

Columbia Shuswap Regional District Solid Waste Management Plan Amendment: Salmon Arm Landfill Acquisition and Property Acquisition Guidelines

Prepared for
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March 2018

Executive Summary

The Columbia Shuswap Regional District (CSRD) Board has authorized the CSRD to enter into a Purchase Agreement with Mounce Construction Ltd. for a 20-acre parcel of land located at 2750 40 Street NE in Salmon Arm, BC (subject property). The subject property acquisition represents a rare opportunity to obtain land for future landfilling needs adjacent to an active landfill, especially in consideration of the subject property being land that is currently permitted as a private landfill for waste management purposes. The approval to purchase, which facilitates the future expansion of the Salmon Arm Landfill site, is conditional on the subject property being successfully rezoned to comply with the City of Salmon Arm's Official Community Plan (OCP) and Ministry of Environment (MoE) requirements related to a Solid Waste Management Plan (SWMP) amendment. The acquisition deadline, as defined in the purchase agreement, is June 30, 2018.

Since the CSRD does not currently face challenges related to “finding more landfill space” the CSRD’s SWMP provides little guidance on matters related to land acquisition. The CSRD has therefore developed an amendment to the SWMP that enabled broad scale community consultation and feedback with respect to the purchase of the subject property as well as to request community guidance related to future waste-related land acquisition opportunities. The SWMP amendment process focused on the elements necessary to satisfy broad and sufficient consultation required to receive the endorsement of the MoE.

For the purposes of developing a SWMP amendment for the acquisition of the subject property as well as the establishment of guiding principles to consider for future acquisition opportunities, the CSRD has undertaken a comprehensive consultation process. To support decision making and the development of the amendment, the CSRD engaged in public consultation using the same strategies undertaken when the 2014 SWMP review was conducted in 2014, including:

- Ongoing input and commentary from the CSRD’s Plan Monitoring Advisory Committee (PMAC);
- A series of four open house sessions in each member municipality (Salmon Arm, Sicamous, Revelstoke and Golden), and;
- An online or e-survey to gain additional input from the entire Solid Waste Management Plan area.

The Plan Amendment will be appended to the 2014 SWMP and is drafted in a manner that is consistent with the existing SWMP document and the province’s *A Guide to Solid Waste Management Planning* document. This report concludes with a concise proposed amendment to be appended to the 2014 SWMP.

The approval of the SWMP amendment will initiate an application for an OCP amendment with the City of Salmon Arm and will result in an additional consultation process specific to the City of Salmon Arm’s OCP and zoning approval processes. Development of the SWMP amendment and the related stakeholder consultation is also intended to support the OCP amendment process.

The stakeholder consultation undertaken to amend the SWMP related to the development of guidance and criteria on future property acquisitions in the CSRD resulted in a level of confusion by some respondents related to the CSRD evaluation criteria and the MoE Landfill Criteria. Several public comments registered as part of the consultation process suggested that the MoE requirements for landfill criteria should be adhered to in its entirety and the CSRD should not develop their own separate criteria. The consultation efforts related to the development of criteria proposed by the CSRD was never intended as an attempt to reinvent existing MoE Landfill Criteria but were proposed to assist in decision-making and priority rating related to future property acquisition for waste management purposes given the significance of the expenditure and impact on the community.

The CSRD can correct this perception by providing additional detail to the public about how the CSRD criteria relates to the application of MoE Landfill Criteria to property acquisition, and that post-purchase there will be direct engagement with the MoE regarding updates of permits and the site Design and Operation Plan (D & O Plan).

The CSRD recognizes the Ministry of Environment's "Landfill Criteria" as being the guidance document for siting new landfills or expanding existing ones: The CSRD's interest in the proposed land acquisition is an opportunity to also explore broader considerations for future land acquisition opportunities.

Overall, results from the community consultation revealed a moderate level of support for the acquisition of the subject property as well as guidance around proposed criteria, although some divisions were evident in the community over these issues. These divisions generally aligned with the physical or geographical proximity to the site, whereas those residing closest to the subject property were the most vocally opposed to the acquisition and criteria. These results emphasize a continuing obligation by the CSRD to be transparent in their decision making and to address concerns expressed by neighbours related to the acquisition and future management of the site. The consultation process has resulted in the confirmation and prioritization of a number of criteria that should be considered for land acquisitions. These criteria have been incorporated into the proposed SWMP amendment.

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Introduction

The Columbia Shuswap Regional District (CSR D) Board has authorized the CSR D to enter into a Purchase Agreement with Mounce Construction Ltd. for a 20-acre parcel of land (the subject property) located at 2750 40 Street NE in Salmon Arm, BC. The purchase agreement, negotiated between the CSR D and Mounce Construction Ltd., contains conditions related to obtaining final approval of zoning for the land changes and the CSR D being reasonably satisfied that the Ministry of Environment will approve the inclusion of the property in the existing Salmon Arm Landfill Operational Certificate.

This document serves to support requirements of the Purchase Agreement as well as the MoE's direction that the acquisition of the subject property would be considered a major change to the existing Solid Waste Management Plan (SWMP) and therefore would require an amendment process to the SWMP.

The purchase cost of \$750,000, plus applicable taxes, is included in the 5-year financial budget approved by the CSR D Board in 2017.

The contract between the seller and the CSR D defines a deadline for the purchase transaction of June 30, 2018.

The CSR D and City of Salmon Arm staff consulted with the MoE in advance of the amendment process and agreed that an amendment to the CSR D's Solid Waste Management Plan (SWMP) would be required as landfill property acquisition was not specifically contemplated in the 2014 SWMP. This is consistent with the province's *A Guide to Solid Waste Management Planning*, which outlines the conditions for major and minor amendments to the SWMP and further notes that the SWMP can be amended at any time, subject to Ministry requirements. In this case, the proposed expenditure was not foreseen in the 2014 SWMP and requires that the SWMP be amended.

The opportunity to purchase the subject property is based on an approach made to the CSR D by the owner of the subject property. The CSR D does not currently face immediate challenges related to "finding more landfill space" and for this reason the CSR D's Solid Waste Management Plan provides little guidance on matters related to future land acquisition or alternatives to landfilling when a CSR D landfill nears its end of life. This property acquisition, however, represents a rare opportunity to proactively obtain land historically used as a private permitted landfill site adjacent to the existing Salmon Arm landfill which would be utilized for the CSR D's ongoing solid waste management needs.

The successful acquisition of the subject property would facilitate a number of local and regional waste management and waste reduction priorities. Composting and recycling marshalling areas currently occupy future phases (Phase 4 and 5) of the existing landfill. The acquisition of the subject property enables the CSR D to relocate these activities and provide opportunities to maximize the continuation of landfilling activities and airspace at the existing landfill site. Once airspace is exhausted at the existing landfill, the subject property may be utilized for landfilling activities and is estimated to provide a minimum of 13 years of additional landfilling airspace.

The CSR D therefore undertook to amend its SWMP and the engaged a process for the submission, review and approval of an update to the plan. The SWMP amendment process focused on the elements necessary to satisfy broad and sufficient consultation required to receive the endorsement of the MoE.

1.1 Update and Activities Resulting from the 2014 SWMP Review

The 2014 SWMP review resulted in a number of recommendations which both built on existing pillars of the 2009 SWMP and were received from public input during the 2014 review. The following capital projects and programs have been implemented since the Ministry of Environment approved the 2014 SWMP update:

- permanent hazardous waste collection facilities constructed in Revelstoke and Salmon Arm;
- a comprehensive financial review of solid waste and recycling programs;
- the introduction of revised tipping fees;
- the development and implementation of food waste reduction programs; and
- funding for educational and community outreach programming related to waste reduction initiatives.

The Amendment Process – An Overview

2.1 Background

The CSRD has developed a SWMP amendment in a manner that is consistent with the existing SWMP documents and the province’s *A Guide to Solid Waste Management Planning* document. The amendment contains a robust and comprehensive consultative stakeholder process, described generally below and in more detail in the following section. The CSRD engaged in public consultation specifically focusing on the amendment, and used a consultation approach similar to the program employed when the 2014 SWMP review was conducted, and included:

- Ongoing input and commentary from the PMAC;
- A series of four open house sessions in each member municipality, conducted by CSRD staff;
- An online or e-survey to gain additional input from the entire CSRD and;
- Ongoing discussions and conversations with neighbouring residents and other interested parties.

The schedule below describes a number of milestones which must be reached in order for the CSRD to successfully meet the deadline for both the exiting property acquisition and approval of the SWMP Amendment.

Milestone	Date
Rezoning Application Submitted	November 2017
Online Survey	November 2017 – February 2018
Open House (4)	January/February 2018
SWMP Plan Amendment Finalized and Submitted to MoE	March 2018
MoE Approval of Plan Amendment	TBD
Plan Amendment Submitted for OCP and Rezoning Support	TBD

Attached as Appendix A is the Phase 1 letter to the BC MoE outlining SWMP objectives and the consultation process.

The SWMP amendment will also support an application for an OCP amendment, resulting in an additional consultation process and agency review specific to the City of Salmon Arm’s OCP and zoning approval processes.

2.2 MoE Direction

CSR D and City of Salmon Arm staff pre-consulted with the BC MoE prior to engaging in the amendment process. The Ministry was notified of the CSR D’s intentions with respect to the land acquisition and the amendment process, which was developed in part based on discussions with and input from MoE staff. The MoE indicated at the outset of the process that the CSR D should develop a proposal (Appendix A) identifying the process it will undertake to amend its SWMP and the process for submission, review and approval of the updated plan. Sufficient consultation occurred to receive the endorsement of the Minister of the Environment.

The Stakeholder and Public Engagement activities and findings are described in Section 6 of this report.

2.3 The Amendment in the Context of the CSR D SWMP

2.3.1 SWMP – Planning Process and Short-Listed Policies

The base document outlining the CSR D’s solid waste strategies is the 2009 SWMP. The follow-up 2014 SWMP review was intended to build on the 2009 document, which did not replace the guiding principles, vision, and goals established in 2009. In some cases, the 2014 report included direct references in support of the 2009 SWMP report, and while some aspects are not explicitly mentioned, for example the “bear aware” program, they remain as foundational elements of the overall SWMP.

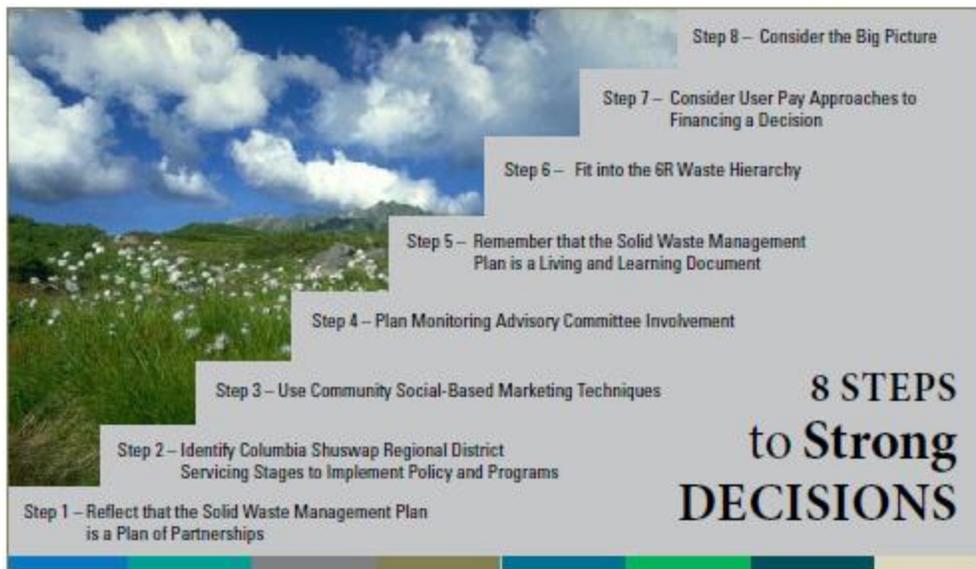
An important aspect of the 2009 SWMP, as is the case for almost any municipal strategy for solid waste, is that it provides guidance for waste management decision-making. While some situations and specific program developments are captured in SWMP documents, other situational opportunities are not always addressed or anticipated. The CSR D SWMP, however, provides an approach for decision making when issues or opportunities arise.

More specifically, the SWMP seeks to ensure that the guiding principles are being followed, allowing staff to use their discretion within the overall vision of the SWMP when making decisions. To this end the SWMP outlines a series of steps for making decisions regarding policies to implement and design solid waste management programs within the CSR D. The following points highlight some of the principles cited in the 2009 SWMP:

- That both Columbia Shuswap Regional District policies and local community visions are being considered;
- That the long - and short-term impacts, both globally and locally, are being taken into account;
- That implementers consider not only the environmental impacts, but also social and financial impacts;
- That key “windows of opportunity” are used to more suitably implement policies and programs.

Step 5 outlines a key element: *Remember that the Solid Waste Management Plan is a Living and Learning Document; The Solid Waste Management Plan will adapt to both changes in policy and service with updates, as needed.*

Figure 7 of the 2009 document outlined the decision-making steps associated with program implementation as follows:



The 2009 SWMP recognized the importance of addressing the closure of the private landfill located on the subject property which is referred to in the SWMP as the private Demolition, Land Clearing and Construction (DLC) site in Salmon Arm (Permit 11191). A DLC Waste Reduction Strategy was also identified as one of the Short-Listed Policies for implementation. The following is an excerpt from the 2009 SWMP Short Listed Policies, as it relates private DLC activities:

Policy # 6.16 The private DLC site located in Salmon Arm may close shortly and result in a substantial increase in this type of waste received at CSRD facilities. To address the immediate concern of this issue, the CSRD will develop a short-term strategy for the management of this material ahead of the proposed DLC Waste Reduction Strategy. Objectives of this policy include the following:

- Meet with adjacent regional districts where suitable, Ministry representatives, and private facility operators that handle DLC waste (e.g. cogeneration facilities and private landfills) to identify key elements for addressing this problem.
- Focus on how to manage DLC waste when the private DLC landfill closes.
- Consider onsite drop-off sorting versus source separation for DLC loads coming into CSRD facilities.
- Sorting and then chipping of this material for use as alternate daily cover on the landfill or as feedstock for co-generation facilities is recommended.
- Be consistent with the Regional Composting Strategy for handling wood waste.

During the time between the 2009 SWMP approval and the 2014 SWMP review, the private DLC landfill site adjacent to the Salmon Arm landfill (subject property DLC permit 11191) ceased to landfill material. However, the landfill permit remains active and the property continues to manage/store concrete, rubble and asphalt. The 2014 SWMP review process continued to highlight a need for the CSRD to develop and implement programs to manage DLC waste.

In 2016, the CSRD was approached by the owner of the subject property, with a proposition to purchase the property. The CSRD believes that the property and existing authorization could be incorporated into the

CSR D’s SWMP as a way to help address the DLC management commitments made in both the 2009 SWMP and the 2014 updated SWMP.

The 2014 SWMP review included a report card “dashboard” that provides a quick visual reference to summarize the current status for each of the 2009 SWMP recommendations. The status of each recommendation is visually demonstrated using coloured dots:

- **Completed.** The recommended action has been undertaken and completed. For recommendations that have indefinite closure and are ongoing, the main policies, activities and/or programs have been put in place and are expected to be maintained.
- **In progress.** Part or all of these items have been initiated. For recommendations that have a number of discrete parts some may have been completed but others still require action.
- **In initial stages.** In some cases, the CSR D has not initiated the activity, while for others there has been some activity but the main policies, activities and/or programs associated with the recommendation require further development.

Taken from the dashboard, the status of the 2009 DLC recommendations appear below:

●	Develop a comprehensive DLC Waste Reduction Strategy and Toolkit that includes facilitation, education, and legislation programs.
●	Work with municipal representatives and their respective Building Departments in addition to internal departments to identify a method to encourage the proper management of DLC within member municipalities and Electoral Areas (e.g., proof of proper disposal prior to the issuance of an Occupancy Permit).
●	Develop and distribute demolition, land clearing, and construction (DLC) recycling education material to support private DLC reuse and recycling efforts.
●	Review existing bylaws and the Building Code to see where solid waste management diversion and disposal controls can be implemented to require the proper disposal or diversion of DLC wastes.
●	Address the immediate concern associated with the potential closure of the private DLC site located in Salmon Arm, which may result in a substantial increase in this type of waste received at The CSR D facilities. Develop a short-term strategy for the management of this material ahead of the proposed DLC Waste Reduction Strategy.

By 2014, a number of DLC related recommendations had been completed or initiated, as reflected in the status associated with the need to address concerns about the potential site closure in Salmon Arm. The 2014 SWMP review provided updated recommendations for a DLC strategy and continues to recognize a need to address the concerns regarding the closure of a private DLC facility (Subject property Permit 11191).

2.3.2 Landfill Airspace

The CSR D does not currently face challenges related to “finding more landfill space” and for this reason the CSR D’s Solid Waste Management Plan provides little guidance on matters related to future land acquisition or alternatives to landfilling when a CSR D landfill nears its end of life. The subject property acquisition, for instance, represents a rare opportunity to obtain land for future landfilling needs and land adjacent to existing CSR D landfilling operations. The purchase was considered on this basis, supported by a land appraisal, a feasibility and value review, as well as the consultation program.

The option to secure land adjacent to an existing site and for a price that can be budgeted for from existing capital reserves, based on a life-cycle analysis that shows significant overall financial value to the CSR D (Section 4), and is appropriate for the short and long-term sustainability of the CSR D’s solid waste management program. To aid in future land acquisition decisions, a checklist of criteria was developed to assist with this process, for consideration during the consultation.

The Salmon Arm Landfill Acquisition

In July of 2015, the CSR D engaged Sperling Hansen Associates (SHA) to complete a preliminary site investigation, risk management outlook and feasibility analysis based on the CSR D's interest in the potential purchase of the property at 2750-40th Street SE in Salmon Arm. As part of the assessment SHA outlined potential development scenarios for the site in the short and long term. This assessment is attached as Appendix B.

The SHA feasibility analysis included an assessment of the overall value to the CSR D associated with the purchase of the subject property and highlighted the following:

- the landfill airspace value associated with the acquisition is assessed to be 1,636,831 cubic meters or 13 to 27 years of extended landfill life depending on diversion and;
- high-level life cycle cost savings associated with property purchase is estimated at \$49 Million.

The decision by the CSR D to pursue the purchase of the subject property and integrate the site into the Salmon Arm landfill operation was based on a number of factors including; looking proactively at 'windows of opportunity' as per the SWMP, the economic and environmental values identified in the SHA report, fair market value of the subject property, operational benefits to CSR D functions beyond solid waste and long range land use and waste management planning.

3.1 Short to Long-Term Property Use and Development

SHA notes that, with the acquisition of the adjacent subject property, and a larger area in which to operate, there is an immediate opportunity for improvement of service levels at the CSR D's landfill and front-end facility.

A number of the improvements cited have the potential to support and enhance the CSR D SWMP, and efforts to divert and recycle waste. The principal advantage is the availability of new and improved staging areas for several activities that would enhance public access and convenience to services.

1. Improved site access for the public including possible relocation and upgrades of the scale facility;
2. Diversion area for public drop off including but not limited to; roofing, appliances ozone depleting substances, white goods, tires, scrap metal, drywall, product care, concrete, and propane bottles;
3. Upgraded tipping bays for the public including separated bins for MSW, mixed, demolition, dirty and clean wood and garden waste, and;
4. New composting area that would not compromise future expansion of the existing landfill to its ultimate potential, significantly extending the existing landfill lifespan.

The SHA report also identifies long-term operational benefits, assessing these benefits from operational and financial perspectives:

- The current D & O Plan for the Salmon Arm landfill indicates that there will be a shortage of operational cover material in the later stages of site development and this could potentially result in a significant increase in operation costs if cover material need to be imported. The subject property purchase could provide access to additional soil for landfill operational cover.
- The requirement for a buffer area (50m) between properties would be eliminated by the amalgamation of the two sites, creating additional airspace that would add both lifespan and

monetary value to the CSR D. If an engineered berm, as proposed by SHA, is constructed using recycled structural waste materials along the western boundary of the CSR D's current landfill property even more landfilling airspace will be made available.

3.2 Property Transition Over Time

The CSR D expects to develop the subject property over time, and SHA notes in their 2015 feasibility assessment that the acquisition provides an opportunity to improve service levels at the CSR D's landfill and front-end facility given the larger operating area. The acquired facility, once integrated with the existing landfill operation, has the potential to serve as a full-service Scale, Residential Drop-Off (RDO) facility and Eco-Depot. It would also be possible to relocate the scale facility, front end, composting and contractor area to the new property.

SHA notes that while the CSR D does not have an immediate need for an upgraded area for their composting operation, once the landfill phases surrounding the composting site and adjacent marshalling and staging areas for recyclables are completed, these marshalling and composting areas will require relocation to allow for the continuation of landfilling on the current site. Marshaling areas to be relocated include stockpiles of wood waste, drywall, metal, concrete and roofing materials.

The CSR D through its Solid Waste function has reserve funds that could be directed towards a phased approach to developing the property to host future waste diversion initiatives. A general approach to the development of the property is based on the following activities:

- Develop the acquired site as the new and improved staging area for waste diversion and public access, and a potential new location of the compost area;
- Unifying the subject property with Salmon Arm landfill with elimination of the buffer between the sites and designation of the former buffer area as a landfilling area;
- Development of options for eventual relocation of the diversion area and public drop off, compost area and other diversion aspects via future SWMP planning cycles in preparation for landfill operations moving into the acquired area, and
- Closure of site as outlined in the CSR D D & O Plan for the Salmon Arm landfill.

Future Property Acquisition Opportunities

4.1 Strategic and Operating Objectives for Land Acquisition

The CSR D, as part of the process, identified a number of objectives related to land acquisition. Objectives related to land purchases may vary slightly, or specifics may differ, depending on the nature of the opportunity. For the subject property acquisition, as an example, the CSR D identified the following benefits:

- Opportunity to relocate and utilize space for recycling activities, freeing up space at Salmon Arm Landfill;
- Opportunity to maintain larger buffer zones around the current landfill;
- Opportunities to extend the existing landfill capacity by up to 27 years; and
- Potential to accommodate CSR D equipment storage needs.

As noted previously, the CSR D further explored the feasibility of land acquisition from the perspective of life-cycle cost savings and financial benefit to the CSR D. To support discussion and decision making related to

potential future land acquisitions, the CSRD outlined a number of potential criteria for land acquisition, discussed in more detail in Section 5.2, below.

4.2 Criteria and a Strategy for Future Acquisitions

In order to guide acquisition decisions in the future, the CSRD developed a set of criteria and used the stakeholder consultation to test and expand these criteria. Specifically, the proposed criteria for consideration when acquisition opportunities arise include the following attributes. In general, these criteria address several aspects related to acquisition: property characteristics, local and environmental impacts, proposed use, public benefit, and financial considerations:

1. Adds landfill capacity or extends landfill life
2. Increases waste diversion opportunities, provides more room for waste diversion infrastructure
3. Supported by a business case that demonstrates financial benefit
4. Supported by an appraisal that confirms market value
5. Considers impact on the environment
6. Considers impact on neighbouring properties
7. Is suitable for landfilling, waste transfer or waste diversion activities
8. Supports the SWMP's zero waste goals
9. Improves public access
10. Is within a reasonable proximity to waste generators
11. Is subject to public consultation
12. Is supported by the affected local municipality or Electoral Area
13. Will result in improved environmental management of the acquired property
14. Is limited to property that is adjacent to a landfill, and is subject to a rezoning approval process if required
15. Is subject to consultation with immediate neighbours of the property

The proposed criteria assume that MoE approvals or amendments will be required, and that the CSRD would comply with all MoE requirements. These criteria are discussed in additional detail in the stakeholder engagement section below, as some misconceptions with respect to MoE Landfill Criteria may be responsible for some of the input received. To be clear, the MoE 2016 Landfill Criteria for Municipal Solid Waste is very specific about the application of the criteria, including the following features:

- The guidelines are not mandatory but recommended practices;
- They apply to new landfill and landfill extensions of existing landfills, and;
- The Guidelines recognize exemptions based on both site-specific and generic conditions, and further cite a Landfill Criteria Conformance Review associated with Solid Waste Management Plan Reviews where exemptions exist.

It is also important to note that the CSRD will be required to work closely with the MoE following the purchase transaction since both the site permits/operational certificates and the Salmon Arm Landfill D & O Plan will require updating and MoE approval.

Stakeholder Engagement

The SWMP Salmon Arm Landfill Acquisition and Property Acquisition Guideline Amendment stakeholder and public engagement plan used similar consultation tools employed during the 2014 SWMP process. The approaches described below are considered to be effective and efficient methods for obtaining community input into the amendment. The amendment itself will be used to support an Official Community Plan (OCP) amendment which will be subject to further community consultation, which will also ensure relevant agency requirements have been met prior to approval of the OCP amendment and rezoning application approval.

5.1 PMAC

The CSR D met with its Plan Monitoring Advisory Committee (PMAC) to obtain feedback and confirm a direction for the amendment process. The PMAC contributed the initial input required to confirm the proposal identifying the process the CSR D will undertake to amend its SWMP and the process for submission, review and approval of the updated plan. The proposal was submitted to the MoE and is attached as Appendix A. The PMAC supports the acquisition of the subject property as well as the criteria and strategies identified for consideration on future land acquisitions.

The Plan Monitoring Advisory Committee (PMAC) has a mandate to assist the CSR D in matters related to the SWMP. Members include staff from the CSR D municipalities, Electoral Area community representatives and individuals from the business community. CSR D staff participate as non-voting members. PMAC members typically meet twice annually but are also available for input and support throughout the process. The PMAC operates under a Terms of Reference defined and approved by the CSR D. The purpose of the committee is: “To provide multi-stakeholder advice to CSR D Staff on related issues identified through the implementation of the Solid Waste Management Plan (SWMP), including: policy, new initiatives, plan amendments, community feedback, staff reports, program performance, public consultation, future updates, etc.”

5.2 Electronic Survey

From mid-December of 2017 to mid-February of 2018 the CSR D published an electronic survey (e-survey) to gather opinions and comments related to the proposed subject property purchase and the criteria for future land acquisitions. In addition to posting the availability of the e-survey on the CSR D webpage news feed, and distributing the survey link to email contacts, The CSR D also employed social media and engaged traditional media (newspaper and radio ads) to draw attention to the survey.

The e-survey was used to add to the body of information gathered as part of the overall stakeholder engagement. The intention is not that the e-survey is in itself statistically significant or to be interpreted in isolation, and instead was used to ask questions of the community that were also being posed to people attending the open house events.

The brief survey included two demographic questions, namely where in the CSR D did the respondent live and were they permanent or seasonal residents, followed by two sections. Part 1 sought feedback on the establishment and prioritization of criteria to be used for future acquisitions of land for solid waste management purposes. Part 2 requested feedback on the proposed CSR D acquisition of a 20-acre parcel next to the Salmon Arm Landfill site in 2018.

Summaries from the survey are attached as part of Appendix C. Data was filtered three ways: all responses; Salmon Arm responses; and responses originating outside of Salmon Arm (“Rest of CSR D”). The rationale for examining these data sets was to assess any differences between host community (Salmon Arm) and overall responses. As might be expected, there was a stronger interest in the e-survey shown by respondents living in Salmon Arm as opposed to residents in other parts of the CSR D.

The e-survey introduction also noted that the CSRD staff would be conducting open house sessions to be held in Salmon Arm, Sicamous, Revelstoke and Golden early in 2018. Outcomes and themes arising from the e-survey and open houses are discussed below in Section 5.5.

5.3 Open House Sessions

The CSRD also engaged in a program of open house events, the purpose of which was to: provide an overview of SWMP amendment and the property acquisition plan; provide the opportunity for the public to rank criteria governing future acquisitions; solicit input and feedback from the public; and answer questions related to the amendment and rezoning process. The four open house events were held as noted below.

Date	Location	Venue	Time
Monday, January 22, 2018	Salmon Arm	Prestige Harbourfront Resort 251 Harbourfront Drive NE	7:00 PM - 9:00 PM
Thursday, January 25, 2018	Sicamous	Red Barn Arts Centre 1226 Riverside Avenue	7:00 PM - 9:00 PM
Monday, January 29, 2018	Revelstoke	Revelstoke Community Centre 600 Campbell Avenue	7:00 PM - 9:00 PM
Thursday, February 13, 2018	Golden	Golden & District Recreation Centre 1410 - 9th Street South	7:00 PM - 9:00 PM

Notes, pictures and responses from the open houses are attached as Appendix C.

Feedback from the open house events, as with the e-survey and other points of contact, provide the CSRD with insight to concerns and opinions of those in attendance and are discussed in Section 6.5.

5.4 Online Information Support

The consultation and public engagement process was supported with online information and detail on the CSRD website. The information included background on the subject property purchase, the Plan amendment, options for public feedback and a link to the e-survey. In addition, individuals had the option of commenting via email or directly to the CSRD staff. Email comments, as received, are also attached as part of Appendix C.

5.5 Themes Arising from Stakeholder Engagement

The two principal forms of stakeholder engagement were the four public open houses and the e-survey.

5.5.1 Open Houses

People attending the open house events were invited to answer the same questions that appeared on the e-survey. They were invited to affix a sticker next to their preferences, which they were able to view on a series of storyboards such as that pictured below.

The open houses included a presentation on the proposed purchase as well and the SWMP Amendment and establishing criteria for potential future purchases. An open forum for questions and comments also allowed those in attendance to ask other waste related questions.

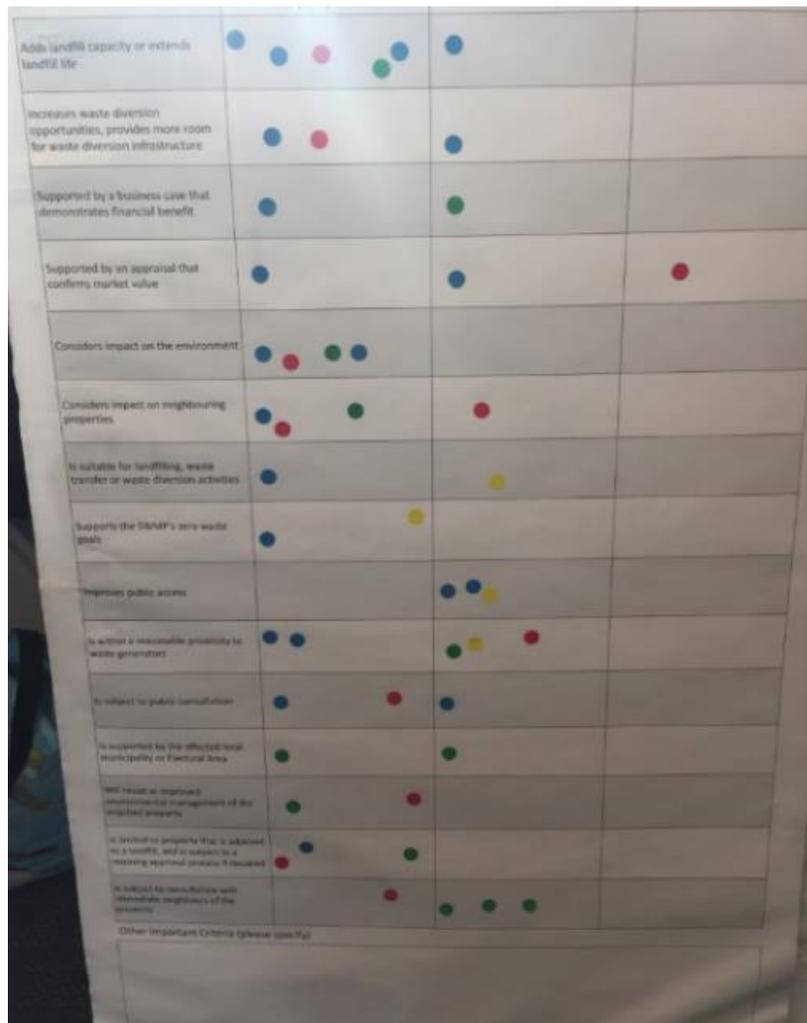
Because the open houses were dispersed geographically, it was recognized that overall attendance and opinion may differ based on location. It can be noted that representatives of households near the Salmon Arm landfill attended all the events and further were permitted to present their objections and concerns, including their prepared information, to others in attendance. Attendance at the events was recorded and is as follows:

Salmon Arm: 40

Sicamous: 20

Revelstoke: 10

Golden: 10



It was also noteworthy that many in attendance, while appreciating the opportunity to have their concerns heard, chose not to register an opinion using the storyboard format. In Salmon Arm, for instance, as few as two and at most nine individuals committed thoughts on the storyboards, usually selectively and appearing almost always in representation of the immediate neighbours of the site. At Sicamous, six individuals shared their preferences related to the proposed criteria but did not respond to any other question. In Revelstoke

sometimes two, and for other questions three, of the ten in attendance chose to register their preferences. In Golden none of the attendees chose to share their preferences via the storyboards.

The overall discussions at the sessions, recorded by CSRD staff, were the key outputs of the open houses. Questions and concerns of residents were recorded and are attached as part of Appendix C. The responses registered on the storyboards are included in Appendix C, with the exception of responses to the criteria ranking question which, while responses were limited, resulted in the most participation by attendees at the open houses. The “importance” factor is calculated in the same manner as described for the e-survey below. It is a weighted number based on a numerical formula in which a value of 1, 2 or 3 is assigned to the selection of Very (1 point), Somewhat (2 points) or Least Important (3 points). Where the collective answers tend towards “Very Important”, the weighted average approaches 1. A weighted score of 1.00 would mean all selectors chose “very important”. Answers tending towards 2.00 have a higher degree of “somewhat” important selections and 3.00 (a case in which all respondents chose “least Important”) is the poorest possible score in terms of importance.

Criteria	Importance
Considers impact on the environment	1.00
Will result in improved environmental management of the acquired property	1.00
Supports the SWMP’s zero waste goals	1.00
Is limited to property that is adjacent to a landfill, and is subject to a rezoning approval process if required	1.00
Considers impact on neighbouring properties	1.08
Is subject to public consultation	1.25
Is suitable for landfilling, waste transfer or waste diversion activities	1.33
Is supported by the affected local municipality or Electoral Area	1.33
Supported by a business case that demonstrates financial benefit	1.33
Adds landfill capacity or extends landfill life	1.38
Is subject to consultation with immediate neighbours of the property	1.50
Is within a reasonable proximity to waste generators?	1.50
Increases waste diversion opportunities, provides more room for waste diversion infrastructure	1.60
Improves public access	1.75
Supported by an appraisal that confirms market value	1.75

5.5.2 E-Survey

The e-survey attracted 82 responses, although the sample size varied slightly (dropped) as respondents worked through the survey. The average time of completion according to surveymonkey.com was 7 minutes. As previously noted, data was filtered to compare all responses combined, shown as “All Respondents”, responses from Salmon Arm only, and responses from outside Salmon Arm and shown below as “Rest of CSRD”.

With respect to Part 1 of the e-survey, the long-term and the establishment of criteria to guide land acquisition, respondents answered three questions:

When asked “Do you support the CSRD identifying criteria to provide guidance on future acquisition of land for landfill related activities?” which is Question 3, responses were as follows:

	All Respondents		Salmon Arm		Rest of CSRD	
Yes	81.43%	57	80.95%	34	82.14%	23
No	18.57%	13	19.05%	8	17.86%	5
Comments		16		11		5
Answered		70	Answered	42	Answered	28
Skipped		12	Skipped	8	Skipped	4

In Question 4 people were asked to assign a level of importance, namely “Very”, “Somewhat” or “Least” important, to each of the proposed criteria related to land acquisition. Responses indicated that the 15 criteria for future land acquisition were all generally considered either very important or somewhat important.

