

Government Review Team Meetings

**Government Review Team
Meeting # 1
2023.12.19 & 2023.12.20**



January 08, 2024

Subject/Client:	Walker South Landfill Phase 2 EA	GRT Meeting #1	Ref. No.	12567140
From:	Erika Brown		Tel:	416 866-2351
Venue/Date/Time:	Virtual meeting December 19 (Session 1), and December 20 (Session 2), 2023, 11:00am-12:00pm			

Attendees:

Session 1:

- Karla Barboza, Team Lead - Heritage, Ministry of Citizenship and Multiculturalism (MCM)
- Liam Smythe, Heritage Planner, MCM
- Stephen Deneault, Project Officer, Ministry of Environment, Conservation and Parks (MECP)
- Fariha Pannu, Manager, MECP (Industrial Wastewater Approvals)
- Rick Li, Senior Waste Engineer, MECP (Waste Approvals)
- Jason Fair, Policy Advisor, MECP (Climate Change Mitigation)
- Shereen Panesar, Senior Policy Advisor, MECP (Climate Change Adaptation)
- Joan Del Villar Cuicas, Environmental Resource Planner & EA Coordinator, MECP (Project Review)
- Mohammad Sajjad Khan, Surface Water Specialist Group Lead, MECP (Surface Water Unit)
- Rina Kulathinal, Manager, Ministry of Transportation (Engineering Program Delivery Central)
- Christa Rigney, Regional Planner, Ministry of Natural Resources and Forestry (Land Use Planning Unit)
- Kaitlin Webber, Planner, TC Energy (MHBC)
- Scott Johnstone, Associate Vice-President, Infrastructure & Operations, Brock University
- Darren Fry, Project Director, Walker
- Elizabeth Duguay, Planning & Community Engagement Lead, Walker
- Blair Shoniker, Project Director & Strategic Advisor, GHD
- Erika Brown, Project Manager & EA Lead, GHD

Session 2:

- Aziz Ahmed, Manager, MECP (Municipal Water & Wastewater Permissions)
- Ron Nielsen, Senior Policy Advisor, MECP (Policy Development)
- Sarah Day, Water Resources Supervisor, MECP (Technical Support Section)
- Mohsen Keyvani, Manager, MECP (Waste Approvals)
- Cheryl Tansony, Senior Planner, Niagara Escarpment Commission
- Colleen Bain, Senior Watershed Planner, Niagara Peninsula Conservation Authority
- Darren Fry, Project Director, Walker
- Elizabeth Duguay, Planning & Community Engagement Lead, Walker
- Erika Brown, Project Manager & EA Lead, GHD
- Janet Oswald, EA Coordinator, GHD

Topics Discussed

1. Introductions
 2. Meeting Objectives
 3. Overview of Walker & Proposed Project – South Landfill Phase 2
 4. Environmental Assessment & Approvals Process
 5. Municipal Land Use
 6. Role of the Government Review Team
 7. Draft Terms of Reference & Supporting Document
 8. Schedule & Next Steps
- A GRT meeting will be scheduled prior to release of the working draft Terms of Reference (winter 2024)

Questions/ Comments

What is the overall timeline for the project?

- There are 8 years of capacity remaining at the South Landfill and 5 to 7 years of extraction remaining at the Southeast Quarry, therefore Walker is seeking to have approvals in place for this project by 2032.

Which Indigenous communities are you consulting with and how are you conducting the outreach?

- Consultation is taking place with the Mississaugas of the Credit First Nation (MCFN), Six Nations of the Grand River (SNGR), and the Haudenosaunee Development Institute (HDI). Additionally, Walker has reached out to the Métis Nation of Ontario (MNO) and the Niagara Regional Native Centre.
- Calls were made to MCFN, SNGR, MNO, and Niagara Regional Native Centre.
- The Notice of Commencement was sent to MCFN, SNGR, HDI, and Niagara Regional Native Centre.

What consultation is taking place with lower and upper tier municipalities?

- Consultation is taking place with Niagara Region, City of Niagara Falls (host municipality), City of Thorold, Town of Niagara-on-the-Lake, and City of St. Catharines.
- An introductory meeting has been held with Niagara Region and City of Niagara Falls, which focused on the EA process.

Will climate change be considered during the EA process?

- The EA will include both an assessment of climate impacts as well as a discussion/consideration of climate adaptations. The EA Report will include a dedicated section on these items in addition to supporting information in the technical reports.

Attachments: Meeting Presentation



→ December 19 & 20, 2023

**Walker South Landfill Phase 2 EA
GRT Meeting #1
Terms of Reference**

Welcome

Agenda

- **Introductions**
- **Meeting Objectives**
- **Overview of Walker & Proposed Project – South Landfill Phase 2**
- **Environmental Assessment & Approvals Process**
- **Municipal Land Use**
- **Role of the Government Review Team**
- **Draft Terms of Reference & Supporting Document**
- **Schedule & Next Steps**

Introductions

Introductions

Proponent: Walker Environmental Group Inc. (Walker)

- Project Director: Darren Fry
- VP, Government & Community Relations: Chris Breen
- Planning & Community Engagement Lead: Elizabeth Duguay
- Project Support Specialist: Leticia Koole

Primary Consultant: GHD

- Project Advisor: Blair Shoniker
- Project Manager: Erika Brown
- Project Coordinator: Janet Oswald

Meeting Objectives

Meeting Objectives

- Introduce Walker and the services they provide for the Niagara community
- Describe the South Landfill Phase 2 Project
- Provide an overview of the approvals process
- Outline the role of the Government Review Team

Overview of Walker

South Landfill Phase 2

Environmental Assessment



Walker Overview

Building a sustainable future, **together.**



Part of the Niagara Community for 136+ Years

- Fifth-generation, Niagara based family-owned company
- 1,200+ employees



Innovative Campus

- Integrated Resource Management Campus
- Safely managed Niagara's waste for over 40 years



Committed to Resource Recovery

- Recover & repurpose landfill-bound waste into sustainable materials & products



Walker's Resource Management Campus



More than a landfill

A dynamic operation that efficiently manages waste and sustainably recovers resources.

Campus Operations Include:

- A** Residential Drop-off
- B** Niagara Compost Facility
- C** Resource Recovery Area
- D** N-Viro® Biosolids Facility
- E** Agricultural Rehabilitation
- F** Landfill Gas to Energy Facility
- G** Aggregates Recycling & Processing Area
- H** South Landfill



Project Overview

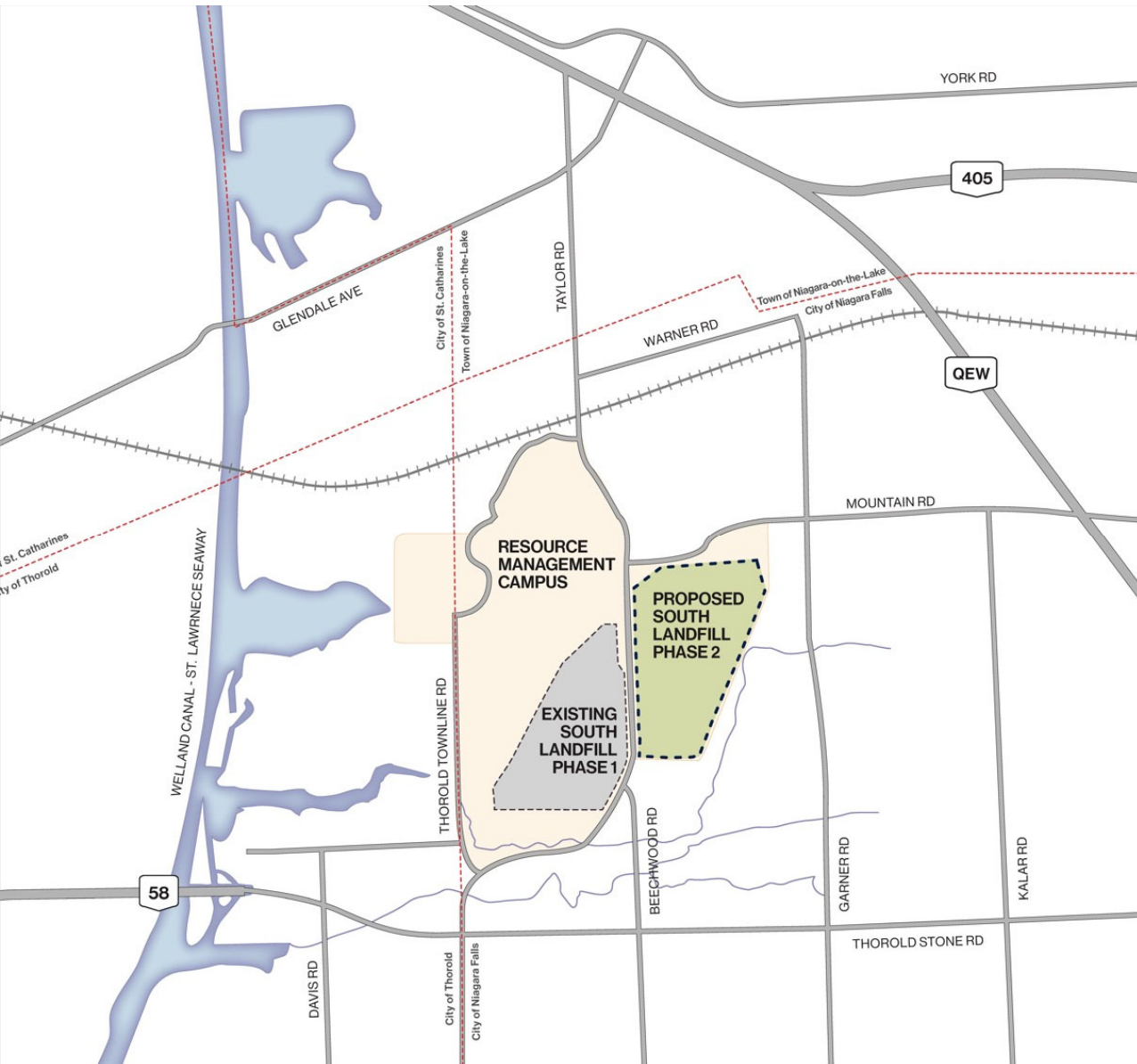
Planning for long-term waste disposal capacity is increasingly important.

Despite recycling and green bin composting efforts, landfill space is still needed for non-recyclable materials.

Phase 2 Development of the South Landfill

- State-of-the-art engineered landfill
- Designed with exceptional safety & environmental controls
- Accepts solid non-hazardous waste only
- Located immediately east of the current landfill operations
- Existing waste management infrastructure, such as the site entrance will not change





Project Location

Key Facility Information



1.1 million tonnes of waste per year



18 million m³ total capacity



20 years of safe disposal



~ 500 jobs supported

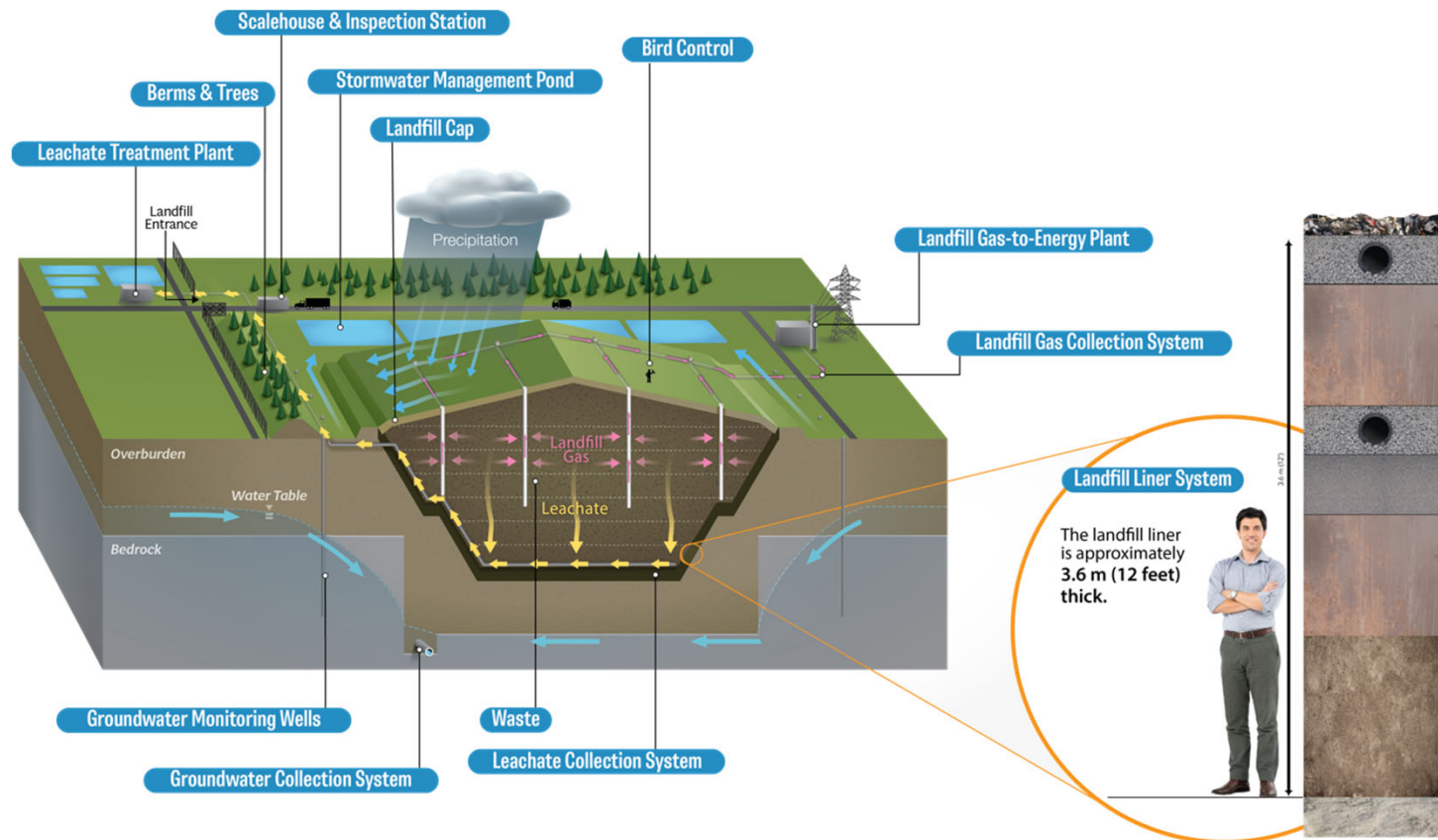


Renewable energy to power the equivalent of 10,000 homes

Designed & Operated to the highest standard

Key Features

- 12-foot multi-layer liner
- Leachate collection & treatment system
- Landfill gas collection system
- 0.75 m thick final landfill cap



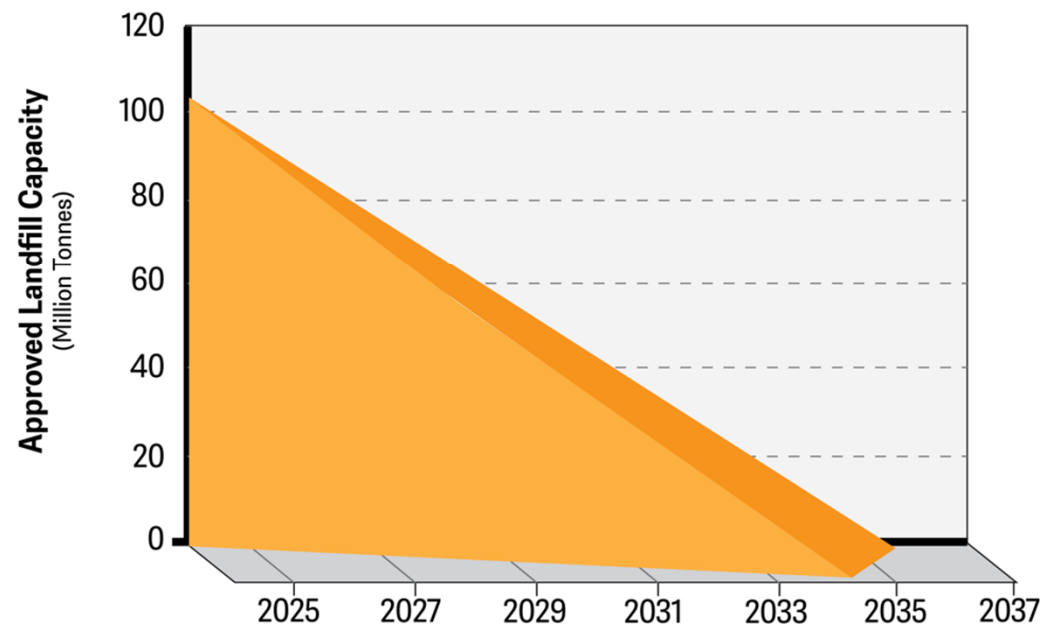
Niagara's Waste Disposal Solution

South Landfill Phase 2

Ontario is expected to run out of landfill capacity by 2035

- Existing landfills are quickly filling up
- Population & waste generation are increasing
- It takes up to 10 years to develop new landfill capacity

