

## Central Services Committee Agenda

July 10, 2025

2:00 pm

**Members:** Director McCormick (Chair), Director Price (Vice Chair), Director Blissett, Director Doehle, Director Gay and Director Walter

**Voting Rules:** Unless otherwise indicated on this agenda, all Directors have one vote and a simple majority is required for a motion to pass.

	Pages
1. Call to Order	
2. Addition of Late Items <i>All Directors, 2/3</i>	
3. Adoption of the Agenda	
4. Adoption of the Minutes	
4.1 November 7, 2024 Meeting	2
4.2 February 12, 2025 Meeting	3
5. Invited Presentations & Delegations	
6. Correspondence	
7. Unfinished Business	
8. New Business	
8.1 City of Cranbrook - Tipping Fee Amendment Request <i>Central Directors, Weighted</i>	4
9. Bylaws	
10. Late Agenda Items	
11. Reports from Directors	
12. Adjourn to Closed	



## MINUTES OF THE CENTRAL SERVICES COMMITTEE MEETING

**November 7, 2024**  
**Regional District Office, Cranbrook, BC**

PRESENT:	Committee Chair D. McCormick	City of Kimberley
	Director S. Doehle	Electoral Area B
	Board Chair R. Gay	Electoral Area C
	Director J. Walter	Electoral Area E
	Alternate Director L. Wray	City of Cranbrook
	Director N. Blissett	City of Cranbrook
ABSENT:	Director W. Price	City of Cranbrook
STAFF:	S. Tomlin	Chief Administrative Officer
	T. Hlushak	Corporate Officer
	C. Thom	Executive Assistant (Recording Secretary)

### Call to Order

Committee Chair Don McCormick called the meeting to order at 5:27pm.

### Adoption of the Agenda

MOVED by Director Gay  
SECONDED by Director Walter

THAT the agenda for the Central Services Committee meeting be adopted.

CARRIED

### Adoption of the Minutes

#### May 9, 2024 Meeting

MOVED by Director Gay  
SECONDED by Director Doehle

THAT the Minutes of the Central Services Committee meeting held on May 9, 2024 be adopted as circulated.

CARRIED

### Adjourn to Closed

MOVED by Director Walter  
SECONDED by Director Doehle

THAT the meeting adjourn to a Closed Central Services Committee meeting to consider the following matter:

Central Subregion Landfill Contract - Section 90(1)(j) of the *Community Charter* - information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*.

CARRIED

The meeting adjourned to closed at 5:28pm.

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Committee Chair Don McCormick

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Tina Hlushak, Corporate Officer



**MINUTES OF THE CENTRAL SERVICES COMMITTEE BUDGET MEETING**

**February 12, 2025**  
**Regional District Office, Cranbrook, BC**

PRESENT:	Committee Chair D. McCormick	City of Kimberley
	Director S. Doehle	Electoral Area B
	Board Chair R. Gay	Electoral Area C
	Director J. Walter	Electoral Area E
	Alternate Director L. Wray	City of Cranbrook
	Director N. Blissett	City of Cranbrook
ABSENT:	Director W. Price	City of Cranbrook
STAFF:	S. Tomlin	Chief Administrative Officer
	T. Hlushak	Corporate Officer
	C. Thom	Executive Assistant (Recording Secretary)

**Call to Order**

Committee Chair Don McCormick called the meeting to order at 1:10pm.

**Adoption of the Agenda**

MOVED by Director Gay  
SECONDED by Director Doehle

THAT the agenda for the Central Services Committee Budget meeting be adopted.

CARRIED

**New Business**

**Draft 2025 - 2029 Financial Plan**

The Committee reviewed the draft 2025 - 2029 Five-year Financial Plan.

**Adjournment**

The meeting adjourned at 1:29pm.

\_\_\_\_\_  
Committee Chair Don McCormick

\_\_\_\_\_  
Tina Hlushak, Corporate Officer

**Date** June 26, 2025  
**Author** Tina Hlushak, Corporate Officer  
Grayson Mauch, General Manager of Operations  
**Subject** City of Cranbrook Request for Tipping Fees Amendments

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### REQUEST

Consider the request from the City of Cranbrook to amend the Tipping Fee Schedule of the Central Subregion Waste Management Regulatory Bylaw to assist with tipping fees associated with demolition waste.

### OPTIONS

1. THAT Bylaw No. 1505 – Central Subregion Waste Management Regulatory Bylaw be amended to include a Controlled Waste type to charge for solid waste delivered to the Central Subregion Landfill from waste originating from the clean-up of land owned by member municipalities and the RDEK within the Central subregion, and designated for BC Housing or affordable housing projects, with no fee to be charged.
2. THAT Bylaw No. 1505 – Central Subregion Waste Management Regulatory Bylaw be amended to include a Controlled Waste type to charge for solid waste delivered to the Central Subregion Landfill from waste originating from the clean-up of land owned by member municipalities and the RDEK within the Central subregion, and designated for BC Housing or affordable housing projects, with a fee of \$100 per tonne.
3. THAT Bylaw No. 1505 – Central Subregion Waste Management Regulatory Bylaw be amended to include a Controlled Waste type to charge for solid waste delivered to the Central Subregion Landfill from waste on land owned by member municipalities and the RDEK within the Central subregion, with no fee to be charged.
4. THAT Bylaw No. 1505 – Central Subregion Waste Management Regulatory Bylaw be amended to include a Controlled Waste type to charge for solid waste delivered to the Central Subregion Landfill from waste on land owned by member municipalities and the RDEK within the Central subregion, with a fee of \$100/tonne.
5. THAT staff prepare an analysis of the full cost per tonne of operating the Central Subregion landfill.
6. THAT the Central Subregion Waste Management Regulatory Bylaw not be amended to add a separate fee category for waste from local government properties.

### RECOMMENDATION

Option 4.

