway 21 Integrated Waste Management Facility (IWMF).

This report summarizes the feedback received as part of the public engagement undertaken from March 26 to April 22, 2024 for the Highway 21 IWMF redesignation application.

Prepared For



Prepared By



Contents



Introduction	i
1.0 Project Overview	01
2.0 Communication and Engagement Methods	03
3.0 What We Heard: Common Themes and Responses	05
4.0 Next Steps	12
Appendix A: Engagement Materials	13
Appendix B: Open House Feedback Forms Summary	17

Introduction

Purpose of this Report

A What We Heard Report (WWHR) is a document created to summarize the public engagement conducted at various stages throughout the duration of a project. The intention of a WWHR is to provide an overview of the consultation process related to the subject application and to synthesize the feedback received from the public and share it in a concise and meaningful way with the greater community and decision-making authorities. A WWHR includes an overview of the methods of engagement, a summary of the feedback received from the community, the project team's responses to feedback, and verbatim feedback where possible. The WWHR also summarizes the next steps in the process, particularly how the public can continue to be engaged.

This WWHR summarizes the public engagement carried out between March 26, 2024 through to April 22, 2024 by Waste Connections of Canada Inc. related to the proposed Highway 21 Integrated Waste Management Facility (IWMF). The WWHR was submitted to Kneehill County Council (Council) for review prior to the April 23, 2024 public hearing.

About Waste Connections of Canada Inc.

Waste Connections of Canada Inc. (WCC) is a leading provider of comprehensive waste management and environmental services in Alberta and across Canada. WCC has earned a highly valued reputation for environmental protection, waste diversion and recycling, and development of projects. WCC is committed to providing safe and environmentally responsible operating practices.



The Project

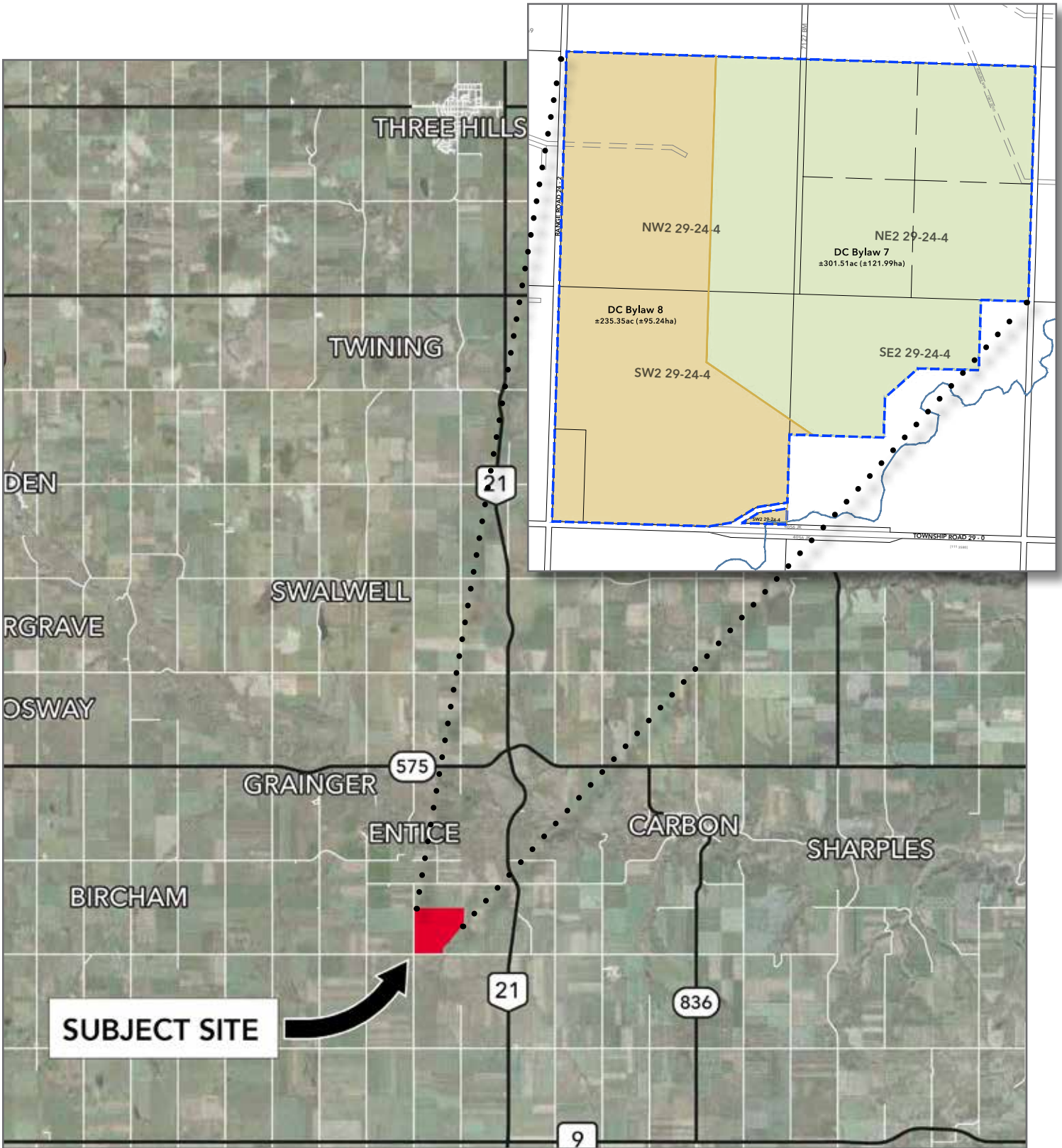
The IWMF would be a comprehensive facility that combines various waste management processes and technologies to effectively collect, transport, process, treat, recycle, and dispose of different types of waste in an environmentally responsible manner. These facilities are designed to address multiple aspects of waste management, including waste reduction, recycling, and safe disposal of residual waste.

The proposed IWMF would include a Class II, non-hazardous landfill involving the progressive development of the site over multiple years while maintaining agricultural lands where possible. In addition, the IWMF offers ancillary uses on site that are intended to divert waste from landfill disposal and redirect materials for further recycling and/or re-use. For example, ancillary uses at this IWMF could include a waste and recycling transfer station for use by the community.

The waste and recycling transfer station for ancillary materials would include the collection of agricultural plastics, metal, wood, and concrete. Agricultural plastics would be collected on site and transferred to a stewardship organization for processing. In addition, WCC intends to collect wood and process it into chips for use. Materials such as metal and concrete would also be collected and could be transferred off-site to a third-party for processing or reuse.

Engagement Commitment

The project team is committed to listening to our neighbours and engaging in meaningful conversations to provide information and learn from the community. We welcome feedback throughout the process and will actively listen to input and incorporate feedback into the proposal where possible. The project team offers in-person meetings with any community member interested in discussing the project directly with a WCC representative.



