

Proposal for Waste Processing and Disposal Site

Dresden Community Meeting- May 5 2025



WELCOME OF DIGNITARIES

■ Land acknowledgement

■ Welcome of:

- Walpole Island First Nation
- Delaware Nation at Moraviantown

Presenters

MUNICIPALITY

Michael Duben- CAO

Bruce McAllister- GM, Development Services

Ryan Jacques- Director, Planning Services

David Taylor- Director, Legal Services

EXPERTS

Peter Pickfield- Garrod Pickfield Environmental, Municipal and Planning Law

Colin Leger- Garrod Pickfield Environmental, Municipal and Planning Law

David MacGillivray- P. Eng., P.Geo, Grounded Engineering

Subject Property: 29831 Irish School Road



County of Lambton / Chatham-Kent Border


29831 Irish School Road

Dresden

Existing Environmental Compliance Approval for Waste Storage, Transfer, and Processing ECA No. A020401 (1998)

- Approval No. A020401.
- Given under the Environmental Protection Act, 1990, on October 9, 1998.
- For the use of the site only for the storage, transfer and processing of:
 - Non-Hazardous Solid Waste from the Industrial, Commercial, Institutional and Municipal Sectors.
 - On 0.8 ha (2 ac.) of the site.
- Site Operations include:
 - Maximum of 75 tonnes accepted per day.
 - Maximum 75 tonnes to be stored on site.
 - Hours of 7:00 a.m. to 9:00 p.m. Mon-Sat.

NOTICE
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Ministry
of the
Environment

Ministère
de
l'Environnement

Ontario

Waste Wood Disposal Limited
P.O. Box 553
432 Hughes Street
Dresden, Ontario
NOP 1M0

You are hereby notified that Provisional Certificate of Approval for a Waste Disposal Site (Processing) No. A 020401 dated August 17, 1992, including all revisions and amendments, is amended by a Notice.

all in accordance with the following plans and specifications:


The application for a Waste Disposal Site (Processing) dated March 16, 1998 and supporting information as listed in Schedule "A" which is attached to this Provisional Certificate of Approval and forms a part of this Certificate.

Located: Lot 7, Concession 5
 (formerly Township of Camden)
 Municipality of Chatham-Kent

which includes the use of the site only for the storage, transfer and processing of the following categories of waste (Note: A change of the use of the Site or the addition of new categories of wastes requires a new application and amendments to the Provisional Certificate of Approval) non-hazardous Solid Waste from the Industrial, Commercial, Institutional and Municipal Sectors.

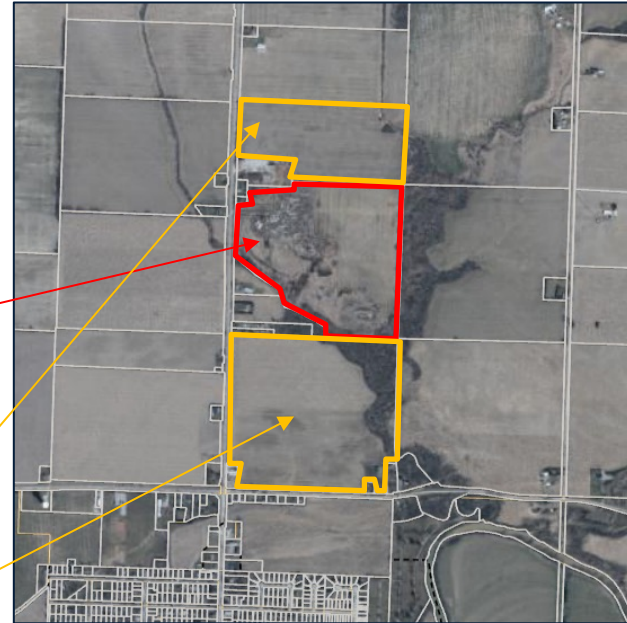
Existing Environmental Compliance Approval for Waste Disposal Site ECA No. A021304 (1980)

- Approval No. A021304.
- Given under the Environmental Protection Act, 1971, on November 20, 1980.
- For the use and operation of an 8 hectare landfilling site within a total site area of 35 hectares.
- Allows for the disposal of:
 - 5% Commercial
 - 95% "Other" Limited to Incinerator Ash.