## BACKGROUND/ANALYSIS

The former Knights Hall property at 22 Briar Avenue NW, Cranbrook, has been derelict for several years, and the City of Cranbrook (City) had issued an initial remediation order on that property. When the Knight's Hall caught fire over a year ago, the building had to be demolished, and material stockpiled onsite to mitigate concerns for public safety. A second remediation order was issued by the City for additional site cleanup work but did not achieve compliance, nor were property taxes paid on the property. The property went to tax sale in September 2024 and the City of Cranbrook was deemed the purchaser. The property owner retains ownership of the property and the opportunity to redeem the property (by paying the outstanding taxes, fees and interest) until late September 2025. If the property owner does not pay the outstanding amounts before the end of the redemption period, the City will take possession of the property and ultimately be responsible for the property and any associated site remediation.

The City has indicated that there may be opportunities to work with BC Housing to provide safe, quality, accessible and affordable housing on remediated property once cleared of demolition waste.

It is estimated that the total cost to clean up the site will be \$900,000, with a large proportion of the cost being the tipping fees required to be paid to the RDEK as per Bylaw No. 1505. Further analysis is required to ascertain the exact volumes and waste types potentially generated from the site clean-up prior to estimating tipping fee charges that would be incurred by the City.

In anticipation of the September deadline, the City has requested that the RDEK consider amending the Central Subregion Waste Management Regulatory Bylaw to implement a zero or reduced tipping fee for the clean-up of City owned properties for low-income housing.

## SPECIFIC CONSIDERATIONS

### Bylaw No. 1505 – Central Subregion Waste Management Regulatory Bylaw

Establishing a specific fee within the bylaw, that would then also be applicable to all similar future situations, is the tool the Board has to enable variances to solid waste fees for materials delivered to the Central Subregion landfill. Schedule A to Bylaw No. 1505 sets fees by types of solid waste or recyclable material in the central subregion.

Accommodating the City's request presents two potential new tipping fee types; options 1 & 2 propose that a new type be established to assist with costs for land designated for BC Housing or affordable housing projects; options 3 & 4 propose that a fee type be established for construction/demolition mixed waste of any properties owned by cities of Kimberley, Cranbrook and the RDEK, for which a unique (lower) rate can be established.

Option	Controlled Waste Type	Current Fee	Proposed Fee
Option 1	NEW: Construction/Demolition Waste – originating from the clean-up of land owned by member municipalities and the RDEK within the Central subregion and designated for BC Housing or affordable housing projects.	\$200 per tonne	No Charge
Option 2	New: Construction/Demolition Waste – originating from the clean-up of land owned by member municipalities and the	\$200 per tonne	\$100 per tonne

	RDEK within the Central subregion and designated for BC Housing or affordable housing projects.		
Option 3	NEW: Construction/Demolition Waste – originating from the clean-up of land owned by member municipalities and the RDEK within the Central subregion.	\$200 per tonne	No Charge
Option 4	NEW: Construction/Demolition Waste – originating from the clean-up of land owned by member municipalities and the RDEK within the Central subregion.	\$200 per tonne	\$100 per tonne

## Financial

The Central Solid Waste Subregion is funded by participants in Electoral Areas B, C, and E, the City of Cranbrook and the City of Kimberley. Requisition for the service is based on taxable property assessment. The Requisition for 2025 is as follows:

Participant	2025 Requisition	% of Total Requisition
City of Cranbrook	\$1,806,842	42.3%
City of Kimberley	753,582	17.6%
Electoral Area B	616,821	14.4%
Electoral Area C	781,441	18.3%
Electoral Area E	311,314	7.3%
	<b>\$4,270,000</b>	<b>100%</b>

The service is primarily funded by taxation, with additional revenues generated by Construction & Demolition (C&D) waste tipping fees, and by the Extended Producer Responsibility Program. Generally, tipping fees generate additional revenue which contribute to operating and capital expenditures and reserve contributions, thereby partially mitigating current and future taxation for all participants. Tipping fees are budgeted to generate, on average, about 17% of total revenues for Central Solid Waste in the 2025 – 2029 Five-Year Financial Plan.

The implementation of robust tipping fees is generally considered an industry best practice which encourages source separation of waste materials, and diversion where applicable, thereby delaying the need for further capital investments in landfill cell expansions. Source separated materials such as clean wood, scrap metal, and asphalt shingles have no tipping fee because they are readily divertible whereas any mixed loads of C&D waste are charged a fee of \$200/tonne. Concrete and asphalt, which are harder to manage but still divertible materials, have a reduced tipping fee of \$40/tonne.

Mixed Construction and Demolition waste is difficult to manage at a landfill. Materials tend to be more rigid, and do not compact, thus use proportionally more landfill airspace than other categories of waste. Any increase in the speed with which landfill airspace is consumed

further reduces the lifespan of a landfill cell thus accelerating the capital spending requirements.

The Central Landfill carried out a cell expansion in 2021 at a cost of \$1.48 million. The Design, Operation and Closure Plan (DOCP), prepared by Sperling Hansen, projects that the next cell will need to be opened in 2029. Construction of the next cell (similar size) is included in the 2025 – 2029 Five-Year Financial plan at an estimated cost of \$2.6 million, which is funded from contributions to the Cell Expansion Reserve as follows:

Year	Reserve Contribution
2025	\$ 325,000
2026	325,000
2027	540,000
2028	1,040,000
2029	1,040,000

\* the reserve will also fund a leachate management project in 2026

### Process

If it is resolved to proceed with changes to the tipping fee schedule, a bylaw amendment will be presented at the August Board meeting for three readings and adoption to follow.

### Regional Sustainability Strategy

Section 11.2 – Social Services of the Regional Sustainability Strategy notes that that consultation identified that housing needs are not being met across the demographic and economic spectrums and the absence of affordable and accessible housing options is a primary public concern. Housing Needs Assessments have further identified a need for more Affordable Housing.

