

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 19, 2017

RE: Major Amendment to Solid Waste Management Plan - Apex Mountain Waste Transfer Station

Administrative Recommendation:

THAT the Regional District of Okanagan-Similkameen submit a request to the BC Minister of Environment for a major amendment to the Regional Solid Waste Management Plan regarding the location and capital costs of the Apex Mountain Waste Transfer Station:

- That the SWMP be amended to show the exact address of the facility will be at 220 Strayhorse Rd, Apex Mountain;
- That the SWMP be amended to show estimated capital costs for design, tendering and construction of the Apex Mountain Waste Transfer Station has been estimated at \$592,790;
- That these facts have been presented to affected residents through significant public consultation process.

Purpose:

To present to the BC Minister of Environment the results of public consultation regarding the Apex Mountain Waste Transfer Station to allow for an amendment to the Regional Solid Waste Management Plan in regards to selected location and capital costs.

Reference:

[Province of BC – Municipal Waste Management Plans](#)
[RDOS – Apex Mountain Waste Transfer Station](#)

Business Plan Objective:

Objective 3.3.4: Implementing the Solid Waste Management Plan

Background:

The 2012 RDOS Solid Waste Management Plan calls for the development of a waste transfer station for the Apex Mountain Ski Resort. The waste transfer station is intended to service both residential and commercial properties at the resort.

In 2016 a sub-lease was secured with Apex Mountain Resort for land used currently as overflow parking. The site, civic address is 220 Strayhorse Rd, is located near the village centre in a location presently used by Apex Mountain Resort for garbage and recycling.

In 2016 the RDOS awarded the design and tendering work for the Apex Mountain Waste Transfer Station project to McElhanney Consulting Services. Updated capital costs for the design, tendering

and construction were also provided for both a transfer station with a building and without a building. The costs of these two options were then brought to public consultation in December 2016. A survey was conducted with the results indicating the option of a waste transfer station with a building is the preferred approach by residents.

Analysis:

The 2016 Guide to Solid Waste Planning requires that local governments must undertake a Major Amendment process when opening a new facility or when changes to capital costs of the facility would warrant seeking elector ascent.

Amending the Solid Waste Management Plan allows the Regional District to proceed with borrowing for the construction of the facility. Without amending the Solid Waste Management Plan the Regional District would be required to gain elector assent through an Alternative Approval Process or Referendum.

The 2012 Solid Waste Management Plan includes an estimate of the capital cost to design and construct the waste transfer station of \$275,000. During the public consultation process residents indicated a desire for the consideration of a more complex designed transfer station. Public consultation also raised numerous concerns including liquids leaving the site, windblown litter and access to local trails, all of which have been addressed in the design of the facility. The costs for the addition of a building meeting the aesthetic and functional standards identified during public consultation has now estimated the engineering and capital cost for the project at \$592,790 (McElhanney Consulting Services).

To allow residents to compare options (basic design, no building versus complex design, with building), mil rates were provided that allowed residents to see the potential costs as related to their own property taxes. Two public open houses were conducted, one at Apex and the other in Penticton. An error was found in initially produced documents by a member of the public that then required updated documents to be mailed out. Of the 106 surveys received, in paper and electronically, 66% were in favour of having a building for the waste transfer station. The results of the survey were then brought forward to the AGM of the Apex Property Owners Association in March 2017 for further discussion.

Overall key concerns raised through public consultation were:

- Illegal dumping at the current site occurs frequently. Materials include building materials, electronics and furniture. Some property owners would like options for large item disposal at the Mountain. Others would like surveillance cameras and fines for people that illegally dump materials.
- Some property owners were concerned about using property value as the basis for cost recovery. For example a cabin valued at \$450,000 could pay over \$430 a year compared to a \$100,000 condo paying \$96. Some requests were made to share costs more equitably between units.
- A few residents and businesses questioned the need for a new waste transfer station. People that did not want a waste transfer station generally opted for the lowest cost approach (No Building).

- Issues of windblown litter, materials getting in the neighbouring creek, wildlife, smell and noise for units close to the site along with some opposition to the site location in general.

A table detailing the public consultation completed related to the solid waste management plan amendment has been placed at the end of this report for additional information.

Alternatives:

That electoral assent is determined through the use of either an Alternative Approval Process or Referendum. Please note that either of these options will delay the construction and operation of the transfer station to 2019 assuming electoral assent is positive.

Communication Strategy:

The RDOS will formally request the Minister of Environment consider the following amendments to the Regional Solid Waste Management Plan (SWMP):

- That the SWMP be amended to show the exact address of the facility will be at 220 Strayhorse Rd, Apex Mountain;
- That the SWMP be amended to show estimated capital costs for design, tendering and construction of the Apex Mountain Waste Transfer Station has been estimated at \$592,790;
- That these facts have been presented to affected residents through a significant public consultation process. The consultation report (attached) which summarizes and details the public documents produced will be provided as part of the formal amendment request document package.

Respectfully submitted:

Cameron Baughen

C. Baughen, Solid Waste Management Coordinator

Endorsed By:

Janine Dougall

Janine Dougall, Public Works Manager

APEX MOUNTAIN WASTE TRANSFER STATION PUBLIC CONSULTATION	DATES
Solid Waste Management Plan Consultation regarding location and initial estimate cost for Apex Waste Transfer Station	Winter 2010/2011
Adoption of revised Solid Waste Management Plan identifying Apex Mountain Waste Transfer Station as major project	September 20th, 2012
Letters to Bands regarding project	February, 2013
Adoption of RDOS Bylaw 2593 Apex Mountain Solid Waste Transfer Station Local Service Area	March 21st, 2013
Sub-Lease from Apex Mountain Resort for construction and operation of Waste Transfer Station	January 19th, 2016
Presentation Apex Mountain Property Owners Association AGM at Apex Mountain regarding development of Transfer Station	March, 2016
Article and Advertisement in Apex Matters Newsletter advising public of project	March, 2016
Award the design and tendering work to McElhanney Consulting Services	March 24th, 2016
Public Consultation Website Launched	October, 2016
Newsletter sent to all property owners including link to online survey and invitation to open house	October, 2016
Addition of second open house at Apex Mountain due to public comments	November, 2016
Information Release for Consultation, Survey and two Open Houses	November 21st, 2016
Apex Mountain Open House including presentation, story boards and paper surveys	December 5th, 2016
Correction letter and newsletter mailed to all property owners and extension of online survey closure	December 6th, 2016
Penticton Open House including presentation and paper surveys	December 6th, 2016
Newsletter with results of survey posted on website	February, 2017
Presentation Apex Mountain Property Owners Association AGM at Apex Mountain about results of public consultation	March 25th, 2017

Apex Mountain Waste Transfer Station Consultation Documents

- Winter 2010, Review of Solid Waste Management Plan, Apex Mountain Waste Transfer Station
 - Sent to all Apex Mountain property owners; part of 2012 Solid Waste Management Plan public consultation
- March 2012, Update for Apex Property Owners Association AGM
 - Results of 2010 survey
- February 2013, Correspondence Upper Similkameen Indian Band
- February 2013, Correspondence Lower Similkameen Indian Band
- February 2013, Correspondence Penticton Indian Band
- March 2016, Article and advertisement in Apex Matters newsletter sent to all properties at Apex Mountain
- October 2016, Newsletter regarding options and costs for Apex Mountain Waste Transfer Station mailed to all properties at Apex Mountain
- November 2016, Press Release regarding consultation and dates of two open houses
- December 2016, Revision of mil rates mailed to all properties at Apex Mountain
- December 2016, Revised newsletter mailed to all properties at Apex Mountain
- December 2016, Paper version of survey for Open Houses
- December 2016, Open House Presentation
- December 2016, Open House Story Boards
- December 2016, Raw Survey Results with all comments
- February 2017, Newsletter Apex Mountain Waste Transfer Station
 - Survey results and next steps
- August 2017, Information Release regarding delay of project to 2018

Project Website: <http://www.rdos.bc.ca/departments/public-works/solid-waste/apex-mountain-waste-transfer-station/>

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.