	Ministry of the Environment Ontario	Provisional Certificate No. A 021304
	PROVISIONAL CERTIFICATE OF APPROVAL WASTE DISPOSAL SITE	
Under The Environmental Protection Act, 1971 and the regulations and subject to the limitations thereof, this Provisional Certificate of Approval is issued to:		
Draxden Tile Yard Limited R.R. #2 Draxden, Ontario N0P 1M0		
for the use and operation of an 8 hectare landfilling site within a total site area of 35 hectares.		
all in accordance with the following plans and specifications:		
Located: Southeast 1/4 of Lot 8, West 1/2 of Lot 7 Concession 5 Township of Camden County of Kent		
which includes the use of the site only for the disposal of the following categories of waste (NOTE: Use of the site for additional categories of wastes requires a new application and amendments to the Provisional Certificate of Approval) 5% Commercial and 95% "Other" limited to incinerator ash.		
and subject to the following conditions:		
1. No operation shall be carried out at the site after sixty days from this condition becoming enforceable unless this Certificate including the reasons for this condition has been registered by the applicant as an instrument in the appropriate Land Registry Office against title to the site and a duplicate registered copy thereof has been returned by the applicant to the Director.		
Dated this 20th day of November, 1980.		Director, Section 38, The Environmental Protection Act, 1971

York1 Environmental Waste Solutions Ltd.

- ❑ York1 Environmental Waste Solutions Ltd. (York1) states it provides environmental services to both public and private sectors, with a focus on non-hazardous solid waste management, soil remediation and beneficial reuse, and liquid waste solutions; with operations across Canada and a large presence in Southern Ontario (york1.com).
- ❑ York1 became owners of 29831 Irish School Road on December 15, 2022 through a private sale (87.8 ac.).
 - ❑ These lands have been recently transferred to a related company.
- ❑ York1 (through a related company) has acquired two other parcels, including:
 - ❑ An approximate 19.4 ha (47.9 ac.) farm to the north of 29831 Irish School Road (Oct 26/23).
 - ❑ An approximately 38.6 ha (95.4 ac.) farm to the south of 29831 Irish School Road (Oct 20/23).



York1 Environmental Waste Solutions Ltd.

- York1 previously made applications to the Ontario Ministry of the Environment, Conservation and Parks (MECP) for Amendments to the existing approvals at 29831 Irish School Road:

Application 1:

- ECA No. A020401 for Waste Storage, Transfer, and Processing Site.
 - This application is confirmed by MECP.
 - Notice was given to the Municipality by MECP on January 29, 2024.
 - MECP is the approval authority.

Application 2:

- ECA No. A021304 for Waste Disposal Site (Landfill)
 - This application is confirmed by MECP.
 - Notice was given to the Municipality by MECP on February 26, 2024.
 - MECP is the approval authority.

Application 1: Proposed Amendment to Environmental Compliance Approval for Waste Storage, Transfer, and Processing **ECA No. A020401 (1998)**