The “importance” figure is a weighted number based on a numerical formula assigned in SurveyMonkey.com. The selections available for respondents are 1 - Very Important, 2 – Somewhat Important, and 3 – Least Important. The program therefore weighs combined responses by assigning a value of 1, 2 or 3 to the selection of Very, Somewhat or Least Important, respectively, and divides by the total responses. Where the collective answers tend towards “Very Important”, the weighted average approaches 1.00. Answers tending towards 2.00 have a higher degree of “somewhat” important selections and a 3.00 (a case in which all respondents chose “least Important”) is the poorest possible score in terms of importance.

The rankings to the question “For future land acquisition, please indicate the importance of the following criteria” are as follows:

Criteria	All Respondents		Salmon Arm		Rest of CSRD	
	Importance	Rank	Importance	Rank	Importance	Rank
Considers impact on the environment	1.06	1	1.07	1	1.04	1
Is suitable for landfilling, waste transfer or waste diversion activities	1.25	2	1.21	2	1.30	3
Considers impact on neighbouring properties	1.33	3	1.43	5	1.18	2
Is subject to public consultation	1.35	4	1.36	3	1.33	6
Will result in improved environmental management of the acquired property	1.35	5	1.38	4	1.32	5
Increases waste diversion opportunities, provides more room for waste diversion infrastructure	1.41	6	1.46	6	1.33	7
Is subject to consultation with immediate neighbours of the property	1.43	7	1.52	9	1.30	4
Is supported by the affected local municipality or Electoral Area	1.47	8	1.48	7	1.46	8
Supports the SWMP's zero waste goals	1.48	9	1.49	8	1.48	9
Is within a reasonable proximity to waste generators?	1.69	10	1.71	11	1.67	10
Adds landfill capacity or extends landfill life	1.72	11	1.69	10	1.77	12
Supported by a business case that demonstrates financial benefit	1.75	12	1.78	13	1.71	11
Supported by an appraisal that confirms market value	1.79	13	1.75	12	1.85	14
Improves public access	1.81	14	1.81	14	1.81	13
Is limited to property that is adjacent to a landfill, and is subject to a rezoning approval process if required	2.03	15	1.90	15	2.23	15

The overall weighted ranking suggested minimal differences in filtered responses in terms of the level of importance of the proposed criteria based on respondent location.

In Part 2, with respect to property acquisition adjacent to the Salmon Arm Landfill, respondents reacted to seven statements:

Question 6: The acquisition of this property adjacent to the Salmon Arm Landfill will provide benefit to the CSRD and its residents.

	All Respondents		Salmon Arm		Rest of CSRD	
Strongly Agree	38.24%	26	41.46%	17	33.33%	9
Agree	17.65%	12	14.63%	6	22.22%	6
Don't Know	5.88%	4	0.00%	0	14.81%	4
Disagree	10.29%	7	12.20%	5	7.41%	2
Strongly Disagree	27.94%	19	31.71%	13	22.22%	6
Other (please specify)		13		9		4
Answered	68		Answered	41	Answered	27
Skipped	14		Skipped	9	Skipped	5

Question 7: The CSRD should pursue the opportunity to acquire the property.

	All Respondents		Salmon Arm		Rest of CSRD	
Strongly Agree	35.29%	24	43.90%	18	22.22%	6
Agree	20.59%	14	12.20%	5	33.33%	9
Don't Know	4.41%	3	2.44%	1	7.41%	2
Disagree	13.24%	9	9.76%	4	18.52%	5
Strongly Disagree	26.47%	18	31.71%	13	18.52%	5
Other (please specify)		6		2		4
Answered	68		Answered	41	Answered	27
Skipped	14		Skipped	9	Skipped	5

Question 8: The property should be used only to support recycling/reuse activities and not for an expansion of the existing landfill.

	All Respondents		Salmon Arm		Rest of CSRD	
Strongly Agree	13.24%	9	9.76%	4	18.52%	5
Agree	27.94%	19	29.27%	12	25.93%	7
Don't know	25.00%	17	19.51%	8	33.33%	9
Disagree	16.18%	11	19.51%	8	11.11%	3
Strongly Disagree	17.65%	12	21.95%	9	11.11%	3
Other (please specify)		20		14		6
Answered	68		Answered	41	Answered	27
Skipped	14		Skipped	9	Skipped	5

Question 9: The development of this property as an expansion to the existing landfill should occur if needed, but only when the current landfill site reaches capacity.

	All Respondents		Salmon Arm		Rest of CSRD	
Strongly Agree	8.82%	6	2.44%	1	18.52%	5
Agree	20.59%	14	19.51%	8	22.22%	6
Don't Know	11.76%	8	4.88%	2	22.22%	6
Disagree	14.71%	10	19.51%	8	7.41%	2
Strongly Disagree	30.88%	21	41.46%	17	14.81%	4
Other (please specify)	13.24%	9	12.20%	5	14.81%	4
Answered	68		Answered	41	Answered	27
Skipped	14		Skipped	9	Skipped	5

Question 10: This property should be incorporated as a lateral expansion of the existing landfill as soon as possible and developed in its entirety to maximize overall efficiency?

	All Respondents		Salmon Arm		Rest of CSRD	
Strongly Agree	23.53%	16	26.83%	11	18.52%	5
Agree	13.24%	9	17.07%	7	7.41%	2
Don't Know	19.12%	13	12.20%	5	29.63%	8
Disagree	13.24%	9	7.32%	3	22.22%	6
Strongly Disagree	32.35%	22	36.59%	15	25.93%	7
Other (please specify)	8.82%	6	7.32%	3	11.11%	3
Answered	68	Answered	41	Answered	27	
Skipped	14	Skipped	9	Skipped	5	

Question 11: The CSRD should abandon the plans to acquire this property.

	All Respondents		Salmon Arm		Rest of CSRD	
True	41.18%	28	43.90%	18	37.04%	10
False	52.94%	36	53.66%	22	51.85%	14
Other (please specify)	14.71%	10	9.76%	4	22.22%	6
Answered	68	Answered	41	Answered	27	
Skipped	14	Skipped	9	Skipped	5	

Question 12: The acquisition price of \$750,000 for this 20-acre property represents good value.

	All Respondents		Salmon Arm		Rest of CSRD	
True	22.06%	15	21.95%	9	22.22%	6
False	16.18%	11	17.07%	7	14.81%	4
Don't Know	38.24%	26	29.27%	12	51.85%	14
Other (please specify)	23.53%	16	31.71%	13	11.11%	3
Answered	68	Answered	41	Answered	27	
Skipped	14	Skipped	9	Skipped	5	

Responses to the e-survey and the limited responses gained at the open houses provide the CSRD with useful feedback. A number of key points to be considered by CSRD in moving forward, based on the feedback, include:

- Overall there was moderate support for the CSRD to acquire the subject property with 55% of respondents either strongly supporting or supporting the acquisition. Approximately 40% of respondents overall either strongly disagree or disagree with the purchase. The number of respondents from Salmon Arm who were either strongly in agreement or in agreement of the acquisition increased marginally from the overall totals from 55% to 56%.
- Over half of all surveyed indicated that the acquisition of the subject property would provide overall community benefit to the CSRD and its residents and that the CSRD should not abandon its plans to acquire the property.
- Responses to the criteria for future acquisitions are relatively consistent and suggest that the proposed criteria range from very important to somewhat important. In other words, all proposed criteria should be considered in the future.

- As the CSR D continues to work with their Board, the local municipalities, the PMAC and the public, it has an opportunity to correct a possible misconception arising from public debate. The campaign by homeowners adjacent to the Salmon Arm site, and comments registered as part of the process, suggested that the CSR D should meet MoE requirements for landfill criteria, implying that the CSR D intends to develop their own criteria in this area. The CSR D can correct this perception by assuring stakeholders that it will comply fully with MoE regulations and by providing additional detail about how the MoE Landfill Criteria document applies to the situation.

More importantly, however, is to eliminate confusion within the community about the intent of the CSR D proposed criteria, which are related to the decision to acquire property for waste management purposes and are intended to be elements of a decision-making process related to such a significant expenditure. The CSR D would still be subject to appropriate permitting and zoning of a given property, and in fact will be required to engage with the MoE to update site permits and D & O Plans. The CSR D is not attempting to reinvent provincial landfill criteria.

- Immediate neighbours to the Salmon Arm Landfill have clearly expressed the opinion that they do not want the CSR D to proceed with the purchase, but this is not the prevailing community opinion. Should the CSR D proceed, there is an opportunity to demonstrate site management practices that address the concerns of the impacted neighbours.
- Responses to the e-survey and at the open houses tended to be stronger where people were asked to share their high-level values, such as what criteria should be used to make property acquisition decisions in the future. Responses were less defined, and more divided, in instances where the CSR D was looking for opinions related to operating priorities. The CSR D will be in a position to make operating decisions as a result but should be prepared to demonstrate a management rationale for such decisions.
- A number of responses, particularly in Part 2 of the e-survey and the related open house responses, include a significant portion of “Don’t Know” selections. Given the nature of the questions, this is an entirely fair response. Members of the general population likely don’t have a great deal of related operational experience and knowledge and therefore a personal frame of reference related to the purchase of this type, or they simply don’t feel like weighing in on the decision. Understandably, where people were asked whether the purchase cost (Question 12) represented good value, the responses demonstrated a high degree of uncertainty. The CSR D, for the current purchase and in the future, will be required to demonstrate proper diligence in this regard. The CSR D, for instance, in the case of the subject property purchase, can point to the outcomes from the reviews such as the SHA report and the property appraisal in order to support the financial and operating benefits associated with such a decision.

All comments provided were reviewed and summarized to better understand the community input. A dominant theme, which appeared in association with a number of questions, is the concept of the application of landfill standards, usually in the context of MoE BC landfill criteria.

- Several comments throughout support zero waste concepts and encourage, or demand, improved performance in this area, sometimes as a condition for moving ahead with the purchase.
- A few comments suggest that relocating the existing Salmon Arm landfill is their desired option.
- Several cite issues with respect to proximity to neighbours, impacts on traffic, and incompatibility with the airport. Some suggest that if the CSR D moves ahead, road upgrades will be required.
- A few comments questioned the value proposed for the purchase and cite the assessed value as being much lower.

- Some respondents to questions related to the statements concerning site use – namely recycling versus landfill expansion – wanted no landfilling at the site, although comments in that section also included support for that use and in some cases on condition of improved waste diversion.

The e-survey results shown in Appendix C contain all comments received.

Summary and Conclusions

The process to consider and proceed with a plan to purchase the subject property began in 2015, with the owner of the property approaching the CSR D with an offer to sell the 20-acre subject property. Since then CSR D staff have diligently evaluated and prepared reports to the CSR D Board, recommending the approval to proceed with an agreement to purchase the subject property for \$750,000, subject to related MoE and City of Salmon Arm approvals.

The current land acquisition opportunity presented to the CSR D has been validated by the 2015 Sperling Hansen Associates (SHA, Appendix B) preliminary site investigation, risk management outlook and feasibility analysis. At the time SHA identified life-cycle savings to the CSR D of \$49,000,000 and outlined potential operational and site use progression based on the revised footprint.

The Salmon Arm Landfill, and the neighbouring subject property, are currently permitted by the MoE for landfilling and waste management activities.

Immediate neighbours of the subject property are resistant to the purchase by CSR D. In particular, one neighbour adjacent to the subject property conducted a robust campaign in the community consisting primarily of advertisements in the local paper and word of mouth. This neighbour travelled to all open house events held throughout the plan area and were given opportunities by the CSR D to hand out prepared materials and make a presentation to the attendees of all open house events.

The body of responses to questions posed by the CSR D at open houses and through an e-survey suggest that the community sample from the entire SWMP area support the purchase of the subject property.

Based on the stakeholder inputs, and as noted previously, there is a variety of opinions expressed within the community, with respect to opinions associated with this proposal to purchase the subject lands. It is unlikely, given the interests involved, that the CSR D can expect hardened positions to change. A positive response, however, will lie in the CSR D's efforts to deal with the misconceptions and concerns expressed throughout the process for the benefit of the community at large.

Strategies for consideration by the CSR D could include enhanced efforts to communicate the benefits to the community related to the CSR D's management of the acquired site and that the CSR D operates according to best practices. The CSR D could do this by sharing information with the community about the environmental controls applied to CSR D sites, as well as current and future plans for waste diversion and zero waste implementation. The information could include details related to the following:

- Environmental monitoring. For example, as part of the CSR D property evaluation process, a monitoring well was installed on the North edge of the subject property, which did not show contamination over acceptable levels;
- The Salmon Arm landfill employs an active landfill gas collection system and the current/future phases of the landfill are fully engineered to manage leachate;
- Due to the proximity of the Salmon Arm airport, the CSR D has developed a bird management plan, in conjunction with the airport, to ensure that the risks associated with bird strikes have been greatly reduced. Successful incorporation of the subject property would ensure these same high standards would be applied to it in any future development;

- Incorporation of subject property into CSR D Design and Operations Plan. Assumption of existing Permit 11191 and incorporation into the CSR D’s existing Design and Operations Plan for the Salmon Arm landfill acts as a point of review and updating, in conjunction with the BC MoE, of the site permit;
- Since the subject property is currently permitted by the MoE, under Permit 11191, to landfill demolition and land clearing debris and contains approximately 6,000 to 8,000 tonnes of landfilled DLC waste in an unlined and unmonitored NW corner of the property, CSR D plans to monitor and address this situation which will become part of the permit and D & O Plan review and update as directed by the BC MoE;
- Currently Phase 4 and 5 of the Salmon Arm landfill are occupied by waste management programs which will impact future development of the site. The subject property would provide an immediate option for relocation of existing programs and the development of new waste management programs.
- The subject property would provide the current site contractor with buildings and storage facilities for maintenance purposes. Furthermore, the existing infrastructure on the subject property would help support other CSR D programs like Parks, Milfoil control and Emergency Response by providing equipment storage and maintenance facilities; and
- The subject property could provide an additional point of entry, with the new entrance and scale facilities to reduce traffic congestion at the existing entrance.

Other outcomes of the process include:

- References by stakeholders to the BC MoE Landfill Criteria will be addressed by the CSR D’s commitment to conduct required conformance reviews with the Criteria when updating Design and Operation Plans for landfills.
- A few other misconceptions arose from the consultations, including the use of assessed value to judge the purchase price, as opposed to market value. The notion of “relocating” the existing CSR D landfill also came up, and while illustrating the expense of siting a new landfill in detail is not suggested the CSR D may wish to prepare at least a high-level response, or at least a discussion on the CSR D website Waste Management page, outlining the obvious cost and service implications of doing so.
- The CSR D may also wish to remind the community what the order of development was around the landfill, since its inception. For instance, what came first, the landfill or the airport? (Answer: landfill). To this end the CSR D may also wish to emphasize what efforts have been taken to mitigate impacts on neighbouring properties and the airport.
- It will be necessary to continue efforts to build ongoing relationships with immediate neighbours of the Salmon Arm landfill.

Results to the survey questions also demonstrated that all 15 criteria explored have importance to the community.

6.1 Approval Request

This document, and the public engagement process that accompanied its development, is submitted to support the approval of both the purchase of the subject property AND the requested SWMP amendment. It also seeks endorsement of the criteria established for future land acquisition opportunities.

In addition to the seeking support for the acquisition of the subject property in a SWMP amendment, the CSR D wishes to include the identified criteria in the SWMP to assist in future decision-making process related to land acquisition. The 2009 SWMP contains a decision-making framework, which confirms the involvement of the PMAC in the decision-making process, among other things. Therefore, the SWMP Guiding Principles and the MoE criteria combine to make a relatively robust framework for considering land acquisition opportunities for the CSR D in the future.

The concluding aspect of this report is the Solid Waste Management Plan Amendment, for approval by the MoE, to be appended to the 2014 SWMP. The amendment is drafted in a manner that is consistent with the existing SWMP document and the province’s “A Guide to Solid Waste Management Planning” document. This report concludes with the proposed amendment.

Once approved by the MoE, the following amendment may either be inserted or attached to the 2014 SWMP as sub-section **6.5 Land Acquisition for Waste Management Purposes**.

The SWMP Amendment – Land Acquisition for Waste Management Purposes

Current (2018) Acquisition: Subject Property

The CSR D engaged in a decision-making process related to an opportunity to acquire 20-acre parcel of land (subject property) located at 2750 40 Street NE, Salmon Arm, adjacent to the Salmon Arm landfill, for waste management purposes. As the CSR D does not currently face challenges related to “finding more landfill space”, the CSR D’s 2014 Solid Waste Management Plan provided little guidance specifically related to matters concerning future land acquisition when land purchase opportunities arise or when a CSR D landfill nears its end of life.

To determine what criteria should be used to assess such opportunities, and to gauge public opinion regarding the 2018 purchase decision, the CSR D undertook a consultation process similar to the program employed when the 2014 SWMP review was conducted, including:

- Ongoing input, commentary and support from the PMAC;
- A series of four open house sessions in each member municipality, conducted by CSR D staff; and
- An online or e-survey to gain additional input from the entire CSR D.

The full decision-making and engagement processes are fully described in the report entitled *Columbia Shuswap Regional District Solid Waste Management Plan Amendment: Salmon Arm Landfill Acquisition and Property Acquisition Guidelines*.

The result of the aforementioned consultation efforts resulted in:

- Broad community support for the acquisition of the subject property;
- CSR D Board Approval; and
- Ministry of Environment Approval.

With respect to the proposal to purchase the subject property in 2018, with operations at the site subject to MoE approval for the revised operating permit, this aspect of the amendment is appended to the 2014 Solid Waste Management Plan as required by the MoE.

Future Land Acquisitions

Based on the consultation process, the 2018 evaluation process, and available guidance in the 2009 and 2014 SWMP reports concerning Guiding Principles, the following apply:

The 2009 SWMP Guiding Principles, specifically the series of steps for making decisions regarding policies to implement and design solid waste management programs within the CSR D:

- That both Columbia Shuswap Regional District policies and local community visions are being considered;

- That the long- and short-term impacts, both globally and locally, are being taken into account;
- That implementers consider not only the environmental impacts, but also social and financial impacts; and
- That key “windows of opportunity” are used to more suitably implement policies and programs.

All 8 Steps to Strong Decisions will be considered as applicable, including Step 4, which calls for PMAC involvement.

The consideration of land acquisition, subject to the Guiding Principles and approved criteria, is consistent with Step 5: *Remember that the Solid Waste Management Plan is a Living and Learning Document; The Solid Waste Management Plan will adapt to both changes in policy and service with updates, as needed.*

The Approved Decision-Making Criteria: For consideration when acquisition opportunities arise, or land acquisition is required when a CSRD landfill nears its end of life, include the following attributes.

1. Adds landfill capacity or extends landfill life
2. Increases waste diversion opportunities, provides more room for waste diversion infrastructure
3. Supported by a business case that demonstrates financial benefit
4. Supported by an appraisal that confirms market value
5. Considers impact on the environment
6. Considers impact on neighbouring properties
7. Is suitable for landfilling, waste transfer or waste diversion activities
8. Supports the SWMP’s zero waste goals
9. Improves public access
10. Is within a reasonable proximity to waste generators
11. Is subject to public consultation
12. Is supported by the affected local municipality or Electoral Area
13. Will result in improved environmental management of the acquired property
14. Is limited to property that is adjacent to a landfill, and is subject to a rezoning approval process if required
15. Is subject to consultation with immediate neighbours of the property

The criteria assume that MoE approvals or amendments will be required, and that the CSRD will comply with all MoE requirements.

The CSRD will consider the status of all criteria related to land acquisition, with the understanding that potential sites may not offer the entire suite of potential opportunities outlined by the criteria. Expected benefits and limitations related to the criteria would be subject to evaluation process determined by the PMAC and brought forward during stakeholder consultation.

APPENDIX A

Notice Letter to BC Ministry of Environment

Columbia Shuswap Regional District Solid Waste
Management Plan Amendment: Salmon Arm Landfill
Acquisition and Property Acquisition Guidelines

APPENDIX B

Sperling Hansen Associates
Report

Mounce Property (2750-
40th Street SE Salmon Arm,
BC) Economic Analysis

Columbia Shuswap Regional District Solid Waste
Management Plan Amendment: Salmon Arm Landfill
Acquisition and Property Acquisition Guidelines



**SPERLING
HANSEN
ASSOCIATES**

- Landfill Engineering
 - Solid Waste Planning
 - Environmental Monitoring
 - Landfill Fire Control
-

July 28th, 2015

PRJ 15015

Columbia Shuswap Regional District
781 Marine Park Drive N.E.
Salmon Arm, B.C.
V1E 4P1
Attention: Ben Van Nostrand

Mounce Construction
2750 40th St., S.E.
Salmon Arm, B.C.
V1E 1X7
Attention: Wayne Mounce

Mounce Property (2750-40th Street SE Salmon Arm, BC) Economic Analysis

Sperling Hansen Associates (SHA) is pleased to submit the DRAFT letter report for the Mounce Property Economic Analysis. We have provided a preliminary site investigation, risk management outlook and feasibility analysis based on the CSRD's interest in the potential purchase of the property at 2750-40th Street SE in Salmon Arm.

Yours truly,
SPERLING HANSEN ASSOCIATES

Dr. Tony Sperling, P.Eng.
President



SPERLING HANSEN ASSOCIATES

- Landfill Engineering
- Solid Waste Planning
- Environmental Monitoring
- Landfill Fire Risk Control

July 28th, 2015

PRJ 15015

Columbia Shuswap Regional District
781 Marine Park Drive N.E.
Salmon Arm, B.C.
V1E 4P1
Attention: Ben Van Nostrand

Mounce Construction
2750 40th St., S.E.
Salmon Arm, B.C.
V1E 1X7
Attention: Wayne Mounce

Mounce Property (2750-40th Street SE Salmon Arm, BC) Economic Analysis

Introduction

Sperling Hansen Associates (SHA) was retained by the Columbia Shuswap Regional District (CSR D) and Wayne Mounce of Mounce Construction to complete a preliminary site investigation, risk management outlook and feasibility analysis based on the CSR D's interest in the potential purchase of the property at 2750-40th Street SE in Salmon Arm.

The key objectives of this analysis are:

- Site Inspection and Characterization
- Identify Advantages of Property Acquisition with Rough Estimate of Economic and Environmental Benefits
- Identify Potential Risks of Property Acquisition
- Investigate Property Values of Industrial Land in Area and Typical Discounts for Contaminated Sites
- Investigate Feasibility of Subdividing Contaminated Sites. Can it be done under CSR
- Consult with Ministry of Environment (MoE) on amalgamation of Property and CSR Certificate of Compliance Requirements
- Develop Risk Management Recommendations for Field Investigation and Approximate Costs
- Develop Preliminary Cost Benefit Analysis

Site History and Inspection

The subject property was originally owned by BZ Enterprises Ltd. who purchased the property in 1988 where it was used on a small scale for landfilling of demolition and land clearing materials

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operating under Permit No. PR11191 in the late 1980's to early 1990's. The active permit allows for 3,750 tonnes or 7,500 m³ of compacted waste in a calendar year. Wayne Mounce purchased the property in 2000 and continued to utilize the property for DLC landfilling, material extraction and serves as the office and yard for his construction company, Mounce Construction.

The site is zoned A-2 (Agricultural Zone) where the community Plan indicates the property has General Industrial Use Potential. The property includes a 20 acre parcel of which approximately 4-5 acres were initially utilized for a sand pit and then subsequently backfilled with demolition, land clearing and construction (DLC) waste, approximately 5 acres consists of an active sand pit area and the remaining approximately 10 acres is used for industrial / residential purposes. Figure 1 presents a 2015 Google Earth image of the property that identifies these key areas.

Landfilling of DLC waste, excavation soil, broken concrete and asphalt has occurred primarily in the northern sand pit area. This area is believed to be the primary area that poses some environmental risk. The sand pit that was originally 15 to 20 m deep was filled in with DLC material between 1991 and 2011. It is estimated that the DLC pit has received approximately 6,000 to 7,000 m³ of DLC material over this period of time.

A concrete rubble recycling area is maintained in the northeast corner of the property. This material is periodically crushed and reused as aggregate. A small berm of demolition wood waste runs along the eastern limits of the property. This berm is covered with soil and grassed over.

The south land parcel serves primarily as a construction laydown area for pipe, manholes and other civil infrastructure and a sand and gravel screening operation.

Throughout the lifespan of the landfilling operations the site received the following types of waste, as outlined by Wayne Mounce during Sperling Hansen Associates (SHA) site visit on April 14th, 2015:

- Demolition and Land Clearing
- Roofing
- Drywall
- Linoleum
- Concrete and Cinder
- Asphalt and Paving
- Possible Asbestos Containing Material
- Civil works waste, and
- Others

Landfilling activities began by filling in small depressions across the landfilling area to bring them up to grade. In addition a large extraction pit was excavated over the course of several



years to provide sandy loam material for sale or for use on civil works projects in the Salmon Arm area. The excavation was then filled in with the above mentioned waste materials over time, capping waste lifts every 2-3 m with soil fill. The excavation was then capped with approximately 4-5m of local sandy fill, as it currently is today. Figure 2 shows the approximate depth and volume of waste in-situ within the landfilling portion of the site.

Historically, the subject property was also used to burn DLC waste, under permit, by way of a 'curtain trench burner' pit located along the north eastern portion of the site, adjacent to the CSRD's regional landfill. This location has since been filled in and brought up to grade.

Approximately 3-5 years ago, the owner was requested by local government to stop landfilling operations and no longer buries waste onsite. Mounce Construction continues to manage concrete and asphalt demolition product waste from civil works where the material is stockpiled onsite until sufficient quantity is in place for the mobilization of a crushing machine.

SITE CHARACTERIZATION

Physical Setting

The subject property is adjacent to the CSRD's regional landfill to the east and is approximately 3.5 km southeast of Salmon Arm's downtown core. 40th Street SE runs along the western perimeter of the property, a local orchard is located to the north and an industrial property exists directly to the south. The legal description of the property is The West $\frac{1}{2}$ of Legal Subdivision 2 of Section 7, Township 20, Range 9 of the Kamloops Division of the Yale District. The civic address of the property is 2750-40th Street SE.

Geology and Hydrogeology

SHA has characterized the subsurface geology in the area within the Salmon Arm Landfill DOCP (SHA, 2008) and Gartner Lee the original Gartner Lee DOCP (GLL 1996). The geology and hydrogeology of the subject property is very similar to the adjacent landfill site. The site is situated within a valley southeast of Shuswap Lake. Surface sediments are composed of collapsed lacustrine deposits which appear to be predominantly silts and clays with varying amounts of sand. Kettle terraces and other fluvial deposits are exposed along both edges of the valley. These sediments would have been deposited along melt water channels which were formed during the periods of glacial retreat. Glacial moraine deposits are expected to be present down to the underlying bedrock contact which is expected to be in excess of 150 m below the surface.

The adjacent site geology was first assessed during a drilling program conducted by GLL. The initial sequence of sediments in three boreholes were identified as interlayered sand and silts. The sands consisted of brown, fine to medium grained particles with varying amounts of silt. The silts were also brown with varying amounts of fine grained sands. This interlayered sequence extended to a depth of approximately 30-33 m below surface. At this depth, the geology



changed to grey, homogeneous medium grained sand with very little silt. This latter unit is the aquifer that underlies the site.

During the site investigation, two soil samples were analyzed for grain size and hydraulic conductivity. The first sample was collected at a depth of approximately 25 m within the silty formation. The particle size distribution indicated that this material was 44% sand, 50% silt and 6% clay sized particles on a percent weight basis. The hydraulic conductivity was found to be 1.6×10^{-5} cm/s. The second sample was collected at approximately 38 m within the grey homogeneous sand. The particle size distribution indicated that this material consisted of 97% sand, 2% silt and 1% clay particles. The hydraulic conductivity was found to be 4.5×10^{-3} cm/s, which was approximately 280 times more permeable than the previous sample.

The fact that the geological formations at the site are very permeable and that several buildings are located within a short distance from the subject property's landfill as well as the CSR's regional landfill site, stresses the importance of having a good understanding of the landfill gas migration potential at the site.

The general area is within the Canoe Creek watershed, which drains to the north in the direction of Shuswap Lake. The main drainage course, being Canoe Creek, is located approximately 1.5 km west of the site.

There are no significant drainage courses in the vicinity of the site. This is due, in part, to the flat topography which inhibits the channeling of surface runoff. In addition, the dry climate of the area and the nature of the soil result in very little runoff. In addition, the dry climate of the area and the nature of the soil result in very little runoff being generated. Any surface waste that accumulates would likely pond until it infiltrates into the ground or is lost through evaporation. An infiltration / retention pond exists to the west of the landfilling area on the subject property which collects any runoff from the northern portion of the site and the paved wash bay area near the site entrance and office buildings.

An assessment of water well records conducted by Piteau Associates (1990) indicated that, on a regional scale, ground water flows across the site in a northwest direction towards Shuswap Lake with a possible northeastward component towards Canoe Creek.

Climate

The closest climate station available for data is located at the Salmon Arm Airport, less than 0.5 km away. The station is named Salmon Arm A and is operated by Environment Canada. The climate normal data published by Environment Canada was collected from 1971 to 2011. Mean annual temperature is 7.2 deg. C. Mean monthly temperatures range from a high of 18.6 deg. C in August, to a low of -4.3 deg. C in December. Extreme maximum and minimum temperatures for the period are 39 deg. C and -33.5 deg. C.



The mean annual precipitation for the site is approximately 670 mm. Mean annual rainfall and snowfall levels are 487 mm and 182 cm respectively. Precipitation tends to be relatively consistent throughout the year, with the exception of November through January when elevated precipitation rates are encountered. Snowfall does not typically accumulate for periods extending beyond one or two weeks. Precipitation falls as rain in the summer months and as snow during December through February.

Water Level Measurements (CSRD Landfill Site)

Based on data SHA has with regards to the CSRD's landfill site, an evaluation of the groundwater gradients at the site shows that the average east to west gradient is 0.002 m/m and the south to north gradient is 0.004 m/m. The groundwater flow direction is to the north north-west. The highest elevation of the piezometric surface has been recorded as approximately 505 m. Given the existing ground level of the subject property's landfilling area ranges from 535 to 538 m with the approximate elevation of the bottom of the west cell being 520 m, there should be sufficient buffer (approx. 15 m) in place and no concerns of waste ever having come in contact with groundwater.

DEVELOPMENT CONCEPT AND ADVANTAGES FOR CSRD WITH SUBJECT PROPERTY ACQUISITION

With the acquisition of the adjacent Mounce property, service levels at the CSRD's landfill and front end facility could be improved as a result of having a larger area to operate in. Figure 3 shows how the facility could be integrated with the existing landfill operation to serve as a full service Scale, Residential Drop-Off (RDO) facility and Eco-Depot. Figure 4 provides a more detailed view of these facilities at a conceptual level. SHA envisions the scale facility, front end, composting and contractor area relocating to the new property.

The following conceptual site upgrades and benefits CSRD could be realized by the Regional District if it elected to purchase and develop the property, as proposed:

1. Improved site access for the public and the potential to relocate and upgrade the scale facility, potentially to include automation of the scale for commercial traffic. In and out bound scales could be realized with the new property. This could potentially allow for reduced opening hours for residential drop-off, as well as reduced opening hours at the landfill active face.
2. Eco-Depot and u-bay style diversion area for public drop off including but not limited to; roofing, ozone depleting, white goods, tires, scrap metal, drywall, product care, concrete, propane bottles, etc.
3. Upgraded z-block tipping bays for the public including separate bins for MSW, mixed, demolition, dirty and clean wood and garden waste
4. Existing office building would provide onsite infrastructure for CSRD landfill staff, front end staff and appropriate employee parking.



5. Contractor parking area as well as existing large industrial building for maintenance, storage, etc.
6. New composting area that would not sterilize future expansion of the existing landfill to its ultimate potential, significantly extending the landfill lifespan. The area is flat, well draining and 80% developed for this application already.
7. Access to additional soil for landfill operational cover. The current DOCP projects that the landfill will experience a shortage of operational cover material in the later stages of development that could potentially result in a significant increase in operation costs (SHA, 2008).
8. The requirement for a buffer area (50m) between properties would be eliminated (eastern boundary of Mounce property - western boundary of CSRD property), thus additional airspace would be created providing monetary value to the CSRD. In addition, SHA proposes that an engineered berm be constructed out of recycled materials along the western boundary of the CSRD's current landfill property to provide additional landfilling airspace. Conceptually, the CSRD could build, out of structural waste materials, a structural berm with an outside slope of 2:1 versus the usual outside slope angle of 3:1 creating additional airspace for waste filling operations. The additional lifespan that the berm will provide is summarized below.

The CSRD does not have an immediate need for an upgraded area for their composting operation; however, in later years when the landfill phases surrounding the composting site are completed, the current compost area will need to be relocated to avoid a significant loss of landfill air space capacity. Also, the diversion and sorting area for the site where large stockpiles of wood waste, drywall, metal, concrete and roofing materials exist will also eventually become compromised. Currently, the composting operations resides in the proposed Phase 4 area and the diversion and sorting area represents the eventual Phase 5 area, as outlined in the CSRD's DOCP for the site (SHA, 2008).

Lifespan Analysis

A volume analysis was performed to calculate the remaining airspace between 2008 conditions and the final design elevations which includes the new berm design. A cut and fill analysis between the 2008 surface and the proposed final surface and is presented as Figure 5. The updated capacity is shown in the table below.



Table 1- Landfill Capacity Updated with Engineered Berm Concept

Design Feature	Volume / Capacity (m³)
Original Landfill Capacity – 2008 Phases 1 to 3 (including closure volumes)	1,574,806
Phase 4 Capacity	765,780
Phase 5 Capacity	671,670
New Landfill Capacity - 2015	100,418
New Structural Berm Capacity	98,963
Grand total of additional capacity provided (including closure volumes)	1,636,831

Table 2, 3, and 4 provide an updated version of the 2008 lifespan analyses for the Salmon Arm Landfill based on the additional capacity of 100,418 m³ to be used for filling in Phase 2B, 98,963 m³ to be used for the structural berm, 765,780 m³ to be used for filling in Phase 4 and 671,670 m³ to be used for filling in Phase 5; providing a total additional airspace of 1,636,831 m³ to be used for waste disposal, operational cover, and closure works. The lifespan analyses are summarized below:

- Based on the waste diversion rate of 0%, as shown in Table 2, it is predicted that the total landfill will reach capacity in the year 2045, providing another 30 years of airspace capacity, extending the life of the landfill by approximately 13 years.
- Based on the waste diversion rate of 26%, as shown in Table 3, it is predicted that the total landfill will reach capacity in the year 2051, providing another 36 years of airspace capacity, extending the life of the landfill by approximately 15 years.
- Based on the waste diversion rate of 59%, as shown in Table 4, it is predicted that the total landfill will reach capacity in the year 2064, providing another 49 years of airspace capacity, extending the life of the landfill by approximately 27 years.

With the acquisition of the Wayne Mounce property, the CSRD will be able to relocate both their composting facility from the Phase 4 area as well as the waste diversion materials currently located in the Phase 5 area to create space for filling. Without relocating the composting facility, the Salmon Arm Landfill will only have capacity for Phases 1 through 3 (based on current DOCP layout) and the CSRD could potentially relocate the diversion materials operation to the crest. However, relocating the diverted materials to the crest could cause issues with windblown material and height restrictions due to the Salmon Arm Airport being adjacent to the landfill.



