

**Walker Brothers Quarries Neighbourhood PLC Meeting
Tuesday, October 4, 2005 ~ 6 pm to 7 pm
Walker Industries Holdings Limited Head Office**



Present:

REVISED COPY – OCT. 14, 2005

Neighbours - Anna & Jamie Mayhew, Margaret Pickles, Grant Maloney

WBQ Team - Keith Porter, Alison Braithwaite, Tim McVicar, John Fisher, Mike Deprez, Teresa Page

Cc: Bill Costello, Ken Lucyshyn, Ed Lamb

Mailed: Mrs. Cupolo – could not attend, requested copy of minutes

Introduction ~ Keith Porter, Quarry Superintendent

- Welcomed and thanked everyone for attending
- Reviewed Agenda for tonight's meeting
- Another successful PLC BBQ was held on June 25th.
- Upcoming Events:
 - Holiday Wine & Cheese Reception ~ Dec. 6th – 6:30 pm to 8:00 pm at Niagara College Culinary Institute
- Walk of the Town Newsletters – November Edition will be delivered mid November and will include Invitation to the Holiday Wine & Cheese Party.

Environmental Assessment Update

~ John Fisher, Vice President & General Manager, Environmental Services

- Work is continuing on our waste disposal Environmental Assessment. The work is following the Terms of Reference (ToR) for the project which was approved by Leona Dombrowsky, the Minister of the Environment for Ontario on September 30, 2004.
- The EA is for the "provision of future waste disposal capacity in the City of Niagara Falls, in the Regional Municipality of Niagara for solid, non-hazardous waste generated in the Province of Ontario." We have completed EA studies including an assessment of the need for future waste disposal capacity, and a review of alternative ways of providing this capacity.
- Our studies include the following initial conclusions:
 - There is a significant requirement for additional waste disposal capacity in Ontario and the Regional Municipality of Niagara over the next 20 years;
 - A landfill expansion at Walker's integrated waste management facility in the City of Niagara Falls is the preferred alternative to carry forward in the EA for comprehensive impact assessment;
 - The preferred alternative for a landfill expansion on Walker's properties in the City of Niagara Falls is the "South Quarry" adjacent to the current "East Landfill"; and

- The preferred haul route alternative for long haul landfill trucks is the haul route from Highway 406 to Regional Road 58, to the newly constructed Taylor Road, and accessing the “South Quarry” site from a new entrance to be constructed on Taylor Road along the eastern perimeter of the proposed landfill.
- We have completed environmental impact assessment studies in the following areas:
Agriculture, Air Quality, Archaeology/Heritage, Ecology, Economic/Financial, Groundwater/Surface Water, Land Use, Noise/Vibration, Social/Cultural, Traffic, Visual/Landscape
- We have identified some potential impacts from the new proposed landfill. These include air quality (dust and odour), visual, noise and localized property value impacts. We are currently investigating ways that we can operate differently so as to reduce or “mitigate” these impacts. Building more berms, as an example, can help to reduce the visual impact of the new landfill.
- We continue to work closely with neighbours and other stakeholders as the results of these studies become available.
- A public Open House/Workshop will be held in the latter half of November to discuss the mitigation steps the Company is proposing as part of the project.
- We will continue to seek comments from our neighbours and other interested stakeholders. You can visit our website at www.walkerea.info. Our project information number is 1-888-681-9990. Or you can e-mail us your comments at comments@walkerea.info.



There were no questions or concerns.

Quarry Update ~ Keith Porter, Quarry Superintendent

- Achieving our production and sales targets for 2005
- Blasting – have completed the South West corner of the South Quarry. We are now concentrating on moving in an South Easterly direction along 10 Mile Creek
- Planting beds along New Mountain Road have been completed
- Planting beds have been enhanced along the West side of Taylor Road and where Taylor Road crosses 10 Mile Creek.
- Environmental Initiatives are almost complete for 2005.
 - Redesign of the surge pile cover
 - Design and installation of a conveyor cover at the tertiary building
 - Enhanced the storage of used batteries and 45 gallon drums
 - Additional water being applied at transfer points
 - Recycled approximately 75,000 tonnes of waste concrete and asphalt during the 2005 production season so far.
- Walker Brothers has recorded no lost time incidents thereby striving to achieve Target Zero for 2005
- Anticipated shutdown for 2006 is being scheduled for April.

Question:

Margaret Pickles: There seems to be a lot more blasting plus blasting twice @ noon?

