

Canadian Company Pioneers AI & Eco-Friendly Snow Removal to Reduce Salt Pollution and Climate Impact

AI-driven, chloride-free snow removal cuts salt runoff by 40%, protecting groundwater and infrastructure across 26 Canadian British Columbia cities.

VANCOUVER, BRITISH COLUMBIA,
CANADA, October 19, 2025
/EINPresswire.com/ --

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THE ENVIRONMENTAL COST OF TRADITIONAL SNOW REMOVAL

Each winter, millions of tonnes of salt are spread across North America to keep roads and walkways safe. While effective, chloride-based salts contaminate groundwater, corrode bridges and vehicles, and damage soil health. According to Environment and Climate Change Canada, corrosion and water contamination linked to winter salting cost Canadians more than \$5 billion each year.



Vancouver during a snowfall

“

Every storm, we're collecting valuable data, that information helps refine not just how we operate, but how an entire region can respond more intelligently to winter weather”

*Trevor James, Regional
Manager, Only Strata Snow
Removal*

Across Metro Vancouver, the Fraser Valley, and the Tri-Cities, local governments are increasingly urging private contractors to find alternatives. Yet until recently, few snow removal companies had adopted technology capable of making a measurable environmental difference.

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INTRODUCING AI AND CHLORIDE-FREE INNOVATION
Only Strata Snow Removal, based in Vancouver, a [top British Columbia Canada Snow Removal Company](#), has developed a model that merges artificial intelligence,

weather data analytics, and eco-friendly de-icing systems. The goal: deliver the same level of

safety while dramatically reducing salt dependency.

The company's AI platform combines live satellite weather monitoring, road temperature sensors, and predictive modeling to dispatch crews automatically when freezing conditions are likely — even before snow or black ice forms. This ensures that service is proactive, not reactive, improving both safety and resource efficiency.

“We realized that the environmental cost of traditional snow management could no longer be ignored,” said Trevor James, Regional Director at Only Strata Snow Removal. “Our AI-based routing and chloride-free de-icing systems are proving that you can protect both safety and sustainability — without compromise.”

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MEASURABLE IMPACT ON URBAN INFRASTRUCTURE

Early data from pilot programs across the Lower Mainland show a 35–40% reduction in total salt use when compared with traditional methods.

That translates to thousands of kilograms of chloride that never reach local waterways.

The company's switch to non-corrosive, biodegradable liquids derived from beet and corn extracts has also reduced infrastructure corrosion and extended the lifespan of asphalt and concrete in high-density residential zones.

For [snow removal New Westminster](#) and [snow removal Coquitlam](#), where older urban infrastructure and steep gradients increase runoff risk, these improvements are particularly significant. Local property managers have already noted cleaner parking areas, less salt residue on vehicles, and fewer post-season repair costs.

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PRECISION SALTING AND DATA TRANSPARENCY

Only Strata's digital platform records every visit with GPS tracking, timestamped photos, and site





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Only Strata Snow Removal Snow Removal and Shoveliling Services





ONLY STRATA
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professional sidewalk salting and de icing

reports. Each property receives an automatically generated digital log, serving as proof of service and liability protection during potential slip-and-fall claims.

“Environmental stewardship and risk management can go hand in hand,” said James. “Our system not only reduces chloride pollution but also strengthens the legal and financial protection of the properties we serve.”
This approach has been especially valuable for strata councils, senior living residences, and daycare facilities — properties where accessibility and safety are critical yet budgets and liability standards are tightly regulated.

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ALIGNING WITH CANADA'S CLEAN WATER AND CLIMATE GOALS

The rollout of AI-powered chloride-free systems supports national goals under the 2030 Emissions Reduction Plan and the Canada Clean Water Strategy. Both emphasize reducing industrial runoff and protecting municipal water systems.

By operating exclusively in the strata and multi-unit residential sector, Only Strata Snow Removal is bridging the gap between private property management and public environmental policy. The company's model demonstrates how AI can enhance real-world sustainability without increasing cost or operational complexity.

“Our long-term vision includes full electrification of our fleet and zero-chloride operations,” said James. “We’re actively testing bio-based alternatives and electric spreader trucks — steps that could make Canada a leader in climate-positive winter maintenance.”

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SCALING ACROSS 26 CANADIAN CITIES

The company now provides AI-enhanced winter maintenance across 26 municipalities, including Vancouver, Burnaby, Richmond, Langley, Port Moody, Surrey, and the Fraser Valley. Each route is optimized to balance environmental protection, service timing, and insurance compliance.

In doing so, Only Strata has become one of the few Canadian snow removal companies capable of merging machine learning with live field data — transforming an industry that has largely operated the same way for decades.
With growing interest from sustainability consultants, engineering firms, and regional infrastructure groups, the company's practices are being reviewed as a potential blueprint for larger-scale adoption across North America.

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A BLUEPRINT FOR SMART CITIES

Cities worldwide are beginning to explore “smart infrastructure” — data-driven approaches that improve performance while reducing environmental impact. Snow management, long overlooked in this space, is emerging as a key opportunity.

By combining eco-materials, AI weather triggers, and performance analytics, Only Strata Snow Removal is showing that smart city thinking doesn't just apply to buildings and transit — it can also apply to sidewalks, driveways, and strata complexes.

"Every storm, we're collecting valuable data," said James. "That information helps refine not just how we operate, but how an entire region can respond more intelligently to winter weather."

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ABOUT ONLY STRATA SNOW REMOVAL

Only Strata Snow Removal Ltd. is a British Columbia-based company specializing exclusively in strata, multi-unit residential, senior living, and daycare properties. With AI-driven monitoring, 24/7 weather integration, and chloride-free de-icing systems, the company provides unmatched safety, documentation, and environmental protection across 26 cities in Metro Vancouver and the Fraser Valley.

Trevor James

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