DISADVANTAGES OF PROPERTY ACQUISITION

The following cons have been identified by SHA in considering the acquisition of this property.

- A considerable capital investment would have to be made today where the economic benefits of increased landfill lifespan and reduced long term operating costs will only be realized many years in the future.
- A small risk exists of groundwater pollution originating from this facility. In the context that a large unlined MSW landfill cell is situated immediately the east the risk is considered small, but should nevertheless be characterized by testing water quality beneath and immediately downgradient of the landfill.
- A small risk exists of an uncontrolled subsurface landfill fire. Given good soil cover in place, good fire breaks and a waste depth of only 15 to 20 m, the risk of a fire starting is considered small and the consequences of a fire, if one were to develop, are considered manageable.
- Currently there is no protocol or framework in place which would trigger a DOCP or SWMP review or amendment based on this sort of property acquisition, SHA recommends a notification letter be issued to MoE explaining the potential updates and that the planned updates be outlined and finalized during the next planned update to the CSRD's plan. The costs associated with a letter and analysis submission may costs \$5,000 to 10,000 whereas a formal DOCP or SWMP update may be in the range of \$30,000 to \$100,000.
- Costs associated with a detailed field investigation by a qualified professional to further quantify past operations impacts as well as a Schedule #2 CSR.

High level projections for costs associated with the above mentioned investigations are outlined in Table-5 below.

Table 5- Potential Costs Associated with Site Investigation Works

No.	Task & Description	Cost (\$)
1	Topographic / Legal Site Survey & Base Map Update	10,000
2	Recommend Drilling at least 1 Groundwater Monitoring Well	20,000
3	CSR Site Investigation	100,000 - 200,000
4	Ongoing Monitoring and Sampling of GW Well (\$/year)	2,000
5	Update Letter to MoE regarding Upcoming Change to DOCP or SWMP	10,000



Given the current status of the subject site and the unknowns around past activities, the above mentioned 'potential field investigations' should be discussed, and may factor into the price, with the two parties during the time of sale.

POTENTIAL LEACHATE - FROM MOUNCE DLC LANDFILL

Demolition waste material is known to generate leachate that can have elevated concentrations of metals and a number of hazardous organic compounds. Typical exceedances of water quality criteria that are associated with DLC waste include: iron, manganese, aluminum, chromium, born and selenium.

As a result of the organic material contained in DLC waste, at times including roofing shingles and shakes, pressure treated wood and plastics, the most common organic substances leaching from DLC waste include benzene, phenols, Benz (a) anthracene, Benzo (a) pyrene, Napthalene, Phenathrene and Pyrene. The above Polycyclic Aromatic Hydrocarbons (PAH's) are commonly found in tar and bitumen that is used in the above materials.

Given the climate and the hydrogeologic setting, the risk of these materials leaching out of the DLC waste to the groundwater table is considered low. Nevertheless, testing should be undertaken to confirm that a leachate plume does not exist beneath this landfill cell as a due diligence step prior to purchasing the property.

PROPERTY VALUES IN LOCAL AREA

SHA reviewed the appraisal of the Wayne Mounce property, completed by Corrie Appraisals Ltd., at 2750-40th St. SE in Salmon Arm and has the following comments, comparisons and value projections for the subject property.

Within the appraisal, a direct comparison between properties located in the same area was done to ensure that the appraised value was consistent with the market area and neighborhood. Two lots of similar size were used in the comparison and are summarized in Table 5 below.

Table 5 – Summary of Direct Comparison Approach

	Sale #10	Sale #9	Subject Property
Location	3701-20 th Avenue SE, Salmon Arm, BC	4331 Auto Road SE, Salmon Arm, BC	2750 – 40 Street SE, Salmon Arm, BC
Date of Sale	January 2013	February 2012	N/A
Sale/Appraised Price	\$400,000	\$483, 253	\$873,000
Size	10 Acres	12.42 Acres	20 Acres
Price/Acre	\$40,000/acre	\$38,909/acre	\$43,650/acre
Zoning	A-2 Agriculture	M-1 and M-6 (Industrial Holding Zone)	A-2 Agriculture



<p>Description</p>	<ul style="list-style-type: none"> - Rezoned to M-2 after Sale - Road reserves required (reduced effective property size) - Vacant acreage north of site to be used for subdividing 	<ul style="list-style-type: none"> - Former residential zoned for industrial use - Older single family dwelling with 2 car garage - Pasture type land - Foreclosure - Market value severely lowered due to the house being used as a grow-op 	<ul style="list-style-type: none"> - Should be zoned for Industrial use - 10 acres of improved Industrial/Residential land - 5.5 acres of recovered land - 4.5 acres of extracted land
---------------------------	--	---	--

As shown in Table 5, the Wayne Mounce Property (2750 – 40 Street SE, Salmon Arm, BC) value appraisal is comparative with properties of similar size, use and location. The price per acre is slightly higher when compared to Sale #9 and Sale #10, however this is partly due to the future opportunity for sand/loam extraction which will create an additional 4.5 acres to be used for Industrial use. Also, the value of Sale #9 was severely impacted due to the damaged condition of the house which was used as a grow-op by the previous owner.

SHA has been informed that commercial and industrial land sales have been very slow in and around the Salmon Arm area recently and that as a result of the slowdown in the Alberta economy there are lots of properties on the market.

It is SHA's opinion that the above valuation fails to account for the stigma associated with the presence of waste materials on the property. Based on past experience, SHA believes that a Phase 1 and Phase 2 investigation under the Contaminated Site Regulation (CSR) will determine that the northern portion of the property contains waste materials that will exceed CSR limits for safe use without a risk assessment, essentially rendering it as a contaminated site. As such, a risk assessment by a qualified rostered professional would have to be undertaken before a Certificate of Compliance could be issued allowing land development or subdivision. Such evaluations generally cost in the range of \$100,000 to \$200,000 to complete. As a result, it has been our experience that property values of landfills without a Certificate of Compliance in place are discounted relative to greenfield sites.

FEASIBILITY OF MERGING THE TWO PROPERTIES

To determine the feasibility of the CSR & Mounce acquiring the property and merging it with the landfill as one management unit, we consulted with Alan McCammon, P.Eng. a Senior Advisor with the Contaminated Sites Unit of MOE in Surrey. Mr. McCammon advised that the following steps should be taken:



- Get all facts in front of you, where things currently stand with Operational Certificates / Permits on both properties and zoning status. Touching base with the MOE representative overseeing those permits is recommended.
- Prior to any sale, the owners of the Mounce property would have to complete a Site Profile Disclosure using CSR Schedule #2. This is a legal requirement, and such a form would have to be shared with the CSRD.
- Purchasing of a potentially contaminated site is a “Buyer beware situation”. It is important that the CSRD undertake proper due diligence and conduct a thorough monitoring program.
- In a situation where the two properties were to be legally merged into one, there may be a need for a development permit and/or rezoning. This would automatically trigger the CSR Contaminated Sites Process that would require a Certificate of Compliance. Notwithstanding that the CSRD would own both properties, an C of C would be needed as they must treat this transaction as they would treat any other property transfer.

In addition, SHA completed a background review on the Mounce property by searching the Landfill Permit through MoE's representative Neale Waters in the Kamloops Office. The following notes were provided in an email to SHA:

1. 11191 Mounce Construction Ltd. Landfill Site, 3,750 t/year
 - Last inspected May 25, 2011 (in compliance). Was being re-contoured and applying final cover. No more DLC waste was going to be added. Site was being prepped for an industrial yard.
 - No complaints noted against this site since then. February of 2011, reported that a large quantity of demolition waste was deposited by Mounce contrary to an agreement made in 2008 not to accept this type of waste until a decision to upgrade the landfill to meet current standards.
 - Site is decommissioned and closed, though permit fees are still being paid.
2. 14742 Mounce Construction Ltd. Air / Refuse permit cancelled in 2011, Trench burner used to burn wood refuse.
 - Site has been satisfactorily rehabilitated. Ash removed and deposited in permitted landfill. Trench filled with clean soil and compacted.
 - No noted documented complaints.

PRELIMINARY COST ESTIMATE OUTLINED

Acquisition of the Mounce property is seen as an investment for the future. Securing the property would allow the composting pad and the receiving and diversion area that currently consume about 5 Ha of property in the central portion of the landfill expansion to be relocated onto the Mounce



property. Figure 6 shows the Salmon Arm Landfill at the end of Phase 3, which is expected to occur around the year 2032 to 2037. At that time, the CSRD will have to relocate the composting site and diversion area to an alternate property, or close the landfill prematurely.

Securing the Mounce property provides a convenient, relatively low cost measure of ensuring that all solid waste management functions can continue to operate and that the full service life of the landfill can be realized.

In terms of a high level estimate, the life cycle operating cost of a 25,000 tonne per year landfill is estimated at about \$50/tonne. Once landfill capacity is exhausted, the CSRD will likely have to transfer waste to a long haul regional landfill. The cost of that solution will depend on the final location, but for an order of magnitude estimate, the long haul solution will incur costs of about \$25/tonne to operate a transfer station, \$30/tonne to transfer the waste and \$40/tonne to dispose of the waste for a total cost of \$95/tonne.

Given that Phase 5 and the proposed berm expansion has the capacity to provide an additional 1,636,831 m³ of air space, and that air space at Salmon Arm is consumed at approximately 1.5 m³ per tonne of MSW, the acquisition of the Mounce property would ensure that an additional 1,091,221 tonnes of MSW could be received by the landfill, resulting in a life cycle cost saving of approximately \$49 million, and an extension of the landfill lifespan to the 2050 to 2060 time horizon.

Report Prepared by,
SPERLING HANSEN ASSOCIATES

Scott Garthwaite, A.Sc.T.
Senior Technologist

Dr. Tony Sperling, P.Eng.
President



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- Design & Operations Plans
- Landfill Siting
- Environmental Monitoring

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 Fax: (604) 986-7734

LEGEND:

- APPROX. LANDFILLING AREA
- DEACTIVATED BURN PIT
- DEMOLITION BERM
- OFFICES & BUILDINGS
- SAND BORROW AREA
- CONCRETE & ASPHALT PILE
- PROPERTY LINE

CLIENT:



COLUMBIA SHUSWAP
REGIONAL DISTRICT

PROJECT:

FEASIBILITY REVIEW OF
MOUNCE PROPERTY ACQUISITION
AT SALMON ARM LANDFILL

TITLE:

EXISTING CONDITIONS
&
SITE DESCRIPTION

SCALE:

1:1,500

DATE:

2015/04/30
yyyy/mm/dd

PROJECT NO:

PRJ 15015

DESIGNED

SG

DRAWING NO:

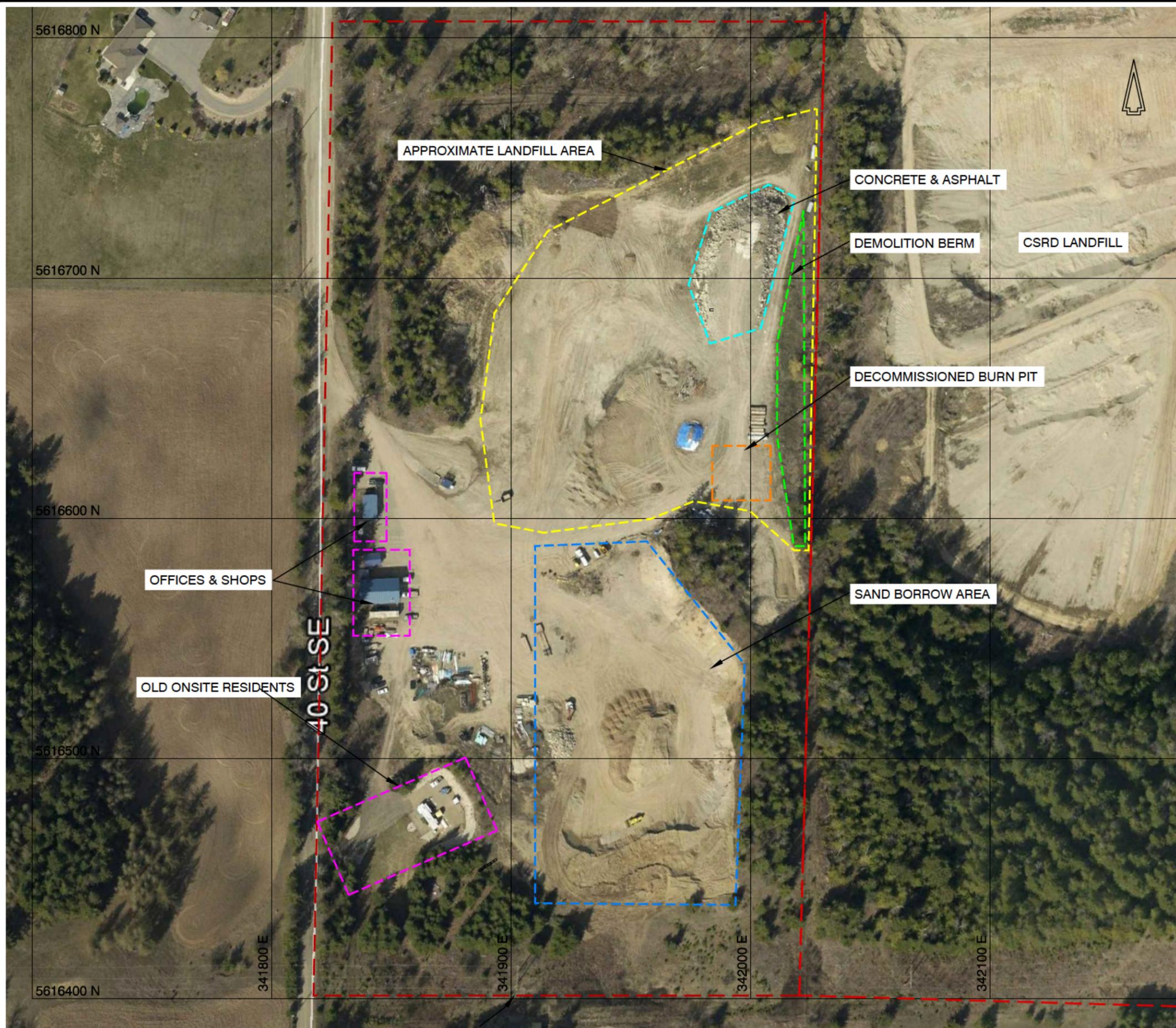
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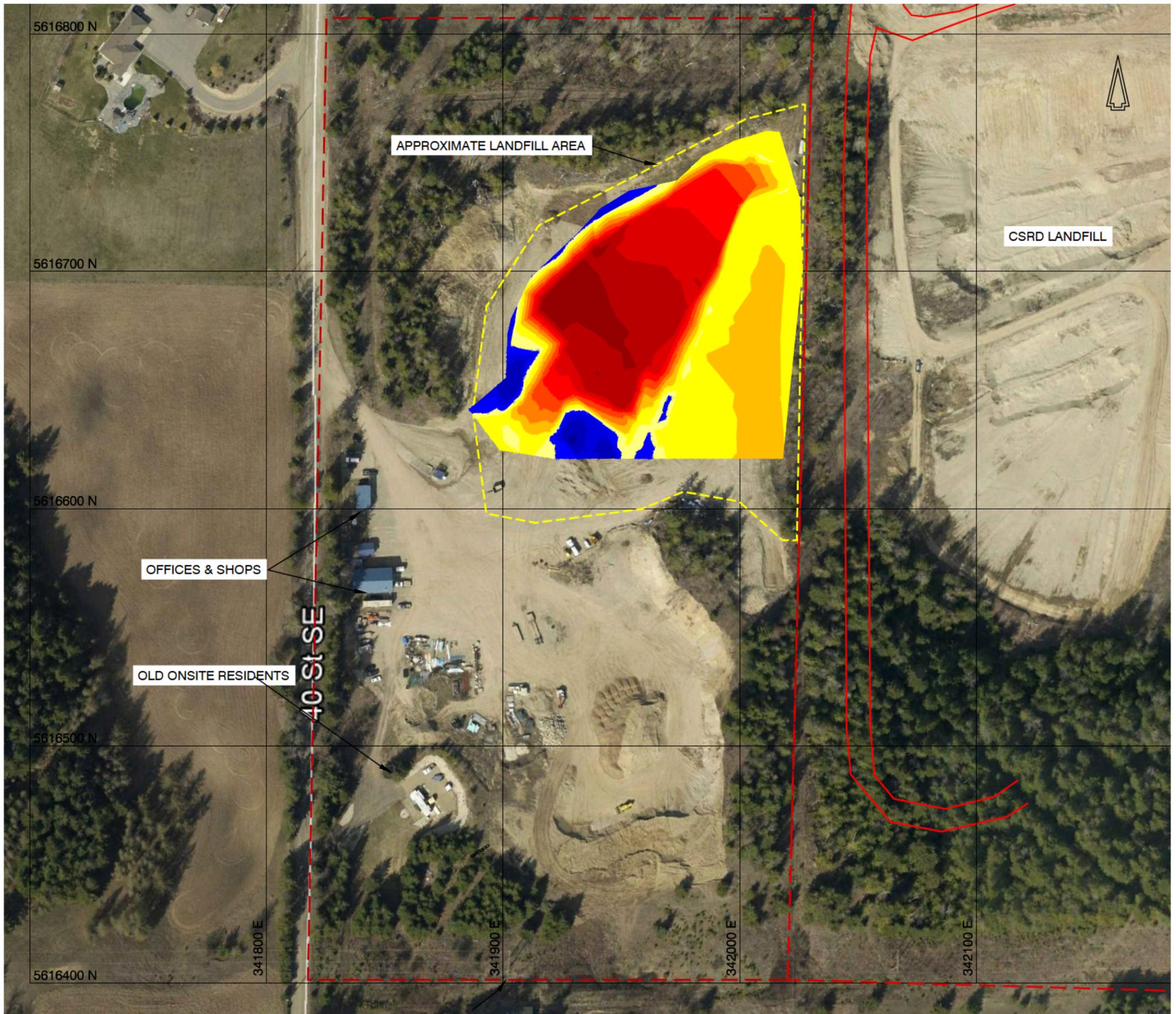
SG

FIGURE 1

CHECKED

TS





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 - DEACTIVATED BURN PIT
 - DEMOLITION BERM
 - OFFICES & BUILDINGS
 - SAND BORROW AREA
 - CONCRETE & ASPHALT PILE
 - PROPERTY LINE

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-4.00	-0.00	Blue
2	-3.00	-0.00	Blue
3	-2.00	+1.00	Blue
4	-1.00	0.00	Blue
5	0.00	1.00	Yellow
6	1.00	2.00	Yellow
7	2.00	3.00	Orange
8	3.00	4.00	Orange
9	4.00	5.00	Red
10	5.00	6.00	Red
11	6.00	7.00	Red
12	7.00	8.00	Red
13	8.00	9.00	Red

APPROXIMATE FILL: 6,000 - 7,000 m³

CLIENT:



**COLUMBIA SHUSWAP
REGIONAL DISTRICT**

PROJECT:

**FEASIBILITY REVIEW OF
MOUNCE PROPERTY ACQUISITION
AT SALMON ARM LANDFILL**

TITLE:

**CUT/FILL (APPROXIMATE):
2001 SITE TOPOGRAPHY
VS
2011 SITE TOPOGRAPHY**

SCALE: 1:1,500	DATE: 2015/07/14 yyyy/mm/dd	PROJECT NO: PRJ 15015
DESIGNED SG	DRAWING NO: FIGURE 2	
DRAWN MG		
CHECKED TS		



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LEGEND:

- 5m EXISTING CONTOUR
- 1m EXISTING CONTOUR
- 5m DESIGN CONTOUR
- 1m DESIGN CONTOUR
- FENCE
- ROAD
- PROPERTY LINE
- APPROXIMATE PROPERTY LINE

CLIENT:



**COLUMBIA SHUSWAP
REGIONAL DISTRICT**

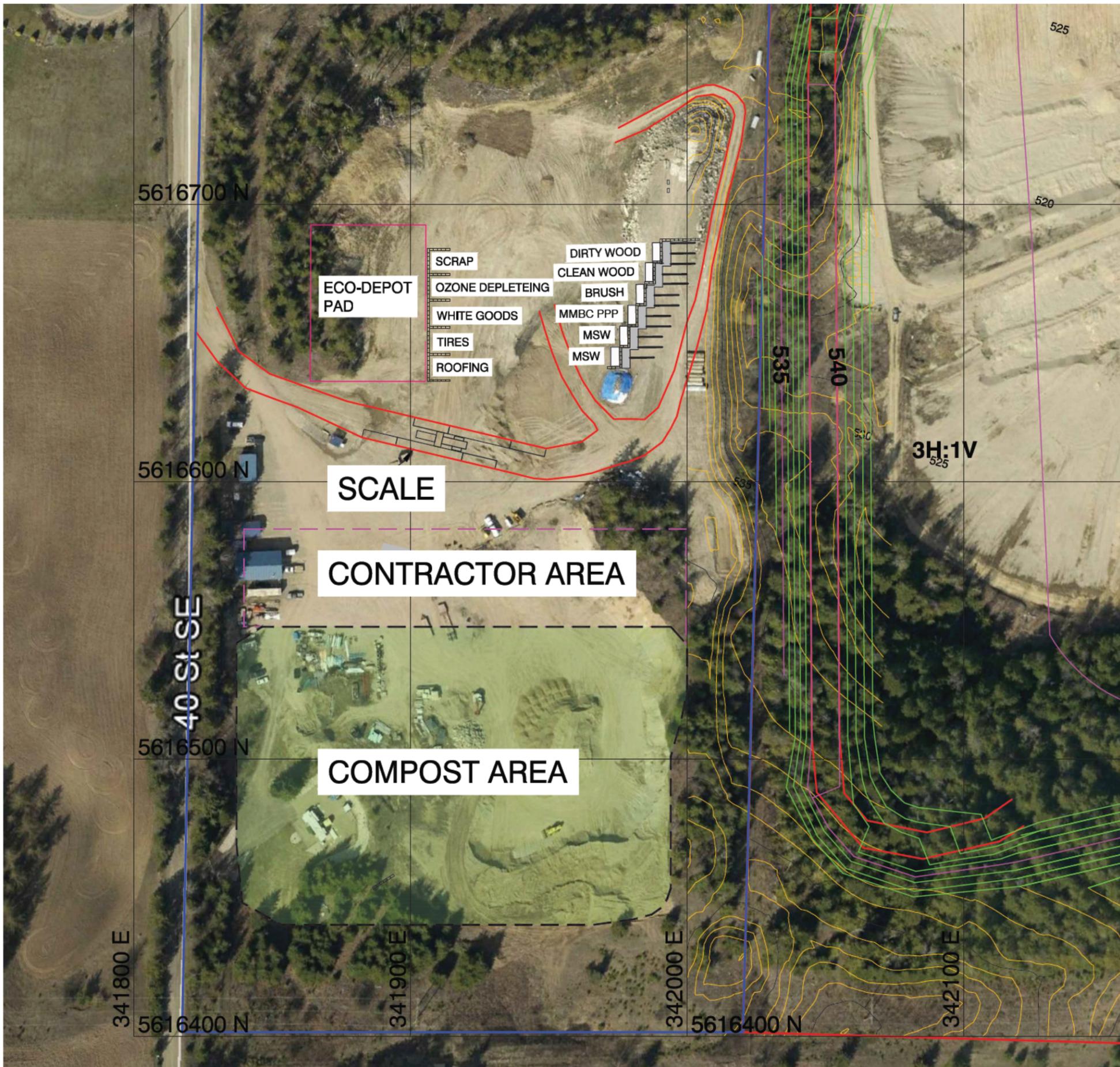
PROJECT:

**FEASIBILITY REVIEW OF
MOUNCE PROPERTY ACQUISITION
AT SALMON ARM LANDFILL**

TITLE:

PROPOSED SITE LAYOUT

SCALE: 1:1,000	DATE: 2015/04/30 yyyy/mm/dd	PROJECT NO: PRJ 15015
DESIGNED MG	DRAWING NO: FIGURE 3	
DRAWN MG		
CHECKED TS		



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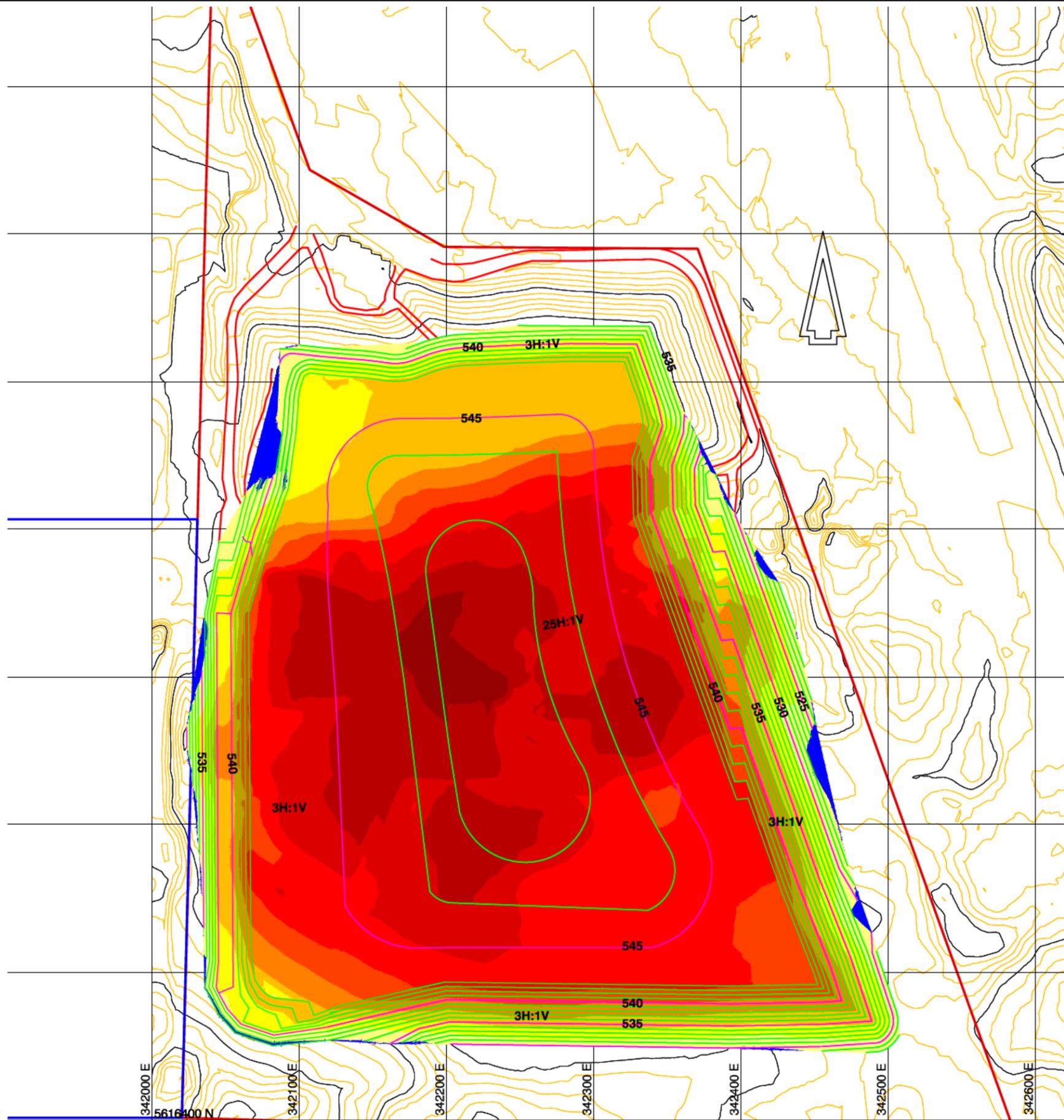
- LEGEND:**
- 5m EXISTING CONTOUR
 - 1m EXISTING CONTOUR
 - 5m DESIGN CONTOUR
 - 1m DESIGN CONTOUR
 - FENCE
 - ROAD
 - PROPERTY LINE
 - APPROXIMATE PROPERTY LINE

CLIENT:
 **COLUMBIA SHUSWAP
REGIONAL DISTRICT**

PROJECT:
**FEASIBILITY REVIEW OF
MOUNCE PROPERTY ACQUISITION
AT SALMON ARM LANDFILL**

TITLE:
**PROPOSED TRANSFER
STATION LAYOUT**

SCALE: 1:1,000	DATE: 2015/04/30 <small>yyyy/mm/dd</small>	PROJECT NO: PRJ 15015
DESIGNED MG	DRAWING NO: FIGURE 4	
DRAWN MG		
CHECKED TS		



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- Landfill Siting
- Environmental Monitoring

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Fax: (604) 986-7734

LEGEND:

- 5m EXISTING CONTOUR
- 1m EXISTING CONTOUR
- 5m DESIGN CONTOUR
- 1m DESIGN CONTOUR
- ROAD
- PROPERTY LINE
- APPROXIMATE PROPERTY LINE

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-3,000	0,000	Blue
2	0,000	3,000	Yellow
3	3,000	6,000	Light Yellow
4	6,000	9,000	Orange
5	9,000	12,000	Red-Orange
6	12,000	15,000	Red
7	15,000	18,000	Dark Red
8	18,000	21,000	Dark Red
9	21,000	24,000	Dark Red
10	24,000	27,000	Dark Red

Fill: 3,211,637 m³

CLIENT:



COLUMBIA SHUSWAP
REGIONAL DISTRICT

PROJECT:

FEASIBILITY REVIEW OF
MOUNCE PROPERTY ACQUISITION
FOR SALMON ARM LANDFILL

TITLE:

CUT/FILL
JUNE 2007 TOPOGRAPHY
vs.
2008 FINAL DES. with NEW BERM

SCALE:

1:1,000

DATE:

2015/07/11
yyyy/mm/dd

PROJECT NO:

PRJ 15015

DESIGNED

MG

DRAWING NO:

DRAWN

MG

FIGURE 5

CHECKED

TS



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LEGEND:

- 5m EXISTING CONTOURS
- 1m EXISTING CONTOURS
- 5m PROPOSED CONTOURS
- 1m PROPOSED CONTOURS
- PROPERTY LINE
- ROAD
- CONCRETE PAD BARRIER
- DITCH
- STRUCTURE
- UTILITY POLE
- FENCE
- BUFFER
- LINER AREA
- COVER SYSTEM
- LINER SYSTEM

CLIENT:



COLUMBIA SHUSWAP
REGIONAL DISTRICT

PROJECT:

FEASIBILITY REVIEW OF MOUNCE
PROPERTY ACQUISITION AT SALMON
ARM LANDFILL

TITLE:

FINAL CONTOURS
PHASE 1-3
AS PER SHA 2008 DOCP

SCALE: 1:2,500	DATE: 2015/07/28 yyyy/mm/dd	PROJECT NO: PRJ 15015
DESIGNED IB	DRAWING NO: FIGURE 6	
DRAWN ST		
CHECKED TS		

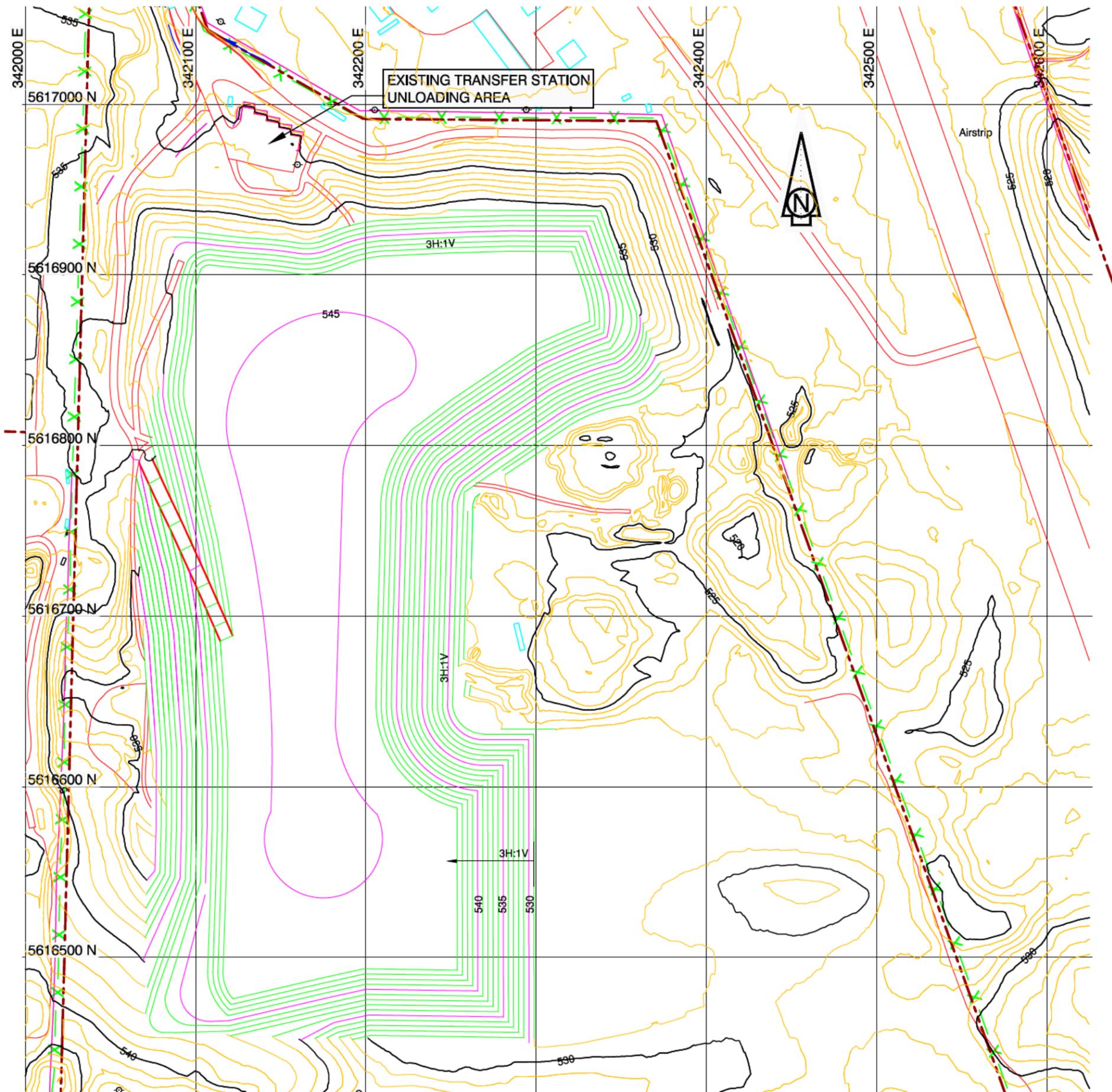


TABLE 2
Waste Generation Projection
Salmon Arm Landfill

Year	Estimated Population	Annual Growth Rate	Waste Disposal		Cumulative Waste m ³	Cover Soil m ³	Cumulative Cover m ³	Settlement m ³	Cumulative On Site Materials Used m ³	Net Airspace m ³	Cumulative Airspace m ³	Cumulative Waste Tonnage tonnes	Phase Volumes m ³	Phase Cumulative Volumes m ³	Phase End/Begin
			tonnes	m ³											
															PHASE 2A
2015	40,637	3.40%	31,616	45,165	339,666	7,528	61,031	5,269	125,653	47,424	409,789	237,766			
2016	42,019	3.40%	32,691	46,701	386,367	7,784	68,815	5,448	138,106	49,036	458,825	270,457	348,598	440,645	End of Phase 2A / Beginning of Phase 2B
2017	43,448	3.40%	33,802	48,289	434,656	8,048	76,863	5,634	150,983	50,703	509,529	304,259			
2018	44,925	3.40%	34,952	49,931	484,586	8,322	85,185	5,825	164,298	52,427	561,956	339,211			
2019	46,452	3.40%	36,140	51,628	536,215	8,605	93,789	6,023	178,066	54,210	616,166	375,350			
2020	48,032	3.40%	37,369	53,384	589,599	8,897	102,687	6,228	192,301	56,053	672,219	412,719			
2021	49,665	3.40%	38,639	55,199	644,797	9,200	111,886	6,440	207,021	57,959	730,177	451,358			
2022	51,353	3.40%	39,953	57,076	701,873	9,513	121,399	6,659	222,241	59,929	790,107	491,311			
2023	53,099	3.40%	41,311	59,016	760,889	9,836	131,235	6,885	282,310	133,547	923,654	532,622			
2024	54,905	3.40%	42,716	61,023	821,912	10,170	141,405	7,119	298,583	64,074	987,728	575,338	583,279	1,023,924	End of Phase 2B / Beginning of Phase 3
2025	56,771	3.40%	44,168	63,097	885,009	10,516	151,922	7,361	315,409	66,252	1,053,980	619,506			
2026	58,702	3.40%	45,670	65,243	950,252	10,874	162,795	7,612	332,807	68,505	1,122,485	665,176			
2027	60,698	3.40%	47,223	67,461	1,017,713	11,243	174,039	7,870	350,797	70,834	1,193,319	712,399			
2028	62,761	3.40%	48,828	69,755	1,087,468	11,626	185,665	8,138	369,398	73,242	1,266,561	761,227			
2029	64,895	3.40%	50,488	72,126	1,159,594	12,021	197,686	8,415	388,631	75,733	1,342,294	811,716			
2030	67,102	3.40%	52,205	74,579	1,234,172	12,430	210,116	8,701	408,519	78,308	1,420,601	863,921			
2031	69,383	3.40%	53,980	77,114	1,311,287	12,852	222,968	8,997	429,083	80,970	1,501,571	917,901			
2032	71,742	3.40%	55,815	79,736	1,391,023	13,289	236,257	9,303	487,536	143,517	1,645,088	973,716			
2033	74,181	3.40%	57,713	82,447	1,473,470	13,741	249,998	9,619	509,522	86,570	1,731,658	1,031,429	750,263	1,774,187	End of Phase 3 / Beginning of Phase 4
2034	76,703	3.40%	59,675	85,250	1,558,721	14,208	264,207	9,946	532,255	89,513	1,821,171	1,091,104			
2035	79,311	3.40%	61,704	88,149	1,646,869	14,691	278,898	10,284	555,762	92,556	1,913,727	1,152,809			
2036	82,008	3.40%	63,802	91,146	1,738,015	15,191	294,089	10,634	580,067	95,703	2,009,430	1,216,611			
2037	84,796	3.40%	65,971	94,245	1,832,260	15,707	309,797	10,995	605,199	98,957	2,108,387	1,282,582			
2038	87,679	3.40%	68,214	97,449	1,929,710	16,242	326,038	11,369	631,186	102,322	2,210,709	1,350,797			
2039	90,660	3.40%	70,534	100,763	2,030,472	16,794	342,832	11,756	692,089	160,672	2,371,381	1,421,331	765,780	2,539,967	End of Phase 4 / Beginning of Phase 5
2040	93,743	3.40%	72,932	104,188	2,134,661	17,365	360,197	12,155	719,873	109,398	2,480,779	1,494,263			
2041	96,930	3.40%	75,412	107,731	2,242,392	17,955	378,152	12,569	748,601	113,117	2,593,896	1,569,674			
2042	100,226	3.40%	77,976	111,394	2,353,785	18,566	396,718	12,996	778,306	116,963	2,710,860	1,647,650			
2043	103,633	3.40%	80,627	115,181	2,468,967	19,197	415,915	13,438	809,021	120,940	2,831,800	1,728,277			
2044	107,151	3.40%	83,378	119,104	2,588,961	19,877	436,792	13,907	839,942	125,080	2,956,842	1,813,357	797,037	3,081,394	End of Phase 5
2045	110,800	3.40%	86,203	123,147	2,711,210	20,524	456,289	14,367	865,156	166,577	3,123,429	1,897,847	671,670	3,211,637	

