



Department: Environmental Services

PROPOSED BOSTON FLATS ECO-DEPOT

April 16, 2019

An Eco-Depot is a one-stop drop for all waste and recyclable material.

Quick Facts:

- Waste materials collected are **transported off-site** for final processing or disposal in a landfill.
- The proposed Eco-Depot in Boston Flats is **designed to serve residents** and small to medium size businesses.
 - Large, commercial loads will be sent direct to landfill.
- The current transfer station (located at the landfill) was designed as a **temporary facility** only.
 - The current site restricts the types of recycling and disposal services that can be offered and has poor access.
- The TNRD is committed to building a new **full-service Eco-Depot to replace** the existing Cache Creek Transfer Station.
 - We have been actively looking for available land for the past six months and feel the proposed site strikes a balance between **easy and safe access** for residents while **minimizing the impact** on nearby properties.
- The proposed site is situated next to an active gravel pit and highways maintenance yard.
- The **nearest home** is approximately **200 meters** away. The **nearest home** within line of sight is **over 500 meters** away.
- The **access will be off of 97C** with good sightlines in both directions, accessing off 97C is preferred over Hwy 1 because of the lower traffic volume.
- The **TNRD operates 28 transfer stations and Eco-Depots** throughout the region.
- In the past seven years, **10 Eco-Depots have been constructed** or majorly upgraded.
- All Eco-Depots have set hours of operation and are **staffed at all times** when open to the public.
- The **TNRD takes pride** in the manner in which Eco-Depots operate and the high level of service provided to residents.

MUNICIPALITIES: Ashcroft | Barriere | Cache Creek | Chase | Clearwater | Clinton
Kamloops | Logan Lake | Lytton | Merritt | Sun Peaks

ELECTORAL AREAS: "A" "B" "E" "I" "J" "L" "M" "N" "O" "P"

FAQ:

The following is a list of concerns brought forward by nearby residents regarding the proposed Boston Flats Eco-Depot.

1. Proximity and visibility from neighboring properties

Trees will be planted on the south end of the property to act as a visual screen. The only homes within sightline of the proposed site are to the south (towards Ashcroft), with the nearest home within sightline located approximately 540 meters away.

Many TNRD Eco-Depots and Transfer stations are in similar rural communities, some of which are in closer proximity to homes than the proposed Boston Flats property. Input to date informs us that the Eco-Depot operations are not negatively impacting our neighbors in other communities.

2. Were other locations considered?

Other available properties in the vicinity were considered as well as building at the current transfer station location. The proposed Boston Flats location was found to be the most favorable due to:

- Easy and safe access for residents;
- Close proximity to both Cache Creek and Ashcroft;
- Suitable land for construction; and
- Close proximity to landfill.

3. Odour

Odour is not an issue at any of the other 28 Eco-Depots operated by the TNRD. All garbage will be loaded directly into roll-off bins, and the bin lids are closed at the end of day. Full bins are hauled off site to the landfill on a frequent basis. We anticipate hauling full bins to the landfill every day or every other day. If a particular load is abnormally offensive smelling then the bin will be hauled to the landfill before it is full.

- No garbage will be piled on the ground.
- No composting is planned as part of this Eco-Depot.

4. Impact to ground water and/or the Bonaparte River

There is no discharge of any kind into the environment at any TNRD transfer station or Eco-Depot, it is only a collection point for waste and recyclable material.

- All materials are removed from site to landfill or final processing.
- Areas at risk of small spills will be concrete (such as the tipping pad and the pad the bins sit on).
- The collection area for household hazardous waste (residential quantities) will also be paved.
- No garbage will be piled on the ground.

5. Required permits from Ministry of Environment

Because there is no discharge to the environment, no permits are required. The Eco-Depot is only a collection and reloading point.

6. Household hazardous waste collection and risk of spills

All household hazardous waste such as used oil, paint, and household pesticides will be collected in bins and containers with spill containment. This entire collection area will be on a concrete pad. Only residential quantities will be accepted (no industrial loads) and all of these materials will be removed from the site for processing.

