



To: **Committee of the Whole**

Agenda Section: Corporate Services
Division: Engineering, Planning and Environment
Department: Solid Waste Management

Item Number: **CCW - 2024-025**

Meeting Date: April 30, 2024

Subject: **Proposed Severn Transfer Station and Relocation of the Matchedash Transfer Station**

Recommendation

That Item CCW 2024-245, dated April 30, 2024, regarding a proposal to develop the proposed Severn Transfer Station, through the relocation of the Matchedash Transfer Station to the Medonte Landfill, be received; and

That staff further the proposal by undertaking public consultation, design work, preliminary studies and environmental approvals for the feasibility of the Severn Transfer Station and Yard Waste Compost Facility (utilizing Site 9 – the Medonte Landfill to replace the operations at Site 8 – Matchedash Transfer Station), as generally outlined in Item CCW 2024-025.

Executive Summary

This item proposes that Site 9 – the Medonte Landfill be utilized as a residential waste drop off (transfer station) location, to replace the Site 8 – Matchedash Transfer Station. The proposed transfer station would be co-located with a yard waste composting facility to manage increasing volumes of residential leaf and yard waste. It is recommended that Staff be given approval to proceed with consultant work to complete the public consultation, site design and studies required to prepare applications required by the Ministry of Environment, Conservation and Parks (MECP) to request the approval of the utilization of the Medonte Transfer Station and Composting Facility for these purposes.

If feasible, the construction of the Severn Transfer Station at the Medonte Landfill and subsequent closure of the Matchedash Transfer Station would be considered to occur in 2026 and 2027.

Background/Analysis/Options

The closed Matchedash Landfill Site, also known as County of Simcoe Landfill Site 8 is located at 4546 Upper Big Chute Road, in part of Lot 14, Concession V in the Township of Severn (former Matchedash), County of Simcoe. The landfill occupies approximately 1.2 hectares for the waste disposal site, and a total site area of 3.1 hectares. The location of the landfill site is shown on Schedule 1. The landfill site is closed, with an operating waste transfer station, and is monitored in compliance with the Amended Environmental Compliance Approval (ECA) No. A252303, dated October 17, 2011. The Matchedash Transfer Station does not have hydro power and services are powered by a diesel generator. The site does not have a weigh scale so waste and other typically scaled items are received using a volume method to calculate disposal fees. Waste materials are then weighed when transferred to the receiving site.

The County Landfill Site 9, Medonte Landfill is an inactive landfill licensed under ECA No. A252403, issued April 29, 1980 and amended on June 20, 2019. The site is located at 1675 Anderson Line in the West ½ of Lot 19, Concession 13 of the Township of Severn (former Medonte Township), County of Simcoe (Schedule 1). Site 9 occupies an area of approximately 40.5 ha. Waste has not been placed in the landfill since February 2005 and the Site is currently inactive. Staff are currently going through the Closure Plan process for the Medonte Landfill and through this process are proposing utilizing Site 9 as a residential waste drop off (transfer station) location to replace Site 8 and proposing additional composting capacity at this location.

As part of the closure operations of the Medonte Landfill and construction of the transfer station and compost facility, a significant quantity of additional fill material is required. The western part of the Medonte Landfill property includes a sand and gravel pit, which is owned by the County but is licensed to the Township of Severn. Upon transfer of the Aggregate Licence back to the County, material from the pit can be utilized on various County construction projects and the site plan developed for the composting facility will propose that it is located on a portion of rehabilitated sand and gravel pit property.

The relocation of the Matchedash Transfer Station to the Medonte Landfill site was a recommendation of both the 2021 Strategic Facility Service Level Assessment and Option 14 of the accepted Solid Waste Management Strategy - 2023 Update. Originally this facility was designed to service a small number of seasonal residents who dropped off their waste when returning to their full-time residence after the weekend. As such, the current Matchedash facility has a very small footprint which restricts the growth required to service the increasing number of full-time residents using the site. There is serious potential that as future growth occurs in the Severn area, the maximum permitted storage capacity at the Matchedash Transfer Station would be reached and the Site could require quantity restrictions for residential drop offs or experience early daily closures. Table 1 demonstrates the steady growth of residential use and increase in tonnages received at the site.

