

**Walker Brothers Quarries Neighborhood PLC Meeting
Tuesday, October 2, 2007 ~ 6 pm to 7 pm
Walker Industries Holdings Limited Head Office**

PRESENT:

Neighbours - George Nicholls, Grant Maloney, Margaret Pickles, Fred, Vera & Suzy Walter, Derrick Crane, Richard & Nijole Zeliznak

WBQ Team - Tim McVicar, Keith Porter, Mike Deprez, Ed English, Shawn Jordan, Teresa Page

Cc: Bill Costello, John Fisher, Ken Lucyshyn, Ed Lamb, Alison Braithwaite

Emailed:

Niagara Escarpment Commission:	M. Frawley,	M. Killian
Ministry of the Environment:	L. Gabriele,	Richard Vickers
Ministry of Natural Resources:	D. Schwier	
Regional Municipality of Niagara:	K. Forgeron	
City of Thorold:	A. Arbour	
City of Niagara Falls:	J. Barnsley	

Meeting commenced @ 6:00 pm.

Introduction ~ Keith Porter, Quarry Superintendent

- Welcomed and thanked everyone for attending
- Reviewed Agenda for tonight's meeting
- Upcoming Events:
Holiday Christmas Reception – Tuesday, December 4th @
Niagara College Culinary Institute; Invitations will be delivered mid November.

Quarry Update ~ Keith Porter, Quarry Superintendent

- No major plant expansions were realized by the Quarry in 2007
- Extraction in the South East Quarry started in May 2007
 - 4.58 hectares stripped
 - Just over 400,000 tonnes extracted until the end of September
 - Extracting to the south along Taylor Road under Phase 1
- Approximately 250,000 tonnes remaining in the South Quarry
 - Stripping activities to commence in November for approximately two to three weeks
 - Extraction to be completed by January – February 2008
- Shutdown scheduled for April 2008
- Quarry is at full production working a shift from 7:00 am – 6:00 pm

Walker Brothers Asphalt

- Major plant automation, over the winter shutdown is realizing improved efficiencies in fuel and hydro usage. Also efficiencies have been increase in plant production realizing less production hours.
- Plant scheduled to shut down December 21/07
- Major change in the materials is the name change to Walker Aggregates Inc. This is to bring all the material sites under one umbrella.



There were no questions or concerns.

Landfill & Gas Collection Update

~ Tim McVicar, General Manager, Landfill, Transfer Operations, Walker Brothers Quarries, Walker Asphalt

Landfill Update

- We mentioned in our last meeting that we were starting the construction of the second to last waste cell (15A). It is now complete, has been seen by local MOE representative, and final as built report is being submitted to MOE – Toronto
- Again, in our last get together we described the relocation of the landfill scales to old Mountain Road along with a new access road and entrance to get trucks in and out of the landfill. This project is moving along well and we anticipate having all of the works completed towards the end of October 2007.
- The works to enclose the final length of the ground water are well underway as well and will be complete towards the end of October. This project also includes a significant chamber that is designed to allow mitigation as described to the MOE should the landfill liner ever leak.
- Once all of these projects are completed it will allow for the construction of the final East Landfill waste cell 15B which we are anticipating having complete by years end for full active use in the late spring of 2008.
- We have also completed a major expansion of the gas collection system into areas of Cell 12
- We are in the midst of preparing the site for the addition of a 1 megawatt generator

Landfill New Business

- Here are some of the other projects that we are working on primarily for our future planning and/or budgeting processes. While some of these projects may not occur in 2008, we thought we would describe some of the upcoming activities, provided all of the final approvals are in place for the construction of the South Landfill.
 - Construction of South Landfill buffer areas
 - Construction of sections of the future drainage pipe works for the Southeast Quarry
 - Location and construction of the proposed entrance off of Taylor Road
 - Reconstruction of Old Mountain Road to be used in conjunction with the new East Entrance

- Construction of two screening berms
 1. Thorold Townline Road @ Old Mountain Road
 2. "Garner Road" (east of 10 Mile Creek)
- Additional leachate treatment lagoon
- Major capping efforts of Cell 13 & 14
- Another expansion of the gas collection system into Cells 13 and 14

Gas Collection Update

- As mentioned earlier we have completed the 07 expansion of new wells and hook-up of our leachate collection manholes in the area of Cell 12
- We also expanded the main header which will provide for bringing the gas to the collection plant
- Enbridge Gas has committed to expand (double) the pipe system to take more of the gas to Abitibi.
- We also did some minor modifications to the existing permanent flare that will maximize our ability to continue to draw gas from the landfill when Abitibi needs to shut down (as recently seen due to a major boiler issue at the plant)

Question:

Your sewer line that goes down into the plant, I noticed Robinson doing a lot of work; what's the problem there? (Richard Zeliznak)

Answer:

There is a section of the pipeline that has limited manhole access for flushing equipment. Because of this, the time needed to complete cleaning operations takes significantly more time than the other lengths that have more access.

We are contemplating approaching the Region to ask for permission to install one additional manhole section location.

Question:

You're saying "the Region". Does the Region own that line or do you? (Richard Zeliznak)

Answer:

The pipeline is owned by Walker.