ONTARIO'S REMAINING LANDFILL CAPACITY



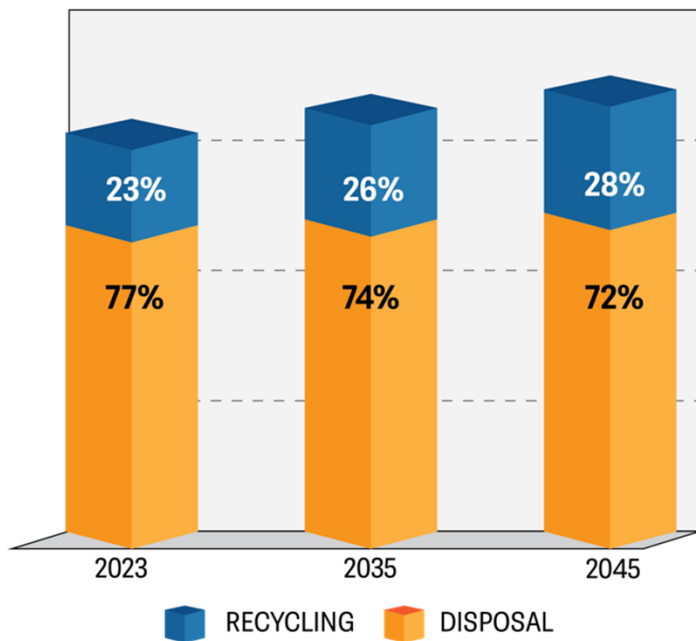
<https://www.owma.org/articles/2019-owma-landfill-report>



Niagara's Waste Disposal Solution

South Landfill Phase 2

ONTARIO'S RECYCLING & DISPOSAL RATES



<https://www.amo.on.ca/policy/land-use-planning-resources-and-climate-change/amos-baseline-waste-and-recycling-report-and>

Despite recycling efforts, there will still be materials requiring safe disposal

- Even with increased recycling and Green Bin composting, landfills are still needed to safely manage residual waste

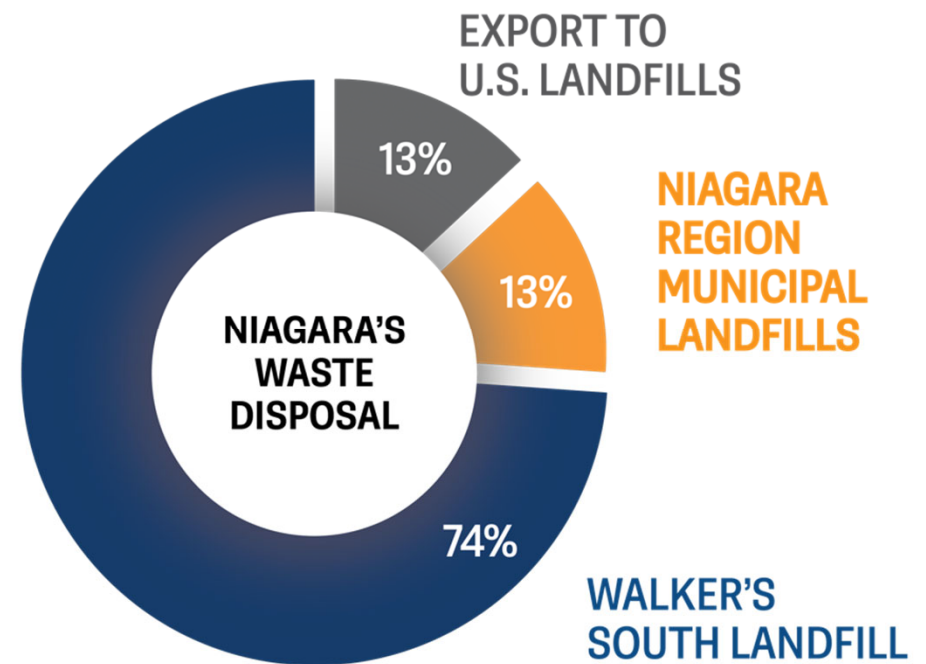


Niagara's Waste Disposal Solution

South Landfill Phase 2

Niagara is no exception, additional disposal capacity is needed

- Over 2/3 of Niagara's waste is currently managed at the South Landfill, which is expected to reach capacity by 2030



* Based on historical recycling trends



Supporting Niagara for over 136 years



Jobs & Employment

Supporting ~500 jobs in Niagara through our current waste management & resource recovery operations



Community Giving

Donations & giving totalling over \$1.4 million annually to charities, community groups, and infrastructure



Volunteering

Providing employees 2 paid volunteer days per year to support local community initiatives



Awareness & Education

Supporting educational activities by participating in community events, giving tours and presentations, and through partnerships



Environmental Assessment Process

Landfill Approvals Process Overview

Environmental Assessment Act

- Impact Assessment (Landfills required a Comprehensive EA vs Streamlined EA)
- Planning level instrument & detail
- Approved by Minister/Cabinet

Environmental Protection Act (EPA)

- Environmental Compliance Approvals (ECA)
- Other Acts – OWRA (Water), ARA (Quarry)
- Approved by Directors

Local Approvals (Official Plan, etc.)

- Official Plan Amendment
- Site Plan Approval, Road Entrance Permits
- Approved by Municipal Council

Environmental Assessment

A Two-Step Planning & Decision-Making Process

Step 1

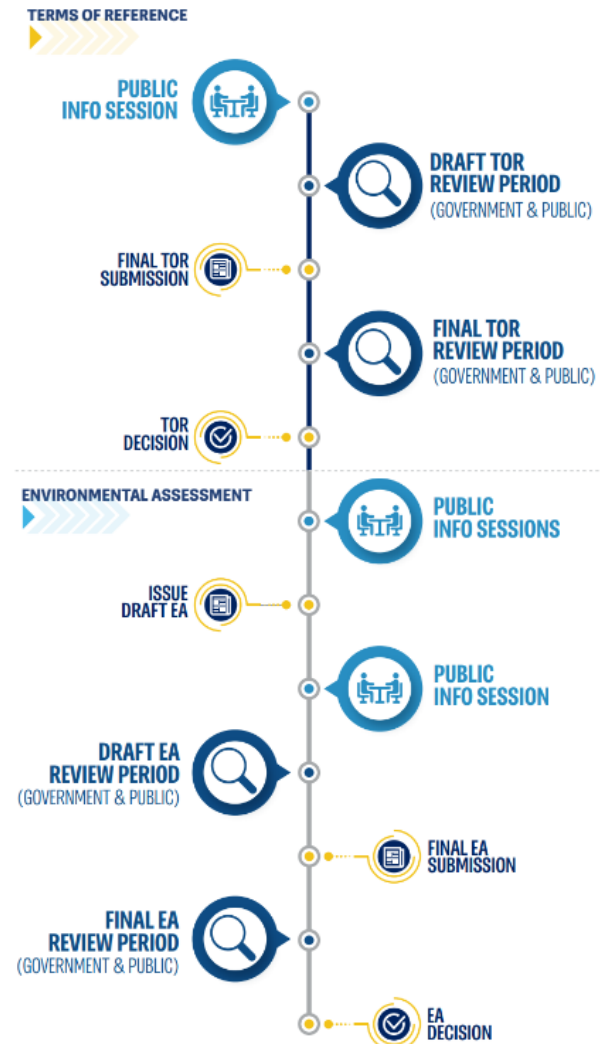
Terms of Reference (ToR)

- Serves as a roadmap for what will be studied in the EA & outlines the public consultation that will take place

Step 2

Environmental Assessment (EA)

- Scientific studies identifying the effects of the project & proposed mitigation measures



Need & Rationale

- Through its Business Case, Walker has identified the Need for continuing to operate the South Landfill at its Niagara Campus
- As a private sector Proponent with a current facility, there are a limited number of ways of approaching or dealing with the opportunity to increase residual waste disposal capacity
- Most reasonable way of approaching this opportunity is to increase capacity at the existing, permitted, and operational facility

Alternatives To the Undertaking

- Do nothing
 - Does not satisfy the established need
- **Expand landfill capacity at Walker's Niagara Campus**
- Establish a new landfill elsewhere
 - Significant barriers
- Other (Export Waste, Thermal, etc.)
 - Not feasible for Walker as a private sector proponent

Alternative Methods

- Describes the different ways of doing/ achieving the same activity
- Satisfies the Environmental Assessment (EA) Act requirement for a Proponent to identify and evaluate a reasonable range of alternatives
- Includes alternative site configurations to be evaluated in the EA
- Requires a comparative evaluation to be conducted

The ToR will:

- Set the framework for the type of Alternative Methods to be evaluated in the EA phase (i.e., alternative site configurations).
- Set the evaluation criteria and methodology that will be utilized to assess and compare the Alternative Methods within the EA phase to satisfy the EA Act requirements to *“evaluate the advantages and disadvantages to the environment of the Alternative Methods of carrying out the undertaking”*

Technical Studies to be Completed in the EA

- As part of the EA, numerous scientific studies will take place to
- Ensures Phase 2 will be protective of the environment while continuing to provide the community with safe and reliable waste disposal services



Agriculture



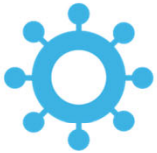
Air Quality



Archaeology



Cultural Heritage



Cumulative Effects



Ecology



Economic



Noise



Social



**Surface Water &
Groundwater**



Traffic



Visual

Consultation

Stakeholder Consultation:



- Members of the public, agencies, Indigenous communities and other interested persons are encouraged to actively participate in the planning process by attending consultation opportunities or contacting staff directly with comments and questions.
- Consultation opportunities are planned throughout the EA and will be advertised in local newspapers on the project website, by direct mail and/or email.

Consultation

Proposed Plan For Consulting During the EA

Proposed Consultation Methods



Website

A dedicated project website is available online.

southlandfillphase2.com



Email

A dedicated project email has been created.

info@southlandfillphase2.com



Phone

A toll-free phone line for questions related to the EA is available.

1-866-699-9425



Events

Public information sessions, open houses and stakeholder meetings.

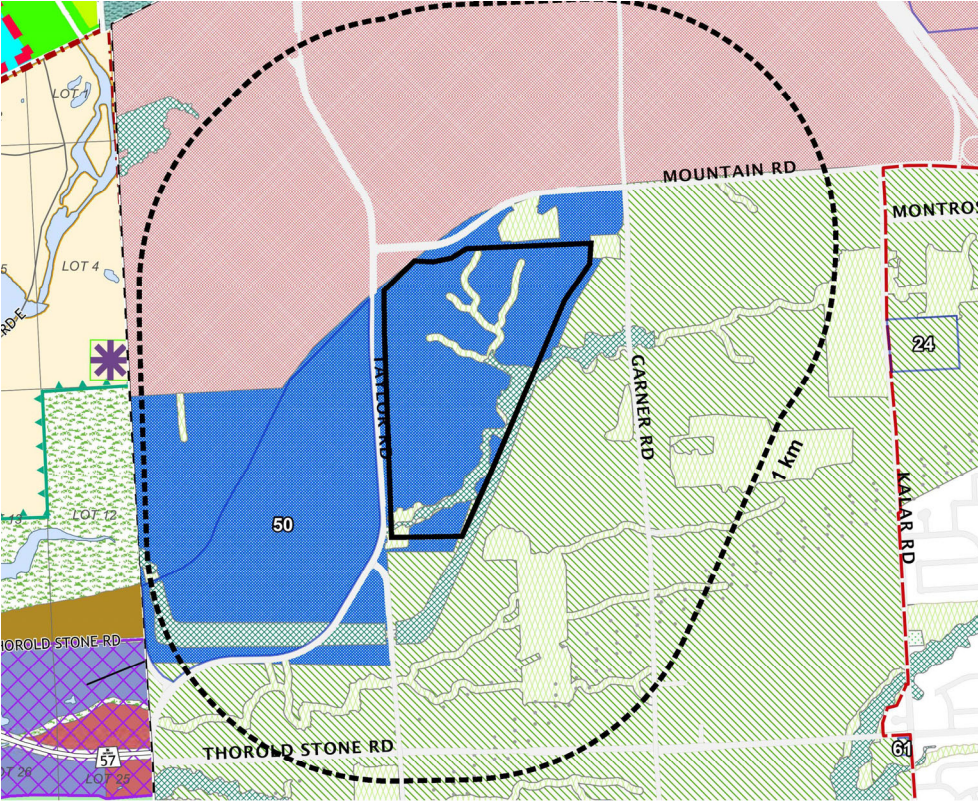
Consultation

Public Open House #1

- Held last Thursday (December 14th, 2023), 4:00-8:00pm
- Approximately 45 attendees
- Key issues raised:
 - Length of process
 - End use of quarry
 - Noise
 - Property value protection
 - Litter
 - Dust
 - Odour
 - Visual
 - Traffic
 - Location (proximity)
 - Community benefit
 - Consultation

Municipal Land Use

Niagara Region



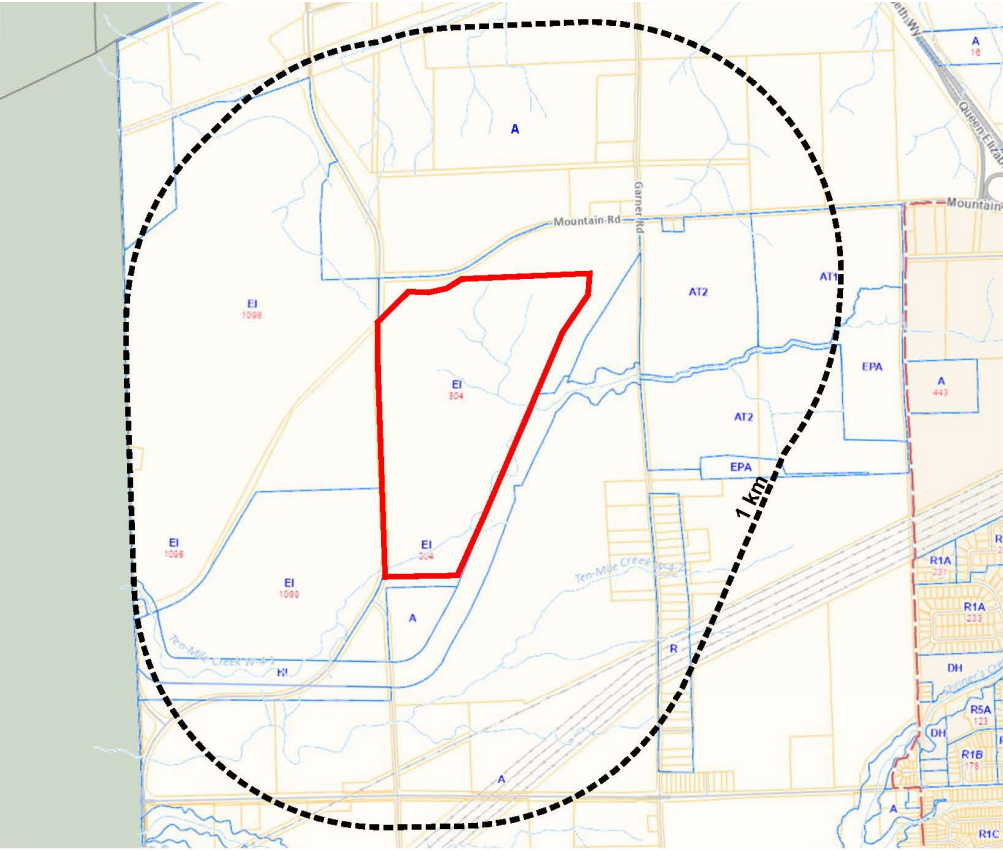
Current land use designation

- Schedule H of the NROP identifies the subject lands as a Licenced Aggregate Operation in line with the existing use of the site
- An Official Plan Amendment will be required to permit waste disposal within the Extractive Industrial designation at the site

Surrounding land use designations

- The Proposed Landfill lands are shown to be situated outside of identified urban and growth areas
- Narrow sections along the eastern boundary of the Proposed Landfill lands are shown to be part of the Natural Environment System (Schedule C1 and C2)

City of Niagara Falls



LEGEND		
	Limit of Proposed Landfill	
	Proposed Landfill 1k Buffer	
	Extractive Industrial Zone	
	Agricultural Zone	
	Agri-Tourism Zone	
	Rural Zone	
	Residential 1A Density Zone	
	Residential 1B Density Zone	
	Residential 1C Density Zone	
	Residential 1D Density Zone	
	Residential Low Density Grouped Multiple Dwelling Zone	
	Residential Apartment Zone	
	Development Holding Zone	
	Environmental Protection Area Zone	



- The Proposed Landfill lands are primarily designated as Extractive Industrial in the NFOP
- With areas designated as Environmental Conservation Area and Environmental Protection Area along the eastern portion of the site

- The Proposed Landfill lands are zoned as Extractive Industrial Zone
- A Zoning By-law Amendment to permit a waste disposal site, landfill, will be required

Role of the Government Review Team

Role of the Government Review Team

- Provide information and guidance within mandated areas of responsibility
- Provide consistent advice throughout the decision-making process or relevant reasons if positions change
- Participate in the government review of the proposed Terms of Reference

Draft Terms of Reference & Supporting Document

Draft Terms of Reference & Supporting Document

ToR & Appendices

- Rationale for Undertaking
- Alternatives To the Undertaking
- Preliminary description of the environment
- Proposed assessment and evaluation methodology
- Consultation

Supporting Document

- Business Case: Need/Rationale and Alternatives To the Undertaking

Schedule & Next Steps

Next Steps

- We will be seeking input and comments on the Draft ToR once released (winter 2024)
- Follow-up meeting with GRT will be scheduled prior to the release of the Draft ToR
- Update and finalize the ToR based on comments received and issue for formal review (summer 2024)
- Contact Information:

