

DATE: May 4, 2026

REPORT NO: PD-18-2026

SUBJECT: **Recommendation Report
Support Letter for ECA Amendment – Modern Sheldrick
2738 Thompson Road**

CONTACT: Gerrit Boerema, Director, Growth and Sustainability

OVERVIEW:

- A letter requesting municipal support for an Environmental Compliance Approval (ECA) Addendum has been submitted by Modern Landfill for their property located at 2738 Thompson Road.
- The industrially zoned site has an ECA for a waste transfer station.
- They are now seeking an amendment to their ECA to additionally permit the site to accept non-hazardous excess and contaminated soil.
- This soil would be treated within the existing building and transferred off-site for further uses.
- This ECA Amendment requires a municipal support letter to be provided to the Ministry of the Environment, Conservation and Parks.
- Administration has circulated this request internally and there have been no objections.
- Administration is recommending that Committee and Council authorize a letter of recommendation, provided the Township receives confirmation that this use does not pose any additional limitations, constraints or negative impacts on nearby sensitive land uses.

RECOMMENDATION:

1. That Recommendation Report PD-18-2026 titled “Support Letter for ECA Amendment – Modern Sheldrick, 2738 Thompson Road” dated May 4, 2026, be received; and,
2. That Council authorize Administration to provide a letter of municipal support to the Ministry of Environment, Conservation and Parks provided the Township receives confirmation that the amendment does not pose any additional limitations, constraints, or negative impacts on nearby sensitive land uses, and that the soils

only be permitted within the building.

ALIGNMENT TO STRATEGIC PLAN:

Theme #

- Champion Strategic and Responsible Growth

BACKGROUND:

Modern Landfill Inc. owns the waste transfer facility located at 2738 Thompson Road (6278 London Road) which has been operating since 1995. The site is currently permitted to receive, process, store and transfer non-hazardous solid industrial and municipal waste under an Environmental Compliance Approval issued by the Ministry of Environment, Conservation and Parks.

In recent years, the site has not been utilized to its fullest extent due to the loss of a number of local waste collection contracts.

Modern recently invested in facility upgrades, mainly on the main building on the site.

CURRENT SITUATION:

To better utilize the property, Modern is submitting an Environment Compliance Approval addendum to the Ministry of Environment, Conservation and Parks to permit contaminated soils to be imported to the property as well. These soils would then be treated within the main building and then leave the site for future uses.

Incoming soils would be pre-approved under the Excess Soils Act and be tested following processing and before redistribution.

Modern has stated that they do not anticipate any negative impacts to the surrounding community. They have completed noise modelling showing compliance with the MECP's noise criteria and are working on completing air emissions modelling and acoustic assessments, which will be provided to the Township.

Administration is supportive of the ECA addendum, provided that there are no further negative impacts to nearby sensitive land uses, including an elementary school and residential uses. Further, there are planned residential developments also within the Spring Creek Heights Secondary Plan area which Administration does not want impacted through this ECA Addendum. Lastly, Administration is supported only if the soils are kept within the building, as requested, and not located outside where there could be run-off and dust issues.

These would be stipulations provided in the letter to the MOECP, if approved by Committee and Council.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

INTER-DEPARTMENTAL COMMENTS:

The request for an ECA Addendum was circulated to internal departments. There were no objections raised by any departments.

CONCLUSION:

Administration is recommending that a support letter be provided to the MOECP, in support of an amendment to the Modern ECA, provided that there are no further negative impacts on surrounding sensitive land uses, and that the amended ECA does not impact future development plans within the Spring Creek Heights Secondary Area.

ATTACHMENTS:

1. Modern Landfill Inc. ECA Addendum Request Letter

Prepared & Submitted by:

Approved by:

**Gerrit Boerema
Director, Growth and Sustainability**

**Truper McBride
CAO**