

**NORTH RENFREW WASTE MANAGEMENT BOARD**

c/o Town of Laurentian Hills  
R.R. #1, Deep River, Ontario KOJ 1P0

Telephone: (613) 584-9194

Fax (613) 584-3285

**North Renfrew Waste Management Board Meeting**

**Minutes of Meeting**

**Date:** January 17, 2000  
**Time:** 7:00 P.M.  
**Location:** Council Chambers, Village of Chalk River

<b>Chairperson</b>	<b>Dierdrie Burton</b>	<b>Town of Laurentian Hills</b>	<b>Present</b>
<b>Councilor</b>	<b>Craig Robinson</b>	<b>Town of Laurentian Hills</b>	<b>Present</b>
<b>Councilor</b>	<b>Denise Walker</b>	<b>Town of Deep River</b>	<b>Present</b>
	<b>Bruce Bigham</b>	<b>Site Liaison Committee Chairperson</b>	<b>Present</b>
	<b>Steven Testart</b>	<b>Waste Management Coordinator</b>	<b>Present</b>
	<b>Lorne Baker</b>	<b>Landowner</b>	<b>Present</b>
	<b>Ellen Baker</b>	<b>Landowner</b>	<b>Present</b>
	<b>Karl Baker</b>	<b>Landowner</b>	<b>Present</b>
	<b>David Krueger</b>	<b>Landowner</b>	<b>Present</b>
	<b>Ron Culleton</b>	<b>Landowner</b>	<b>Present</b>
<b>Mayor</b>	<b>Paul Curtis</b>	<b>Town of Laurentian Hills</b>	<b>Present</b>

The Site Map and Before-and-After photographs were displayed on the wall.  
The Board Meeting schedule for 2000 was distributed to the public.

Chair Burton called the meeting to order at 7:10 P.M.  
Chair Burton declared a conflict of interest and turned the meeting over to Vice Chair Walker.

Vice-Chair Walker explained to the public that all affected landowners were sent letters regarding compensation relating to the new landfill site. The Compensation Policy and Mitigation measures were explained, and Vice-Chair Walker stressed that the operations of the new site will be different than the present operations at the existing sites, due to a more restrictive Certificate of Approval from the Ministry of Environment, as well as the commitment of the Board to operate to high standards, which will be more expensive. The Board is committed to operating during daylight hours, and establishing recycling and Household Hazardous Waste depots.

The purpose of the meeting is to start negotiations with affected property owners, and to answer questions. Vice-Chair Walker introduced Steve Testart, the Waste Management Coordinator, as qualified in landfill

operations a person to whom they can direct questions and complaints, and Bruce Bigham, the chairperson of The Site Liaison Committee, which will continue to represent the public during the operation of the new site.

Vice-Chair Walker then turned the meeting over to Councilor Robinson, who opened the meeting to questions from the public.

Karl Baker asked what happens to the Offer to Purchase if not accepted by the property owner within three years?

Vice-Chair Walker replied that the municipalities could choose to extend the Offer to Purchase beyond the three year period, but that the Board only has the authority to act on it for the three year period covered in the Compensation Policy.

Ellen Baker asked if property owners have to get legal counsel?

Vice-Chair Walker said it was up to the individual, but recommended legal advice for peace of mind.

Ellen Baker asked if the landowner doesn't want to sell, can they get compensation?

Vice-Chair Walker quoted the section in the Compensation Policy stating that if the owner doesn't want to sell they can apply for Property Value Protection, which will compensate them if the property loses value because of the new landfill site. The reason the Board requested permission to have an appraiser visit the properties, is to establish values that can be used for comparisons. The Board will also consider claims for compensation for nuisance to property owners during construction and start-up.

Lorne Baker advised the Board that his property was within 500 metres of both the Miller Road Landfill Site and the new landfill site. He asked what compensation he could get on property taxes?

Vice-Chair Walker answered that the taxes depend on the property value, and if the property owner feels the value is lower, he can apply to the assessment office to reassess the property. If the value is lower, the taxes will be lowered accordingly and he can apply for compensation under the Property Value Protection Program of the Compensation Policy.

Lorne Baker asked if he could build a house within 500 metres of either landfill site?

Vice-Chair Walker will check Deep River's By-Laws to see if they are in a zone affected by the Miller Road site, and if the new site restricts him from building, then the Property Value Protection will come into effect.

Paul Curtis noted that the Assessment Board has instituted charges for reassessments, and asked if the Board will consider paying those charges?

Vice-Chair Walker replied the Board will view these charges favourably as being included in the costs covered under the Compensation Policy.

Ellen Baker asked if the Board will pay for streetlights?

Vice-Chair Walker replied that the Board has dealt with this request previously, and understands the property owners' concerns about increased traffic being a danger to pedestrians, and that the Board has addressed the danger by restricting the site operating hours to daylight hours. The Board is open to reviewing this issue.

Karl Baker asked if it is possible to get an annual payment for land within the Impact Zone instead of selling the land, since they can no longer build a house on it?

Steve Testart answered that the Impact Zone does not restrict land use, including building a house.

Vice-Chair Walker answered that there is no obligation to sell the land to the Board.