Darren Fry, Walker

Email: Dfry@walkerind.com

Office: 1-866-699-9425

Erika Brown, GHD

Email: Erika.Brown@GHD.com

Office: 416 866 2351





*** Thank You**

→ ghd.com

**Government Review Team
Meeting #2
2024.03.26 & 2024.03.27**



April 12, 2024

Subject/Client:	Walker South Landfill Phase 2 EA GRT Meeting #2	Ref. No.	12567140
From:	Erika Brown	Tel:	416 866-2351
Venue/Date/Time:	Virtual meeting March 26 (Session 1), 1:00-2:00 pm and March 27 (Session 2), 2024, 9:00-10:00am		

Attendees:

Session 1:

- Stephen Deneault, Project Officer, Ministry of Environment, Conservation and Parks (MECP)
- Karin Ajderian, Policy Advisor, Climate Change Adaptation, MECP
- Joan Del Villar Cuicas, Environmental Resource Planner & EA Coordinator (Acting), MECP
- Michael Durst, Environmental Compliance Officer, Niagara District Office, MECP
- Khalid Hussain, Senior Wastewater Engineer, Industrial Wastewater Approvals, MECP
- Mohammad Sajjad Khan, Surface Water Specialist Group Lead, Surface Water Unit, MECP
- Monika Lemke, Program Analyst, Source Protection Section, MECP
- Rick Li, Senior Waste Engineer, Waste Approvals, MECP
- Natalie Stacey, Supervisor (Acting), Air, Pesticides and Environmental Planning, MECP
- Liam Smythe, Heritage Planner, Ministry of Citizenship and Multiculturalism (MCM)
- Janet Sperling, Senior Planner, Niagara Escarpment Commission
- Colleen Bain, Senior Watershed Planner, Niagara Peninsula Conservation Authority (NPCA)
- Darren Fry, Project Director, Walker
- Elizabeth Duguay, Planning and Community Engagement Lead, Walker
- Blair Shoniker, Project Advisor, GHD
- Erika Brown, Project Manager, GHD
- Janet Oswald, Project Coordinator, GHD

Session 2:

- Sarah Day, Water Resources Supervisor (Acting), Technical Support Section, MECP
- Ron Nielsen, Senior Policy Advisor, Policy Development, MECP
- Miroslav Ubovic, Manager (Acting), Noise Approvals, MECP
- Christa Rigney, Regional Planner (Acting), Land Use Planning Unit, Ministry of Natural Resources and Forestry (MNRF)
- Darren Fry, Project Director, Walker
- Elizabeth Duguay, Planning and Community Engagement Lead, Walker
- Blair Shoniker, Project Advisor, GHD
- Erika Brown, Project Manager, GHD
- Janet Oswald, Project Coordinator, GHD

Topics Discussed

-
1. Introductions
 2. Meeting Objectives
 3. Availability of the Draft Terms of Reference for Review & Comment
 4. Role of the Government Review Team

5. Draft Terms of Reference & Supporting Documents Overview
6. Schedule & Next Steps
 - A GRT meeting will be scheduled after input and comments have been received on the draft Terms of Reference (Spring 2024)

Questions/ Comments

Session #1:

Is there an existing Public Liaison Committee (PLC)?

- Yes, Walker has an informal PLC for its existing Niagara Resource Management Campus operations, which is a requirement of our Environmental Compliance Approval (ECA). Attendance is limited to 1-2 neighbours due to limited interest. To provide open communication, Walker issues a Campus newsletter to near-neighbours bi-annually and meetings are held twice a year, in the Spring and Fall. These near neighbours (approximately 500 residences) have been informed about the project and the release of the Draft Terms of Reference (ToR).
- For this EA, Walker will attempt to establish a Community Liaison Committee (CLC) for the impact assessment phase. *Section 9.2.2 Proposed Consultation Activities* of the Draft ToR states that Walker will attempt to establish a Community Liaison Committee from a range of interested community members, specifically neighbours of Walker's Campus, local municipal representatives, local economic associations, and local environmental associations/groups. It should be noted that Walker has already begun identifying potential members and gauging interest from near neighbours/stakeholders.

The current road (Taylor Rd.) between South Landfill Phase 1 and the proposed Phase 2 site appears to be publicly owned. Does Walker intend to purchase this road as part of this project?

- Taylor Road is a regional public throughfare and Walker does not intend to purchase this road.
- Walker currently operates a tunnel south of the Mountain Road and Taylor Road intersection, beneath Taylor Road, for current quarrying operations. Walker is proposing to reuse and likely expand this tunnel for South Landfill Phase 2 operations so that the existing Phase 1 landfill entrance, scales, and other waste management infrastructure can be reutilized.

Session #2:

Where are the active aggregate operations at the Campus?

- Walker currently operates a quarry (Walker Brothers Quarry) within the proposed footprint of South Landfill Phase 2, east of Taylor Road. The quarry is expected to be depleted within 6-8 years.

Is there active quarrying taking place at the north end of the Campus, west of Taylor Road?

- This area is used for aggregate recycling and processing. There is no extraction taking place at this location. The current extraction operations are located east of Taylor Rd.

Which aggregate licenses would be surrendered as part of the Phase 2 project?

- Walker to follow-up with MNRF on this item.

Upon completion of this EA, what are the next steps?

- *Section 11 Other Approvals Required* of the Draft ToR outlines anticipated approvals that may apply to this project.
- If Minister approval is received on the EA, Walker would be required to go through the ECA process under the *Environmental Protection Act*. The ECA considers design and operation at a more detailed level than the EA. Other approvals would likely include *Ontario Water Resource Act* (OWRA) approvals, *Aggregate Resources Act* (ARA) approvals, and local planning approvals such as Official Plan Amendment and By Law Amendments.
- Walker offered to provide a separate session regarding approvals and sequencing.

At what point in the planning and assessment process will potential impacts to the watercourse be known?

- As part of the EA process, impacts to this watercourse will be studied and considered during assessment and evaluation of alternative methods, and during the impact assessment of the preferred method. These studies will occur once the ToR has been approved.

Attachments: Meeting Presentation



→ March 26 & 27, 2024

**Walker South Landfill Phase 2 EA
GRT Meeting #2
Terms of Reference**

Welcome

Agenda

- **Introductions**
- **Meeting Objectives**
- **Availability of the Draft Terms of Reference for Review & Comment**
- **Role of the Government Review Team**
- **Draft Terms of Reference & Supporting Documents Overview**
- **Schedule & Next Steps**

Introductions

Proponent: Walker Environmental Group Inc. (Walker)

- Project Director: Darren Fry
- VP, Government & Community Relations: Chris Breen
- Planning & Community Engagement Lead: Elizabeth Duguay
- Project Support Specialist: Leticia Koole

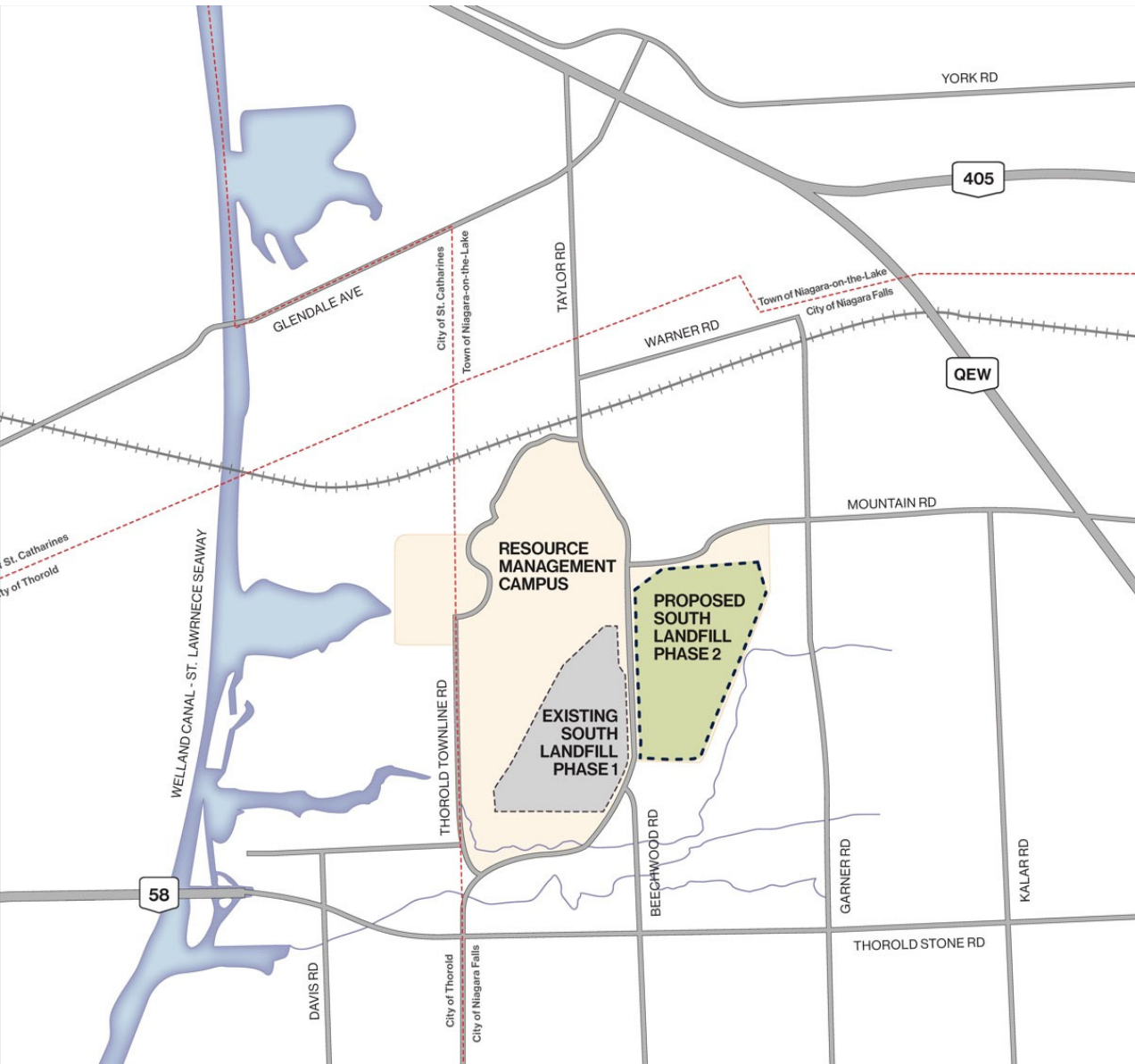
Primary Consultant: GHD

- Project Advisor: Blair Shoniker
- Project Manager: Erika Brown
- Project Coordinator: Janet Oswald

Meeting Objectives

- Remind Government Review Team of the availability of draft Terms of Reference for review & comment (45-day review period)
- Review the role of the Government Review Team
- Overview of the draft Terms of Reference , Supporting Document #1, and Record of Consultation
- Provide an opportunity for Government Review Team members to ask questions related to their agency's mandate
- Discuss next steps
- Offer an introduction to the South Landfill Phase 2 Project for new GRT members

**Draft Terms of Reference Available
for Review & Comment**



- Draft Terms of Reference for the South Landfill Phase 2 Environmental Assessment available for 45-day public review March 7 – April 22, 2024
- All comments received by April 22, 2024, will be reviewed and considered in the preparation of the Final ToR

Project Overview

- Walker is proposing to continue to provide residual waste disposal services at its Niagara Resource Management Campus by expanding the South Landfill (Phase 2) to provide an additional 18 million m³ of disposal capacity (approx. 20 years)

Environmental Assessment

A Two-Step Planning & Decision-Making Process

Step 1

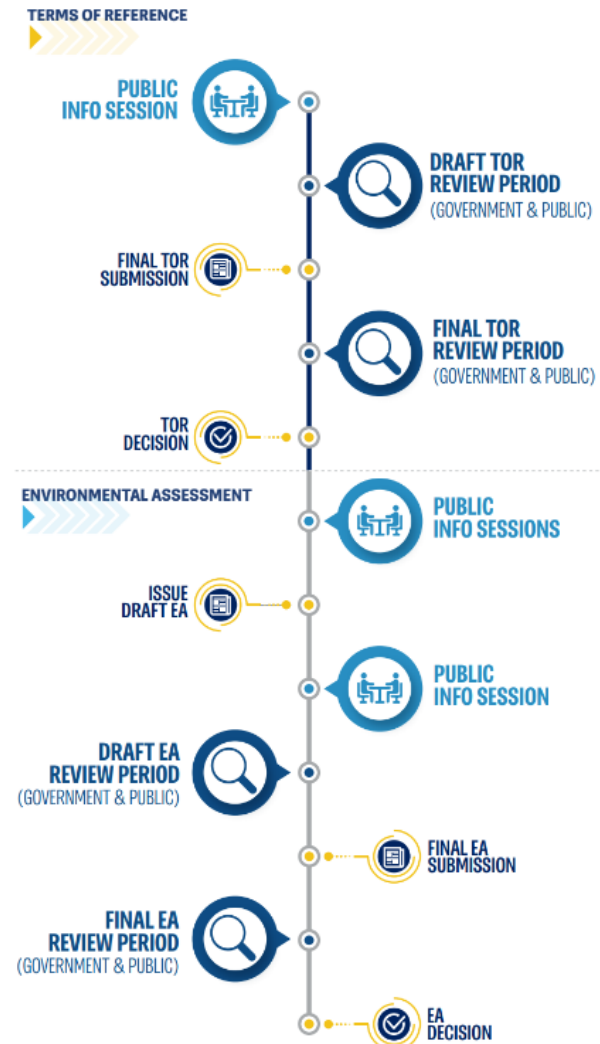
Terms of Reference (ToR)

- Serves as a roadmap for what will be studied in the EA & outlines the public consultation that will take place

Step 2

Environmental Assessment (EA)

- Scientific studies identifying the effects of the project & proposed mitigation measures

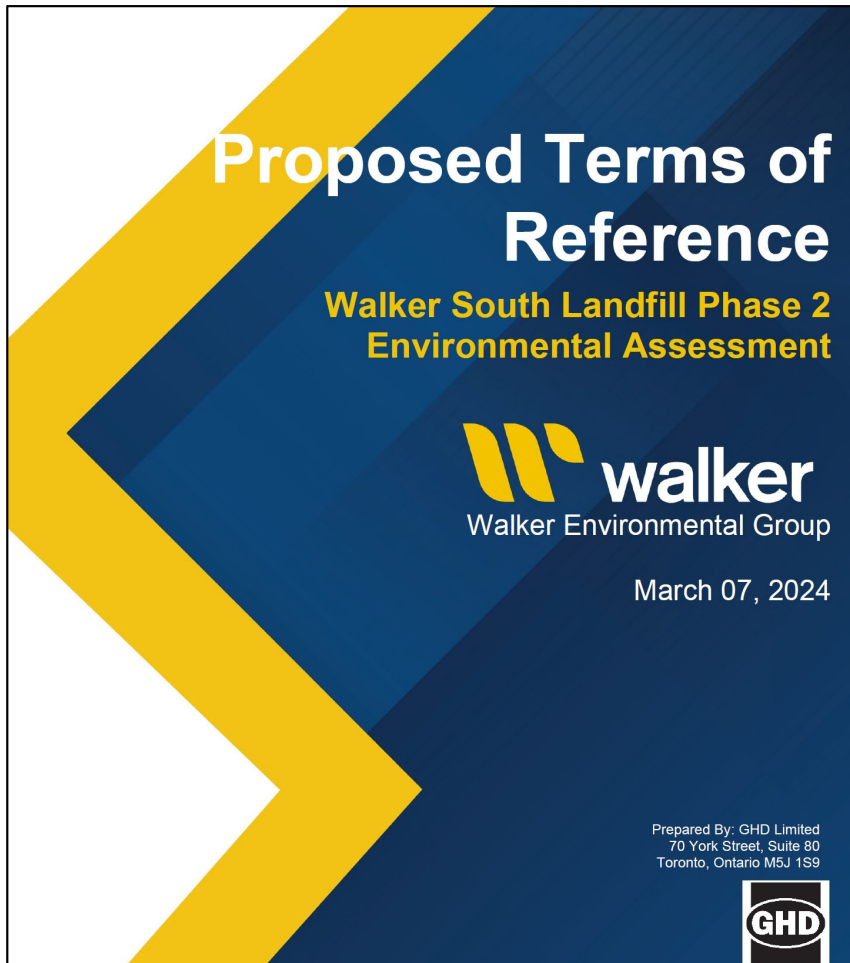


Role of the Government Review Team

Role of the Government Review Team

- Provide information and guidance within mandated areas of responsibility
- Provide consistent advice throughout the decision-making process or relevant reasons if positions change
- Participate in the government review of the proposed Terms of Reference

Draft Terms of Reference & Supporting Documents



- The Draft ToR was made available for a 45-day public review on March 7, 2024
- The comment period will conclude April 22, 2024
- All comments received by April 22, 2024, will be reviewed and considered in the preparation of the Final ToR

- Emailed to GRT
- Emailed to Indigenous communities, with follow-up in progress
- Draft ToR and Supporting Documents posted to project website and hardcopy made available at Walker headquarters
 - Near neighbours and members of the public on the project contact list informed via email and mail drop

Draft Terms of Reference

Contents:

- How the EA will be prepared
- Description and Rationale for the Undertaking
- Description and Rationale for the Alternative Methods
- Preliminary description of the environment and potential effects
- Proposed assessment and evaluation methodology
- Commitments and monitoring
- Consultation
- Flexibility of the ToR
- Other approvals

Appendices:

- Glossary of Terms ✓
 - Preliminary Evaluation Criteria and Indicators ✓
 - Proposed Work Plan ✓
 - Proposed ToR Commitments Table
- (to be prepared for the Final ToR)*

Supporting Document 1 – Business Case Analysis

Purpose of the Undertaking

- As a private proponent, Walker is responding to the economic opportunity presented by the need for sustainable and affordable resource recovery and residual materials management solutions within the province of Ontario
- Need established through review of:
 - Historic volumes accepted
 - Projected waste generation
 - Existing and approved disposal capacity

Analysis of ‘Alternatives To’

- Do Nothing
 - Discontinuation of contracts with existing customers
 - Cascading impacts on waste diversion and resource recovery operations at the Campus
- Continuation of Landfill Disposal Capacity at Walker’s Niagara Campus **PREFERRED**
 - Service to existing customer base continues
 - Makes use of existing infrastructure
 - Continued operation of co-located waste diversion and resource recovery operations

Record of Consultation

Consultation Principles

1. Timeliness
2. Flexibility
3. Inclusiveness
4. Transparency

- Prepared in accordance with the MECP’s “Code of Practice for Preparing and Reviewing Terms of Reference for Environmental Assessments in Ontario” (January 2014)
- Will be updated to reflect all comments received during the Draft ToR review period
- The Record of Consultation documents the following:
 - How interested persons were identified
 - Consultation activities
 - Comments received and how they were considered

Consultation

Proposed Plan For Consulting During the EA

Proposed Consultation Methods



Website

A dedicated project website is available online.

southlandfillphase2.com



Email

A dedicated project email has been created.

info@southlandfillphase2.com



Phone

A toll-free phone line for questions related to the EA is available.