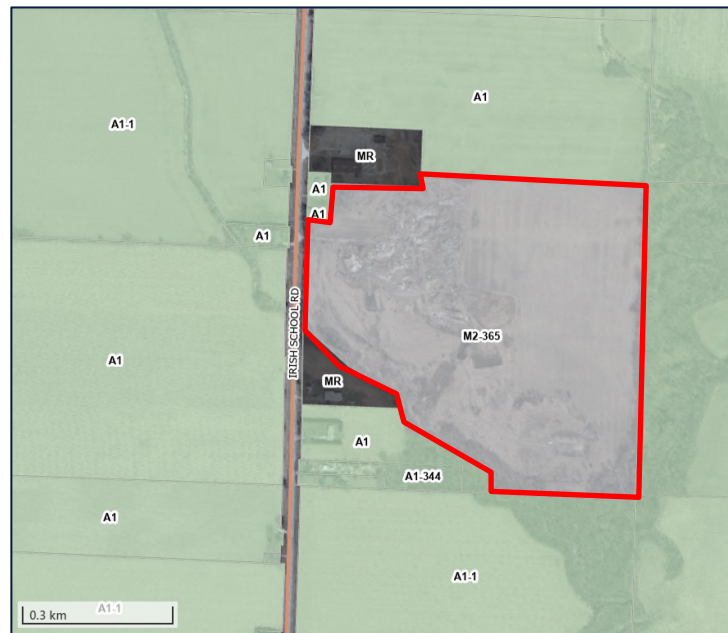
- ❑ Increase the waste facility from 0.8 ha (2 ac.) to 25 ha (61.8 ac.).
- ❑ Increase daily receiving rate from 75 tonnes to 6,000 tonnes, including:
 - ❑ 3,000 tonnes of construction and demolition waste.
 - ❑ 3,000 tonnes of soil and soil-like material.
 - ❑ And 1,000 tonnes transported off-site for final disposal.
- ❑ Indoor storage of 1,800 tonnes and outdoor storage of 3,000 tonnes of recyclable materials; and 30,000 tonnes of unprocessed soils.
- ❑ Additional waste for processing including blue box material, organics, asbestos containing material, tires, soil and soil-like material.
- ❑ Permit operations 24 hours per day and 7 days per week.
- ❑ Install buildings and equipment related to permitted uses.

Application 2: Proposed Amendment by York1 to Environmental Compliance Approval for Waste Disposal Site **ECA No. A021304 (1980)**

- ❑ Establish a waste capacity of a landfill of 1,620,000 m³
- ❑ Establish a waste fill limit (footprint) of 8 ha (20 ac.).
- ❑ Maximum Fill Rate of 365,000 tonnes/year.
- ❑ Change to the Service Area from “Town of Dresden” to all of Ontario.
- ❑ Add Non-hazardous Contaminated Soil as permitted Waste Type.
- ❑ Permit operations 24 hours per day and 7 days per week.

Chatham-Kent Zoning By-law

- The property is Zoned “Extractive Industrial – 365” or “M2-365”.
- The permitted uses of the M2-365 Zone included:
 - Agricultural Uses (no structures)
 - Asphalt and Concrete Batching
 - Buildings and Structures related to above permitted uses
 - Open Storage
 - Pits and Quarries
 - Processing of Extracted Materials from the Site
 - Storage of Asphalt and Concrete for crushing (Special Zone Provision No. 365)
- Zoning changes can be pursued by the Owner, by Chatham-Kent, or by the Province of Ontario.



Previous Steps Taken by Council and the Community

- ▶ When these applications became known to the Municipality and the community, opposition to the proposal was submitted to the Province through the Environmental Registry of Ontario (ERO).
- ▶ Council unanimously opposed this proposal and directed staff to retain expert lawyers and engineers to fight for our community.
 - ▶ A key request the Municipality made was for the Minister of the Environment to designate this property as requiring a full Environmental Assessment.

Previous Steps Taken by Council and the Community

- ▶ Community opposition to this proposal was significant.
 - ▶ A large number of comments were submitted to the Province outlined risks to our town, economy, children and environment.
- ▶ The Minister of the Environment ultimately approved Ontario Regulation 284/24 on June 28, 2024, which required a full Environmental Assessment.
- ▶ This full Environmental Assessment would require the owner to complete many more studies. It would provide opportunities for community concerns and opposition to be raised through a prescribed consultation process.

Recent Provincial Change in Direction

- ▶ On Thursday April 17, 2025, the Province tabled legislation called Bill 5, Protect Ontario by Unleashing our Economy Act, 2025.
- ▶ Part of that legislation includes sections to revoke Ontario Regulation 284/24, which would reverse the decision to require a full Environmental Assessment for this Property.
- ▶ The Province is also proposing to exempt the proposal from other Environmental Assessment Act approvals.
- ▶ If Ontario Regulation 284/24 is revoked and the project is exempted from EA requirements, the property owners only need to obtain MECP approval for new or amended Environmental Compliance Approvals (ECAs).