Karl Baker asked if they don't sell, do they get compensation?

Vice-Chair Walker answered that if they don't sell, they can apply for compensation.

Karl Baker asked why the circle (Impact Zone) was on the map? (if it doesn't affect their use of the land)  
Councilor Robinson stated that the Board would get some legal clarification on the issue of building restrictions.

Ellen Baker stated that a property owner is not allowed to put a well within 500 metres of a landfill site.  
Bruce Bigham stated that according to his knowledge during the search for the landfill site, there is no such restriction.

Steve Testart explained the difference between the Landfill Impact Zone (the area within 500 metres of the waste disposal area) and the Attenuation Zone, where the leachate is expected and where there is a restriction on drilling wells.

Councilor Robinson answered that he will check the bylaws and respond to owners concerns regarding building or installing wells within the 500 metre Landfill Impact Zone.

Karl Baker stated that their property was jointly owned by four people and asked how many signatures were required?

Vice-Chair Walker replied that the Board had been told that they would only have to negotiate with the executor, but as the will seems to have been probated, the situation has probably changed. The Board will check with its lawyer for the answer, but the Board's goal is that all the owners will be happy.

Vice-Chair Walker reminded the property owners that the new site will not be operated the same as the Miller Road site (to which they are neighbours).

Lorne Baker asked if the (waste at the) new site is to be covered every day?

Vice-Chair Walker replied that the waste will be covered at the end of each day the site receives waste.

Ellen Baker asked if anyone could get a job at the new site?

Vice-Chair Walker replied that the Board would have to find a competent company to operate the site, as this is what the municipalities agreed to. Such company would be responsible for hiring employees. Either way, the site has to be operated according to the Certificate of Approval, which is more restrictive, and the site has to last a long time, which will only occur if the site is operated according to design.

Lorne Baker asked if waste from AECL will be monitored (for radioactivity)?

Vice-Chair Walker stated that it will be monitored before leaving AECL. AECL has implemented waste reduction strategies. It is anticipated that mainly cafeteria wastes will be coming to the new site. AECL will be negotiating with the Board prior to bringing segregated wastes to the new site.

Lorne Baker stated his concern that accidents can happen, and Vice-Chair Walker informed him that a private contractor is expected to be hauling the waste from AECL to the new site.

Ellen Baker asked if the leachate was supposed to be clean by the time it reached Maskinonge Lake.

Bruce Bigham replied that according to the experts, it would be approximately 25 years before leachate could reach Maskinonge Lake.

Steve Testart replied that the wetlands near Maskinonge Lake filter and partially clean the leachate.

Bruce Bigham added that the whole water system is monitored, and if leachate appears at any of the monitoring wells, measures will be taken to assess the level and, if necessary, take remedial action.

The Bakers asked about the leachate at the Miller Road site?

Vice-Chair Walker replied that the Town of Deep River is responsible for the Miller Road Site, not the Board. The Miller Road site became a landfill site years before present regulations and restrictions existed. Please take away from this meeting the importance of operating the new site properly.

Vice-Chair Walker asked if the Bakers would allow the Board to send an appraiser to evaluate their property?

A discussion ensued repeating the concerns regarding building in the impact zone and questioning the Board's intent to buy the property.

Vice Chair Walker replied that they did not have to sell, that the Board doesn't want to buy the property, and that the appraisal would be required for compensation under the Property Value Protection.

Paul Curtis suggested a site map be produced with the Miller Road site and 500-metre zone included in the existing site map.

Councilor Robinson said he would have a map produced and verify whether building is allowed within 500 metres of the landfill site. He asked whom he should send the information to among the Baker family. He was asked to send it to Karl Baker at 19 Ottawa Street, Box 225.

Councilor Robinson said that situations like this are awkward and that his approach as a Councilor is to be fair to the taxpayers, and he invited the property owners to contact him.

Bruce Bigham stated that it would be very useful if some neighbours of the site were on the SLC. The other members of the SLC are Jill Kolar and Bev Moses, both live on King's Road. Bruce recommended those present think seriously about volunteering to be on the SLC. He explained the SLC is essentially to monitor operations and water quality. According to the Complaints Procedure developed, the first line of complaint is the Site Manager. If he can't resolve it, the complaint should be referred to the Board, and as a last resort, it should be brought to the Site Liaison Committee. The SLC should work with the public to show the value of recycling and Household Hazardous Waste.

Ellen Baker said that the Board could contact Karl to discuss issues.

Lorne Baker appointed Karl to look after his interests.

Members of the public departed from the meeting.

Board members discussed the issue of streetlights, and concluded that it was a municipal responsibility.

The Board directed the Waste Management Coordinator to obtain prices for appraisals from three different qualified appraisers. It was suggested that the property owners be given the opportunity to choose from a selection of appraisers. Report at the January 24<sup>th</sup> meeting.

The meeting was adjourned at 9:00 P.M.

Post Script: The Bakers commented that nails on Miller Road caused flat tires.

Councilor Walker advised the Board that title was registered on the property in October and final signatures were obtained for the Certificate of Prohibition on Dec 21<sup>st</sup>, 1999.

These minutes accepted January 24, 2000.