Table 1 - Matchedash 2013-2022 Transactions and Tonnages

Year	Transactions	Tonnage
2013	5,361	902
2014	6,079	1183
2015	6,910	1403
2016	6,947	1723
2017	7,702	1871
2018	7,683	2028
2019	7,243	2179
*2020	5,625	1209
2021	12,443	1854
2022	10,620	1705

*Note: 2020 transactions and tonnage reduced due to temporary closure of the site due to COVID-19 restrictions

The Matchedash Transfer Station does not have the ability to expand and has limited services (lacks hydro, water, reliable cell service and internet). This results in several operational limitations for the continued use of this location. First, the limited space to move heavy equipment around safely, creates a potentially dangerous environment for staff and customers on foot and makes it difficult for the equipment operator to access the waste materials while the site is being used by customers. Second, the number of and size of the bunker system is limited to the current state, leaving no opportunity to increase present permitted waste storage volumes or types accepted at the facility. Next, during peak use periods, the site often experiences wait times and issues related to customer cueing lines onto Upper Big Chute Road. Finally, the limited cell and internet service at the site means that the staff is further impacted when completing daily business transactions or in the event of an emergency.

The Medonte Landfill's location while still convenient for residents who have been using the Matchedash site, will provide site access for more communities and could further alleviate some of the traffic at neighbouring waste facilities. A resident drive time analysis was completed by GIS which clearly demonstrates that more County residents including those currently using the Matchedash location would be able to access the Medonte location with reduced drive times (see attached Drive Time Breakdown Figure – see Schedule 1.

Additionally, the Medonte site offers a larger site footprint for increased onsite storage and diversion of materials, hydro, reliable cellular and internet service, and the potential to develop additional compost facilities to support the current County compost facilities which are nearing capacity. The larger footprint would minimize the health and safety issues caused by congestion, improve accessibility of heavy equipment to properly manage incoming waste, allow for proper covered storage, and provide onsite queuing for traffic management. Proper utilities at the Medonte site will allow for the addition of weigh scales ensuring that all loads are accurately charged and tracked.

Furthermore, opening the Severn Transfer Station is expected to alleviate some of the traffic at neighbouring Waste Management Facilities and provide an additional compost

facility as the County's current compost facilities are nearing capacity. Composting capacity in this region will allow for collected leaf and yard waste to be self-hauled directly to the Severn facility by the collector rather than being dropped at the Oro Landfill and transferred by County fleet to the Nottawasaga Landfill, resulting in fleet efficiencies and a significantly smaller carbon footprint.

Solid Waste Management staff will consult with Severn residents (both permanent and seasonal), to elicit their feedback and address any concerns that they may have with the proposed closure. It is recommended that staff be given approval to proceed with the necessary consultant work to design the site, complete preliminary studies and the environmental approvals necessary to move forward with the project. Solid Waste Management staff will report back to County Council with the results of the public consultation prior to completing a detailed design of the potential transfer station and leaf and yard waste composting facility.

Financial and Resource Implications

Funds to cover the design, preliminary studies, pit license transfer and environmental approvals to complete this project were accounted for in the 2024 capital budget and are estimated to be approximately \$105,000. This cost includes a budget for public consultation prior to completion of the detailed design. Council approval of this concept and future expenses, including closure, construction, and reclamation costs, will be planned and communicated to Council through additional reports and within future budgets.

Relationship to Corporate Strategic Plan

This item aligns with the Corporate Strategic Plan predominately through Environmental Sustainability by working to preserve, conserve and safeguard our environment and natural resources, while recognizing opportunity, innovation and the needs of the community

Reference Documents

Waste Management Strategy – 2023 Update

Attachments

Schedule 1 – Site Location Map and Drive Time Breakdown

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Approvals

Date

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April 5, 2024

Rob Elliott, General Manager Engineering, Planning and Environment

April 12, 2024

Trevor Wilcox, General Manager, Corporate Performance

April 22, 2024

Mark Aitken, Chief Administrative Officer

April 23, 2024