Recent Provincial Change in Direction

- ▶ If an Environmental Assessment process is maintained, studies would consider the impact of the proposal on traffic, natural environment, socio-economic impacts, human health risks, etc.
- ▶ The new Provincial approach (if approved) will not require nearly as many studies.
- ▶ This proposed approach would also eliminate most opportunities for public and community feedback on the proposal.

What is the Municipality doing?

- ▶ The Municipality has re-engaged with the expert lawyers and engineers that assisted Chatham-Kent in 2024 on this issue.
 - ▶ Exploring all possible legal tools
 - ▶ Preparing engineering commentary supporting a full EA
- ▶ The Municipality will be submitting responses to the Environmental Registry posting by May 17, strongly opposing this proposal.
- ▶ The Municipality has reached out to our local MPPs, and will be contacting the Minister of the Environment and Premier to ensure they are aware of local opposition and concerns, and how this proposal will negatively impact Dresden and Chatham-Kent.

Developing a Community Coalition

CONNECTIONS TO DATE

Eelūnaapèewii Lahkèewiit Delaware Nation at Moraviantown

Bkejwanong Walpole Island First Nation

Lambton County and Local Municipalities

Lambton-Kent District School Board

Dresden Together

Dresden Cared

Conservation Authority

Public Health Board

Agricultural Advisory Committee

Are we
missing any
voices?

May 2, 2025

Hon. Todd J. McCarthy
Minister of Environment, Conservation and Parks
Via email: minister.mecp@ontario.ca

Dear Minister McCarthy:

Re: Defend Dresden; Strong Community Opposition to Landfill, Recycling and Waste Facility Proposals; 29831 Irish School Road, Chatham-Kent

I am writing to you on behalf of Chatham-Kent Municipal Council and our citizens, regarding a matter that would be destructive to our community and a major environmental impact.

As part of your government's proposed Bill 5, Protect Ontario by Unleashing Our Economy Act, 2025, a property at 29831 Irish School Road, Chatham-Kent is being considered for a landfilling, recycling, and waste management facility. We implore your government not to follow through with this proposal. Chatham-Kent has been very supportive in addressing Provincial priorities, such as significantly exceeding our assigned housing targets in 2023 and 2024; working collaboratively with Hydro One to facilitate the development of the various Priority Transmission Projects in Southwestern Ontario, the majority of which run through Chatham-Kent; supporting energy generation projects; and hosting an existing large landfill, known as the Ridge Landfill. However, we need you to ensure that the communities of our Province are protected when Provincial priorities are advanced.

The owners of these properties are trying to establish new waste, recycling and landfill uses under historic Ministry approvals. Those historic approvals were for very narrow uses, that had limited impacts on surrounding properties and our community. Our experts indicate that the types of environmental reviews that would be typical for a landfill, recycling, and waste facility of this size would not have been performed when very limited waste uses were established in the 1960s. This proposal, if approved, would have a devastating impact on the Town of Dresden and surrounding communities. Those who would be impacted include families, children, homes, farms, schools, businesses and importantly, our neighbouring Indigenous communities of Walpole Island First Nation and Delaware Nation at Moraviantown.

Your government showed great leadership in defending Dresden when, only a little more than a year ago, you passed Ontario Regulation 284/24 that required a full Environmental Assessment for this property. Only through a full Environmental Assessment process will the impacts of this proposal be fully understood, and we are confident that such a process

Cont'd.

would show that a landfill, recycling, and waste facility cannot be located this close to a vibrant and historic town. This property is just over 800 metres from the town of Dresden; imagine what it would be like to have such a facility 800 metres from your home. There is no feasible haul route for the hundreds of trucks that would go to and from the facility, meaning trucks would be driving through our towns and neighbouring communities, causing safety risks. This property is in a sensitive environmental area, which is particularly concerning when we see the limited environmental analysis that has ever been done to consider a landfill in this location. The property is not appropriately zoned and considering sensitive uses in close proximity, such as schools, it is hard to see how zoning changes to allow this use could be approved.

