

Municipality of Chatham-Kent

Community Development

Planning Services

To: Mayor and Members of Council

From: Bruce McAllister, MCIP, RPP
Director, Planning Services

Date: July 21, 2020

Subject: Application for Site Plan Control
PL201900142 – Ridge (Chatham) Holdings L.P. (General Partner is Ridge (Chatham) Holdings G.P. Inc.) (hereafter known as “Waste Connections of Canada”)
20111 & 20262 Erieau Road, Community of Harwich (South Kent)

Recommendation

It is recommended that:

1. Site Plan Control application File PL201900142, to facilitate the construction of the Ridge Landfill Expansion located at 20111 and 20262 Erieau Road, in the Community of Harwich, as shown on the site plan drawing, prepared by Golder Associates, dated July 10, 2020, be approved, and that the site plan agreement be executed.

Background

The subject lands are comprised of 340 ha (840 ac.) bound on the west by Charing Cross Road, on the south by Allison Line and on the east by Erieau Road, in the Community of Harwich. The Ridge Landfill occupies 262 ha (647 ac.) of the subject area and consists of waste areas, and ancillary waste management activities and structures. The remaining 78 ha (193 ac.) of the subject area are comprised of tenant agriculture, two detached residential rental dwellings and three (3) woodlots. A 20 ha (50 ac.) agricultural parcel (20111 Erieau Road), located directly across the landfill site on the east side of Erieau Road, is also subject to this application. A Key Map showing the location of the subject lands is attached as Appendix A.

Ridge Landfill

The Ridge Landfill has operated from the subject lands since 1966 and was previously expanded in 1999. Under the current Environmental Compliance Approval (ECA), from

the Ministry of Environment, Conservation and Parks (MECP), the Ridge Landfill site is approved to receive solid, non-hazardous waste from the:

- Industrial, Commercial and Institutional (IC&I) sector across all of Ontario; and,
- Residential sector across Chatham-Kent and surrounding Counties of Essex, Lambton, Middlesex and Elgin.

The areas where waste fill is currently permitted is approximately half of the total landfill site area, or 131 ha (324 ac.). It has been estimated that the existing waste fill areas will provide waste disposal capacity until approximately 2021 at the current fill rate of 1.3 million tonnes of waste per year. The current approved capacity for the Ridge Landfill is 21 million cubic metres.

In an effort to provide long-term disposal capacity, an expansion to the landfill is being proposed that would allow the site to maintain the current annual intake rate from the year 2021 to 2041. The proposed expansion will be contained entirely within the subject area and will consist of the following components:

- Lateral and vertical expansions of existing landfill areas
- Expansion of storm water management pond
- Extension of berms
- Expansion of gas collection and flaring system
- Expansion of leachate collection system

To facilitate the proposed expansion, a Provincial Environmental Assessment (EA) process must be completed along with local land use planning approvals. These requirements are discussed in more detail below.

Environmental Assessment

Waste Connections of Canada (WCC) has completed an environmental assessment and has submitted the Final Environmental Assessment (EA) Report and Supporting Documents to the Ministry of the Environment, Conservation and Parks (MECP) for review. At the time of writing, the final comment period on the EA ended on June 26, 2020 and the EA is under final Ministry review.

More specifically, the proposed expansion required the completion of an Individual EA under the Ontario *Environmental Assessment Act's* mandatory two-step process, which included a number of impact assessment studies in support of the proposed landfill expansion.

Part of the Environmental Assessment process was the consideration of alternative methods of carrying out 1) the proposed landfill expansion, 2) management of landfill gas, and 3) treating leachate, based on existing environmental conditions. Evaluation of the alternative methods considered the potential for impact on the natural environment

(i.e. groundwater, surface water, air quality and climate change), social and economic environment (i.e. noise, visual, odour, traffic, business, agriculture and cost), cultural environment (i.e. archaeology and cultural heritage) and the built environment (i.e. land use, transportation, landfill infrastructure). The preferred method was determined to be a footprint expansion of the South and West Landfills and the vertical expansion of the Old Landfill. This conclusion was based on greater protection of existing woodlots on the subject lands, less off-site odour impact, and continued best practice for landfill gas management and leachate treatment.

