



**Subject:** *Status of Construction & Demolition Landfill Cell (Waste Management Centre)*  
**To:** Executive Committee of Council  
**Date Prepared:** December 23, 2025  
**Related Motions:** C24 (399)  
**Prepared by:** Andrea Trask, Manager of Solid Waste  
**Approved by:** Jesse Hulsman, Director of I&O

## Summary

Regulations on the management of construction waste were updated in 2023 which include changes to materials approved for disposal in these landfill cells, and design requirements for future cells. Council approved proceeding to the next phase - the design and build of a new cell in the 2025-26 Capital Budget, at \$1.425M.

The engineering designs and application to NS Environment & Climate Change have been prepared. The next step is going to market for construction. The updated project cost now stands at \$1.84M due to increased material and supply costs vs. 2024.

## Financial Impact Statement

Construction of a new construction and demolition cell, based on finalized engineered drawings and 2025 material and supply costs, is now projected to be \$1.84M, a \$410,000 budget variance from the original approval.

## Recommendation

Staff recommend Executive Committee recommend to Council to approve the additional funds of \$410,000 for the construction of the new C&D cell at the Waste Management Centre.

## Recommended Motion

*Move that the Infrastructure & Operations Committee recommend that Council approve the addition of \$410,000 to capital project 25-019 “Construction & Demolition Landfill Cell”, with funding coming from the Solid Waste Operating Reserve (G501) that will see the updated total approved budget for the project become \$1,840,000.*

## Background

Staff reported in November 2024 that there is a need to begin construction of our next C&D landfill cell. Council approved the project and budget. The budget was based on the 2024 construction costs and scope of the work available at that time.

From the Minutes of Executive Committee Tuesday, November 12, 2024

### STATUS OF CONSTRUCTION & DEMOLITION LANDFILL CELL (WASTE MANAGEMENT CENTRE)

The Director of Infrastructure & Operations reviewed the report titled “*Status of Construction & Demolition Landfill Cell (Waste Management Centre)*” dated October 30, 2024. A copy of the report was attached to the agenda and available to all committee members.

1024(34) November On motion of Councillors Hebb and Tingley: [5:00]

***Moved that the Infrastructure & Operations Committee recommend that Council approve going to market for design and engineering services in fiscal 2024/25 related for a new construction & demolition debris cell at the East Hants Waste Management Centre. This funding will come from the Solid Waste Operating Reserve (G501). The construction costs of the cell will be included in the 2025/26 Capital Budget.***

Staff answered questions from committee members.

**MOTION CARRIED**

## Discussion

This year Staff have been working with Dillon Consulting, who was awarded the project engineering services. During this process, a thorough investigation of the existing site conditions was completed including; topography survey and surface conditions, geotechnical investigation and subsurface conditions, and historical waste placement.

Considerations of constructing this cell include updated regulation requirements (est.2023) along with standard requirements (ex. separation distances). Dillon Consulting looked at:

- Liner System Requirements
- Minimum Separation Distances
- Surface Water Run-Off Control & Leachate Management

In comparing the *Probable Cost* tables (2024 to 2025) the greatest budget variance is related to the liner for the cell. The intention was to use clay from the site. Upon investigation, the site does not have enough clay to complete the job so the option turns to (a) use material we have and bring in additional clay from another source to complete the work (est. \$520,000), or (b) switch to a geosynthetic clay liner (\$472,500).

Staff directed Dillon to base work on the geosynthetic clay liner. This option is the most cost-effective option and will also provide us an additional 5000m<sup>3</sup> of airspace due to the lower profile of the liner compared to the clay liner.

## Project Timeline - Update

|                  |  |
|------------------|--|
| 2025 (completed) | <ul style="list-style-type: none"><li>✓ Issue RFP for Detailed Design &amp; Engineering Services</li><li>✓ Award Contract; Work begins on detailed design, topographic survey, and geotechnical investigation</li><li>✓ Initiate Preliminary Project Discussion with NSECC Staff</li><li>✓ Finalize design</li><li>✓ Submit application to NSECC</li></ul> |
| Q1 2026          | <ul style="list-style-type: none"><li>- Issue RFP for Construction Contract</li><li>- Award Contract</li></ul>   |
| Q2 - Q4 2026     | <ul style="list-style-type: none"><li>- Construction</li><li>- Project Closeout &amp; Final Approval</li><li>- New Cell Open for Use</li></ul>   |

### STRATEGIC ALIGNMENT

This work aligns with the Municipality's strategic goal of sustainable infrastructure for now and future growth.

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### Alternatives

This could also wait for approval with the capital budget discussions that take place primarily in February. The risk of waiting is if the overall budget discussions are delayed, there will be a delay and going to market for construction tenders for this work which could lead to impacts to service.

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