

RURAL MUNICIPALITY OF INVERGORDON No. 430

Special meeting of Council held in the R.M. Council Chambers

7 Struthers Lake Drive in Crystal Springs, SK

April 29th 2021

1:00pm

<i>Present:</i>	<i>Reeve</i>	<i>Bruce Hunter</i>
	<i>Councillor, Division 1</i>	<i>Kelvin Dutka</i>
	<i>Councillor, Division 2</i>	<i>Keith Thibault</i>
	<i>Councillor, Division 3</i>	<i>Calvin Parsons</i>
	<i>Councillor, Division 4</i>	<i>Kevin Hawreschuk</i>
	<i>Councillor, Division 5</i>	<i>Wayne Bacon</i>
	<i>Councillor, Division 6</i>	<i>Edwin Rundbraaten</i>
	<i>Administrator</i>	<i>Courtney Beaulieu</i>
	 <i>Delegations</i>	 <i>Doug Bryshun (by Zoom)</i>
		<i>Jeffrey Mansiere (by Zoom)</i>
		<i>Stephen Radoux</i>
		<i>Bradley Oleksyn (by Zoom)</i>
		<i>Curtis West, Greenland Waste</i>

A quorum being present, Reeve Hunter called the meeting to order at 1:10pm.

Delegates Stephen Radoux and Curtis West of *Greenland Waste* both present at the time the meeting was called to order.

Delegations

Stephen Radoux addressed the Council with questions and concerns relating to Greenland Waste's landfill proposal on SW 6-44-23-W2. Stephen departed the meeting at 1:28pm.

Doug Bryshun was invited to speak via Zoom at 1:28pm to address the Council with questions and concerns relating to the same proposal. Doug completed his address at 1:48pm and remained in the meeting as an observer via Zoom.

Jeffrey Mansiere was invited to speak via Zoom at 1:48pm to address the Council with questions and concerns relating to the same proposal. Jeffrey completed his address at 2:04pm and remained in the meeting as an observer via Zoom.

Bradley Oleksyn was invited to speak via Zoom at 2:04pm to address the Council with questions and concerns relating to the same proposal. Bradley completed his address and remained in the meeting as an observer via Zoom.

Commercial Landfill Proposal SW 6-44-23-W2

115/21 Bacon

WHEREAS, the proposal being considered is for the development of a commercial non-hazardous landfill on SW 6-44-23-W2.

WHEREAS, the applicant and developer of the proposed landfill is Curtis West, President of *Greenland Waste Disposal*.

WHEREAS, the owner and operator of the proposed landfill shall be a newly formed entity of Greenland Waste subsidiaries, yet to be formed.

WHEREAS, the developer first spoke with the Council on July 8, 2020 where it was advised that their landfill proposal in the R.M. of Birch Hills was not proceeding, and that the developer had begun discussions with R.M. of Invergordon landowners in the vicinity of the municipal landfill.

WHEREAS, the developer wishes to proceed on the proposed land as the anticipated soil conditions and topography, combined with existing infrastructure, site access and overall public acceptance of the municipal landfill site, deems it to be an ideal location for the proposal.

WHEREAS, the **Developer Commitments** to this proposal under consideration by the Council are as follows:

1. The site shall be under regulatory authority of the Ministry of Environment (MOE) and cannot operate without a valid Permit To Operate as issued by the MOE and under any terms & conditions they prescribe.
2. The municipality shall receive revenue from the development in the form of a 4% annual royalty of the landfill's gross revenues, estimated to be at least \$50,000 each year.
3. R.M. of Invergordon ratepayers shall have access to the site on Wednesdays and Saturdays from 10:00am to 4:45pm.
 - i. Rates for standard household waste shall be at a 45% discount to the current market rates for non-members of the Prince Albert and Melfort landfills; and
 - ii. Rates for non-standard household wastes (e.g. couch, mattress, demolished building materials) shall be the average of the current market rates for members and non-members of the Prince Albert and Melfort landfills.
4. The site shall not be open to the general public.
5. RM of Invergordon ratepayers shall be offered discounted service rates on a 3-yard garbage bin to have on their property within the municipality.
 - i. Rates to be emptied every 4th week: \$30.00 per month (pre-operational) and \$20.00 per month (post-operational);
 - ii. Rates to be emptied every 8th week: \$20.00 per month (pre-operational) and \$15.00 per month (post-operational);
 - iii. These rates include the bin rental fee and the tipping fee; and
 - iv. These rates can be secured on a 5-year term.
6. Upon receiving an approved Permit To Operate from MOE, the developer shall be responsible for the cost of executing the annual groundwater monitoring requirements at the existing municipal landfill site, at NE 36-43-24-W2, until such time the MOE deems

its lifespan to be complete (expected to be 25-40 years). This is estimated to be a savings to the municipality of \$300,000 (minimum).

7. The developer shall enter into a Road Maintenance Agreement with the municipality for the payment of road maintenance fees (for routine blading and graveling) and capital road loss fees.
8. The developer shall enter into a Dust Control Agreement with the municipality.
9. The site shall contain 3 layers of fencing to prevent windblown litter from escaping the site, and waste shall be covered daily per regulations.

