



November 2011



This is our monthly update on the operations of the Westside Residential Waste Disposal and Recycling Centre and on the progress of the landfill closure.

News and Information

Residential Waste Disposal and Recycling Centre

- The facility will be open Friday, November 11th, Remembrance Day.
- Metal baling is anticipated during November and it's also anticipated that drywall materials will be removed from the site.
- Starting January 1st tipping fees will increase for garbage and other solid waste materials at the Westside Residential Waste Disposal and Recycling Centre and at the City of Kelowna Glenmore Landfill. As of January 1st, the cost of disposing bagged garbage will rise to \$2.50 per bag (now \$1 per bag) or \$8 up to 250 kilograms (now \$6) or \$65 per metric tonne for loads over 250 kilograms (now \$55). While up to 250 kilograms of yard waste will continue to be accepted without charge, loads greater than 250 kilograms will cost \$40 per metric tonne (\$25 now) and \$65 per metric tonne if material is larger than 20 centimetres in diameter. Visit regionaldistrict.com/recycle for more details and information.
- In light of the 2012 tipping fee increases, we anticipate the facility will see a temporary increase in the volume of residential customers dropping off materials to take advantage of the existing lower rates. Please be patient as staff will do their best to provide service to all customers.
- Small countertop and hand-held household appliances like mixers, toaster ovens and microwaves are no longer accepted at the facility as they are now part of the Provincial Small Appliance Disposal Program. These products are accepted for disposal at Boucherie Bottle Depot (2711 Kyle Road) or Planet Earth Recycling (2035B Louie Drive). Visit the program website www.cesarecycling.ca for more specific information on products that are accepted.
- Please ensure all loads are covered on your drive to the Asquith Road facility. This will prevent any inadvertent roadside littering. As well covering all loads is a bylaw requirement and failing to cover loads could result in a violation fine.
- The Residential Waste Disposal facility is open Friday, Saturday, Sunday and Monday from 7:30 am to 4:00 pm. Please remember that residential loads must be covered during transport to the facility. All materials previously accepted when the landfill was open are still being accepted including free disposal of up to 250 kilograms of residential yard waste. Please ensure yard waste does not contain plastic bags, sod, rocks or other non-yard waste contaminants.
- West Kelowna, Peachland, Central Okanagan West and Westbank First Nation reserve residents may drop off recyclables at the site seven days a week, 7:30 am to 4:00 pm.
- Know of an illegal dumpsite...use our online reporting form. You can find it at regionaldistrict.com and Select Quick Links/Environment – Report Illegal Dumping. You may also report any illegal dumping activities or sites to the Regional Waste Reduction Office at 250-469-6250 or email recycle@cord.bc.ca.

Waste Disposal and Recycling Centre webpage

- Visit regionaldistrict.com - Select Quick Links / Environment – Westside Waste Disposal and Recycling Centre menu option.