Historically, many of these materials ended up in garbage bags which can increase risk of leachate from landfills. By diverting this material up front, we further reduce risk to ground/surface water pollution.

7. Impact on organic certification of nearby properties

No operations on the Eco-Depot property would impact organic certification¹ of neighboring properties.

8. Run-off during extreme rain event

All garbage will be placed directly into roll-off bins, no garbage will be stored on the ground. During an extreme rain event the bin lids will be closed. Storm water management will be considered as part of the engineered detailed design.

9. Agricultural Land Reserve (ALR)

The proposed property is not in the ALR

10. Traffic on Hwy 97C

The Eco-Depot is not expected to increase traffic on Hwy 97C.

- The site will service local residents and businesses only, whom already use 97C on a regular basis.
- Large commercial trucks (such as the villages of Cache Creek and Ashcroft) will not dump at the Eco-depot. All large commercial loads will go direct to the Cache Creek landfill.
- Roll-off trucks that service the Eco-Depot will be in/out of the site 1-4 times per day.

¹ Certification process for producers of organic food and other organic agricultural products.

11. Vectors (rodents, birds, etc.)

We do not have issues with rats or other rodents at any of our 28 disposal facilities, this is mainly because all garbage (attractant) is removed on a regular basis. If a rodent finds its way on site it will enter the garbage bins; when the bin is hauled to landfill the rodent will be removed along with it (inside the bin).

Birds are not expected to be a concern because the garbage bins are closed when not in use. Transfer stations with large buildings can be prone to bird problems because the birds roost inside, but this site will not have a building for reloading of garbage.

Large animals (i.e. bears) are very rarely seen around TNRD disposal sites because there is no food source available (closed bear-proof roll-off bins). Temporary or permanent electric fencing may be used if needed.

12. Visibility from Trans-Canada Hwy

The site is briefly visible to northbound traffic only on the Trans-Canada Hwy (not visible until after passing the 97C turnoff). The Eco-Depot property borders the MOTI gravel pit and maintenance yard (also visible from Trans-Canada Hwy).

13. Dust

Day-to-day operations will create minimal dust. There may be dust created during construction, so we will use dust suppression techniques to minimize negative impacts.

Site operation such as wood grinding will take place once or twice per year. This operation does create dust, so once again we will use dust suppression techniques to minimize impacts. The dust created by the Eco-Depot operations will be far less than a typical gravel pit operation

14. Light pollution

There will be lighting on site required for operations and site safety during the winter. Lights will be controlled by the site operators. Lights will be turned off when the site is closed with possibly the exception of one light at the front gate remaining on for security purposes.

The hours of operation of the new site have not yet been set; however, the current transfer station hours are from 10am – 6pm. Most disposal sites operated by the TNRD operate within the hours of 8am – 6pm and no TNRD sites are open later than 6pm.

15. Noise

Noise from day-to-day operations is comparable to other light industrial uses. For example, there will be a rubber tire backhoe operating on site as needed. Diesel trucks used to move roll-off bins to the landfill and customer vehicles will be the common sounds. Elevated noise may be created a few times per year when large equipment is used to remove scrap metal and wood waste. The noise created by the Eco-Depot operations will be less than a typical gravel pit operation (larger machinery is used in gravel pits).

16. Litter blow-out

Part of the site operator's duties will be regular and frequent litter pick-up as needed. Litter blow out is a very low risk at this site because large commercial loads will not be dumping (they go direct to landfill). Our experience shows us that small residential loads (unloaded by hand) create very little blow-out.

17. Level of public consultation

The rezoning is the first formal step of public consultation. If the property is rezoned we will move to detailed design during which we will host open houses in both Ashcroft and Cache Creek to get input and feedback on the design and operations.

For more information please contact Jamie Vieira, TNRD Manager of Environmental Services at 1-877-377-8673 or jvieira@tnrd.ca.