Settlement = 10.0% per year
Waste Disposal Rate = 0.778 tonnes/person/year
Waste to Cover Ratio = 6.00 vol/vol For Phases 2 thru 5
Waste to Cover Ratio = 4.00 vol/vol For Phase 1
Waste Density = 0.7 tonnes/m³

Depletion of Fill Airspace per Phase

TABLE 3
Waste Generation Projection for 26% Waste Diversion
Salmon Arm Landfill

Year	Estimated Population	Annual Growth Rate	Waste Disposal		Cumulative Waste m ³	Cover Soil m ³	Cumulative Cover m ³	Settlement m ³	Cumulative On Site Materials Used m ³	Net Airspace m ³	Cumulative Airspace m ³	Cumulative Waste Tonnage tonnes	Phase Volumes m ³	Phase Cumulative Volumes m ³	Phase End/Begin	
			tonnes	m ³												
2015	40,637	3.40%	27,190	38,842	315,970	6,474	57,082	4,532	118,479	40,784	384,054	221,179			PHASE 2A	
2016	42,019	3.40%	27,460	39,229	355,199	6,538	63,620	4,577	128,940	41,190	425,244	248,639				
2017	43,448	3.40%	27,718	39,597	394,796	6,599	70,219	4,620	139,499	41,577	466,821	276,357	348,598	440,645	End of Phase 2A / Beginning of Phase 2B	
2018	44,925	3.40%	27,961	39,945	434,740	6,657	76,877	4,660	150,151	41,942	508,762	304,318			PHASE 2B	
2019	46,452	3.40%	28,189	40,270	475,010	6,712	83,589	4,698	160,890	42,284	551,046	332,507				
2020	48,032	3.40%	28,400	40,572	515,582	6,762	90,350	4,733	171,709	42,600	593,646	360,907				
2021	49,665	3.40%	28,593	40,847	556,429	6,808	97,158	4,765	182,601	42,889	636,536	389,500				
2022	51,353	3.40%	29,565	42,236	598,665	7,039	104,198	4,928	193,864	44,348	680,883	419,066				
2023	53,099	3.40%	30,570	43,672	642,337	7,279	111,476	5,095	205,510	45,856	726,739	449,636				
2024	54,905	3.40%	31,610	45,157	687,494	7,526	119,002	5,268	216,883	47,314	774,053	481,246				
2025	56,771	3.40%	32,684	46,692	734,186	7,782	126,784	5,447	229,335	48,827	822,880	513,930				
2026	58,702	3.40%	33,796	48,280	782,465	8,047	134,831	5,633	243,209	50,394	873,274	547,726	583,279	1,023,924	End of Phase 2B / Beginning of Phase 3	
2027	60,698	3.40%	34,945	49,921	832,387	8,320	143,151	5,824	262,221	52,017	925,291	582,671			PHASE 3	
2028	62,761	3.40%	36,133	51,618	884,005	8,603	151,754	6,022	281,716	53,694	978,985	618,804				
2029	64,895	3.40%	37,361	53,373	937,379	8,896	160,650	6,227	302,515	55,421	1,034,406	656,165				
2030	67,102	3.40%	38,632	55,188	992,567	9,198	169,848	6,439	323,736	57,198	1,091,604	694,797				
2031	69,383	3.40%	39,945	57,065	1,049,631	9,511	179,359	6,658	345,395	59,018	1,150,622	734,742				
2032	71,742	3.40%	41,303	59,005	1,108,636	9,834	189,193	6,884	367,279	60,866	1,211,488	776,045				
2033	74,181	3.40%	42,708	61,011	1,169,647	10,168	199,361	7,118	390,458	62,754	1,274,242	818,753				
2034	76,703	3.40%	44,160	63,085	1,232,732	10,514	209,875	7,360	415,016	64,684	1,339,926	862,913				
2035	79,311	3.40%	45,661	65,230	1,297,962	10,872	220,747	7,610	440,275	66,664	1,407,590	908,574				
2036	82,008	3.40%	47,214	67,448	1,365,411	11,241	231,989	7,869	466,064	68,694	1,477,284	955,787				
2037	84,796	3.40%	48,819	69,741	1,435,152	11,624	243,612	8,136	492,400	70,774	1,548,058	1,004,606	750,263	1,774,187	End of Phase 3 / Beginning of Phase 4	
2038	87,679	3.40%	50,479	72,112	1,507,264	12,019	255,631	8,413	519,279	72,904	1,620,962	1,055,085			PHASE 4	
2039	90,660	3.40%	52,195	74,564	1,581,829	12,427	268,058	8,699	547,618	75,074	1,695,036	1,107,280				
2040	93,743	3.40%	53,970	77,099	1,658,928	12,850	280,908	8,995	586,513	77,289	1,772,325	1,161,250				
2041	96,930	3.40%	55,805	79,721	1,738,649	13,287	294,195	9,301	626,814	79,540	1,851,865	1,217,054				
2042	100,226	3.40%	57,702	82,431	1,821,080	13,739	307,933	9,617	667,431	81,827	1,934,692	1,274,756				
2043	103,633	3.40%	59,664	85,234	1,906,314	14,206	322,139	9,944	710,375	84,161	2,020,853	1,334,420				
2044	107,157	3.40%	61,692	88,132	1,994,446	14,689	336,828	10,282	754,859	86,543	2,110,396	1,396,112				
2045	110,800	3.40%	63,790	91,128	2,085,575	15,188	352,016	10,632	800,491	88,974	2,199,370	1,459,902	765,780	2,539,967	End of Phase 4 / Beginning of Phase 5	
2046	114,567	3.40%	65,959	94,227	2,179,802	15,704	367,720	10,993	847,482	91,467	2,290,837	1,525,861			PHASE 5	
2047	118,463	3.40%	68,201	97,431	2,277,232	16,238	383,959	11,367	895,079	93,996	2,384,833	1,594,063				
2048	122,491	3.40%	70,520	100,743	2,377,975	16,791	400,749	11,753	943,332	96,565	2,481,398	1,664,583				
2049	126,655	3.40%	72,918	104,168	2,482,144	17,361	418,111	12,153	992,485	99,174	2,581,572	1,737,501				
2050	130,961	3.40%	75,397	107,710	2,589,854	17,952	436,062	12,566	1,042,641	101,810	2,683,382	1,812,898				
2051	135,414	3.40%	77,961	111,372	2,701,226	18,562	454,625	12,993	1,094,634	104,481	2,787,863	1,891,179	671,670	3,211,637		End of Phase 5

Settlement = 10.0% per year
Waste Disposal Rate = 0.778 tonnes/person/year
Waste to Cover Ratio = 6.00 vol/vol For Phases 2 thru 5
Waste to Cover Ratio = 4.00 vol/vol For Phase 1
Waste Density = 0.7 tonnes/m³
Annual increase of the rate of diversion = 2%
Reduction target = 26%
Depletion of Fill Airspace per Phase

TABLE 4
Waste Generation Projection for 59% Aggressive waste Diversion
Salmon Arm Landfill

Year	Estimated Population	Annual Growth Rate	Waste Disposal		Cumulative Waste m ³	Cover Soil m ³	Cumulative Cover m ³	Settlement m ³	Cumulative On Site Materials Used m ²	Net Airspace m ²	Cumulative Airspace m ³	Cumulative Waste Tonnage tonnes	Phase Volumes m ³	Phase Cumulative Volumes m ³	Phase End/Begin
			tonnes	m ³											
2015	40,637	3.40%	23,007	32,867	297,225	5,478	53,958	3,834	114,335	34,510	365,227	208,058			PHASE 2A
2016	42,019	3.40%	22,305	31,864	329,090	5,311	59,268	3,718	122,832	33,458	398,684	230,363			
2017	43,448	3.40%	21,529	30,756	359,846	5,126	64,394	3,588	131,034	32,294	430,979	251,892	348,598	440,645	End of Phase 2A / Beginning of Phase 2B
2018	44,925	3.40%	20,675	29,536	389,382	4,923	69,317	3,446	138,910	31,013	461,991	272,568			
2019	46,452	3.40%	19,738	28,197	417,579	4,700	74,017	3,290	146,430	29,607	491,598	292,305			
2020	48,032	3.40%	18,713	26,733	444,312	4,455	78,472	3,119	153,558	28,070	519,668	311,019			PHASE 2B
2021	49,665	3.40%	17,596	25,137	469,449	4,189	82,662	2,933	160,262	26,394	546,061	328,614			
2022	51,353	3.40%	16,381	23,401	492,850	3,900	86,562	2,730	166,502	24,571	570,632	344,995			
2023	53,099	3.40%	16,938	24,197	517,046	4,033	90,595	2,823	172,954	25,406	596,039	361,932			
2024	54,905	3.40%	17,514	25,019	542,066	4,170	94,764	2,919	179,626	26,270	622,309	379,446			
2025	56,771	3.40%	18,109	25,870	567,936	4,312	99,076	3,018	186,525	27,163	649,472	397,555			
2026	58,702	3.40%	18,725	26,570	594,685	4,458	103,534	3,121	193,658	28,087	677,559	416,280			
2027	60,698	3.40%	19,361	27,659	622,344	4,610	108,144	3,227	201,034	29,042	706,601	435,641			
2028	62,761	3.40%	20,020	28,599	650,944	4,767	112,911	3,337	208,660	30,029	736,631	455,661			
2029	64,895	3.40%	20,700	29,572	680,515	4,929	117,839	3,450	216,877	31,013	767,644	476,361			
2030	67,102	3.40%	21,404	30,577	711,093	5,096	122,936	3,567	225,554	32,013	799,657	497,765			
2031	69,383	3.40%	22,132	31,617	742,709	5,269	128,205	3,689	234,843	33,013	832,670	519,897			
2032	71,742	3.40%	22,884	32,692	775,401	5,449	133,654	3,814	244,257	34,013	866,683	542,781	583,279	1,023,924	End of Phase 2B / Beginning of Phase 3
2033	74,181	3.40%	23,662	33,803	809,205	5,634	139,288	3,944	254,201	35,013	899,696	566,443			
2034	76,703	3.40%	24,467	34,953	844,157	5,825	145,113	4,078	264,719	36,013	932,709	590,910			
2035	79,311	3.40%	25,299	36,141	880,298	6,024	151,137	4,216	275,335	37,013	966,722	616,209			
2036	82,008	3.40%	26,159	37,370	917,668	6,228	157,365	4,360	286,151	38,013	1,000,735	642,368			
2037	84,796	3.40%	27,048	38,640	956,309	6,440	163,805	4,508	297,165	39,013	1,035,748	669,416			
2038	87,679	3.40%	27,968	39,954	996,263	6,659	170,464	4,661	308,379	40,013	1,071,761	697,384			PHASE 3
2039	90,660	3.40%	28,919	41,313	1,037,576	6,885	177,349	4,820	319,799	41,013	1,108,774	726,303			
2040	93,743	3.40%	29,902	42,717	1,080,293	7,120	184,469	4,984	331,433	42,013	1,146,787	756,205			
2041	96,930	3.40%	30,919	44,170	1,124,462	7,362	191,831	5,153	343,286	43,013	1,185,800	787,124			
2042	100,226	3.40%	31,970	45,671	1,170,134	7,612	199,442	5,328	355,349	44,013	1,225,813	819,094			
2043	103,633	3.40%	33,057	47,224	1,217,358	7,871	207,313	5,509	367,622	45,013	1,266,826	852,151			
2044	107,157	3.40%	34,181	48,830	1,266,188	8,138	215,451	5,697	380,019	46,013	1,308,839	886,332			
2045	110,800	3.40%	35,343	50,490	1,316,678	8,415	223,866	5,891	392,610	47,013	1,351,852	921,675			
2046	114,567	3.40%	36,545	52,207	1,368,885	8,701	232,568	6,091	405,401	48,013	1,395,865	958,219			
2047	118,463	3.40%	37,787	53,982	1,422,867	8,997	241,565	6,298	418,499	49,013	1,440,878	996,007	750,263	1,774,187	End of Phase 3 / Beginning of Phase 4
2048	122,491	3.40%	39,072	55,817	1,478,684	9,303	250,867	6,512	431,712	50,013	1,480,891	1,035,079			
2049	126,655	3.40%	40,400	57,715	1,536,399	9,619	260,487	6,733	445,145	51,013	1,521,904	1,075,479			
2050	130,961	3.40%	41,774	59,677	1,596,076	9,946	270,433	6,962	458,788	52,013	1,563,917	1,117,253			
2051	135,414	3.40%	43,194	61,706	1,657,782	10,284	280,717	7,199	472,647	53,013	1,606,930	1,160,448			
2052	140,018	3.40%	44,663	63,804	1,721,587	10,634	291,351	7,444	486,721	54,013	1,650,943	1,205,111			PHASE 4
2053	144,779	3.40%	46,182	65,974	1,787,560	10,996	302,347	7,697	499,990	55,013	1,695,956	1,251,292			
2054	149,701	3.40%	47,752	68,217	1,855,777	11,369	313,716	7,959	513,489	56,013	1,741,969	1,299,044			
2055	154,791	3.40%	49,375	70,536	1,926,313	11,756	325,472	8,229	527,218	57,013	1,788,982	1,348,419			
2056	160,054	3.40%	51,054	72,934	1,999,248	12,156	337,628	8,509	541,167	58,013	1,836,995	1,399,473			
2057	165,496	3.40%	52,790	75,414	2,074,662	12,569	350,197	8,798	555,365	59,013	1,885,008	1,452,263	765,780	2,539,967	End of Phase 4 / Beginning of Phase 5
2058	171,123	3.40%	54,585	77,978	2,152,640	12,996	363,193	9,097	569,164	60,013	1,934,021	1,506,848			
2059	176,941	3.40%	56,441	80,629	2,233,270	13,438	376,632	9,407	583,261	61,013	1,983,034	1,563,289			
2060	182,957	3.40%	58,360	83,371	2,316,640	13,895	390,527	9,727	597,668	62,013	2,032,047	1,621,648			
2061	189,178	3.40%	60,344	86,205	2,402,846	14,368	404,894	10,057	612,316	63,013	2,081,060	1,681,992			PHASE 5
2062	195,610	3.40%	62,396	89,136	2,491,982	14,856	419,751	10,399	626,415	64,013	2,130,073	1,744,388			
2063	202,260	3.40%	64,517	92,167	2,584,149	15,361	435,112	10,753	640,768	65,013	2,179,086	1,808,905			
2064	209,137	3.40%	66,711	95,301	2,679,450	15,883	450,995	11,118	655,486	66,013	2,228,100	1,875,615	671,670	3,211,637	End of Phase 5

1,875,615 2,679,450 446,575 312,603
Settlement = 10.0% per year
Waste Disposal Rate = 0.778 tonnes/person/year
Waste to Cover Ratio = 6.00 vol/vol For Phases 2 thru 5
Waste to Cover Ratio = 4.00 vol/vol For Phase 1
Waste Density = 0.7 tonnes/m³
Annual increase of the rate of diversion = 4.5%
Reduction target = 59%
Depletion of Fill Airspace per Phase

APPENDIX C

Consultation Summary

Columbia Shuswap Regional District Solid Waste
Management Plan Amendment: Salmon Arm Landfill
Acquisition and Property Acquisition Guidelines

APPENDIX C
Consultation Summary
Published Ads

Columbia Shuswap Regional District Solid Waste
Management Plan Amendment: Salmon Arm Landfill
Acquisition and Property Acquisition Guidelines

Come Join the Conversation

Our throwaway society contributes mounting waste to our local landfills which have space limitations. What is the future of waste management and are we prepared? A recent opportunity to expand the Salmon Arm landfill has arisen. Should the CSRD take advantage of this opportunity?

Join leading experts in a compelling conversation about these waste management questions and issues. Come and take part in the development of solutions to waste management issues in your community. Your input is valuable and important.

Salmon Arm	<i>Monday, January 22</i> <i>7:00PM - 9:00PM</i>	Prestige Harbourfront Resort 251 Harbourfront Drive NE
Sicamous	<i>Thursday, January 25</i> <i>7:00PM - 9:00PM</i>	Red Barn 1226 Riverside Avenue
Revelstoke	<i>Monday, January 29</i> <i>7:00PM - 9:00PM</i>	Community Centre 600 Campbell Avenue
Golden	<i>Thursday, February 1</i> <i>7:00PM - 9:00PM</i>	Golden Arena Lounge 1410 - 9 th Street South

For more information, please contact:
Ben Van Nostrand
Team Leader, Environmental Health Services
T: 250.833.5940
E: bvannostrand@csrd.bc.ca



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Golden

*Tuesday, February 13
7:00PM - 9:00PM*

**Golden Arena Lounge
1410 - 9th Street South**

For more information, please contact:

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News

Sagmoen's plea set for this month

Barry Gerding
Black Press

Curtis Wayne Sagmoen is expected to appear in court later this month to plead guilty or not guilty.

Sagmoen was ordered on Dec. 28 to enter a plea to a series of charges against him in connection with an incident in Falkland on Aug. 27 involving a woman. He is set to appear in Vernon Provincial Court on Jan. 11 and for a bail application on Jan 26.

In both instances, Judge D. Mayland McKimm granted a request by Sagmoen's lawyer, Lisa Helps, to appear in court via video but voiced his frustration

with the delay.

"We can't keep this going on and on," said McKimm in response to the request for a further delay in what was Sagmoen's fourth court appearance.

"There is no reason why this can't move to arraignment for Mr. Sagmoen to make a plea and election for trial."

Sagmoen, born in 1980, is charged with disguising his face with the intent to commit an offence; intentionally discharging a firearm while reckless; uttering threats; careless use or storage of a firearm; possessing a weapon for a dangerous purpose; and possession of a con-



A rally takes place on the steps of Vernon Law Courts on Dec. 28 to promote awareness of missing women and violence against women.

trolled substance. He has been remanded in custody since his arrest.

Sagmoen lived on the Silver Creek farm where

police found human remains in October. No charges related to that search have been laid.

As with Sagmoen's

Come Join the Conversation

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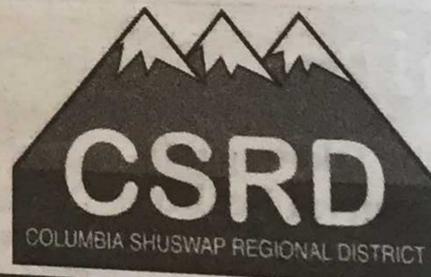
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SALMON ARM OBSERVER

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Nursery Tales



Say hello to the Shuswap's newest residents!

VAN DER PAUW

Kimberley and Marty van der Pauw of Salmon Arm are happy to announce the birth of their son, Jacob William Bruce on October 22 at 5:42pm at Shuswap Lake General Hospital weighing 8 lbs, 0 oz. Lauren is very excited to be a big sister! The proud grandparents are Stewart and Lynda Mason of Salmon Arm and Nico and Patricia van der Pauw of Sorrento.



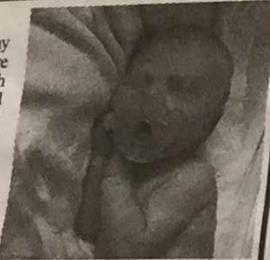
CANNON

Pavlina & Chris Cannon of Salmon Arm are happy to announce the birth of their daughter, Odette Anna on Nov. 7, 2017 at 9:02 a.m. in the Shuswap Lake General Hospital. Proud grandparents are Hana Filova & Pavel Stepan of the Czech Republic, and Tina and Greg Cannon of Sorrento, B.C.



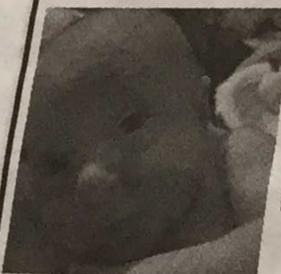
ALLEN

Krystal Johnson and Danny Allen of Sicamous BC are happy to announce the birth of our son Ryder Raymond Allen on November 6th at 9:42 at Shuswap Lake General Hospital, weight 7 pounds, 6 oz. Proud sister is Payten Collison and joyful grandparents are Jeff and Yvonne of Mara, BC; Cindy and Rick of Revelstoke, BC, and Eric of Edmonton, AB.



WALSH

Free at last! After 9 long months please welcome Lily Lee Bernardin. Born at 12:05 a.m. November 15th, 2017 weighing in at 7lbs 5 ozs of pure joy. Proud first time parents are Jesse and Loren Bernardin. Welcome sweet girl, the world is yours!



Free Birth Announcements

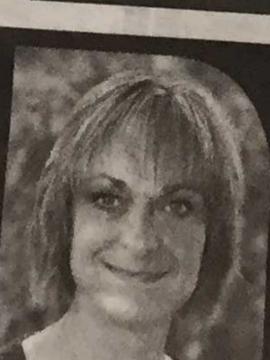
The Salmon Arm Observer is pleased to run a free birth announcement for all "New Arrivals!" Provide us with information by phoning 832-2131 or drop into our office at 171 Shuswap St. NW, downtown Salmon Arm. If you want a picture of the new arrival to run with the announcement, bring your infant in within a week of being discharged from hospital and we will take their picture at no charge.



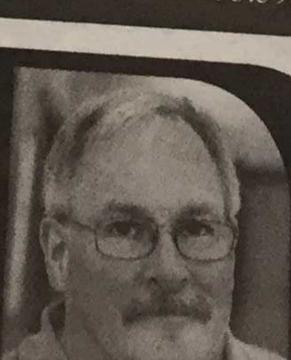
PENNY BROWN



LAURA LAVIGNE



TAMMY HOWKINS



JEFF MORRISON

SALMON ARM OBSERVER & Shuswap Market News

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APPENDIX C

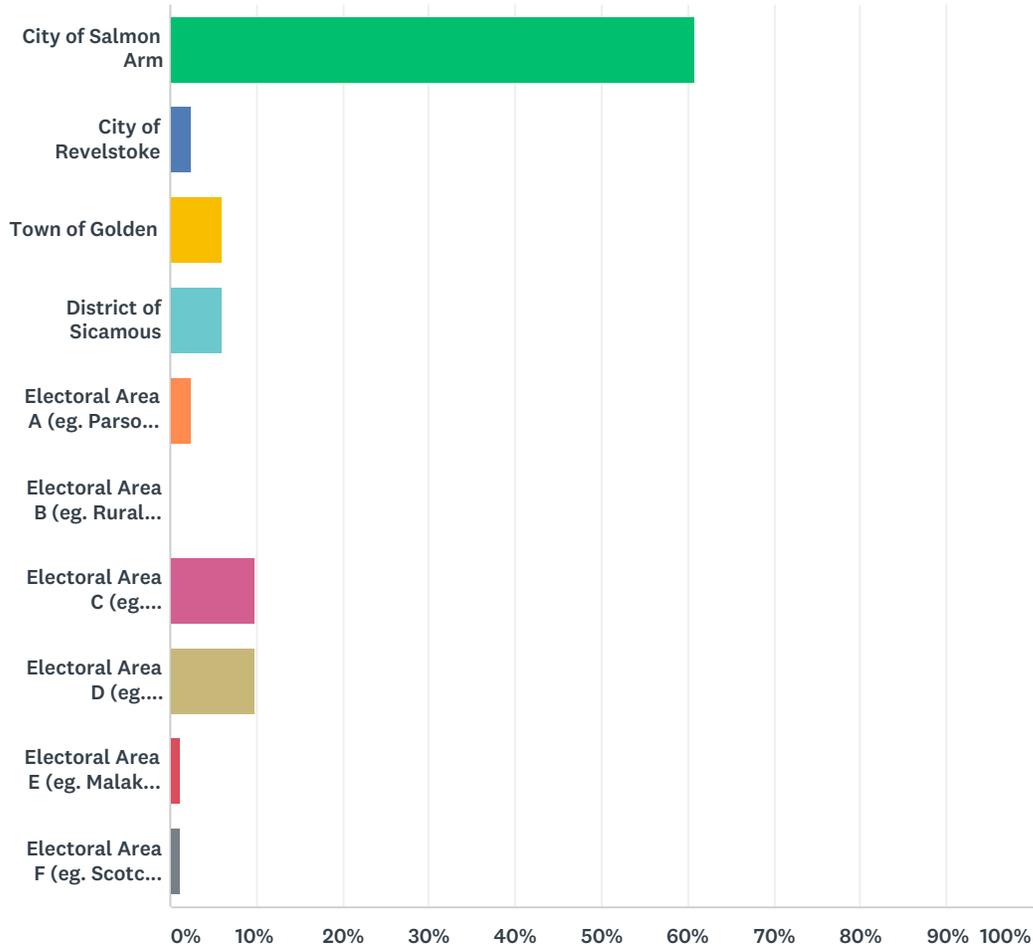
Consultation Summary

E-Survey

Columbia Shuswap Regional District Solid Waste
Management Plan Amendment: Salmon Arm Landfill
Acquisition and Property Acquisition Guidelines

Q1 I/we live in

Answered: 82 Skipped: 0

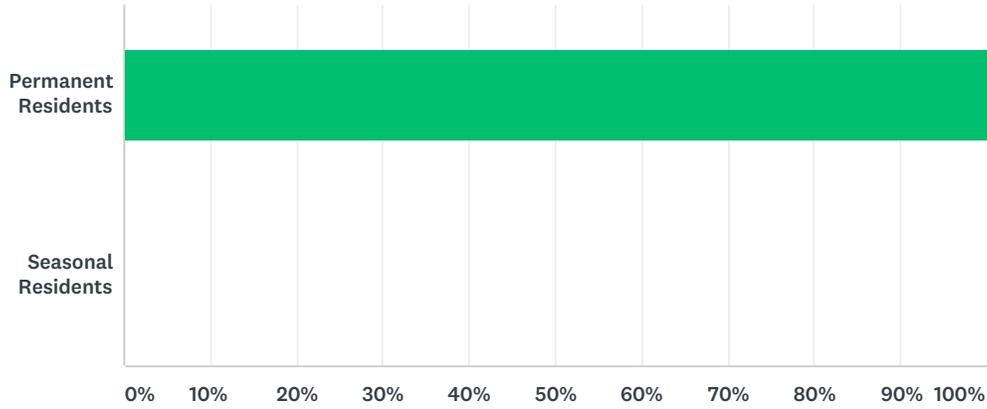


ANSWER CHOICES	RESPONSES	
City of Salmon Arm	60.98%	50
City of Revelstoke	2.44%	2
Town of Golden	6.10%	5
District of Sicamous	6.10%	5
Electoral Area A (eg. Parson, Ncho son, Kck ng Horse Resort)	2.44%	2
Electoral Area B (eg. Rura Reve stoke, Trout Lake)	0.00%	0
Electoral Area C (eg. Sorrento, B nd Bay, Eag e Bay, Wh te Lake, Sunnybrae, Tappen)	9.76%	8
Electoral Area D (eg. Fa k and, G ennema, S ver Creek, Ranchero)	9.76%	8
Electoral Area E (eg. Ma akwa, Swansea Po nt)	1.22%	1
Electoral Area F (eg. Scotch Creek, Ce sta, Ang emont, Seymour Arm)	1.22%	1
TOTAL		82

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q2 I/we are

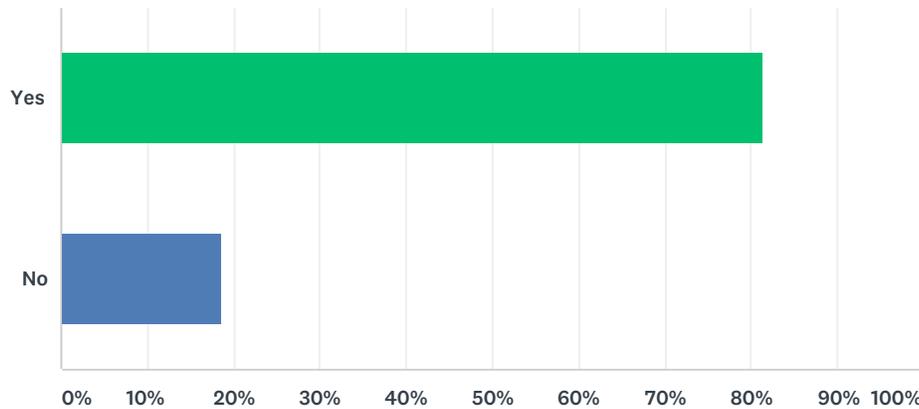
Answered: 82 Skipped: 0



ANSWER CHOICES	RESPONSES	
Permanent Residents	100.00%	82
Seasonal Residents	0.00%	0
TOTAL		82

Q3 Do you support the CSRD identifying criteria to provide guidance on future acquisition of land for landfill related activities?