1.0 Project Overview

The IWMF

WCC proposes to develop an IWMF in Kneehill County, Alberta. The IWMF would be privately owned and operated and would include the collection, transportation, processing, recycling, treatment, and disposal of various types of waste generated by businesses, industry, commercial, institutional and agricultural operations, and select residential communities. A portion of the IWMF will include a class II, non-hazardous landfill that is subject to strict provincial approvals and ongoing oversight, including posting financial security and filing annual reports. The day-to-day operations for a class II non-hazardous landfill would involve the progressive development of the site over multiple years, and in this instance, striving to maintain agricultural lands where possible.

First Reading

To facilitate the IWMF, WCC is seeking to redesignate the subject site from the current districts (Agriculture and Local Rural Commercial) into two Direct Control (DC) land use districts. Kneehill County Council granted first reading to DC Bylaws 1895 and 1896 on March 26, 2024 to allow for a public hearing to be scheduled for the redesignation of the subject site to DC7 and DC8.

Direct Control (DC) Bylaws


There are two DC Bylaws being proposed for the site: DC7 and DC8. Both DC Bylaws include permitted uses that are principally required to operate a landfill and are generally approved by Alberta Environment and Protected Areas (AEPA). The discretionary uses in the DC Bylaws include uses considered ancillary to the IWMF operation and are generally at the discretion of the municipality to approve.

The DC 7 District covers the portion of the site dedicated to the uses required to operate a landfill and its critical infrastructure, including the primary permitted use, a landfill facility, as well as ancillary discretionary uses such as a scale house, administrative offices, recycling collection point, and storage and maintenance buildings.

The DC8 District covers the remainder of the site and includes permitted and discretionary uses largely similar to those listed in the DC7 District, but the class II, non-hazardous landfill is a discretionary use only. Council has the discretion to set the development standards on discretionary uses in both districts. The two DC Bylaws, coupled with a Master Site Development Plan (MSDP), aim to create the planning framework to support the IWMF, while providing Kneehill County with a detailed overview of the proposed uses and processes.

Engagement Plan

As part of this project, Township Planning + Design Inc. and WCC developed a detailed engagement plan to provide a variety of opportunities and avenues to engage with the project team and discuss the IWMF project (further detailed in section 2.0 Communication and Engagement Methods).



REQUEST FOR DECISION

Subject: Bylaw 1895 & 1896 Land Use Bylaw Amendment to Direct Control Districts

Meeting Date: Tuesday, March 26, 2024

Prepared By: Barb Hazelton, Manager of Planning & Development

Presented By: Barb Hazelton, Manager of Planning & Development

RECOMMENDED MOTION:

That Council move first reading of proposed Bylaw 1895 for the purpose of Amending Land Use Bylaw 1808 by redesignating the NE 2-29-24-W4, portions of the NW 2-29-24-W4, SE 2-29-24-W4 and SW 2-29-24-W4 from Agriculture District to Direct Control District 7.

That Council move first reading of proposed Bylaw 1896 for the purpose of Amending Land Use Bylaw 1808 by redesignating portions of the NW 2-29-24-W4 and the SW 2-29-24-W4 from Agriculture District & Local Rural Commercial District to Direct Control District 8.

That Council move to schedule the Public Hearing, for Bylaw 1895 and 1896 as per Sections 216.4 & 692 of the Municipal Government Act, to be held on April 23, 2024, at 10:00 a.m.

STRATEGIC PLAN ALIGNMENT: (Check all that apply)

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
High Quality Infrastructure	Economic Resilience	Quality of Life	Effective Leadership	Level of Service

RELEVANT LEGISLATION:

Provincial (cite)- Municipal Government Act, Environmental Protection and Enhancement Act, The Standards for Landfills in Alberta, Environmental Assessment Regulation, Water Act, Historical Resources Act, Matters Related to Subdivision & Development Regulation, Public Health Act, Wildlife Act, Weed Control Act

Council Bylaw/Policy (cite)- Strategic Plan, Municipal Development Plan, Land Use Bylaw 1808

BACKGROUND/PROPOSAL:

Waste Connection of Canada Inc. (WCC) proposes to develop a Class II Integrated Waste Management Facility (IWMF) in Kneehill County. The IWMF is privately operated and is a non-hazardous landfill facility that specializes in the collection, transportation, processing, recycling, treatment and disposal of various types of waste generated by businesses, industry, commercial, institutional and agricultural operations, and residential communities.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES/OTHER CONSIDERATIONS:

Under the Municipal Government Act, applications for the redesignation of lands require a public hearing to be held prior to adopting the bylaw creating the new district. First reading to a proposed bylaw is the mechanism to get an application in the queue.

All information and questions regarding the application are to be brought forward at the public hearing so it can be heard by everyone. The public hearing process is a legislated process. As per the MGA, Council must hear any person, or group of persons who claim to be affected by the proposed bylaw. Any landowner who feels they will be impacted by a proposed development either positively or negatively will

Page 1 of 3

2.0 Communication and Engagement Methods

The public engagement phase of the project was initiated when Kneehill County Council granted first reading to the redesignation application and MSDP on March 26, 2024.

Concurrently, the following communication and engagement methods were undertaken for the redesignation application:

- Initial engagement was an information brochure sent to property owners within a 1-mile radius of the subject property.
- An invitation to the open house was sent to property owners within a 1-mile area.
- The invitation to the open house was advertised in the Three Hills Capital for two consecutive weeks prior to the open house.
- Communication with community members and affected stakeholders through one-on-one meetings.
- A project website was created and maintained: www.WCCengage.com.
- A public open house was held on April 15, 2024 at the Swalwell Community Hall from 5pm-8pm.



OUTREACH CHANNELS



24

INFORMATION BROCHURES AND OPEN HOUSE INVITATIONS DELIVERED TO ADJACENT LANDOWNERS



2

WEEKS THAT THE OPEN HOUSE WAS ADVERTISED IN THE THREE HILLS CAPITAL



10

FEEDBACK FORMS FILLED OUT AT OPEN HOUSE BY COMMUNITY MEMBERS



176

ATTENDEES AT ONE OPEN HOUSE



1

DEDICATED PROJECT ENGAGEMENT WEBSITE



349

TOTAL NUMBER OF WEBSITE VISITS



9

IN-PERSON MEETINGS WITH COMMUNITY MEMBERS



SEVERAL PHONE CALLS WITH COMMUNITY MEMBERS



SEVERAL EMAILS WITH COMMUNITY MEMBERS

NOTE: Some requests for information received the week of April 19, 2024 are still being considered for distribution as they requested propriety information that may not be available for release.

2.1 Brochure

An information brochure was mailed to 24 landowners within a 1-mile radius of the subject site. The brochure contained an overview of the proposed IWMF, information about WCC, and frequently asked questions and answers. The brochure offered contact information for a project team member and encouraged feedback.

