



Development Plan for Chase Eco-Depot

1. The nature of the proposed use

The Chase landfill located at 577 Shuswap-Chase Creek Road in Chase, BC is scheduled to be closed by 2012. In order to serve the waste disposal and recycling needs of local and surrounding area residents, a transfer station (herein referred to as an Eco-Depot) is planned to be constructed adjacent to the current landfill site.

The Eco-Depot will consist of waste drop off area to the south of Shuswap-Chase Creek Road and a recycling area north of the road. The waste collection area will have a scale to weigh residential and commercial vehicles using the facilities and charge exact tipping fees for the amount of waste dropped off. Residential and commercial vehicles will be able to dump both household and demolition, construction, and land clearing (DLC) waste at 8 different bays. The waste will then be compressed by a general refuse compactor to the west of the bays and hauled away to the nearest receiving landfill. White goods requiring Freon removal can also be dropped off in this area for processing and re-loading.

The recycling center to the north of Shuswap Chase Creek Road will offer residents a variety of recycling options for materials. There will be a "Drop and Shop" located in this area where residents can drop off useable goods for others to purchase in order to divert them from the waste stream and encourage re-use of items. Past this facility there are separate drop off areas for glass, cardboard, blue bag recycling, scrap metal, wire, propane tanks, waste motor oil, shingles, drywall, clean wood waste/lumber, batteries, paint, electronic waste, and compact fluorescent lamps. Site users will also have access to a compost drop off area for yard waste and organic debris.

2. The nature and location of all proposed improvements in relation to the application boundary

The Crown land being applied for is adjacent to the current Chase landfill, approximately 4 kilometers from the turnoff from Highway 1 on Shuswap Chase Creek Road. The land is approximately 9 hectares in size, straddling Shuswap Chase Creek Road with the majority located south east of the road.

In relation to the application boundary, the improvements are located nearest to the west side of the property. The recycling depot to the north of Shuswap-Chase Creek Road is approximately 85 meters set-back from north side of the application boundary. The recycling facility is approximately 57 meters set-back from the west side of the application boundary. The compost



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facility immediately northwest of the sorting facility will occupy the northwest corner of the application boundary with buffer space from the tenure area border. The design and location of all improvements allows for a buffer area between the improvement and the application boundary.

The waste collection facility to the south of the road is approximately 98 meters from the northern application boundary and 78 meters from the western boundary. The waste collection facilities will be at the front end of the entrance to the landfill site to utilize space and the current road most effectively.

3. Proposed development and operating schedule

The proposed development is scheduled to be constructed by fall 2011. The operating schedule is expected to be the same as the current hours of operation for the Chase landfill. The site will be open during the summer months (March 1st – October 31st) Wednesday to Sunday from 8:00am – 6:00 pm. During the winter months (November 1st – February 28th) the site will be open from 9:00am – 5:00pm.

4. All other relevant details of the proposal

The TNRD's Solid Waste Management Plan (the Plan) and BC Ministry of Environment (MOE) *Landfill Criteria for Municipal Solid Waste Section 8* states that all closed landfills must be monitored for a minimum period of 25 years post-closure. The Plan identifies the need for after-care of both already closed landfills, and sites intended for closure. Thus, the TNRD is responsible to inspect, monitor, and correct any problems at the Chase landfill for a minimum of 25 years post-closure. Groundwater monitoring wells installed downgradient of the landfill footprint will continue to be monitored for possible leachate moving through the soils and ensure that no adverse environmental impacts are occurring.

In addition, the Plan requires that 3 of 5 current landfills be replaced with Eco-Depots in the near future in order to provide increased recycling opportunities to the public to support a waste reduction goal of 30%. These Eco-Depots will also have drop off areas for items that are now included in new extended product responsibility programs such as batteries, electronic waste, and compact fluorescent lamps.



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Application Requirement: Written demonstration that land applied for under this policy is required for the intended use and that suitable alternative land is not available

The land being applied for under the community/institutional policy is required for the intended use due to impending closure of the Chase landfill. Since the landfill is already known by local residents, providing this facility in the same area will be least disruptive to the community and also take advantage of a site that likely will not suit any alternative purpose due to the close proximity of the landfill. Tenure over the area for recycling and waste transfer purposes will also allow the TNRD to concurrently conduct required post-closure monitoring of the Chase landfill.

Applicant Signature

August 17, 2010

Date

LYLE R. HUNTLEY
Clerk/Director of Community Services
Thompson-Nicola Regional District