Answered: 70 Skipped: 12



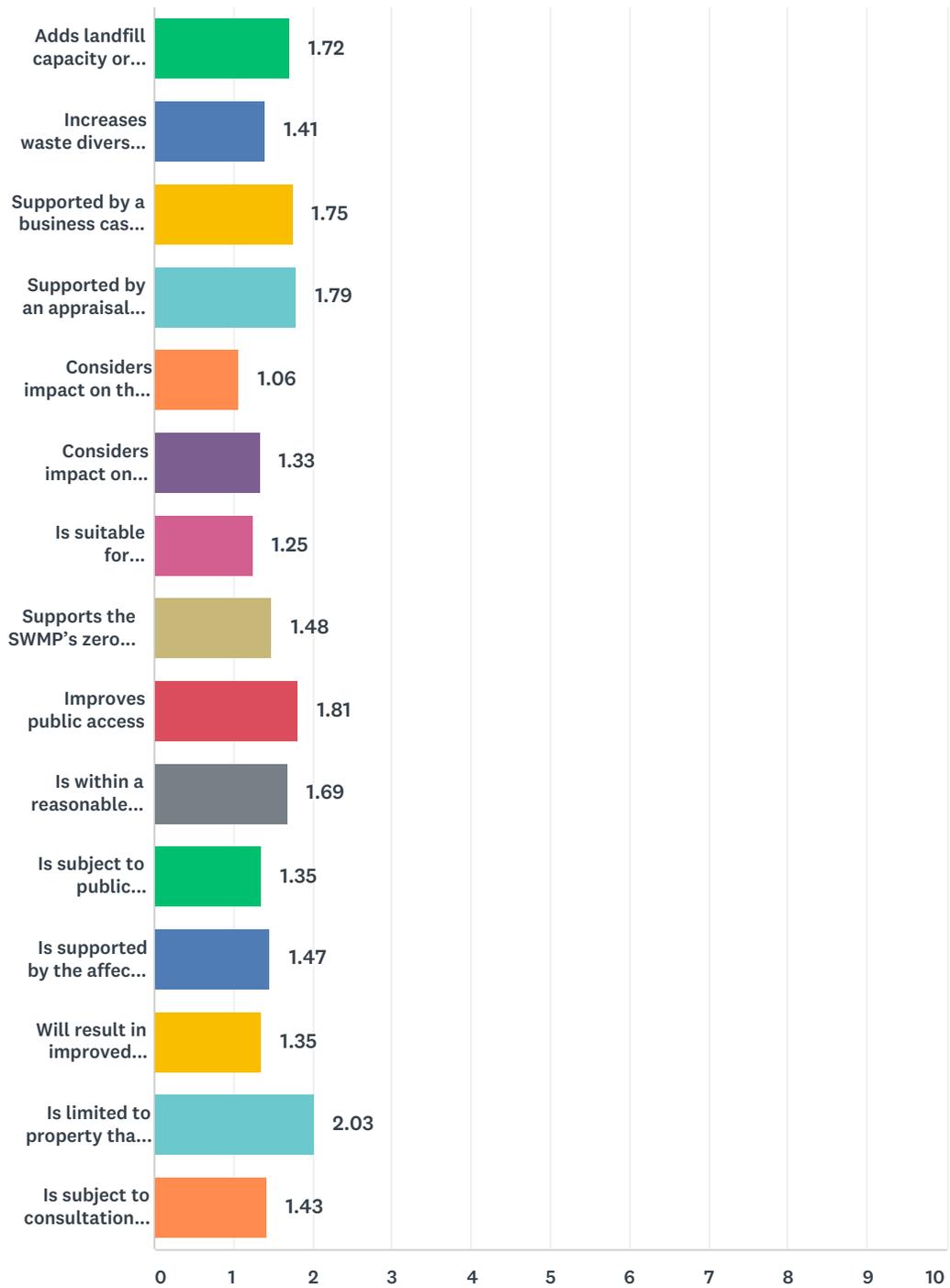
ANSWER CHOICES	RESPONSES	
Yes	81.43%	57
No	18.57%	13
TOTAL		70

#	COMMENTS	DATE
1	Of course!	2/18/2018 12:06 PM
2	Garbage should no longer be buried in landfills.	2/1/2018 6:43 PM
3	CSRD should be focusing on existing landfills up to meet regulations and criteria, not purchasing more land. These funds should be used to ensure landfill in Golden is not putting the community and surrounding land with water, ensure no runoff of found water contamination we see, ensure raven population is controlled by properly covering garbage in landfill. These problems need to be resolved before more money is spent on buying more land. They cannot and should not be ignored.	1/30/2018 1:10 PM
4	The criteria for CSRD acquisition of land should, at the very minimum, meet the BC Ministry of Environment - Landfill Criteria for Municipal Solid Waste.	1/29/2018 6:44 PM
5	The CSRD should find property outside City Limits for landfill	1/29/2018 5:46 PM
6	Use existing BC Gov Criteria	1/25/2018 1:42 PM
7	As long as a Ministry of the Environment Landfill criteria are fully met for any site. No exceptions on minimum distances to neighboring properties.	1/25/2018 1:02 AM
8	Negative affect to surrounding residence	1/23/2018 9:29 AM
9	As long as the CSRD is making maximum effort to redirect (recycle) waste from the landfill. Conservation of resources is critical.	1/22/2018 11:25 PM
10	Adjacent properties knew about future expansions of the current landfill site when they got the properties - so why are they trying to go against the expansion? The current location is ideal for it. It would cost the taxpayers of Salmon Arm more to have it established to a new location. I am in favour of having it stay where it currently is. (suggestion) -try to buy out the adjacent neighboring that is bchng about the expansion. Thank You - Don.	1/21/2018 3:30 PM
11	this is a much needed area of improvement	1/18/2018 4:23 PM
12	The province has guidelines that should be followed	1/16/2018 12:25 AM

13	M n stry of Env ronment a ready has "Landf Cr ter a" 500m from a res dence, p ease fo ow these cr ter a	1/15/2018 1:31 PM
14	sa mon arm shou d fo ow the recommendat ons of the moe	1/14/2018 9:08 AM
15	stup d dea. n no way do have 50 meters from the dump ne. got maybe 10 meters someth ng has to be done	1/9/2018 9:14 PM
16	Th s s cr t ca to p an for the future needs	1/9/2018 8:59 PM

Q4 For future land acquisition, please indicate the importance of the following criteria:

Answered: 70 Skipped: 12



	VERY IMPORTANT	SOMEWHAT IMPORTANT	LEAST IMPORTANT	TOTAL
Adds andf capacity or extends andf fe	55.38%	16.92%	27.69%	
	36	11	18	65

Increases waste divers on opportun t es, prov des more room for waste divers on n frastructure	68.18% 45	22.73% 15	9.09% 6	66
Supported by a bus ness case that demonstrates f nanc a benef t	44.12% 30	36.76% 25	19.12% 13	68
Supported by an appra sa that conf rms market va ue	35.82% 24	49.25% 33	14.93% 10	67
Cons ders mpact on the env ronment	94.12% 64	5.88% 4	0.00% 0	68
Cons ders mpact on ne ghbour ng propert es	72.86% 51	21.43% 15	5.71% 4	70
Is su tab e for andf ng, waste transfer or waste divers on act v t es	80.00% 52	15.38% 10	4.62% 3	65
Supports the SWMP's zero waste goa s	57.58% 38	36.36% 24	6.06% 4	66
Improves pub c access	39.68% 25	39.68% 25	20.63% 13	63
Is w th n a reasonab e prox m ty to waste generators?	41.54% 27	47.69% 31	10.77% 7	65
Is subject to pub c consu tat on	72.46% 50	20.29% 14	7.25% 5	69
Is supported by the affected oca mun c pa ty or E ectora Area	60.29% 41	32.35% 22	7.35% 5	68
W resu t n mproved env ronmenta management of the acqu red property	70.59% 48	23.53% 16	5.88% 4	68
Is m ted to property that s adjacent to a andf , and s subject to a rezon ng approva process f requ red	29.23% 19	38.46% 25	32.31% 21	65
Is subject to consu tat on w th mmed ate ne ghbours of the property	65.22% 45	26.09% 18	8.70% 6	69

#	OTHER IMPORTANT CRITERIA (PLEASE SPECIFY)	DATE
1	A the cr ter a seem mportant; t was v rtua y mposs b e to say wh ch were east mportant.	2/18/2018 12:43 PM
2	That the overa process of property acqu s t on be managed n a context of eventua zero waste system, and feature stead y ncreas ng d vers on ACTIONS	2/18/2018 12:06 PM
3	Th s shou d not be w th n c ty m ts. It shou d be away from pr vate propert es.	2/17/2018 9:12 PM
4	Aga n and purchase shou d not be a focus for funds. Rather br ng ex st ng s tes up to cr ter a so no contam nat on and po ut on ex sts n a r or and or water.	1/30/2018 1:10 PM
5	Must meet a the S t ng Cr ter a set out by the BC M n stry of Env ronment.	1/29/2018 6:44 PM
6	Shou d on y be acqu red f a ex st ng CSRD fac tes meet regu atory requ rements. Shou d not assume andf s best opt on for future waste management	1/26/2018 6:45 PM
7	unnecessary rezon ng of ALR, waste truck and other traff c through res dent a areas and schoo zones	1/25/2018 11:20 PM
8	The most mportant ssue above a others IS TO PROTECT HUMAN HEALTH. DO NO HARM TO AREA RESIDENTS. Recogn ze Gov and ndustry gu de nes for BUFFER ZONES	1/25/2018 1:42 PM
9	A ru es a d out by the M n stry of env ronment must be fu y met, or another s te shou d be found. The ru es are there for a reason and shou d be owed, espec a y w th new s tes and projects.	1/25/2018 1:02 AM
10	Ab d ng by the Env ronmenta gu de nes wh ch the subject property does not examp e 17 RESIDENCES under 500 meters	1/23/2018 9:29 AM
11	ease of use, somewhere to compost	1/18/2018 4:23 PM
12	Those who ve near and w be affected the most shou d have the most say n the dec s on	1/16/2018 12:25 AM

13	MOE already has Landfill Criteria, 500m from a residence, please follow	1/15/2018 1:31 PM
14	following moe recommendations on andf ocat ons	1/14/2018 9:08 AM
15	follows federal and provincial guidelines and recommendations	1/14/2018 8:36 AM
16	Not near an airport -- very dangerous	1/10/2018 12:20 PM
17	Balances total population needs against needs of andf neighbours	1/10/2018 12:05 PM
18	big tree line boarder between the properties	1/9/2018 9:14 PM

Q5 Please provide any additional comments related to the CSRD's desire to create criteria for the guidance of land acquisitions in general.

Answered: 19 Skipped: 63

#	RESPONSES	DATE
1	Such a policy should have been in place prior to the acquisition of the land and for the current CSRD offices. The options of having a push expensive waterfront site, with very little done to rehabilitate the foreshore, are not good. Presumably each land acquisition would be judged against the merits of the objectives of the program, and overall CSRD governing policies. I wonder how the land purchase for the CSRD offices would have come out in such an evaluation.	2/18/2018 12:43 PM
2	We are approaching a global situation where the concept of "waste" is rapidly losing validity. A management planning must be conducted with that in mind. Public endorsement of the overarching goal of moving from waste management to resource recovery is needed, meaning that that communication to and education directed at both the general public and elected and employed regulatory personnel is a critically important aspect of management planning - equal in importance to the actual actions taken.	2/18/2018 12:06 PM
3	We should be looking for the long term. Make sure we don't contaminate rivers, lakes or underground waters.	2/17/2018 9:12 PM
4	Close proximity to the source of the garbage, easy access for the public, waste dumping of garbage in the wilderness. the current dump site is a good location, to extend its life waste the taxpayers money in the long run. There was a fewow at the meeting complaining about visibility of dump from his home, maybe some fast growing trees could be planted to block the view of dump.	2/12/2018 3:10 PM
5	land to be absolutely transparent and public should consulted before any decisions or offers made	2/4/2018 10:15 PM
6	The CSRD should not consider or be permitted to acquire additional property for landfilling activities that would be adjacent to an existing landfill that existing landfill does not conform to the BC Landfill Criteria for Municipal Solid Waste.	1/29/2018 6:44 PM
7	Why is landfill assumed to be only waste management option.	1/26/2018 6:45 PM
8	Land acquisition should be simple. Is the land suitable for the purpose for which it is being bought. It either meets the rules, guidelines and zoning or it doesn't.	1/25/2018 1:02 AM
9	Find property for the landfill operation outside city limits where there are no residences affected.	1/23/2018 9:29 AM
10	Already supported in Mn. of Env'r. guidelines.	1/22/2018 11:25 PM
11	CSRD is doing a Great job of collecting & recycling or disposing of waste. Keep it up & keep fees down. Thank You	1/21/2018 3:30 PM
12	we need composting for those that live in a townhouse/condo situation and have nowhere to bring such stuff, food waste should never be in the landfill. Having door to door pickup for recycling would encourage more to recycle	1/18/2018 4:23 PM
13	The provincial government has set out good guidelines, follow those	1/16/2018 12:25 AM
14	Your current proposed expansion proposals too close to the Airport and too close to residences. 750K is only the beginning. \$2M would be cheaper to find. For \$2M you could buy a much more than 20 Acres of land outside City Limits, away from the Airport and away from residences. MOE has a ready established "Landfill Criteria", all you need to do is follow it.	1/15/2018 1:31 PM
15	we already have a good set of guidelines recommended by the moe, please follow them.	1/14/2018 9:08 AM
16	include upgrade of roads for increased recycling traffic	1/14/2018 8:36 AM
17	I think the CSRD staff, as professionals, are highly capable of determining the worth of land acquisitions.	1/11/2018 3:49 PM
18	I think CSRD should be purchasing and using land in industrial areas (and not lakefront prime tax driving areas)	1/6/2018 8:57 PM

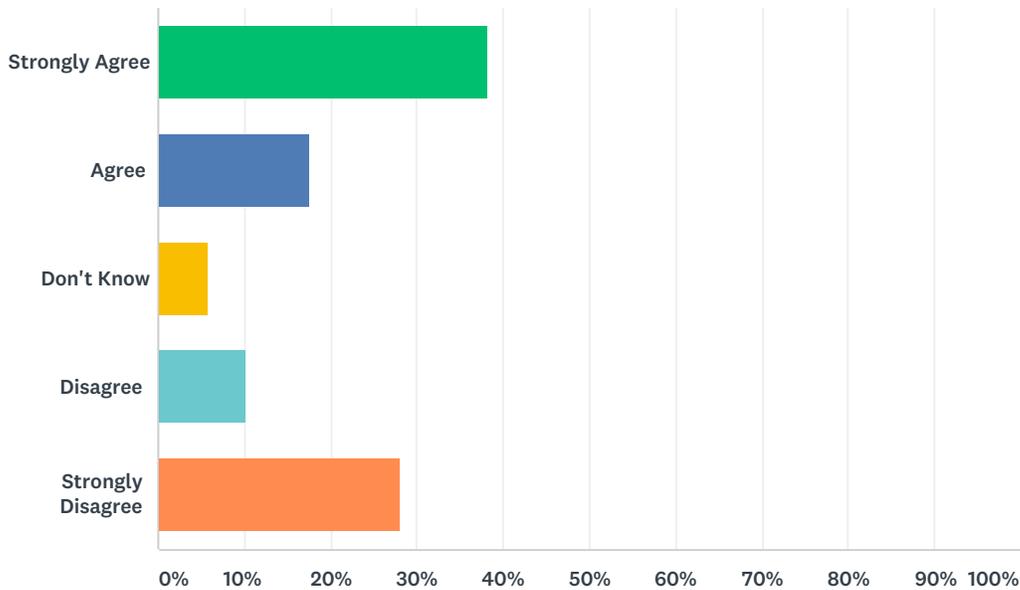
19

This is an important project, impacts on our environment and future needs

1/6/2018 11:35 AM

Q6 The acquisition of this property adjacent to the Salmon Arm Landfill will provide benefit to the CSRD and its residents.

Answered: 68 Skipped: 14



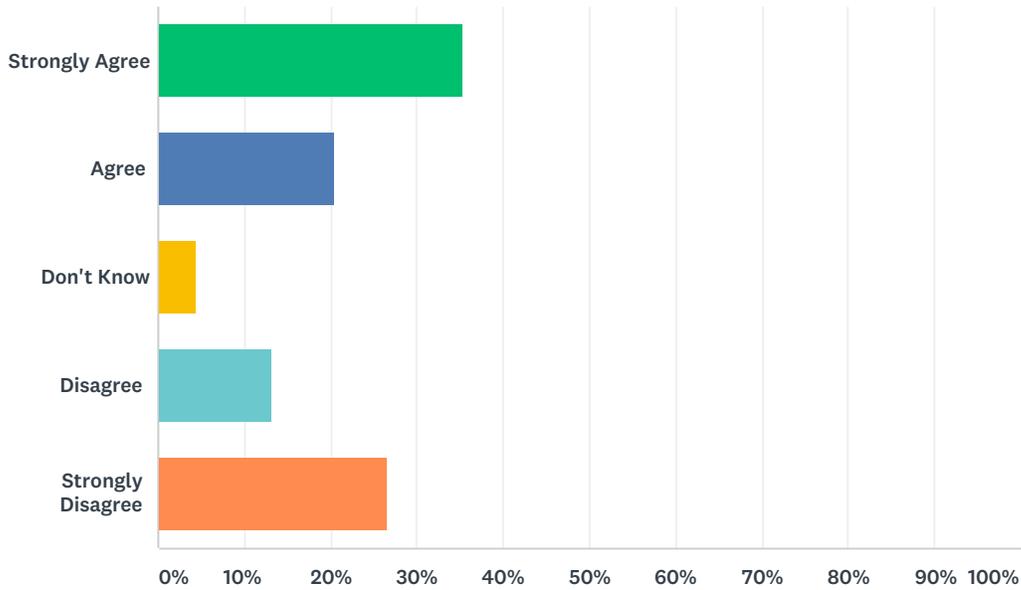
ANSWER CHOICES	RESPONSES	
Strongly Agree	38.24%	26
Agree	17.65%	12
Don't Know	5.88%	4
Disagree	10.29%	7
Strongly Disagree	27.94%	19
TOTAL		68

#	OTHER (PLEASE SPECIFY)	DATE
1	But the benefit will be sharply limited (to providing a short-term repository) if diversions schemes are not ramped up	2/18/2018 12:10 PM
2	The CSRD is buying a 20 acres parcel and they have said they are going to extend the life of the landfill by 27 years. The fact is by the time they stay back 50 meters on the 3 sides plus, approx. 15 meters from the road the only usable land left would be 8.5 acres. The other things the CSRD are paying 2.5 times more than the assessment authorities value. This is tax payers money and we feel it's not being used wisely.	2/17/2018 9:23 PM
3	time to look at other options not in city limits	2/4/2018 10:23 PM
4	I handy it's next door but I think the whole thing is in a bad spot. Too close to residential areas and farms	2/4/2018 11:55 AM
5	Impacts to neighbors needs to be addressed	1/30/2018 2:18 PM
6	The large cost of this property purchase, the hidden costs of upgrades and the cost of continued use of this site because of conflict between it and adjacent and uses will not benefit Salmon Arm. Other areas will suffer from the resulting funding shortfalls where 4 other landfills need urgent remediation.	1/29/2018 7:28 PM

7	It s t me to move the andf and recyc ng further away from res dent a areas. If the capac ty of the ex st ng andf s good unt 2035 then t rea y s on y add ng 15 years to the fe of the andf . Th s s the t me to ook for other a ternat ves further from town. That seems ke a very h gh pr ce for that p ece of and,	1/25/2018 11:27 PM
8	If the s te nfr nges on other propert es and s not go ng to be comp ant to the M nstry ru es then the and shou d not be cons dered su tab e for purpose.	1/25/2018 1:22 AM
9	The CSRD needs to th nk about affected res dence and the Env ronmenta gu de nes	1/23/2018 9:33 AM
10	Too cose to the A rport, Too cose to res dences. Does not meet MOE "Landf Cr ter a"	1/15/2018 1:41 PM
11	current andf ocat on horr b e, expans on nconce vab e	1/14/2018 9:37 AM
12	I ve on 40th Street and I fee that the purchase and rezon ng of th s property shou d not go through. To purchase the Mounce property at we over the assessed va ue for \$750,00.00 and then the cost of upgrades to 40th Street s on y the beg nn ng of what the actua cost w be. A so the mpact that th s w have on the adjacent and owners w be devastat ng and I'm sure property va ues w go down n the who e area. W the CSRD be offer ng compensat on for these andowners, propbab y not. So I say no the the purchase.	1/10/2018 1:15 PM
13	Th s s a og ca and "best case" scenar o , to acqu re th s property.	1/9/2018 9:06 PM

Q7 The CSRD should pursue the opportunity to acquire the property.

Answered: 68 Skipped: 14

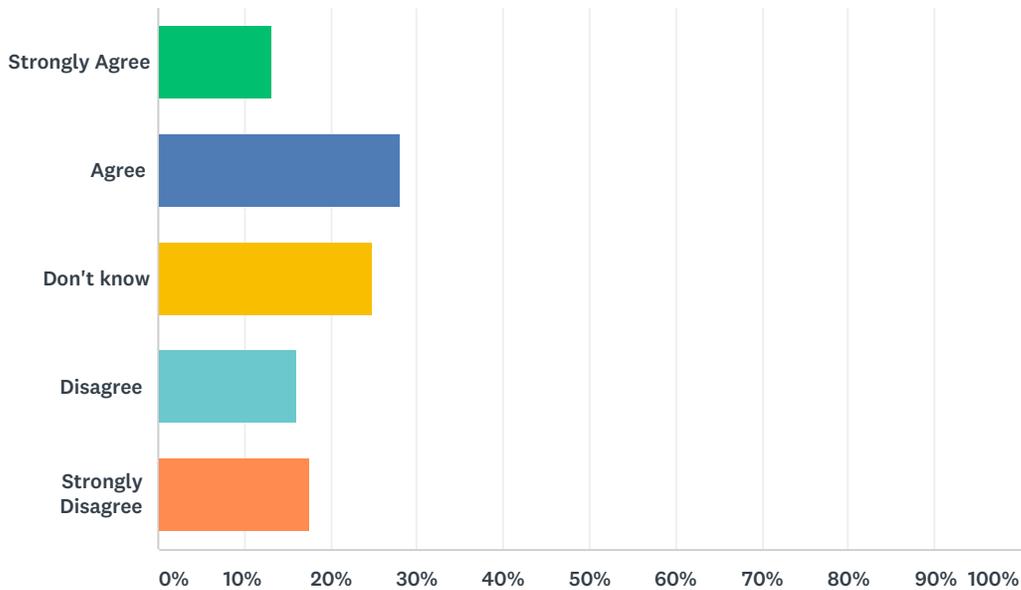


ANSWER CHOICES	RESPONSES	
Strongly Agree	35.29%	24
Agree	20.59%	14
Don't Know	4.41%	3
Disagree	13.24%	9
Strongly Disagree	26.47%	18
TOTAL		68

#	OTHER (PLEASE SPECIFY)	DATE
1	Adjacent property owners issues need to be addressed	1/30/2018 2:18 PM
2	Brng current andf s up to env ronmenta standards. No each ng of contam nants nto our water, so or a r!!	1/30/2018 1:14 PM
3	The purchase of th s property wou d amount to a neg gent, m suse of CSRD so d waste funds	1/29/2018 7:28 PM
4	Does t comp y w th the ru es? Go ng forward a s tes shou d be comp ant espec a y n regards to st ng and ne ghbor ng propert es.	1/25/2018 1:22 AM
5	Too cose to A rport, Too cose to Res dences.	1/15/2018 1:41 PM
6	Due to cose prox m ty to ex st ng andf & other pos tve factors, acqu r ng th s property s cr t ca for the future of Sa mon Arm.	1/9/2018 9:06 PM

Q8 The property should be used only to support recycling/reuse activities and not for an expansion of the existing landfill.

Answered: 68 Skipped: 14



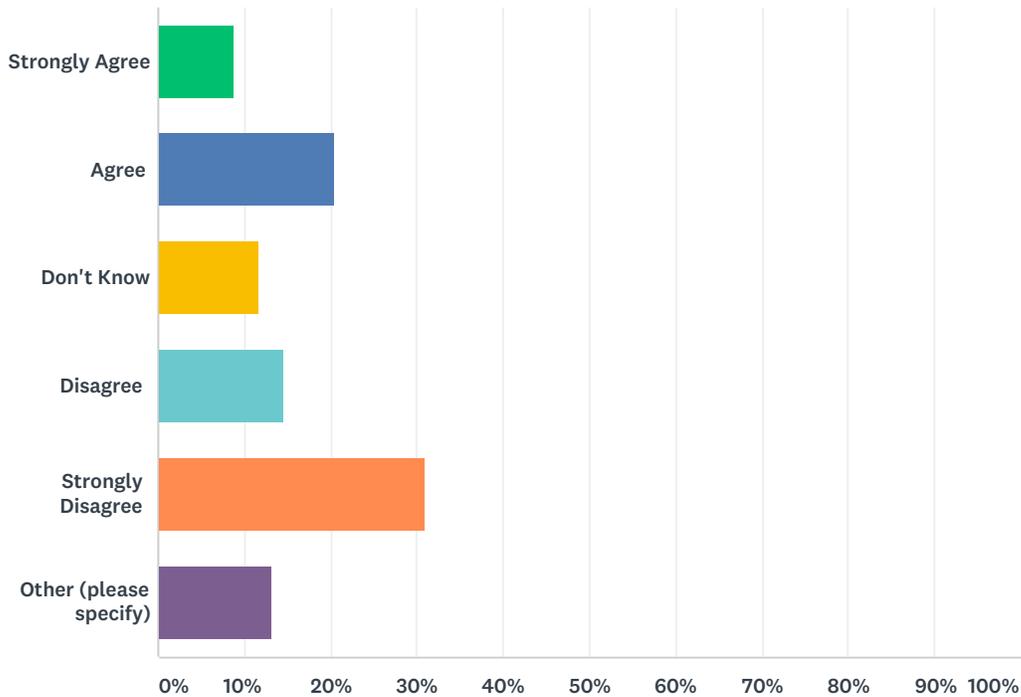
ANSWER CHOICES	RESPONSES	
Strongly Agree	13.24%	9
Agree	27.94%	19
Don't know	25.00%	17
Disagree	16.18%	11
Strongly Disagree	17.65%	12
TOTAL		68

#	OTHER (PLEASE SPECIFY)	DATE
1	Don't know enough about drainage, so quantity etc.	2/18/2018 12:46 PM
2	Whether this happens or not, the expansion of recycling/reuse activities is the key, not the provision of more space to deposit "waste".	2/18/2018 12:10 PM
3	This site should not be used for landfill or recycling	2/17/2018 9:23 PM
4	If the public recycling area is moved, 40th st would be very busy and may need upgrade. Very expensive?	2/4/2018 10:23 PM
5	Existing landfill should be utilized to max. before considering landfilling of this site. Current use to be limited to recycling and operational needs	1/30/2018 2:18 PM
6	Should not be purchased!	1/30/2018 1:14 PM
7	Although I disagree with the acquisition of this property, if it is purchased, in line with the CSR's zero waste goals, it should only be used for recycling/reuse activities.	1/29/2018 7:28 PM
8	Should not be landfill, too close to town & residences	1/29/2018 5:49 PM
9	If it has to go ahead it should not be used as an expansion of the existing landfill	1/25/2018 11:27 PM

10	Is there different rules for siting a recycling/reuse vs Landfill? If so, if those standards are met then perhaps the land would be suitable for that purpose.	1/25/2018 1:22 AM
11	Don't buy this property for any type of landfill. Poor use of taxes and/or user fees	1/23/2018 9:33 AM
12	cost effectiveness might need the new property to be used in a variety of ways as yet unrecognized	1/20/2018 9:54 AM
13	It should be used for whatever is needed most, but reuse and compost recycling is needed, this would reduce the amount in the landfill. Mattresses are an issue as well, we have to pay per mattress which is a rip off, not only that they rot away. The furniture store won't take them, they are not being recycled, what a ridiculous waste!	1/18/2018 4:26 PM
14	this isn't allowing a real answer-the property should be used for agricultural purposes	1/16/2018 12:34 AM
15	No Putrescibles in any way, shape or form	1/15/2018 1:41 PM
16	Should be used for anything the adjacent and current landfills used for	1/14/2018 2:02 PM
17	loaded question, should not be used at all	1/14/2018 9:37 AM
18	is that an option? street need a road upgrade for increased traffic on 40th street	1/14/2018 8:45 AM
19	In best interests that property have flexibility for use of expansion &/or recycling/reuse if deemed necessary in the future	1/9/2018 9:06 PM
20	The future needs for landfills summed up by lack of space. Better to be	1/7/2018 10:59 AM

Q9 The development of this property as an expansion to the existing landfill should occur if needed, but only when the current landfill site reaches capacity.

Answered: 68 Skipped: 14



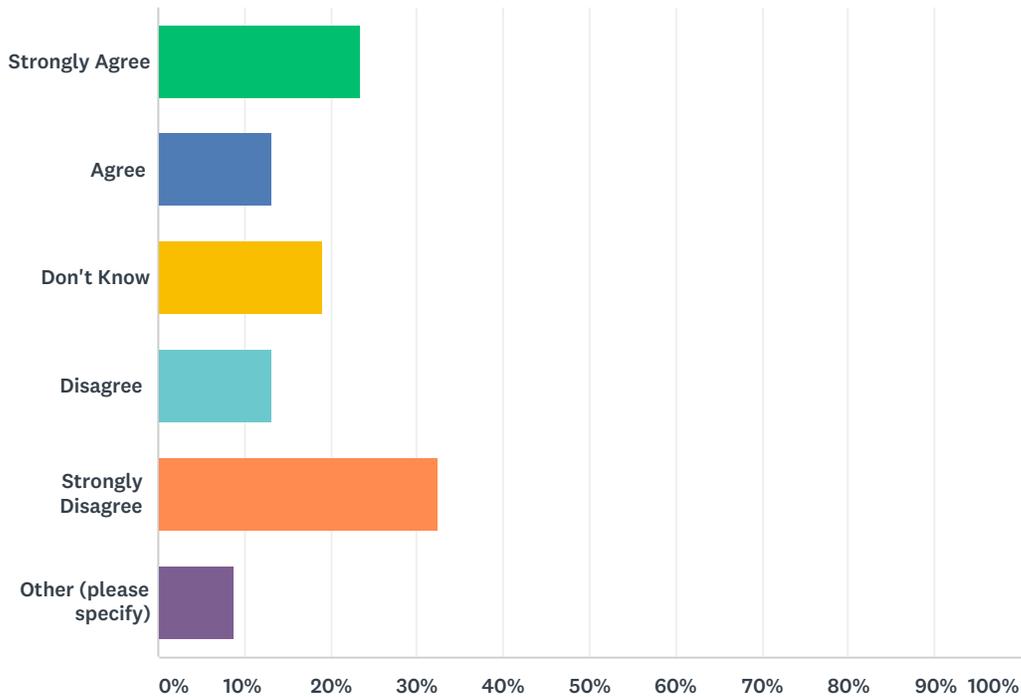
ANSWER CHOICES	RESPONSES	
Strongly Agree	8.82%	6
Agree	20.59%	14
Don't Know	11.76%	8
Disagree	14.71%	10
Strongly Disagree	30.88%	21
Other (please specify)	13.24%	9
TOTAL		68

#	OTHER (PLEASE SPECIFY)	DATE
1	this site should not be used for and f	2/18/2018 4:45 PM
2	see above	1/30/2018 2:18 PM
3	Should not be purchased at a !	1/30/2018 1:14 PM
4	This property should never be used as an expansion of the existing and f because it cannot meet the criteria for BC and f s and therefore cannot meet the standards in place to protect human health and the environment.	1/29/2018 7:28 PM
5	I can't say t enough, the site either meets the criteria or it doesn't and I fee strongly that the criteria for sit ng should be fo owed to the ru e.	1/25/2018 1:22 AM

6	th s property shou d not be used as a dump	1/16/2018 12:34 AM
7	It shou d be used to fac tate the best andf pract ce poss b e, nc ud ng expans on as best su ted env ronmenta y	1/14/2018 2:02 PM
8	It shou d be deve oped when t s f nac a y respons b e to do so	1/11/2018 3:50 PM
9	Tra ned Staff shou d make th s ca & recommendat ons , n consu tat on w th the commun ty.	1/9/2018 9:06 PM

Q10 This property should be incorporated as a lateral expansion of the existing landfill as soon as possible and developed in its entirety to maximize overall efficiency?

Answered: 68 Skipped: 14

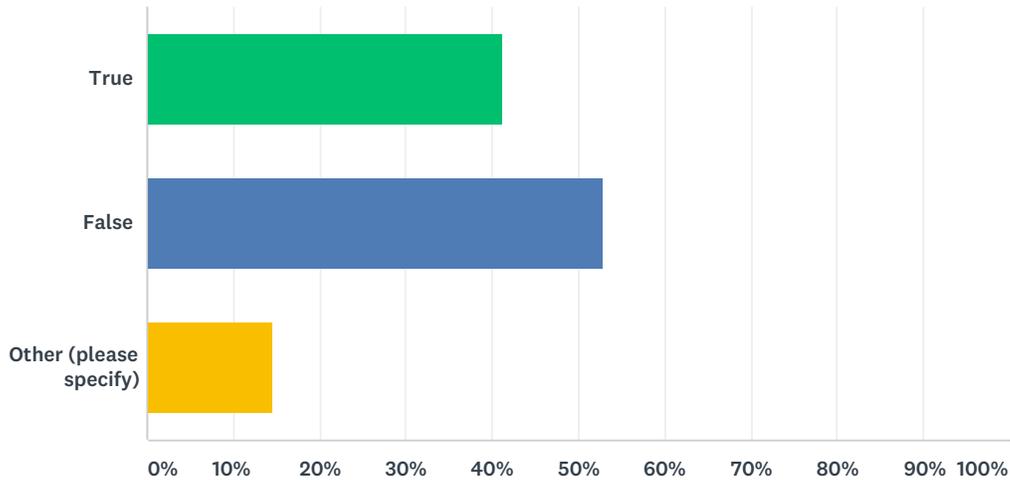


ANSWER CHOICES	RESPONSES	
Strongly Agree	23.53%	16
Agree	13.24%	9
Don't Know	19.12%	13
Disagree	13.24%	9
Strongly Disagree	32.35%	22
Other (please specify)	8.82%	6
Total Respondents: 68		

#	OTHER (PLEASE SPECIFY)	DATE
1	Don't know enough about operational circumstances. I'd leave it up to the landfill managers.	2/18/2018 12:46 PM
2	See earlier comments on the need to rework waste management	2/18/2018 12:10 PM
3	see above	1/30/2018 2:18 PM
4	This property should not even be considered as a lateral expansion because of the large extra costs of installing the required base liner, the non-conformance to the BC siting criteria and the lack of alignment to the CSRD's goals of zero waste.	1/29/2018 7:28 PM
5	Same as above	1/25/2018 1:22 AM
6	Too close to Residences, too close to Airport	1/15/2018 1:41 PM

Q11 The CSRD should abandon the plans to acquire this property.

Answered: 68 Skipped: 14

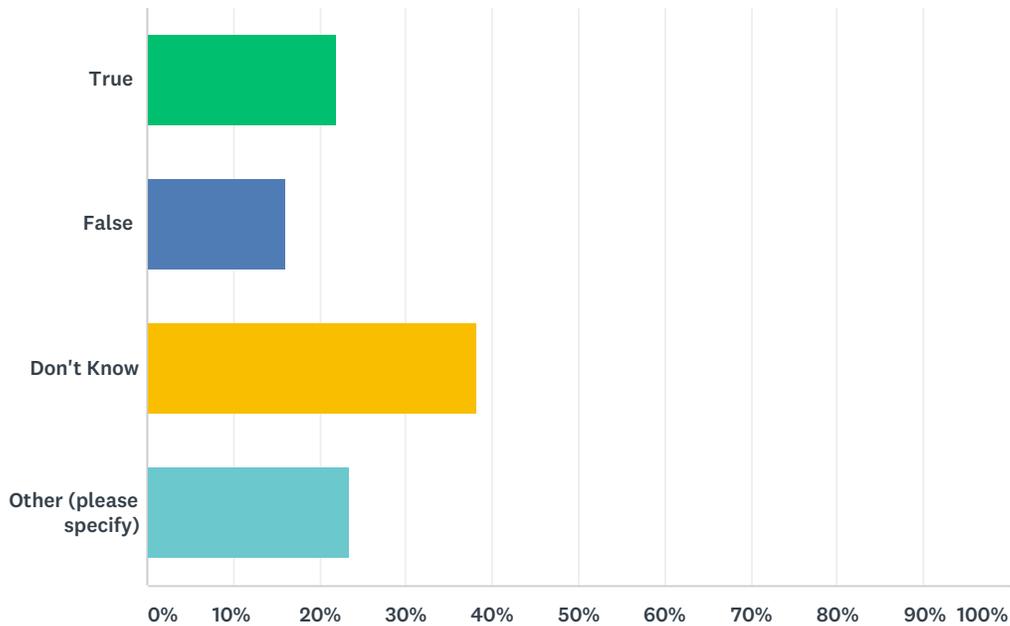


ANSWER CHOICES	RESPONSES	
True	41.18%	28
False	52.94%	36
Other (please specify)	14.71%	10
Total Respondents: 68		

#	OTHER (PLEASE SPECIFY)	DATE
1	good long term value	1/30/2018 2:18 PM
2	Again, focus on cleaning up and in Go den and other sites that are spreading litter, contaminating groundwater and off gassing	1/30/2018 1:14 PM
3	To be fiscally responsible, the CSRD should ensure that all and all sites in the regional district are remediated and brought up to BC standards before acquiring more land for and for purposes.	1/29/2018 7:28 PM
4	Find property away from City/Industry/Residence, no one wants the smell or nuisance	1/29/2018 5:49 PM
5	It should absolutely acquire this property. It's the most reasonable solution to expand the life of our and in a responsible & cost effective way.	1/16/2018 5:09 PM
6	Money would be better spent out of town, away from a report and residences	1/15/2018 1:41 PM
7	A few loud naysayers shouldn't squash the acquisition	1/14/2018 10:49 PM
8	Don't know enough to say	1/10/2018 12:07 PM
9	please publish reasoning for opposing this??	1/6/2018 6:06 PM
10	definitely not	1/6/2018 9:34 AM

Q12 The acquisition price of \$750,000 for this 20 acre property represents good value.