Municipal Council has now heard from our community, and there is resounding opposition to these proposals. Council has passed unanimous motions opposing this proposal and calling on your Ministry to reject the proposal.

We implore you, please do not include the repeal of Ontario Regulation 284/24 within Bill 5; please continue to require a full Environmental Assessment for any use of this property as a landfill, recycling facility and/or waste facility. Protect Ontario by protecting all parts of Ontario.

Sincerely,



Darrin Canniff, Mayor/CEO
Municipality of Chatham-Kent

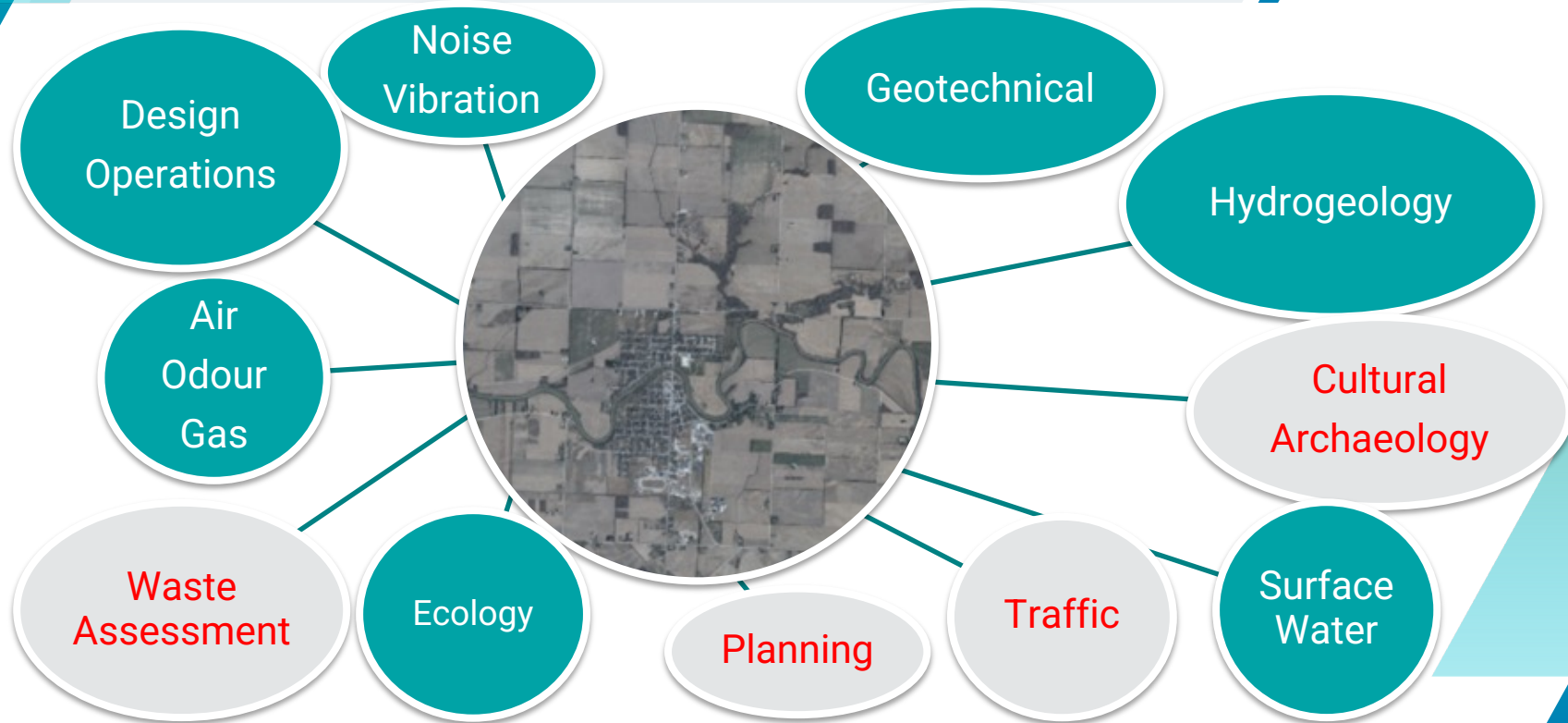
C: Hon. Doug Ford, Premier of Ontario
Hon. Trevor Jones, Minister of Agriculture, Food and Agribusiness
MPP Steve Pinsonneault, Lambton—Kent—Middlesex
Chief Leela Thomas, Walpole Island First Nation
Chief Justin Logan, Delaware Nation
Mayor Jeff Agar, St. Clair Township
Mayor Alan Broad, Dawn-Euphemia
Warden Kevin Marriott, Lambton County