Landfill Closure

- Work will begin during November on landscaping the berm and buffer area of the landfill property. Dogwood Nurseries is the contractor doing the work for the Regional District. In addition, contractors will be removing dead and dying trees in the buffer area reducing the fire fuel hazard.
- During November as part of preparations for final elevation and sloping, some grading will take place on the top of the landfill.
- On Tuesday, October 18th, the Regional District hosted a meeting attended by 12 Alexandria Way neighbours and other stakeholders to provide information about the landscaping plan for the berm inside the landfill property and a portion of the buffer area between the landfill and the property line. As well, information was presented about the status of the discussions with the Ministry of Environment regarding the final Landfill Closure Plan. Also on the agenda was the September letter from the Regional District to adjacent property owners advising that effective May 31st 2012, vehicle access via the buffer area to the back of properties along Alexandria Way would be closed as fences would be installed requiring the removal of any vehicles or other equipment/items that was previously accessed by residents in this area. This action would reduce illegal and unauthorized motor vehicles such as dirt bikes etc. and reduce any potential fire hazard from such vehicles.
 - Landscaping - Robert Plumpton from Dogwood Nursery outlined that more than 400 individual plants would be used during the landscaping in the buffer and berm areas. Approximately 100 trees such as interior fir (two inch diameter and up to 15 feet tall) will be planted in the area from the gate to approximately 450 metres to the north. As well, plantings of native and drought-tolerant species such as sumac, Saskatoon and Oregon grape will be used. Drip irrigation will be installed and used through 2012 providing an excellent start for plant survival. Dogwood will maintain this area during the next year, but recommends a second year of maintenance and irrigation to further enhance the future survival of these landscape plantings. The berm area will primarily be over-seeded with low maintenance grass seed. In order to reduce the potential for weed disturbance, no grading or disturbance of the berm is expected. It's expected that by year three, this vegetation will provide a more aesthetic buffer for adjacent properties and neighbours and over time, could potentially help reduce noise from inside the site. The plantings will be done in such a way as not to impact access for those on foot and fire vehicles.
 - Landfill Closure Status – Environmental Services Director Chris Radford outlined many of the improvements that have taken place over the past year especially regarding the operation of the temporary Westside Residential Waste Disposal and Recycling Centre. Noise, dust and chipping that were common in the past has been dramatically reduced or eliminated with the four day a week facility. In response to a question, he explained that the *temporary* operation of the facility was based on the District of West Kelowna's ability to find another suitable site and until such a location was organized, the Waste Disposal and Recycling Centre would continue operating at its present location. He explained as the buffer and berm areas don't contain buried landfill waste, we are able to move ahead now, as had been long promised as this is a good time of year to landscape and have it survive. As the landfill closed approximately two years early, it wasn't able to realize the volume of buried waste that provided the standard slope grades normally accepted by the Ministry of Environment in a Closure Plan. The Regional District is discussing a proposal that would allow reduced slope grades as a result of the drier climate here in the Okanagan. It's hoped this will be approved by the Ministry and will prevent more widespread slope re-grading and opening up areas of buried waste materials. Ongoing gas and other monitoring will be required for 25 years after final closure. Most recent test results show methane levels decreasing year over year and more sensitive equipment is being used by consultants for testing and monitoring.

- Buffer access closure letter - Mr. Radford acknowledged the decision by the Regional District to close access to the buffer was in response to complaints received over the past few years concerning noise, illegal vehicle activity and the possible fire hazards in the grassy buffer area. Discussions were held with District of West Kelowna staff and neither is able to provide ongoing monitoring and enforcement and with the knowledge that closing access could result in on-street bylaw issues for the municipality. He advised since the letter, he's received many phone calls and emails from neighbouring residents expressing their concerns about this decision to close access to the back of their properties, which they say was offered initially by the Regional District in light of noise, dust and odour issues related to the ongoing landfill operation. The overwhelming majority of residents attending explained the access is appreciated and not misused. For them, unauthorized vehicle access, such as motor bikes and dirt bikes is not frequent and is not a problem. As well, fire hazards from such vehicles are highly unlikely. Many of these neighbours have a stake in this area as it's directly adjacent to their properties and have to look at it. Some do maintain the buffer by cutting grasses and removing fire fuels from the ground and trees. They outlined that use of the buffer is greater than just the immediate neighbourhood and that many people from adjacent areas use it for walking and hiking. They presented a petition signed by 31 Alexandria Way residents (representing 24 of 35 properties) who are directly affected by the proposed fences closing off access in the buffer area. During the discussion, the residents acknowledged that personal property must be stored on their property, not in the buffer and in the future, should there be a park established or planned for the property that vehicle access would not be allowed as it would be incompatible with any parkland use and as a result they would not be able to access stored equipment at the rear of their properties along this buffer area. Until and if that happens, they said they would appreciate continued access to their properties via the buffer area.
- Mr. Radford acknowledged the neighbours solid presentation of opposition to the access closure letter and promised to reconsider the fencing plan. He also reiterated that resident's property must not be left, parked or stored on the buffer area of the landfill property which is part of the Crown land lease. He advised the Regional District is now anticipating approval of the Final Closure Plan in 2012 and that the fence around the landfill itself will remain for many years after closure to protect against wildlife intrusion, ensure slope stability and settling and to ensure establishment of cover vegetation.
- We continue to work with our consultants to develop a Final Closure Plan which must be approved by the Ministry of Environment. A proposed work plan will also be submitted for Ministry consideration. Once the work plan is complete, Environmental Services staff will provide an update and report to the Regional Board and coordinate final filling and grading of the site.

Landfill Closure webpage

- Visit regionaldistrict.com/landfillclosure or regionaldistrict.com - Select Quick Links and the Landfill Closure menu option.

For More Information please contact:

Bruce Smith
RDCO Communications and Intergovernmental Affair Coordinator
Phone: 250-469-6339
Email: bsmith@cord.bc.ca Website: regionaldistrict.com

To be added to our monthly newsletter distribution list please email bsmith@cord.bc.ca