#### Attachment

- Resolution from the City of Cranbrook – July 2025
- Bylaw No. 1505 – Central Subregion Waste Management Regulatory bylaw (Consolidated)
- Central Solid Waste 2025 – 2029 Financial Plan with 2025 YTD

**RESOLUTION**

**City of Cranbrook Council approves submission of this resolution request to the Regional District of East Kootenays by Mayor Price and Councillor Blissett as the City's RDEK Board members.**

**WHEREAS**

The City of Cranbrook will take possession of a property through tax sale in September of 2025 as no public bids were received for this property, leaving the City as the deemed purchaser and will take possession/responsibility unless property is sold or taxes paid before September 2025:

Property Address: 22 Briar Avenue NW, Cranbrook  
Legal Description: Lot 2, Plan NEP11850, District Lot 29  
PID: 006-173-462

Commonly referred to as the "Knights Hall" or "Tudor House", old hospital site in Cranbrook.

**AND WHEREAS**

The site contains a massive volume of debris from the demolition of the partially burnt down nurses residence on the site (Knights Hall), and accumulated other debris, with an estimated cost of \$900,000 to clean up, much of the cost being the tipping fees required to be paid to the RDEK landfill, the cost of which will become a cost burden on the taxpayers of Cranbrook

**AND WHEREAS**

There are no Provincial, Federal or other grant funding sources available for site clean up costs and tipping fees, which are the largest cost of the cleanup required

**AND WHEREAS**

The cost for tipping fees is set by bylaw by the board at the RDEK, the bylaw tipping fees can also be changed by amending bylaw by the board at the RDEK

**AND WHEREAS**

An immediate threat to public health exists from the known hazardous materials located within debris piles through "friable" (becoming airborne) asbestos containing materials, and an order requiring the prevention of asbestos particles from becoming airborne was addressed to the City of Cranbrook dated July 30, 2024, and a separate Order was addressed to the property owner on August 2, 2024 by an Environmental Health Officer, Health Protection at Interior Health.

**AND WHEREAS**

There is an elementary school nearby, where SD5 issued a letter to the City of concern about the condition of property and its impact on student health and safety (attached)

**AND WHEREAS**

The City could clean up the property and allow its use for low-income or supportive housing, available to anyone in the region, as many of the low-income residents coming to Cranbrook for services and remaining in the Cranbrook area to access services with no home and in need of housing are from the many smaller communities in the East Kootenay region.

**THEREFORE**, Council approves a request to the Regional District of East Kootenay, of which Cranbrook is a member municipality, to consider amending the Central Solid Waste Fee Bylaw to implement a zero or reduced tipping fee for the clean up of City owned properties for low-income housing.





# SCHOOL DISTRICT 5

## S O U T H E A S T K O O T E N A Y

June 25, 2024

Mayor Wayne Price & City Council  
40 – 10<sup>th</sup> Avenue South  
Cranbrook, BC V1C 2M8

Dear Mayor Price & City Council,

RE: Concerns Surrounding Knights Hall on King Street

At the School District 5 (SD5), Southeast Kootenay public Board Meeting of June 11<sup>th</sup>, 2024, the Board carried the following motion:

*THAT a letter be written by the Board of Education to the City of Cranbrook outlining the concerns surrounding the Knights Hall property on King Street.*

The SD5 Board understands that the sale of the Knights Hall property “fell through” some time ago, making clear the question of ownership. As such, the Board would like to reiterate the concerns laid out re: the Knights Hall property in our letter of May 31, 2023 and to once again ask that the City assert their authority to clean up the property.

This property continues to attract individuals with mental illnesses and/or impaired judgement and remains a collection-site for used drug paraphernalia and other dangerous refuse. The lack of bathroom facilities in the area adds additional sanitary contamination to the sharps issue, all of which may come in contact with curious students playing in the area. The piled building materials from the demolition effort could also pose a further fire issue to surrounding buildings and inhabitants.

The unkempt hedges and buildings also provide seclusion for anyone wishing to do harm to students or other citizens. The park area between the old hospital and the ICBC office, under its current condition, poses the same safety concern. As a District, we work to maintain clean sight lines around schools for this reason. The Pinewood area is a current exception and a continued safety concern.

Many of our young, kindergarten to grade six students walk by this property on their way to and from Pinewood Elementary School *over 340 times per year*. Aside from being unsightly, this property is a huge safety hazard. Derelict structures like the fire-damaged

Doug McPhee (Chair) • Trina Ayling • Bev Bellina • Irene Bischler • Alysha Clarke  
• Nicole Heckendorf • Chris Johns • Sarah Madsen • Wendy Turner

Knights Hall, burned out Winnebago and overgrown vegetation are play-magnets for young children who are unaware of the dangers playing on this property poses.

As this site has become more run-down, concerns among the SD5 Board, administrators, staff and parents continues to grow. Once again this year, we have had new parents whose children will be entering kindergarten in the fall ask to go out of catchment *specifically* because of the Knights Hall site and surrounding area.

It is obvious, given the time that has passed since sale of the property fell through, that the current owner has no intention to clean up the property on their own initiative. The City has the authority to issue a *Remedial Action Order* to require the owner of the property to remove the debris, under the *Unsightly Premises Bylaw 3390, 2000*.

Specifically, 5.01 of the bylaw states that *"No owner or occupier of real property within the city shall permit or allow their property to become, or remain, untidy or unsightly."*

Additionally, 5.02 (i) states that *"Every owner or occupier of real property, or their agents, shall remove therefrom any accumulations of filth, discarded materials, rubbish, brush or other growth cuttings of any kind."*

This bylaw enables the City—if it so chooses—to schedule a contractor to clean up this dangerous and unsightly property at the expense of the property owner, with expenses billed to the owner and added to their tax bill.

Once cleared of debris and overgrowth the potential of this property for housing, daycare or business development would greatly assist in revitalizing the surrounding neighbourhood by providing purpose to the land and eliminating its current attraction as a site for vagrancy, vandalism and illicit drug use.

