

Jeff Shaw

From: Ryan Dyck <ryandyck@orrsc.com>
Sent: Tuesday, August 5, 2025 10:21 AM
To: Nolan Card; Jeff Shaw
Cc: ORRSC Subdivision; Max Kelly
Subject: historic landfill
Attachments: aep-guideline-for-setback-reviews-waste-facility (5).pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi guys,

This is a frustrating one! I don't know anything about the addition of this facility to the historic landfills dataset - <https://open.alberta.ca/opendata/gda-37b0fbc2-f334-4d0f-9092-ef61f91c023f> - but now that it's there we can't ignore it.

Section 17(2)(b)(ii) of the Matters Related to Subdivision & Development Regulation requires a 300 m setback from a non-operating landfill to a school, hospital or residential use. The only way to allow a subdivision for one of these uses within this buffer is if an engineering report is procured and accepted by the Subdivision Authority (see attached requirements). This process used to be handled by the Province, but was delegated to municipalities a few years ago.

Next Steps

- Send over the rezoning application and I'll get it drawn up and a bylaw prepared
- We'll want to run the rezoning prior to/concurrent with the subdivision. I suppose there's a chance that something could come up related to the historic landfill as part of the public hearing process.
- I assume we'll be designating the school site as School Reserve (SR) – same as the middle school **Plan: 8411181 Block: 2 Lot: 13SR**

In terms of how we handle the historic landfill aspect, here are my suggestions. In addition to these, the Franco School Division should be made aware of the potential presence of a historic landfill. They may have their own concerns/suggestions.

Option 1

- Engage an engineering consultant to prepare a report consistent with the requirements in the Guideline for Setback Reviews document (attached). This report must be completed prior to a decision on the subdivision.
- Here are some excerpts from the document:

3. Landfills

A landfill is defined in the Waste Control Regulation (AR 192/1996), which states that a "landfill" is a waste management facility where waste is disposed of by placing it on or in land, but does not include a land treatment facility, a surface impoundment, a salt cavern or a disposal well.

The engineering report, completed by a qualified professional, should include the following information:

☐ delineation of waste placed (using test plots, historical aerial photographs)

- ☐ *type of waste disposed (age, amount, depth of waste)*
- ☐ *duration of operation (actual or estimated if not available)*
- ☐ *landfill topography*
- ☐ *final topography showing site drainage*
- ☐ *if applicable, the landfill liner and final cover details (thickness and composition)*
- ☐ *the visual inspection report should include additional details of any visual notable landfill issues (such as: slope subsidence, vegetation stress, lack of vegetation, exposed refuse, or leachate breakout)*
- ☐ *a review of the available reports associated with the operation of the facility (such as annual reports)*
- ☐ *groundwater monitoring and sampling results, well logs, and an interpretation of the groundwater monitoring and sampling results, including but not limited to:*
 - o regional and site specific geology and hydrogeology*
 - o a map showing all water wells and residences within a 1 kilometre radius of the site and other topographical features, such as water bodies within 1.5 kilometres of the site, including if any of the water wells are used for human consumption*
 - o a map showing the extent of groundwater contamination*
- ☐ *subsurface landfill gas monitoring results*

Landfill Specific Considerations

Operating/Non-Operating

Landfills may be in various states of closure or post-closure, which is also called reclamation. Once the landfill no longer accepts and disposes of waste, the landfill is non-operating. If the landfill facility continues to receive and dispose of waste, it is operating. When there is an area of the landfill that has been closed, but the landfill remains operating, the landfill as a whole is considered operating.

Remediation/Reclamation

For landfills that have been mined and the waste has been removed, the surrounding areas should be monitored for any remaining effects from the waste. The setback distance remains in effect until such time that a remediation certificate has been issued.

Reclamation certificates are not available. Only a remediation certificate may be available for waste management facilities if all the waste and effects associated with the disposal of the waste is first removed and analysis of the soil and groundwater confirms this.

Working Area/ Disposal Area

The working area includes areas where waste may be, or have been, burned, processed or stored, whereas a disposal area is where waste has been placed onto or into the land as its final resting place, but also includes the working areas until the site is no longer operating. The building site and property line are measured slightly differently depending on the type of development application. For historical landfills, if the waste footprint has not been delineated, the property line should be used to measure the setback distance for the disposal area, until the disposal area is delineated.

Option 2

- *If there is a belief that the landfill was reclaimed, or that it wasn't actually a landfill, the Town could undertake a dig on its own and see what's there. Would probably want to do at least 2 locations within the identified cell. Pictures should be taken and then we can review and decide what to do next. If the finding is made that it wasn't a landfill or that it was reclaimed, we could prepare our own report for submission to the Subdivision Authority.*
- *There is a formal remediation certificate process under the Remediation Regulation that could be considered too – but may not be necessary*

Thanks,

Ryan Dyck
Planner

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Oldman River Regional Services Commission www.orrsc.com
3105 – 16 Ave N | Lethbridge, AB | T1H 5E8



NOTICE OF INCOMPLETE SUBDIVISION APPLICATION

Our File: 2025-0-124
Your File:

Date of Receipt:
Date of Incomplete Determination:

July 16, 2025
August 5, 2025

August 5, 2025

Emailed to: jeff@cardston.ca

Town of Cardston

Dear Jeff:

RE: Lot 15, Block 38, Plan 1112938 and Lot 3, Block 38, Plan 7811160 within SW1/4 10-3-25-W4M / Town of Cardston

In accordance with Section 653.1(1) and 653.1(6) of the Municipal Government Act, this is to notify that the Subdivision Authority has determined that your submitted application for the above-noted property was determined to be incomplete. In order for your subdivision application to be considered complete for processing the following information must be submitted:

1. Engineering report prepared pursuant to the Guideline for Setback Review document in respect of historical landfill; OR
2. Report prepared to the satisfaction of the Subdivision Authority that confirms the historical landfill has been reclaimed.

