

BYLAW 2020-03 – (Direct Control District DC-20)
PUBLIC HEARING MINUTES – AUGUST 25, 2020

A Public Hearing for Bylaw 2020-03 was held at the Hussar Community Centre (Hussar, AB) and via conference call in accordance with the Municipal Government Act, Section 194(1)(a) and Section 199.

Participants:

Wheatland County Council:

Jason Wilson – Councillor, Division 1
Amber Link (Reeve) – Councillor, Division 2
Donna Biggar – Councillor, Division 3
Tom Ikert – Councillor, Division 4
Scott Klassen (Deputy Reeve) – Councillor, Division 5
Glenn Koester – Councillor, Division 6
Ben Armstrong – Councillor, Division 7

Wheatland County Staff:

Matthew Boscariol – General Manager of Community & Development Services
Michael Ziehr – General Manager of Transportation & Agriculture
Megan Williams – Planner II
Margaret Desaulniers – Recording Secretary

Absent

Brian Henderson – Chief Administrative Officer

Public Participants	Approximately thirty-six members of the public attended the hearing in person. Members of the public also participated in the public hearing via conference call.
6:33 pm Call to Order	<u>Call to Order by the Chair</u> The Chair, Reeve Link called the Public Hearing to order at 6:33 p.m.
Intro/Notifications	Note: all public notification requirements were met in accordance with the Municipal Government Act (MGA).
Application	A Bylaw of Wheatland County for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 190.39 acres within SW & SE-18-24-19-W4M, from Agricultural General District (AG) to Direct Control (DC-20) District as shown on the attached Schedule 'A' forming part of this bylaw.
Presentation	M. Williams, Planner II, presented the request for decision for Bylaw 2020-03. The application is to redesignate +/- 190.39 acres from Agricultural General District to Direct Control District to facilitate a Class II Landfill development permit application. Staff noted the following: landowner intends to develop the landfill in four phases (cells) over 30 years; full buildout area for the proposed landfill would be approx. 61 acres; proposed landfill would accept 'non-dangerous oilfield waste' and 'non-hazardous industrial waste'; no municipal or residential waste would be accepted. Staff informed that no written submission were received from area residents. Note: the request for decision and supporting documents were provided to Council for review prior to the public hearing; a copy of the documents was included in the Council agenda package.
Comments	On behalf of the application, Mr. Barrie Flood – Chief Executive Officer (RemedX Remediation Services Inc.), presented a power point presentation highlighting the following: type/design for the proposed landfill development; overview - project Team (RemedX); planning process/timelines; waste management facility – type of waste; site location; project development (4 phases); studies in support of the application. Note: an electronic or hard copy of the presentation was not provided to Wheatland County.

Members of the public addressed Council to express their views/opinions regarding the proposed landfill project; the following concerns were raised: heavy truck traffic – impact on road infrastructure; increased traffic - safety issues; odour; pollution, possibility for contamination on site; site controls – waste management; effect on wetlands/environment; effect on groundwater; impact on area residents – quality of life; effect on surrounding lands – market value; type of

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waste; amount of Ag land being redesignated; site location – proximity to Village of Hussar; enforcement of permit conditions.

Discussion continued regarding the following topics: Alberta Environment & Parks authority; liability insurance; tax revenue; employment opportunities; project type & design.

8:21 pm
Close

Call to Close by the Chair

The Chair, Reeve Link, closed the Public Hearing – time 8:21 p.m.

Note: these minutes are intended as a summary of the comments of the Public Hearing and not a verbatim recording of the discussion.

Chairperson – A. Link (Reeve)

General Manager of Community & Development
Services – M. Boscariol

Recording Secretary – M. Desaulniers

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