Answer:

We have actually been blasting two times at noon for about the past year. There have been fewer complaints compared to when we used to blast at 10 am and noon.

Question:

Margaret Pickles: How long will the shutdown be for?

Answer:

For about a month.

Question:

So there will be no blasting at all for one month?

Answer:

No, not necessarily, we may continue depending on the inventory of shot rock on the ground at the time and the scheduling of blasting crews.

Landfill & Gas Utilization Update, Tim McVicar, Director of Landfill & Transfer Operations

Major Projects

- Second update meeting of the year – bring up to date some of the landfill projects that have been underway
- No actual Cell construction for 2005
- Hundreds of new plantings have been placed around the site to help with the surrounding aesthetics
 - Of most note would be the new plantings at the corner of Taylor and Mountain Road and the berm along Taylor Road in the vicinity of the woodlot
- Major clean out of the leachate treatment lagoon to minimize suspended solids. This is part of our ongoing program to ensure we remain well in compliance with sewer discharges.
- Major effort underway to develop site surface water drainage systems that allow for gravity discharge vs. pumping
- Main activity was the final construction of an Elevated Haul Road that we discussed at the first PLC this year
 - Surface water issues brought about by Taylor Road roadside culverts that drain into this operation have been dealt with.
 - Culverts divert this water away from landfill footprint area, to ensure it remains “clean” by not becoming part of the landfills leachate generation.
- These are great examples of how our landfill employees believe and work toward Alison’s Earth 1st program and the goals established for the landfill.

Gas Field Expansion

- Design work now underway to expand system probably mid to late 2006

Odor Control

- Odor Control System
 - Pumps were sent off site for maintenance and are now back in place
 - system up and running

- Other initiatives:
 - major re-covering of areas recently effected by major rain events
 - experimenting with the use of lime from aggregate production as a cover material
 - ongoing maintenance of final cover in completed areas to limit “cracking”
 - odour control system now installed at compost site (recent)

Dust Control

- Volvo All-Terrain 6 Wheel Drive Truck with 4000 gals. tank and spray equipment being used on landfill internal road systems as well as assisting WBQ truck when needed
- Operations have significantly increased the time and effort
- Now having roads swept by wet-vac road sweeper once every week

Litter Control

- As always, our neighbors will continue to see our litter patrols who work daily at cleaning roadsides within 2+ kms. of our facilities.

Speed Program

- A corporate speed program has been introduced to better control the speed of vehicles on the roads surrounding our site.
- Our own traffic enforcement officer monitors vehicle movements on the entrance roads to our site
- The partnership between Niagara Regional Police and Walker Industries has brought an increase in police presence on the regional roads in the area.

Walker Traffic Enforcement Officer

Days of Enforcement: 93
Hours of Enforcement: 363

Vehicles monitored for speeding

Trucks: 11,745
Others: 12,197
Total: 23,942

Drivers Warned to Date

Trucks: 23 or 0.19%
Others: 7 or 0.13%
Walker Employees: 9 or 0.07%

Niagara Regional Police Statistics

Hours of enforcement: 188 hours

Vehicles monitored for speeding

Trucks: 2,584
Others: 5,798
Total: 9,382

Provincial Offences Notices issued

Cars: 85 or 4.9%
Trucks: 3 or 0.11%

Topic: Landfill Odour Control

Question:

Margaret Pickles: What is the material you are referring to?

Answer:

The odour control spray is made up of essential oils which, when mixed with water are intended to eliminate an odour versus mask it.

Question:

Margaret Pickles: Does the essential oil you use have a scent?

Answer:

The oils have a slight "peppermint" scent, but is really not detectible once sprayed into the air.

Topic: Litter Control

Question:

Margaret Pickles: Any thought of putting a higher fence up for litter control?

Answer:

We put up a fence along Taylor Road using telephone poles to maximize the height. We are finding though, that this is probably at the outside edge of how high a fence can be built without having issues of being tipped due to high winds when the fence is "plugged" with litter.

We still do pick up litter within a 2.5 km. radius of the site "regardless of how it got there", and significantly increase our personnel under windy conditions.

Topic: Speed Control Program

Question:

Margaret Pickles: Safety Patrol – you should send them down to Garner Road?

Answer:

Walker has asked the police to assist the Niagara Region in the area of the new school at Thorold Stone Road @ Kalar Road. As a result, one of the areas that they are concentrating on is the Garner Road and Thorold Stone Road section.