We look forward to your timely response to our request, and to our continued collaborative relationship with the City on this and other areas of mutual interest.

Sincerely,



Doug McPhee, Board Chair  
School District 5, Southeast Kootenay

Doug McPhee (Chair) • Trina Ayling • Bev Bellina • Irene Bischler • Alysha Clarke  
• Nicole Heckendorf • Chris Johns • Sarah Madsen • Wendy Turner



# **CENTRAL SUBREGION WASTE MANAGEMENT REGULATORY BYLAW NO. 1505, 2000**

This is a consolidation of the original Bylaw and adopted Bylaw amendments. The amendments have been combined with the original Bylaw for convenience only. This consolidation is not a legal document.

July 9 2021

<b>BYLAW AMENDMENTS</b>				
<b><i>Bylaw No.</i></b>	<b><i>Amend. No./Yr.</i></b>	<b><i>Adopted</i></b>	<b><i>Short Citing</i></b>	<b><i>Description</i></b>
1518	1/00	04/08/20	Central Subregion Waste Management Regulatory Bylaw No. 1505, 2000 – Amendment Bylaw No. 1, 2000	<ul style="list-style-type: none"> <li>Changes to Schedule A</li> </ul>
1741	2/04	07/05/04	Central Subregion Waste Management Regulatory Bylaw No. 1505, 2000 – Amendment Bylaw No. 2, 2004	<ul style="list-style-type: none"> <li>Section 9 PERMITS/EXEMPTIONS</li> </ul>
1981	3/07	04/05/07	Central Subregion Waste Management Regulatory Bylaw No. 1505, 2000 – Amendment Bylaw No. 3, 2007	<ul style="list-style-type: none"> <li>Schedule A</li> </ul>
2053	4/07		Central Subregion Waste Management Regulatory Bylaw No. 1505, 2000 – Amendment Bylaw No. 4, 2007	<ul style="list-style-type: none"> <li>Schedule A</li> </ul>
2088	5/08	06/08	Central Subregion Waste Management Regulatory Bylaw No. 1505, 2000 – Amendment Bylaw No. 5, 2008	<ul style="list-style-type: none"> <li>Section 3.1 repealing and replacing the definition</li> <li>Section 5.6 repealed/ replaced</li> <li>Section 5.7 repealed/replaced</li> <li>Section 5.22 repealed/replaced</li> <li></li> </ul>
2238	6/08	09/07/10	Central Subregion Waste Management Regulatory Bylaw No. 1505, 2000 – Amendment Bylaw No. 6, 2008	<ul style="list-style-type: none"> <li>Section 5.1 repealed / replaced</li> </ul>
2265	07/10	03/09/10	Central Subregion Waste Management Regulatory Bylaw No. 1505, 2000 - Amendment Bylaw No. 7, 2010	<ul style="list-style-type: none"> <li>Section 3.2 repealed / replaced</li> <li>Sections 8.3, 8.4, and 8.5 renumbered</li> <li>Schedule D repealed</li> </ul>
2285	8/11	07/01/11	Central Subregion Waste Management Regulatory Bylaw No. 1505, 2000 - Amendment Bylaw No. 8, 2011	<ul style="list-style-type: none"> <li>Schedule B replaced with Schedule A</li> </ul>
2721	9/16	02/09/16	Central Subregion Waste Management Regulatory Bylaw No. 1505, 2000 - Amendment Bylaw No. 9, 2016	<ul style="list-style-type: none"> <li>Section 9 repealed</li> <li>Schedule A repealed/replaced</li> </ul>
2914	10/19		Central Subregion Waste Management Regulatory Bylaw No. 1505, 2000 - Amendment Bylaw No. 10, 2019	<ul style="list-style-type: none"> <li>Schedule A amended under section 5</li> </ul>

3053	11/21	09/07/21	<b>Central Subregion Waste Management Regulatory Bylaw No. 1505, 2000 - Amendment Bylaw No. 11, 2021</b>	<ul style="list-style-type: none"><li>• Section 3.1 amended</li><li>• Section 3.2 amended</li><li>• Schedule B repealed./replaced</li></ul>
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## REGIONAL DISTRICT OF EAST KOOTENAY

### BYLAW NO. 1505

A bylaw to establish tipping fees and regulate disposal of solid wastes and liquid wastes at the Central Subregion refuse transfer stations, landfills, and exfiltration basins.

**WHEREAS** the Regional Board of the Regional District of East Kootenay has established a local service (waste management) by Bylaw No. 1094 cited as "Regional District of East Kootenay – Central Subregion Waste Management Local Service Establishment Bylaw No. 1094, 1994";

**AND WHEREAS** it is deemed desirable to regulate, by bylaw, the use of refuse transfer stations, landfills and exfiltration basins operated by the RDEK within the Central Subregion Waste Management local service area, and to establish tipping fees for disposing of solid wastes and liquid wastes consisting of septage and holding tank contents;

**NOW THEREFORE** the Regional Board, in open meeting assembled, enacts as follows:

#### 1. TITLE

- 1.1 This Bylaw may be cited as "Regional District of East Kootenay – Central Subregion Waste Management Regulatory Bylaw No. 1505, 2000".
- 1.2 The Administrator of this Bylaw shall be the Administrator of the Regional District of East Kootenay or designated person.

#### 2. APPLICATION

- 2.1 This Bylaw shall apply to the Central Subregion refuse transfer stations, landfills, and exfiltration basins. All or any part of this Bylaw may be applied at the discretion of the RDEK.

#### 3. DEFINITIONS

- 3.1 In this Bylaw, unless the context otherwise requires:

**Agricultural Waste** means waste derived from farming or ranching sources.

**Ashes** means cinders and the remains of any fuel or other inflammable material, after such fuel has been consumed by fire, and are not hot at the time of disposition.

