

**55. Landfill Sites, ~~and~~ Landfill Cell Developments within Landfill Sites, Waste Handling & Recycling Centers:**

- (1) Each new site, cell, or handling & recycling center will be defined as a new development and require a new development permit application.
  - a) Only allowed in Ag District as discretionary uses
  - b) Shall not be allowed within any referenced circulation proximity to an urban municipality as per any Intermunicipal Development Plan (IDP) requirements.
  
- (2) The following setbacks will be defined and observed:
  - a) 150' setbacks from county ROW centerlines to peak of cell berm or site structures
  - b) Water retention or collection areas – shall be treated as dugouts and follow the regulations pertaining to, with no variances granted
  - c) side yard setback as per Ag District – 50' from property line
  - d) buffer area within setback may require to be treed along length of property or landscape plan submitted as the use of trees and shelter belts on perimeter of property enhances buffer area and may be encouraged and or directed
  
- (3) Fencing requirements are desired in order to facilitate the efficient retention of litter from escaping the property and shall be:
  - a) litter catchment fences minimum 10' high on both sides of tipping/unloading areas
  - b) 30' high litter screens will be required on all sides of active cell or outdoor unloading location.
    - i) Upon cell or facility completion and closure, screens may be removed
  - c) other fencing or litter catchment methods as the Development Authority may deem necessary
  - d) In the event that high winds exceed or reduce the effectiveness and ability of the tipping, cell perimeter, or other fencing to retain litter from escaping, the tipping and unloading operations shall either cease or be relocated to ground level so that litter is prevented from leaving the facility.
  
- (4) Operations and Construction:
  - a) Operations are expected to observe the following requirements to minimize negative impacts on surrounding neighbour properties:
    - i) Hours of tipping or unloading operations to commence no earlier than 5 am and conclude by 11 pm or reasonably thereafter to complete the day's received loads;
    - ii) Hours of dozing operations to cease upon completion of covering daily tippage as soon as possible thereafter;
    - iii) low decibel back-up alarms shall be used on equipment
    - iv) lighting to be directed into site and not neighbouring lands
    - v) odour suppression systems be deployed on a regular basis
    - vi) access road to county roads must have rumble strips or other cleaning methods for cleaning off mud and tracking material, otherwise staging area must be included for cleaning vehicles
    - vii) pest controls must be engaged to attempt to reduce or limit the flies, gulls or other pests
  - b) Construction of landfill cells are expected to observe the following requirements to minimize the negative impacts on surrounding neighbour properties:
    - i) Hours of construction allowed between 5 am and 11 pm

- ii) 24 hr construction must first be approved by the County following a written request by the operator stating reasons for such;
- iii) Low decibel back up alarms shall be on all equipment
- iv) Lighting to be directed into site and not neighbouring lands

c) Facility Operators may be required to enter into and abide by the terms of a Road Use Agreement to the satisfaction of the County.

- i) The use of County roads for staging of vehicles is strictly prohibited

(5) Litter picking:

- a) Property boundaries and neighbouring properties must be kept clear and agreements to enter for cleaning maintained. Should access be not granted then that property should be noted and the County informed for future cell applications.
- b) Regular picking crews shall be cleaning the surrounding county roads and ditches;
- c) Litter fences and screens shall be kept clean on regular basis

(6) Public notification process:

a) Prior to development permit applications being submitted, all new ~~cell~~ developments must first undergo a public notification process that shall include but not be limited to the following:

- i) Notice of cell **or facility** construction **and operation** plans and timelines mailed to all directly adjacent landowners within 1 mile (2 quarter sections) of the property;
- ii) Publicly advertised for a minimum of 2 consecutive weeks in local paper;
- iii) An open house shall be held and results forwarded to County with development permit application.

b) Upon approval of development permits the following notifications shall be made by the County but not limited to:

- i) notice as per MGA requirements for public notification in local papers
- ii) Posting on website and within latest issue of County bulletin or newsletter
- iii) a mailed notice to all landowners within 1 mile (2 quarter sections) of the property

(7) Alberta Environment Regulations - all provincial approvals, ~~and~~ licenses, **certifications and notifications** are to be in place at time of development permit application.

**(8) Solid Waste Recycling and Handling Centers:**

a) shall be required to provide the following information in addition to any information as requested by the Development Authority:

- i) Hazardous materials plan detailing how hazardous materials may be handled, contained, and disposed of should they unintentionally arrive or be received on site;
- ii) Fire and emergency plan and procedures in the event of a fire, environmental, biological, or other emergency situation requiring response or evacuation;
- iii) Expected volumes received and to be removed from the premises on a daily and weekly basis

b) shall be required to abide by the following requirements in addition to any other conditions as directed by the Development Authority:

- i) All unloading and processing of waste for recycling shall be contained within an indoor or sheltered from elements unloading and processing center;
- ii) Temporary storage of all recycled/unrecyclable materials is not to exceed 14 days;

iii) All unrecyclable materials are to be disposed of by transport to a sanitary landfill;

iv) All temporary site storage of recyclable materials are to be indoor, or sheltered in secure containers or storage areas not subject to exposure to elements;

v) No organic or hazardous (ie asbestos) materials are to be accepted on site;

vi) Applicants may be required to enter into and abide by the terms of a Development Agreement which includes the following terms but not limited to:

- remediation plan and possible security bond requirements
- continual neighbourhood community litter clean up commitments of unsightly premises notifications
- groundwater assessment for both pre-development and post-development
- other conditions as determined by the Development Authority