Answered: 68 Skipped: 14



ANSWER CHOICES	RESPONSES	
True	22.06%	15
False	16.18%	11
Don't Know	38.24%	26
Other (please specify)	23.53%	16
TOTAL		68

#	OTHER (PLEASE SPECIFY)	DATE
1	I'd leave that to commercial appraisers	2/18/2018 12:46 PM
2	The acquisition is good value -- I have no idea of land prices.	2/18/2018 12:10 PM
3	very expensive for a piece of rural property, nice for the seller to not have to be responsible - poor value for taxpayers	2/4/2018 10:23 PM
4	Should not be purchased no matter the price	1/30/2018 1:14 PM
5	The price of this land seems very high considering its previous use: construction/demoition and the fact that it maybe contaminated, unless the CSRDS including in the price the cost of the existing Salmon Arm and contaminated groundwater on this property.	1/29/2018 7:28 PM
6	Find larger property outside City Limits, the subject property is not worth \$750,000	1/29/2018 5:49 PM
7	It seems very high. Not sure that I trust that appraisal	1/25/2018 11:27 PM
8	reasonable but not a good deal	1/24/2018 12:14 AM
9	Mounce Construction looks to financially benefit whereas the residence surrounding stand to lose a lot in property value and the property enjoyment	1/23/2018 9:33 AM
10	depends on assessment and fair market value	1/18/2018 4:26 PM

11	that s much h gher than the assessment of s m ar property nearby	1/16/2018 12:34 AM
12	Tax assesment on th s property n 2017 was \$299 K, pay ng \$750K for a property that has had 6500 Tonnes of demo t on waste bur ed n t s outrageous.	1/15/2018 1:41 PM
13	no way!	1/14/2018 8:45 AM
14	Seems overpr ced for contam nated and	1/10/2018 5:08 PM
15	Is we over the BC assessment of \$313,000.00 not good va ue.	1/10/2018 1:15 PM
16	Not enough nformat on to comment	1/4/2018 10:00 AM

Q13 Questions, concerns or comments?

Answered: 26 Skipped: 56

#	RESPONSES	DATE
1	The CSRD should be looking for property that does not affect nearby residents; and build a facility that will be functional for 75 to 100 years.	2/18/2018 5:18 PM
2	this current site is too close to the airport to be used in a way that attracts an massive, increasing birds.	2/18/2018 4:46 PM
3	I'm not into anonymity: Warren Beppbe @web.ca	2/18/2018 12:11 PM
4	I don't live in the area but I feel very bad for the people that do if this goes ahead. I would expect they would want compensation which could be very expensive	2/4/2018 10:26 PM
5	I think the whole refuse station should be moved. Salmon arms expanding. It's a nice residential area and farming area. And the airport could expand instead. Which would be excellent!!	2/4/2018 11:58 AM
6	need to look at a brand new area - the existing Salmon Arm and it's in a bad place. Don't make it worse	2/3/2018 3:01 PM
7	purchase is important for long term planning. Neighbors concerns need to be addressed .short term and long term neighbor issues should be addressed through policy of addressing environmental and economic impacts to the neighbors. Compensation or purchase agreements with owners should be considered	1/30/2018 2:21 PM
8	Is Go den's and getting testing done on a regularity and contamination of groundwater? What is being done about the raven over population, litter extending past the and property, odour from off gassing? Is the health of the environment and residents of Go den a top priority for the CSRD?	1/30/2018 1:17 PM
9	Has the CSRD or the current owner done any soil testing or drilled any wells to determine groundwater contamination on the and property of this property? If so, what were the results?	1/29/2018 7:31 PM
10	Immediate concerns bring existing and locations up to environmental standards	1/26/2018 6:48 PM
11	Protect the health of area residents. Do us no harm!	1/25/2018 1:45 PM
12	How are you planning to compensate the surrounding residence for the loss of property values and enjoyment as the environmental issues that affect the nearby residents?	1/23/2018 9:36 AM
13	Existing access to recycling is terrible and could pose safety concerns as traffic backups create limited visibility for those trying to exit recycling area. More space could be used to improve sort ng and reuse practices as well as introduce a compost component.	1/21/2018 11:17 PM
14	to what use would the subject property be put if not a and .	1/20/2018 9:56 AM
15	Add composting, add door to door recycling pickup, and find out a better way for people to deal with old mattresses, as do not make someone pay to put something in the reuse area, that is complete horseshit	1/18/2018 4:27 PM
16	Ben Van Norstrand very arrogantly dismissed the concerns of the nearest affected residents, not acknowledging that there was a house on the site before.	1/16/2018 12:48 AM
17	This proposed expansion, in this location is just a bad idea. It harms 17 area residences and "faces in the face" of MOE Criteria as well as Transport Canada Criteria for Airports.	1/15/2018 1:45 PM
18	Just to recap, I think you should buy it, add it to the current and property and develop it to enable the city to manage waste in the most effective and environmental way possible. What better property than a site that has been and is currently being used as a and , and is attached to the current and site. We should consider ourselves fortunate to have the opportunity.	1/14/2018 2:05 PM
19	please use our resources to identify a new, and more suitable location for a and , in our csrld area	1/14/2018 9:42 AM
20	You're doing a great job! Thank you.	1/11/2018 3:50 PM
21	and should be moved away from the airport. Existing site suitable for recycling composting on y	1/10/2018 12:22 PM
22	stop dumping solid waste in the dump	1/9/2018 9:17 PM

23	The CSRD's Plans to acquire this Property for future Waste Management must be commended. Future Planning in this area is so critical. My fears if this purchase doesn't move forward-what then? Salmon Arm could be faced with increased costs to determine a solution for future generations. THX for your efforts and collaboration with the Community	1/9/2018 9:10 PM
24	What are other options?? What are other properties worth??	1/6/2018 6:07 PM
25	Looking at a time line, it is a future need, but all surrounding properties, owned by others, should be carefully considered and the option should be taken into consideration.	1/6/2018 11:40 AM
26	Since the concerned property is already zoned for waste disposal and the surrounding properties have lived with that for years, I do not see any reason not to proceed with the project.	1/4/2018 10:02 AM

APPENDIX C

Consultation Summary

Correspondence

Columbia Shuswap Regional District Solid Waste
Management Plan Amendment: Salmon Arm Landfill
Acquisition and Property Acquisition Guidelines



COLUMBIA SHUSWAP REGIONAL DISTRICT

PO Box 978, 555 Harbourfront Drive NE, Salmon Arm, BC V1E 4P1
T: 250.832.8194 | F: 250.832.3375 | TF: 1.888.248.2773 | www.csr.bc.ca

September 11, 2017

5360 36 01

Ministry of Environment
Land Remediation Section
Second Floor, 10470 152 Street
Surrey, BC V3R 0Y3

Attention: Director of Waste Management

RE: Release Request – *City of Salmon Arm Landfill Rezoning Application No. ZON-1107*
2750 40th Street SE and 4290 20th Avenue SE Salmon Arm, BC
PID: 017-462-886 and 013-856-774
Site ID: N/A

A site profile was submitted to the *City of Salmon Arm* along with an application for a *Zoning Amendment* for the subject sites. It is requested that the Director of Waste Management provide notice to the *City of Salmon Arm* that a site investigation under section 41 of the Environmental Management Act will not be required prior to issuance of the Zoning Amendment.

This letter is to confirm that the Columbia Shuswap Regional District will require future authorizations and will require an amendment to their existing Operational Certificate (MR-05479) prior to proceeding with any redevelopment of these parcels.

Yours truly,

COLUMBIA SHUSWAP REGIONAL DISTRICT

Per:

Charles Hamilton
Chief Administrative Officer

cc Ben Van Nostrand, Team Leader, Environmental Health Services

ELECTORAL AREAS

A GOLDEN-COLUMBIA
B REVELSTOKE-COLUMBIA

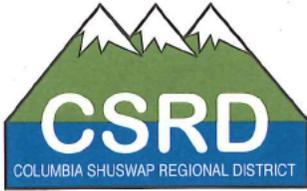
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F NORTH SHUSWAP-SEYMOUR ARM

MUNICIPALITIES

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REVELSTOKE

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SICAMOUS



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February 16, 2018

5360 36 01

Mr. [REDACTED]
[REDACTED]
3 [REDACTED] 40th Street SE
SALMON ARM BC V1E 1X7

RE: Salmon Arm Landfill Expansion

Thank you for your letter of January 17, 2018 and your concerns related to the Salmon Arm Landfill expansion and its potential impacts to human health.

I understand from CSR D staff that Ben Van Nostrand, the CSR D's Team Leader of Environmental Health Services has met with you at your home. I also understand that you have been in attendance at all of the recent Solid Waste Management Plan amendment open house events the CSR D has hosted over the past month, where you have provided input. Thank you for taking the time to provide your concerns through the proper process.

All concerns will be reflected in the CSR D's application to the Ministry of Environment to amend its Solid Waste Management Plan. The Ministry of Environment will consider this information as part of the application review process and the results of its decision will be shared with you.

If you have any further questions or concerns, please do not hesitate to contact Ben Van Nostrand directly at 250.833.5940 or email bvanstrand@csr.bc.ca.

Yours truly,
COLUMBIA SHUSWAP REGIONAL DISTRICT

Per: 

Charles A. Hamilton
Chief Administrative Officer

cc Darcy Mooney, Manager, Operations Management
Ben Van Nostrand, Team Leader, Environmental Health Services

/gn

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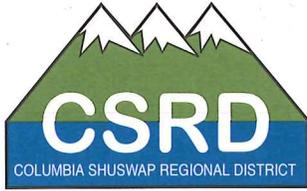
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January 12, 2018

5360 36 01

Paul Michel, Chief
Adams Lake Indian Band
6453 Hillcrest Road PO Box 588
CHASE BC V0E 1M0

RE: Proposed property purchase for Salmon Arm Landfill expansion

The Columbia Shuswap Regional District (CSR D) is planning to purchase a 20 acre property adjacent to the existing Salmon Arm Landfill site. Activities proposed for this property include:

- storage of recyclables and other materials destined for end markets;
- potential future relocation of site entrance and scale facilities;
- buffer zone for the existing landfill property; and
- landfilling solid waste.

In order to use the property for solid waste purposes, the CSR D is required by the Ministry of Environment (MoE) to amend its Solid Waste Management Plan (SWMP). The SWMP amendment process will receive and consider public feedback on this property acquisition, and will define the criteria to be used for consideration of future landfill property acquisition.

The CSR D would like to extend a direct invitation to your staff and council to provide feedback at the meeting or directly to the CSR D. The following link provides more background information and event details:

<http://www.csr.bc.ca/services/solid-waste-recycling/solid-waste-management-plan-review>

Thank you in advance for your consideration of the invitation to attend and provide feedback on solid waste management activities in the CSR D. If you have any questions, please do not hesitate to contact the undersigned directly at 250.833.5940 or email bvannostrand@csr.bc.ca.

Yours truly,
COLUMBIA SHUSWAP REGIONAL DISTRICT

Per:

Ben Van Nostrand, Team Leader
Environmental Health Services

/gn

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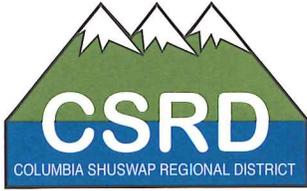
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January 12, 2018

5360 36 01

Doug Brown, Administrator
Little Shuswap Lake Indian Band
1886 Little Shuswap Lake Road
CHASE BC V0E 1M2

RE: Proposed property purchase for Salmon Arm Landfill expansion

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Yours truly,

COLUMBIA SHUSWAP REGIONAL DISTRICT

Per:

Ben Van Nostrand, Team Leader
Environmental Health Services

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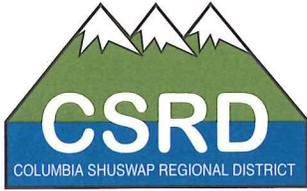
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January 12, 2018

5360 36 01

Judy Wilson, Chief
Neskonlith Indian Band
Box 318 Chief Neskonlith Drive
CHASE BC V0E 1M3

RE: Proposed property purchase for Salmon Arm Landfill expansion

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Yours truly,

COLUMBIA SHUSWAP REGIONAL DISTRICT

Per:

Ben Van Nostrand, Team Leader
Environmental Health Services

/gn

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January 12, 2018

5360 36 01

Byron Louis, Chief
Okanagan Indian Band
12420 Westside Road
VERNON BC V1H 2A4

RE: Proposed property purchase for Salmon Arm Landfill expansion

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Yours truly,
COLUMBIA SHUSWAP REGIONAL DISTRICT
Per:

Ben Van Nostrand, Team Leader
Environmental Health Services

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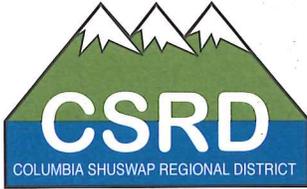
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January 12, 2018

5360 36 01

Wayne M. Christian, Chief
Splatsin Indian Band
5775 Old Vernon Road Box 460
ENDERBY BC V0E 1V0

RE: Proposed property purchase for Salmon Arm Landfill expansion

The Columbia Shuswap Regional District (CSRD) is planning to purchase a 20 acre property adjacent to the existing Salmon Arm Landfill site. Activities proposed for this property include:

- storage of recyclables and other materials destined for end markets;
- potential future relocation of site entrance and scale facilities;
- buffer zone for the existing landfill property; and
- landfilling solid waste.

In order to use the property for solid waste purposes, the CSRD is required by the Ministry of Environment (MoE) to amend its Solid Waste Management Plan (SWMP). The SWMP amendment process will receive and consider public feedback on this property acquisition, and will define the criteria to be used for consideration of future landfill property acquisition.

The CSRD would like to extend a direct invitation to your staff and council to provide feedback at the meeting or directly to the CSRD. The following link provides more background information and event details:

<http://www.csr.bc.ca/services/solid-waste-recycling/solid-waste-management-plan-review>

Thank you in advance for your consideration of the invitation to attend and provide feedback on solid waste management activities in the CSRD. If you have any questions, please do not hesitate to contact the undersigned directly at 250.833.5940 or email bvannostrand@csr.bc.ca.

Yours truly,

COLUMBIA SHUSWAP REGIONAL DISTRICT

Per:

Ben Van Nostrand, Team Leader
Environmental Health Services

/gn

ELECTORAL AREAS

A GOLDEN-COLUMBIA
B REVELSTOKE-COLUMBIA

C SOUTH SHUSWAP
D FALKLAND-SALMON VALLEY

E SICAMOUS-MALAKWA
F NORTH SHUSWAP-SEYMOUR ARM

MUNICIPALITIES

GOLDEN
REVELSTOKE

SALMON ARM
SICAMOUS

[Redacted]
[Redacted] 20 Ave SE
Salmon Arm, BC
V1E 1X9

DM
BY

<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda	Ownership:
<input type="checkbox"/> Works	<input type="checkbox"/> Reg Board	File#
<input type="checkbox"/> DS	<input type="checkbox"/> In Camera	
<input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Other Mtg	
JAN 19 2018		
<input type="checkbox"/> Ec Dev	RECEIVED	Attn Sent:
<input type="checkbox"/> IT	<input type="checkbox"/> Staff to Report	<input type="checkbox"/> Fax
<input type="checkbox"/> Parks	<input type="checkbox"/> Staff to Respond	<input type="checkbox"/> Mail
<input type="checkbox"/> SEP	<input type="checkbox"/> Staff Info Only	<input type="checkbox"/> Email
<input type="checkbox"/> HR	<input type="checkbox"/> Dir Mailbox	
<input type="checkbox"/> Other	<input type="checkbox"/> Dir Circulate	

18 January 2018

Re: Landfill expansion at 2750 40 St. SE Salmon Arm

CSRD Council,

We recently received a copy of the letter from [Redacted] dated October 30, 2017 regarding the landfill expansion noted above. The numerous issues raised in their letter are of a serious nature and we were surprised to hear that the CSRD would conduct its business in this manner. To date, we note that we have not received any documentation about this idea from council or others directly involved in this matter.

As everyone is aware, decisions like these require the presentation of several options and adequate time for debate regarding the merits and drawbacks of each proposal before any final action is taken. We share the concerns outlined in [Redacted] letter and stand firmly with them in complete disagreement to the hastily proposed expansion of this landfill site.

Sincerely,

[Redacted]

[Redacted]

cc: City of Salmon Arm Councillors

Phil Jensen

From: Lynda Shykora
Sent: September 22, 2017 5:42 PM
To: Darcy Mooney; Ben Van Nostrand; Phaedra Turner
Cc: Charles Hamilton; Jennifer Graham
Subject: FW: Comments and date of Public Hearing - CSRD rezoning for landfill expansion

For your information.
Lynda

From: Lynda Shykora
Sent: Friday, September 22, 2017 2:41 PM
To: [REDACTED]
Subject: RE: Comments and date of Public Hearing - CSRD rezoning for landfill expansion

Good afternoon [REDACTED],
This email message is to acknowledge receipt of your comments. In terms of the Public Hearing that will be scheduled by the City of Salmon Arm, I'm sorry, I do not know the date of the upcoming Public Hearing (in all likelihood, the date has probably not been determined as yet, by the City as there are typically a number of steps that the zoning amendment process has to follow before a Public Hearing takes place). As the City of Salmon Arm would schedule and advertise the Public Hearing, I would suggest that you contact the Corporate Officer at the City of Salmon Arm, as to the date.

Regards,
Lynda Shykora | Deputy Manager
Corporate Administration Services
Columbia Shuswap Regional District
T: 250.833.5939 | F: 250.832.3375 | TF: 1.888.248.2773
E: lsykora@csrd.bc.ca | W: www.csrd.bc.ca



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This e-mail is CONFIDENTIAL. If you are not the intended recipient, please notify me immediately and delete this communication, attachment or any copy. Thank you.

From: [REDACTED]
Sent: Thursday, September 21, 2017 4:31 PM
To: Lynda Shykora <LShykora@csrd.bc.ca>
Subject: Re: Request to appear as a delegation at CSRD Board meeting September 21, 2107 re CSRD rezoning for landfill expansion

Thank you for your email. We are very disappointed that the CSRD has once again turned down the opportunity for dialogue. Alas we are exercising our democratic right to seek consultation and clarity through the proper channels. The Local Government Act Division 6-Limit on expenditures 401-4 "the board must establish procedures to provide such expenditures to be reported to the board at a regular meeting". Do you know the date for the Salmon Arm Public Hearing?

From: Lynda Shykora
Sent: Tuesday, September 19, 2017 4:14 PM
To: [REDACTED]
Subject: FW: Request to appear as a delegation at CSRD Board meeting September 21, 2107 re CSRD rezoning for landfill expansion

Good afternoon again, [REDACTED]
Further to my email message of Friday, September 15, 2017 below, this email message is to let you know that our office has now had an opportunity to review the Delegation request and the background information attached to the request. In reviewing the details associated with the Delegation Request entitled "*New information that pertains to CSRD rezoning for landfill expansion*" with the Specific Request to the CSRD Board being "*Requesting Support and request to abandon application*", I note that the matter of your Delegation directly relates to a potential expansion to the Salmon Arm landfill and the subject property location of 2750 40 Street NE in Salmon Arm BC .

The property proposed for purchase by the CSRD will be the subject of a Public Hearing in the jurisdiction where the property is located, that being the City of Salmon Arm. The Public Hearing at the City Salmon Arm, rather than a delegation before the CSRD, is the appropriate place for you to submit comments and/or information (verbal and/or written) about the development proposal/proposed zoning amendment bylaw, including your opinions as well as those of any others, if you wish to do so.

On that basis, as well as the fact that the request for a delegation was received after the deadline for the September, 2017 Board meeting, our office is declining your request to appear as a Delegation at the upcoming September 21, 2017 CSRD Board meeting.

For your reference, I have included the following extract of the Board and Committee Procedures Bylaw No. 5648, which governs the practice of accepting delegations as it relates to bylaw matters that have been or will be the subject of a Public Hearing. The extract also includes the deadline for submissions to appear as Delegations:

Notice to Corporate Officer of Delegations

1. **By 9 AM on the Tuesday of the week preceding the Board meeting**, the Corporate Officer must be informed in writing by any delegation wishing to appear before the Board of the subject of the delegation, the name and address of the speaker of the delegation, and must include a written brief outlining the Intended Presentation,
2. All delegations must receive approval of the Chair and the Chief Administrative Officer to appear before or be received by the Board.
3. By a two-thirds majority, the Board may resolve to waive compliance with Sections 39 and 40.
4. **The Board must not permit a delegation to address a Board meeting regarding a bylaw in which a public hearing has been or will be held where the public hearing is a requirement and prerequisite to the adoption of the bylaw.**
5. The Board is not obligated to deal with any matter presented by a delegation at the meeting to which it is presented.

For your information, should you wish to appear as a Delegation following the public hearing at the City of Salmon Arm, regarding the landfill expansion or some other matter related to the CSRD's intended use of the property (assuming the purchase is completed), then a delegation request could be submitted to our office at that time.

Also for your reference and information, in the event that you are not aware of the resolution and the subject condition related to the property purchase, here is a copy of the Board resolution that was authorized for release from the In Camera meeting, on July 20, 2017:

Property Acquisition:

THAT: the Board empower the authorized signatories to enter into a Purchase Agreement with Mounce Construction Ltd. for a 20 acre parcel of land located at 2750 40 Street NE in Salmon Arm, BC for the amount of \$750,000 plus applicable taxes, in order to expand the Salmon Arm Landfill site. The acquisition will take place on or before January 31, 2018 and is subject to the property being successfully rezoned to comply with the City of Salmon Arm's Official Community Plan.

If you have any questions related to the above, please do not hesitate to contact me.

Regards,
Lynda Shykora, Deputy Manager
Corporate Administration Services
Columbia Shuswap Regional District

From: Lynda Shykora

Sent: Friday, September 15, 2017 4:05 PM

Subject: FW: Request to appear as a delegation at CSRD Board meeting September 21, 2107 re CSRD rezoning for landfill expansion

Good afternoon,

This email is to acknowledge receipt of your request to appear as a Delegation at the upcoming (September 21, 2017) CSRD Board meeting.

Once our office has had an opportunity to review the request, we will communicate with you early next week to advise if we are able to accommodate the delegation.

For your information, though, the deadline to submit a delegation request for the upcoming September 21, 2017 meeting has already passed. The deadline for delegation requests was on Tuesday, September 12, 2017 at 9 AM.

We will contact you next week.

Regards,

Lynda Shykora | Deputy Manager
Corporate Administration Services

Columbia Shuswap Regional District

T: 250.833.5939 | F: 250.832.3375 | TF: 1.888.248.2773

E: lshykora@csrd.bc.ca | W: www.csrd.bc.ca



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This e-mail is CONFIDENTIAL. If you are not the intended recipient, please notify me immediately and delete this communication, attachment or any copy. Thank you.

Phil Jensen

From: Ben Van Nostrand <bvannostrand@csrd.bc.ca>
Sent: February 16, 2018 2:58 PM
To: [REDACTED]
Subject: FW: CSRD and City of Salmon Arm Landfill Expansion

FYI.....Ron is the Mayer of the Town of Golden, passing along today's email.

Ben Van Nostrand, P.Ag., ASCT.
Team Leader | Environmental Health Services
Operations Management
Columbia Shuswap Regional District
T: 250.833.5940 | F: 250.832.1083 | C: 250.517.7271
E: bvannostrand@csrd.bc.ca | W: www.csrd.bc.ca



Please consider the environment before printing this e-mail

From: Ron Oszust [mailto:Ron.Oszust@golden.ca]
Sent: February-16-18 11:51 AM
To: [REDACTED] >
Cc: Ben Van Nostrand <bvannostrand@csrd.bc.ca>; Darcy Mooney <dmooney@csrd.bc.ca>
Subject: RE: CSRD and City of Salmon Arm Landfill Expansion

Hi [REDACTED],

Thanks for this communication to the CSRD.

With this email, I am forwarding it to the appropriate CSRD staff – Ben and Darcy, so that it may be included in their official community open house process.

ron

From: [REDACTED]
Sent: February-16-18 9:34 AM
To: env.minister@gov.bc.ca; lparker@csrd.bc.ca; 'Karen Cathcart'; lmorgan@csrd.bc.ca; kflynn@csrd.bc.ca; celiason@csrd.bc.ca; trysz@csrd.bc.ca; mmckee@csrd.bc.ca; cmoss@csrd.bc.ca; ncooper@salmonarm.ca
Subject: CSRD and City of Salmon Arm Landfill Expansion

To all this concerns; I want to commend the Province and CSRD for the current recycling options that are in place for our area. Having said this, like others I am very concerned about the proposed expansion of the Salmon Arm Landfill. I understand that waste is a reality in this paradigm, but proposing the expansion of a landfill in a manner that does not meet BC Ministry of Environment's 'recommended practices' is not setting an example. If the CSRD and City of Salmon Arm expect citizens of the area, to be good land stewards, then they must lead by example.

Surely in this day, the MOE's recommended practices can be met.

Yours truly, [REDACTED]

Viewpoint

The Observer asked: "What do you think of the city's snow removal efforts so far this year?"



"I think they're doing a great job of the main roads but the side roads are terrible."

- Myrna Giesbrecht



"I'm not too impressed with the snow removal. I think they're doing a fairly good job in town, but the outskirts are terrible."

- Richard Kelly



"Sometimes it's been fantastic, but I drove the road behind the hospital recently and there was poor removal there."

- Irene Harder



"There's been a lot of snow. I don't really drive around in the suburbs much. I do most of my driving on the highway. It's OK during the day, but bad at night."

- Jasmin Frederickson



"I think the biggest problem is they're not plowing the side roads on the weekend."

- Nancy Pryor

Use tarps on coal cars Chamber solidly non-partisan

Thank you to the *Salmon Arm Observer* for its front page news report (Jan. 24, 2018) concerning coal dust pollution from passing trains, and to Marijke Dake and her cohorts for bringing this to the attention of our local governments. However this is a serious issue warranting action by both the provincial and federal governments.

By law, companies such as coal exporters should not be allowed to transport goods without satisfactory protection for the public; in this case, physical covers, not just a surface spray which can be lost in transit, to prevent the spread of coal dust.

Contrary to common belief, we do not

breathe in oxygen and breathe out carbon dioxide.

We breathe in air including all its gases and airborne pollutants; and in the lungs, oxygen passes into the blood stream by linking on to hemoglobin, and in the lungs most of the pollutants will stay.

Although now accepted that smoking can cause lung cancer, it is not the lung's only carcinogen, nor is cancer its only medical problem. Any pollutant is a potential threat. There is much evidence that coal mining and other toxic industries such as steel production increase lung disease conditions.

Also well known is

that the "bottom line" dictates companies' policies and practices; and countries too grow wealthy based on this. But a country's greatest asset is a healthy population - with low medical costs an invaluable bonus.

Installing another spray station east of Salmon Arm is only a short term solution - and in fact if anywhere, it should be east of Revelstoke. More sensible and effective is physically covering the coal trucks with lids or tarpaulins, both of which are re-usable; while spraying with a chemical is not only not completely effective, but actually wasteful, using up a valuable resource material.

Barbara Grier

On Jan. 24, the Salmon Arm Chamber hosted our third annual "Mayor's Address and State of the City" luncheon and were very pleased to have this event reported by your newspaper.

In reading the *Observer's* Jan. 31, article entitled, "Cooper to seek re-election," we feel it necessary to reiterate the Chamber

of Commerce is a non-partisan organization which creates opportunities for elected politicians to dialogue with our membership on a variety of business and community issues.

The *Observer* article, as written, could be interpreted as supportive by our organization of Mayor Nancy Cooper's announcement

to have her name stand once again in the upcoming municipal elections. We wish to clarify that the Chamber of Commerce prides itself on being a non-partisan organization and does not endorse individual candidates or political parties.

Fiona Harris, president
Chamber of Commerce

KINDERGARTEN REGISTRATION

To be eligible for attendance in kindergarten in September 2018, a student must be five years of age by December 31, 2018. Please bring your child's original birth certificate, BC Services Card and proof of address with you when registering.

NEIGHBOURHOOD SCHOOLS

Registration Dates

February 13 - 16

9:00 am to 12:00 pm and 1:00 pm to 3:00 pm

Parents are strongly encouraged to register children for kindergarten on these dates.

Please refer to School District No. 73 Policy 300.1 - School Boundaries and Student Transfer Request and Policy 706. Education Choice - Enrolment - Schools of Choice, French Immersion & Academies for clarification regarding school boundaries and enrolment in Schools of Choice. Information on catchment areas is available on our website www.sd73.bc.ca.

Can't be a NIMBY on landfill

I would like to express my support to the CSRD and the City of Salmon Arm for their proposed expansion of the current landfill site.

The NIMBY approach to landfills needs to end. This is our waste and we need to take responsibility for it. What better way to ensure its proper treatment than to have it right here in our backyards where we can see what we are doing to our own environment? Moving it to the environment of someone else, or the animals is irresponsible.

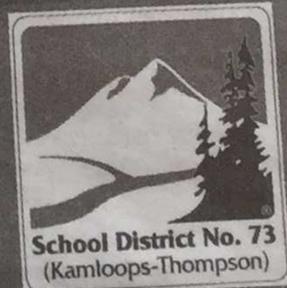
The guidelines for choosing a landfill site are admirable, but are just that: guidelines.

With today's environmental concerns, one would be hard pressed to find a site away from humans, animals, watershed and delicate environment that would be appropriate for dumping waste. It is my opinion that none exists, and therefore it is incumbent upon us to use the site we have; step up and require our municipalities to be leaders in the appropriate development of waste disposal that does not harm the environment. Moving the landfill site means that we will ruin and scar for life yet another site on our planet. It means that trucks will have to travel further on roads

to reach the new site, causing a greater footprint and reducing accessibility for all.

We are not choosing a new site with this purchase; rather expanding the site we have. We are choosing to tackle landfill responsibly. Having it close, where it can be seen and monitored by the public encourages us to see what happens to our waste and be accountable for it. I don't want it in a far off valley where my children and I will be prevented from hiking one day, hidden from view while we all pretend we are interested in saving the planet.

Diane Little



Where do you want to go? We'll get you there.

Phil Jensen

From: Ben Van Nostrand <bvannostrand@csrd.bc.ca>
Sent: January 25, 2018 11:44 AM
To: [REDACTED]
[REDACTED]
FW: Landfill Expansion in Salmon Arm

Not all bad news.....

Ben Van Nostrand, P.Ag., ASCT.
Team Leader | Environmental Health Services
Operations Management
Columbia Shuswap Regional District
T: 250.833.5940 | F: 250.832.1083 | C: 250.517.7271
E: bvannostrand@csrd.bc.ca | W: www.csrd.bc.ca



Please consider the environment before printing this e-mail

From: Darcy Mooney
Sent: January-24-18 2:04 PM
To: Ben Van Nostrand <bvannostrand@csrd.bc.ca>; Carmen Fennell <cfennell@csrd.bc.ca>
Cc: Phaedra Turner <Pturner@csrd.bc.ca>
Subject: FW: Landfill Expansion in Salmon Arm

FYI

From: [REDACTED]
Date: January 23, 2018 at 1:09:38 PM PST
To: rmartin@csrd.bc.ca, rtalbot@csrd.bc.ca, pdemenok@csrd.bc.ca, lparker@csrd.bc.ca,
kcathcart@csrd.bc.ca, lmorgan@csrd.bc.ca, kflynn@csrd.bc.ca, celiason@salmonarm.ca,
ncooper@salmonarm.ca, aharrison@salmonarm.ca, kjamieson@salmonarm.ca,
ENV.Minister@gov.bc.ca
Subject: Landfill Expansion in Salmon Arm

Hi,

As a taxpayer and resident of Salmon Arm, I wish to throw my support behind the city's plan to expand the Landfill site with the Mounce land purchase.

I think that there are a number of valuable points to this purchase, expansion and keeping the site where it is.

I understand that there are a few local residents near the landfill that would like to see no expansion and/or would like to see the landfill moved.

I believe that as responsible users of the land, we should in fact keep this landfill right in our back yard. We have already used that site for that purpose and 'ruined' it, and should not go looking to ruin another. I think it should be close to and/or in town and other residents as I believe we should live with our own waste and manage it in a way that does not effect others. I believe that those living near the landfill site have always known it was there and chose to live there. I also believe the area is zoned industrial, and while industrial can include a residence, it is more for the convenience of having the option of a residence on your industrial zoned site, than for industrial activities on a residential zoned site.

There are additional reasons to continue with your plan, including price, limited environmental impact, limiting transportation of dumping materials, convenience of users, etc. Please continue with your plan and do not be influenced by the few people of the 40th St Alliance. Expanding and keeping the 'dump' where it is benefits ALL members of Salmon Arm and the surrounding area.

We should not be looking to the NIMBY approach to this, and being responsible and keeping it right in our back yard.

Thank you,

[REDACTED]

24 Street, Salmon Arm

Phil Jensen

From: Ben Van Nostrand
Sent: September 7, 2017 2:39 PM
To: [REDACTED]
Cc: Charles Hamilton; Darcy Mooney; Gerald Christie; Lynda Shykora; Chris Murdy; Kevin Pearson; Director Martin; Phaedra Turner; Carl Bannister
Subject: RE: landfill expansion

Thank you for taking the time to submit concerns regarding the recent announcement of the CSRD's proposal to purchase the Mounce property for the purposes of expanding current landfill operations at the existing Salmon Arm landfill and to rezone the properties to reflect current uses. Please be advised that the CSRD has submitted a rezoning application to the City of Salmon Arm, who in turn will be circulating the application to relevant agencies for comment and feedback. In addition, through the City's rezoning process, there will be the opportunity to voice concerns over the proposal.

Sincerely,

Ben Van Nostrand, P.Ag., ASCT.
Team Leader | Environmental Health Services
Operations Management
Columbia Shuswap Regional District
T: 250.833.5940 | F: 250.832.1083 | C: 250.517.7271
E: bvannostrand@csrd.bc.ca | W: www.csrd.bc.ca



 Please consider the environment before printing this e-mail

From: [REDACTED]
Date: Wednesday, September 6, 2017 at 3:27 PM
To: Director Parker <LParker@csrd.bc.ca>, Director Demenok <PDemenok@csrd.bc.ca>, Director Talbot <RTalbot@csrd.bc.ca>, Director Martin <RMartin@csrd.bc.ca>, Director Morgan <LMorgan@csrd.bc.ca>, "bvannorstrand@csrd.bc.ca" <bvannorstrand@csrd.bc.ca>, Hamish Kassa <hkassa@csrd.bc.ca>, Carmen Fennell <cfennell@csrd.bc.ca>, Isaac Walker <iwalker@csrd.bc.ca>
Subject: landfill expansion

Hi There;
Word Document attached.
Thanks,

[REDACTED]
[REDACTED]-40th St. SE
Salmon Arm, BC
Canada
V1E 1X7

Phone: [REDACTED]
email: [REDACTED]

APPENDIX C

Consultation Summary

Open Houses

Columbia Shuswap Regional District Solid Waste
Management Plan Amendment: Salmon Arm Landfill
Acquisition and Property Acquisition Guidelines

APPENDIX C

Consultation Summary

Open Houses

Salmon Arm

Columbia Shuswap Regional District Solid Waste
Management Plan Amendment: Salmon Arm Landfill
Acquisition and Property Acquisition Guidelines

CSRD

Solid Waste Management Plan Amendment

Property Acquisition Guidelines
and
Salmon Arm Property Acquisition



Welcome

- Purpose
 - Provide information and encourage feedback.
- Agenda
 - Background – why are we here?!
 - Amendment process.
 - Land acquisition opportunities in general.
 - Salmon Arm land acquisition.
- General Questions & Answers
- Survey Boards - questions

Today we are asking for your thoughts about both the proposed land acquisition and the SWMP amendment dealing with future acquisition opportunities



Waste Management in the CSRD

- The CSRD owns and operates 4 landfills in the CSRD in Salmon Arm, Sicamous, Revelstoke and Golden.
- These landfills collect municipal solid waste from “waste sheds” surrounding the sites.
- Overall, about 35,000 metric tonnes of waste is deposited in CSRD landfills annually by about 60,000 people.

