



## BANFF'S NEW COMMERCIAL WASTE COLLECTION FEE STRUCTURE

The Town of Banff will be phasing in a new waste utility in 2011. The cost of collecting waste will no longer be part of the municipal tax structure and will be collected as a separate utility charge on the water and sewer utility bills. Under this new billing system three waste streams will be collected from commercial properties:

- Food Waste (and other approved compostable material)
- Cardboard
- Garbage

Billing rates for each material will be designed to encourage sorting. Phasing in the transition from a tax based system to a utility fee will allow businesses an opportunity to learn how best to sort their waste and chose a frequency of service and container options that best suits their facility and waste volumes.

### WHY IS THIS CHANGE IMPORTANT FOR BANFF

- Garbage must be shipped to Calgary landfills by commercial waste haulers and this service is increasingly expensive. Landfill Costs will increase 30% over 2009 values by 2012.
- Once collected, most recyclable materials can be sold or disposed at lower cost than disposing of garbage.
- Encouraging separation of material for recycling in Banff will begin to provide local control of disposal costs.
- A utility structure will allow businesses to directly influence their waste collection costs.
- Implementing a separate utility will allow costs to be more fairly allocated to where disposable materials are generated.
- Provision of incentives for separating materials will increase participation in recycling programs and provide environmental benefits consistent with doing business in a National Park.



## **BANFF'S NEW COMMERCIAL WASTE COLLECTION FEE STRUCTURE PLANNING TIPS**

### **1/ WHO IS RESPONSIBLE?**

For effective waste management, identify who will be responsible for ensuring that proper garbage and recycling occurs on the property.

### **2/WHAT'S RECYCLABLE IN BANFF?**

Be sure you, your staff and those with whom you share collection containers understand Banff's commercial waste and recycling categories and the disposable material that can be included in each category.

### **3/ WHAT'S IN YOUR GARBAGE?**

Take a look at the type and amount of garbage your business or facility generates and understand what waste items can be reduced, be separated for recycling or composting and which must be considered as garbage. For example, discuss with your suppliers about how packaging can be reduced or returned for recycling to reduce your garbage collection costs.

### **4/ WHO SHARES YOUR SPACE?**

Understand who else shares your current waste and recycling collection bins and begin to discuss with them how the pay-as-you-throw system may affect your current relationships and disposal practices.

### **5/ WHAT CONTAINERS WILL YOU NEED?**

Think about how many containers and what size and type of container you will need for each separate category and how often it needs to be emptied considering that you will be charged for each pickup.

### **6/ WHERE WILL SEPARATED MATERIALS GO?**

Plan to have suitable space for storage of separate categories of materials. If you are building new or renovating be sure to think about providing enough storage space.

### **7/ CHOOSE A SERVICE OPTION**

Use the proposed rate structure information sheet provided to select a service option that suits your business.

### **8/ DON'T RE-INVENT THE WHEEL**

Talk to other operators and learn what they have done or are considering doing to manage their waste separation. Consider inviting a representative of the Town of Banff's waste transition team to drop by. We can assess your needs and offer suggestions or make a brief presentation to your staff to answer their questions and explain why this approach is important.

### **9/ WHO DO YOU CALL?**

Call the transition team for more information and to learn about how this new programme will be initiated and how it will affect you and your business so you can plan to take advantage of the new cost structure.

CHAD TOWNSEND  
Environmental Services Coordinator  
Town of Banff  
762-1110  
Chad.Townsend@Banff.ca

ANNE-LOUISE BROOKS  
Waste Utility Coordinator  
Transition Team Member  
403-688-4097  
annelouisebrooks@yahoo.ca

PETER DUCK  
Regional Zero Waste Coordinator  
Bow Valley Waste Management Commission  
403-688-1627  
Peter@BVWaste.ca

## WHAT'S GOING TO CHANGE?

Currently, the collection and disposal of waste is funded from municipal property taxes. Under this system all properties pay a similar percentage of their tax bill towards these costs. This does not allow properties to reduce costs when they make efforts to reduce and sort waste. The new utility will charge commercial properties based on the level of waste services they choose, so if less waste is collected, the property will be charged less.

Each commercial property will be charged a monthly fee for the waste services they use. These fees will be based on how often waste is collected within a week and how many bins need to be emptied. The property will be able to choose how many days in a week they want to have the waste collected and this can vary by waste type.

### HERE'S HOW IT WORKS

A property may choose to have 2 bins that are used for garbage, 1 bin for cardboard and 1 bin for food waste. They could choose to have the 2 garbage bins collected 4 days a week, the cardboard collected every day and the food waste picked up twice a week. Properties will be able to change the service level 4 times a year so that they can match their waste requirements with any seasonal changes within their waste production.

Starting in 2011, each commercial property will receive a charge on their existing water and sewer utility bill based on the level of waste services they selected for the previous quarter. Residential properties will also see charges on their utility bill that will reflect the costs associated with residential garbage and recycling programs. At the same time, municipal property tax bills will be reduced to reflect the change in policy.

### WHAT HAPPENS IF CHANGES NEED TO BE MADE?

During the fall of 2010, properties will have the opportunity to try different service levels and can request different bin sizes. This will allow time for testing before the new utility is launched in January 2011. Once the new utility is in place if extra service is required on a one-off basis, properties can contact the Resource Recovery department to arrange for an extra pick up and will be charged for that extra service on their next Utility bill.