Key Questions

*Amortized 20 years/5% interest

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. Visit www.rdos.bc.ca and click on **Solid Waste Management Plan** for documents, meeting times and updates.



**Update Apex Alpine Waste Transfer Station
Apex Property Owners Association AGM March 17th, 2012**



SURVEY RESULTS

A mail back survey was sent to every Apex property owner last year with 169 surveys returned.

Solid Waste Management Plan Apex Survey results

SURVEY QUESTIONS	Totally Agree	Somewhat Agree	Not an Issue	Somewhat Disagree	Totally Disagree
Apex Mountain needs a transfer station for garbage and recyclables.	45%	20%	6%	4%	26%
My main concern with a transfer station is cost.	60%	27%	8%	3%	2%
Every home and condo should pay the same towards the transfer station.	39%	11%	3%	8%	39%
The cost of the transfer station should be placed on taxes.	29%	12%	3%	7%	49%
Any transfer station should be built to reduce bear attractants.	58%	17%	19%	1%	5%
This issue should go to referendum.	32%	9%	16%	13%	30%

Common comments in the survey:

- *As reasons opposing building a Transfer Station, many owners stated they bring waste to a home in the Valley or only use their properties seasonally*
- *Many owners felt that full time Apex residents and businesses should pay more*
- *Illegal dumping at the current garbage compactor is recognized as a problem*
- *The placement of the Transfer Station close to the Village and near homes was a concern*

INCLUSION IN SOLID WASTE MANAGEMENT PLAN

The results of the survey were looked at by Public and Technical Committees overseeing the Solid Waste Management Plan and the RDOS Board. The adopted Solid Waste Management Plan states ‘the RDOS will establish a garbage transfer station and recycling depot for the Apex Alpine Ski Area.’

Does this mean that the RDOS must build a recycling depot at Apex?

No. It does allow the RDOS to negotiate, plan and raise revenue for the facility without going to referendum. The RDOS Board will determine whether the facility is built and how costs will be charged to property owners.

Has the site of a potential depot been decided?

No. The RDOS has been working with the Apex Resort to locate a potential Waste Transfer Facility in an area near the current Apex Resort compactor. A preliminary site survey has been conducted by a professional surveyor. Developing the design plan and determining construction and operational service costs are the next steps needed to be undertaken.

When could the facility be ready?

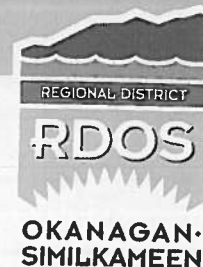
The RDOS is considering summer 2012 construction for completion for the 2012/2013 ski season. Depending on a number of factors this timeline could be delayed.

101 Martin Street, Penticton, British Columbia V2A 5J9

Tel: 250.492.0237 Fax: 250.492.0063

Toll Free: 877.610.3737

Email: info@rdos.bc.ca



February 18, 2013

File No.: 5330.20

Apex Waste Transfer Station

Chief Charlotte Mitchell
Upper Similkameen Indian Band
Box 220
Hedley, BC V0X 1K0

Dear Chief Mitchell:

Re: RDOS Waste Transfer Station at Apex Ski Resort

The Regional District of Okanagan-Similkameen is considering developing a garbage and recycling collection center at Apex Mountain Resort. Before proceeding, we are hoping to understand any concerns the Upper Similkameen Indian Band may have regarding the project.

Currently the residents and businesses at the Apex Mountain ski resort provide their own waste services. The Apex Mountain Resort has one waste compactor which has problems such as overflowing waste, recyclables in garbage, litter and illegal dumping.

The RDOS has met with Apex residents and businesses over the last three years to look at options. The RDOS would like to build a waste transfer building with recycling and garbage bins. All waste would be removed and taken to Campbell Mountain Landfill or to a recycling facility in Kelowna.

The proposed site of the Waste Transfer Station is within Crown Lease area DL 395s. Apex Mountain Resort uses this area for an overflow parking lot. The site is near the present location of the Apex Mountain waste compactor, below the 'barn' at the main Apex parking lot.

For the Transfer Station to be built, the Crown Lease would need to be amended. We recognize the Upper Similkameen Indian Band's right to be consulted in the change to this lease. This letter is not intended to circumvent the consultation process but to bring this project to your attention and allow us to incorporate your concerns as early as possible in the process.

We look forward to working with you. Please feel free to contact Doug French, Manager of Public Works, at 250-490-4103 or e-mail dfrench@rdos.bc.ca if you have any questions or would like further information regarding this project.

Respectfully,

A handwritten signature in black ink, appearing to read "Dan Ashton".

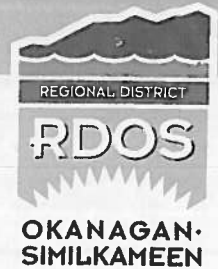
Dan Ashton,
RDOS Chair

101 Martin Street, Penticton, British Columbia V2A 5J9

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Email: info@rdos.bc.ca



February 18, 2013

File No.: 5330.20

Apex Waste Transfer Station

Chief Robert Edward Sr.
Lower Similkameen Indian Band
517-7th Avenue
Keremeos, B.C. VOX 1N0

Dear Chief Edward:

Re: RDOS Waste Transfer Station at Apex Ski Resort

The Regional District of Okanagan-Similkameen is considering developing a garbage and recycling collection center at Apex Mountain Resort. Before proceeding, we are hoping to understand any concerns the Lower Similkameen Indian Band may have regarding the project.

Currently the residents and businesses at the Apex Mountain ski resort provide their own waste services. The Apex Mountain Resort has one waste compactor which has problems such as overflowing waste, recyclables in garbage, litter and illegal dumping.

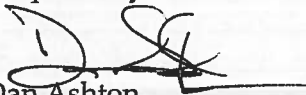
The RDOS has met with Apex residents and businesses over the last three years to look at options. The RDOS would like to build a waste transfer building with recycling and garbage bins. All waste would be removed and taken to Campbell Mountain Landfill or to a recycling facility in Kelowna.

The proposed site of the Waste Transfer Station is within Crown Lease area DL 395s. Apex Mountain Resort uses this area for an overflow parking lot. The site is near the present location of the Apex Mountain waste compactor, below the 'barn' at the main Apex parking lot.

For the Transfer Station to be built, the Crown Lease would need to be amended. We recognize the Lower Similkameen Indian Band's right to be consulted in the change to this lease. This letter is not intended to circumvent the consultation process but to bring this project to your attention and allow us to incorporate your concerns as early as possible in the process.

We look forward to working with you. Please feel free to contact Doug French, Manager of Public Works, at 250-490-4103 or e-mail dfrench@rdos.bc.ca if you have any questions or would like further information regarding this project.

Respectfully,

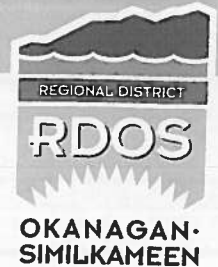

Dan Ashton,
RDOS Chair

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February 18, 2013

File No.: 5330.20

Apex Waste Transfer Station

Chief Jonathon Kruger
Penticton Indian Band
R.R.#2, Site 80, Comp. 19
Penticton, B.C. V2A 6J7

Dear Chief Kruger:

Re: RDOS Waste Transfer Station at Apex Ski Resort

The Regional District of Okanagan-Similkameen is considering developing a garbage and recycling collection center at Apex Mountain Resort. Before proceeding, we are hoping to understand any concerns the Penticton Indian Band may have regarding the project.