2.2 Open House Invitation

An invitation to the open house was mailed to 24 landowners within a 1-mile radius of the subject site. The invitation to the open house was also published in the Three Hills Capital for two consecutive weeks prior to the open house (published from April 1, 2024 to April 15, 2024).

2.3 Direct Communication with Community Members

A team member from WCC was available for one-on-one meetings. Several meetings were held with community members between March 26, 2024 and April 22, 2024. These meetings provided an opportunity for community members to ask WCC directly about the project, share their feedback, and learn about the project. Multiple landowners and interested parties took advantage of this to request further information and express their concerns and support. Each meeting was followed by an email to the landowner confirming the discussion points of the meeting. Several phone calls and emails were received from community members. Feedback received during these meetings and calls is summarized in section 3.0 *What We Heard: Common Themes and Responses*.

2.4 Open House

A public open house was held on April 15, 2024 from 5:00pm to 8:00pm at the Swalwell Community Hall. The Swalwell Community Hall is located approximately 12km from the proposed project location. The project team shared detailed information about the project and encouraged discussion with the community members. The open house was well-attended and 176 community members participated in the event. Feedback received during the open house is summarized in section 3.0 *What We Heard: Common Themes and Responses*.

2.5 Website

A dedicated project website was made available on March 26, 2024 and continues to be maintained. The website provides information about WCC, the proposed IWMF, the location, operations and mitigation measures, and how to contact the project team for additional information and to share feedback. At the time of writing this report, there had been 349 interactions with the website from 312 individual visitors but zero emails directly through the website.

3.0 What We Heard

This section provides an overview of the common themes that have been heard throughout the engagement process and the project team's responses. The following information is organized by theme and the common questions we heard related to that theme followed by the team's responses to each question. The third column in the table provides reference to additional information regarding the theme, which can be found in the MSDP or project website. The comments collected through the feedback forms filled out at the Open House are included in Appendix B: Open House Feedback Forms Summary.

Common Themes & Responses

Theme/What We Heard	Response	Additional Information
<p>Location</p> <p>WCC heard questions and concerns regarding the siting process for the facility, including why Kneehill County, and why this land parcel.</p>	<ul style="list-style-type: none"> Siting a new landfill means meeting a number of technical and non technical requirements. Kneehill County – municipal strategic plan considerations: WCC reviewed the County Strategic Plan and recognized the proposal aligned with three out of the four strategic plan pillars: Build and Maintain Infrastructure that Meets the Ongoing Needs of the County's Residents and Businesses, Build a Robust and Adaptable Economy, and Maximize Quality of Life for People who Choose to Live in Kneehill County. Kneehill County – logistical and WCC business considerations: A landfill in Kneehill County will allow WCC to better balance waste from within Alberta. The new facility will complement the Coronation facility and will avoid unnecessary hauling. Land parcel: Access, adjacent land use, presence of existing oil and gas infrastructure and land availability were all considered in the initial suitability screening work. Candidate sites were then screened relative to provincial siting and development requirements (including consideration of the <i>Standards for Landfills in Alberta</i> and a range of other provincial requirements such as biophysical aspects and historic resources). <p>The subject site is expected to be able to meet all applicable municipal and provincial requirements, and this will need to be proved through detailed technical studies which will be completed provided the lands are re-zoned.</p>	<p>For additional information on site selection, please refer to section 1 Introduction of the Master Site Development Plan (MSDP).</p>
<p>Access</p> <p>WCC heard questions and concerns regarding routing of trucks through the County on primary highways and use of County roads from Hwy 9 or Hwy 21 to the site.</p>	<ul style="list-style-type: none"> WCC traffic is currently using Hwy 21 to haul waste from the Rocky View transfer station to Coronation. At this stage, WCC proposes to access the site from Hwy 21, using Twp Rd 29-0 (and potentially a portion of Rge Rd 24-2). With regard to the provincial highways, WCC will be required to assess the revised traffic patterns through the formal provincial Traffic Impact Assessment process, and construct adjustments to the provincial intersection in accordance with provincial requirements. 	<p>For additional information regarding the preliminary transportation impact assessment conducted please refer to Appendix D.4 in the MSDP.</p>

Theme/What We Heard	Response	Additional Information
<p>Access (continued)</p> <p>WCC heard questions and concerns regarding routing of trucks through the County on primary highways and use of County roads from Hwy 9 or Hwy 21 to the site.</p>	<ul style="list-style-type: none"> • Affected portions of County roads would be upgraded to paved County standards to a design that would not be affected by road bans. The proposed approach does not pass any existing residences not affiliated with the project, and (being paved) will not generate dust. A 60 km/hr speed limit is proposed to increase safety and reduce interactions with wildlife. WCC would work with the County to implement other wildlife protection mechanisms deemed appropriate for the project. • WCC will work with the County to ensure that no County funds are required to support these IWMF-related road upgrades. • WCC will use only agreed waste haul routes to avoid unnecessary traffic conflicts or nuisance to neighbours and County residents. At our other facilities, WCC enforces haul routes in ways that are effective in each community. • The current waste haul to Coronation comprises between 30 and 40 trucks per day. The new facility is proposed to have operating hours of 5 am to 7 pm; with receipt of waste hours between 6 am to 6 pm Monday to Friday; ½ day Saturday, and be closed on Sundays. The last waste haul trucks would leave the site prior to that time. 	<p>For additional information regarding the preliminary transportation impact assessment conducted please refer to Appendix D.4 in the MSDP.</p>
<p>Type and Source of Waste</p> <p>WCC heard questions and concerns regarding disposal of Calgary waste, recycling initiatives, and the types of waste that would be disposed of at the facility.</p>	<ul style="list-style-type: none"> • The proposed IWMF would accept solid non-hazardous waste material which would include: <ul style="list-style-type: none"> • Municipal Solid Waste (MSW): household waste, commercial waste, agricultural waste, and other non-hazardous materials; • Industrial waste classified as solid and non-hazardous in accordance with provincial legislation; • Construction and Demolition debris: inert materials from construction and demolition activities; • The waste that would come to the new facility is from WCC commercial customers and would typically flow through our Rocky View County transfer station. Waste will come from a variety of places throughout the region. • Currently, the City of Calgary manages the residential household garbage from Calgary at their own landfills. WCC services a portion of the Industrial, Institutional, and Commercial Business (IC&I) sector. • The volume of recycling in waste loads depends on the generator of the waste. WCC provides recycling collection and processing services as well, and has facilities in the province that complete recycling sorting and recovery, such as those in Edmonton, Lethbridge and Calgary. • WCC would be required to develop waste acceptance procedures as part of the application to the province for an Approval. Prior to acceptance, wastes would need to undergo characterization and review to confirm that they are suitable for disposal at the facility. • Kneehill County and communities within the County (except Three Hills) utilize the Drumheller and District Solid Waste Management Association Landfill that is in Drumheller and is located adjacent to the Red Deer River. The services at the IWMF waste and recycling transfer station are intended to be for Kneehill County residents and would include services that are important to the community (e.g. Cleanfarms grain bag and twine program, other Cleanfarms programs, metal, wood, waste). 	<p>For additional information regarding the waste sources, please refer to section 1 Introduction of the MSDP and the Characteristics of an IWMF, Waste Sources page of the website. For additional information regarding recycling opportunities at the proposed facility please refer to section 7.0 Operations of the MSDP and the Characteristics of an IWMF on the website.</p>

