



**City of Kingston
Report to Council
Report Number 26-078**

To: Mayor and Members of Council
From: Paige Agnew, Commissioner, Growth & Development Services
Resource Staff: Brandon Forrest, Director, Business, Real Estate & Environment
Date of Meeting: February 17, 2026
Subject: Update on Lot 446, excess soil beneficial re-use site, 1713 Venture Drive

Council Strategic Plan Alignment:

Theme: 2. Lead Environmental Stewardship and Climate Action

Goal: 5.1 Ensure an adequate supply of "ready-to-go" employment lands.

Executive Summary:

The City's beneficial reuse soil site at Lot 446, 1713 Venture Drive has delivered significant financial and environmental benefits since opening in 2023 and is essential to managing excess soil from City of Kingston and Utilities Kingston projects. With more than 50,000 m³ of soil generated annually and major projects planned for 2026, preparing the remaining 1.09 hectares of the site would provide an additional 30,000 m³ of capacity, enabling all eligible 2026 projects to proceed locally, avoiding landfill and long-distance hauling. This expansion would generate approximately \$1.5 million in net savings, avoid about 660 tonnes of greenhouse gas emissions, and improve site readiness for future employment development. Staff presented soil management strategies for Lot 446 to Council in 2023 in report [23-040](#).

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Recommendation:

That Council direct staff to prepare remaining vegetated and treed portions of Lot 446 located at 1713 Venture Drive to receive beneficial re-use soils in accordance with existing soil management plans and strategies.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Paige Agnew, Commissioner,
Growth & Development Services**

p.p. ORIGINAL SIGNED BY CHIEF
ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Jennifer Campbell, Commissioner, Community Services	Not required
Neil Carbone, Commissioner, Corporate & Emergency Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Jenna Morley, City Solicitor	Not required
Ian Semple, Commissioner, Transportation & Infrastructure Services	Not required

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Options/Discussion:**Background**

Infrastructure and maintenance projects undertaken by the City of Kingston and Utilities Kingston generate significant quantities of excess soil that require disposal at off-site locations. Most excess soils can be managed through classification and placement at a beneficial re-use site under Provincial regulations.

The City operates a beneficial re-use site on Lot 446, 1713 Venture Drive and appears on the Provincial Registry (notice id N00000238) to receive soils meeting commercial/industrial standards. This criterion is the most beneficial to our projects and is not currently available at any other site in Kingston; the closest commercial beneficial re-use is 115 kms from Kingston.

Lot 446 is an undeveloped, City owned employment land in the Cataraqui Estates Business Park, currently on the market and receiving enquiries from businesses for near-future development. Use of the site improves its readiness for development while avoiding third party disposal costs and reducing transportation related greenhouse gas emissions (GHGs).

The site has been fully operational since November of 2023 and has received a total of 84,000m³

of excess soil eliminating approximately 1,800 tonnes of CO₂ and a net savings of approximately \$4.3 M compared to the closet beneficial receiving site (over \$15 M if compared to landfill fees).

Regulatory landscape

Ontario Regulation 406/19: On-Site and Excess Soil Management, made under the Environmental Protection Act, administers rules for management and transport of construction soils and final placement at licensed receiving sites. The primary purposes of the regulation are to ensure that excess soils with the potential for beneficial re-use are not sent to landfill and are instead directed to sites for re-use in a traceable, safe and responsible manner while continuing to direct contaminated soils that present health and environmental risks to registered landfill sites.

Initial phase-in periods introduced by the Ministry of Environment, Conservation, and Parks (MECP) included a prohibition of beneficial soils to landfills beginning in 2025 however that date has now been pushed to 2027 primarily due to the lack of registered beneficial re-use sites. Projects that generate excess soil have only two options at present: disposal at licensed landfill and placement at a private beneficial re-use site.

Current Soil Picture – City of Kingston and Utilities Kingston Projects

Project needs have not changed since our last report in 2023, and we continue to generate over 50,000 m³ of excess soil from UK and City projects each year, with several large-scale projects

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planned for 2026 including the City’s Williamsville renewal project and Phase 2B of the UK Front Road watermain project to name just two.

Surveys conducted following the 2025 construction season indicate there is approximately 35,000 m³ of remaining space with additional 30,000 m³ that could be utilized by preparing the remaining vegetated portion of the site. In addition to creating valuable soil storage space, grading at the site would be improved to match existing conditions at the site and the adjacent site at Lot 444.

If the remaining area is made available, there will be capacity for all City and UK projects planned for 2026 that meet commercial re-use criteria.

Based on remaining space at the Venture site, and the lack of local receiving sites, we are proposing to prepare the remaining 1.09 ha (2.7 ac) at the Venture site to receive an additional 30,000 m³ in 2026.

Financial costs and Greenhouse gas avoidance

The following table shows the current market rates for hauling and tipping to landfill, the closest third-party beneficial re-site (Brighton), and the City’s site at Venture Drive respectively.

Table 1. Market rates for soil hauling and disposal per cubic metre

	Landfill	3 rd party re-use site	Venture Drive
Hauling	\$120	\$40	\$20
Tipping	\$110	\$50	\$19.10*

*Current fees are charged back to the project for cost recovery of operating the site – grading, compaction, testing, and security.

GHG emissions associated with transport have previously been determined to be approximately 1kg CO₂e per km travelled. The closest beneficial receiving site is 115km from Kingston, therefore a round trip for one standard triaxle truck containing 10 m³ would result in 230kg of CO₂e emissions (or 23kg /m³). By comparison, the same truck load delivered to Venture drive would result in 10kg CO₂e (or 1 kg/ m³)

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The following table summarizes the potential cost and GHG savings associated with the provision of additional capacity using market rates from above.

Table 2. Estimated cost savings and GHG avoidance

	Landfill	3 rd party re-use (Brighton)	City site (Venture Dr)
transport and tipping	\$6,900,000	\$2,700,000	\$1,173,000
		Net savings	\$1.5 – 5.7 M
GHG emissions (t)	1,900	690	30
		GHG avoidance (t)	630 – 1,870

Ecological Screening

In preparation for this work, an ecological assessment was completed to assist in evaluating risks and compliance with ecological regulations. The assessment indicated that the young woodland has a low suitability as habitat for species at risk (SAR) bats and is likely used by migratory birds during nesting season. Avoidance of migratory birds and bats is accomplished by preparing the site prior to their active season.

The most recent tree inventory identified 244 trees scheduled for removal, with no species at risk identified. The on-site woodlands are dominated by common species and do not meet provincial significance criteria.

As a best management practice, vegetation removal should be completed from December 1 to March 15 to avoid the bat and bird active season and ensure no impacts to protected species. The window may be extended if winter conditions persist and species have not yet returned.

Financial Considerations:

Sufficient funds are available in existing Environment budgets to undertake this work.

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Contacts:

Brodie Richmond, Manager, Environment Operations & Programs, 613-546-4291 extension 1368

Other City of Kingston Staff Consulted:

Matt Wheeler, Project Manager, Ecology, Environment Division

Devin Matheson, Sr. Environmental Technologist

Exhibits Attached:

Exhibit A Soil Fill Areas Lot 446 Venture Drive



Business, Real Estate
& Environment

Soil Fill Areas - Lot 446 Venture Drive

1713 Venture Drive
Kingston, Ontario

Base map from City of Kingston GIS mapping Fall 2025