Currently the residents and businesses at the Apex Mountain ski resort provide their own waste services. The Apex Mountain Resort has one waste compactor which has problems such as overflowing waste, recyclables in garbage, litter and illegal dumping.

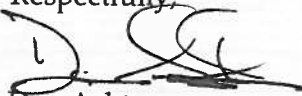
The RDOS has met with Apex residents and businesses over the last three years to look at options. The RDOS would like to build a waste transfer building with recycling and garbage bins. All waste would be removed and taken to Campbell Mountain Landfill or to a recycling facility in Kelowna.

The proposed site of the Waste Transfer Station is within Crown Lease area DL 395s. Apex Mountain Resort uses this area for an overflow parking lot. The site is near the present location of the Apex Mountain waste compactor, below the 'barn' at the main Apex parking lot.

For the Transfer Station to be built, the Crown Lease would need to be amended. We recognize the Penticton Indian Band's right to be consulted in the change to this lease. This letter is not intended to circumvent the consultation process but to bring this project to your attention and allow us to incorporate your concerns as early as possible in the process.

We look forward to working with you. Please feel free to contact Doug French, Manager of Public Works, at 250-490-4103 or e-mail dfrench@rdos.bc.ca if you have any questions or would like further information regarding this project.

Respectfully,


Dan Ashton,
RDOS Chair



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Early March 2016

APEX MATTERS.COM

New Apex Waste Transfer Station

By Cameron Baughen,
RDOS Solid Waste Management Coordinator
The Regional District of Okanagan-Similkameen (RDOS) has entered into a long term lease to develop a Waste Transfer Station at Apex Mountain Resort. The lease area is located below the 'barn' where garbage and recycling bins are already located.

The waste transfer station will meet a number of needs, including providing garbage and recycling services to all properties on the mountain, dealing with litter and animal issues at the existing site, and helping manage illegal dumping. The design criteria will respect concerns raised by residents, including keeping user fees as low as possible, ensuring the site is attractive, and maintaining access to snowshoe trails. Other concerns include safe access by vehicles using the transfer station and clear signage for users.

The RDOS will be conducting public consultation this Spring, including formal consultation for rezoning. The site will be rezoned to allow for the construction of a building to house the garbage and recycling bins. Other consultation will be developed as the project proceeds. The goal is to have a site up and running for the 2016/17 ski season.

For more information on the development of the Apex Waste Transfer Station, please contact the Regional District at 250-490-4129, toll free at 1-877-610-3737, or e-mail info@rdos.bc.ca. A project webpage will also be available at www.rdos.bc.ca with background on the Apex Mountain Waste Transfer Station project and updated information for property owners

APEXMA



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Apex Waste Transfer Station

The Regional District has entered into a long term lease to develop a waste transfer station for residential garbage and recycling. The location is below the 'barn' in an area used for overflow parking. Further information and updates will be sent directly to all Apex property owners later this year. Any questions please contact the Regional District at:

250-490-4129, 1-877-610-3737, info@rdos.bc.ca



SAVE



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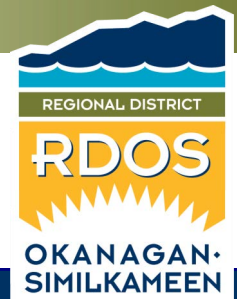


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Regional District of Okanagan-Similkameen Apex Mountain Waste Transfer Station



Keeping the Community Informed

Open House Tuesday December 6th, 2016

An Open House to review the two design options, cost, and construction timelines for the Apex Mountain Waste Transfer Station will be held **December 6, 2016 at the Regional District Office at 101 Martin Street, Penticton from 6 pm to 9 pm.** A short presentation will be held at 7:00 pm.

Project Background

The Regional District of Okanagan-Similkameen recently entered into a lease with Apex Mountain Resorts for land to construct a Waste Transfer Station for garbage and recycling. The lease terminates on December 31st, 2028 and will need to be renegotiated at that time for future use. The Waste Transfer Station will be located in the overflow parking area below the Apex main parking lot. The property currently houses the garbage and recycling bins operated by Apex Mountain Resort.

The Regional District has retained McElhaney Consulting to design a new Waste Transfer Station to provide garbage and recycling services to all properties on the Mountain. The design takes into consideration concerns raised by residents including keeping user fees to a minimum, protecting the creek, litter/odour/animal issues at the site and maintaining the access to the surrounding snowshoe trails. Other concerns addressed include safe access by vehicles using the transfer station and clear signage for users.



Lease area shown in top right (yellow outline). Area used currently for overflow parking and waste bins.

Apex Mountain Resort Commercial Charge

It has been estimated that commercial users generate 17.8% of the waste at Apex but currently pay only 10.7% in taxes. In order to ensure fairness for the transfer station users, the RDOS is proposing to add an additional commercial charge to the Apex Mountain Resort for use of the facility equal to 7.1% of capital and operational costs or between \$6,400 and \$8,600 per year, dependent on the selected transfer station design.



Serving the citizens of the Okanagan-Similkameen since 1966.

www.rdos.bc.ca

The views expressed in this letter are those of the Directors and do not necessarily reflect those of the Corporation or the full Board of Directors.

Survey Question:

Which of the two different design options for the Apex Transfer Station would you prefer the RDOS proceeds with?

- ◇ Option 1: Building
- ◇ Option 2: No Building

For more information regarding the two options please attend the Open House at the RDOS Office on December 6th, 2016. The survey will be available at the Open House or it can be submitted online at <http://survey.rdos.abcweblink.ca/>. The Survey will close December 9th, 2016 at midnight.

Option 1: Building

Includes pre-fabricated metal building with retractable door(s) and covered walkway to snowshoe trails. Bear resistant compactor bins for garbage and recycling inside the building.

Tax amount for average* residential property at Apex Mountain
\$187 per year (first ten years) - (mil rate 0.8147)
 After ten years \$83 per year—(mil rate 0.4266)

Option 1 meets the Apex Property Owner's concerns regarding winter conditions, the nearby creek, visual aesthetics, "bear-resistant" practices, deterrent of other wildlife, noise and odour issues. It includes the installation of a concrete slab underneath a metal frame building with a large retractable over head door(s) for waste removal truck access, and a man door for user access. Additionally lighting, a security camera, an asphalt access road and an overhang walkway, to allow safe access to the current marked trails at the site, is included.



Option 2: No Building

No building. Bear resistant compactor bins for garbage and recycling.

Tax amount for average* residential property at Apex Mountain
\$139 per year (first ten years) - (mil rate 0.7294)
 After ten years \$83 per year - (mil rate 0.4266)

Option 2 minimizes the costs to the Apex Property Owners. It includes the installation of a small concrete slab underneath the compactor and waste bins. Lighting, a security camera, a gravel access road and a walkway to allow safe access to the current marked trails at the site will also be included in Option 2.



*To estimate the potential tax amount for any residential property at Apex Mountain use the equation below:
Divide 'TOTAL ASSESSED VALUE' by 1000. Then multiply that number by the indicated 'MIL RATE' listed above
 Total Assessed Values are listed on your residential property tax notice or through www.bcassessment.ca

Contact: Roger Huston, RDOS Public Works Manager
 Email: apexsurvey@rdos.bc.ca
 Phone: 250.490.4103
 Visit our website at : www.rdos.bc.ca

Contact: Tom Siddon, Electoral Area D Director
 Email: tsiddon@rdos.bc.ca
 Phone: 250.809.2548



Serving the citizens of the Okanagan-Similkameen since 1966.

www.rdos.bc.ca

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REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN PRESS RELEASE

November 21, 2016

Apex Mountain Waste Transfer Station

The Regional District of Okanagan-Similkameen (RDOS) is asking residents, property owners and businesses at Apex Mountain Resort to comment on options for the development of a waste transfer station. An online survey has been set up and two public open houses are scheduled for early December.