Waste Management in the CSRD

- More than just landfills, waste is considered a resource
 - Marshaling for reuse/recycling
 - Composting
 - Biogas
- Zero Waste Vision

Landfill Airspace

- Airspace – the space garbage occupies in the landfill.
- Wastes are compacted in cells, lifts and phases.
- Approximately 1 metric tonne of buried waste consumes 1 cubic metre of air space.
- On average the CSRD consumes 55,000 cubic meters of airspace annually at our 4 landfills

Landfill Life Expectance

- As landfills consume waste the airspace and soil cover resources are depleted.
- As a landfill approaches end of life, new areas need to be established to manage incoming wastes.
- Finding the balance:
 - Proximity to source (haul times).
 - Neighbouring land uses.
 - Nature of disposal.
 - First Nations.
 - Costs to achieve the balance (what are residents willing to pay).

Landfill life Expectancies

- Salmon Arm – closure approx. 2035 (2050)
- Sicamous – closure approx. – 2040
- Revelstoke – closure approx. – 2050
- Golden – closure approx. - 2090

Salmon Arm Landfill

- The Salmon Arm landfill is the CSRD's largest landfill serving about 35,000 residents.
- The Salmon Arm landfill is being developed as an engineered landfill with an award winning active landfill gas collection and upgrade system.

Salmon Arm Landfill Acquisition Opportunity

- The CSRD is proposing to purchase a 20-acre parcel of land located directly adjacent to the Salmon Arm landfill.
- The 20-acre parcel is currently authorized by the MoE to landfill demolition, land clearing and construction debris.
- The property is estimated to provide an additional 15 to 27 years of landfill airspace.
- The approval to purchase would facilitate immediate expansion of the Salmon Arm Landfill site and improvements to waste diversion staging, drop-off, and composting areas.
- The approval to purchase will improve groundwater monitoring in the area.
- The approval to purchase will facilitate long term SWMP Zero Waste goals.

Salmon Arm Landfill Acquisition Opportunity

- This site could create opportunities for:
 - The development and/or relocation of recycling marshalling areas.
 - New/alternate site entrance.
 - Maintenance area for equipment.
 - Expansion of landfill once existing airspace is consumed.
 - Provide buffer area to existing landfill site.



Existing CSRD Landfill
Zoned Institutional
(not including landfill)

Proposed Landfill
Expansion Lot



Regulatory Process

- Solid Waste Management Plans
- Operational Certificates
- Design and Operation Plans
- Landfill Criteria
- City of Salmon Arm Zoning

2014 Solid Waste Management Plan

- In 2014 the CSRD reviewed its Solid Waste Management Plan (SWMP) that was developed in 2009.
- Land acquisition opportunities and/or needs were not investigated during the 2014 review.
- Ministry of Environment considers CSRD land acquisitions, for any type of Solid Waste purpose, a requirement of the SWMP.
- The SWMP amendment will create a process and criteria for considering future opportunities.

Criteria for land acquisition

- Adds landfill capacity or extends landfill life
- Increases waste diversion opportunities, provides more room for waste diversion infrastructure
- Supported by a business case that demonstrates financial benefit
- Supported by an appraisal that confirms market value
- Considers impact on the environment and neighboring properties
- Is suitable for landfilling, waste transfer or waste diversion activities
- Supports the SWMP's zero waste goals

Criteria for Land Acquisitions cont.

- Is subject to public consultation
- Is supported by the affected local municipality or Electoral Area
- Will result in improved environmental management of the acquired property
- Is limited to property that is adjacent to a landfill, and is subject to a rezoning approval process if required
- Is subject to consultation with immediate neighbors of the property
- Improves public access
- Land close to waste sources

SWMP Amendment Process

- The SWMP amendment process will be subject to a stakeholder engagement process that includes:
 - ongoing input and commentary from the CSRD's existing regional Plan Monitoring Advisory Committee (PMAC);
 - a series of four open house sessions;
 - an online survey to gain additional input from the entire CSRD, and;
 - submission of a report to the MoE outlining results of public engagement and requesting approval of a new section of the SWMP outlining criteria for considering future land acquisition opportunities and the Mounce Property for future SWMP purposes.

Thank you for Participating!

- Next Steps
 - Consolidate feedback and incorporate into submission to MoE.
 - Proceed with re-zoning prescribed by the City of Salmon Arm, including public hearings.

Before leaving this open house, please share your opinions about other criteria you would like to see considered, and about the proposed acquisition in Salmon Arm.



EXIT



Yankees

***8. The property should be used only to support recycling/reuse activities and not an expansion of the existing landfill.**

Strongly Agree	
Agree	
Don't Know	
Disagree	
Strongly Disagree	
Other (please specify)	<ul style="list-style-type: none">- Don't Buy it- Don't Buy It!- I think it should not be purchased

***9. The development of this property as an expansion to the existing landfill should occur if needed, but only when the current landfill site reaches capacity.**

Strongly Agree	
Agree	
Don't Know	
Disagree	
Strongly Disagree	
Other (please specify)	<ul style="list-style-type: none">No ExpansionNo Expansion

***10. This property should be incorporated as a lateral expansion of the existing land as soon as possible and developed in its entirety to maximize overall efficiency.**

Strongly Agree	
Agree	
Don't Know	
Disagree	
Strongly Disagree	<input checked="" type="radio"/> <input type="radio"/>
Other (please specify)	

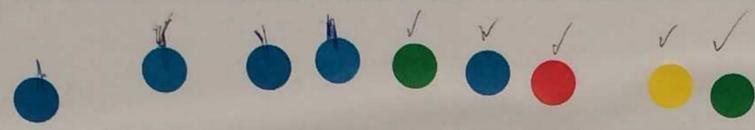
***11. The CSRD should abandon the plans to acquire this property.**

True	<input type="radio"/> <input checked="" type="radio"/>
False	
Other (please specify)	

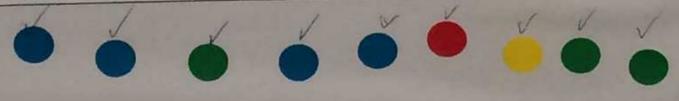
***12. The acquisition price of \$750,000 for this 20 acre property represents good value.**

True	
False	<input type="radio"/> <input checked="" type="radio"/>
Don't Know	
Other (please specify)	

***6. The acquisition of this property adjacent to the Salmon Arm Landfill will provide benefit to the CSRD and its residents.**

Strongly Agree	
Agree	
Don't Know	
Disagree	
Strongly Disagree	
Other (please specify)	

***7. The CSRD should pursue the opportunity to acquire the property.**

Strongly Agree	
Agree	
Don't Know	
Disagree	
Strongly Disagree	
Other (please specify)	

4. For future land acquisition, please indicate the importance on the following criteria:

	Very Important	Somewhat Important	Least Important
Adds landfill capacity or extends landfill life			●
Increases waste diversion opportunities, provides more room for waste diversion infrastructure			●
Supported by a business case that demonstrates financial benefit			
Supported by an appraisal that confirms market value			
Considers impact on the environment	●		
Considers impact on neighbouring properties	● ● ● ● ● ● ●		
Is suitable for landfilling, waste transfer or waste diversion activities			
Supports the SWMP's zero waste goals	●		
Improves public access			
Is within a reasonable proximity to waste generators			
Is subject to public consultation			
Is supported by the affected local municipality or Electoral Area			
Will result in improved environmental management of the acquired property			
Is limited to property that is adjacent to a landfill, and is subject to a rezoning approval process if required			
Is subject to consultation with immediate neighbours of the property	●		

Other Important Criteria (please specify)

- move it out of town
 - find a better location, protect land water!



January 22, 2018

File No.: 5360 08

Prestige Conference Room
7:00 PM – 9:00 PM

Present: Darcy, Ben, Carmen.

About 40 people present.

Questions/Comments from the public:

- How does the recycling and diversion effort affect the future capacity of the landfill?
- Assessed value of the property: Paying too much for a contaminated site that no one else would want to purchase.
- Due to the requirement to have buffer zones, a portion of the property will be unusable, making the acquisition area small.
- Review of the Landfill Criteria document by Mr. Williamson: 17 neighboring families will be directly affected by the expansion project.
- Claim that Fortis told residents the gas was being flared because it's "no good to be used in the pipeline".
- Given the current Landfill Criteria, would government be allowed to create a landfill within city limits today?
- Can the landfill conduct operations within the buffer zone?
- Can a tree line be established to create a visual barrier between the landfill and neighboring properties?
- How many phases would the new acquisition be able to utilize?
- Are there not existing properties that meet the current Landfill Criteria that are better suited to meet the needs of waste disposal than the Mounce property?
- Is the property purchase dependant on rezoning?
- Review of Landfill Gas Criteria: landfill gas is an explosion hazard, and exposure causes a health risk. Buffer zones should be established as per the criteria.
- Would it not be better to relocate the site 50-60 KM outside of town on Crown land?
- Why are we looking to redefine the Landfill Criteria, when it has already been legally defined?
- The buffer zone isn't large enough to provide protection to neighboring properties.
- Litter is an issue for the neighboring properties, from wind and birds scattering waste.
- How long before a closed landfill site can be used for other development purposes (i.e. a park)?
- Can the closed Phase 1 be used for marshalling the recyclable materials?
- How much money is invested in the current property?
- Surprised Transport Canada has no concerns with the landfill being so close to the airport.
- Airport manager: the airport was created after the landfill was established, and the site was recommended by Transport Canada at the time. Since 1993, only three bird strikes have occurred.
- How much did Mounce originally purchase the property for?
- Why is the landfill built so high?

ELECTORAL AREAS

A GOLDEN-COLUMBIA
B REVELSTOKE-COLUMBIA

C SOUTH SHUSWAP
D FALKLAND-SALMON VALLEY

E SICAMOUS-MALAKWA
F NORTH SHUSWAP-SEYMOUR ARM

MUNICIPALITIES

GOLDEN
REVELSTOKE

SALMON ARM
SICAMOUS

- Neighbors can smell the methane.
- What is the waste composition of the current landfill location?
- Do biosolids get mixed with the compost?
- Did we import biosolids from the lower mainland?
- Composting Criteria review: compost operations should be located 1KM from residents, due to toxins in the material.
- The purchase of the property is contingent on rezoning by the City of Salmon Arm, and approval of the SWMP by the MOE.
- Will residents have another opportunity to meet in public?
 - Kevin Pearson from the City of SA: a public meeting will be held, if the SWMP is approved, via the City's OCP amendment and zoning procedures.
- Why is there no MOE representative present at the open house?
- When Mounce began using the site as a landfill, residents did not have a say. Now they have a say regarding the future of the site.
- How do meetings in the other communities affect the outcome of this meeting and how do they affect the process?

Paper comment from resident:

- Neighboring residential property values decrease.
- Landfill creates a nuisance to neighboring properties.
- The CSRD is ignorant of the Environmental guidelines.
- Health and environment are concerns.
- Smells are a concern; residents no longer enjoy their property.
- The only person (company) that benefits is Mounce Construction, yet other properties are deeply affected.
- Please find a property outside the City where it doesn't affect people's homes and residences.

Dates to Remember

Legendary country breakfast, Sunnybrae Seniors Hall, Saturday, Jan. 20, 8 to 11 a.m. pancakes, french toast, hash browns, sausage and fixings. Coffee, tea or juice. Cost \$8, \$4 for ages 12 and under. For info, contact Gail Burkitt at gburkittt@gmail.com. 250-463-3889.

Jack Marks and special guests, live at the Sunnybrae Community Hall, Friday Jan. 26. Doors open at 7 p.m., showtime 7:30. Tickets at \$15 available at: Acorn Music, Shuswap Pie Co, Hudson Vintage, Eco Treats and at the door.

Sorrento Lions Club, hosts their first Valentine's Dance on Saturday, Feb. 10, 7 p.m. to midnight at the Sorrento Memorial Hall, 1150 Passchendaele Rd., Sorrento. Tickets are \$20/person and include a light supper and dancing to the music of local entertainer Al Weldon. There will be a 50/50 draw as well as door prizes. All proceeds go to the Sorrento Food Bank. Tickets available at Lighthouse Foods in

Sorrento and the Blind Bay Village Grocer in Blind Bay, or call 250-675-2616.

Blind Bay Blues Club, join the club for a jam session on at 7 p.m. on Tuesday, Jan. 23 at the Blind Bay Hall, 2510 Blind Bay Rd. Cost is \$3 for BB Hall members and \$5 drop in fee. For info, contact Chris Emery at 250-675-2865.

Gleneden Hall dance takes place on the first Saturday of the month, 7 to 11 p.m., 50/50 draw, door prizes. For information, call Roger at 250-832-1599.

The Writer's Nook at the South Shuswap Library is open Wednesdays, Jan. 9 and 23 from 10 a.m. to noon. For more, go to www.thethirdhouse.ca.

South Shuswap Library hosts knitters and crocheters from 10 a.m. to noon on the first and third Fridays of the month.

Sorrento Beach Walkers walk on the foreshore on the third Saturday of the month. For information, call Dan McKerracher at 250-319-5121.

The South Shuswap Library presents Baby Talk at 10:15 a.m. Fri-

day, Jan 5. Join Health Nurse Shannon for a casual, informative gathering for children 18 months and younger with caregiver. For more information, call 250-675-4818.

Shuswap Lake Estates, Boot Scootin' Line Dancing, intermediate, Mondays, 1 to 3 p.m. beginner, Wednesdays, 10 to 11:30 p.m., and advanced, Wednesdays, 1:30 to 3 p.m.; **Spongeball**, every Monday, Tuesday and Friday, 9 a.m. to noon; **Good Time Quilters**, every 1, 3 & 5th Tuesday, 9 a.m. to 3 p.m.; **Ladies Bridge**, Tuesdays, 1 to 4 p.m.; **Lego Club**, every second Wednesday, 6:30 to 8 p.m.; **Ballroom Dancing**, Wednesdays, 7 to 9 p.m.; **Play Group**, Thursdays, 9 a.m. to noon; **Shuswap Pipers**, Thursdays, 1 to 4 p.m.; **Scrappy Quilt Chicks**, Fridays 9 a.m. to 3 p.m.; **Youth Group, Grades 5-7**, Fridays, 6:30 to 7:30 p.m. **Grade 8 and up**, Fridays, 7:30 to 9:30 p.m. For more information, contact Lori at 250-675-2523.



PHOTO CONTRIBUTED

Growing connections

More than 60 people participate in a land lease workshop held at the Mt. Ida Hall on Saturday, Jan. 13. Hosted by the Young Agrarians and the Shuswap Food Action Co-op, the event was an opportunity for owners of agricultural land to learn about the procedures, legalities and benefits of leasing some of their land to others for farming purposes, of which there was much interest. Organizers will be following up over the next few months by helping to match young farmers to land owners over the next few months.

WE NEED YOUR HELP!

To convince the Columbia Shuswap Regional District (CSRD) and the City of Salmon Arm that the members of this community expect them to follow **British Columbia Ministry of Environment LANDFILL CRITERIA FOR MUNICIPAL SOLID WASTE**.

Quote from the BC Ministry of Environment "Landfill Criteria" document:

"The "Criteria" provide guidance to landfill owners and operators, Qualified Professionals and Ministry staff on environmentally sound landfilling practices and procedures that are consistent with legislated requirements and **desirable environmental outcomes**."

Section 3.0 Siting Criteria states: "Proper siting of a landfill site is one of the most important aspects of **environmental protection**."

Section 3.1 LAND USE states: "**The landfill footprint must not be located within 500 m** of an existing or planned sensitive land use." "Sensitive land uses include, but are not limited to: schools, **residences**" etc.

The CSRD has made an offer to purchase a 20 acre parcel of property adjacent to the current Salmon Arm Landfill, for the purpose of expanding the Salmon Arm landfill site.

We have identified 17 residences that are 500m or less from this proposed lateral expansion of the Salmon Arm landfill site. These 17 residences all have humans living in them, men, women, children, grandchildren. There are numerous environmental, social, economic, health and safety reasons for the 500m BC Ministry of Environment recommended "buffer zone" from Municipal Solid Waste sites. We have pointed this out to CSRD and City of Salmon Arm, yet they continue to think that they don't need to follow these "criteria."

If you believe, as we do, that CSRD and City of Salmon Arm need to follow these BC Ministry of Environment Landfill Criteria of 500m from a residence, please phone or write to the following and let them know it;

CSRD Directors: Phone: 250-832-8194

Email: rmartin@csrd.bc.ca, rtalbot@csrd.bc.ca, pdemenok@csrd.bc.ca, lparker@csrd.bc.ca, kcathcart@csrd.bc.ca, lmorgan@csrd.bc.ca, kflynnc@csrd.bc.ca, celiason@csrd.bc.ca, trysz@csrd.bc.ca, mmckee@csrd.bc.ca and cmos@csrd.bc.ca

City of Salmon Arm: Mayor and Council Phone: 250-803-4000

Email: ncooper@salmonarm.ca, celiason@salmonarm.ca, kflynnc@salmonarm.ca, aharrison@salmonarm.ca, kjamieson@salmonarm.ca, tlavery@salmonarm.ca, lwallacerichmond@salmonarm.ca

BC Minister of Environment: Honorable George Heyman
ENV.Minister@gov.bc.ca

The full "LANDFILL CRITERIA FOR MUNICIPAL SOLID WASTE" document is available on line at: https://www2.gov.bc.ca/assets/gov/environment/waste-management/garbage/landfill_criteria.pdf

4 public hearings are scheduled re: this issue

Salmon Arm: Monday, January 22, 7-9 PM • Prestige Harbourfront Resort, 251 Harbourfront Dr.

Sicamous: Thursday, January 25, 7-9 PM • Red Barn – 1226 Riverside Avenue

Revelstoke: Monday, January 29, 7-9 PM • Community Centre – 600 Campbell Ave.

Golden: Thursday, February 1 – 7-9 PM • Golden Arena Lounge – 1410 – 9th Street South.

If you care about this issue, please attend one or all of these meetings and tell CSRD and City of Salmon Arm that you expect them to follow the BC Ministry of Environment "**recommended practices**" for "**desirable environmental outcomes**."

Please sign our petition at:

<https://www.gopetition.com/petitions/stop-csrd-city-of-salmon-arm-landfill-expansionocp-changes-and-rezon-ing.html>

Paid for by 40th Street SE Neighbourhood Alliance

DANGER
PROCEED WITH CAUTION

ONLINE SAFETY BEGINS AT HOME.
Talk to your kids about staying safe on the internet.

Volunteer Computer Tutors Needed



The Literacy Alliance of the Shuswap Society (LASS) wants to help seniors in Salmon Arm and area gain the computer skills needed to connect with their families and to participate safely in the computer literate world of 2018.

If you are computer user you can help - no need to be a computer expert!

Commitment is one hour per week for 6 to 8 week sessions.

Tutoring sessions run at the:

Senior Citizens Drop-In Centre in Salmon Arm	Copper Island Seniors Resource Center in Blind Bay
---	---

Contact Darcy Calkins 250-463-4555 or admin@shuswapliteracy.ca

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City of Salmon Arm: Mayor and Council Phone: 250-803-4000

Email: ncooper@salmonarm.ca, celiason@salmonarm.ca, kflynn@salmonarm.ca, aharrison@salmonarm.ca, kjamieson@salmonarm.ca, tlavery@salmonarm.ca, llwallacerichmond@salmonarm.ca

BC Minister of Environment: Honorable George Heyman
ENV.Minister@gov.bc.ca

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Paid for by 40th Street SE Neighbourhood Alliance

News

Sagmoen's plea set for this month

Barry Gerding
Black Press

Curtis Wayne Sagmoen is expected to appear in court later this month to plead guilty or not guilty.

Sagmoen was ordered on Dec. 28 to enter a plea to a series of charges against him in connection with an incident in Falkland on Aug. 27 involving a woman. He is set to appear in Vernon Provincial Court on Jan. 11 and for a bail application on Jan. 26.

In both instances, Judge D. Mayland McKimm granted a request by Sagmoen's lawyer, Lisa Helps, to appear in court via video but voiced his frustration

with the delay.

"We can't keep this going on and on," said McKimm in response to the request for a further delay in what was Sagmoen's fourth court appearance.

"There is no reason why this can't move to arraignment for Mr. Sagmoen to make a plea and election for trial."

Sagmoen, born in 1980, is charged with disguising his face with the intent to commit an offence; intentionally discharging a firearm while reckless; uttering threats; careless use or storage of a firearm; possessing a weapon for a dangerous purpose; and possession of a con-



A rally takes place on the steps of Vernon Law Courts on Dec. 28 to promote awareness of missing women and violence against women.

trolled substance. He has been remanded in custody since his arrest.

Sagmoen lived on the Silver Creek farm where

police found human remains in October. No charges related to that search have been laid.

As with Sagmoen's

Come Join the Conversation

Our throwaway society contributes mounting waste to our local landfills which have space limitations. What is the future of waste management and are we prepared? A recent opportunity to expand the Salmon Arm landfill has arisen. Should the CSRD take advantage of this opportunity?

Join leading experts in a compelling conversation about these waste management questions and issues. Come and take part in the development of solutions to waste management issues in your community. Your input is valuable and important.

Salmon Arm	Monday, January 22 7:00PM - 9:00PM	Prestige Harbourfront Resort 251 Harbourfront Drive NE
Sicamous	Thursday, January 25 7:00PM - 9:00PM	Red Barn 1226 Riverside Avenue
Revelstoke	Monday, January 29 7:00PM - 9:00PM	Community Centre 600 Campbell Avenue
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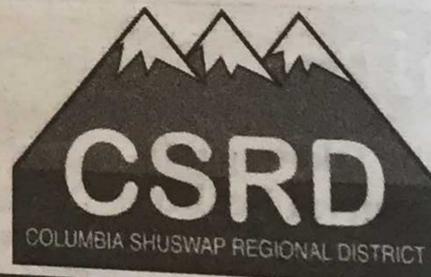
For more information, please contact:

Ben Van Nostrand

Team Leader, Environmental Health Services

T: 250.833.5940

E: bvannostrand@csrd.bc.ca



Visit our website at www.csrd.bc.ca

555 Harbourfront Drive, NE • PO Box 978 Salmon Arm V1E 4P1

T: 250.833.5950 • TF: 1.888.248.2773

Anything Is Possible

Wherever you're headed, whatever you're doing, The Salmon Arm Observer has the information you need to make it happen. Don't miss out! Subscribe today!

SALMON ARM
OBSERVER

171 Shuswap Street • 250 832-2131
www.saobserver.net

Nursery Tales



Say hello to the Shuswap's newest residents!

VAN DER PAUW

Kimberley and Marty van der Pauw of Salmon Arm are happy to announce the birth of their son, Jacob William Bruce on October 22 at 5:42pm at Shuswap Lake General Hospital weighing 8 lbs, 0 oz. Lauren is very excited to be a big sister! The proud grandparents are Stewart and Lynda Mason of Salmon Arm and Nico and Patricia van der Pauw of Sorrento.



CANNON

Pavlina & Chris Cannon of Salmon Arm are happy to announce the birth of their daughter, Odette Anna on Nov. 7, 2017 at 9:02 a.m. in the Shuswap Lake General Hospital. Proud grandparents are Hana Filova & Pavel Stepan of the Czech Republic, and Tina and Greg Cannon of Sorrento, B.C.



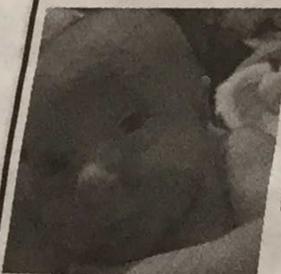
ALLEN

Krystal Johnson and Danny Allen of Sicamous BC are happy to announce the birth of our son Ryder Raymond Allen on November 6th at 9:42 at Shuswap Lake General Hospital, weight 7 pounds, 6 oz. Proud sister is Payten Collison and joyful grandparents are Jeff and Yvonne of Mara, BC; Cindy and Rick of Revelstoke, BC, and Eric of Edmonton, AB.



WALSH

Free at last! After 9 long months please welcome Lily Lee Bernardin. Born at 12:05 a.m. November 15th, 2017 weighing in at 7lbs 5 ozs of pure joy. Proud first time parents are Jesse and Loren Bernardin. Welcome sweet girl, the world is yours!



Free Birth Announcements

The Salmon Arm Observer is pleased to run a free birth announcement for all "New Arrivals!" Provide us with information by phoning 832-2131 or drop into our office at 171 Shuswap St. NW, downtown Salmon Arm. If you want a picture of the new arrival to run with the announcement, bring your infant in within a week of being discharged from hospital and we will take their picture at no charge.



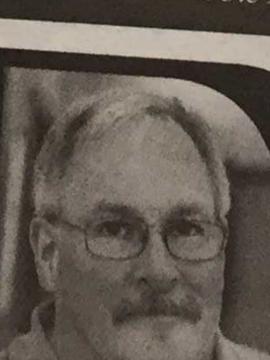
PENNY BROWN



LAURA LAVIGNE



TAMMY HOWKINS



JEFF MORRISON

SALMON ARM
OBSERVER & Shuswap
Market News

saobserver.net

advertising@saobserver.net

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APPENDIX C

Consultation Summary

Open Houses

Sicamous

Columbia Shuswap Regional District Solid Waste
Management Plan Amendment: Salmon Arm Landfill
Acquisition and Property Acquisition Guidelines

CSRD

Solid Waste Management Plan Amendment

Property Acquisition Guidelines
and
Salmon Arm Property Acquisition



Welcome

- Purpose
 - Provide information and encourage feedback.
- Agenda
 - Background – why are we here?!
 - Amendment process.
 - Land acquisition opportunities in general.
 - Salmon Arm land acquisition.
- General Questions & Answers
- Survey Boards - questions

Today we are asking for your thoughts about both the proposed land acquisition and the SWMP amendment dealing with future acquisition opportunities



Waste Management in the CSRD

- The CSRD owns and operates 4 landfills in the CSRD in Salmon Arm, Sicamous, Revelstoke and Golden.
- These landfills collect municipal solid waste from “waste sheds” surrounding the sites.
- Overall, about 35,000 metric tonnes of waste is deposited in CSRD landfills annually by about 60,000 people.

Waste Management in the CSRD

- More than just landfills, waste is considered a resource
 - Marshaling for reuse/recycling
 - Composting
 - Biogas
- Zero Waste Vision

Landfill Airspace

- Airspace – the space garbage occupies in the landfill.
- Wastes are compacted in cells, lifts and phases.
- Approximately 1 metric tonne of buried waste consumes 1 cubic metre of air space.
- On average the CSRD consumes 55,000 cubic meters of airspace annually at our 4 landfills

Landfill Life Expectance

- As landfills consume waste the airspace and soil cover resources are depleted.
- Finding the balance for siting new landfills:
 - Proximity to source (haul times).
 - Neighbouring land uses.
 - Nature of disposal.
 - First Nations.
 - Costs to achieve the balance (what are residents willing to pay).

Landfill life Expectancies

- Salmon Arm – closure approx. 2035 (2050)
- Sicamous – closure approx. – 2040
- Revelstoke – closure approx. – 2050
- Golden – closure approx. - 2090

Salmon Arm Landfill

- The Salmon Arm landfill is the CSRD's largest landfill serving about 35,000 residents.
- The Salmon Arm landfill is being developed as an engineered landfill with an award winning active landfill gas collection and upgrade system.

Salmon Arm Landfill Acquisition Opportunity

- The CSRD is proposing to purchase a 20-acre parcel of land located directly adjacent to the Salmon Arm landfill.
- The 20-acre parcel is currently authorized by the MoE to landfill demolition, land clearing and construction debris.
- The property is estimated to provide an additional 15 to 27 years of landfill airspace.
- Improved groundwater monitoring in the area.
- Facilitate long term SWMP Zero Waste goals.

Cont.

- Enable development and/or relocation of recycling marshalling areas.
- Create new/alternate site entrance.
- Maintenance area for equipment.
- Expansion of landfill once existing airspace is consumed.
- Provide buffer area to existing landfill site.



Existing CSRD Landfill
Zoned Institutional
(not including landfill)

Proposed Landfill
Expansion Lot



Regulatory Process

- Solid Waste Management Plans
- Operational Certificates
- Design and Operation Plans
- Landfill Criteria
- City of Salmon Arm Zoning

2014 Solid Waste Management Plan

- In 2014 the CSRD reviewed its Solid Waste Management Plan (SWMP) that was developed in 2009.
- Land acquisition opportunities and/or needs were not investigated during the 2014 review.
- Ministry of Environment considers CSRD land acquisitions, for any type of Solid Waste purpose, a requirement of the SWMP.
- The SWMP amendment will create a process and criteria for considering future opportunities.

Criteria for land acquisition

- Adds landfill capacity or extends landfill life
- Increases waste diversion opportunities, provides more room for waste diversion infrastructure
- Supported by a business case that demonstrates financial benefit
- Supported by an appraisal that confirms market value
- Considers impact on the environment and neighboring properties
- Is suitable for landfilling, waste transfer or waste diversion activities
- Supports the SWMP's zero waste goals

Criteria for Land Acquisitions cont.

- Public consultation
- Is supported by the affected local municipality or Electoral Area
- Will result in improved environmental management of the acquired property
- Is limited to property that is adjacent to a landfill, and is subject to a rezoning approval process if required
- Consultation with immediate neighbors of the property
- Improves public access
- Proximity to waste sources

SWMP Amendment Process

- The SWMP amendment process will be subject to a stakeholder engagement process that includes:
 - ongoing input and commentary from the CSRD's existing regional Plan Monitoring Advisory Committee (PMAC);
 - a series of four open house sessions;
 - an online survey to gain additional input from the entire CSRD, and;
 - submission of a report to the MoE outlining results of public engagement and requesting approval of a new section of the SWMP outlining criteria for considering future land acquisition opportunities and the Mounce Property for future SWMP purposes.

Sicamous Landfill

Conformance Review Highlights:

- 200 Point Review of BC Landfill Criteria
 - Establish background water quality
 - Improve surface water management
 - Improve LFG monitoring
 - Fire suppression, emergency contacts
 - Complaint ledger



DESIGNING CONDITIONS AS OF OCTOBER 15, 2015.

- LEGEND**
- - - - - PROPERTY BOUNDARY
 - - - - - APPROXIMATE LIMIT OF WASTE
 - - - - - APPROXIMATE PROJECT LIMIT
 - - - - - EXISTING CONTOURS
 - - - - - PROPOSED CONTOURS
 - - - - - EXISTING ASPHALT ROAD
 - - - - - EXISTING GRAVEL ROAD
 - - - - - EXISTING BUILDING
 - - - - - EXISTING CULVERT
 - - - - - EXISTING SURFACE WATER COURSE

NO.	DESCRIPTION	DATE	APPROVED BY
1	DESIGNING	2015.10.15	[Signature]
2	REVISION	2015.10.15	[Signature]
3	REVISION	2015.10.15	[Signature]

DESIGN, OPERATIONS AND CLOSURE PLAN
SICAMOUS LANDFILL
COLUMBIA SHUSWAP REGIONAL DISTRICT

VERIFY SCALE
 SEE 10 mm ON
 ORIGINAL DRAWING.
 NOT TO BE USED FOR
 ANY PURPOSES
 UNLESS SCALES
 ACCORDINGLY.

OPTIONAL ADDITIONAL FILLING

DISTRICT: COLUMBIA SHUSWAP REGIONAL DISTRICT
 PROJECT: SICAMOUS LANDFILL CLOSURE
 SHEET: 1 OF 1



Curbside

- User pay principals
- Approx. \$100 base fee, \$3 tip fee
- Cart for refuse, clear bag for recycling
- Weekly/Bi-weekly collection

Thank you for Participating!

- Next Steps
 - Consolidate feedback and incorporate into submission to MoE.
 - Proceed with re-zoning prescribed by the City of Salmon Arm, including public hearings.

Before leaving this open house, please share your opinions about other criteria you would like to see considered, and about the proposed acquisition in Salmon Arm.

*4. For future land acquisition, please indicate the importance on the following criteria:

	Very Important	Somewhat Important	Least Important
Adds landfill capacity or extends landfill life			
Increases waste diversion opportunities, provides more room for waste diversion infrastructure			
Supported by a business case that demonstrates financial benefit			
Supported by an appraisal that confirms market value			
Considers impact on the environment			
Considers impact on neighbouring properties			
Is suitable for landfilling, waste transfer or waste diversion activities			
Supports the SWMP's zero waste goals			
Improves public access			
Is within a reasonable proximity to waste generators			
Is subject to public consultation			
Is supported by the affected local municipality or Electoral Area			
Will result in improved environmental management of the acquired property			
Is limited to property that is adjacent to a landfill, and is subject to a rezoning approval process if required			
Is subject to consultation with immediate neighbours of the property			

Other Important Criteria (please specify)

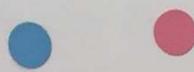
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Strongly Agree	
Agree	
Don't Know	
Disagree	
Strongly Disagree	
Other (please specify)	

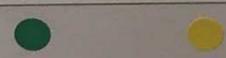
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Strongly Agree	
Agree	
Don't Know	
Disagree	
Strongly Disagree	
Other (please specify)	

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Disagree	
Strongly Disagree	
Other (please specify)	

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Don't Know	
Disagree	
Strongly Disagree	
Other (please specify)	

***10. This property should be incorporated as a lateral expansion of the existing landfill as soon as possible and developed in its entirety to maximize overall efficiency.**

Strongly Agree	
Agree	
Don't Know	
Disagree	
Strongly Disagree	
Other (please specify)	

***11. The CSRD should abandon the plans to acquire this property.**

True	
False	
Other (please specify)	

***12. The acquisition price of \$750,000 for this 20 acre property represents good value.**

True	
False	
Don't Know	
Other (please specify)	

Phil Jensen

From: Ben Van Nostrand <bvannostrand@csrd.bc.ca>
Sent: January 26, 2018 7:02 PM
To: [REDACTED]
Cc: Darcy Mooney
Subject: FW: Message from "RNP0026736DFB7E"
Attachments: 20180126153444112.pdf

Hi [REDACTED] at last night's meeting there were about 20 residents, including the [REDACTED], at the Sicamous meeting.

I've attached the information package the [REDACTED] are handing out.

In general the discussions were more related to what's going on in Sicamous, including;

- Can the CSRD review hours of operation with an aim to increase access to the landfill and recycling depot
- general questions about the recycling program, what can be recycled, and where is the recycling ending up
- a general discussion about the new attendant at the landfill, some feel she's wonderful and others feel she's not doing enough checking of loads. Traffic flow has improved but load audits are not happening
- a general discussion around curbside collection of waste, most seemed opposed to a curbside collection program, citing high costs.
- a request was made to do more research into recycling clothes

The [REDACTED] were challenged by a few in the audience over why they would build a house so close to the landfill in the first place.