**Biomedical Wastes** means all chemical, pharmaceutical, "sharps" and other such waste generated by institutions such as hospitals, health units, medical and dental clinics, laboratories, animal clinics, etc.

**Clean Fill** means rock, soil or gravel from excavations or other sources, and other material designated as such by the RDEK or by the Manager.

**Central Subregion** means Electoral Areas "B", "C" and "E", and the Cities of Cranbrook and Kimberley.

**Commercial Refuse** means any refuse produced by or originating from a trade or business premise. It includes refuse produced by or originating from institutional or governmental offices, as well as refuse produced by institutional administrative offices.

**Commercial Refuse Collector** means any person who provides a service of collection and disposal of ashes, refuse and/or trade wastes for the purpose of gain or profit.

**Contractor** means the person hired by the RDEK to maintain the disposal sites and/or to remove wastes from the container sites.

**Corrugated Cardboard** means containers or materials used in containers consisting of 3 or more layers of kraft paper material and having smooth exterior liners and a corrugated or rippled core, but excluding containers which are impregnated with blood, grease, oil, chemicals, food residue, wax; or have polyethylene, polystyrene, foil or other non-paper liners; or are contaminated with a material which will render the corrugated cardboard not marketable.



**Covered Solid Waste** means a load of refuse secured or covered on the vehicle so that it cannot blow or fall off while in transit.

**Derelict Cars or Trucks** means any car or truck which is incapable of being used for the purposes for which it was intended and has been abandoned or discarded.

**Disposal Site** means the Central Subregion landfill site, Cranbrook transfer station, Kimberley transfer station, Newgate transfer station, Elko transfer station, Grasmere transfer station, Baynes Lake transfer station, Tie Lake transfer station, Wasa transfer station, Fort Steele transfer station, Skookumchuck transfer station, Wardner transfer station, Moyie transfer station, Monroe Lake transfer station, Wasa exfiltration basins, Baynes Lake exfiltration basins and any other site as may in the future be designated by the RDEK as a disposal site.

BL 3053  
July 9/21

**Domestic Refuse** means any refuse produced by or originating from a dwelling unit or from one residential lot, including material resulting from minor landscaping operations or from the demolition of minor accessory buildings.

BL 2088  
Jun. 6/08

**Dry Landfill** means a landfill which would receive only construction demolition debris.

**Hazardous Waste** will have the meaning as it is defined in the *Environmental Management Act*.

**Holding Tank Effluent** means untreated domestic sewage.

**Industrial Refuse** means any refuse produced by construction, industrial operations or processes and material generated by land clearing and building demolition or renovation operations.

**Landfill** means any present site or sites as may in the future be designated by the RDEK as the Central Subregion Landfill site.

**Liquid Wastes** means liquids consisting of septage and holding tank effluent and sewage sludge.

**Manager** means the appointed officer of the RDEK or the manager's authorized agent.

**Medical Health Officer** means the Medical Health Officer or a Public Health Inspector employed by the Provincial Government and having authority within the Central Subregion.

**Peace Officer** shall have the same meaning as in the *Interpretation Act* being Chapter 238 of the Revised Statutes of British Columbia, 1996, and shall include a person or persons appointed from time to time by the Regional Board to enforce and administer this Bylaw.

**Person** means an individual, a corporate body, a firm partnership, association, or any other legal entity or an employee or agent thereof.

**Pressurized Containers** means any container which contains or has contained any pressurized liquid, gas or other material.

**Recyclable Materials** means those materials for which the RDEK has provided facilities to accommodate their removal from the refuse waste stream for the purpose of reuse or recycling.

**Refuse or Solid Waste** includes but is not necessarily limited to food waste, market waste, combustibles such as paper, cardboard, plastics, leather, yard trimmings; non-combustibles such as metal cans, glass containers, crockery, dirt ashes from fire places and on-site incinerators, street sweepings; bulky waste such as furniture, appliances, ties, stumps; construction and demolition waste such as pipe, concrete, lumber, plastic, wire; all arising from domestic, commercial, institutional, and municipal activities. Refuse resulting from industrial operations is not included.

**Regional Board** means the Board of Directors, being the governing and executive body of the Regional District of East Kootenay.

**RDEK** means the Regional District of East Kootenay incorporated by Letters Patent dated November 30, 1965.

**Septage** means the sewage effluent treated by anaerobic bacteria within a septic tank.

**Sewage Sludge** means dewatered sludge from sewage treatment plants.

**Site Operator** means the RDEK, the contractor hired to operate the landfill, or their designate.

**Uncontrolled Disposal Site** means a disposal site where there is no attendant on duty.

**Uncovered Solid Waste** means an unsecured load of refuse, which could blow or fall off in transit.

3.2 The following schedules are hereby made and declared to be integral parts of this Bylaw:

BL 3053  
July 9/21

- Schedule A Central Subregion Tipping Fee Schedule for Solid Wastes
- Schedule B Central Subregion Tipping Fee Schedule for Septage, Holding Tank Effluent.
- Schedule C Secured and Covered Load Policy

4. TIPPING FEES

There is hereby imposed and levied a landfill tipping fee against refuse, septage, holding tank effluent, and sewage sludge arriving at the landfill site as specified on Schedules A and B to this Bylaw.

5. SITE REGULATIONS

5.1 (a) No person shall deposit refuse at a disposal site except in accordance with this Bylaw and any regulations posted at the disposal site;

BL 2088  
Jun. 6/08

(b) No commercial business is permitted to deposit construction, demolition or green waste at the Tie Lake and Wasa rural transfer stations. Commercial construction, demolition or green waste must be direct hauled to the Landfill.

5.2 Solid or liquid waste originating outside the Central Subregion of the RDEK shall not be accepted at a disposal site without prior written permission of the RDEK.

5.3 No person shall dispose of refuse at a disposal site nor enter a disposal site at any time other than the designated hours of operation, except by special arrangement with the RDEK.

