



STAFF REPORT

SUBMITTED BY: Chris Frotten

DATE: February 16, 2023

SUBJECT: Construction & Demolition Disposal Site Tipping Fees

ORIGIN

The tipping fees at our construction and demolition disposal site have not increased since 2010. This has lagged us behind the increased cost of operations, in particular transportation. In anticipation of the development of the 2023/2024 budget, this report intends to request Council to consider increasing the tipping fees.

BACKGROUND

For decades, the Municipality has owned and operated a waste disposal site at 1138 Highway 103. In 2006, municipalities across Nova Scotia were required to make the switch from first-generation landfills to second-generation landfills (also called "containment landfills") to meet provincial environmental standards. Around this time, the site was converted to a construction and demolition debris disposal site.

This facility receives and stores construction and demolition waste materials as well as white metals, furniture, tires, lobster traps and fishing rope, pending periodic removal of accumulated material to the Queens landfill. The facility is open year-round, six days a week (Mondays through Saturdays). It is attended by two full-time municipal staff.

This facility also includes a Household Hazardous Waste (HHW) collection facility.

DISCUSSION

Waste management and disposal is one of the most important but costly service to our residents. Our construction and demolition (C&D) disposal site is no different but there needs to be a balance between the public benefit and the financial burden.

Environmental Scan

A comparison of tipping fees at a variety of C&D disposal sites throughout the Province shows that we are at the lowest for mixed and sorted debris that is generated locally and near the lowest for sorted debris that is generated externally. The comparison is attached to this email.

In addition to allowing for a comparison of the tipping fees, the environmental scan also provided insight into alternative fee structures. For example, at the Yarmouth C&D Site and the East Hants Waste Management Centre, they do not charge local residents to dispose of C&D debris, but they do charge commercial and industrial users. At the CBRM Waste Management Facility, they only charge institutional, commercial and industrial users.

BUDGET IMPLICATIONS

The operating budget of the disposal site is, on average, \$275,000 per year. On average, we generate approximately \$175,000 in tipping fees and recycling revenue.

In the recent years, tipping fees have generated approximately \$95,000. Therefore, for every 10% that the tipping fees are increased, we would generate about \$9,500 more.

LEGAL IMPLICATIONS

There are no legal implications at this time.

PUBLIC CONSULTATION/COMMUNICATIONS

There has been no general community engagement in the preparation of this report.

RECOMMENDATION

As mentioned, it has been 13 years since the tipping fees at our construction and demolition disposal site have been reviewed. With the increase in operating costs, in particular transportation, it is time to increase the fees to avoid lagging further behind the increased cost of operations.

Based on the information contained in this report, I recommended to begin only charging tipping fees for locally generated commercial and industrial construction demolition debris and increase the tipping fees to the following:

Material	Generated within the Municipality of Barrington and Town of Clark's Harbour <i>Commercial and Industrial Only</i>	Generated outside of the Municipality of Barrington and Town of Clark's Harbour <i>Residential, Commercial and Industrial</i>
Sorted C&D Debris	\$40.00 (Increase from \$0)	\$65.00 (Increase from \$48.50)
Unsorted C&D Debris	\$95.00 (Increase from \$60)	\$115.00 (No increase)

SUGGESTED MOTION

Move to recommend to Council to begin charging for local commercial and industrial construction and demolition debris and increase the tipping fees beginning April 1, 2024, to the following:

Material	Generated within the Municipality of Barrington and Town of Clark's Harbour	Generated outside of the Municipality of Barrington and Town of Clark's Harbour
Sorted C&D Debris	\$40.00	\$65.00
Unsorted C&D Debris	\$95.00	\$115.00

ALTERNATIVES

1. Council could continue with the status quo. This alternative is not recommended for the reasons outlined in this report.
2. Council could direct the CAO to determine another fee structure for further consideration.
3. Council could direct the CAO to develop a plan to reduce operations of the C&D Site (i.e. hours of operation) to reduce operating costs.
4. Council could direct the CAO to develop a plan to close the C&D Site.

ATTACHMENTS

- Environmental Scan - Construction and Demolition Debris Site Tipping Fees

Environmental Scan

Construction and Demolition Debris Site Tipping Fees

Facility	Tipping Fees (per tonne)			
	Generated Locally		Generated Externally	
	Mixed	Sorted	Mixed	Sorted
Municipality of Barrington C&D Site	\$60.00	\$0.00	\$115.00	\$48.50
Yarmouth C&D Site*	\$128.50	\$128.50	\$128.50	\$128.50
Region of Queens Waste Management Facility**	\$66.66	\$41.22	\$66.66	\$63.71
Clare C&D Site	\$130.00	\$50.00	\$130.00	\$50.00
Digby Salvage and Disposal (Private)	\$70.00	\$70.00	\$70.00	\$70.00
Valley Waste Resource Management	\$125.00	\$75.00	\$100.00	\$166.00
CBRM C&D Site***	\$101.59	\$50.79	\$101.59	\$50.79
East Hants Waste Management Centre****	\$100.00	\$70.00	\$125.00	\$95.00
Halifax C&D Site	\$132.50	\$120.00	\$132.50	\$120.00
Kaizer Meadow Environmental Management Centre (Chester)	\$60.00	\$35.00	\$66.00	\$40.00
Pictou County Solid Waste Management Facility	\$75.00	\$75.00	\$75.00	\$75.00
Richmond Waste Management Facility	\$90.00	\$50.00	\$90.00	\$50.00
Municipality of the County of Victoria C&D Site	\$170.00	\$85.00	\$170.00	\$85.00

* Yarmouth does not charge for local residential C&D debris.

** Queens does not charge for local residential C&D debris.

*** CBRM charges for Institutional/Commercial/Industrial sectors only.

**** East Hants does not charge for local residential C&D debris.