In 2010 the RDOS consulted with property owners on whether or not to construct a waste transfer station for garbage and recycling. A majority of respondents were in favour of moving forward. In 2016 the RDOS and Apex Mountain Resort agreed on a location for the waste transfer station and entered into a sublease agreement for the site.

Now the RDOS is asking for input on two different design options. The Option1 involves constructing a building to enclose separate compactor bins for garbage and recycling. Option 2 is a concrete pad with the two compactor bins with no building. Both options use bear proof bins. A key goal will be to keep the site clean.

Candace Pilling, RDOS Engineering Technologist, thinks either option will provide an important upgrade to the current system.

“We often get calls about the current waste bins,” explains Pilling. “Illegal dumpers drop waste around these bins making a huge mess and attracting unwanted animals including bears.”

According to Pilling, the current waste bins are not open to the public. They are only for the use of Apex Mountain Resort and a few property owners that pay for the system. The new RDOS Waste Transfer Station will provide service for all businesses and residents at the resort.

“With businesses and residents working together we can upgrade the waste bins and provide a better system for everyone.”

An open house will be held on Monday December 5th, 2016 from 6 pm to 7:30 pm at Apex Mountain in the Longshot Day Lodge beside the cafeteria. On Tuesday December 6th, 2016 an open house will be held at the RDOS office at 101 Martin Street from 6 pm to 9 pm with a presentation at 7.

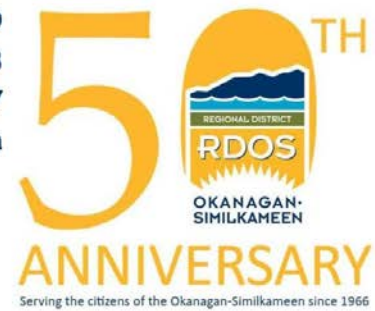
Details of the project, renderings and the Online Survey are available through the RDOS website at www.rdos.bc.ca. Click on ‘Apex Transfer Station Survey’ on the right hand side. For further information please contact the Regional District Solid Waste group at 250-490-4129, visit www.rdos.bc.ca or e-mail info@rdos.bc.ca.

Renderings of the site are available for download and use at
<http://www.rdos.bc.ca/departments/public-works/solid-waste/apex-mountain-waste-transfer-station/>

Candace Pilling can be contacted at 250-490-4210 or cpilling@rdos.bc.ca.

<i>Distribution:</i>		<i>For Internal Use Only:</i>	
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101 Martin Street, Penticton, British Columbia V2A 5J9
Tel: 250.492.0237 Fax: 250.492.0063
Toll Free: 877.610.3737
Email: info@rdos.bc.ca



December 6, 2016

File No.: 5330.20 D
Apex Waste Transfer Station

Re: Correction to Apex Mountain Transfer Station Information

At an open house held at Apex Mountain Resort December 5th, a transcription error was identified regarding the Mil Rate provided in the October 2016 newsletter for the Apex Mountain Transfer Station. The correct Mil Rate is listed below as well as the attached updated newsletter.

Tax Amount for Average Residential Property (No Change)	Mil Rate (Corrected)
Option 1: Building \$187 per year for 10 years	0.9611
Option 2: No Building \$137 per year for 10 years	0.7127

If the incorrect Mil rate was used to estimate the cost for a particular residential property, please recalculate the amount using the correct Mil rate. Information on how to use this Mil Rate to estimate the tax bill for a residential property at Apex is included in the updated newsletter.

Additionally, the Regional District has extended the timeline for the survey until Friday, December 16th in case any respondents wish to revisit their submitted survey. The survey is available online at www.rdos.bc.ca. Property owners can also contact the Regional District using the contact information below.

If you have any questions please contact the Regional District at 250-492-0237, toll free 1-877-610-3737, apexsurvey@rdos.bc.ca or visit www.rdos.bc.ca.

The Regional District apologizes for this confusion.

Yours truly,

Cameron Baughen
Regional District of Okanagan-Similkameen
Solid Waste Division

Survey Question:

Which of the two different design options for the Apex Transfer Station would you prefer the RDOS proceeds with?

◇ Option 1: Building

◇ Option 2: No Building

For more information regarding the two options please attend the Open House at the RDOS Office on December 6th, 2016. The survey will be available at the Open House or it can be submitted online at <http://survey.rdos.abcweblink.ca/>. The Survey will close December 16th, 2016 at midnight.

Option 1: Building

Includes pre-fabricated metal building with retractable door(s) and covered walkway to snowshoe trails.
Bear resistant compactor bins for garbage and recycling inside the building.

Tax amount for average* residential property at Apex Mountain
\$187 per year (first ten years) - (mil rate 0.9611) Updated
 After ten years \$83 per year—(mil rate 0.4266)

Option 1 meets the Apex Property Owner's concerns regarding winter conditions, the nearby creek, visual aesthetics, "bear-resistant" practices, deterrent of other wildlife, noise and odour issues. It includes the installation of a concrete slab underneath a metal frame building with a large retractable over head door(s) for waste removal truck access, and a man door for user access. Additionally lighting, a security camera, an asphalt access road and an overhang walkway, to allow safe



Option 2: No Building

No building. Bear resistant compactor bins for garbage and recycling.

Tax amount for average* residential property at Apex Mountain
\$139 per year (first ten years) - (mil rate 0.7127) Updated
 After ten years \$83 per year - (mil rate 0.4266)

Option 2 minimizes the costs to the Apex Property Owners. It includes the installation of a small concrete slab underneath the compactor and waste bins. Lighting, a security camera, a gravel access road and a walkway to allow safe access to the current marked trails at the site will also be included in Option 2.



*To estimate the potential tax amount for any residential property at Apex Mountain use the equation below:
Divide 'TOTAL ASSESSED VALUE' by 1000. Then multiply that number by the indicated 'MIL RATE' listed above
 Total Assessed Values are listed on your residential property tax notice or through www.bcassessment.ca

Contact: Roger Huston, RDOS Public Works Manager
 Email: apexsurvey@rdos.bc.ca
 Phone: 250.490.4103
 Visit our website at : www.rdos.bc.ca

Contact: Tom Siddon, Electoral Area D Director
 Email: tsiddon@rdos.bc.ca
 Phone: 250.809.2548



Serving the citizens of the Okanagan-Similkameen since 1966.

www.rdos.bc.ca

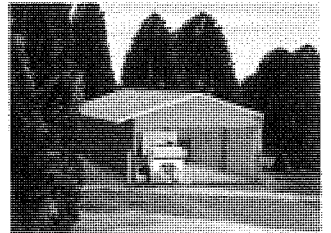
The views expressed in this letter are those of the Directors and do not necessarily reflect those of the Corporation or the full Board of Directors.

Apex Mountain Waste Transfer Station Survey

The Regional District of Okanagan-Similkameen (RDOS) is working towards installing a waste transfer station at the Apex Mountain Resort. In order to determine which type of installation to proceed with the RDOS would like the Apex Property Owners, Businesses or Residents to vote below for their preferred design option for the Apex Transfer Station.

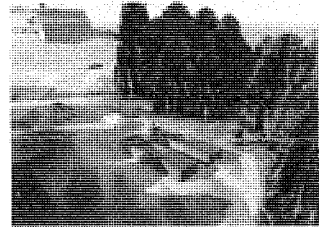
Option A: Building

- Pre-fabricated metal building with retractable door(s), lighting, a security camera, an asphalt access road and covered walkway to snowshoe trails. Bear resistant compactor bins for garbage and recycling will be inside the building.



Option B: No Building

- No building. A small concrete slab will be installed underneath the bear resistant compactor bins for garbage and recycling. Lighting, a security camera, a gravel access road and a walkway to allow safe access to the current marked trails at the site will also be included in Option 2.