I'll ask Darcy to provide his thoughts on Monday.

Ben Van Nostrand, P.Ag., ASCT.

Team Leader | Environmental Health Services Operations Management Columbia Shuswap Regional District

T: 250.833.5940 | F: 250.832.1083 | C: 250.517.7271

E: bvannostrand@csrd.bc.ca | W: www.csrd.bc.ca

Please consider the environment before printing this e-mail

-----Original Message-----

From: donotreply@csrd.bc.ca [mailto:donotreply@csrd.bc.ca]

Sent: January-26-18 3:35 PM

To: Ben Van Nostrand <bvannostrand@csrd.bc.ca>

Subject: Message from "RNP0026736DFB7E"

This E-mail was sent from "RNP0026736DFB7E" (MP C6502).

Scan Date: 01.26.2018 15:34:44 (-0800)

Queries to: donotreply@csrd.bc.ca

APPENDIX C

Consultation Summary

Open Houses

Sicamous

Documentation circulated by attendees

Columbia Shuswap Regional District Solid Waste
Management Plan Amendment: Salmon Arm Landfill
Acquisition and Property Acquisition Guidelines

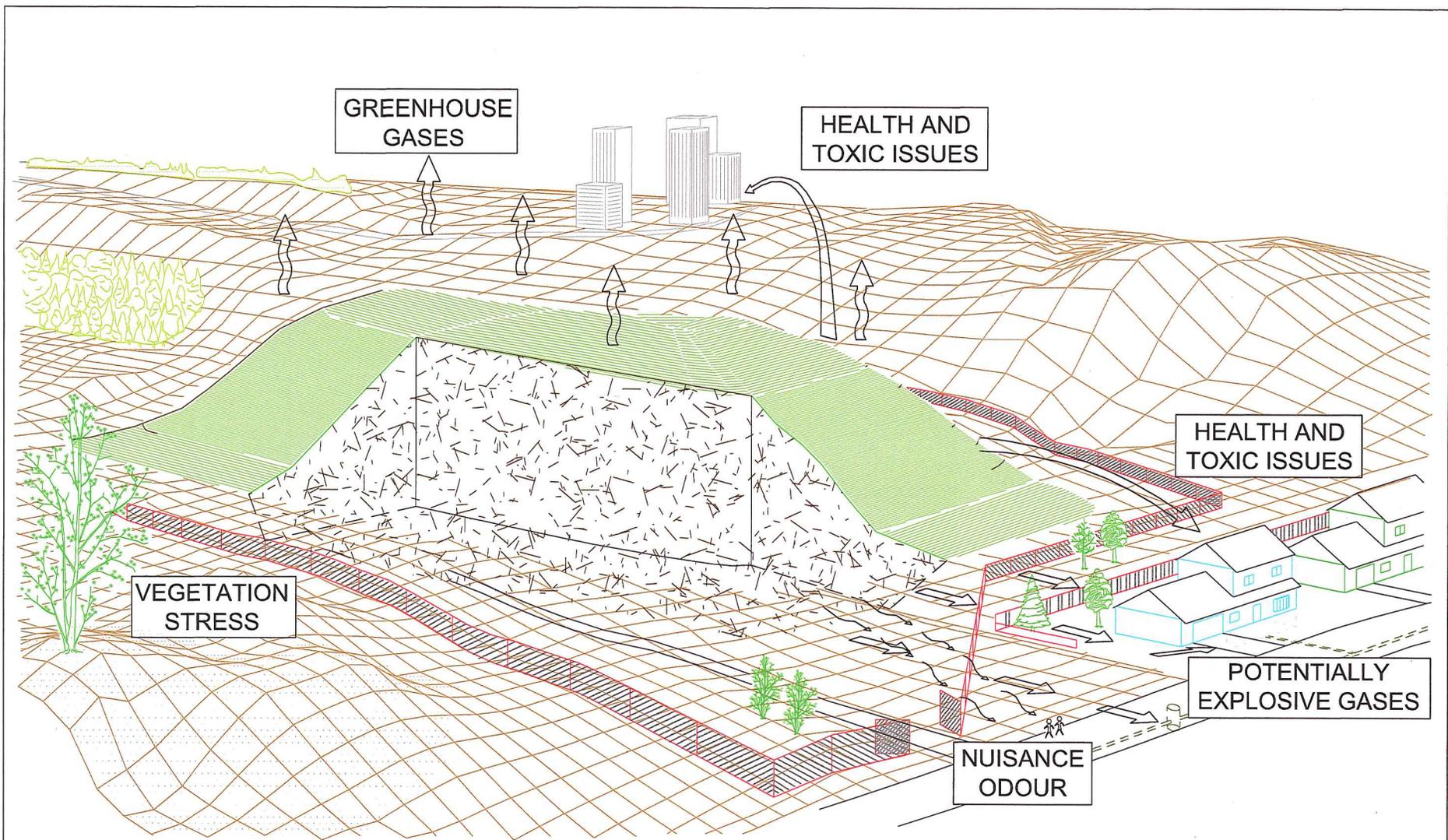


figure 2.3

POTENTIAL LFG IMPACTS

Copied from "Landfill Gas Management Facilities Design Guidelines" British Columbia Ministry of Environment



Introduction:

The following quotes from Government documents and other comments, relate to the Columbia Shuswap Regional District (CSRD) proposing to purchase a property adjacent to the current Salmon Arm Landfill and then proceed with a lateral expansion of that Landfill. All of the neighbouring residents object on the following grounds.

Quotes from "Landfill Criteria for Municipal Solid Waste" BC ministry of Environment, June 2016

"The Criteria are intended to provide guidance to landfill owners and operators, qualified Professionals and Ministry staff for the development, operation and authorization of MSW landfills, and recommend a straightforward path for proponents to follow to establish and operate existing, expanded and new landfills in a manner reflecting the latest standards for environmental protection."

"3.1 LAND USE

The landfill footprint must not be located within 500 m of an existing or planned sensitive land use."

"Sensitive land uses include, but are not limited to: schools, residences," etc.

We have identified 17 residences that would be less than 500 m from the proposed expansion, the closest being 71.5m. See attached "Google Earth" image.

"3.3 AIRPORTS

As a rule of thumb Transport Canada generally require that a landfill footprint be located no closer than 8 km from airports. That **minimum separation distance** may be reduced to **3.2 Km** if bird control measures acceptable to Nav Canada are implemented at the site."

The current working face of the Salmon Arm landfill is roughly 200m from the runway.

"Google Earth" image next page:

Yellow Dots = Residences



500 m

“Landfill Gas Management Facilities Design Guidelines” is another document published by BC Ministry of Environment.

Quote: “2.2.3 Health Issues and Toxic Effects

Additionally, accumulation of LFG in enclosed or low-lying areas on or near landfills may cause displacement of air, thereby creating an oxygen-deficient atmosphere. This oxygen deficiency may be severe enough to pose a suffocation hazard to persons in the area.”

“2.2.4 Explosions

In the past, LFG explosions have occurred in structures on or near landfill sites. These occurrences are generally attributed to LFG migrating through the soil and accumulating within nearby structures.”

These possible Health and Safety issues are surely a major part of the reasoning behind the 500m buffer zone from residences.

The attached “sketch” is copied directly from this Ministry of Environment “Landfill Gas” document.

Financial:

The 2017 Property Tax assessment on this expansion parcel was \$299,000.00.

The CSRD is offering \$750,000.00 (2.5 times tax assessment) for the proposed expansion property.

This is a property that has had 6,500 Tonnes of demolition and land clearing waste buried in it. We cannot imagine anyone else paying such a high price for a property like this. Additionally, required road upgrades estimated at \$6-700,000.00 as well as other upgrades will most likely push the cost to rate payers to somewhere over \$2 million.

Conclusion:

Opening a landfill site too near the Airport as well as too near residences was a mistake made initially in the 1970’s when standards were much lower.

With the benefit of “guidance documents” prepared by our own BC Ministry of Environment and Transport Canada saying things like “**must not be located less than 500m from a residence**”, “not acceptable within 3.2 Km of an Airport,” and Landfill Gas design guidelines talking about “Health and Toxic issues” and “Potentially Explosive Gases”, in 2018, we should know better than to try to expand and thereby extend the lifespan of a facility with so many issues, from both social and Health and Safety perspectives.

The current Salmon Arm landfill facility should be moving toward closure rather than expansion and the money that would otherwise be spent on this proposed expansion should be put towards purchasing land outside the City, away from residences and away from the airport.

APPENDIX C

Consultation Summary

Open Houses

Revelstoke

Columbia Shuswap Regional District Solid Waste
Management Plan Amendment: Salmon Arm Landfill
Acquisition and Property Acquisition Guidelines

CSRD

Solid Waste Management Plan Amendment

Property Acquisition Guidelines
and
Salmon Arm Property Acquisition



Welcome

- Purpose
 - Provide information and encourage feedback.
- Agenda
 - Background – why are we here?!
 - Amendment process.
 - Land acquisition opportunities in general.
 - Salmon Arm land acquisition.
- General Questions & Answers
- Survey Boards - questions

Today we are asking for your thoughts about both the proposed land acquisition and the SWMP amendment dealing with future acquisition opportunities



Waste Management in the CSRD

- The CSRD owns and operates 4 landfills in the CSRD in Salmon Arm, Sicamous, Revelstoke and Golden.
- These landfills collect municipal solid waste from “waste sheds” surrounding the sites.
- Overall, about 35,000 metric tonnes of waste is deposited in CSRD landfills annually by about 60,000 people.

Waste Management in the CSRD

- More than just landfills, waste is considered a resource
 - Marshaling for reuse/recycling
 - Composting
 - Biogas
- Zero Waste Vision

Landfill Airspace

- Airspace – the space garbage occupies in the landfill.
- Wastes are compacted in cells, lifts and phases.
- Approximately 1 metric tonne of buried waste consumes 1 cubic metre of air space.
- On average the CSRD consumes 55,000 cubic meters of airspace annually at our 4 landfills

Landfill life Expectancies

- Salmon Arm – closure approx. 2035 (2050)
- Sicamous – closure approx. – 2040
- Revelstoke – closure approx. – 2050
- Golden – closure approx. - 2090

Salmon Arm Landfill

- The Salmon Arm landfill is the CSRD's largest landfill serving about 35,000 residents.
- The Salmon Arm landfill is being developed as an engineered landfill with an award winning active landfill gas collection and upgrade system.

Salmon Arm Landfill Acquisition Opportunity

- The CSRD is proposing to purchase a 20-acre parcel of land located directly adjacent to the Salmon Arm landfill.
- Parcel is currently authorized by the MoE to landfill demolition, land clearing and construction debris.
- The property is estimated to provide an additional 15 to 27 years of landfill airspace.
- Improved groundwater monitoring in the area.
- Facilitate long term SWMP Zero Waste goals.

Cont.

- Enable development and/or relocation of recycling marshalling areas.
- Create new/alternate site entrance.
- Maintenance area for equipment.
- Expansion of landfill once existing airspace is consumed.
- Provide buffer area to existing landfill site.



Existing CSRD Landfill
Zoned Institutional
(not including landfill)

Proposed Landfill
Expansion Lot

PLAN 83550

KAPE2250

22985

228168



Regulatory Process

- Solid Waste Management Plans
- Operational Certificates
- Design and Operation Plans
- Landfill Criteria
- City of Salmon Arm Zoning

2014 Solid Waste Management Plan

- In 2014 the CSRD reviewed its Solid Waste Management Plan (SWMP) that was developed in 2009.
- Land acquisition opportunities and/or needs were not investigated during the 2014 review.
- Ministry of Environment considers CSRD land acquisitions, for any type of Solid Waste purpose, a requirement of the SWMP.
- The SWMP amendment will create a process and criteria for considering future opportunities.

Criteria for land acquisition

- Adds landfill capacity or extends landfill life
- Increases waste diversion opportunities, provides more room for waste diversion infrastructure
- Supported by a business case that demonstrates financial benefit
- Supported by an appraisal that confirms market value
- Considers impact on the environment and neighboring properties
- Is suitable for landfilling, waste transfer or waste diversion activities
- Supports the SWMP's zero waste goals

Criteria for Land Acquisitions cont.

- Public consultation
- Is supported by the affected local municipality or Electoral Area
- Will result in improved environmental management of the acquired property
- Is limited to property that is adjacent to a landfill, and is subject to a rezoning approval process if required
- Consultation with immediate neighbors of the property
- Improves public access
- Proximity to waste sources

SWMP Amendment Process

- The SWMP amendment process will be subject to a stakeholder engagement process that includes:
 - ongoing input and commentary from the CSRD's existing regional Plan Monitoring Advisory Committee (PMAC);
 - a series of four open house sessions;
 - an online survey to gain additional input from the entire CSRD, and;
 - submission of a report to the MoE outlining results of public engagement and requesting approval of a new section of the SWMP outlining criteria for considering future land acquisition opportunities and the Mounce Property for future SWMP purposes.

Revelstoke Landfill

- New Programs
 - Feb.1 tipping fee changes
 - Hazardous Waste Disposal
- Food Waste Diversion
- Landfill Development





5653900 N



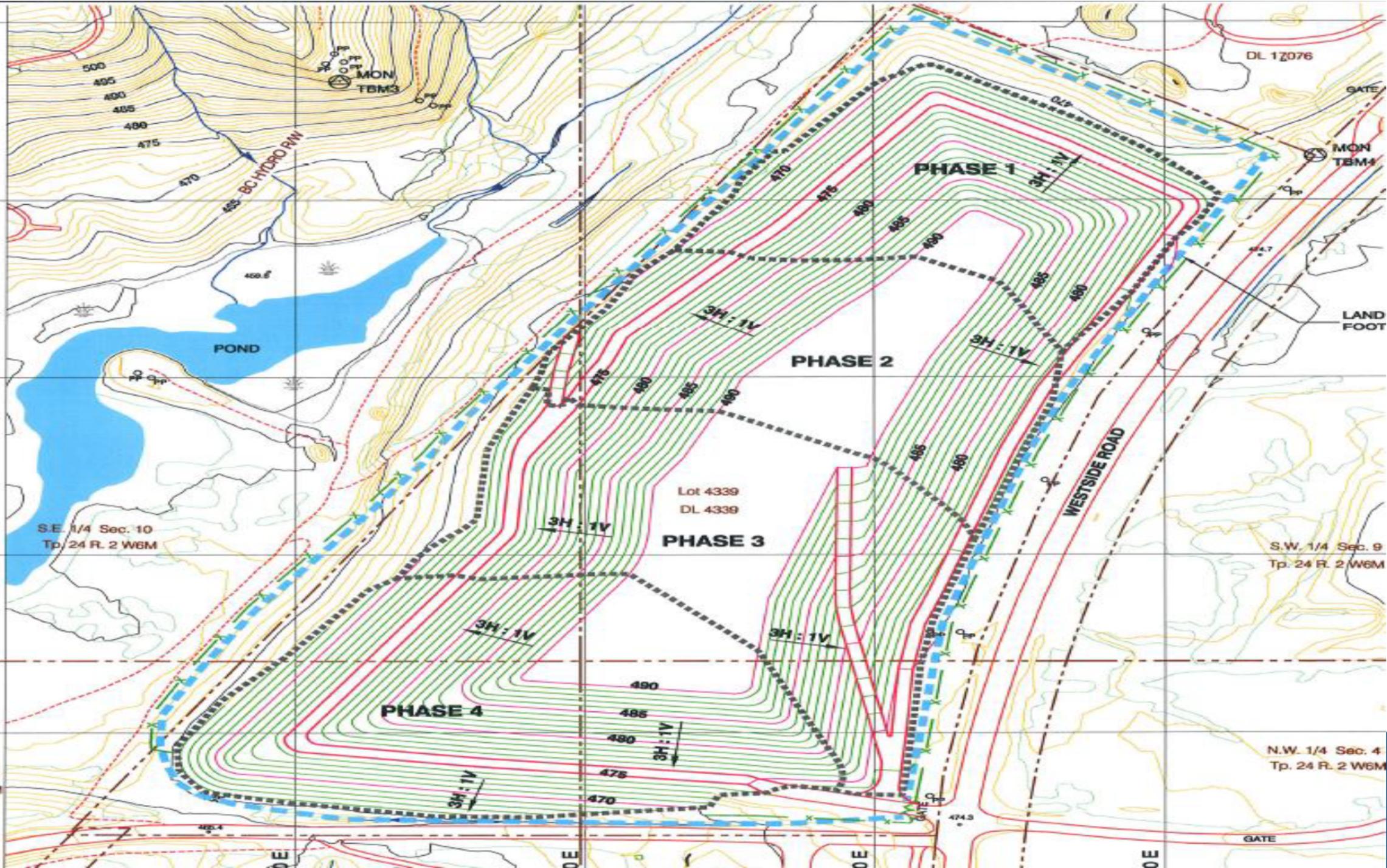
5653800 N

5653700 N

5653600 N

5653500 N

N.E. 1/4 Sec. 5
Tp. 24 R. 2 W6M



DL 17076

MON TBM4

LAND FOOT

S.W. 1/4 Sec. 9
Tp. 24 R. 2 W6M

N.W. 1/4 Sec. 4
Tp. 24 R. 2 W6M

GATE

Thank you for Participating!

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***6. The acquisition of this property adjacent to the Salmon Arm Landfill will provide benefit to the CSRD and its residents.**

Strongly Agree	
Agree	<input checked="" type="radio"/>
Don't Know	
Disagree	<input type="radio"/>
Strongly Disagree	
Other (please specify)	

***7. The CSRD should pursue the opportunity to acquire the property.**

Strongly Agree	
Agree	<input checked="" type="radio"/>
Don't Know	
Disagree	<input type="radio"/>
Strongly Disagree	
Other (please specify)	

***10. This property should be incorporated as a lateral expansion of the existing landfill as soon as possible and developed in its entirety to maximize overall efficiency.**

Strongly Agree	
Agree	<input checked="" type="radio"/>
Don't Know	
Disagree	
Strongly Disagree	<input type="radio"/>
Other (please specify)	

***11. The CSRD should abandon the plans to acquire this property.**

True	<input checked="" type="radio"/>
False	<input type="radio"/>
Other (please specify)	

***12. The acquisition price of \$750,000 for this 20 acre property represents good value.**

True	
False	<input checked="" type="radio"/>
Don't Know	<input type="radio"/>
Other (please specify)	

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Strongly Agree	<input type="radio"/>
Agree	<input type="radio"/>
Don't Know	<input type="radio"/>
Disagree	<input checked="" type="radio"/>
Strongly Disagree	<input type="radio"/>
Other (please specify) <i>Abandon development entirely</i>	

***9. The development of this property as an expansion to the existing landfill should occur if needed, but only when the current landfill site reaches capacity.**

Strongly Agree	<input type="radio"/>
Agree	<input type="radio"/>
Don't Know	<input type="radio"/>
Disagree	<input checked="" type="radio"/>
Strongly Disagree	<input type="radio"/>
Other (please specify)	

***4. For future land acquisition, please indicate the importance on the following criteria:**

	Very Important	Somewhat Important	Least Important
Adds landfill capacity or extends landfill life	●		
Increases waste diversion opportunities, provides more room for waste diversion infrastructure	●		
Supported by a business case that demonstrates financial benefit	●		
Supported by an appraisal that confirms market value	●		
Considers impact on the environment	● ●		
Considers impact on neighbouring properties	● ●		
Is suitable for landfilling, waste transfer or waste diversion activities	●		
Supports the SWMP's zero waste goals	●		
Improves public access	●		
Is within a reasonable proximity to waste generators	●		
Is subject to public consultation	●		
Is supported by the affected local municipality or Electoral Area	●		
Will result in improved environmental management of the acquired property	●		
Is limited to property that is adjacent to a landfill, and is subject to a rezoning approval process if required	●		
Is subject to consultation with immediate neighbours of the property	●		

Other Important Criteria (please specify)

Community Open House Revelstoke

Jan 29, 2018 – Revelstoke Community Centre. 7PM -9PM.

11 residents in attendants.

Question: is the Revy landfill lined with a geo membrane?

How did we come up with the \$750,000 price? The appraisal was set at \$850,000, so we are paying less than the appraised value.

Williamson presentation.

What is meant by buffer zone, and how are enhancements made to that zone?

Is the site full of concrete now?

Will the site be used imminently, will the old garbage be moved out?

Will Sicamous landfill close and will that waste move to Salmon Arm?

What will happen to the site once it closes? Will it be a park?

Is the tonnage that is buried how the contractor gets paid?

Why are stumps being allowed into the landfill site for free during free Y&G events?

Septic: revelstoke is able to accept septage.

What is the option for the CSRD if we don't purchase the property?

Can we clear the trees off phase 1 to use that for composting pad?

Is there food waste being composted at the landfill?

Has the CSRD contemplated another site that doesn't impact neighbors?

Are the impacted neighbors on City water or wells?

Can the public have access to the monitoring reports from the landfill?

Are the new phases all lined?

Has the CSRD considered mitigation for the existing neighboring properties? Tax breaks? Property value protection?

Would the Williamsons consider selling their property to the CSRD?

What are the prevailing wind patterns at SALF?

Williamsons: read landfill gas criteria, & composting criteria.

How will the site be paid for?

What is the CSRD "debt".

APPENDIX C

Consultation Summary

Open Houses

Golden

Columbia Shuswap Regional District Solid Waste
Management Plan Amendment: Salmon Arm Landfill
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Cont.

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Existing CSRD Landfill
Zoned Institutional
(not including landfill)

Proposed Landfill
Expansion Lot

PLAN 83550

KAPE2250

KAPE7088

KAPE504

KAPE2250

KAPE2250

KAPE2250

KAPE2250

KAPE2250



Regulatory Process

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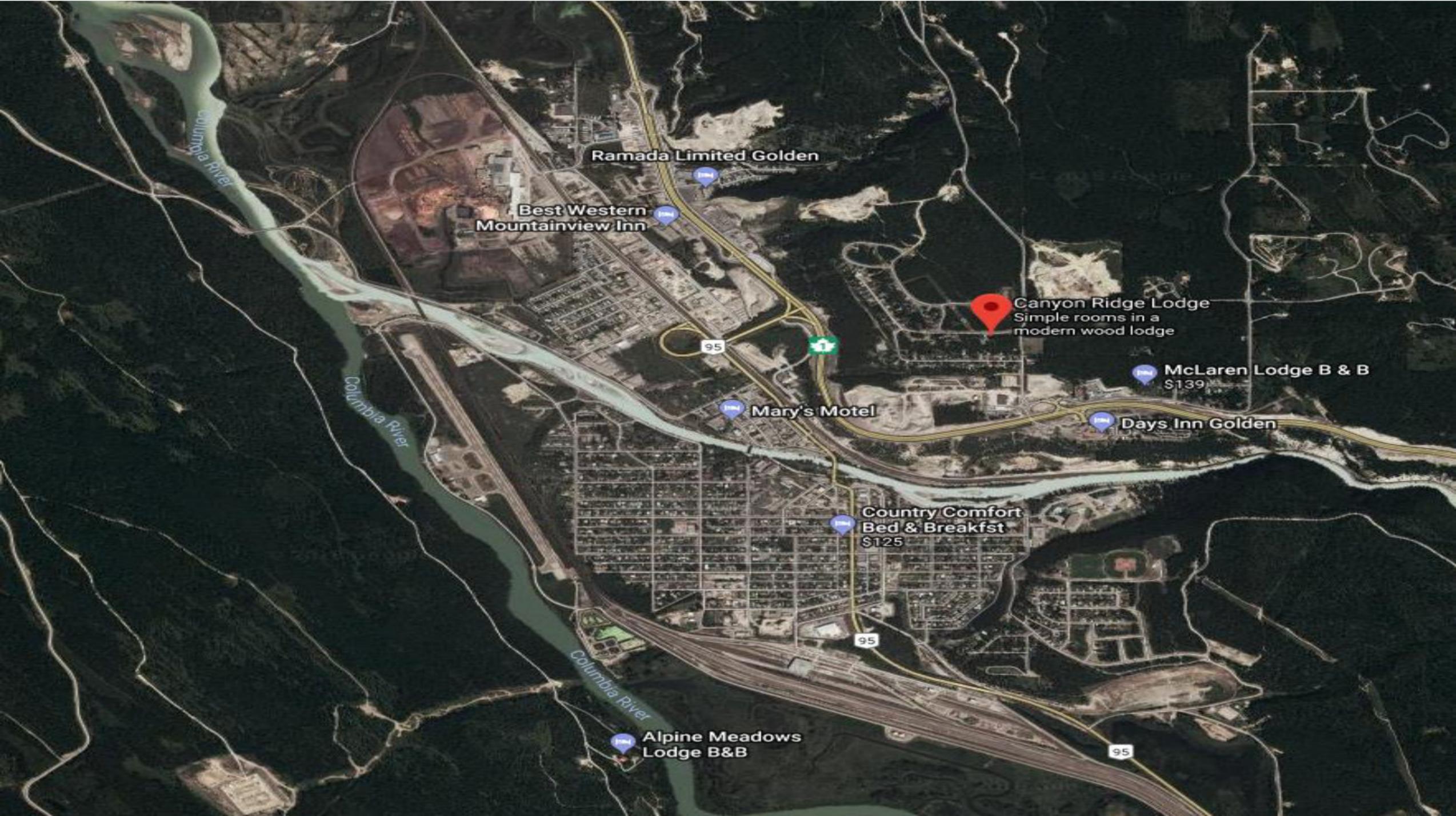
Golden Landfill

- New Programs
 - Feb.1 tipping fee changes
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- Organics Waste Diversion
- Landfill Development









Ramada Limited Golden

Best Western Mountainview Inn

Canyon Ridge Lodge
Simple rooms in a modern wood lodge

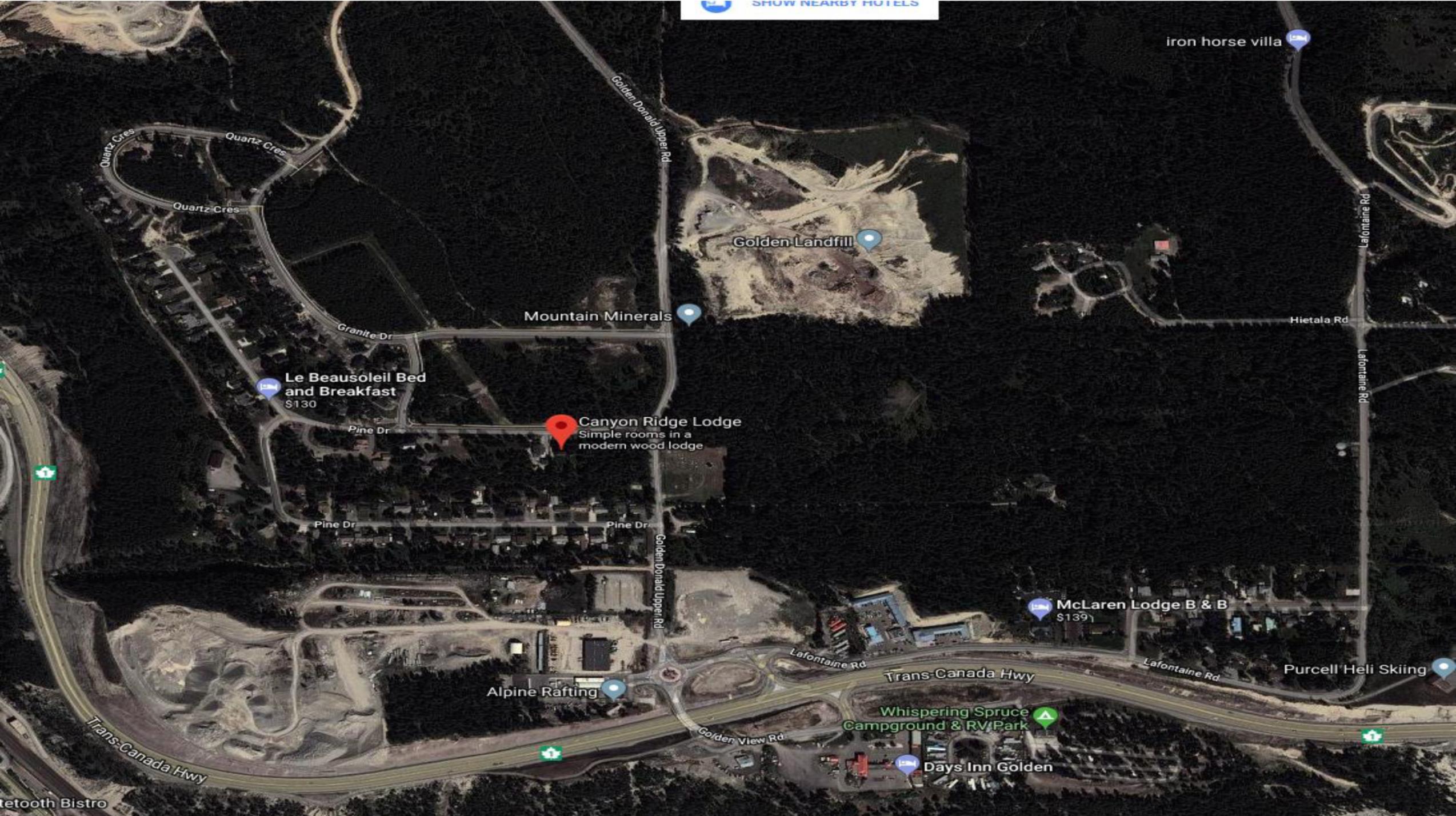
McLaren Lodge B & B
\$139

Mary's Motel

Days Inn Golden

Country Comfort Bed & Breakfast
\$125

Alpine Meadows Lodge B&B



iron horse villa

Quartz Cres
Quartz Cres
Quartz Cres

Golden Donald Upper Rd

Golden Landfill

Mountain Minerals

Le Beausoleil Bed and Breakfast
\$130

Canyon Ridge Lodge
Simple rooms in a modern wood lodge

Granite Dr

Pine Dr

Pine Dr

Pine Dr

Golden Donald Upper Rd

McLaren Lodge B & B
\$139

Alpine Rafting

Lafontaine Rd

Trans-Canada Hwy

Lafontaine Rd

Purcell Heli Skiing

Whispering Spruce Campground & RV Park

Days Inn Golden

Golden View Rd

Trans-Canada Hwy

teetooth Bistro



MW09-06D
GP-6S/D
MW09-06S

TH4

BH-9

Runoff #2

Runoff #1

MW95-02

MW09-07
GP-7S/D

Runoff #3

456 IIB (12)

Thank you for Participating!

- Next Steps
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Before leaving this open house, please share your opinions about other criteria you would like to see considered, and about the proposed acquisition in Salmon Arm.

Phil Jensen

From: Ben Van Nostrand <bvannostrand@csrd.bc.ca>
Sent: February 14, 2018 4:59 PM
To: Phil Jensen
Subject: RE: Draft Amendment document review

Hi Phil, Golden went as expected.....the [REDACTED] (salmon arm landfill property neighbours) attended along with 3 Town of Golden councillors, the CSRD Area Director, 2 neighbours of the Golden landfill (who are upset about living next to a landfill), a reporter and 2 other member of the public at large attended.

In general the conversation was more geared towards issues in Golden and the Golden landfill. Nobody attending took the time to put stickers on our boards.

I'm recommending that we end the survey on Sunday.

I can meet any time on Friday.

Cheers,

Ben Van Nostrand, P.Ag., ASCT.
Team Leader | Environmental Health Services
Operations Management
Columbia Shuswap Regional District
T: 250.833.5940 | F: 250.832.1083 | C: 250.517.7271
E: bvannostrand@csrd.bc.ca | W: www.csrd.bc.ca



 Please consider the environment before printing this e-mail

From: Phil Jensen [mailto:[REDACTED]]
Sent: February-14-18 12:50 PM
To: Ben Van Nostrand <bvannostrand@csrd.bc.ca>
Subject: Draft Amendment document review

Hi Ben. I hope things went well in Golden last night. Let me know what time works on Friday for you, if you are available. If we can spend some time we can walk through the current draft.

Thanks!

Phil

Phil Jensen

[REDACTED]

APPENDIX C

Consultation Summary

Open Houses

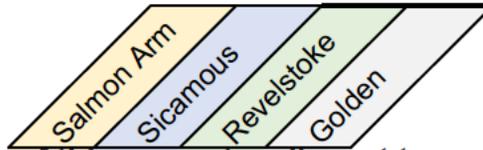
Summary Tables

Columbia Shuswap Regional District Solid Waste
Management Plan Amendment: Salmon Arm Landfill
Acquisition and Property Acquisition Guidelines

Responses: Open House Sessions

4. For future land acquisition, please indicate the importance of the following criteria:

Importance:	Salmon Arm			Sicamous			Revelstoke			Golden			Overall		
	Very	Some what	Least	Very	Some what	Least	Very	Some what	Least	Very	Some what	Least	Very	Some what	Least
Considers impact on the environment	1			4			2						7	0	0
Is suitable for landfilling, waste transfer or waste diversion activities				1	1		1						2	1	0
Will result in improved environmental management of the acquired property				2			1						3	0	0
Considers impact on neighbouring properties	7			3	1		2						12	1	0
Increases waste diversion opportunities, provides more room for waste diversion infrastructure			1	2	1		1						3	1	1
Supports the SWMP's zero waste goals	1			2			1						4	0	0
Is subject to public consultation				2	1		1						3	1	0
Is supported by the affected local municipality or Electoral Area				1	1		1						2	1	0
Is subject to consultation with immediate neighbours of the property	1			1	3		1						3	3	0
Adds landfill capacity or extends landfill life			1	5	1		1						6	1	1
Is within a reasonable proximity to waste generators?				2	3		1						3	3	0
Supported by a business case that demonstrates financial benefit				1	1		1						2	1	0
Improves public access					3		1						1	3	0
Supported by an appraisal that confirms market value				1	1	1	1						2	1	1
Is limited to property that is adjacent to a landfill, and is subject to a rezoning approval process if required				3			1						4	0	0



6. The acquisition of this property adjacent to the Salmon Arm Landfill will provide benefit to

Strongly Agree					0
Agree			1		1
Don't Know					0
Disagree			1		1
Strongly Disagree	9				9
Other (please specify)					0

7. The CSRD should pursue the opportunity to acquire the property.

Strongly Agree					0
Agree			1		1
Don't Know					0
Disagree			1		1
Strongly Disagree	9				9
Other (please specify)					0

8. The property should be used only to support recycling/reuse activities and not for

Strongly Agree			1		1
Agree					0
Don't know			1		1
Disagree			1		1
Strongly Disagree					0
Other (please specify)					0

9. The development of this property as an expansion to the existing landfill should occur if needed, but only when the current landfill

Strongly Agree					0
Agree			1		1
Don't Know					0

Disagree			1		1
Strongly Disagree					0
Other (please specify)					0

lateral expansion of the existing landfill as soon as possible and developed in its entirety to maximize overall efficiency?

Strongly Agree					0
Agree			1		1
Don't Know					0
Disagree					0
Strongly Disagree	2		1		3
Other (please specify)					0

11. The CSRD should abandon the plans to acquire this property.

True	2		1		3
False			1		1
Other (please specify)					0

12. The acquisition price of \$750,000 for this 20 acre property represents good value.

True					0
False	2		1		3
Don't Know			1		1
Other (please specify)					0