Question:

Who's covering the cost, you or the Region? (Nijole Zeliznak)

Answer:

The pipeline was installed and is maintained totally by Walker.

Question:

In regards to Ten Mile Creek, you are no longer blasting in the area? (Margaret Pickles)

Answer:

There is one small area in the South Quarry that still has aggregate resources in place. The blasting and removal of this resource will be completed no later than the 1st quarter of 2008.

Question:

*Your trail was restricted to weekends for the public; is it open all the time?
(Margaret Pickles)*

Answer:

There are still access restrictions, but once the remaining aggregate resource is removed, those times will be greatly reduced.

Biosolids Facility Update ~ Mike Deprez, General Manager, Organics, IMS

- The biosolids facility has been running now since February of this year. The facility is designed for 100% of the Region of Niagara's biosolids and we are currently taking about 50%. We have recently shipped our first end product, which is a fertilizer act approved product targeted at the agricultural market. It has a granular structure and is easier to handle for farmers.
- Recently we have had some odour concerns that we are working on. There are three areas we are looking at engineering improvements, biosolids receiving, product transfer (to product storage) and product storage. We anticipate construction start up on some of these issues in December.

Question:

You said that the NEC has control but you still built the building; how did you get that approval? (Richard Zeliznak)

Answer:

The process equipment was installed in an existing building with a previous Certificate of Approval.

Question:

You are saying the "end product" but you don't sound confident? (Richard Zeliznak)

Answer:

We have already shipped 1,000 tonnes and have much interest for all of the product we are making. It will be similar to our compost facility; it will take time to develop markets for the product.

Question:

You're envisioning it's a public product? (Richard Zeliznak)

Answer:

No, it is a fertilizer targeted to farmers.

Question:

Do you need a permit to buy it? (Nijole Zeliznak)

Answer:

No.

Question:

You set up a nice public sales area; will the biosolids/final product be available or mixed with any other products? (Richard Zeliznak)

Answer:

No, the Soil Depot (Land Cover) will carry all of our compost and mulch products and we will also sell some of the stone from WBQ as well.

Question:

What does it do? (Richard Zeliznak)

Answer:

N-Viro soil is a fertilizer with good organic matter and nutrients in addition to acting as a liming agent. So farmers get the benefits of biosolids and lime application in one product.

Question:

Do farmers have to add nitrogen? (George Nicholls)

Answer:

Farmers can add nitrogen. It is up to their specific requirements and their nutrient management plans.

Question:

No restriction on food products? (Richard Zeliznak)

Answer:

No, used on many food crops (ie: Heinz in Leamington Ontario, tomatoes)

Compost Update ~ Ed English, Compost Manager

At a compost site some odours will be produced even with good design and proper management. This is particularly the case with outdoor windrow composting sites where we must rely on atmospheric dispersion to dilute the necessary odours that we are producing on site. The following are odour control measures that we implement every day at the compost site.

We process all incoming food waste immediately or cover incoming food waste with a biofilter until sufficient material has accumulated to process. Ground leaf and yard waste and wood chips are used as bulking agents and mixed with the food waste in the proper amounts before the food waste is incorporated into active windrows.

We use semi mature compost as a biofilter on all newly formed windrows and any onsite material that is suspected of producing off site odours.

We use a coarser wood chip with the normal bulking agent, during hot or humid weather or when we are receiving large volumes of grass in our leaf and yard waste material.

We allow newly formed active windrows to compost under a biofilter for at least two to four weeks. The best way to reduce the potential for odours is to leave the windrows to compost in the beginning, without turning, while ensuring that the windrows are constructed with adequate porosity for passive aeration to occur.

We add water in light and frequent applications during the duration of the composting process to ensure optimum moisture content in the windrows.

We now have a large Supreme Mixer on site that we use to blend bulking agent material with all incoming food waste in order to get a very homogenous blend of food waste with wood chips and other ground leaf and yard waste to be able to form porous windrows that allow good air movement to ensure a high degree of oxygen loving bacterial that give off heat and carbon dioxide as waste products. The new mixer also allows us to process the incoming food waste faster than can be achieved with just front end loaders.

We are at the present time evaluating an in-vessel technology for processing source separated organics (SSO). We have submitted a Certificate of Approval amendment for the Gore System in-vessel technology that will be dedicated to composting the SSO material. At the same time we are waiting on the status of our Request for Proposal (RFP) submission to the Region of Niagara to compost 100% of the Region's SSO. If awarded all of the SSO would be processed through the Gore System technology.

If we were not awarded the contract we would not receive any SSO material at the site and thus not need to build the Gore facility.*

Question:

So if you don't get the contract we have are stuck with the smell? (Richard)

Answer:

We would only be composting leaf and yard waste material with a small amount of ICI food waste material. With the SSO gone we don't expect it to smell.

Question:

When will you know the status of the contract? (Richard)

Answer:

Within six weeks, up to the Regions schedule.

Question:

So within six weeks you can report back to me on the future of the compost site?

Answer:

Yes.

