

# Regional District of Okanagan Similkameen Review of Solid Waste Management Plan Apex Mountain Waste Transfer Station

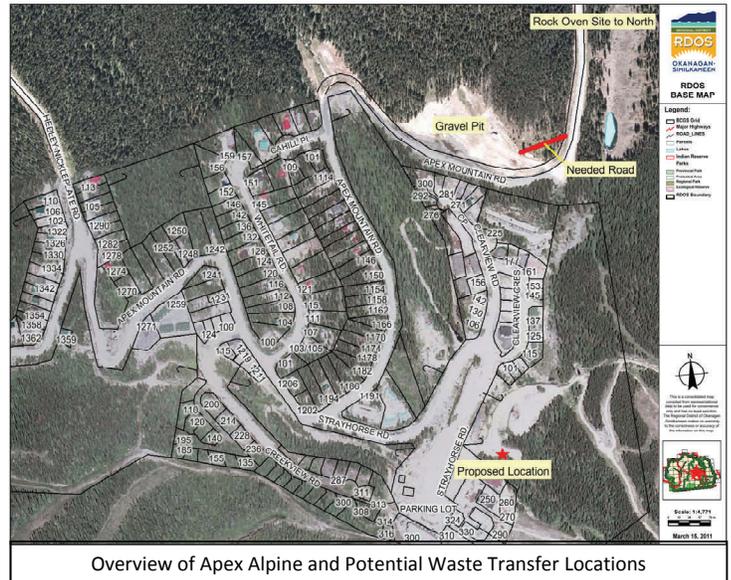


## Project History

In 2006, Area 'D' Director Bill Schwarz created a committee to investigate placing a garbage and recycling transfer station for the residents, guests and businesses at Apex Mountain Resort. Associated Engineering was hired to provide costs of developing a transfer station at a location down the hill from the resort. Two locations were selected. The first was at the gravel pit nearest the resort. The second was at the 'Rock Ovens' area, near the cattle guard, past the avalanche area.

Both options were found to be prohibitively expensive. The Ministry of Transportation (MoT) would not allow public access to the gravel pit without a safer line of sight for entry and exit. The only solution discussed to meet MoT requirements was to carve a road through the north east corner of the property. This would require extensive rock excavation. Being located past a known avalanche area, the Rock Ovens location would have required costly underground power lines. Options such as solar panels were explored but discounted as the energy requirements to operate a compactor (which requires three phase) and lighting could not reasonably be met.

In 2010, the RDOS commenced a review of its Solid Waste Management Plan. This planning process looks at the development of new Solid Waste programs and facilities over the next 20 years. As part of this process, RDOS Staff met with Apex Resort representatives to discuss other potential transfer station locations. Apex Resort has indicated that they can potentially lease property for a transfer station near their existing waste compactor down from the 'barn' in the main parking lot.



Overview of Apex Alpine and Potential Waste Transfer Locations

## Estimated Costs for Potential Waste Transfer Station

RDOS Staff looked at the costs to build and operate waste transfer stations at other ski resorts. Although waste transfer stations for ski resorts are common across BC, there are a variety of different designs and options. RDOS Staff determined that the Silver Star Mountain Transfer Station near Vernon, BC was the best example for estimating construction and maintenance costs.



Silver Star Waste Transfer Station Used as Example

The Silver Star Transfer Station is essentially a large open door barn. Vehicles park outside the building. Bags of recycling or garbage are walked inside the building. Garbage is placed in a lockable bear proof compactor bin. All the waste and recycling is transferred to the Vernon Landfill for landfilling or sorting.

Estimated Costs for the Apex Mountain Solid Waste Transfer Station			
	Capital Cost	Yearly Cost	Potential Savings
Building construction, 2 compactors and 4 bins	\$265,000	\$21,500*	25% contingency added to estimate; Potential for A-frame to save snow loading; May be possible to use existing Apex compactor saving purchase of second compact bin; Low American dollar drops compactor costs; May be feasible lease bins at lower lifetime cost.
Hauling and compactor maintenance contractors		\$20,000	Additional compact bin reduces hauling charges; Apex staff may be able to maintain compactor at lower costs.
Snow clearing, monitoring, land leasing by Apex Resort		\$12,000	Initial estimate only; Costs affected by illegal dumping.
Tipping fees, administration, education by RDOS		\$25,000	Education costs lower after first year; Increased recycling may drop tipping fees.

\*Amortized 20 years/5% interest

### Key Questions

**How much will this cost me?:** It depends on the true costs of building and maintaining the transfer station and how those costs are allocated. Apex residents and businesses will only pay the real costs not estimated. It is assumed the capital costs will be lower than estimated due to added contingency. There are also important choices on how the costs should be allocated. Common methods include taxation on improvement value or a flat user fee per unit or home. The RDOS is seeking advice from Apex business and property owners on how to move forward.

**Can you provide an estimate using the costs above?** A rough estimate can be based on current assessed value. The current Apex tax roll is split roughly between 92% residential and 8% commercial measured by improvements. The estimated yearly cost per residential unit is just under \$140 per year. This value would vary per home if residents opt for paying via taxation due to differences in the assessed value of their unit.

**Have you looked at other options for supplying service?** Yes. We recently received pricing to provide weekly garbage and bi-weekly recycling curbside collection for the residential homes at Apex. The costs of this service was \$140 per year. There are problems identified with curbside service for Apex (snow, days of collection, bears,...) and the construction of a depot is a recommended approach.

**Why does Apex need a waste transfer station?** The Apex area is the largest residential development within Electoral Area 'D' without access to residential recycling. Providing recycling homes in Electoral Area 'D' is a requirement under the RDOS landfill lease agreement with the City of Penticton.

**Must there be a referendum held before building the Apex Mountain Solid Waste Transfer Station?** No but a referendum may be held if the local Area Director requests it. If the proposed Apex Mountain Waste depot is adopted in the RDOS Solid Waste Management Plan then a referendum would not be required. But before going forward with any project, Director Schwarz has advised that there must be community buy in. Director Schwarz may hold a referendum on this project if he feels it is needed.

**How can I get more information?** The RDOS will be hosting a series of open houses this Spring to go over the various recommendations to be included in the Solid Waste Management Plan. To find out more about these meetings, the Solid Waste Management Plan or the Apex Mountain Transfer Station, please contact the RDOS at **250-490-4129**, toll free **1-877-610-3737 ext. 4129** or e-mail [info@rdos.bc.ca](mailto:info@rdos.bc.ca). Visit [www.rdos.bc.ca](http://www.rdos.bc.ca) and click on **Solid Waste Management Plan** for documents, meeting times and updates.