5.4 No person shall start any fires at a disposal site unless authorized to do so by the Manager.

5.5 No person other than the Site Operator shall remove or alter any sign placed or erected at a disposal site.

BL 2088  
Jun. 6/08

5.6 No person shall discharge any firearm at a disposal site unless there is a reasonable and immediate apprehension of danger to a person or property or authorized by the RDEK and Ministry of Environment.

BL 2088  
Jun. 6/08

5.7 No person shall deposit at a disposal site, any substance considered a Hazardous Waste.

5.8 No person shall scavenge and/or remove deposited solid waste from a disposal site.

5.9 Children under 13 and pets are not permitted on a disposal site except when they are inside a vehicle.

5.10 No loitering is allowed on a disposal site. Vehicles must proceed directly to the dumping area and then leave the disposal site as soon as possible after unloading.

5.11 No person shall place any explosive substance in any disposal site.

5.12 No person shall dispose of liquid waste in any disposal site except where the RDEK has provided facilities for this purpose and is permitted to do so.

5.13 No person shall leave any pressurized containers at any disposal site unless facilities are provided for receiving same.

5.14 Any person conveying or transporting refuse in a truck, trailer or other means of conveyance shall make sure that such conveyance is equipped with solid sides and a tight



cover so as to prevent any loss of material during conveyance to and within any disposal site. Disposal fees will be doubled for loads that are not securely covered. (See Schedule C for exemptions.)

- BL 2088  
Jun. 6/08
- 5.15 No person shall dispose of derelict cars or trucks in any disposal site except where permitted by the RDEK and such material shall be placed in a location as directed by the Manager, the Site Operator, or signs.
  - 5.16 No person shall dispose of any steel, tin or other metal objects such as stoves, fridges, washers, dryers, etc. in any disposal site except where directed by the Manager, the Site Operator, or signs.
  - 5.17 No person shall dispose of any burnable materials such as building demolition materials, tree trunks and trimmings, or ashes in any disposal site except where directed by the Manager, the Site Operator, or signs.
  - 5.18 No person shall dispose of any putrescible waste in any disposal site except in the container or trench provided.
  - 5.19 Every commercial refuse collector who disposes, dumps or otherwise discards refuse and other trade wastes in a disposal site shall:
    - (a) collect and dispose of all refuse and trade waste in a manner satisfactory to the Medical Health Officer, and
    - (b) have all collection equipment accessible to the Medical Health Officer at all times.
  - 5.20 No person shall dump any clean fill at any disposal site without first obtaining authorization from the RDEK and shall dump the clean fill in a location as directed by the Manager or the Site Operator.
  - 5.21 All persons within the boundaries of the Central Subregion are required to utilize the Central Subregion disposal sites established by the RDEK.
  - 5.22 No person shall deposit in any disposal site lead-acid batteries, used motor oil or oil filters, any substances prohibited under the Ozone Depleting Substances Regulations (Province of British Columbia) or any substance considered a Hazardous Waste unless facilities are provided for receiving same.
  - 5.23 No commercial generator or hauler of refuse shall deposit, or cause to be deposited, corrugated cardboard in any disposal site.
  - 5.24 No sewage sludge shall be deposited in any disposal site.

**6. CONDITIONS OF USE**

- 6.1 The RDEK hereby authorizes the Site Operator to make such rules governing the use of the disposal site operated by the Site Operator or directions to users of the disposal site as are not inconsistent with this Bylaw and as are necessary or convenient for the efficient and lawful operation of the disposal site. All such rules must be approved by the Manager.
- 6.2 Every person depositing refuse at a disposal site shall comply with and abide by all rules and directions of the Site Operator, whether such rules or directions are in the form of signs or verbal instructions.
- 6.3 Persons entering a disposal site do so at their own risk. The RDEK accepts no responsibility (liability) for damage and/or injury to persons or to property.
- 6.4 Anyone who contravenes these regulations and/or fails to comply with the directions of the Site Operator or with posted notices and signs on a disposal site may be refused (prohibited) entry onto a disposal site.

**7. PROVISIONS**

The Regional Board may, by resolution, establish the hours of operation of each disposal site. The disposal sites within the Central Subregion shall operate within posted hours.

The Regional Board hereby directs that the operation of all Central Subregion disposal sites established by the RDEK is under the direction and supervision of the Manager, and all material disposed of at the disposal sites shall be deposited there as directed by the Manager.

8. GENERAL

- BL 2265  
Sept. 3/10

8.1

The RDEK and/or agents are authorized to invoice for fees, administer the regulations, direct the placement of loads within the disposal site, limit the number of bulk load deliveries, and require advance notice of bulk load deliveries.
- BL 2265  
Sept. 3/10

8.2

The RDEK hereby establishes and imposes the charges set out in Schedules A and B to this Bylaw. Every person depositing at the disposal site material outlined in Schedules A and B to this Bylaw, shall pay to the RDEK the applicable charges.
- BL 2265  
Sept. 3/10

8.3

Any person wishing to be extended credit for the payment of charges as set out in Schedules A and B to this Bylaw apply using the form provided by the RDEK. The RDEK Chief Financial Officer or his designate shall have final approving authority on all credit applications.
- BL 2265  
Sept. 3/10

8.4

All invoices for the rates or charges established by Schedules A and B to this Bylaw shall be rendered monthly.
- BL 2265  
Sept. 3/10

8.5

The rates and charges imposed and payable under Schedules A and B to this Bylaw and which remain unpaid after the due shall bear interest at a rate of 2% per month.
- BL 2265  
Sept. 3/10

8.6

Money received in payment of rates or charges chargeable under Schedules A and B to this Bylaw shall be applied to the payment of rates or charges for the then current billing period, until all rates and charges which shall have become due in previous billing periods have been fully paid.
- BL 2265  
Sept. 3/10

8.7

The rates and charges imposed and payable under Schedules A and B to this Bylaw and which remain unpaid after the due date shall be a debt due to the RDEK and shall be recoverable by action in any Court of competent jurisdiction.