WHEREAS, the RM issued the following public notices in relation to this proposal:

- August 17, 2020: Mailed public notice to all ratepayers that the Council is considering an expansion upon its municipal landfill site and is discussing various waste management plans as a result of the impending closure of the existing site.
- December 14, 2020: Mailed public notice to adjacent landowners and nearby residents of SE 1-44-24-W2 of a proposal to develop a commercial non-hazardous landfill by Greenland Waste at this location and to invite these individuals to a meeting with Council and the developer on December 21, 2020 to answer questions and provide information on the proposal.
- March 26, 2021: Mailed public notice to all ratepayers of a proposal to develop a commercial non-hazardous landfill by Greenland Waste on SW 6-44-23-W2 and to invite ratepayers to a meeting with Council and the developer on April 12, 2021 to answer questions and provide information on the proposal as a whole and its finalized location. It is noted that due to public health orders, attendance was capped at 30 people to this meeting, however no persons were turned away in a request for attendance.
- April 27, 2021: Public notice posted to municipal website of this Special Meeting being called to consider the approval of the commercial landfill proposal on SW 6-44-23-W2.

WHEREAS, the Council considered the following factors in evaluating the developer's commercial non-hazardous landfill proposal on SW 6-44-23-W2:

1. That, under its draft Zoning Bylaw regulations, all residences are outside the minimum setback requirement to a landfill of 457.0 meters. Established bin-yards are also outside this minimum distance.
2. That, the site has some perimeter vegetation to assist in concealing the site from the adjacent road, assisting with the containment of any windblown litter escaping the proposed fencing and in combating the prevailing wind direction.
3. That, the site shall use Provincial Highway No. 41 for all heavy truck traffic.
4. That, the site's heavy trucks would utilize approximately 1.5 miles of all-weather municipal gravel road from Highway 41.
5. That, the site estimates a volume of 8-10 heavy trucks each operational day.
6. That, the 1.5 miles of municipal road used must be upgraded to account for the use.
7. That, the site has direct access off of the established municipal road.

8. That, the municipal landfill site will close permanently on September 30, 2021 as directed by MOE.
9. That, it is cost prohibitive for the municipality to construct a new engineered landfill.
10. That, the establishment of a municipal transfer station is undesirable as it is unfeasible for operations to, at minimum, become revenue-neutral due to high cost (attendant wages, site maintenance and undiscounted service rates for transfer bins) and relatively low patronage throughout the year.
11. That, the Council endeavors to find a suitable solution for waste management within its municipality.
12. That, the municipality will retain ownership of its landfill site upon closure and must provide for the decommissioning and required annual groundwater monitoring of the site in accordance with MOE. It is noted that the previously proposed location of SE 1-44-24-W2 would require the developer's ownership of the municipal landfill site in order to facilitate access from the established municipal road.
13. That, the previously proposed site location on SE 1-44-24-W2 was undesirable as it is protected under *The Wildlife Habitat Protection Act*.
14. That, the municipality received verbal confirmation from MOE that its Landfill Decommissioning Grant application has been approved, up to \$225,000 and official approval is pending from the Government of Canada.
15. That, the developer recently completed a comparable commercial non-hazardous landfill site in southern Saskatchewan, and its host municipality has communicated an overwhelmingly positive experience with the developer, their site, operations and an overall acceptance by ratepayers.
16. That, the Council reviewed the report prepared by Tetra Tech during the evaluation of the developer's proposed landfill in the R.M. of Birch Hills in 2019.
17. That, ratepayers have expressed concerns regarding the region in which waste will be transported from (truck volume), the height of the waste pile, environmental impacts, biosecurity and nuisances such as noise, smell, dust and excessive operating hours.
18. That, the site's region in which waste is transported from is not of calamitous concern to the Council.
19. That, the peak height of the waste pile will be limited as a result of surface water existing on the eastern and western borders of the ¼ section which restricts the overall base size of the waste cell(s).
20. That, the development, operation and site maintenance will be in accordance with provincial environmental and health regulations, including the prevention of groundwater pollution or contamination.
21. That, provincial regulations require the waste cell to be covered daily which will reduce the occurrence of smell and windblown litter.
22. That, the municipality may prescribe any conditions and requirements in approving the site such as restricting operating hours, laying dust control, requiring a biosecurity plan, or any other condition deemed necessary.