1-866-699-9425



Events

Public information sessions, open houses and stakeholder meetings.

Terms of Reference Open House & Meetings

Public Open House #1

- Held December 14th, 2023, 4:00-8:00pm
- Approximately 45 attendees
- Key issues raised:
 - Length of process
 - End use of quarry
 - Noise
 - Litter
 - Dust
 - Odour
 - Visual
 - Property value protection
 - Traffic
 - Location (proximity)
 - Community benefit
 - Consultation
- Virtual open house available December 15, 2023 to January 15, 2024 on Project website

Additional Meetings

- Six Nations of the Grand River First Nation
- Mississaugas of the Credit First Nation
- MECP
- Niagara Region
- City of Niagara Falls
- Town of Niagara-on-the-Lake
- City of St. Catharines
- City of Thorold
- GRT Meeting #1
- Niagara College
- DSBN Woodend
- Greater Niagara Chamber of Commerce
- Royal Niagara Golf Club

Schedule & Next Steps

Next Steps

- We will be seeking input and comments on the draft ToR by **April 22, 2024**
- Update and finalize the ToR based on comments received and issue for formal review in Spring of 2024
- Follow-up meeting with GRT prior to submission of final ToR
- Contact Information:

Darren Fry, Walker

Email: Dfry@walkerind.com

Office: 1-866-699-9425

Erika Brown, GHD

Email: Erika.Brown@GHD.com

Office: 416 866 2351



Questions



*** Thank You**

→ ghd.com

**Ministry of the Environment
Conservation & Parks
Meetings**

**Ministry of the Environment
Conservation & Parks
Meeting – 2023.10.10**

Meeting Summary

Meeting: Ministry of the Environment, Conservation & Parks – Pre-Consultation

Date: October 10, 2023

Location: MECP Offices (135 St. Clair Ave. West, Floor 7)

Time: 11 am – 12 pm

Attendees:

- Kathleen O’Neill, Director – MECP EAB
- Andrew Evers, Supervisor (Acting) – MECP EAB
- Solange Desautels, Supervisor – MECP EAB
- Nick Colella, Manager (Acting) – MECP EAB
- Darren Fry, Project Director – Walker
- Chris Breen, Vice President, Government & Community Relations – Walker
- Blair Shoniker, Senior Waste & Environmental Planner – GHD

Meeting Materials: N/A

Purpose of Meeting

To discuss intent to commence EA for the South Landfill Phase 2 at Walker.

Summary of Discussion

- Expansion of South Landfill (Phase 2)
- Project Officer identified as Stephen Denault
- Indigenous Community Consultation
- Project Approach & Timing

**Ministry of the Environment
Conservation & Parks
Meeting – 2023.11.14**

Meeting Summary

Meeting: Ministry of the Environment, Conservation & Parks – Pre-Launch

Date: November 14, 2023

Location: Virtual Meeting

Time: 10 am – 11 am

Attendees:

- Andrew Evers, Supervisor (Acting) – MECP EAB
- Stephen Deneault, Project Officer (Acting) – MECP EAB
- Darren Fry, Project Director – Walker
- Elizabeth Duguay, Planning & Community Engagement Lead – Walker
- Leticia Koole, Project Support Specialist - Walker
- Blair Shoniker, Senior Waste & Environmental Planner – GHD

Meeting Materials: N/A

Purpose of Meeting

To provide the Ministry an introduction of the South Landfill Phase 2 EA, meet the project team and discuss next steps prior to commencing the EA.

Summary of Discussion

- Introductions / Project Team
- Project / Undertaking Overview
- Walker’s Resource Management Campus (Site Vicinity)
- Proposed EA Process / Timelines
- Indigenous Engagement / Consultation List

**Ministry of the Environment
Conservation & Parks
Meeting – 2023.11.21**

Meeting Summary

Meeting: Ministry of the Environment, Conservation & Parks – Pre-Launch

Date: November 21, 2023

Location: Walker (2800 Thorold Townline Road, Niagara Falls, ON)

Time: 2:30 pm – 3:30 pm

Attendees:

MECP Niagara District Office

- Michael Durst, Senior Environmental Officer
- Kim Groombridge, Manager
- Taylor Buck, District Supervisor

Walker

- Darren Fry, Project Director
- Lesley Clarke, Manager – Environmental Performance
- Elizabeth Duguay, Planning & Community Engagement Lead

GHD

- Blair Shoniker, Senior Waste & Environmental Planner

Meeting Materials: N/A

Purpose of Meeting

To provide the Ministry of the Environment, Conservation & Parks – Niagara District Office an introduction of the South Landfill Phase 2 EA.

Summary of Discussion

- Introductions / Project Team
- Project / Undertaking Overview
- Walker’s Resource Management Campus (Site Vicinity)
- Proposed EA Process / Timelines
- Indigenous Engagement / Consultation List

**Ministry of the Environment
Conservation & Parks
Meeting – 2024.02.12**

February 23, 2024

Subject/Client:	Walker South Landfill Phase 2 EA MECP Meeting #4	Ref. No.	12567140
From:	Erika Brown	Tel:	416 866-2351
Venue/Date/Time:	Virtual, Microsoft Teams, February 12, 2024, 2:30 – 3:00pm		

Attendees

- MECP
 - Andrew Evers, Manager, Environmental Assessment Services
 - Stephen Deneault, Project Officer

- Walker
 - Darren Fry, Project Director
 - Elizabeth Duguay, Planning & Community Engagement Lead

- GHD
 - Erika Brown, Waste & Environmental Planner

Topics Discussed

1. Consultation and Engagement Update
2. Project Timelines
3. Other

Questions/ Comments (*Action items in italics*)

Action

Consultation and Engagement Update	
GRT <ul style="list-style-type: none"> – Since November 2023 launch, Walker has been busy gathering input on the project – Two GRT sessions held to provide an overview of the project, discuss the EA process and outline next steps 	
Municipalities <ul style="list-style-type: none"> – Walker has met with Niagara Region twice, Niagara Falls, St. Catharines, and Niagara-on-the-Lake <ul style="list-style-type: none"> • Common feedback from municipalities is to look at their Official Plans, specifically their growth targets, to ensure their waste management needs are considered – want to be serviced first • Walker will address this in the Supporting Document/business case • A coordinated review with the Region and lower-tier municipalities has also been discussed 	
Indigenous Communities <ul style="list-style-type: none"> – Two meetings held with Six Nations of the Grand River (SNGR) to date <ul style="list-style-type: none"> • no concern with project/timelines • understanding of SNGR’s expectations • will incorporate SNGR’s feedback into the EA – Have not met with the Mississaugas of the Credit First Nation or the Haudenosaunee Development Institutes yet; however, Walker has reached out multiple times and will provide a copy of the Draft ToR 	

Questions/ Comments (<i>Action items in italics</i>)	Action
Near Neighbours/Businesses <ul style="list-style-type: none"> - Many meetings have been held with interested parties (near neighbours and businesses) - Input received is a balance of questions/inquiry/feedback on 1) existing operations and 2) Phase 2 EA 	
Open House #1 <ul style="list-style-type: none"> - 45 attendees, not much interest - Three inquiries through the project website - No major concerns identified at this point – public is primarily interested in the studies that will occur during the EA step 	
Project Timelines	
Draft ToR <ul style="list-style-type: none"> - March 7, 2024, as anticipated release date - 45-day public comment period - Walker has communicated timelines to most interested parties - Final ToR submission by end of May – Walker to notify MECP in advance 	
Feedback from MECP	
<ul style="list-style-type: none"> - As a private proponent, presentation of the business case is acceptable, especially given the nature of continuation/expansion of the project 	
<ul style="list-style-type: none"> - Commitments to feedback received is important – compile commitments as a list, which facilitates everyone’s review and can be used as a concordance table 	

Attachments: _____

**Ministry of the Environment
Conservation & Parks
Meeting – 2024.05.07**

Meeting Summary

Meeting: Ministry of the Environment, Conservation & Parks

Date: May 7, 2024

Location: Virtual Meeting

Time: 10 am – 11 am

Attendees:

Ministry of the Environment, Conservation & Parks

- Stephen Deneault, Project Officer
- Andrew Evers,

Walker

- Darren Fry, Project Director – Walker

GHD

- Blair Shoniker, Senior Waste & Environmental Planner
- Erika Brown, Waste & Environmental Planner

Meeting Materials: N/A

Purpose of Meeting

To provide the Ministry of the Environment, Conservation & Parks with a South Landfill Phase 2 EA project update.

Summary of Discussion

- Update on Comments Received on Draft ToR
- Status of Walker’s Response to Comments
- Updated Draft ToR Timeline & Review
- Final ToR Submission

**Ministry of the Environment
Conservation & Parks
Meeting – 2024.06.03**

Meeting Summary

Meeting: Ministry of the Environment, Conservation & Parks

Date: June 3, 2024

Location: Virtual Meeting

Time: 2:30 pm – 3:00 pm

Attendees:

Ministry of the Environment, Conservation & Parks

- Stephen Deneault, Project Officer
- Andrew Evers, Manager
- Ron Nielson, Senior Policy Advisor

Walker

- Darren Fry, Project Director – Walker

GHD

- Blair Shoniker, Senior Waste & Environmental Planner
- Erika Brown, Waste & Environmental Planner

Meeting Materials: N/A

Purpose of Meeting

To discuss the Formal Submission date with the Ministry of the Environment, Conservation & Parks for the South Landfill Phase 2 EA and discuss comments received from the Ministry on the Draft ToR.

Summary of Discussion

- Anticipated Formal Submission Date
- Additional context on comments regarding 'Need'
- Overview of contemporary approaches to EA for private proponents (i.e Problem vs Opportunity Statement)

Regional Municipality of Niagara Meetings

**Regional Municipality of Niagara
Meeting – 2023.12.18**



January 25, 2024

Subject/Client:	Walker South Landfill Phase 2 EA Niagara GRT Meeting #1	Ref. No.	12567140
From:	Erika Brown	Tel:	416 866-2351
Venue/Date/Time:	Niagara Region HQ, 1815 Sir Isaac Brock Way, Thorold December 18, 2023, 1:00-3:00pm		

Attendees

Niagara Region

- Sean Norman, Senior Planner
- Erik Acs, Manager, Community Planning
- Emil Prpic, Manager, Recycling & Waste Disposal
- Catherine Habermehl, Director, Waste Management Services (Virtual)
- Sherri Tait, Acting Associate Director, Collection & Diversion Operations

City of Niagara Falls

- Andrew Bryce, Director of Planning

Walker

- Darren Fry, Project Director
- Elizabeth Duguay, Planning & Community Engagement Lead
- Chris Breen, Vice President, Government and Community Relations

GHD

- Blair Shoniker, Project Director & Strategic Advisor

Topics Discussed

1. Introductions
2. Meeting Objectives
3. Overview of Walker & Proposed Project – South Landfill Phase 2
4. Environmental Assessment & Approvals Process
5. Municipal Land Use
6. Role of the Government Review Team
7. Draft Terms of Reference & Supporting Document
8. Schedule & Next Steps
 - A GRT meeting will be scheduled prior to release of the working draft Terms of Reference (winter 2024)

Questions/ Comments (*Action items in italics*)

Action

Andrew Bryce asked Walker about project messaging and how to communicate with the public. <ul style="list-style-type: none"> - Specifically, clear messaging will be provided with respect to the process, the site, and the incoming waste (volume, types, sources, etc). 	
Does Walker have a "North Landfill"?	

Questions/ Comments (<i>Action items in italics</i>)	Action
<ul style="list-style-type: none"> - No, but Walker does have an East Landfill that was rehabilitated into agricultural land. The agricultural end use was determined through community engagement. 	
<p>Chris Breen signalled that this project represents the development of the next phase of the South Landfill or a continuation or extension of the existing operation.</p>	
<p>Erik Acs asked for clarity around entrance of the existing South Landfill Phase 1.</p> <ul style="list-style-type: none"> - Walker indicated that the location of the existing South Landfill resulted from public feedback during the first EA. 	
<p>How do Phase 1 and Phase 2 align?</p> <ul style="list-style-type: none"> - Walker expressed that the objective is to seamlessly transition from Phase 1 to Phase 2 so that critical waste management services for the community are not interrupted. However, approval and construction timelines may vary. 	
<p>Question regarding limit on landfill height.</p> <ul style="list-style-type: none"> - Walker referred to O. Reg. 232 which sets limits on landfill height and communicated that height will be addressed in visual impact studies and will likely be a lower elevation than Phase 1. 	
<p>Catherine Habermebl inquired about the turnout at Walker's first Open House on December 14.</p> <ul style="list-style-type: none"> - Feedback provided by Walker was that dialogue was rational, mostly attended by near neighbours, the community is familiar with Walker. - <i>Walker to provide summary of comments from the Open House.</i> 	Walker
<p>Several questions regarding the sequencing of approvals and when planning approvals commence.</p> <ul style="list-style-type: none"> - <i>Walker to review South Landfill Phase 1 approvals process and how the project moved into local approvals.</i> 	Walker
<p><i>Walker/GHD to set out a timeline/review process to assist the Region to better understand when their involvement occurs and when documents need to be reviewed.</i></p>	Walker/GHD
<p>Question regarding the Public Info Session callouts on the EA process timeline and whether these are prescribed, or proponent driven.</p> <ul style="list-style-type: none"> - Walker communicated that there is a chapter in the ToR that will speak to the consultation plan. EA is a proponent driven process with MECP guidelines on consultation. Walker will exceed the minimum requirement and commit to a consultation plan in the ToR. 	
<p>Question raised if Walker has engaged and will consult with HDI.</p> <ul style="list-style-type: none"> - Walker indicated that HDI has been notified of the launch and that a meeting will be arranged in the New Year. 	
<p>Question regarding peer review, with reference to Uppers.</p> <ul style="list-style-type: none"> - The provincial GRT is responsible for review and the municipal GRT is not expected to duplicate the effort. - Uppers Quarry is in the final licensing approval stage. South Landfill Phase 2 is the initial EA stage (planning process) with the final licensing approval stage to come after the EA (EPA approvals). 	
<p>Questions regarding the role and responsibilities of the Region throughout the EA process.</p> <ul style="list-style-type: none"> - Blair Shoniker noted that MECP is a great resource for the Region/municipalities and can provide guidance. - Municipalities typically comment on traffic, land use, economic, and cultural heritage. 	