SURVEY QUESTIONS:

1) Please choose your preferred design option:

Option A: Building

Option B: No Building

2) What is the civic address of the property you own or reside on? (OPTIONAL)

Apex Mtn Resort

3) Please provide any additional comments. (OPTIONAL)

Voting will be available until December 9th, 2016 at 12 midnight.

This survey is only to be filled out only once, either online or paper version, and only by Apex Property Owners

Apex Mountain Waste Transfer Station

Agenda

- 1) Introductions
- 2) History
- 3) Chosen Location
- 4) Design Criteria
- 5) Findings
- 6) Design Options
- 7) Recommendations Regarding Other Services
- 8) Survey

History

•Rejected Sites

Gravel Pit at Apex Entrance
 Requires extensive road
 upgrades for safe entry

Past Avalanche Area
 Electrical lines through
 avalanche area expensive.



Old Gun Barrel Parking Lot
 Rejected by Apex Resort

Apex Mtn Rd Pull Out
 Deemed not safe for entry by Ministry of Transportation and Infrastructure

History

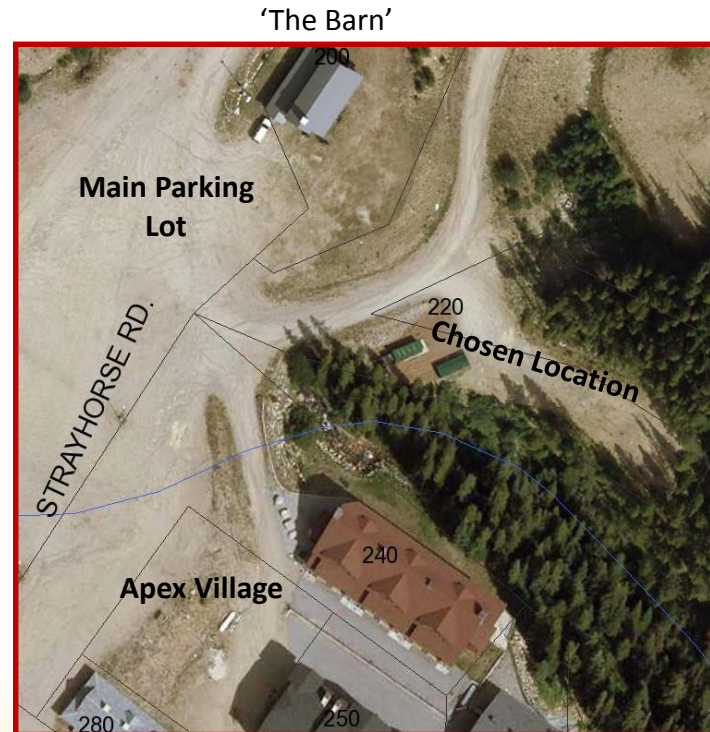
2010 SURVEY QUESTIONS	Totally Agree	Somewhat Agree	Not an Issue	Somewhat Disagree	Totally Disagree
Apex Mountain needs a transfer station for garbage and recyclables.	45%	20%	6%	4%	26%

- 169 responses to the 2010 survey
- Respondents in majority that Apex Mountain needs transfer station
- Just under a third of respondents opposed
- Main issues put forward include:
 - lack of need,
 - cost,
 - location near village,
 - smell,
 - lighting.
- Transfer Station placed in Regional Solid Waste Management Plan
- Service area created that allows for taxation to cover costs of designing, building and operating the facility
- 2014 \$17,000 went to taxes, no charges 2015 and 2016 \$36,155
- 2016 costs include surveying, lawyer and staff time

Chosen Location

CHOSEN LOCATION

- Located below Barn in main parking lot.
- Apex Mountain Resort currently has waste bins there.
- Brought to public consultation and survey in 2010.
- RDOS entered into sub-lease with Apex Mountain Resort in 2016.
- Sub-lease expires end of 2028.
- Sub-lease total payment \$10.



Design Criteria

ISSUE	DESIGN SPECIFICATION
Safe to access by car	Traffic plan developed
Smell	Enclosed compactor bins
Cost effective as possible	Metal building lowest cost for building, choice of no building
Aesthetics match Apex area	Building design similar to 'Barn' in parking area, closing bay door
Bear safe	Enclosed compactor bins with bear proof latches
Safe access to trails	Roofed walkway protects from snow off roof
Reduction of illegal dumping	Security cameras, bylaws, fines and Staff to clean up quickly
Lighting	Direct or shield all lights away from other buildings
Fairness of charges	Taxation means less costs to small units and more to larger homes

Findings



Compactor bins recommended
(they will be paid off in
approximately 6.5 years)



Separate food waste collection
will not be simple to implement



Apex Mountain Resort tax rate lowered by
Province. Apex Mountain Resort charged
\$6,400 to \$8,600 per year for additional
commercial waste

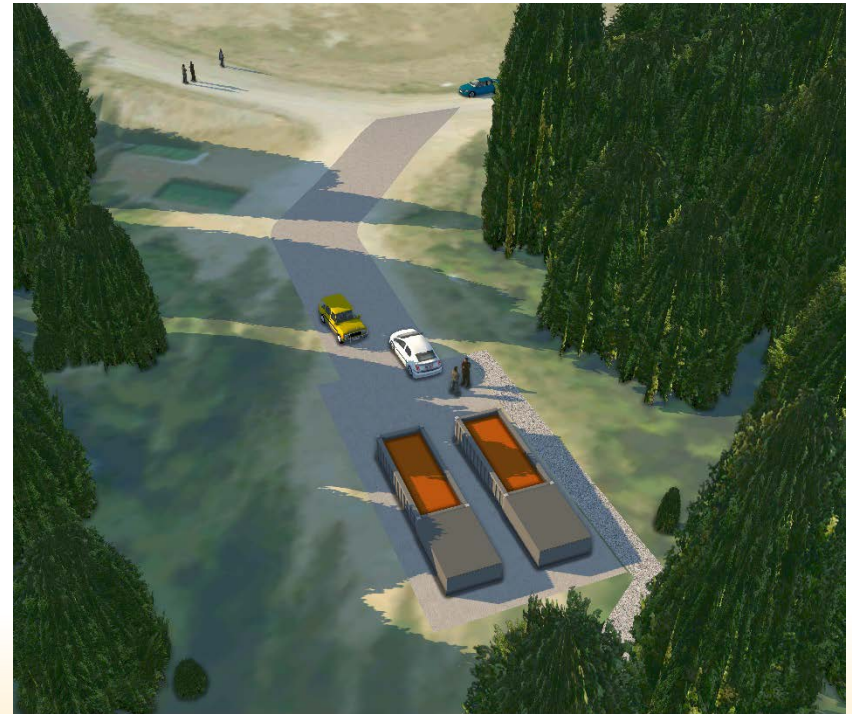
Design Options

- Survey Question:

Option A: Building



Option B: No Building



The cost for each option is based on the assessed value of the property

Design Options

- Need to pay off building or other improvements in lease period (10 years)
- Check with Staff here if you need help getting your Assessed Value or calculating your property estimate using mill rate tonight
- <https://evaluatebc.bcassessment.ca/>



Report a Problem

Year Built	Description	Area-Jurisdiction-Roll
1974	1 STY house - standard	17-222-07408.050

+ Show property details and recent sales history

Are the property details correct? ▾

Total Value	\$560,000
Assessed as of July 1st, 2015	
Land	\$407,000
Buildings	\$153,000
Previous Year Value	\$540,000
Land	\$407,000
Buildings	\$133,000

Recommendations Regarding Other Services

- Requests for Bulky Item collections and other services
- Staff doesn't recommend starting any new additional services at this time
- Many unknowns until the program is running including total construction and operational costs
- Renovation and demolition material will never be included in any Bulky Item collection
- Recommend waiting until the program is going and then review potential costs
- Will look at promoting any person or business willing to collect mattresses, furniture or appliances for recycling

Surveys

Please fill in survey tonight or visit
www.rdos.bc.ca

Thank You For Attending

LOCATION

- **Rejected Sites**

Gravel Pit at Apex Entrance
Requires extensive road upgrades for safe entry

Past Avalanche Area
Electrical lines through avalanche area expensive.