Additional key elements of the EA include:

- No increase in the annual permitted disposal capacity for the Ridge Landfill Site - it is proposed to remain at the current 1.3 million tonnes per year.
- The industrial, commercial and institutional (IC&I) waste service area will be reduced from “all of Ontario” to a service area of “southern and central Ontario”.
- The residential waste service area will be reduced from “Chatham-Kent and the surrounding counties of Essex, Lambton, Middlesex and Elgin” to just the municipality of “Chatham-Kent”.
- Consideration of the feasibility of various waste diversion programs and options to divert additional waste from the landfill. These will compliment robust system-wide diversion programs including those currently being offered in Chatham-Kent.
- Consideration for site development, leachate management and landfill gas alternatives to add capacity and enable WCC to continue to provide waste disposal capacity over a 20-year planning period.
- Rigorous environmental and scientific analysis to clearly demonstrate that there will be no negative impacts on the community or environment over the next 20 years.

Further details on the complete EA process and full access to the associated studies can be found at the following link: <https://www.ridgelandfill.com/our-future-plans>.

Planning Act Applications

In addition to the EA process, WCC also requires several land use approvals under the *Planning Act* to implement the proposed landfill expansion, including an Official Plan Amendment, Zoning By-law Amendment and Site Plan Control approval. The Official Plan and Zoning By-law Amendments were considered by Council at the June 15, 2020 Council Planning Meeting. Council approved the Official Plan and Zoning By-law applications and passed By-law No. 68-2020 a by-law to adopt amendment No. 59 to the Official Plan for the Municipality of Chatham-Kent and By-law No. 69-2020, a by-law

to amend Zoning By-law 216-2009 of the Municipality of Chatham-Kent. The last date of appeal was the end of business on Monday, July 6, 2020. No appeals were received by this date; therefore, the by-laws are considered finally approved and in place.

The final required planning approval is for site plan control and is the nature of this application.

Comments

The planning rationale for the Ridge Landfill Expansion was addressed in the [Planning Services Report](#) that dealt with the Official Plan Amendment and Zoning By-law Amendment applications on June 15, 2020.

Site Plan

The final site plan drawing is attached as Appendix B and details the following features that will accommodate the expansion:

- The lateral and vertical expansions of existing landfill areas including the final contour elevations, which are below the maximum elevation permitted by Transport Canada Airport Zoning Regulations
- Administration and maintenance buildings
- Stormwater management ponds and facilities
- Existing drains and future drain relocations
- Site access locations and internal roads
- Screening berms
- Existing/future leachate management area and landfill gas management area
- Topsoil stockpile areas and laydown area
- The existing woodlots to remain

The final site plan complies with the Official Plan and Zoning By-law amendments that were approved on June 15, 2020.

Areas of Strategic Focus and Critical Success Factors

The recommendation in this report supports the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

Consultation

Internal

Technical Advisory Committee

The Technical Advisory Committee supports the application.

External

Waste Connections of Canada

WCC has been in consultation since early 2018 with the Municipality of Chatham-Kent, to discuss the EA process and planning matters as they relate to the proposed landfill expansion and associated technical issues including drainage, road maintenance, traffic, land use, household hazardous waste management and waste diversion.

An extensive summary of the Consultation process can be found here:

[EA Consultation Summary](#)

Financial Implications

The financial implications and community benefits were detailed in the following reports at the June 15, 2020 Council Meeting:

[Planning Services Report](#)
[Drainage, Asset and Waste Management Report](#)

Prepared by:



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Attachments: Appendix A – Key Map
Appendix B – Final Site Plan

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Appendix A – Key Map



Appendix B – Final Site Plan