BL 2721  
Sep 2/16

9. Repealed

10. SEVERABILITY

If a Court of competent jurisdiction should declare a section or part of a section of this Bylaw to be invalid, such section shall not be construed as having persuaded or influenced the Regional Board to pass the remainder of this Bylaw and it is hereby declared that the remainder of this Bylaw shall be valid and shall remain in force and effect.

11. ENFORCEMENT/PENALTY

- (a)

A Peace Officer or any person authorized by the Regional Board is hereby authorized to carry out an inspection to ascertain whether the regulations or provisions of this Bylaw are being obeyed, and further, such person is hereby authorized to file the necessary information to lay a charge in a Court of competent jurisdiction against a person in violation of any of the regulations or provisions of this Bylaw.
- (b)

Every person who violates any of the regulations or provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention or in violation of any of the regulations or provisions of this Bylaw, who neglects to do or refrains from doing anything required to be done by any of the regulations or provisions of this Bylaw or who does any act which violates any of the regulations or provisions of this Bylaw, is guilty of an offense against this Bylaw and liable to the penalties hereby imposed. Each day that a violation continues to exist shall constitute a separate offense.
- (c)

Every person who commits an offense against this Bylaw is liable to a fine and penalty of not more than \$2,000.00 and not less than \$500.00 for each offense, and in default of payment thereof, forthwith or within such time as the presiding Provincial Court Judge shall direct, the fine imposed shall be recoverable under the provisions of the *Offence Act* being Chapter 338 of the Revised Statutes of British Columbia, 1996 and all amendments thereto.
- (d)

The penalties imposed shall be in addition to and not in substitution for any other penalty or remedy imposed by this Bylaw or any other statute, law or regulation.

12. REPEAL

Bylaw No. 1300 cited as “Regional District of East Kootenay – Central Subregion Waste Management Regulatory Bylaw No. 1300, 1996” and all amendments thereto, are hereby repealed.

READ A FIRST TIME the 7<sup>th</sup> day of July, 2000.  
READ A SECOND TIME the 7<sup>th</sup> day of July, 2000.  
READ A THIRD TIME the 7<sup>th</sup> day of July, 2000.

ADOPTED the 7<sup>th</sup> day of July, 2000.

“Jim Ogilvie”  
CHAIRPERSON

“Lee-Ann Crane”  
SECRETARY

BL 2721  
Sept. 2/16

SCHEDULE A TO BYLAW NO. 1505

REGIONAL DISTRICT OF EAST KOOTENAY  
TIPPING FEE SCHEDULE FOR SOLID WASTES

1.

The following fees shall be charged for solid wastes delivered to the Central Subregional Disposal Sites.
2.

These fees may also be imposed at any other Disposal Site established by the Regional Board.
3.

All fees payable under this Bylaw must be paid prior to the deposit of the Solid Waste for which the fee is charged unless a credit account has been established with the RDEK.
4.

The person paying a fee under this Bylaw shall obtain a receipt for such payment and shall produce such receipt for inspection on request of a person employed for that purpose at a Disposal Site as a condition of depositing Solid Waste at a Disposal Site.
5.

There is no minimum general per unit charge on items subject to fees.

SOLID WASTE (Commercial & Domestic Refuse) excluding Controlled Waste

Municipal Solid Waste (regular household garbage)

NO CHARGE

CONTROLLED WASTE (Including Industrial Refuse)

Animal carcasses - livestock or big game

\$ 25.00 each

Asbestos, dry or slurry

\$ 100.00 per tonne

Biomedical Waste - treated only

\$ 160.00 per load

Construction/Demolition Waste - Mixed

\$ 200.00 per tonne

Construction/Demolition Waste - originating from the clean-up of waste illegally left on public land (where metal and clean wood waste has been sorted for diversion from the Landfill, to the extent determined by the Manager)

NO CHARGE

Food Processing Waste

\$ 60.00 per tonne

Land Clearing Waste

\$ 40.00 per tonne

Mattresses or Box Springs

NO CHARGE

Septic Sludge - where applicable

\$ 10.00 per tonne

Soil - contaminated (not classified as special waste)

\$ 100.00 per tonne

Soil - not contaminated

\$ 40.00 per tonne

Steel Cables - must be on spool or cut to 1.2m lengths

\$ 60.00 per tonne

RECYCLABLE MATERIALS

Asphalt - not contaminated

\$ 40.00 per tonne

Asphalt Shingles (at designated Asphalt Shingle areas only)

NO CHARGE

Auto Batteries

NO CHARGE

Auto Hulk - including pick up trucks & vans

NOT ACCEPTED

Chipped Green Wood Waste

NO CHARGE

Clean Wood Waste

NO CHARGE

Concrete - not contaminated

\$ 40.00 per tonne

Mobile Home Hulk

NOT ACCEPTED

Propane Cylinders - under 100 lbs.

NO CHARGE

Scrap Metal - excluding white goods

NO CHARGE

Tires: i) 17" or smaller

\$ 8.00 per tire

ii) 17" or smaller with rim

\$ 14.00 per tire

iii) 18" - 25"

\$ 50.00 per tire

iv) 18" - 25" with rim

\$ 56.00 per tire

v) larger than 25"

NOT ACCEPTED

Truck or Bus Hulk

NOT ACCEPTED

White Goods - major appliances

NO CHARGE

White Goods - requiring freon removal

NO CHARGE

Yard or Garden Waste - under 6" diameter

NO CHARGE

CHARGES APPLICABLE TO ALL CATEGORIES

Loads containing banned recyclable materials

minimum \$100.00 or DOUBLE CHARGE

Uncovered or Unsecured Loads (see Schedule C)

minimum \$ 25.00 or DOUBLE CHARGE

BL 3053  
July 9/21

SCHEDULE B TO BYLAW NO. 1505

REGIONAL DISTRICT OF EAST KOOTENAY

CENTRAL SUBREGION TIPPING FEE SCHEDULE  
FOR SEPTAGE AND HOLDING TANK EFFLUENT

The following fees plus applicable taxes, shall be charged for disposal of septage and holding tank effluent delivered to the designated Baynes Lake and Wasa exfiltration basins:

Disposal Fees:

Fee	\$0.11/imperial gallon (\$24.20/m³)
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Transporters of septage and holding tank effluent shall be registered with the RDEK. Transporters must provide records of sources of septage and holding tank effluent received at the disposal sites.