Current Requirements: Comprehensive Environmental Assessment	Proposed Requirements: No environmental assessment ECAs required for modifications to existing site*
Terms of Reference	No TOR approval required
Notice of terms of reference to the public and the Municipality	No public notice of TOR
Opportunity for public comment to the Ministry on the terms of reference	No public comment on TOR
Municipal support is required before the Ministry will receive the EA for a landfill	Municipal support not required
Consultation with Indigenous communities	Not Required
EA Application Contents	Required ECA Application Contents**
Description of the purpose of the project Statement of the rationale for the project and alternatives to the project Description of the environmental effects of the project Description of mitigation measures Description of the consultation undertaken	Application must include project description, including a description of the waste to be received A description of monitoring programs No description of environmental effects Mitigation measures required for specific option No description of consultation
Supporting Documentation	Supporting Documentation
Design and Operations	Required
Storm and Surface Water	Required
Hydrogeology	Required
Geotechnical	Required
Air/Odour/Landfill Gas	Required
Natural Sciences/Ecology	Required
Noise and Vibration	Required
Traffic Study	Not required
Planning Justification Report	Not required
Economic Assessment	Not required
Cultural/Archaeology/Indigenous	Not required
Characterization of Existing Waste	Not required
Public notice of submission of the EA and opportunity for public comment to the Ministry	ECA applications are posted on the Environmental Registry for public comment
Public notice of result of Ministry EA review and opportunity for public comment on the Ministry review Includes opportunity for "any person" to refer the EA application to the Ontario Land Tribunal (though Minister has discretion on whether to refer the application)	No opportunity for public comment on Ministry's decision

EA Process and Planning

- **ToR: Rationale, purpose, process**
- **Municipality as a significant stakeholder**
- **Determining alternatives**
 - What are the alternatives?
- **Assessing the alternatives**
 - Preferred alternative
- **Mitigation measures**

Assessing the Undertaking



Consultation Missing

- Notification
- Public involvement and input
- Indigenous involvement

What can citizens do?

Make your voices heard!

- Highlight key areas of concern for you.

Environmental Registry of Ontario

Link: <https://ero.ontario.ca/notice/025-0389>

By Mail:

Dresden Landfill Comments
Environmental Assessment Branch
135 St. Clair Ave W
4th Floor
Toronto, ON
M4V 1P5
Canada

Comment period: April 17 to May 17, 2025

Removing Environmental Assessment Requirements for the York1 Waste Disposal Site Project

ERQ number	025-0389
Notice type	Act
Act	Environmental Assessment Act, R.S.O. 1990
Posted by	Ministry of the Environment, Conservation and Parks
Notice stage	Proposal
Proposal posted	April 17, 2025
Comment period	April 17, 2025 - May 17, 2025 (30 days) Open
Last updated	April 17, 2025

This consultation closes at
11:59 p.m. on:
May 17, 2025

[Submit a comment](#)

 [Follow this notice](#)

Proposal summary

We are proposing to remove environmental assessment requirements for the York1 waste disposal site project through the proposed *Protect Ontario by Unleashing our Economy Act, 2025*.

Help with your ERO Submission

- **Dresden Cared is offering assistance tonight**
- **Dresden Together is hosting an information recap and ERO workshop**
 - May 7- 7:00pm
 - Old Czech Hall, Dresden