Theme/What was Heard	Response	Additional Information
<p>Protection of the Environment</p> <p>WCC heard questions and concerns regarding protection of groundwater, surface water, wildlife, and landfill gas.</p>	<p>Protection of the environment, including groundwater, surface water, air, and wildlife, are regulated by the province through the <i>Environmental Protection and Enhancement Act (EPEA)</i>, <i>Wildlife Act</i>, <i>Water Act</i>, and <i>Standards for Landfills</i>. The proposed IWMF will be required to adhere to the requirements of this legislation and, as such, no adverse effects to the environment are anticipated. If the lands are rezoned, WCC will need to coordinate numerous detailed studies to demonstrate how the project will meet the provincial legislation. Site design, engineering controls and operations will ensure that existing conditions are not negatively impacted.</p> <ul style="list-style-type: none"> • Surface water: the province has specific requirements which WCC will have to meet regarding the management of run-off, including retaining surface water on the site and testing it before it can be released. Water which is contaminated will be managed as 'leachate' and will not be allowed into local surface water. • Groundwater: the provincial requirements include multi-layered protections against contamination by leachate. This includes the necessity to have thick natural clay geology beneath the site, engineered lining systems at the base and sides of the waste, and leachate drainage systems above the liner from which any liquids are pumped out. These layers work together as a belt and suspenders system which provides a very high level of groundwater protection. In addition, the province requires the monitoring of groundwater on the landfill site which would provide early warning in the unlikely event that groundwater quality was being adversely affected. A common concern we have heard on this, and other projects is that 'all liners leak'. While zero leakage may not be achievable, the amount of leakage through properly designed and constructed modern lining systems is very close to zero, and the siting requirement for thick natural clay below the engineered liner provides additional containment. • Leachate: It is typical that the leachate would be stored on-site in a pond or tank until it can be evaporated or hauled off-site for disposal or treatment. The solution is specific to each landfill, climate, and regulations. The proposed leachate management solution would be detailed in the application to the province. • Landfill gas: any gas generated at the site will depend on the type of waste received, the moisture, and the time it has been in the landfill. Initially WCC will monitor gas generation through wells and other surface measurement methods. Legislation with regards to landfill gas measurement and destruction/utilization is emerging and WCC will follow whatever guidance comes from the regulations. At other facilities, WCC manages landfill gas either through thermal destruction (flaring) or renewable natural gas production based on site specific conditions. • Monitoring of groundwater, surface water and other media as necessary will be done in accordance with provincial approvals, typically twice per year and reported annually. At other WCC landfills this work is undertaken by a third-party consulting firm under the direction of a professional engineer or geologist. Contingency plans will be developed as part of the application for provincial approval and will be implemented in the unlikely event that monitoring indicates changes to water quality. 	<p>For additional information regarding the surface water and groundwater screening completed to date, please refer to sections 5.2 Preliminary Geotechnical Investigation, 5.4 Preliminary Surface Water Screening, 5.6.3 Groundwater, and Appendices D.1, D.3, and D.6 of the MSDP.</p>

Theme/What was Heard	Response	Additional Information
<p>Protection of the Environment (continued)</p> <p>WCC heard questions and concerns regarding protection of groundwater, surface water, wildlife, and landfill gas.</p>	<ul style="list-style-type: none"> The coulee represents a local environment that warrants consideration and portions of this coulee have been designated through the municipality as local level 4 Environmentally Significant Area (ESA), where level 4 represents the lowest of the ESA designations. WCC will be required by Alberta Environment to coordinate detailed studies that demonstrate how the project is protective of the environment. In addition, WCC will follow the recommendations in the ESA designation report for level 4 ESAs, which include avoiding disturbance where possible, and improving the conditions in the ESA, for example through removal of weeds. Wildlife: the province has legislation in place to protect wildlife. If the lands are rezoned, WCC will coordinate detailed wildlife studies prior to completing facility design work. This will include a baseline wildlife study, along with assessment of the potential interactions between the project and wildlife. As part of the provincial process, the project will need to demonstrate how it will meet the legislated requirements. 	<p>For additional information regarding the surface water and groundwater screening completed to date, please refer to sections 5.2 Preliminary Geotechnical Investigation, 5.4 Preliminary Surface Water Screening, 5.6.3 Groundwater, and Appendices D.1, D.3, and D.6 of the MSDP.</p>
<p>Benefits</p> <p>WCC was asked how the project would benefit the community; some stakeholders inquired about potential synergies with local waste management facilities.</p>	<ul style="list-style-type: none"> WCC acknowledges that the host community should benefit from the proposed project. The project lifespan is likely to be of the order of 40 years, during which time it would offer stable employment, pay municipal tax at a rate appropriate to the use, and purchase goods and services from local suppliers. In addition to these benefits (which WCC acknowledges are available from any industrial enterprise), the project will a) pay the County a royalty on each tonne of waste brought to the facility from an out-of-County source, and b) provide a drop-off facility for waste and recyclables for use by Kneehill County residents. Use of the facility may allow local municipalities to avoid having to invest in extending the lives of their own aging landfills. Drumheller & District Solid Waste Management Association expressed a willingness to explore waste management synergies if rezoning occurs. This landfill facility currently takes all of the waste from Kneehill County Transfer stations, towns of Carbon, Acme, Linden and others in the region. The Town of Three Hills councillors who attended the open house expressed a willingness to explore synergies with the project. WCC has proposed to commit \$100,000 in financial support for the community over the next two years. WCC has committed to distribute royalty payments through a community enhancement fund, the details of which would be developed and managed by the community. In other communities this kind of program has resulted in funds being distributed to community groups (e.g., 4H groups), youth sports teams, community infrastructure and events, parks, scholarships, etc. We recognize that each community is different, and a team built up of members from the community should determine which projects or organizations receive funding in any given year. 	<p>For additional information about the community partnerships please refer to section 3.2 Community Benefits and section 4.1 Municipal Policy Alignment of the MSDP and the Benefits page on the website.</p>

