



Construction and Demolition Waste Policy

Section	Date Passed	Resolution #	Reviewed	Date Repealed	Resolution #
Environment – Construction and Demolition Waste	March 7, 2023	2023-41			

PURPOSE

Based on a user-pay system, this policy shall provide for a method of compensation to the Town of Neepawa for construction and demolition waste generated by property owners, occupiers or contractors disposing of construction and demolition waste at the regional waste disposal facility.

APPLICATION & ACCOUNTABILITY

This policy applies to all owners/occupiers of property in the Town of Neepawa, as well as all contractors or persons working on behalf of property owners or occupiers of property in the Town of Neepawa.

DEFINITIONS

- For the purposes of this policy, the following definitions apply:

“Construction and Demolition Waste (C & D) – means any material from the construction, remodeling, repair, or demolition of buildings, bridges, pavement, roads and other structures and secondary materials including empty paint, sealant, and adhesive containers, insulation materials used in construction, packaging materials, shingles, rubble, bricks, tiles, ceramics, glass, plastics, tar and tarred products, plaster, soil, land clearing debris and any other miscellaneous and composite materials.

“Evergreen Environmental Technologies Inc. (Evergreen)” – means the Class 1 regional waste disposal facility and recycling depot in the N ½ 11-14-17W, operating on behalf of the municipalities of Carberry, Minnedosa, Minto-Odanah, Neepawa, North Cypress-Langford and Rosedale.

“Tipping Fee” - means a fee or charge based on the weight of waste per tonne by anyone who disposes of construction and demolition waste at Evergreen.

TIPPING & ADMINISTRATION FEE

- Tipping Fee (effective January 1, 2023) - \$96.25 per tonne for loads achieving a base weight of 100 kg per load and greater.
- Administration fee – one-time set-up fee of \$20.00 for all new contractor accounts and a \$5.00 one-time set-up fee for a residential account (property owner or occupier).

PROCESS AND PROCEDURE

- Contractor(s), property owner(s) and/or occupier(s) will be required to provide identification upon arriving at Evergreen to validate the jurisdiction where the waste was generated.

5. Evergreen will record the required information in relation to C & D waste deliveries and invoice the respective jurisdiction for the cost. If the person generating the waste is:
 - a) the property owner or occupier, Evergreen shall record the name(s), mailing address and phone number;
 - b) a contractor, Evergreen shall record the contractors name, mailing address, phone number, as well as the property owners name and address where the C & D waste was generated.
6. Any costs billed to the Town of Neepawa for C & D waste generated from the Town of Neepawa will be invoiced to the respective contractor(s), property owner(s), or occupier(s) on a cost recovery basis.
7. Invoices will be issued based on the fees established in clauses 2 and 3 with payment due within thirty (30) days of invoice.
8. Invoices not paid in full within sixty (60) days will be added to property taxes of the affected property under the authority of *The Municipal Act* and collected in the same manner as taxes.
9. Contractors performing work within the boundaries of the Town of Neepawa are required to contact the Town to make invoicing arrangements with the Town of Neepawa, prior to delivering any C & D waste to Evergreen.
10. Complete project loads weighing an amount less than or equal to 99 kg (per specific property -civic address) shall be exempt from any fees.
11. Complete project loads totaling 100 kg or greater (per specific property - civic address) shall be charged for the congregate weight of the C & D waste that was generated for the project.

MISCELLANEOUS

12. All C & D loads generated in the Town of Neepawa for transportation to Evergreen, shall be tarped, or covered in such a manner, to ensure that the load is securely contained.
13. All C & D waste shall be deposited at Evergreen as specifically directed by Evergreen staff. Failure to do so, may result in additional fees being charged to cover the associated costs of remediation.
14. This policy including the tipping fees and the administration fees may be amended from time to time as necessary to ensure sufficient cost recovery for the depositing of C & D waste at Evergreen.
15. The Town of Neepawa reserves the right to establish any terms necessary to mitigate issues related to non-payment of C & D charges to ensure costs can be leveraged against a property.