

**REPORT FOR INFORMATION****Brush and Yard Waste Services Relocation Project (2025)****Report Purpose**

To provide an update to Priorities Committee regarding the brush and yard waste services relocation business case for 2025.

**Our Strategic Goals**

Goal 3 - Responsible Development

Goal 3 Priority - Investment in our infrastructure that supports development and complete communities

Goal 3 Priority - Environmental stewardship that addresses climate change and demonstrates responsible use of land and natural resources

**Report**

Brush and yard waste services are increasing in demand as users recognize the value in ensuring that these materials are diverted from landfill and alternate options in the region are limited.

Brush and yard waste is heavily utilized by both the residential (urban and rural) sector in the community, as well as landscape contractors that provide this service to residents in the community. It is estimated that throughout a year, 80% of the community relies on disposing brush and yard waste through the existing site.

Brush and yard waste services at the Broadview Enviroservice site are outgrowing capacity in terms of storage, processing, and transportation offsite; increased traffic is resulting in increased risk of incidents and safety concerns for staff and users of the site. Relocating to a larger operational site will provide opportunity for Utilities to expand services and ensure that they are safe for both users and staff. A larger site could provide opportunity for revenue generation as Utilities explores handling more regional material. In addition, offering a new convenient and accessible solution to the community will ensure that these resources are composted or, potentially, used for future biomass feedstocks for the community energy system.

The opening and success of the HodgePodge Lodge exacerbated some of the challenges with brush and yard waste services at Broadview, so as part of the 2024 budget process, Utilities proposed a 2025 capital project to relocate brush and yard waste services from Broadview to the parcel of land adjacent to Greenland Garden Centre, land initially acquired for district heating purposes and funded through Utilities reserves.

This parcel of land being undeveloped would have required significant site preparation and payment of levies. Initially the project estimate was \$3.35 million (~\$1.85 million due to levies). As a result, Council had a number of questions and concerns about the estimated cost and proposed location. Since planning components for that parcel were not yet completed and the project was not contemplated to begin until 2025, administration withdrew the project from the proposed 3-Year Capital Budget and committed to bringing back more detail by Q2 2024.

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Administration has been working through some alternate options and strategies in an attempt to address the questions/concerns Council raised during the budget process. As a result, a new, well-suited land option (Enclosure 1) has become available through another County project.

As part of the North of Yellowhead Stage 1 Infrastructure Improvements Project, a portion of Lot A, Plan 7328KS (SW 13-53-23-4) was needed to enable completion of the road improvements on Range Road 231, north of Highway 16. Negotiations ultimately led to the County acquiring the entire parcel. While the west portion of the parcel will be utilized to complete the road, the east portion will be available for interim operational use until it is needed by Alberta Transportation and Economic Corridors (ATEC) for work related to a larger Highway 16 interchange. Administration estimates it will be 15 years (or more) before ATEC requires the land. Administration is proposing that brush and yard waste services be relocated to this site from the current Broadview site, until the land is required by ATEC.

The new site is centralized and in close proximity to our urban core. It offers good access to site users and more efficient transportation routing for hauling of materials. The site itself is developed, but will require some additional site work for service road completion and operational needs. There is an existing building and two storage quonsets that will transfer to the County and are ideal for operational spaces.

The new site does not require levies to be paid on the land and leverages some existing infrastructure; the cost of this project has decreased from \$3.35M to \$1M. A staff increase request is being proposed to support the additional satellite operations for Utilities' Waste Management Branch. As part of the 2025 Budget, administration will be presenting a capital business case for site work and set up, plus equipment needs; the staff increase request will be included as part of that business case.

Should Council approve the project through the 2025 Budget, administration anticipates the completion of the service road into the site in Q2 2025 at which time brush and yard waste operations can transfer to the new site, with a target of opening by mid-summer next year.

### **Council and Committee History**

July 9, 2024	Administration provided an update to Priorities Committee regarding the brush and yard waste relocation business case.
November 22, 2023	THAT the Brush and Yard Waste Services Relocation Project be removed from the Capital Budget and subsequently remove the funding requirement from municipal reserves.

### **Other Impacts**

**Policy:** n/a

**Financial/Budget:** Business case incorporated into the 2025 Capital Budget process.

**Legislative/Legal:** n/a

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**Interdepartmental:** Planning and Development Services; Transportation Engineering and Operations; Financial and Strategic Services

**Master Plan/Framework:** n/a

**Communication Plan:**

A communications plan will be drafted should a new site be selected for relocation of brush and yard waste services.

**Enclosure:**

1 Maps of proposed site for brush and yard waste services