Theme/What was Heard	Response	Additional Information
<p>Land Value Protection</p> <p>WCC heard comments and concerns regarding the possible lowering of land values due to the project.</p>	<p>WCC will commit to formal measures to protect current landowners.</p> <ul style="list-style-type: none"> WCC will implement a Property Value Protection Program with adjacent landowners. This assures landowners that if their property value has been negatively impacted by our project, we would work with the affected landowners in the event that they sell their lands. 	N/A
<p>Nuisance Mitigation Compensation</p> <p>WCC heard comments and concerns regarding the potential need for collection of wind-blown litter on nearby lands following exceptional wind events.</p>	<ul style="list-style-type: none"> WCC will consider an impact response program, which would offer compensation to landowners directly impacted by operations. This would trigger after the site is operating and account for the nuisance and impacts that directly affect landowners. Details of this program would be developed following the re-zoning of the lands. 	N/A
<p>Regulatory Process</p> <p>WCC heard comments and questions regarding the regulatory processes applicable to the project.</p>	<ul style="list-style-type: none"> WCC will need authorization from the County and from the province to address multiple aspects of facility development, operation, monitoring and closure. WCC is currently at the first of many regulatory steps, which is an application to the County to rezone the lands. If the lands are rezoned, WCC will commence the provincial permitting process. No detailed studies have been done for the province or submitted to the province. There are a number of studies that would be required if the redesignation is completed. There will be opportunities for engagement with WCC throughout this process, along with formal opportunities through provincial processes. Prior to the request for rezoning, WCC undertook feasibility-level work on the site to confirm that it is likely to meet applicable regulatory expectations. If the lands are re-zoned, detailed work will be undertaken to a) confirm that technical requirements can be met, and b) inform design work needed to lay out the waste footprint and other aspects of the facility to which regulatory requirements apply (e.g. setbacks). The detailed studies, future provincial process and future County development permit process is expected to take between 18 months to greater than 2 years. Hearing from the public is important to WCC. As part of the current engagement, out of respect for privacy, WCC has chosen to not knock on doors to engage with community members. Where introductions through third parties were available, WCC has engaged directly with community members. An Open House at the Swalwell Community Hall on 15th April attracted over 170 attendees, and a summary of that engagement is presented in this W/WHR. If the lands are re-zoned in accordance with the re-zoning application, these engagements with the community will be the first of many as WCC gathers and shares detailed information needed to support future applications for authorization under provincial legislation and to this County for a development permit. 	<p>For additional information on the provincial regulatory process, please refer to section 4.0 Regulatory Process Summary of the MSDP and the Process Overview page on the website.</p>

Theme/What was Heard	Response	Additional Information
<p>Municipal Regulatory Process</p> <p>WCC heard concern that municipal regulatory process, including insufficient opportunity to provide input, concern about notification methodology, concern that feedback will not be considered in overall project, and concern about engagement during operations.</p>	<p>WCC is invested in this project and has a team working on the consultation and engagement initiatives.</p> <p>The public engagement process followed the County's requirements and included newspaper postings, a public website, opportunity to engage with the project team through the 'Contact Us' section of the website, mailouts, and one-on-one meetings. The formal public engagement process continued after the open house, and WCC invited the community to provide thoughts and suggestions as they relate to the project. The next engagement opportunity is the public hearing on Tuesday, April 23, 2024.</p> <p>Based on the attendance at the open house, engagement with the project website, and the amount of correspondence received by the municipality, we believe that notification about the project was successful; however feedback about the notification radius and timeline will be considered for any future mailouts.</p> <p>WCC's facilities are operated and managed by people who live in the communities where we work. Part of their job is to engage with the community. Many facilities have a community liaison committee that meets quarterly, semi-annually or annually (depends on the needs/wants of the community), and this provides the community with an opportunity to learn about what is happening at the facility and provide feedback to facility managers.</p> <p>WCC and the project team are reviewing all feedback submitted. If the lands are redesignated, this is only the beginning of the public engagement process.</p>	<p>For additional information about the municipal regulatory process and public engagement efforts please refer to this WWHR, and section 4 Regulatory Process Summary, section 7 Operations and section 10 Community Engagement of the MSDP and the website.</p>
<p>Visual Impact</p> <p>WCC heard questions and concerns regarding the height of the landfill, potential screening measures and aesthetics.</p>	<ul style="list-style-type: none"> • The landfill has not been designed yet, as we are only at the redesignation stage of the project now. If the redesignation is successful, WCC would conduct additional studies to determine what footprint is appropriate (respecting lateral setbacks and identifying appropriate geological/hydrogeological conditions). The height of the landfill will be determined by the total footprint of the landfill. • The topography in the area is sloping and a topographic fall of approximately 30 m exists across the subject lands. • Aesthetics of the area will be considered throughout the life of the project. WCC implements screening and visual mitigation techniques to fit local needs and conditions. Berms, tree screens and other measures to offset visual effects would also be explored with individual landowners to address these aspects of landfill development and operation. 	<p>For additional information regarding visual screening of the proposed landfill, please refer to section 8.1 Visual Impact of the MSDP.</p>
<p>Loss of Agricultural Land and Landfill Development</p> <p>WCC heard questions and concerns regarding the loss of productive agricultural lands as a result of the project, and concerns regarding the anticipated size of the landfill development.</p>	<ul style="list-style-type: none"> • Only a portion of the site will be used for the IWMF and the undeveloped portion will continue to be used for agriculture. • The life of the site will be based on the shape and size of the waste envelope and the waste input to the facility. The preliminary target for this site is around 40 years. • The landfill portion of Chaparral and Coronation facilities occupies 100 to 150 acres of land; the landfill footprint for this site would be the subject of detailed studies and provincial regulatory approval. • Additional area would be needed for buffer lands, temporary uses such as earth stockpiles, and ancillary uses like site buildings and a public drop-off for waste and recyclables. 	<p>For additional information regarding landfill operations, please refer to section 7.0 Operations of the MSDP and the Process Overview page on the website.</p>