East Landfill Annual Report 2004

~ Alison Braithwaite, Director of Environmental Performance

- Submitted to MOE in April each year
- Addresses requirements of our Certificate of Approval
- **Report includes:**
 - Public Liaison & Complaints
 - Site Development & Operations
 - Nuisance Controls
 - Ground & Surface Water Monitoring
 - Financial Assurance Confirmation

- **In 2004:**
 - constructed Cells 12B & 12C
 - received – 627,000 tonnes of waste; -142,000 tonnes of cover material
 - interim cover placed over several cells
 - vegetation & cap in south end of landfill
 - run-off from Taylor Road redirected
 - silt clean out of storm pond
 - additional tree pods in cells 4,5 & 6
 - leachate pumping station rebuilt
 - leachate volume discharged to the sewer 119,062 m3

- **Financial Assurance Review:**
 - \$5,424,271.96 in the special account
 - Certificate of Approval requires \$3,088,232.62
 - \$20 million environmental impairment liability insurance

- **Conclusions:**
 - groundwater similar to previous years
 - site is functioning as designed
 - no indication that it is adversely affecting groundwater or surface water quality on or off site
 - MM 4-2 continues to move back to the quality of brine water
 - trench water as predicted is becoming more briny because of enclosure of the trench, less dilution from precipitation
 - no adverse effects down gradient of landfill
 - discharge of storm water to 10 Mile Creek did not degrade the creek

- **Recommendations:**
 - continue monitoring program
 - continue surface water sampling and flow measurements

***Report is available for review at Walker Industries.
Please contact Alison Braithwaite at 905-680-3769.***

Question:

Grant Maloney: What does the 20 million environmental liability insurance cover?

Answer:

It is very difficult to get and it covers things like environmental contamination.

Question:

Grant Maloney: Is that all?

Answer:

It is over and above the regular liability insurance the company has.

Mr. Maloney replied: "That is good, but I am still waiting for a response about my cracked foundation!"

Alison suggested that he talk to Keith Porter after the meeting regarding this matter.

Proposed Biosolids Facility Update ~ Mike Deprez, Facility Manager, Drop-off & Compost Background

- In partnership with the Region of Niagara, IMS is designing/building and operating a biosolids alkaline stabilization facility at our WIHL location. Up to 6 dump trailers per day will unload inside the building and we will be making a fertilizer act approved product, used mainly in agricultural market. Expected start up of the plant is June 1, 2006.

Approvals

- We should be wrapping up NEC approvals in October – the building has already been approved and storage building is currently with NEC
- MOE is processing the waste amendment and air approvals necessary for the facility

Construction

- Aiming for the week of October 24th to take down the old Quonset hut
- Equipment purchasing has begun with major equipment delivery to start Jan. 1/06
- Renovations of existing NJC building to occur between Nov.1 and Feb 1.

Compost Update ~ Mike Deprez, Facility Manager, Drop-off & Compost

- We are on pace to divert 30,000 tonnes of organics from landfill in 2005. Use of the grinder and windrow turner daily are helping with processing times and windrow size. A tree screen has been installed along the south perimeter along with a litter fence that runs from there down the west perimeter of the site. End product sales are up from 2004, which itself was a good year for end product sales. We would be happy to provide PLC guests with 1-2 yard samples of our product.
- Currently we are piloting a GE waterless odour control system. This is a perimeter system that neutralizes odour compounds with an essential oil mix. It has just been installed on approximately 20% of the compost pad and we expect to test this unit for 1 – 3 months.

Question:

Margaret Pickles: Are you receiving the green garbage compost here?

Answer:

Source Separated Organics (Green Bin)

We are taking some of Niagara's SSO here, about 20%, comes from phase 1 of the program which includes Grimsby, Pelham and Lincoln. We have always felt that low tech outdoor open windrow technology was not the approach to take for SSO and are currently working on a facility which will be able to handle all of Niagara's SSO, either in a building or under covered windrows. We continue to process this material at our site with frequent grinding and monitoring to ensure mitigation of odours as best as possible.

Question:

Grant Maloney: What are you doing about landfill?

Answer:

Mike replied that we addressed this topic at the start of the meeting this evening. Tim McVicar intervened and advised Mr. Maloney that he would be more than happy to meet with him after the meeting to review what was discussed. Mr. Maloney declined. Teresa also informed Mr. Maloney that she will be mailing him a copy of the minutes.

▶ A copy of these minutes are posted on our website @ www.walkerind.com ◀