
CITY OF KELOWNA

MEMORANDUM

Date: September 26, 2001
File No.: 5360-03

To: City Manager

From: Drainage/Solid Waste Manager

Subject: **Glenmore Landfill Site Development Plan**

RECOMMENDATION

THAT Council adopt the Landfill Comprehensive Site Development Plan as the framework for future capital works and operational strategies at the Glenmore Landfill;

AND THAT staff be directed to bring forward these works and strategies through the regular budgeting process, as they become necessary;

AND THAT staff be authorized to process all necessary Road Closure's, Lot Consolidations, Subdivision, Re-zoning and Agricultural Land Reserve Applications to identify the ultimate Glenmore Landfill property;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute all documents necessary to complete those transactions.

BACKGROUND

The Glenmore Landfill began receiving waste in 1966. Since then, significant changes have occurred in the community and at the landfill. The Regional Solid Waste Management Plan (1992) identified the Glenmore Landfill as the long-term regional waste disposal site and recommended the purchase of the property. The purchase of 435 acres was completed in 2000. Guiding documents for the operation of the Landfill are the Landfill Criteria for Municipal Solid Waste (MoE) and the Operational Certificate. These documents identify requirements for gas management, leachate and drainage control, daily, intermediate and final cover and lining and containment systems among many others.

Subsequent to the purchase of the properties, the comprehensive site development plan was completed based on the regulatory requirements. This document, when adopted, will form the framework of capital improvements and operational strategies at the Glenmore Landfill. The Executive Summary of the report (attachment 1) highlights the findings of the study.

The draft document was presented to Council in June and was subsequently presented to the public at an open house where approximately 50 people attended. City and Ministry of Water, Land and Air Protection (MoWLAP) staff were on hand to answer questions. The majority of people were generally curious about the future of the site and were satisfied with the proposed plan, however, there was a small group of citizens who remained and who still remain concerned about the site operation.

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Review of the "draft" plan with MoWLAP, neighbourhood groups, representatives from the Central Okanagan Naturalist's Club and feedback from the public has resulted in several refinements contained within the final document, most notably:

- siting of the composting operation back to the original council approved location immediately west of Tutt Mountain
- the northeast detention pond will now incorporate American Avocet habitat into the final design

Currently, the landfill property consists of 29 individual lots with a mix of ALR and non-ALR designations and is zoned A1. Specific covenants are required on landfill properties to permanently identify them as landfill sites. Road closures within the site and lot consolidation/subdivision will allow for the creation of one legal parcel that will become the landfill property. This property will then be registered with the necessary covenant. Proper zoning (P4) and ALR designations are housekeeping items that will provide for consistency with the Landfill Operating Certificate, the City of Kelowna OCP and the intended use of the site.

Alan Newcombe, P.Eng.

John Vos, P.Eng.
Director of Works & Utilities

Attach.

AN/ms