Theme/What was Heard	Response	Additional Information
<p>Loss of Agricultural Land and Landfill Development (continued)</p> <p>WCC heard questions and concerns regarding the loss of productive agricultural lands as a result of the project, and concerns regarding the anticipated size of the landfill development.</p>	<ul style="list-style-type: none"> The landfill would be developed in 'cells,' including excavation, filling and progressive capping. Initial landfill cells are typically approximately 20 acres in size; subsequent cells are developed as the prior cell is nearing capacity; when the new cell is ready for use, the prior cell would be capped. 	<p>For additional information regarding landfill operations, please refer to section 7.0 Operations of the MSDP and the Process Overview page on the website.</p>
<p>Operations</p> <p>WCC heard questions and concerns regarding the management of litter, birds, weeds, vectors, dust, and odour. Local sensitivities that we heard about included the implications of using falcons, possible spread of diseases through birds and soil-borne diseases.</p>	<ul style="list-style-type: none"> Issues such as odour, litter, birds, dust, etc., need to be managed in accordance with municipal and provincial guidelines. WCC will be required by the province to detail these practices in an Operations Manual. For a landfill, these potential issues are generally managed through operational practices such as compacting the waste, keeping a small open area which is covered every day, using fixed and mobile litter fences to control wind-blown litter, and using bird deterrents. WCC covers waste at the end of each day with daily cover to minimize the appeal for nuisance pests. In any on-site buildings, WCC engages a third-party contractor to complete vector/vermin control. In the event an unusual wind event occurs, action plans are activated to address the matter as soon as possible. WCC will need to manage weeds in accordance with applicable requirements. WCC will look to local businesses for methods that have worked for weed management in this County (e.g., feed haul, cattle haul) and look to adopt these practices as appropriate. The primary access route into the site would be paved from Highway 21 along 29-0. The on-site routes would be either paved or managed to control dust (e.g. using woodchips). A street sweeper on paved surfaces or water truck on other surfaces would be employed as needed. Specific local sensitivities that we heard about would be addressed in detail as part of the provincial approvals process. Application and implementation of techniques currently used by other industries in the County would be employed. The company's attention to these details in practice can be seen at the WCC Coronation Landfill, which now enjoys good relationships with neighbouring agricultural landowners and operators. For example, at this facility WCC utilizes 30 ft high permanent litter fences around the perimeter of the landfill. Hours of operation would typically include internal operation of 5 am to 7pm with waste receipt from 6 am to 6 pm, Monday to Friday with a half day on Saturday, to be finalized through consultation with the community, Kneehill County and in alignment with the Nuisance and Unightly Premises Bylaw. 	<p>For additional information regarding mitigation measures, please refer to section 8.0 Potential & Anticipated Offsite Impacts, Table 5: Potential Offsite Impacts & Mitigation Measures.</p>

4.0 Next Steps

The community engagement process will continue throughout the life of the project. Between the municipal process, provincial process, and WCC’s continued efforts to engage, there will be several additional opportunities for community members to learn about the project and share feedback.



The next formal opportunity for public engagement is the public hearing to be held April 23, 2024 at Three Hills Community Centre commencing at 10:00am. This is an opportunity for members of the community to express their thoughts directly to Council as part of the legislated public hearing process.



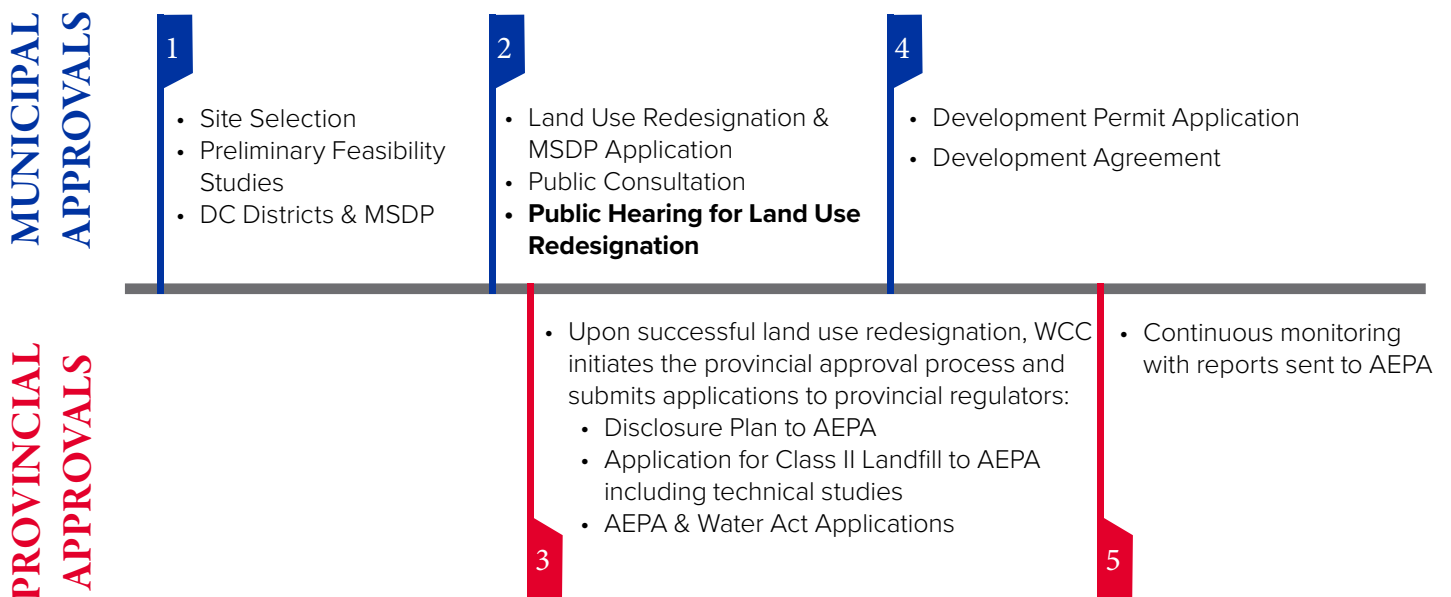
Should the redesignation be approved, the provincial approval process will be initiated. Throughout this provincial approval process, there are several opportunities for the public to provide input as part of the AEPA circulation and review.



In addition, the dedicated project team member will continue to be available for emails, phone calls, and meetings as the project progresses.

Regulatory Process Flowchart

The flowchart below outlines the general process and the governing authorities that WCC will work with throughout the approval and implementation process. The land use redesignation to two DC Districts and the MSDP are only the first step in the approvals process. Public engagement occurs throughout this process.



Appendix A Engagement Materials

Information Brochure

Frequently Asked Questions

- 1 What public engagement is being completed as part of this project?**

 - a. Throughout the multi-year process of municipal and provincial applications, there are various opportunities for the public to provide input. Public input is an important and continuous aspect of the approvals process.
 - b. Initial engagement will be a mail-out to residents and property owners in the area and direct communication to individuals who request one-on-one meetings.
 - c. A public open house will be held on April 15, 2024 at the Swalwell Community Hall from 5pm-8pm.
 - d. A project website will be maintained throughout the project: www.WCCengage.com
- 2 What community partnerships and initiatives are provided by WCC?**

 - a. The IWMF intends to offer public drop off services that are meaningful to the local community, i.e. accepting agricultural plastics, residential waste, wood drop off, etc.
 - b. The IWMF will be a private investment that can add value to the local community. WCC is open to exploring other waste management partnerships with Kneehill County.
 - c. Upon successful redesignation, a Community Enhancement Fund will be committed with seed funds of \$50,000 per year in 2025 and 2026. Subsequently, a royalty program will be negotiated with Kneehill County and a portion of the funds from the royalty program will be committed to the Community Enhancement Fund for future years.
We want to hear what's important to you!
- 3 What happens after the landfill has reached capacity?**