Questions/ Comments (<i>Action items in italics</i>)	Action
<p><i>Walker to look into Bill 23 and EA responsibilities for Conservation Authorities</i></p> <p><i>Post meeting note:</i></p> <ul style="list-style-type: none"> – <i>Bill 23 has limited the services CAs can provide municipalities and charge for. These services now exclude reviewing and commenting on a proposal, application or other matter made under a “prescribed Act” (EA Act and Planning Act, among others).</i> – <i>As a result, NPCA’s role would be limited to review and approval (if permit is required) under Ontario Regulation 155/06. Further, that review would be focused on flooding and erosion because of Bill 23 changes that limit the range of factors CAs can consider.</i> – <i>The Terrestrial and Aquatic Environment Work Plan includes the following regarding NPCA: Ten Mile Creek and its tributaries are regulated under NPCA Ontario Regulation 155/06 for the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The Study Area is within the NPCA regulated area. Under the legislative changes associated with Bill 23, NPCA’s review and permitting authority will be focused on flooding and erosion hazard mitigation. A permit from NPCA may be required.</i> 	Walker/GHD
<p><i>Walker to circulate Code of Practice – Preparing & Reviewing EAs in ON to the Region/Niagara Falls.</i></p>	Walker/GHD
<p>Andrew Bryce asked whether the South Landfill went through Site Plan Approval.</p> <ul style="list-style-type: none"> – <i>Walker will investigate this.</i> 	Walker/GHD
<p>Question regarding NEC and whether they will be involved in the EA process.</p> <ul style="list-style-type: none"> – Walker has engaged the NEC. – <i>Walker to look into the portion of lands within NEC boundaries and whether tunnel expansion will occur within regulated lands.</i> 	Walker/GHD
<p>Andrew Bryce mentioned the new secondary plan occurring in Niagara Falls.</p> <ul style="list-style-type: none"> – Land use compatibility will need to be considered. – <i>Walker to share list of consultants providing technical services.</i> 	Walker/GHD
<p>Andrew Bryce noted that the public has been contacting Niagara Falls council regarding Phase 2.</p>	
<p>Walker signaled that a Community Liaison Committee will be created for this project during the EA stage when technical studies are being prepared/reviewed.</p>	

- Attachments: Meeting Presentation
Code of Practice – Preparing and Reviewing Environmental Assessments in Ontario
List of consultants providing technical services

Attachments

Attachment 1

Walker South Landfill Phase 2

Niagara GRT Meeting 1



→ December 19 & 20, 2023

**Walker South Landfill Phase 2 EA
GRT Meeting #1
Terms of Reference**

Welcome

Agenda

- **Introductions**
- **Meeting Objectives**
- **Overview of Walker & Proposed Project – South Landfill Phase 2**
- **Environmental Assessment & Approvals Process**
- **Municipal Land Use**
- **Role of the Government Review Team**
- **Draft Terms of Reference & Supporting Document**
- **Schedule & Next Steps**

Introductions

Introductions

Proponent: Walker Environmental Group Inc. (Walker)

- Project Director: Darren Fry
- VP, Government & Community Relations: Chris Breen
- Planning & Community Engagement Lead: Elizabeth Duguay
- Project Support Specialist: Leticia Koole

Primary Consultant: GHD

- Project Advisor: Blair Shoniker
- Project Manager: Erika Brown
- Project Coordinator: Janet Oswald

Meeting Objectives

Meeting Objectives

- Introduce Walker and the services they provide for the Niagara community
- Describe the South Landfill Phase 2 Project
- Provide an overview of the approvals process
- Outline the role of the Government Review Team

Overview of Walker

South Landfill Phase 2

Environmental Assessment



Walker Overview

Building a sustainable future, **together.**



Part of the Niagara Community for 136+ Years

- Fifth-generation, Niagara based family-owned company
- 1,200+ employees



Innovative Campus

- Integrated Resource Management Campus
- Safely managed Niagara's waste for over 40 years



Committed to Resource Recovery

- Recover & repurpose landfill-bound waste into sustainable materials & products



Walker's Resource Management Campus



More than a landfill

A dynamic operation that efficiently manages waste and sustainably recovers resources.

Campus Operations Include:

- A** Residential Drop-off
- B** Niagara Compost Facility
- C** Resource Recovery Area
- D** N-Viro® Biosolids Facility
- E** Agricultural Rehabilitation
- F** Landfill Gas to Energy Facility
- G** Aggregates Recycling & Processing Area
- H** South Landfill



Project Overview

Planning for long-term waste disposal capacity is increasingly important.

Despite recycling and green bin composting efforts, landfill space is still needed for non-recyclable materials.

Phase 2 Development of the South Landfill

- State-of-the-art engineered landfill
- Designed with exceptional safety & environmental controls
- Accepts solid non-hazardous waste only
- Located immediately east of the current landfill operations
- Existing waste management infrastructure, such as the site entrance will not change



Project Location

Key Facility Information



1.1 million tonnes of waste per year



18 million m³ total capacity



20 years of safe disposal



~ 500 jobs supported



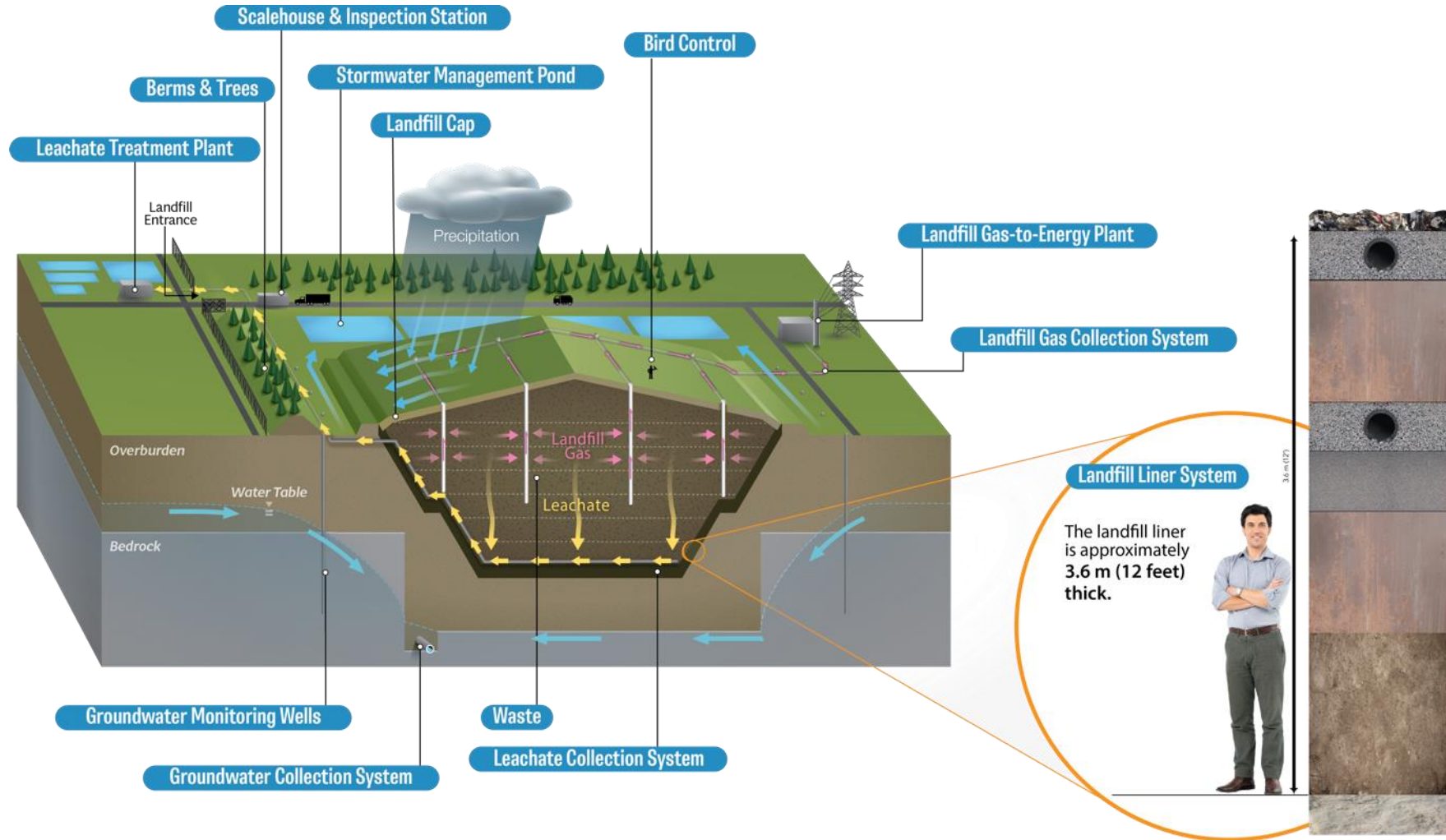
Renewable energy to power the equivalent of 10,000 homes



Designed & Operated to the highest standard

Key Features

- 12-foot multi-layer liner
- Leachate collection & treatment system
- Landfill gas collection system
- 0.75 m thick final landfill cap



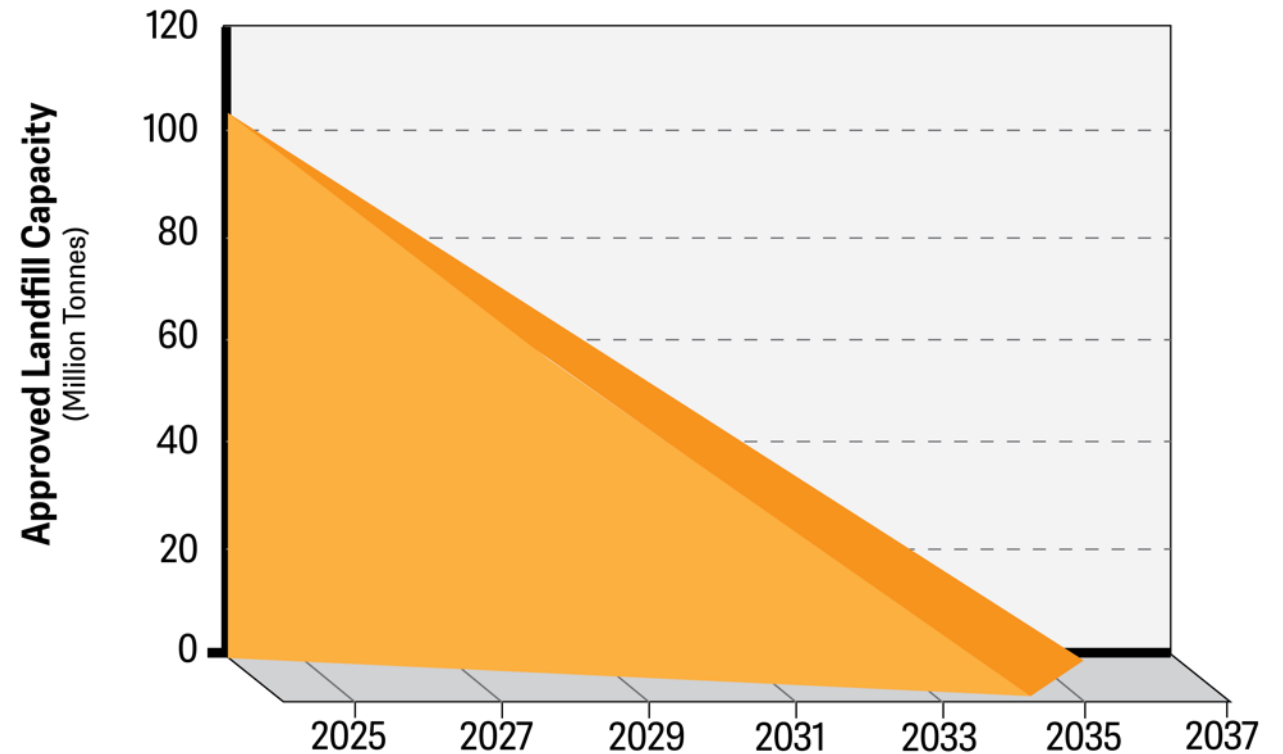
Niagara's Waste Disposal Solution

South Landfill Phase 2

Ontario is expected to run out of landfill capacity by 2035

- Existing landfills are quickly filling up
- Population & waste generation are increasing
- It takes up to 10 years to develop new landfill capacity

ONTARIO'S REMAINING LANDFILL CAPACITY



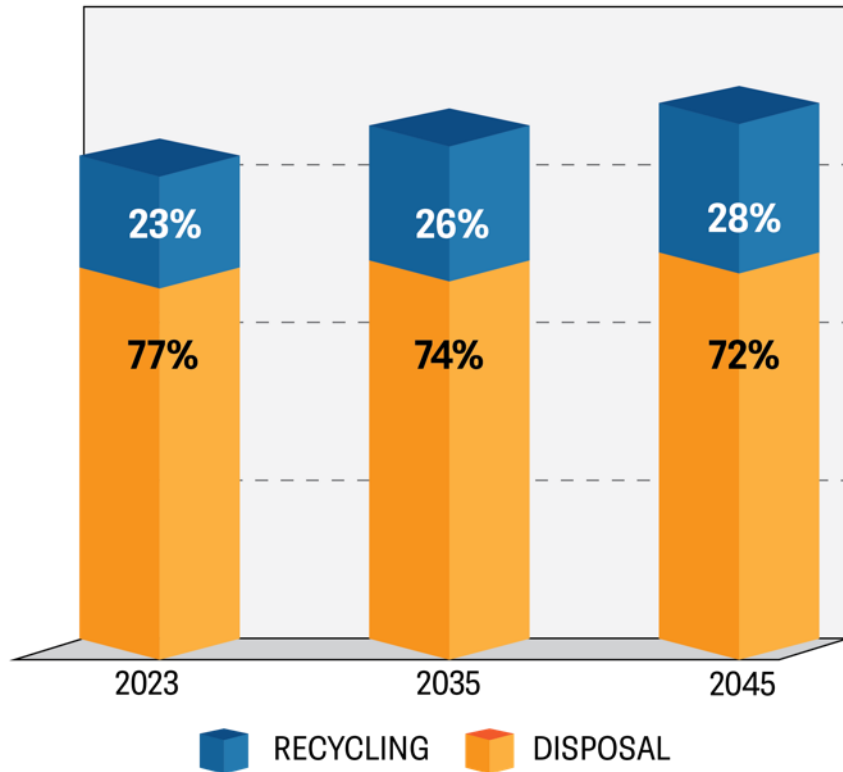
<https://www.owma.org/articles/2019-owma-landfill-report>



Niagara's Waste Disposal Solution

South Landfill Phase 2

ONTARIO'S RECYCLING & DISPOSAL RATES



<https://www.amo.on.ca/policy/land-use-planning-resources-and-climate-change/amos-baseline-waste-and-recycling-report-and>

Despite recycling efforts, there will still be materials requiring safe disposal

- Even with increased recycling and Green Bin composting, landfills are still needed to safely manage residual waste

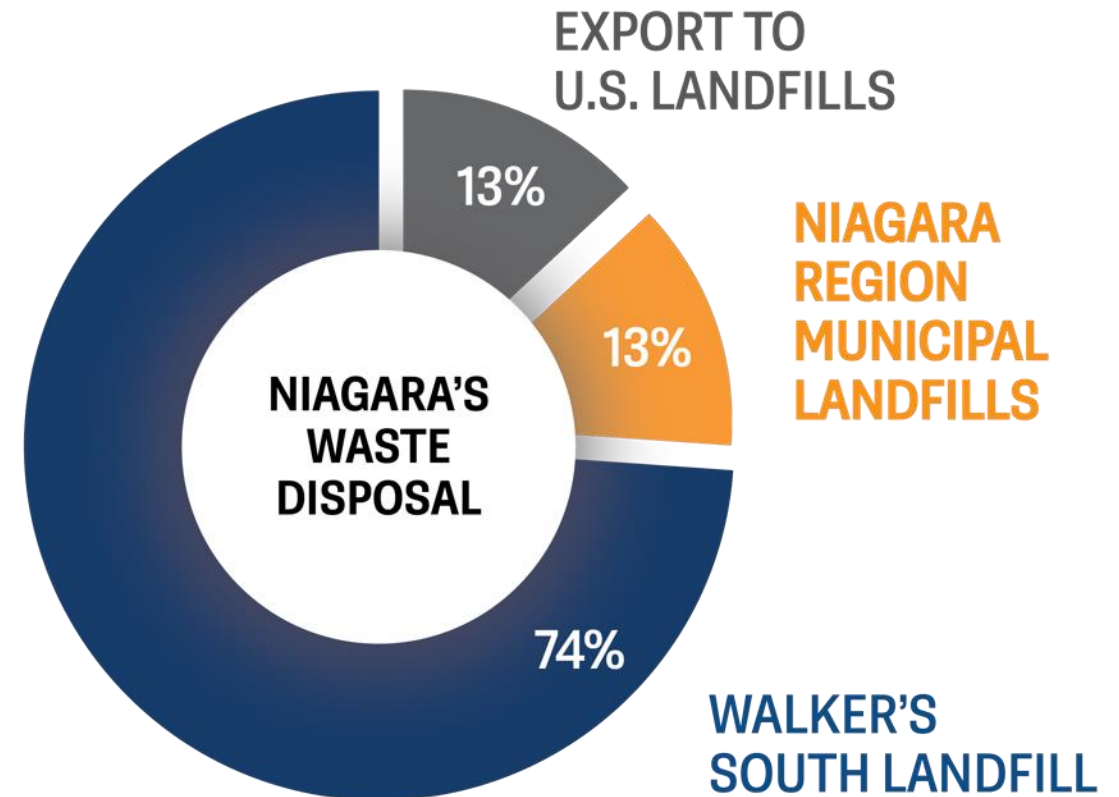


Niagara's Waste Disposal Solution

South Landfill Phase 2

Niagara is no exception, additional disposal capacity is needed

- Over 2/3 of Niagara's waste is currently managed at the South Landfill, which is expected to reach capacity by 2030



* Based on historical recycling trends



Supporting Niagara for over 136 years



Jobs & Employment

Supporting ~500 jobs in Niagara through our current waste management & resource recovery operations



Community Giving

Donations & giving totalling over \$1.4 million annually to charities, community groups, and infrastructure



Volunteering

Providing employees 2 paid volunteer days per year to support local community initiatives



Awareness & Education

Supporting educational activities by participating in community events, giving tours and presentations, and through partnerships



Environmental Assessment Process

Landfill Approvals Process Overview

Environmental Assessment Act

- Impact Assessment (Landfills required a Comprehensive EA vs Streamlined EA)
- Planning level instrument & detail
- Approved by Minister/Cabinet

Environmental Protection Act (EPA)

- Environmental Compliance Approvals (ECA)
- Other Acts – OWRA (Water), ARA (Quarry)
- Approved by Directors

Local Approvals (Official Plan, etc.)

