

APPENDIX A – OVERVIEW OF THE PUBLIC HEARING

KEY POINTS NOTED BY THE APPLICANT:

- Privately owned Integrated Waste Management Facility – non-hazardous Class II Landfill
- 20±-acre landfill cells would be initially developed with progressive development & capping (DC 7)
- Ancillary and supporting uses for the landfill operations (DC 8)
- Current land assembly (10 titles) – Future land assembly – (4 titles)
- Provided a high-level process chart to show municipal & provincial approvals
- Outlined the work required to be done throughout the process and the applicable legislation
- Submitted a “what we heard” report based on the comments received at their open house
- Opportunities for recycling with potential public drop off area
- Areas not required for the development will be maintained as agricultural lands
- Proposed access is Township Road 29-0 as it does not pass any residences not associated with the project
- Twp. Rd. 29-0 to be upgraded to a ban free standard
- Site may be accessed through the SW 2, or they may decide to develop a portion of Rge Rd 24-2 to access the site from the west
- Acknowledge there is opposition & concerns
- Proud of their track record & working relationships with our current sites
- Likely be an 18–24-month AEPA process
- Not a 500-acre landfill – current Alberta sites range from 102-130 acres total
- Hours of operation: Monday – Friday 6:00 a.m. to 6:00 p.m. with ½ day Saturday (closed Sundays & stats)
- Engineered controls (litter fencing) to ensure windblown litter is managed within property (action plans in place for unusual events – tornado)
- Only a small portion of the land used for operations, balance will continue to be farmed
- Factors in their land search: provincial highway access, absence of pipeline infrastructure, amount of land needed to incorporate a buffer, topography, access route, results of preliminary screening, area activity
- Noted existing site in Coronation surrounded by ag operations including a 10,000 head feedlot, a Coronation Dam Campground, & Town of Coronation
- Will need to construct acceleration/deceleration lanes at 29-0 and Hwy 21 – dedicated haul route and Road Use Agreement with Kneehill County
- Would like 60km/hr speed limit on 29-0

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- Coulee will be specifically evaluated – none of the landfill will be developed in the coulee
- Ground and surface water protection is a requirement under provincial processes (outlined some of the details)
- Potential issues will be addressed as part of provincial approvals
- Will work with local residents, ag fieldmen, etc. to determine how best to manage clubroot, avian flu, etc.
- Property value protection – if property values negatively affected
- Impact Response Program – compensation for providing access to lands for nuisance & impacts due to extraordinary wind events
- Provided a table for how they manage dust, litter, odour, birds/wildlife, noise, light, weeds and construction
- Waste coming from Rocky View County transfer site (industrial, institutional, and commercial)
- Currently Kneehill County & communities waste goes to Drumheller District
- Community enhancement fund – royalty dollars for external volume
- Potential synergies with Drumheller Solid Waste & Town of Three Hills
- Opportunities for local employment & local spending
- Provides opportunity to recycle more

Rebuttal

- We currently operate next to farming operations
- We do not impact water wells
- The royalty is a negotiation for the benefit of the community and there is no predetermined idea of what it will be here
- Property value protection protects the market value of the property when sold
- Current Chapparel waste is going to Coronation
- Large property allows us to manage the operations of the site
- Comparing us to other facilities that aren't run by us is not a fair comparison
- This is the first steps of engagement
- A lot of detail is yet to come
- We cannot develop any site if we do not follow the requirements as laid out in the legislation
- We will show you the detail, we take this seriously

SPEAKERS IN FAVOUR

- Will capture more ag plastics and will support increased recycling opportunities

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- Environmentally sustainable in waste & recycling
- Well run facility with proper mitigation does not concern
- Long time residents & ratepayers should be able to explore all avenues when marketing their land
- Highlighted 7% tax revenue from farm residential, 7% from farmland & 86% non-residential indicating how important industry is to this county
- Public engagement results – 137 voted & 103 votes suggested the county help new business in some way or another
- Approving the application means the County was listening
- No financial cost to rezoning the land
- Would start the \$100,000 community contribution that would help local organizations
- Limited space in our landfill, costs would be astronomical for what County is facing to find suitable land
- If county were to work with WCC, it would be an opportunity to turn an unknown multi-million-dollar expense into a long-term revenue source
- Area already has industry with odour, noise, dust, and increased seasonal traffic
- Currently our garbage goes to Drumheller – which is located only 700 m from the Red Deer River
- Traffic is already on highway 21 – paving 29-0 would eliminate dust
- Proven reputation – essential for Kneehill County
- Must embrace change to thrive
- New jobs and community benefits
- Funding for different community groups
- Options for economic growth in our municipality