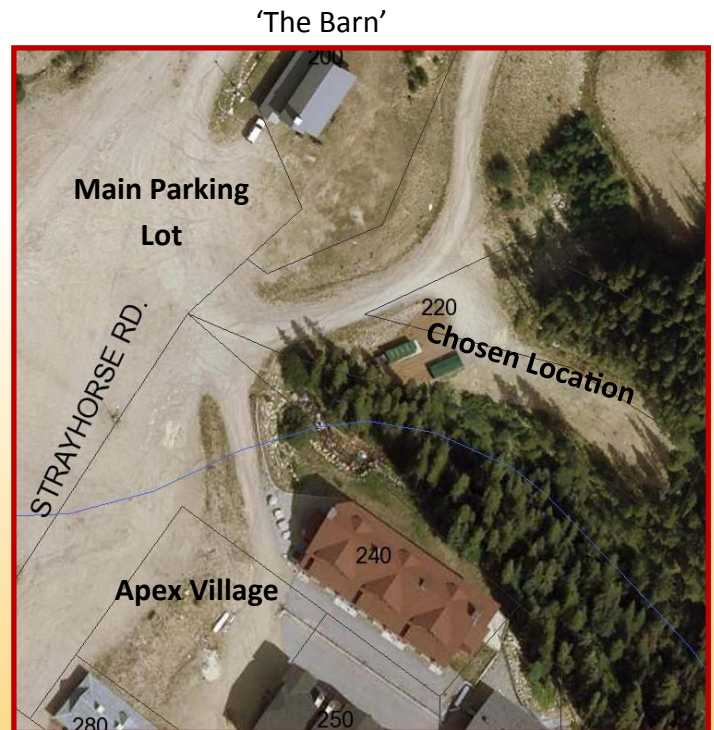


Old Gun Barrel Parking Lot
Rejected by Apex Resort

Apex Mtn Rd Pull Out
Deemed not safe for entry by Ministry of Transport

CHOSEN LOCATION

- Located below Barn in main parking lot.
- Apex Mountain Resort currently has waste bins there.
- Brought to public consultation and survey in 2010.
- RDOS entered into sub-lease with Apex Mountain Resort in 2016.
- Sub-lease expires end of 2028.
- Sub-lease total payment \$10.



2010 SURVEY RESULTS

A mail back survey was sent to every Apex property owner in 2010 with 169 surveys returned.

SURVEY QUESTIONS	Totally Agree	Somewhat Agree	Not an Issue	Somewhat Disagree	Totally Disagree
Apex Mountain needs a transfer station for garbage and recyclables.	45%	20%	6%	4%	26%
My main concern with a transfer station is cost.	60%	27%	8%	3%	2%
Every home and condo should pay the same towards the transfer station.	39%	11%	3%	8%	39%
The cost of the transfer station should be placed on taxes.	29%	12%	3%	7%	49%
Any transfer station should be built to reduce bear attractants.	58%	17%	19%	1%	5%
This issue should go to referendum.	32%	9%	16%	13%	30%

Common comments in the survey:

- As reasons opposing building a Transfer Station, many owners stated they bring waste to a home in the Valley or only use their properties seasonally
- Many owners felt that full time Apex residents and businesses should pay more
- Illegal dumping at the current garbage compactor is recognized as a problem
- The placement of the Transfer Station close to the Village and near homes was a concern especially with lighting and smell

DESIGN SPECIFICATIONS

ISSUE	DESIGN SPECIFICATION
Safe to access by car	Traffic plan developed
Smell	Enclosed compactor bins
Cost effective as possible	Metal building lowest cost for building, choice of no building
Aesthetics match Apex area	Building design similar to 'Barn' in parking area, closing bay door
Bear safe	Enclosed compactor bins with bear proof latches
Safe access to trails	Roofed walkway protects from snow off roof
Reduction of illegal dumping	Security cameras, bylaws, fines and Staff to clean up quickly
Lighting	Direct or shield all lights away from other buildings
Fairness of charges	Taxation means less costs to small units and more to larger homes

FINDINGS

Compactor Bins for Recycling and Garbage

Having compactor bins for both garbage and recycling will end up saving money. The cost saving are estimated between \$2700 to \$4600 a year. The RDOS can look at using the present Apex compactor bin for recyclables. Cardboard is best collected with other recyclables.



Future Food Waste Collection

In the event the RDOS bans food waste at the Campbell Mtn Landfill, Apex Mountain will have difficulties collecting clean food waste at the Transfer Station. Food waste will either need to be mixed with garbage or an alternative approach will have to be developed with the Apex community.

Apex Mountain Resort Commercial Charge

It has been estimated that commercial users generate 17.8% of the waste but currently pay only 10.7% in taxes. In order to ensure fairness for all transfer station users, the RDOS is proposing to add an additional commercial charge to the Apex Mountain Resort for use of the facility equal to 7.1% of capital and operational costs or between \$6,400 and \$8,600 per year, dependent on the selected transfer station design.

FINANCIALS

Option A: Building

Includes pre-fabricated metal building with retractable door(s) and covered walkway to snowshoe trails.
 Bear resistant compactor bins for garbage and recycling inside the building.

Tax amount for average* residential property at Apex Mountain

\$187 per year (first ten years) - (mil rate 0.9611) Updated

After ten years \$83 per year—(mil rate 0.4266)

Option 1 meets the Apex Property Owner’s concerns regarding winter conditions, the nearby creek, visual aesthetics, “bear-resistant” practices, deterrent of other wildlife, noise and odour issues. It includes the installation of a concrete slab underneath a metal frame building with a large retractable over head door(s) for waste removal truck access, and a man door for user access. Additionally lighting, a security camera, an asphalt access road and an overhang walkway, to allow safe access to the current marked trails at the site, is included.



Capital Costs

Engineering, Public Consultation, Construction Management	<u>Estimate</u> \$200,000
Option A Construction - With Building (see breakout below*)	\$392,750

Annual Operating Costs

Annual Operating Costs (includes rental of compactors)	<u>Estimate</u> \$50,000
Charge to Apex Mountain Resort based on 7.1% of capital and operational costs (higher amount shown)	-\$8,600

Breakout of Option A Construction - With Building*

Site Works	<u>Estimate</u> \$13,500
Roadworks and Stormwater	\$41,600
Metal Building with concrete base	\$221,400
Fortis BC Upgrades	\$37,000
Contingency	\$79,250

All costs above are estimates based on preliminary design

*To estimate the potential tax amount for any residential property at Apex Mountain use the equation below:
Divide ‘TOTAL ASSESSED VALUE’ by 1000. Then multiply that number by the indicated ‘MIL RATE’ listed above
 Total Assessed Values are listed on your residential property tax notice or through www.bccassessment.ca

FINANCIALS

Option B: No Building

No building. Bear resistant compactor bins for garbage and recycling.

Tax amount for average* residential property at Apex Mountain

\$139 per year (first ten years) - (mil rate **0.7127) Updated**

After ten years \$83 per year - (mil rate 0.4266)

Option 2 minimizes the costs to the Apex Property Owners. It includes the installation of a small concrete slab underneath the compactor and waste bins. Lighting, a security camera, a gravel access road and a walkway to allow safe access to the current marked trails at the site will also be included in Option 2.