- Official Plan Amendment
- Site Plan Approval, Road Entrance Permits
- Approved by Municipal Council

Environmental Assessment

A Two-Step Planning & Decision-Making Process

Step 1

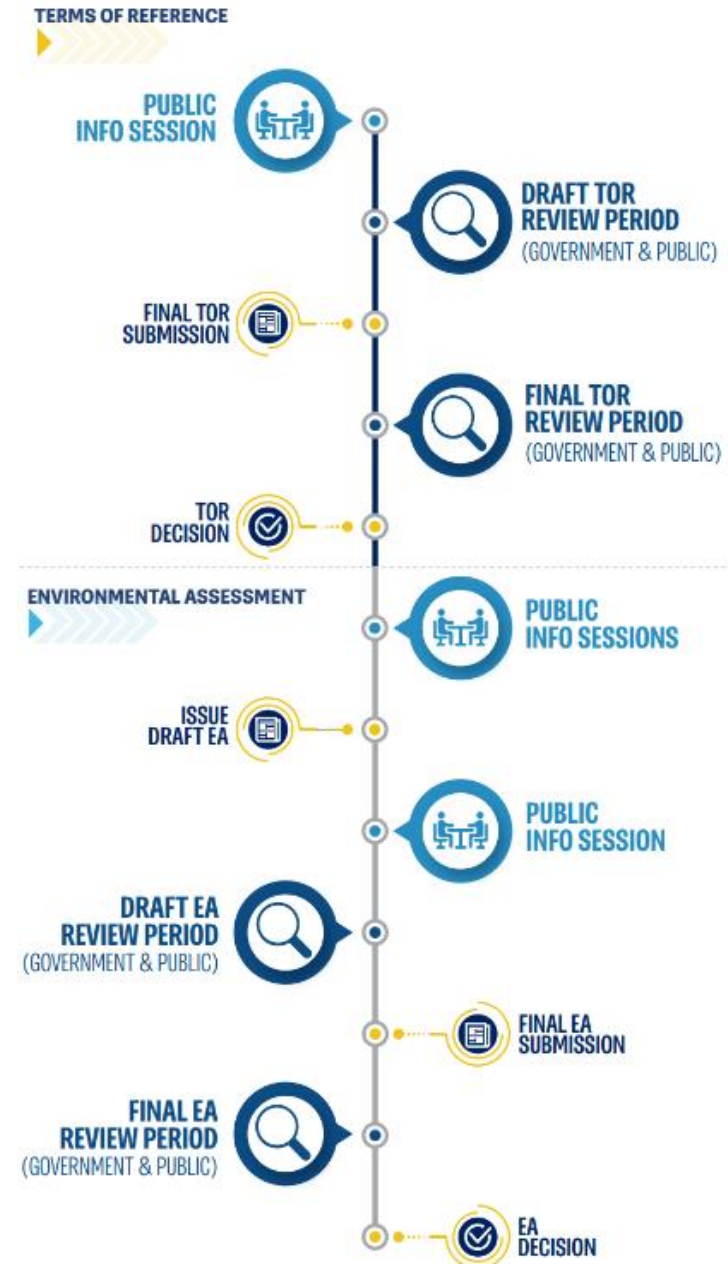
Terms of Reference (ToR)

- Serves as a roadmap for what will be studied in the EA & outlines the public consultation that will take place

Step 2

Environmental Assessment (EA)

- Scientific studies identifying the effects of the project & proposed mitigation measures



Need & Rationale

- Through its Business Case, Walker has identified the Need for continuing to operate the South Landfill at its Niagara Campus
- As a private sector Proponent with a current facility, there are a limited number of ways of approaching or dealing with the opportunity to increase residual waste disposal capacity
- Most reasonable way of approaching this opportunity is to increase capacity at the existing, permitted, and operational facility

Alternatives To the Undertaking

- Do nothing
 - Does not satisfy the established need
- **Expand landfill capacity at Walker's Niagara Campus**
- Establish a new landfill elsewhere
 - Significant barriers
- Other (Export Waste, Thermal, etc.)
 - Not feasible for Walker as a private sector proponent

Alternative Methods

- Describes the different ways of doing/ achieving the same activity
- Satisfies the Environmental Assessment (EA) Act requirement for a Proponent to identify and evaluate a reasonable range of alternatives
- Includes alternative site configurations to be evaluated in the EA
- Requires a comparative evaluation to be conducted

The ToR will:

- Set the framework for the type of Alternative Methods to be evaluated in the EA phase (i.e., alternative site configurations).
- Set the evaluation criteria and methodology that will be utilized to assess and compare the Alternative Methods within the EA phase to satisfy the EA Act requirements to “*evaluate the advantages and disadvantages to the environment of the Alternative Methods of carrying out the undertaking*”

Technical Studies to be Completed in the EA

- As part of the EA, numerous scientific studies will take place to
- Ensures Phase 2 will be protective of the environment while continuing to provide the community with safe and reliable waste disposal services



Agriculture



Air Quality



Archaeology



Cultural Heritage



Cumulative Effects



Ecology



Economic



Noise



Social



**Surface Water &
Groundwater**



Traffic



Visual

Consultation

Stakeholder Consultation:



- Members of the public, agencies, Indigenous communities and other interested persons are encouraged to actively participate in the planning process by attending consultation opportunities or contacting staff directly with comments and questions.
- Consultation opportunities are planned throughout the EA and will be advertised in local newspapers on the project website, by direct mail and/or email.

Consultation

Proposed Plan For Consulting During the EA

Proposed Consultation Methods



Website

A dedicated project website is available online.

southlandfillphase2.com



Email

A dedicated project email has been created.
info@southlandfillphase2.com



Phone

A toll-free phone line for questions related to the EA is available.

1-866-699-9425



Events

Public information sessions, open houses and stakeholder meetings.

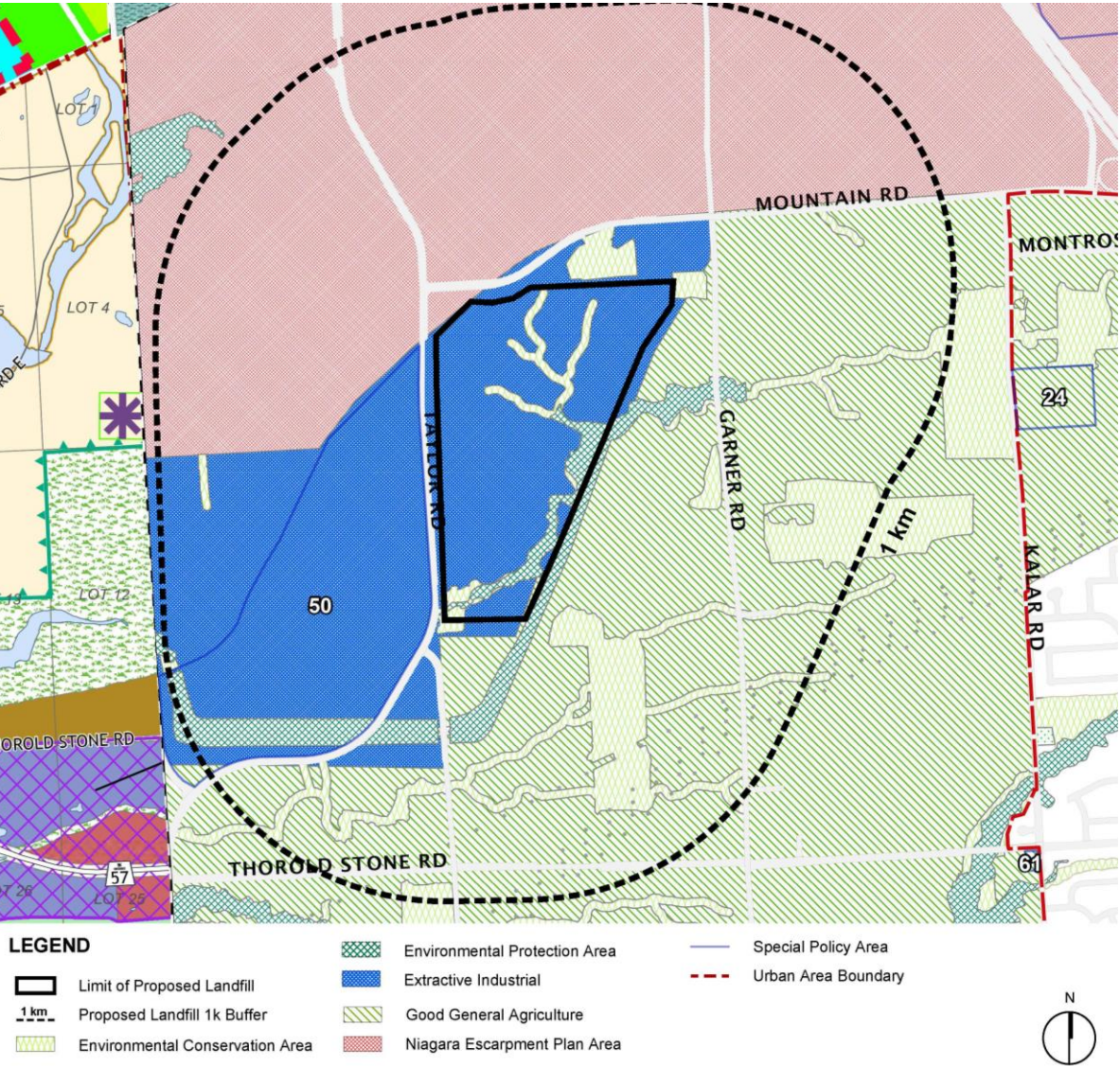
Consultation

Public Open House #1

- Held last Thursday (December 14th, 2023), 4:00-8:00pm
- Approximately 45 attendees
- Key issues raised:
 - Length of process
 - End use of quarry
 - Noise
 - Property value protection
 - Litter
 - Dust
 - Odour
 - Visual
 - Traffic
 - Location (proximity)
 - Community benefit
 - Consultation

Municipal Land Use

Niagara Region



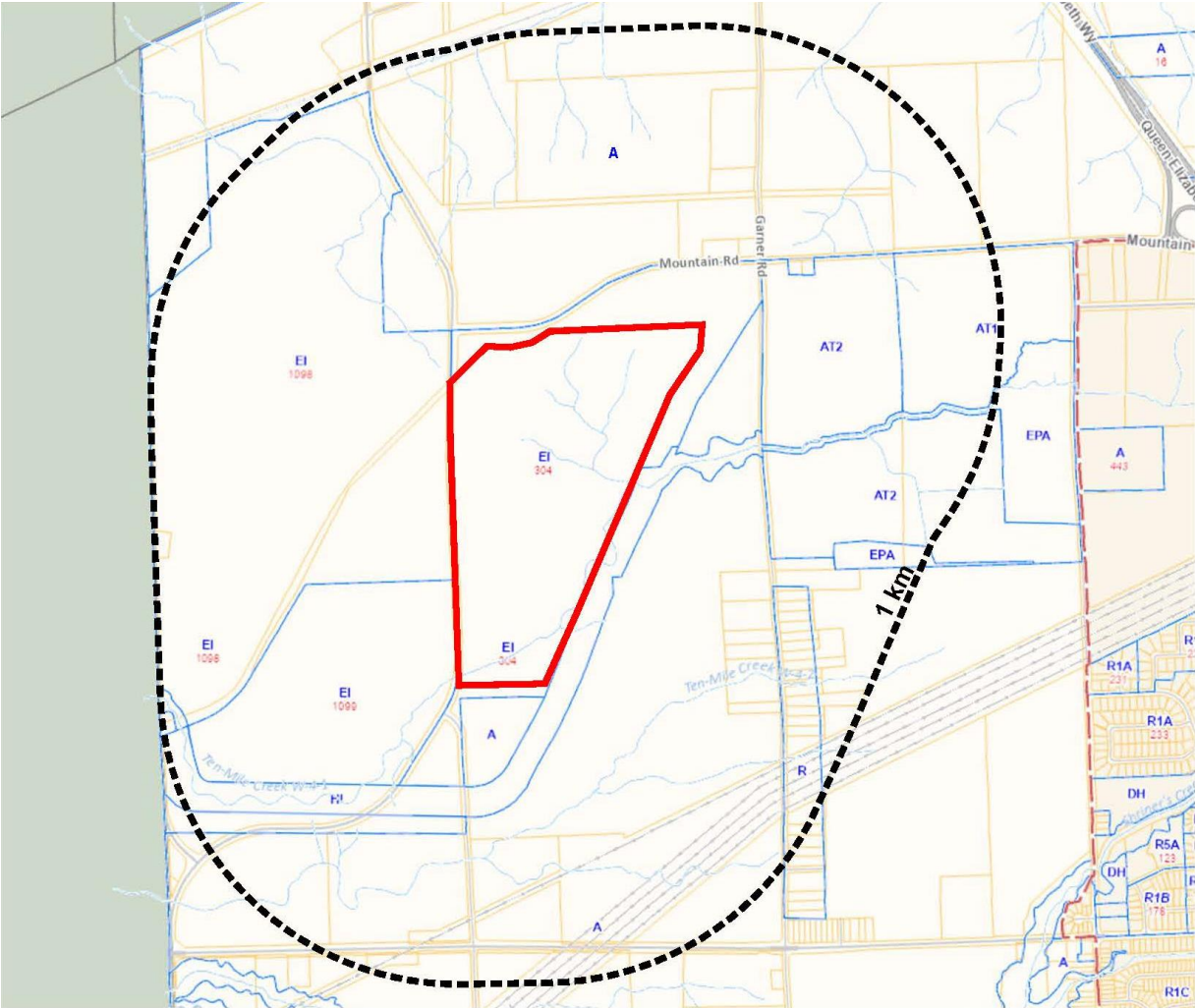
Current land use designation

- Schedule H of the NROP identifies the subject lands as a Licenced Aggregate Operation in line with the existing use of the site
- An Official Plan Amendment will be required to permit waste disposal within the Extractive Industrial designation at the site

Surrounding land use designations

- The Proposed Landfill lands are shown to be situated outside of identified urban and growth areas
- Narrow sections along the eastern boundary of the Proposed Landfill lands are shown to be part of the Natural Environment System (Schedule C1 and C2)

City of Niagara Falls



LEGEND		
	Limit of Proposed Landfill	
	Proposed Landfill 1k Buffer	
EI	Extractive Industrial Zone	
A	Agricultural Zone	
AT	Agri-Tourism Zone	R4
R	Rural Zone	Residential Low Density Grouped Multiple Dwelling Zone
R1A	Residential 1A Density Zone	R5A
R1B	Residential 1B Density Zone	Residential Apartment Zone
R1C	Residential 1C Density Zone	DH
R1D	Residential 1D Density Zone	Development Holding Zone
		EPA
		Environmental Protection Area Zone



- The Proposed Landfill lands are primarily designated as Extractive Industrial in the NFOP
- With areas designated as Environmental Conservation Area and Environmental Protection Area along the eastern portion of the site

- The Proposed Landfill lands are zoned as Extractive Industrial Zone
- A Zoning By-law Amendment to permit a waste disposal site, landfill, will be required

Role of the Government Review Team

Role of the Government Review Team

- Provide information and guidance within mandated areas of responsibility
- Provide consistent advice throughout the decision-making process or relevant reasons if positions change
- Participate in the government review of the proposed Terms of Reference

Draft Terms of Reference & Supporting Document

Draft Terms of Reference & Supporting Document

ToR & Appendices

- Rationale for Undertaking
- Alternatives To the Undertaking
- Preliminary description of the environment
- Proposed assessment and evaluation methodology
- Consultation

Supporting Document

- Business Case: Need/Rationale and Alternatives To the Undertaking

Schedule & Next Steps

Next Steps

- We will be seeking input and comments on the Draft ToR once released (winter 2024)
- Follow-up meeting with GRT will be scheduled prior to the release of the Draft ToR
- Update and finalize the ToR based on comments received and issue for formal review (summer 2024)
- Contact Information:

Darren Fry, Walker

Email: Dfry@walkerind.com

Office: 1-866-699-9425

Erika Brown, GHD

Email: Erika.Brown@GHD.com

Office: 416 866 2351





*** Thank You**

Attachment 2

**Code of Practice - Preparing and Reviewing
Environmental Assessments in Ontario**

Preparing and Reviewing Terms of Reference for Environmental Assessments in Ontario

*** This document can be found on the
Ministry of the Environment,
Conservation and Parks website ***

[https://www.ontario.ca/page/preparing-
and-reviewing-terms-reference-
environmental-assessments-ontario](https://www.ontario.ca/page/preparing-and-reviewing-terms-reference-environmental-assessments-ontario)

Attachment 3

List of Consultants

Walker South Landfill Phase 2 Environmental Assessment Technical Discipline Consultants

Discipline	Consultant	Contact(s)
Agriculture	Colville Consulting Inc	Sean Colville
Atmosphere (air quality and noise)	RWDI	Anthony Vanderheyden
Archaeology	ARA	Mike McCready
Cultural Heritage	MHBC	Nicholas Bogaert
Design & Operations	WSP	Frank Barone
Ecology	GHD	Laura Lawlor
Economic	Avaanz	Angus Keir
Land Use	MHBC	Debra Walker, Tomas Glancy
Surface and ground water	WSP	Greg Siiskonen, Kevin MacKenzie
Social	SLR	Tomasz Wlodarczyk
Traffic	TYLin	Michael Dowdall

**Regional Municipality of Niagara
Meeting – 2024.02.09**



February 20, 2024

Subject/Client:	Walker South Landfill Phase 2 EA Niagara GRT Meeting #2	Ref. No.	12567140
From:	Erika Brown	Tel:	416 866-2351
Venue/Date/Time:	Walker Environmental Group Building, 2800 Thorold Townline Road, Niagara Falls, February 9, 2024, 10:00 – 11:00am		

Attendees

Niagara Region

- Sean Norman, Senior Planner
- Erik Acs, Manager, Community Planning
- Angela Stea, Director, Corporate Strategy and Community Sustainability

