

LANDFILL OPERATIONS AND CONSULTATIONS

Mover: R. Zagordo

Seconder: C. Gardi

Whereas the City of Sault Ste. Marie owns and operates the municipal landfill located on Fifth Line, which serves as a critical piece of municipal infrastructure for the collection, management, and disposal of residential, commercial, and industrial waste; and

Whereas Council has received recommendations from a Waste Management Business and Implementation Plan (Waste B&I Plan) setting out the financial recommendations for all current and future capital and operational needs for municipal waste management for ten years; and

Whereas the B&I Plan includes the Environmental Assessment process for landfill expansion, waste mining, biosolids management, and source-separated organics processing, some of which is required by Provincial legislative changes, and some of which is required because the capacity at our landfill is nearing the end of its useful life; and

Whereas City Council has been presented with annual landfill operations reports confirming that the City's existing landfill site has only approximately 2.5 years of remaining capacity and while this estimate has historically proven somewhat conservative, it nonetheless signals that the City is rapidly approaching a point where it must consider the best capital funding and operational models; and

Whereas Council has also received reports identifying the need for a biosolids and source-separated organics processing facility to meet current and future environmental and regulatory requirements; and

Whereas the March 23, 2026 report entitled "Landfill and Composting Operations RFP" identified a minimum of \$95M in future capital requirements relating to waste management infrastructure, including:

- an estimated cost of \$56 million for a biosolids and source-separated organics facility
- an estimated cost of \$39.4 million for the initial phases of expansion of the landfill, that would provide an additional 12-20 years of landfill capacity, depending on waste disposal/recycling levels; and

Whereas there is approximately \$16 million set aside in the Landfill Reserve to cover some of the costs set out above, which is insufficient to fully fund the anticipated future capital requirements associated with landfill expansion, biosolids management, organics processing, and related waste management infrastructure without a substantial increase to the annual allocation to that reserve, or otherwise debt-financing those projects; and

Whereas extensive community consultation took place throughout the EA process and staff is awaiting the final approval from the Province on the EA;

Whereas Council wishes to ensure that residents are provided with meaningful opportunities to receive information and provide input regarding the future of waste management services in the community following completion of the Environmental Assessment approval process and as the project advances through the Environmental Compliance Approval stage;

Now Therefore Be It Resolved that staff be directed to undertake a public engagement process on the Landfill Business and Implementation Plan consisting of public open houses and other appropriate consultation opportunities to:

- Inform residents regarding the projected lifespan of the existing landfill, the need for landfill expansion and waste mining, and the anticipated costs associated with those projects;
- Inform residents regarding the projected costs and regulatory requirements associated with biosolids management and source-separated organics processing;

Further Be It Resolved that staff be directed to report back to Council at or before any budget deliberations during which landfill funding is before Council, or at such other time as financial decisions relating to the Landfill are due to be made, with:

- an updated financial analysis of landfill expansion, waste mining, biosolids management, and organics processing requirements;
- options for landfill operations and waste management services and procurement that considers the required reserve funding requirements to undertake landfill expansion internally, as well as alternatives that balance environmental responsibility, service levels, affordability, and long-term financial sustainability for the residents of Sault Ste. Marie.