Capital Costs

Engineering, Public Consultation, Construction Management

Option B Construction - No Building (see breakout below)**

Estimate

\$200,000

\$132,000

Annual Operating Costs

Annual Operating Costs (includes rental of compactors)

Charge to Apex Mountain Resort based on 7.1% of capital and operational costs (higher amount shown)

Estimate

\$50,000

-\$8,600

Breakout of Option B Construction - No Building**

Site Works

Roadworks and Stormwater

Site Improvements

Fortis BC Upgrades

Contingency

Estimate

\$4,900

\$24,400

\$38,400

\$37,000

\$27,300

All costs above are estimates based on preliminary design

*To estimate the potential tax amount for any residential property at Apex Mountain use the equation below:
Divide 'TOTAL ASSESSED VALUE' by 1000. Then multiply that number by the indicated 'MIL RATE' listed above

Total Assessed Values are listed on your residential property tax notice or through www.bccassessment.ca

BUILDING SAMPLES



Survey Results:

Option A: Building 70

Option B: No Building 36

Option A: Building 66%, Option B: No Building 34%

Comments:

Don't block access to ravens trail, south side of area you will be building

Make sure the building is big enough

I think an enclosed building would be much neater than an open site. Also, may reduce illegal dumping. Difference in cost is minimal.

A building must be built or the problem will stay the same, garbage strewn everywhere.

You need to do a better job of explaining why/how this is going to be kept clean.

Build it!

Basing the fee per household on assessed value of each property is highly disproportionate. Please consider another option-there must be another way.

Please install fencing to stop wind and birds moving trash that's left around the ends up in the creek. Please build this as soon as possible and make it pretty.

What is in place for year 11 as you said the lease is up.

If you do this without a building we will end up with the same mess that exists now. The difference is a no brainer.

What will be the times open and what about large objects.

Bulky items once or twice a year. Is it open 24 hrs?

Weekend use-We take our trash home.

Convenient site, keep it simple. I will always overflow.

Still recommend plans for an alternate site for the future as Apex Village expands.

a Hybrid rate charge. Each of 750 unit owners pay \$80.-\$100. user fee for Garbage. The remainder could be made up at above Mill rate per property value.

Please go with the building option!

As the proposed site for the transfer station is very close to condo developments and trail heads, the only option should be a covered building. At present, the uncovered transfer area is unsightly and loud.

I prefer that a building be in place for the garbage, however, anything would be an improvement over the current situation. Either way, something needs to be done to prevent illegal dumping.

The one without the building is no better than what we have now. We know this doesn't work because everyone drops their crap and it blows all over the place.

This should be user pay. I don't use it or need it. I bring my stuff down with me.

As new property owners at Apex, and long time ski resort clients, we feel that the building option is the best way forward. For many years the garbage bins have been an eyesore at the entrance to much loved snow shoe trails and visible from the parking lot by all people. A long term, permanent solution that we at Apex can all be happy with and proud of, is desperately needed.

would prefer not to see located in middle of village also as a commercial operator I hope to keep my garbage bins but don't want to pay twice.

This is close to our unit. I will accept everyone else's garbage in my backyard if and only if everyone agrees to fund a proper facility. It should be possible to make this look good. It does NOT have to be a value-killing eyesore.

I would prefer no changes

Including a building addresses one of the main concerns, that being unsightly and messy garbage in an area right in the center of the village. I am strongly in favour of the building option.

1. Underground electrical service 2. Sprinkler/fire suppression in building? 3. Signage directing visitors to facility.

already paying for similar service, with no guarantee lease will be renewed! Save us the cost of moving/renewing which Apex will certainly take advantage of!

Inappropriate location, very short sighted, obviously no qualified planner on staff. Apex Mountain Resort already is short on parking and this location will further reduce parking by 25 spots. Going to be lots of vexed people getting towed from the Keremeos Creek Strata parking

who already owns about one third of current parking lot. Transfer station needs to go at old gravel pit and will end up there if the resort ever changes hands.

great presentation at Apex

With regards to commercial garbage, as a previous owner of The Trading Post, I don't think adding more burden to the small businesses at Apex is a good plan. Apex Mountain Resort will take any increase in costs and pass it directly to the small businesses that lease from them. I paid \$100 a month for garbage for the four months that the store was open. It worked out to be almost \$5 per bag. It is very tough to make a go of a seasonal business at Apex and if you charge Apex Resort more they will just pass it on to The Edge, The Gunbarrel and the Trading Post. The hotel used a separate bin supplier other than Apex Mountain Resorts because Apex charged so much it made more sense rent bins and pay for dumping. The other main issue is the garbage that is around the bins. It is beyond disgusting and an embarrassment to the Apex Community at the moment. I hope there is a provision for workers to clean up in and around the building of bins because it will be needed. There has to be mandatory fines for large items left behind as well. They installed a camera at the current bins but it hasn't stopped the dumping of couches, beds, appliances, etc. It is pretty sad that people don't know better. With the RDOS providing garbage removal in the future everyone will know they are paying for garbage on their taxes so the illegal dumping of large items is only going to get worse.

1. Regardless of the option chosen, the facility must be managed better than the current Apex waste/recycling facility. For years, winter or summer, this facility has been poorly managed. Overflowing containers, debris allowed to blow into the air and fall into the creek. Current facility, big mess. New facility, what is going to change with the management and the standard of care? The current situation is a concerning indication of what will take place with the new facility unless management changes or improves. 2. Security cameras: absolutely essential at the Apex site and we understand that these will be included in both options. However you must ensure that the quality of the camera recording and the area covered must be adequate to identify all illegal users as abuse and illegal use of this facility WILL definitely occur.

At present, the waste area is extremely loud and attracts crows and other wildlife. As neither option will eliminate this, perhaps at least housing the containers in a building will improve these problems (as well as be more aesthetically pleasing for the property owners who look directly onto this area). Ideally, I would rather see the waste area moved farther away from occupied units to a more remote area.

Given the harsh weather conditions at Apex, a building makes the most sense to us and isn't that much more expensive. Thank you

We have owned property at apex for thirty years and have never had difficulty taking care of our own garbage and recycling. We will not use the new facility

We will never use this!

- a few design features to ensure it fits in with local residences would be money well spent (e.g. exposed timbers, etc.)

Hello, I am submitting my suggestion for a more equitable method of sharing the costs of the solid waste station proposed by the RDOS.

I hope you will consider this idea instead of mil rate based on assessed value.

1. A flat rate for lots with single family residences-- duplex / triplex would be per unit etc.
2. A flat unit rate for commercial hotel based on number of "units"
3. a rate for food/beverage services based on size or seats i.e. the Edge wouldn't pay as much as the Gunbarrel
4. Empty lots a base price (low low) until built upon

The RDOS can do better than what they presented to us.

The RDOS solution as presented is not equitable or fair in my opinion.

Hello, not sure if it is possible to add my voice to the transfer station at Apex. If so:

I am opposed to this added cost as most people are seasonal occupants and simply take their garbage down the hill to their homes.

Not sure why we seasonal occupants would want to pay for Apex permanent resident garbage collection and those that rent properties that might produce a lot of garbage, my thoughts.

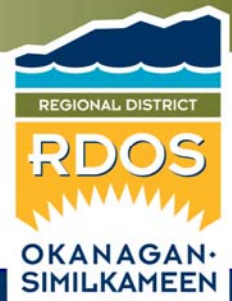
A response would be appreciated.

I have thought about the payment system proposed for Apex. I don't understand why the method of payment should be any different here than for any other community. I have lived in the RDOS in Naramata, and now live at Hasula also in the RDOS. The system used for these areas works well, why the proposed change to the tax system. I think that this is very unfair as some who have condo's will generate as much solid waste as a cabin but pay much less as their property value is less. That to me is inherently unfair. I am fully in favor the transfer station and the building, it is only the financing of the project that I find troublesome.