Walker

- Darren Fry, Project Director
- Mike Deprez, VP, Waste Services and Business Development
- Elizabeth Duguay, Planning & Community Engagement Lead

GHD

- Blair Shoniker, Project Director & Strategic Advisor

Topics Discussed

1. Key Meeting Objectives
2. Dec 23' Meeting Follow-ups
3. Consultation & Engagement Update
4. Key Milestones & Review Process
5. NPCA/Region Consultation
6. Next Steps

Questions/ Comments (*Action items in italics*)

Action

Walker reviewed action items from the December 18, 2023 meeting and provided responses. A summary of action items and responses can be found in Attachment 1 – Meeting Presentation.	None
Angela Stea, Eric Acs, and Sean Norman will be the primary contacts from Niagara Region for the EA.	None
Question raised regarding who attended Open House #1 on December 14, 2023. – Walker responded that the Open House was primarily attended by near neighbours (i.e., within 500 metres of the proposed Phase 2 site); specifically, residents from Garner Rd.	None
<i>Walker/GHD to prepare an approvals sequence track for the project outlining timing of provincial and local planning approvals.</i>	Walker/GHD
Clarification requested regarding “GRT”.	GHD

Questions/ Comments (<i>Action items in italics</i>)	Action
<ul style="list-style-type: none"> – “GRT” stands for Government Review Team – GRT is a defined term/list of government ministries and agencies (federal, provincial, municipal, etc.) in the Terms of Reference Code of Practice – The MECP provides the proponent with a GRT list – Niagara Region is part of the GRT <p><i>GHD to provide Niagara Region with a PDF copy of the ToR Code of Practice.</i></p> <p><i>Post-meeting note: The MECP Code of Practice for Preparing and Reviewing Terms of Reference for Environmental Assessment in Ontario is available at the following link and has been attached to this summary.</i></p> <p><u>Code of Practice: Terms of Reference</u></p>	
<p>Niagara Region representatives asked Walker which municipalities have and will be engaged.</p> <ul style="list-style-type: none"> – Walker responded that to date, they have engaged with the City of Niagara Falls, the Town of Niagara-on-the-Lake, and the City of St. Catharines – Walker intends to schedule another meeting with the City of Niagara Falls and an initial meeting with the City of Thorold 	None
<p>Walker shared plans to release the Draft ToR on March 7, 2024.</p>	None
<p>Walker suggested it would be supportive of area municipalities undertaking a coordinated approach to the review of EA documents (i.e., Niagara Region, Niagara Falls, NOTL, St. Catharines, and Thorold). Walker would be happy to facilitate a joint meeting during/after comment submission to ensure open communications and efficiency.</p> <p><i>Niagara Region to consider facilitating coordinated review of documents during ToR step and future EA Report.</i></p>	Niagara Region
<p><i>Walker to review Niagara Region/area municipalities’ sustainability objectives and identify opportunities to incorporate them into the project.</i></p>	Walker

- Attachments: Meeting Presentation
Code of Practice – Preparing and Reviewing Terms of Reference for Environmental Assessment in Ontario (*provided under separate cover*)
-

Attachments

Attachment 1

Meeting Presentation

South Landfill Phase 2

Environmental Assessment

Niagara Region Meeting #2

February 9th, 2024



Agenda

- Key Meeting Objectives
- Dec 23' Meeting Follow-ups
- Consultation & Engagement Update
- Key Milestones & Review Process
- NPCA/Region Consultation
- Next Steps



Key Meeting Objectives

- Follow up on questions raised during Dec 18th, 2023 meeting
- Review proposed project timelines
- Discuss framework for ToR Municipal review process
- Discuss NPCA consultation
- Establish next steps



Action Items

December 18th, 2023 Meeting

Item	Response
Walker to provide summary of comments from Open House #1.	Complete. Darren Fry, Project Director, sent summary of feedback via email on 2024-01-26.
Walker/GHD to set out a timeline/review process to assist the Region to better understand when their involvement occurs and when documents need to be reviewed.	To be discussed in this meeting.
Walker to review South Landfill Phase 1 (SLF PH1) approvals process and how the project moved into local approvals.	File review in progress. South Landfill Phase 1 Approvals Sequence was: <ul style="list-style-type: none">• EA Approval required before any EPA or Local Planning Approvals• Certificate of Approval (EPA) could only be issued once all Planning Act Amendments were in place• SLF PH1 required an Official Plan & Zoning By-law Amendments• Amendments to Regional & City planning documents were required to permit private landfill use
Walker to investigate whether SLF PH1 went through Site Plan Approval.	Related to above item.
Walker to confirm whether the tunnel expansion will occur within NEC lands.	Item in progress. <ul style="list-style-type: none">• Conceptual design stage• New tunnel may be partially within NEC lands• Walker will engage NEC



Consultation & Engagement Update

- Meetings held with GRT, Municipalities, neighbours & interested parties
- Indigenous engagement in progress – developing community-specific consultation & engagement plans
- Feedback is being considered as Draft ToR is developed
- Proposing Community Liaison Community as part of consultation plan



Timelines & Process

Terms of Reference – Targeted Dates

- **Draft ToR Release** – March 7th
- **Draft ToR Comment Period** – March 7th to April 21st
- **Final ToR Submission** – May 31st
- **MECP Review Process**



Timelines & Process

Terms of Reference – Municipal Review

The ToR serves as the roadmap for what will be studied in the EA & outlines public consultation that will take place (i.e., the “table of contents”).

- ~50-page document – copy of South Landfill Phase 1 ToR for reference
- Intended to set the scope for the EA
- 45-day review period (vs prescribed 30 days)
- Coordinated review opportunity with other municipalities



NPCA/Region Consultation

- Under Bill 23, CAs no longer provide municipal programs or services related to reviewing & commenting on proposals/applications made under the *Environmental Assessment Act*
- NPCA's review & permitting authority would therefore be limited to flooding & erosion hazard mitigation under O. Reg 155/06
- SLF PH2 study area is within NPCA's regulated lands – specifically, Ten Mile Creek & its tributaries



Next Steps

- Draft ToR Release on March 7th
- Looking to schedule meetings with following departments at the Region:
 - Wastewater Management
 - Transportation
 - Sustainability
 - Economic Development



Attachment 2

**Code of Practice – Preparing and
Reviewing Terms of Reference for
Environmental Assessment in Ontario
*(provided under separate cover)***

City of Niagara Falls Meetings

**City of Niagara Falls
Meeting – 2023.12.18**



January 25, 2024

Subject/Client:	Walker South Landfill Phase 2 EA Niagara GRT Meeting #1	Ref. No.	12567140
From:	Erika Brown	Tel:	416 866-2351
Venue/Date/Time:	Niagara Region HQ, 1815 Sir Isaac Brock Way, Thorold December 18, 2023, 1:00-3:00pm		

Attendees

Niagara Region

- Sean Norman, Senior Planner
- Erik Acs, Manager, Community Planning
- Emil Prpic, Manager, Recycling & Waste Disposal
- Catherine Habermehl, Director, Waste Management Services (Virtual)
- Sherri Tait, Acting Associate Director, Collection & Diversion Operations

City of Niagara Falls

- Andrew Bryce, Director of Planning

Walker

- Darren Fry, Project Director
- Elizabeth Duguay, Planning & Community Engagement Lead
- Chris Breen, Vice President, Government and Community Relations

GHD

- Blair Shoniker, Project Director & Strategic Advisor

Topics Discussed

1. Introductions
2. Meeting Objectives
3. Overview of Walker & Proposed Project – South Landfill Phase 2
4. Environmental Assessment & Approvals Process
5. Municipal Land Use
6. Role of the Government Review Team
7. Draft Terms of Reference & Supporting Document
8. Schedule & Next Steps
 - A GRT meeting will be scheduled prior to release of the working draft Terms of Reference (winter 2024)

Questions/ Comments (*Action items in italics*)

Action

Andrew Bryce asked Walker about project messaging and how to communicate with the public. <ul style="list-style-type: none"> - Specifically, clear messaging will be provided with respect to the process, the site, and the incoming waste (volume, types, sources, etc). 	
Does Walker have a "North Landfill"?	

Questions/ Comments (<i>Action items in italics</i>)	Action
<ul style="list-style-type: none"> - No, but Walker does have an East Landfill that was rehabilitated into agricultural land. The agricultural end use was determined through community engagement. 	
<p>Chris Breen signalled that this project represents the development of the next phase of the South Landfill or a continuation or extension of the existing operation.</p>	
<p>Erik Acs asked for clarity around entrance of the existing South Landfill Phase 1.</p> <ul style="list-style-type: none"> - Walker indicated that the location of the existing South Landfill resulted from public feedback during the first EA. 	
<p>How do Phase 1 and Phase 2 align?</p> <ul style="list-style-type: none"> - Walker expressed that the objective is to seamlessly transition from Phase 1 to Phase 2 so that critical waste management services for the community are not interrupted. However, approval and construction timelines may vary. 	
<p>Question regarding limit on landfill height.</p> <ul style="list-style-type: none"> - Walker referred to O. Reg. 232 which sets limits on landfill height and communicated that height will be addressed in visual impact studies and will likely be a lower elevation than Phase 1. 	
<p>Catherine Habermebl inquired about the turnout at Walker's first Open House on December 14.</p> <ul style="list-style-type: none"> - Feedback provided by Walker was that dialogue was rational, mostly attended by near neighbours, the community is familiar with Walker. - <i>Walker to provide summary of comments from the Open House.</i> 	Walker
<p>Several questions regarding the sequencing of approvals and when planning approvals commence.</p> <ul style="list-style-type: none"> - <i>Walker to review South Landfill Phase 1 approvals process and how the project moved into local approvals.</i> 	Walker
<p><i>Walker/GHD to set out a timeline/review process to assist the Region to better understand when their involvement occurs and when documents need to be reviewed.</i></p>	Walker/GHD
<p>Question regarding the Public Info Session callouts on the EA process timeline and whether these are prescribed, or proponent driven.</p> <ul style="list-style-type: none"> - Walker communicated that there is a chapter in the ToR that will speak to the consultation plan. EA is a proponent driven process with MECP guidelines on consultation. Walker will exceed the minimum requirement and commit to a consultation plan in the ToR. 	
<p>Question raised if Walker has engaged and will consult with HDI.</p> <ul style="list-style-type: none"> - Walker indicated that HDI has been notified of the launch and that a meeting will be arranged in the New Year. 	
<p>Question regarding peer review, with reference to Uppers.</p> <ul style="list-style-type: none"> - The provincial GRT is responsible for review and the municipal GRT is not expected to duplicate the effort. - Uppers Quarry is in the final licensing approval stage. South Landfill Phase 2 is the initial EA stage (planning process) with the final licensing approval stage to come after the EA (EPA approvals). 	
<p>Questions regarding the role and responsibilities of the Region throughout the EA process.</p> <ul style="list-style-type: none"> - Blair Shoniker noted that MECP is a great resource for the Region/municipalities and can provide guidance. - Municipalities typically comment on traffic, land use, economic, and cultural heritage. 	

Questions/ Comments (<i>Action items in italics</i>)	Action
<p><i>Walker to look into Bill 23 and EA responsibilities for Conservation Authorities</i></p> <p><i>Post meeting note:</i></p> <ul style="list-style-type: none"> – <i>Bill 23 has limited the services CAs can provide municipalities and charge for. These services now exclude reviewing and commenting on a proposal, application or other matter made under a “prescribed Act” (EA Act and Planning Act, among others).</i> – <i>As a result, NPCA’s role would be limited to review and approval (if permit is required) under Ontario Regulation 155/06. Further, that review would be focused on flooding and erosion because of Bill 23 changes that limit the range of factors CAs can consider.</i> – <i>The Terrestrial and Aquatic Environment Work Plan includes the following regarding NPCA: Ten Mile Creek and its tributaries are regulated under NPCA Ontario Regulation 155/06 for the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The Study Area is within the NPCA regulated area. Under the legislative changes associated with Bill 23, NPCA’s review and permitting authority will be focused on flooding and erosion hazard mitigation. A permit from NPCA may be required.</i> 	Walker/GHD
<p><i>Walker to circulate Code of Practice – Preparing & Reviewing EAs in ON to the Region/Niagara Falls.</i></p>	Walker/GHD
<p>Andrew Bryce asked whether the South Landfill went through Site Plan Approval.</p> <ul style="list-style-type: none"> – <i>Walker will investigate this.</i> 	Walker/GHD
<p>Question regarding NEC and whether they will be involved in the EA process.</p> <ul style="list-style-type: none"> – Walker has engaged the NEC. – <i>Walker to look into the portion of lands within NEC boundaries and whether tunnel expansion will occur within regulated lands.</i> 	Walker/GHD
<p>Andrew Bryce mentioned the new secondary plan occurring in Niagara Falls.</p> <ul style="list-style-type: none"> – Land use compatibility will need to be considered. – <i>Walker to share list of consultants providing technical services.</i> 	Walker/GHD
<p>Andrew Bryce noted that the public has been contacting Niagara Falls council regarding Phase 2.</p>	
<p>Walker signaled that a Community Liaison Committee will be created for this project during the EA stage when technical studies are being prepared/reviewed.</p>	

- Attachments: Meeting Presentation
Code of Practice – Preparing and Reviewing Environmental Assessments in Ontario
List of consultants providing technical services

Attachments

Attachment 1

Walker South Landfill Phase 2

Niagara GRT Meeting 1



→ December 19 & 20, 2023

**Walker South Landfill Phase 2 EA
GRT Meeting #1
Terms of Reference**

Welcome

Agenda

- **Introductions**
- **Meeting Objectives**
- **Overview of Walker & Proposed Project – South Landfill Phase 2**
- **Environmental Assessment & Approvals Process**
- **Municipal Land Use**
- **Role of the Government Review Team**
- **Draft Terms of Reference & Supporting Document**
- **Schedule & Next Steps**

Introductions

Introductions

Proponent: Walker Environmental Group Inc. (Walker)

- Project Director: Darren Fry
- VP, Government & Community Relations: Chris Breen
- Planning & Community Engagement Lead: Elizabeth Duguay
- Project Support Specialist: Leticia Koole

Primary Consultant: GHD

- Project Advisor: Blair Shoniker
- Project Manager: Erika Brown
- Project Coordinator: Janet Oswald

Meeting Objectives

Meeting Objectives

- Introduce Walker and the services they provide for the Niagara community
- Describe the South Landfill Phase 2 Project
- Provide an overview of the approvals process
- Outline the role of the Government Review Team

Overview of Walker

South Landfill Phase 2

Environmental Assessment



Walker Overview

Building a sustainable future, **together.**



Part of the Niagara Community for 136+ Years

- Fifth-generation, Niagara based family-owned company
- 1,200+ employees



Innovative Campus

- Integrated Resource Management Campus
- Safely managed Niagara's waste for over 40 years



Committed to Resource Recovery

- Recover & repurpose landfill-bound waste into sustainable materials & products



Walker's Resource Management Campus



More than a landfill

A dynamic operation that efficiently manages waste and sustainably recovers resources.

Campus Operations Include:

- A** Residential Drop-off
- B** Niagara Compost Facility
- C** Resource Recovery Area
- D** N-Viro® Biosolids Facility
- E** Agricultural Rehabilitation
- F** Landfill Gas to Energy Facility
- G** Aggregates Recycling & Processing Area
- H** South Landfill



Project Overview

Planning for long-term waste disposal capacity is increasingly important.

Despite recycling and green bin composting efforts, landfill space is still needed for non-recyclable materials.