If you wish to proceed, the aforementioned information must be submitted on or before November 5, 2025. If the requested information is not provided by the date as specified, your application for subdivision will be deemed incomplete and shall be refused.

If you require assistance, please do not hesitate to contact this office.

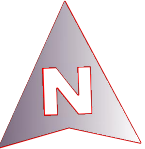
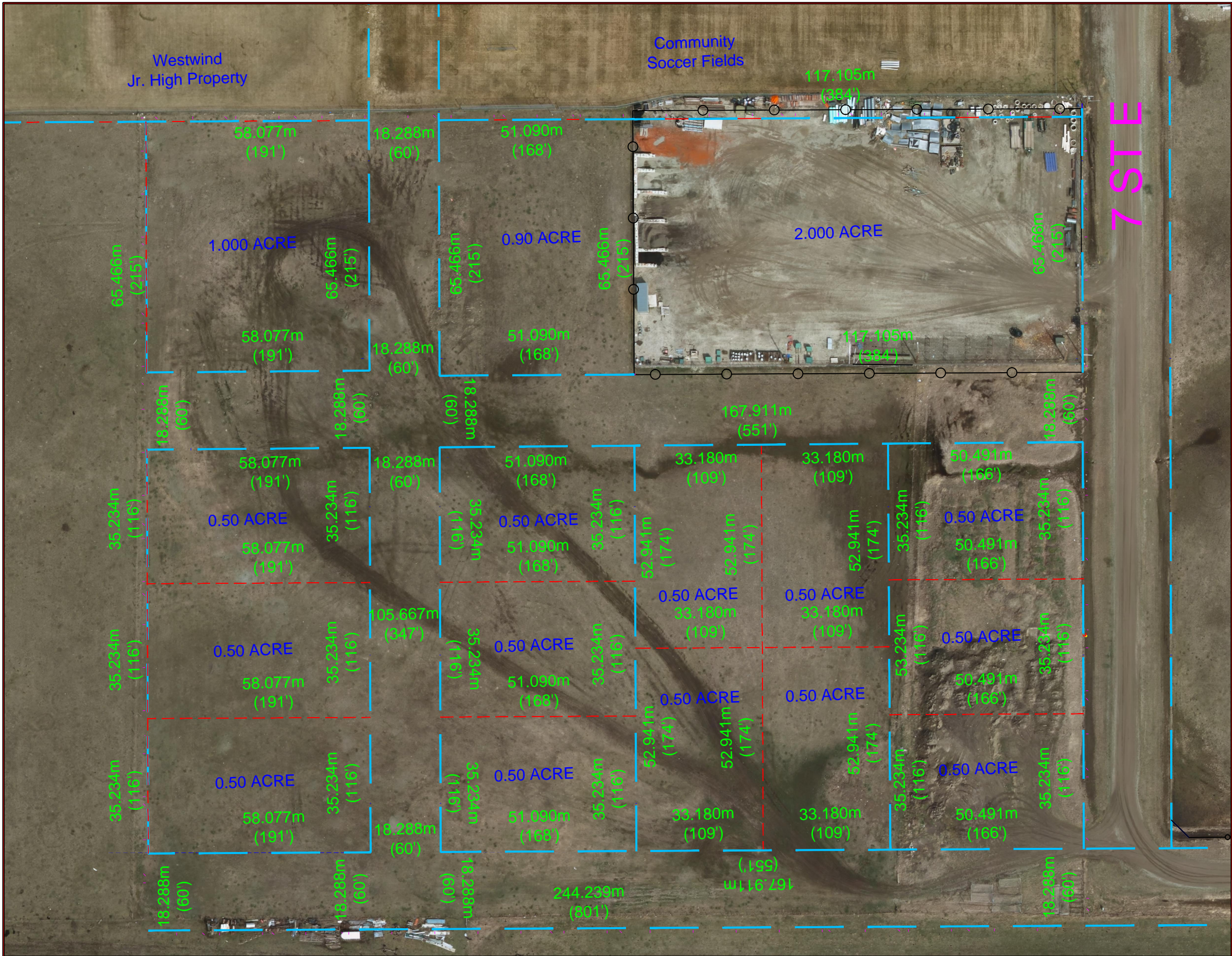
Yours truly,



Ryan Dyck
Planner

RD/ss

cc.



Subdivision Limits

PROJECT			
Town of Cardston			
East Area Subdivision			
Proposed Site Lot Layout			
TOWN of CARDSTON			
DRAWN BY	APPROVED BY	DATE	SCALE
BLJ		07/14/2025	
JOB NO.	DWG NO.	REV	SHEET
			1 of 1

FrancoSud

	Labour	Materials	Equipment	Total
Land Value		40,000		40,000
Current site decamp	see note 1			10,000
New site groundwork	12,000	\$ -	25,000	37,000
New site fencing	see note 2			40,000
Survey and subdivision	see note 3			9000
Current site groundwork	see note 4			0
Water extension	26,500	38,750	30,000	95,250
Sewer extension	35,500	35,500	35,500	106,500
Storm extension	12,000	12,000	12,000	36,000
Electrical extension	33000	33000	33000	99,000
Road Work	see note 5			100,000
Total Costs				572,750

*estimated until design load is known

Notes

- 1.0 Cost est. for moving inventory and min groundwork
- 2.0 Contractor Quote \$40,000
- 3.0 Cost based off Wilde Bros. 2024 Cost on West Ind. Subdiv.
- 4.0 Ground work to be done by Francophone school??
- 5.0 Contractor Estimate \$100,000