 - a. Once the landfill capacity has been reached, the closure plan for the site will be implemented to ensure that the landfill site and surrounding area is monitored and protected. In the future, it is anticipated that the current site will support native vegetation and open space.
 - b. Certain operations of the IWMF may continue to offer services to the community as required.
- 4 What is monitored on site?**

 - a. Various aspects of the IWMF operations are monitored including groundwater, surface water, leachate, subsurface landfill gas, litter, dust, and vermin to ensure the engineering systems and mitigation measures are functioning as intended and in alignment with stringent government requirements and regulations.
- 5 Are there financial security requirements?**


WCC must post financial security in favour of the Crown prior to provincial approval being issued. The financial security will be reviewed annually throughout the life of the project.
- 6 What is the process for approval of the IWMF?**

The process starts with the municipal redesignation application followed by additional technical studies and the provincial approval application process, which is extensive and holds WCC accountable for all aspects of operation and closure. Once provincial approvals are received, WCC will submit applications to the County for subdivision then development permits to guide development on site. Ongoing engagement will continue throughout the life-cycle of the project.
- 7 How will potential off-site impacts be mitigated?**


 - a. Dust: cover or plant vegetation on stockpiles, spray on-site roads with water, lower speed limit on-site, and move materials to sheltered area.
 - b. Litter & Wind-blown Debris: frequently compact and cover waste material, utilize fences at different areas on the site, and collect/pick up debris on and off-site as necessary.
 - c. Odour: maintain a small daily waste disposal working area, cover the waste materials daily, sub-surface landfill gas recovery systems, and odour suppression systems.
 - d. Noise & Light: plant screening vegetation, limit operations to working hours, incorporate dark-sky compliant light fixtures.
 - e. Weeds: plant grass seed in disturbed areas and remove noxious weeds as frequently as necessary.
- 8 How are birds deterred on site?**

 - a. A bird management program will be implemented at the site to reduce the waste material exposed which will include routinely covering waste material.
 - b. Predator birds will also be used on site to deter scavenger birds from being attracted to the area.
- 9 Could there be any impacts on nearby agricultural lands?**


 - a. WCC operates landfills in rural areas in a manner to respect adjacent agricultural activities. The IWMF only operates on a portion of the land on the WCC property allowing a buffer to neighbouring properties. The site is proposed to be progressively developed, which would allow agriculture to continue on a large portion of the site. WCC's goal is to be respectful of the agricultural heritage of the community.



Proposed Highway 21 Integrated Waste Management Facility



WASTE CONNECTIONS
CANADA



What is an IWMF?

An Integrated Waste Management Facility (IWMF) is a comprehensive facility dedicated to the collection, transportation, processing, recycling, treatment, and disposal of various types of waste. These facilities are responsible for managing and handling waste materials in an environmentally responsible manner and in compliance with provincial and municipal legislation and approvals. The IWMF consists of various activities; however, the primary activities are for landfill and operational uses that will be progressively developed over time.

Community Benefits

Public services provided at the IWMF will include access to a transfer station, providing the public with additional options to drop off waste and recycling materials. WCC is intending to provide locally relevant public drop-off services such as an agricultural stewardship depot (e.g. the Cleanfarms program) which offers grain bags/twine drop off.

Offering services that support the local community is an essential part of this project - we want to hear what's important to you!

WCC's Values

- SAFETY**
WCC strives to assure complete safety of their employees, customers, and the public in all operations.
- INTEGRITY**
WCC defines integrity as "saying what you will do and then doing it." Do the right thing, at the right time, for the right reason.
- CUSTOMER SERVICE**
WCC provides customers the best possible service in a courteous and effective manner, showing respect for those that they are fortunate to serve.
- BE A GREAT PLACE TO WORK**
WCC maintains a growth culture where their employees can maximize their potential in an inclusive environment where people enjoy what they do.
- BE THE PREMIER WASTE SERVICES COMPANY**
WCC continues to provide superior returns to the community and their shareholders, remain environmentally responsible, and grow in a disciplined way, deploying resources intelligently and benefiting communities they live in.

Where the waste comes from



Typical IWMF Operations

Future Landfill Operations

Traffic & Access

WCC's historical traffic volumes on HWY 21 make up a small percentage of the current total volume on this route. Haul trucks and vehicles are expected to access the IWMF from HWY 21 via TWP Road 29-0. Alberta Transportation will inform the final upgrades in the area.



Waste & Recycling Typical Drop-Off Area



The proposed IWMF will accept solid, non-hazardous waste from private contracts that may include local and regional sources.

WCC's proposed IWMF would provide the community and local business the opportunity to transition to using the services available at the facility.

Community Handibus



Community Enhancement Contributions that fund and support local initiatives. What's important to you?

Connect With Us!

OPEN HOUSE
Monday, April 15th, 2024, 5:00pm - 8:00pm
Swalwell Community Hall
214 Main Street, Swalwell, AB T0M 1Y0

DEDICATED TEAM MEMBER
Robyn Erhardt
587.574.8788
robyn@twpplanning.com

WEBSITE
www.WCCengage.com



WASTE CONNECTIONS
CANADA

TOWNSHIP
planning + design inc.

Open House Advertisement/Invitation

You're Invited!

Proposed Highway 21 IWMF
Integrated Waste Management Facility

OPEN HOUSE

Join us to learn more and share your thoughts on the proposed IWMF in Kneehill County.



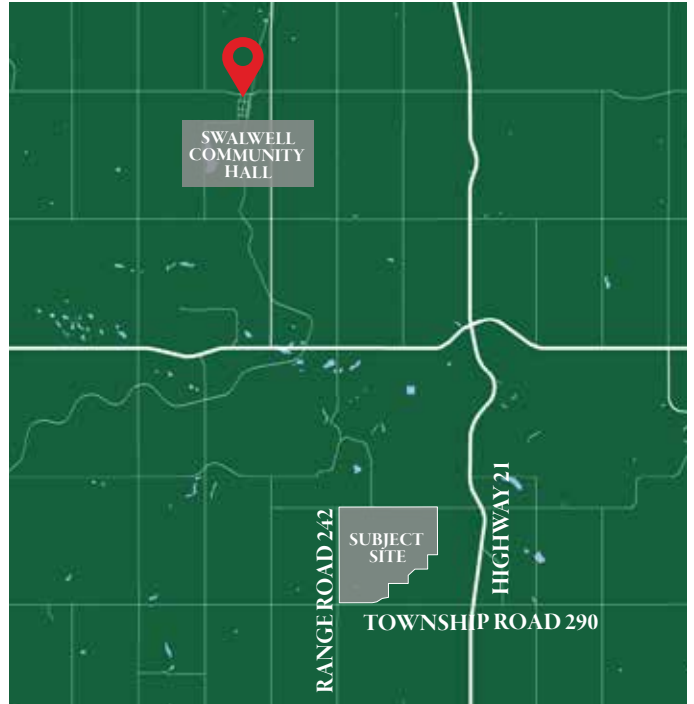
Monday, April 15th 2024
Refreshments Provided