Transporters of septage and holding tank effluent shall provide proof of a minimum \$2,000,000 liability coverage.

Transporters who are licenced to move “Special Waste” in the Province of British Columbia shall provide the RDEK with a copy of their current licence.

The Transporter is responsible for any contamination found in discharge and is responsible for cleanup of same under *the Environmental Management Act, SBC. Contaminated Site Regulations*.

The RDEK will invoice once per month for wastes delivered to the disposal sites in accordance with Schedules A or B or as may be amended from time to time.

If charges are not paid in full within 30 days of invoicing, dumping privileges may be revoked and collection undertaken by other means.

**SCHEDULE C TO BYLAW NO. 1505**  
**REGIONAL DISTRICT OF EAST KOOTENAY**  
**SECURED AND COVERED LOAD POLICY**

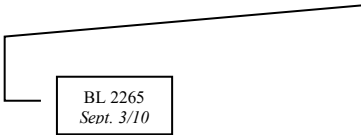
All loads of solid waste entering a disposal site, with the exception of those identified in this section, shall be secured and covered.

A cover shall be defined as a tarpauline or other overlay that is used to confine the load to the vehicle.

At designated disposal sites, the following items will be permitted without covers:

- Stumps – chained on flat bed or within the confines of a truck box.
- Gravel, rock – within the confines of a truck box (tailgates closed)
- Bulky waste
  - metal containers or manufactured items with a volume greater than 1.5m<sup>3</sup> (53 cubic feet/330 gallons) strapped on flat beds or within the confines of a truck box;
  - timbers greater than 2.5 metres in length.

**SCHEDULE D TO BYLAW NO. 1505  
WAS REPEALED**



BL 2265  
*Sept. 3/10*



**Central Solid Waste  
Five Year Financial Plan  
With Revenues and Expenditures  
For the Twelve Months Ending Wednesday, December 31, 2025  
7/3/2025**

	2025 BUDGET	2025 ACTUAL	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET
<b><u>Revenue</u></b>						
Requisition	\$4,270,000	\$4,269,999	\$4,911,000	\$5,254,000	\$5,370,000	\$5,490,000
Payments in Lieu of Taxes		8,585				
Fees & Charges	989,603	515,227	1,106,603	1,132,853	1,159,853	1,187,853
Interest	9,000		9,000	9,000	9,000	9,000
Prior Period Surplus	1,075,849	1,090,211	400,000	400,000	400,000	400,000
<b>Total Revenue</b>	<b>6,344,452</b>	<b>5,884,022</b>	<b>6,426,603</b>	<b>6,795,853</b>	<b>6,938,853</b>	<b>7,086,853</b>
<b><u>Expenditures</u></b>						
Legislative	1,000		1,000	1,000	1,000	1,000
Salaries & Benefits	384,945	203,546	415,939	428,519	441,224	454,424
Administration & Overhead	254,965	32,640	106,363	105,133	104,978	107,048
Operations & Maintenance	4,146,576	1,578,374	4,187,024	4,548,768	3,461,225	3,573,088
Vehicle & Hauling Costs	551,103	182,325	658,064	670,014	682,261	704,322
Consulting & Professional Services	145,500	10,296	158,000	198,000	133,000	33,000
Telephone & Utilities	29,617	8,149	29,997	30,387	30,789	31,202
Interest	10,000		10,000	42,000	42,000	30,000
Shared Overhead	40,359	5,941	43,716	45,032	46,376	47,769
<b>Total General</b>	<b>5,564,065</b>	<b>2,021,272</b>	<b>5,610,103</b>	<b>6,068,853</b>	<b>4,942,853</b>	<b>4,981,853</b>
<b>Total Expenditures</b>	<b>5,564,065</b>	<b>2,021,272</b>	<b>5,610,103</b>	<b>6,068,853</b>	<b>4,942,853</b>	<b>4,981,853</b>
<b>Revenue less Expenditures</b>	<b>780,387</b>	<b>3,862,750</b>	<b>816,500</b>	<b>727,000</b>	<b>1,996,000</b>	<b>2,105,000</b>
Debt Principal Repayment					(300,000)	(300,000)
Short-term Borrowing			800,000			
Transfers to Reserves	(1,046,000)		(981,000)	(1,126,000)	(1,856,000)	(1,885,000)
Transfers from Reserves	351,162		1,810,000	399,000	2,010,000	830,000
Capital Expenditures	(85,549)	(1,935)	(2,445,500)		(1,850,000)	(750,000)
<b>Surplus (Deficit)</b>		<b>3,860,814</b>				





**Central Solid Waste**  
**Five Year Financial Plan**  
**With Revenues and Expenditures**  
**For the Twelve Months Ending Wednesday, December 31, 2025**  
7/3/2025

	<u>2025</u> <u>BUDGET</u>	<u>2025</u> <u>ACTUAL</u>	<u>2026</u> <u>BUDGET</u>	<u>2027</u> <u>BUDGET</u>	<u>2028</u> <u>BUDGET</u>	<u>2029</u> <u>BUDGET</u>
Operating Reserve		703,876				
Landfill Reserves		2,721,704				
Landfill Closure Reserves		5,754,556				
Recycling Reserve		1,331,188				