Question:

I was under the impression you were getting institutional waste? (Nijole Zeliznak)

Answer:

We do receive some ICI waste at the compost facility from one local hauler. This hauler primarily services restaurants, grocery stores and food processing plants.

Question:

What is industrial/commercial waste? (Nijole Zeliznak)

Answer:

IC&I waste stands for waste from Industrial/Commercial and Institutional facilities. Examples of sources of materials for composting operations would include institutions such as schools or hospitals. All of the food waste from these institutions comes from the preparation of the food in the kitchens before it is served in the lunch rooms. Therefore, the food waste we receive at the compost site is made up of cuttings when the kitchen staff is preparing salads or vegetables.

*Since the meeting IMS has made the decision to proceed with the Gore technology regardless of the outcome of the Regional SSO contract.

Question:

So, it's a toxic waste that just buried here right? (Nijole Zeliznak)

Answer:

Neither the landfill nor the compost facility accepts toxic waste. All materials accepted at both of these operations must meet MOE acceptance parameters.

Comments:

Richard commented that he appreciated what Ed and the company is doing but unfortunately "we" (the neighbours) were drawn into a partnership with no say. 1 ½ years now running – there is a danger here. I'm amazed that you got approval.

Richard asked Ed if the company could donate 5 yards of compost to put around the 5-6 pine trees. Fred Walters and Mike commented that mulch would be a more suitable product than compost.

Richard commented that we are missing really important opportunities.

Richard & Nijole – smells are notorious!

Mike reiterated that any neighbours who attend these PLC meetings are entitled to one free yard of compost per meeting.

Nijole commented that the Walker trucks are the worst. Big, big problem; dust, noise. Richard added that the program is not working!

Tim said that if that was the case he was very disappointed. He asked both Richard and Nijole to please forward a unit number of the truck or even the time that it happened and he would be able to address the issue with the specific driver.

Richard commented that there was a spill a couple of weeks ago. Shawn thought Richard was referring to a hydraulic oil spill from a line break but that was not the case. Richard mentioned it was about ½ inch thick and was not sure if it was from one of the trucks coming to Walker or one that was delivering to the industrial docks, but no one responded or took action to investigate it! Richard did say that the Walker road sweeper arrived and swept the material up but was also concerned at the dust that the sweeper generated while doing so.

Richard: "I wish Alison were here; I would take a strip out of her". Spill was a couple of years. Spent 3 ½ years to try and get a system in place, no success. We have been down this road many times before.

Richard commented on the speed of the trucks using Townline Road. He said that he could record and film it if we wanted saying that "I don't want to do this, I'm enjoying my retirement". Why are they speeding? Richard thought that installing speed bumps would cure the problem.

Richard - the company needs to increase their efforts to reduce speed. Richard said: "We'll help you get there".

Tim stated that Walker has increased the time of both internal and external speed monitoring but that 24 hour surveillance is not possible. Tim said that he hopes that Richard and Nijole will call or email a note of the time, unit number or just the company, of the truck(s) that are not cooperating with company policies.

Richard – “give me 20 minutes at the next meeting and I will produce some evidence (camcorder)”.

Question:

Do your trucks have any identification numbers? (George Nicholls)

Answer:

Tim – the vast majority if not all trucks would have a unit number usually located on the side of the trucks and typically just in front of the doors. While a unit number would help identify the specific driver, just knowing the company would allow Walker to contact the owner and have that person help in dealing with the situation.

Environmental ~ Shawn Jordan, Environmental Coordinator

- Shawn introduced himself; attending this meeting on behalf of Alison Braithwaite.
- Handouts were given to all attendees; it included -
 - Property Standards
 - Traffic Enforcement Program
 - Public Liaison – Public Contact
 - Business cards for both Shawn & Alison

Question:

Has the Traffic Enforcement Program’s demerit point system been implemented? (Grant Maloney)

Answer:

Tim – the system is in place and there are drivers that have been warned. To-date, no one has been “banned” from access.

Question:

Who drew the Property Standards up and what was the reason for doing this? (Grant Maloney)

Answer:

The property division of Walker drew up the standards. The purpose was to help ensure that Walker properties and rental properties were maintained in a suitable condition.

Comments:

Grant made a comment about his cost to replace his windows (\$4500) and to redo his basement.

Shawn stated that those types of issues were separate from the Standards Policy. Shawn mentioned that if there was an issue of that type of damage that Keith Porter would be the person to go to for resolution.

George said that he was disappointed that there was not anyone here from his neighbourhood. He suggested that there be a committee from the neighbourhood that attends.

Tim said that an invitation is sent to every household in the Niagara-on-the-Green neighborhood and that anyone is welcome to attend.

Richard made a comment to have this information (hand out package) available on our website. Shawn emailed Richard/Nijole copies on October 3rd. Richard recommended that we establish a form of communication re complaints via email or on our website? Waits sometimes for 3 hours for someone to return his call.

**Meeting concluded @ 8:10 pm
Date & time of next meeting – to be determined
2008 Upcoming Events will be highlighted in the
April 2008 edition of the “ Walk of The Town” newsletter.**

**Copies of the minutes and newsletters are posted on
our website @ www.walkerind.com**