### HOW WILL THE RATES BE CALCULATED?

The proposed rates provide financial incentives to reduce the amount of garbage shipped to a landfill. Having a bin of garbage collected will be the most expensive service. Cardboard and food waste collection will cost less.

There will be a fee charged to have the Resource Recovery staff stop at the property and a fee for each bin emptied during that stop. The utility is structured this way to reflect the true labour costs of collecting waste. If the property requires fewer stops, then the Town's costs decrease and this savings is passed on directly.

### HOW WILL THE TRANSITION TO THE UTILITY FEE BE MANAGED?

To allow property owners time to adapt to the new fee structure, these changes will be phased in over a three year period. In Year 1,  $\frac{2}{3}$  of the portion paid currently under property taxes would be charged plus  $\frac{1}{3}$  of the proposed Utility Fee. In Year 2 this would shift to  $\frac{1}{3}$  of the portion currently paid under property taxes plus  $\frac{2}{3}$  of the proposed Utility Fee and then in Year 3 the full amount of the Utility Fee would be charged. Here is an example where the property currently pays \$13,200 as a portion of their municipal property tax and would pay \$12,720 based on their service selections under the new Utility Fee (see Example 3 of the Proposed Rate Sheet for details of the services provided for \$12,720):

	<u>Year 1 (<math>\frac{2}{3}</math> of Property Tax + <math>\frac{1}{3}</math> of Utility Fee)</u>	<u>Year 2 (<math>\frac{1}{3}</math> of Property Tax + <math>\frac{2}{3}</math> of Utility Fee)</u>	<u>Year 3 (Full Utility Fee)</u>
Paid under Property Tax	\$8,800	\$4,400	\$0
Paid under Utility Fee	\$4,240	\$8,480	\$12,720
Total Annual Fee	<u>\$13,040</u>	<u>\$12,880</u>	<u>\$12,720</u>



## PROPOSED RATE SHEET FOR COMMERCIAL WASTE COLLECTION

### INSTRUCTIONS FOR SELECTING A PROPOSED RATE THAT WORKS FOR YOU

There are three sections on the attached rate sheet, one for each type of waste that will be collected under the waste utility - Garbage, Cardboard and Food Waste. The rates within each section are different, so make sure to calculate your waste service needs for each waste type.

To use the rate sheet to work out how much you would pay based on the proposed rates follow these steps.

1. Look down the left hand column under "# of Bins" to select the number of bins you have for a particular waste type.
2. Select the number of times you need to have the bin(s) emptied from the columns under "# of Stops per Week".
3. The rate shown where these two values intersect would be the monthly fee you would be charged for that level of service and waste type on your utility bill.
4. Repeat this process for all the types of waste your property produces and the combined total would be the complete monthly utility fee.

### EXAMPLES

The examples below are highlighted on the rate sheet and show how a typical existing service might be adjusted.

SERVICE SELECTION	PER MONTH	ANNUAL FEE
<b>EXAMPLE 1: Common Existing Service</b>		
1 Garbage bin emptied 6 times a week	\$690	\$8,280
1 Cardboard bin emptied 7 days a week	\$610	\$7,320
<b>TOTAL FEE</b>	<b>\$1,300</b>	<b>\$15,600</b>
<b>EXAMPLE 2: Utilize Increased Space to Reduce Frequency of Collection</b>		
2 Garbage bins emptied only 3 times a week	\$540	\$6,480
2 Cardboard bins emptied 4 days a week	\$560	\$6,720
<b>TOTAL FEE</b>	<b>\$1,100</b>	<b>\$13,200</b>
<b>EXAMPLE 3: Use More Space To Reduce Collection Frequency &amp; Separate Food Waste</b>		
2 Garbage bins emptied 2 times a week	\$360	\$4,320
2 Cardboard bins emptied 4 days a week	\$560	\$6,720
1 1100 Litre Food Waste bin emptied 2 times a week	\$140	\$1,680
<b>TOTAL FEE</b>	<b>\$1,060</b>	<b>\$12,720</b>

## PROPOSED COLLECTION RATES

Solid Waste - Monthly Rates							
2 Yard Bin	# of Stops per Week						
# of Bins	1	2	3	4	5	6	7
1	120	230	350	460	570	690	800
2	180	360	540	720	900	1080	1260
3	250	500	740	990	1230	1480	1730
4	320	630	940	1250	1560	1880	2190
5	380	760	1140	1520	1900	2270	2650

Cardboard - Monthly Rates							
2 Yard Bin	# of Stops per Week						
# of Bins	1	2	3	4	5	6	7
1	90	180	260	350	440	520	610
2	140	280	420	560	700	840	980
3	200	390	580	770	960	1150	1340
4	250	490	730	980	1220	1460	1700
5	300	590	890	1180	1480	1770	2070

Food Waste - Monthly Rates							
1100 Litres		# of Stops per Week		660 Litres		# of Stops per Week	
# of Bins	1	2	3	# of Bins	1	2	3
1	70	140	210	1	70	130	190
2	120	240	350	2	110	210	310
3	170	330	490	3	150	290	430
4	210	420	620	4	180	360	540
5	260	510	760	5	220	440	660
360 Litres		# of Stops per Week		240 Litres		# of Stops per Week	
# of Bins	1	2	3	# of Bins	1	2	3
1	60	120	180	1	60	120	170
2	100	190	280	2	90	180	270
3	130	260	390	3	130	250	370
4	170	330	490	4	160	310	470
5	200	400	600	5	190	380	560