

## **Request for Decision**

File No: Ohh 605 200

**Date** June 26, 2025  
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**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