BE IT RESOLVED, that the Council conditionally approve the commercial non-hazardous landfill to proceed on SW 6-44-23-W2 inclusive of the Developer Commitments and the following conditions which must be subsequently met in order to maintain such conditional approval:

1. The developer must submit its Site Plan/Site Study to the Council for final approval following the developer receiving approval of its application from MOE.
2. The Road Maintenance Agreement shall define when ancillary costs shall be born in full onto the developer to address any excessive damage to the municipal road.
3. The developer shall be solely responsible for any necessary upgrades to the intersection on Highway 41 (e.g. construction of a turning lane off the highway).
4. The developer shall be responsible for 50% of the total cost for the municipality to upgrade the 1.5 miles of municipal gravel road from the Highway 41 intersection to the site entrance.
5. Hauling of waste to the site shall occur Monday through Friday during the hours of 7:00am to 6:00pm. Provisions to allow some instances of Saturdays and additional hours to be negotiated in the Road Maintenance Agreement.
6. The developer shall have a biosecurity plan deemed acceptable to the municipality.
7. Recycling waste shall be accepted at the landfill site, as diverting as much waste from the cell is desirable by the Council.
8. Discounted service rates for recycle bins for R.M. of Invergordon ratepayers shall be negotiated.
9. The developer must apply to the appropriate authorities to accept tires and grain bags at the landfill site, as the Council acknowledges the hardship placed on agricultural producers in having to dispose of them at the Prince Albert or Melfort landfills. However, the Council understands that it is at the discretion of the appropriate authorities to grant approval to accept these types of wastes.
10. The developer must provide offsite debris clean-up for any windblown litter on lands within a 2-mile radius of the landfill site.
11. The Dust Control Agreement shall state that dust suppressant shall be applied in portions where the municipality deems appropriate. Provisions for potential re-application during the summer months shall also be included.
12. The perimeter vegetation existing on the ¼ section shall be sufficiently preserved to visually conceal the site from the road and adjacent lands and to provide additional protection from the prevailing wind direction and any windblown litter which may escape the site.
13. A new application must be submitted for Council approval if the landfill site wishes to accept hazardous materials other than tires or grain bags.

CARRIED

116/21 Hunter

THAT, this meeting be recessed for a short break.

CARRIED

Reeve Hunter called the meeting back to order at 3:04pm.

Increase Fidelity Bond Coverage

117/21 Dutka

WHEREAS, the RM's existing Fidelity Bond for Money and Securities Coverage is \$2,500 which covers theft by others (robbery or break-and-enter) and theft by electric fund transfers.

WHEREAS, the amount of payments sent by electronic fund transfers has grown extensively over the last few years and likely to continue growing, warranting an increase to this coverage.

WHEREAS, the RM can purchase an additional \$25,000 of Money and Securities Coverage for an additional \$260.00 annual premium.

BE IT RESOLVED, that the Council authorize an increase of \$25,000 to its Fidelity Bond for a premium amount of \$260.00.

CARRIED

Increase Excess Liability Coverage

118/21 Parsons

WHEREAS, the RM currently has \$500,000 of Coverage H (Administrative Errors and Omissions) insurance through its LSIP Insurance policy with SARM.

WHEREAS, the RM does not have a Building Bylaw in force and in the interim it has been advised by SARM to increase the amount of Coverage H insurance by an additional \$500,000, \$1M or \$2M at a premium amount of \$110.00, \$220.00 or \$330.00 respectively.

BE IT RESOLVED, that the Council authorize an increase of \$2,000,000 to its SARM LSIP Insurance policy for a premium amount of \$330.00.

CARRIED

Building Bylaw (Building Inspector)

119/21 Rundbraaten

WHEREAS, with the amount of development increasing at the lakeshore subdivisions the Council is desiring to adopt a Building Bylaw into force under the authority of *The Uniform Building and Accessibility Standards Act*.

WHEREAS, legal counsel to the RM is still finalizing its recommendations for special considerations into a Building Bylaw.

BE IT RESOLVED, that the matters of adopting Building Bylaw 21-05 and appointing a building inspector be tabled to the next Regular Meeting of Council.

CARRIED

Culvert Replacement Projects

120/21 Hawreschuk

WHEREAS, the timber bridge located east of NE-17-44-22-2 on Coldwell Creek has deteriorated and needs replacing.

WHEREAS, the road it services is a dirt road and warrants being replaced with a culvert crossing.

WHEREAS, the bridge to culvert replacement project has been approved on Water Security AHPP #2021-NOEA-009-ST3 and is valid through to March 31, 2022.

WHEREAS, the RM does not have a track hoe to install the required culverts. As such, Foreman Toner has sourced a quotation from Mooney's Excavating & Redi-Mix to provide for the installation.

WHEREAS, the RM shall assist Mooney's by providing the clay and gravel required and hauling all materials to the site.

BE IT RESOLVED, that Council approve Quote No. 20 from Mooney's Excavating & Redi-Mix for the installation of three (3) 2400mm diameter x 18 meter long steel culverts for \$50,000.00 plus applicable taxes to facilitate the bridge to culvert replacement project located east of NE 17-44-22-W2.

BE IT FURTHER RESOLVED, that Council approve the April 22, 2021 quotation from Prairie Steel Culverts for the supply and delivery of three (3) 2400 diameter x 18 meter long steel culverts for \$24,269.76 plus applicable taxes and freight.

CARRIED

Adjourn

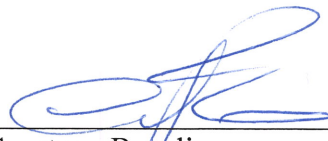
121/21 Hawreschuk

BE IT RESOLVED, that this meeting be adjourned at 3:16pm.

CARRIED



Bruce Hunter
Reeve



Courtney Beaulieu
Administrator