5:00pm -8:00pm

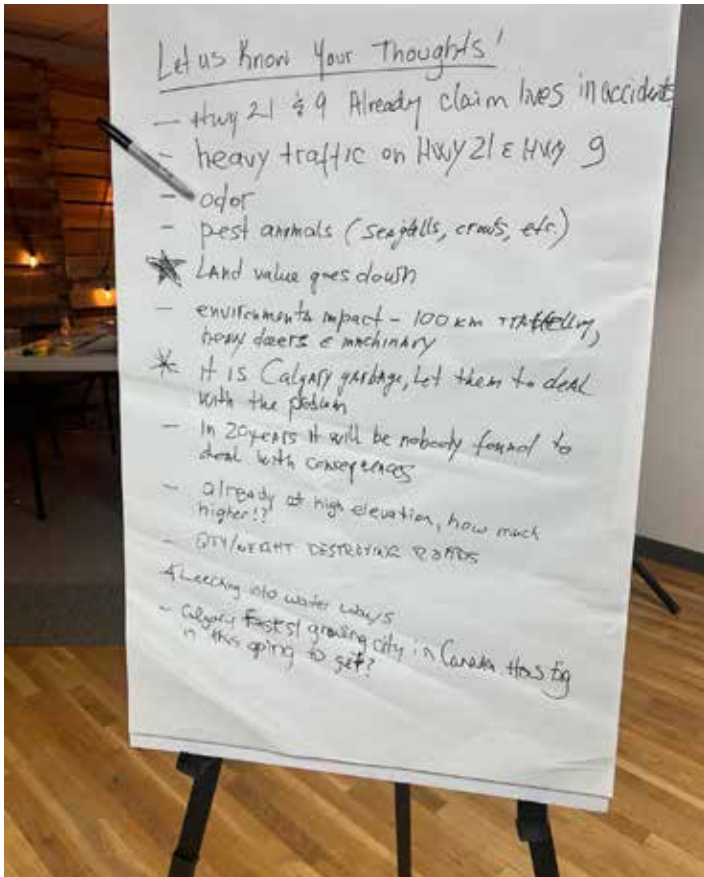


Swalwell Community Hall
214 Main St, Swalwell, AB T0M 1Y0



www.WCCengage.com

Open House



Dedicated Engagement Website



Welcome! We're here to share more details on this project and learn what's important to you.

Waste Connections of Canada Inc. (WCC) proposes to develop an Integrated Waste Management Facility (IWMF) in Knechtel County, Alberta. The IWMF will be a privately owned and operated facility which includes a non-hazardous Class II Landfill, and the collection, transportation, processing, recycling, treatment, and disposal of various types of waste generated by business, industries, commercial operations, residential communities, and agricultural operations. The IWMF will be responsible for managing and handling waste materials in an environmentally responsible manner and in compliance with municipal and provincial regulatory requirements.

Class II landfills are subject to strict provincial approvals and ongoing oversight, including posting financial security and filing annual reports. The day-to-day operations for the Class II non-hazardous landfill will involve the progressive development of the site over multiple years while striving to maintain

Appendix B Open House Feedback Form Summary

I. How do you believe WCC can best engage with local organizations, businesses, and residents to ensure meaningful community partnership and ongoing communication throughout the development and operation of the IWMF?

- Keep dust down, no garbage blowing around fields, no stink.
- There is nothing you can do to ensure community partnership.
- Contacting them years in advance.
- Supporting local events, organizations & activities. Improving local community halls for the community.
- Develop foolproof plan to protect local wildlife and environment including aquifer. Your plan doesn't appear to do that.
- Gather a diverse group of community members and meet frequently to hear about what the community needs are.
- By engaging all - Villages and Towns in conversations and planning.
- By choosing another site! Not on farmland.
- Doing due diligence, starting community involvement before 1 week ahead of Council decision.

II. How do you envision the proposed Community Enhancement Fund benefiting residents of Kneehill County, and what specific services or resources would you prioritize for allocation from this fund?

- Road maintenance. – I'm sure the higher traffic will rut out roads.
- There is nothing that will benefit the Kneehill County services as a whole.
- Not at all.
- Would like to [see] local residents having first opportunity at these jobs. Trade fairs at local high schools.
- It is basically an attempt to pacify the County by providing a few dollars.
- Our small communities of Carbon & Swalwell are struggling financially. Areas of need include town halls, 4H, Ag Society, town infrastructure.
- Again, talking about the residents of Kneehill County there are another 6000 residents in Towns and Villages.
- This is bribery.
- It seems to be financial gain of the County with no immediate benefit to locals as well as unknown repercussions.

III. What are your expectations regarding job creation, employment opportunities, and economic benefits for the local community resulting from the establishment of the IWMF?

- Hire locals to create buy in.
- What guarantee that these "jobs" are given or offered to locals first? What benefit to our community?
- Very few if any would want to work in the garbage & air pollution.
- We don't want it!!
- Creating jobs in a project that could well destroy the aquifer in an area that has low rainfall doesn't help Kneehill County residents.
- Any jobs created are a win all the way around.
- Hire local only.
- Very little expectation. You will hire from the city.



IV. How do you perceive WCC's commitment to being a true community partner, and what specific actions or initiatives would you like to see from the company to demonstrate this commitment over the long term?

- Keep area clean, smell down.
- It will not be committed, and our county does not look after the dams, lakes so why would they care about what happens with this business. We the people will suffer.
- Again, we don't want it.
- WCC will appear to be a good community partner until it is no longer convenient.
- I'm excited for our communities and hope for a long-term relationship working together for the good.
- As above, it is not just Kneehill County.
- As long as you make money, you will stay.

V. Do you have any other questions or comments?

- How would you prevent pollution of the water ways getting into the Kneehill & Red Deer River, prevent birds from carrying bird flu to chickens & now animals (cows) can get it from wild birds. States have a major problem getting into the herds. There are other areas for this without using good production land, grain & pasture lands, etc.
- The answer I received concerning water quality & protection lacked substance. There is no way that WCC can guarantee the surface and ground water will not be contaminated. Once the monitoring wells show contamination it is too late. Use of falcons to control the anticipated gull population seems to be based on the idea that these birds will only attack the gulls and not the indigenous wildlife. I don't believe falcons are that discerning.
- Good luck! Tough crowd! Well done!
- Not at this time, but truly hope you will engage all the Towns and Villages.
- You have failed at other locations, you don't look after Coronation very well.
- Who polices the haul route? What are the immediate consequences to not following the haul route? If due diligence began 1 year ago as I was told, why did notification begin until 3 weeks before it was brought to Council? Why an open house only 1 week before? What immediate benefit is there to the County other than monetary gain? What environmental research was done before Direct Control is acquired? What is considered high wind event? What are dark hours?