Thanks for taking my call and your understanding of our position regarding the taxation model being considered for Apex Property owners to fund the waste transfer station. As stated, I have a BC assessed home valued at \$479,000 X 0.9611 = \$460. /year or \$38./month for trash and recycling. Over the past 10 years Apex Mt. Resort charged \$120 per year for the current services. With the current rates you're suggesting, we'll pay 3 times that amount for the same service. This is not at all reasonable. We own a 3-bedroom home that we use maybe 4 - 5 months a year during ski season. We have two people living here, both seniors, (Julia 68 and me 71) and we DON'T RENT out our ski home or rooms. We recycle everything and average 1 bag of trash every two weeks. We were in favour of Option # 1 but if our costs are significantly less we'll go for Option # 2. Our best choice from a monetary standpoint would be to let Apex Mt. to continue their service. Again, payment determined by home value and mil rate is totally unacceptable and unfair. Many property owners rent out their ski homes, rooms, condos and apartments, using the solid waste services in much more volume than we. As well, with a shortage of apartments and condos in Penticton, there is now a sizable increase in full time renters at Apex for 12 months a year. The Waste Transfer Station, whatever it ends up being, should be cost shared EQUALLY to EVERY home, business, condo/apartment in every stratum. This would be far fairer to the likes of us who are not using the service to the extent that our share of the cost would indicate. 10 years of work has gone into this Waste Transfer Station and that effort is appreciated. However, it seems that equitable funding for this project is still a concerning and fundamental issue that needs further exploration. We feel so strongly about this that we will refuse to pay the full amount for this station if it is assessment value. We will instead base our payment on our usage and submit monies that cover our usage in a manner that is fair and equitable to us.

I have reviewed the information recently distributed by RDOS on the Waste Transfer Station and the Dec. 6th/16 letter of C. Baughen. As a property owner I understand the rationale of having all property owners being held responsible for the capital outlay to establish the station. But it concerns me that owners of undeveloped property are being to be charged for the ongoing operating costs of said waste station. It is patently obvious that such property owners gain no benefit from the day to day operation of the station and therefore should not have to pay such annual fees. I would further point out that our annual property taxes recognize the distinction by not assessing taxes against anything beyond the theoretical capital value of property. Again, the proposed payment methodology proposed in Mr. Baughen's letter amounts to a fee being charged the property owners in question without the receipt of any benefit. Holding or developing property at Apex is already financially onerous, particularly given the loss of resale value over the past ten years. I hope your endeavour does not add to holding costs.

Regional District of Okanagan-Similkameen Apex Mountain Waste Transfer Station



February 2017

Keeping the Community Informed

Survey and Open House Results

In October 2016 the RDOS released an online and paper survey to the residents and businesses at Apex Mountain Resort regarding two design options for the Apex Mountain Waste Transfer Station. The RDOS hosted two open houses to review the design options, cost, construction timelines, and to answer questions from residents and businesses.

Survey Results	Option A: Building	Option B: No Building
106 Surveys Received	66%	34%

The open houses and survey comments identified some key issues that residents and businesses would like considered:

- Illegal dumping at the current site occurs frequently. Materials include building materials, electronics and furniture. Some property owners would like options for large item disposal at the Mountain. Others would like surveillance cameras and fines for people that illegally dump materials.
- Some property owners were concerned about using property value as the basis for payment. For example a cabin valued at \$450,000 could pay over \$430 a year compared to a \$100,000 condo paying \$96. Some requests were made to share costs more equitably between units.
- A few residents and businesses questioned the need for a new waste transfer station. People that did not want a waste transfer station generally opted for the lowest cost approach (No Building).
- Environmental issues discussed included windblown litter, materials getting in the neighbouring creek and wildlife.
- Concerns about smell and noise for units close to the site were expressed along with some opposition to the site location in general.

Next Steps

Due to the survey results, the RDOS is now finalizing design for a building at the waste transfer site. Samples of the type of proposed building can be found on the reverse side of this newsletter. Building colours and design will be chosen to work with the Apex Mountain Resort Village and will take the various issues identified into consideration. The RDOS expects to hire a contractor in late spring for construction over summer 2017. The Regional District will also be requesting quotes from companies regarding pricing for the compaction and transport of waste and recycling.

Other upcoming steps include creating rules, regulations and fines for the site, hiring a maintenance contractor to ensure the site stays clean, and reviewing potential options for payment, such as a fee for service rather than taxes.

Regional District staff intend to provide an update regarding the Waste Transfer Station at the Mountain later this spring.



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Serving the citizens of the Okanagan-Similkameen since 1966.

www.rdos.bc.ca

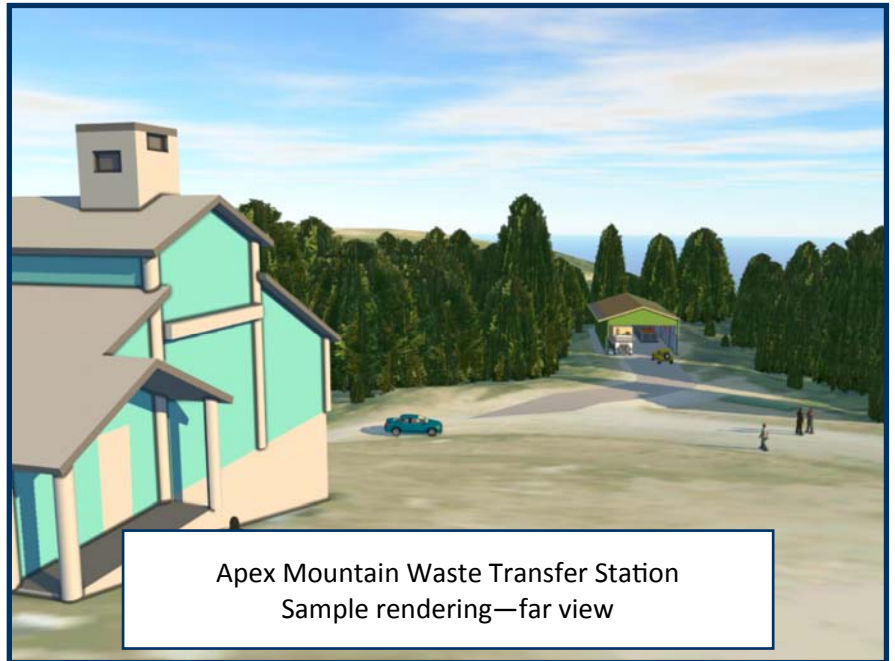


Samples of Metal Buildings
(above and below)

Building colours and design will be chosen to work with the Apex Mountain Resort Village



Apex Mountain Waste Transfer Station
sample rendering—close view



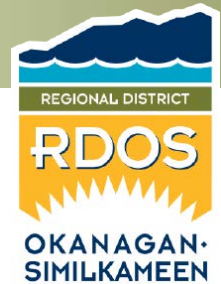
Apex Mountain Waste Transfer Station
Sample rendering—far view

For historical information on this project please visit the Apex Mountain Waste Transfer Station page at www.rdos.bc.ca

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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

INFORMATION RELEASE

August 29, 2017

Construction of Apex Mountain Waste Transfer Station To Finish 2018

The Regional District of Okanagan-Similkameen will complete the construction of a waste transfer station at Apex Mountain Resort in 2018. The waste transfer station will provide garbage and recycling service for the homes and businesses at the ski hill.

Completion in 2018 is due to a number of factors including a change of ownership of the resort, higher than estimated construction pricing, internal capacity issues due to Staff working on flooding and fires and a lack of clarity on how the project will be financed. RDOS Staff determined that finishing construction in 2017 was not financially feasible with the short building season at the ski hill. Proceeding this year would have cost residents more money than waiting until next summer.

The facility is now slated for completion next year. Works completed this year include power upgrades to the site. Updated information will be shared on the RDOS website. For more information visit www.rdos.bc.ca, email info@rdos.bc.ca, call 250-490-4129 or toll free 1-877-610-3737.

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Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen

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