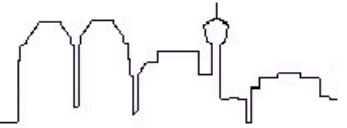


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May 29, 2015

Mr. Ben Mercer
Rocky View County
Planning and Development

RE: Proposed Land use Redesignation – Waste Transfer Site, Lot 17, Block 2, Plan1113710

I represent a number of clients who own lots within the Frontier Industrial Park. They are concerned with the impacts of a "Waste Transfer Site" on the industrial users in the park and want to go on record as being opposed to this proposed Land Use Redesignation.

My clients are concerned that such a use would have a negative impact on all of their land holdings and operations. The County's definition of a WASTE TRANSFER SITE means the use of land or a facility for the collection of waste, recyclables, household hazardous waste and compost into bulk containers for sorting and preparation for further transport to a land fill site, recycling facility, or other waste disposal facility.

Material submitted by the applicant state *"GFL environmental waste management programs include, but are not limited to, industrial/commercial/institutional (ICI), municipal and residential solid and recycling wastes. The transport, treatment, recycling, and disposal of hazardous/non-hazardous liquids and solids are conducted at our state of the art facility. A list of some of the many streams we deal with includes: contaminated soils, laundry, acid and alkaline wastes, used oils and spent fuels, interceptor wastes, used oil filters, parts washer and spray gun cleaners, used anti-freeze and paint sludges. We also provide high-quality commercial and industrial grade parts washers with innovative, cost-effective service plans. In fact, we can handle any liquid/solid and related waste stream including emergency spill response and cleanup."*

Their application further states that *"The proposed use would be considered a compatible use with the surrounding industrial businesses and area with a portion of the activity and uses carried on outdoors, without any significant nuisance or environmental factors such as noise, appearance, or odour, extending beyond the boundaries of the site. This could be considered a compatible use with General Industry Type II which is currently a permitted use within the industrial park."*

We disagree with the applicant. We feel this use with its indoor and outdoor activity and storage is incompatible with Frontier Parks original land use and the business that are operating in the park based on the current land use. Nor do we feel that a waste transfer facility should be classified as a General Industry Type II use. This use will bring household organic and toxic industrial waste material into the park. A waste transfer site will attract rodent and scavenger bird population and will be a source of odors, dust and debris. This proposed use has more in common with Rocky View County's LANDFILLING, SANITARY OR DRY WASTE DEVELOPMENT regulations than an industrial/business park.

We have multiple concerns about a proposed "Waste Transfer Site" in Frontier Park (much of it based on information supplied by the Applicant) that we would like to share with you:

Environmental Concerns

- The applicant's submission speaks of transporting on site toxic material, hazardous industrial waste, used oils and spent fuels and household hazardous waste with the future potential of food waste.
- The site is directly adjacent to the Frontier Industrial Parks Storm pond. Any spillage of the contamination (liquid or otherwise) could go directly into County's Public Utility Lot.
- There is no mention of spill containment systems to ensure all contaminants stay on site – no liners on the gravel (crushed asphalt) storage yard or containment berms.
- The applicant noted that there will be outside activity in the storage yard that will likely include sorting and storage of materials. Given our windy environment, how will the Applicant/County prevent dust, debris and odour from spreading to adjacent properties?
- How will the facility control the scavenger bird and rodent population that will be attracted to this facility?
- According to the "Standards for Landfills in Alberta" Feb 2010 – the distance from a "waste footprint" should be 300m from a man-made surface feature that permanently hold water such as an irrigation canal, drainage ditch... We are suggesting that the County's PUL storm water pond is such a feature.
- The Janet Area Structure Plan recognizes that this "area generally has a high water table and constrained stormwater management system that affects the potential of land to absorb treated wastewater". Will the existing high water table allow contaminants from the "Waste Transfer Site" to percolate through the storage yard surface and migrate to the adjacent storm pond?

Transportation

- How many trucks would be required to move 750 tonnes a day in and out of the park?
- Are the roads designed to handle the volume and weight of the large and small transfer vehicles?
- What ability does the County have to ensure the trucks delivering toxic chemical materials are covered and leak proof to prevent liquid and solid waste from being deposited on Frontier Park roads or lands?
- Even before the material reaches the Waste Transfer Facility, the potential exists for this use to be objectionable to neighbouring business as the trucks drive through Frontier Park.

Land Use

- Frontier Industrial Park has a DC land use that allows for general light industrial. The proposal to allow for a Waste Transfer Site more properly belongs in Heavy Industrial District where the noise, odor, vibration and blowing debris and dust may not be objectionable to the adjacent businesses.

- This proposed land use is in contradiction with the Janet Area Structure Plan Policy 10.3 which states: Industrial uses such as distribution logistics, warehousing, transportation, services, construction, and manufacturing that do not have a significant offsite nuisance impact are appropriate within the industrial area.
- Allowing for this use will limit the growth of the businesses in the park and likely prevent others from moving in – it is unlikely that food processing (Restaurants) and some agricultural service business (Agricultural Health Care Services) would want to come within close proximity of this site.
- This is a limited serviced industrial park with no municipal water supply or storm sewers system. In the event of a fire will there be sufficient water to manage a fire fueled by toxic chemicals, used oil and assorted waste and wouldn't the now contaminated water flow into the adjacent PUL storm pond?
- The City of Calgary's land use bylaw has a use and definition for a "Waste Disposal and Treatment Facility" the closest use to Rocky View County's "Waste Treatment Site". The City's definition allows for collection, treatment and disposition on site or temporary storage until transferred to another location. It is a use in their Infrastructure Group in Appendix A (see attached), not the General Industrial Group. Rather than grouping it with light, medium and heavy industrial uses, they placed waste treatment uses with Airports, Municipal Works Depots, Sewage Treatment Plants, Utilities and similar uses. While Calgary's Land use bylaw does not apply in Rocky View, we think it illustrates there is a significant difference between a Waste Treatment Facility and industrial uses.
- The existing land use for Frontier Park is DC133. The list of uses specifically mention "Warehouse Stores, excluding hazardous goods". Allowing a "Waste Transfer Site" that the applicant acknowledges will be bringing in hazardous goods and toxic materials is a reversal of the existing land use that the existing Frontier owners and operators relied on when they invested in this industrial park.

I appreciated the opportunity to discuss this proposal with you and would be willing to present my clients' concerns with the Applicant and County Administration regarding the proposed land use redesignation.

Sincerely

David Jacobs BES, MES, MCIP

CC: Frontier Real Estate Holdings Corp.
WFR Wholesale Fire & Rescue Ltd
The Beedie Group
Condo Corp 1010603