SPEAKERS IN OPPOSITION

- Landfill not the type of business we need
- Risk of contamination
- Quality of life not being met
- Only increase in revenue is from garbage coming in
- Liners all leak
- Operation guidelines all subject to change
- If WCC meets all requirements and move on to the next stage, there will be no further engagement with the public
- DC District eliminates planning discretion, eliminates public engagement, also listed as a discretionary use under the Ag District
- Affects my future

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- Affects cattle & crops
- Seagull concern for crop damage, leading to loss of sales
- Increased traffic, dust making cattle sick
- Wrecking daily lives & future in agriculture
- Quality of life impacted
- Traffic, dust and garbage blown all over
- Other than monitoring, what can you do to protect groundwater
- Lost farmland is lost farmland
- Should have been brought up at the public engagements
- Process seems to be rushed
- Incinerate the garbage like they do in Sweden. There are other options
- Rodents and terrible smell
- Asthma and cancer
- Livestock issues
- Seagulls will eat crops
- Diseases spread by rats to animals through water and droppings
- Want to help feed a rising population, not reduce our ability to do that
- Campground with fishing (stocked pond)
- Seagulls will eat their fish (avian flu) & bug campers
- Affecting business already
- Concerned with toxins
- Will impact family, friends, neighbours and ag industry
- Water quality
- Impact is County wide
- # of letters shows what outcome should be
- MDP should reflect the people
- Had questions, but no follow-up from WCC
- Lack of consideration to the environment
- So many more feasible solutions
- Not representative of what our area needs
- Financial gain needs to be compared to the long-term damage to the environment
- We've been able to raise funds for multiple projects in the past
- Not your legacy
- Impact to wildlife, & grass lands
- Memories
- Family history
- Site tour – operated better in recent years

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- No guarantees this company will stay as owner
- Don't need the enhancement money
- Has to be a better way
- Councillors voted in to do our bidding – we say no so you should say no
- Garbage rises
- Direct view
- Not forced to shoulder consequences of another municipality's unchecked growth
- Night sky affected
- Bio-hazard the worst thing that could come from this (COVID)
- Birds pick it up and carry it in the neighbourhood
- Consume all our resources for little financial gain
- Seen every type of liner fail
- Old technology
- Gases vented or flared – not going into a collection system
- Concerns with fire – County doesn't have the equipment to handle
- Insurance
- If sold, how would the site be handled
- Contamination of well – just monitor
- Creek impact
- Employment sources – Coronation employes outsiders
- Feedlot beside us, lots of plastic, lots of garbage in our yard
- Red Deer River watershed – our water supply
- 1300 pages of letters in against the project
- No meaningful public engagement by WCC (bingo cards)
- Timing of public hearing 10:00 a.m. on Tuesday during seeding
- Reeve not a king
- Wonder about the next election
- With great power comes great responsibility
- Everything comes through my coulee
- Are the public going to be able to take garbage to the dump
- Won't drive designated route – not tarped
- What is the liability
- How do you protect animals
- How can you protect a riparian area
- Is there any accountability
- Did not find answers at open house
- Bare minimum for notification – should have been bigger
- Do support economic growth

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- Support waste management for our own county run by our own
- Concerned with how the market value for impacted lands will be figured
- Difficult to attract and retain existing residents
- Drought issues
- Why don't we look for other ways to deal with waste
- Impact of extreme weather events (hail storms, etc.)
- Emergency response could be delayed
- Falcons don't really work
- Many diseases from birds – listed several (lots of crows also)
- Fires – 300 waste facility fires in 2022
- False narrative by WCC that today's proceedings are incidental – lots of other opportunities to participate – not true – if passed, forfeiting any future control
- What part of KHC did they go to be a willing host?
- Lots of concerning issues in KC (feedlot water, wind turbines, landfills)
- Time for Councillors to make their decisions based on their people concerns
- Respect – direct control is the most undesirable – relinquish all autonomy with no accountability
- Existing method is archaic
- Do not respect the clandestine back-room meetings.
- Cannot respect the rhetoric, vague, pie in the sky BS promises, money for the community
- Landowners get 1-month notice
- Looking at how to support ag – direct opposition to this goal
- Some land still used – by who – what will they be seeding
- Precedent to allow this type of activity in our county
- Shame that they have to retain a lawyer to represent them from people that are supposed to represent them
- Only negative impacts
- Near impossible for new drivers to learn on the roads
- When the liners leak, not if
- Contaminated soil – intent is to use the soil at site, but the site can use contaminated soil
- ESA and historically significant. Meets 4 criteria – vital environmental, ecological and hydrological function
- Wind will load the watershed with debris – should be placed on the east side, not the west side
- Duty to disclose information
- If watershed impacted or there is a plume, who is responsible for it? Who is going to compensate?

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- There are better locations
- Containment is temporary. Continued monitoring but doesn't stop the breach of containment
- Dealing with reclamation is an expense