Phase 2 Development of the South Landfill

- State-of-the-art engineered landfill
- Designed with exceptional safety & environmental controls
- Accepts solid non-hazardous waste only
- Located immediately east of the current landfill operations
- Existing waste management infrastructure, such as the site entrance will not change



Project Location

Key Facility Information



1.1 million tonnes of waste per year



18 million m³ total capacity



20 years of safe disposal



~ 500 jobs supported



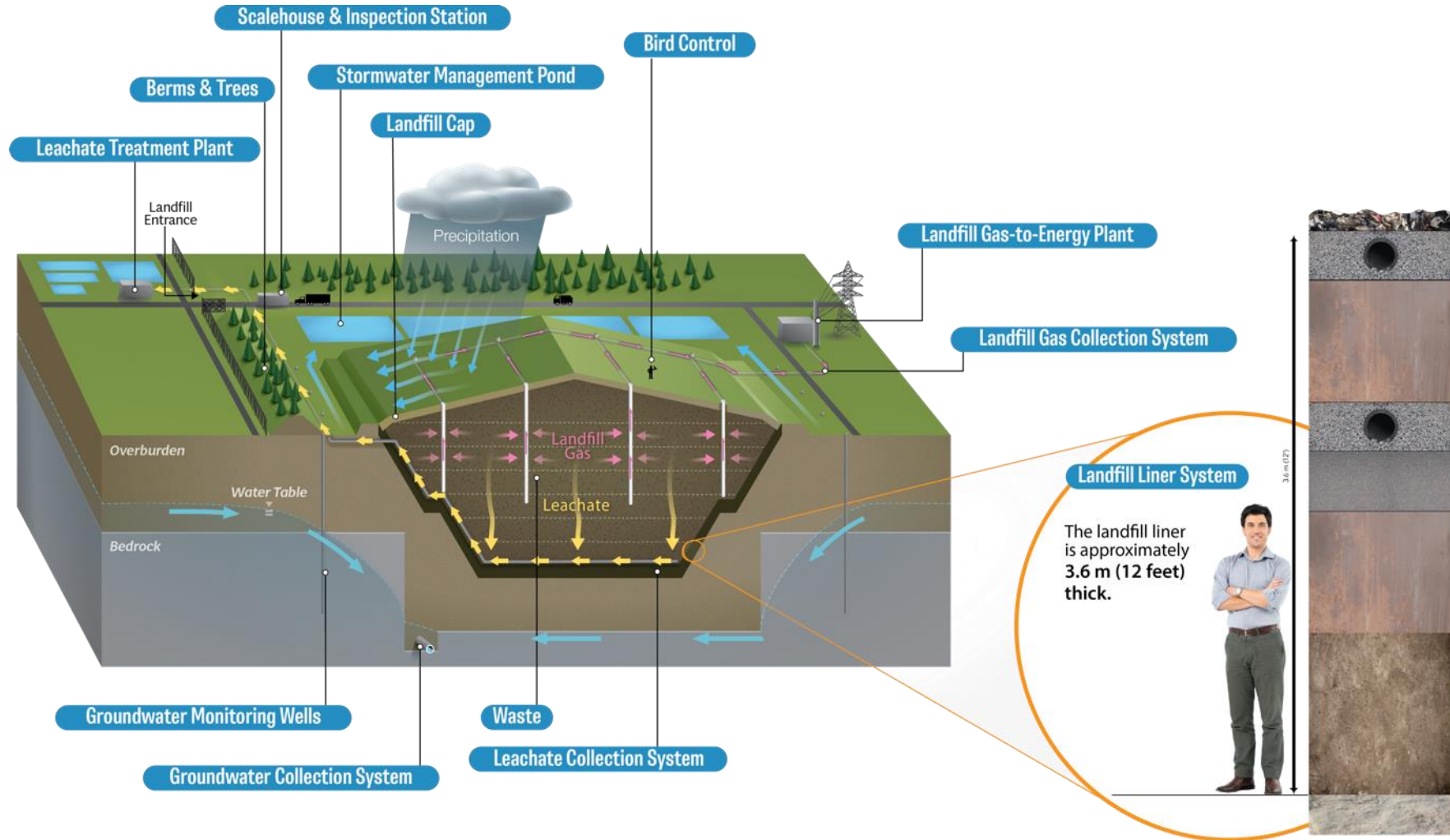
Renewable energy to power the equivalent of 10,000 homes



Designed & Operated to the highest standard

Key Features

- 12-foot multi-layer liner
- Leachate collection & treatment system
- Landfill gas collection system
- 0.75 m thick final landfill cap



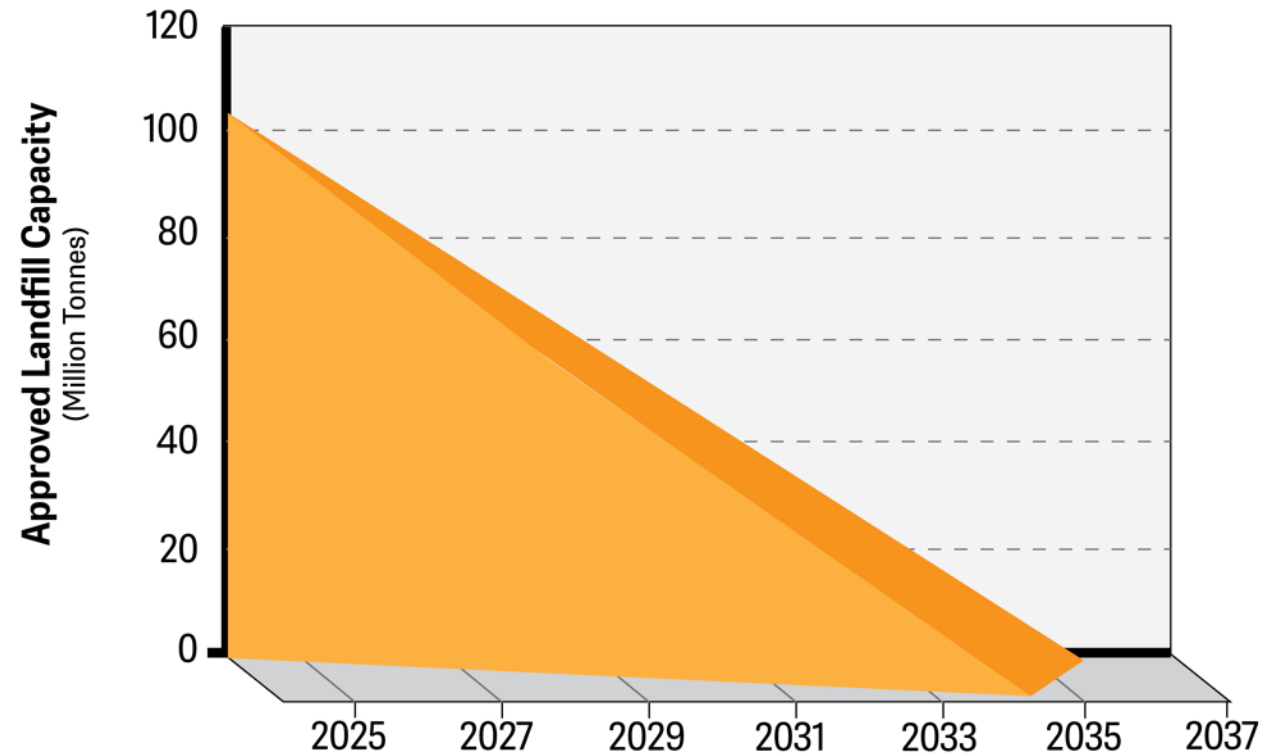
Niagara's Waste Disposal Solution

South Landfill Phase 2

Ontario is expected to run out of landfill capacity by 2035

- Existing landfills are quickly filling up
- Population & waste generation are increasing
- It takes up to 10 years to develop new landfill capacity

ONTARIO'S REMAINING LANDFILL CAPACITY



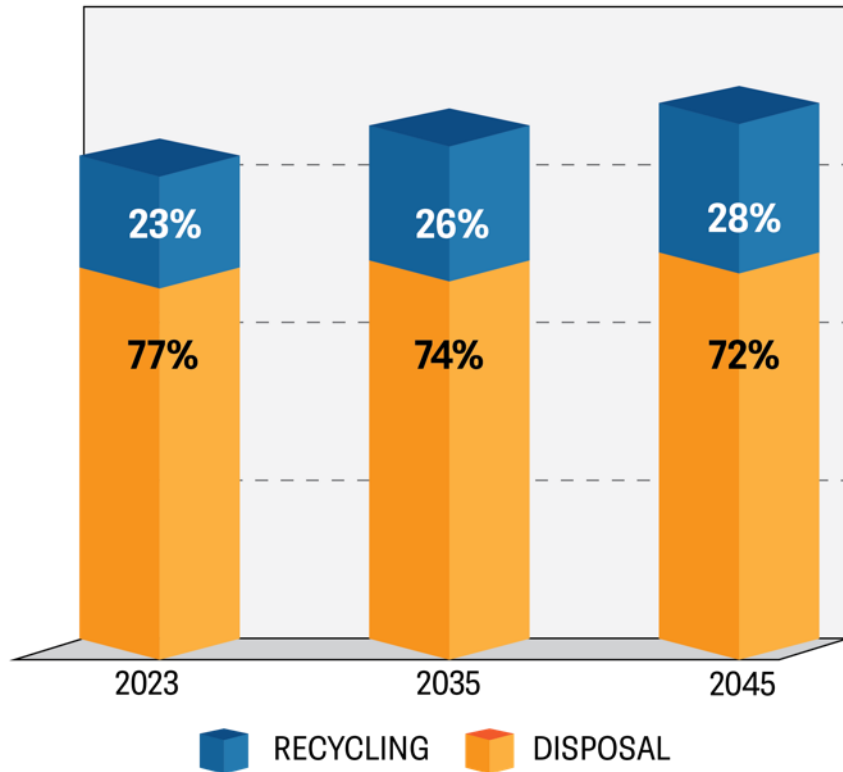
<https://www.owma.org/articles/2019-owma-landfill-report>



Niagara's Waste Disposal Solution

South Landfill Phase 2

ONTARIO'S RECYCLING & DISPOSAL RATES



<https://www.amo.on.ca/policy/land-use-planning-resources-and-climate-change/amos-baseline-waste-and-recycling-report-and>

Despite recycling efforts, there will still be materials requiring safe disposal

- Even with increased recycling and Green Bin composting, landfills are still needed to safely manage residual waste

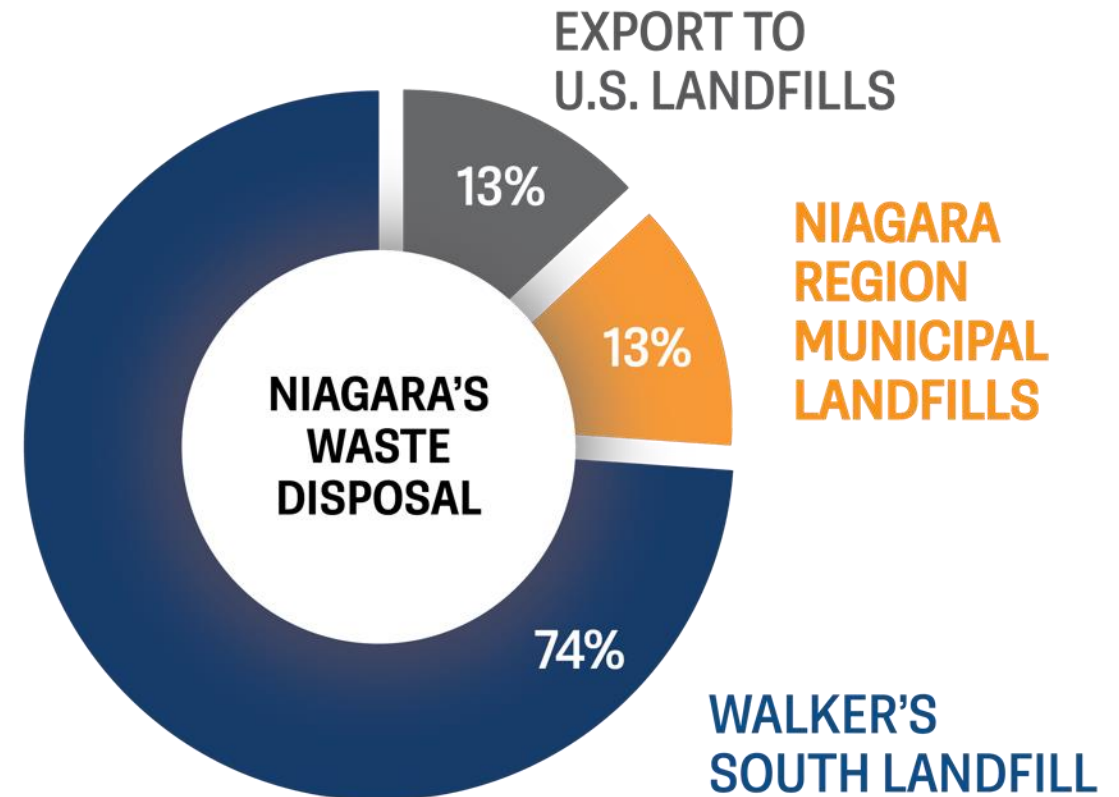


Niagara's Waste Disposal Solution

South Landfill Phase 2

Niagara is no exception, additional disposal capacity is needed

- Over 2/3 of Niagara's waste is currently managed at the South Landfill, which is expected to reach capacity by 2030



* Based on historical recycling trends



Supporting Niagara for over 136 years



Jobs & Employment

Supporting ~500 jobs in Niagara through our current waste management & resource recovery operations



Community Giving

Donations & giving totalling over \$1.4 million annually to charities, community groups, and infrastructure



Volunteering

Providing employees 2 paid volunteer days per year to support local community initiatives



Awareness & Education

Supporting educational activities by participating in community events, giving tours and presentations, and through partnerships



Environmental Assessment Process

Landfill Approvals Process Overview

Environmental Assessment Act

- Impact Assessment (Landfills required a Comprehensive EA vs Streamlined EA)
- Planning level instrument & detail
- Approved by Minister/Cabinet

Environmental Protection Act (EPA)

- Environmental Compliance Approvals (ECA)
- Other Acts – OWRA (Water), ARA (Quarry)
- Approved by Directors

Local Approvals (Official Plan, etc.)

- Official Plan Amendment
- Site Plan Approval, Road Entrance Permits
- Approved by Municipal Council

Environmental Assessment

A Two-Step Planning & Decision-Making Process

Step 1

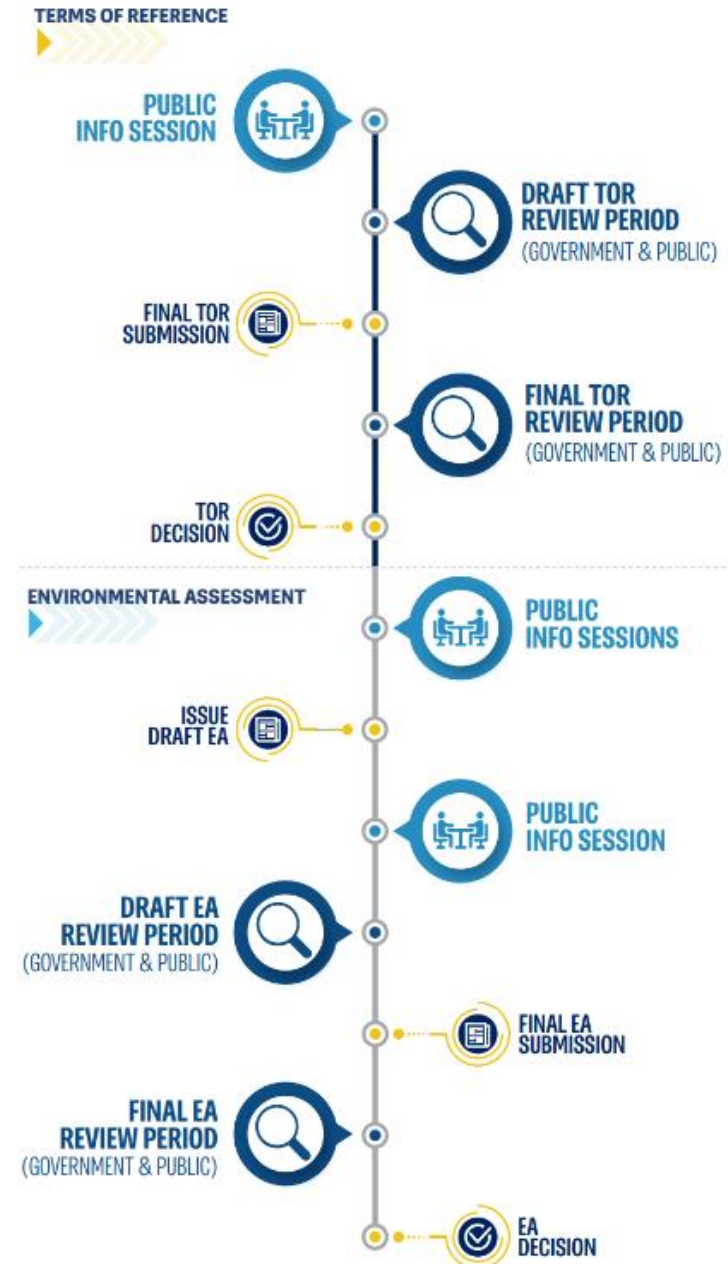
Terms of Reference (ToR)

- Serves as a roadmap for what will be studied in the EA & outlines the public consultation that will take place

Step 2

Environmental Assessment (EA)

- Scientific studies identifying the effects of the project & proposed mitigation measures



Need & Rationale

- Through its Business Case, Walker has identified the Need for continuing to operate the South Landfill at its Niagara Campus
- As a private sector Proponent with a current facility, there are a limited number of ways of approaching or dealing with the opportunity to increase residual waste disposal capacity
- Most reasonable way of approaching this opportunity is to increase capacity at the existing, permitted, and operational facility

Alternatives To the Undertaking

- Do nothing
 - Does not satisfy the established need
- **Expand landfill capacity at Walker's Niagara Campus**
- Establish a new landfill elsewhere
 - Significant barriers
- Other (Export Waste, Thermal, etc.)
 - Not feasible for Walker as a private sector proponent

Alternative Methods

- Describes the different ways of doing/ achieving the same activity
- Satisfies the Environmental Assessment (EA) Act requirement for a Proponent to identify and evaluate a reasonable range of alternatives
- Includes alternative site configurations to be evaluated in the EA
- Requires a comparative evaluation to be conducted

The ToR will:

- Set the framework for the type of Alternative Methods to be evaluated in the EA phase (i.e., alternative site configurations).
- Set the evaluation criteria and methodology that will be utilized to assess and compare the Alternative Methods within the EA phase to satisfy the EA Act requirements to *“evaluate the advantages and disadvantages to the environment of the Alternative Methods of carrying out the undertaking”*

Technical Studies to be Completed in the EA

- As part of the EA, numerous scientific studies will take place to
- Ensures Phase 2 will be protective of the environment while continuing to provide the community with safe and reliable waste disposal services



Agriculture



Air Quality



Archaeology



Cultural Heritage



Cumulative Effects



Ecology



Economic



Noise



Social



**Surface Water &
Groundwater**



Traffic



Visual

Consultation

Stakeholder Consultation:



- Members of the public, agencies, Indigenous communities and other interested persons are encouraged to actively participate in the planning process by attending consultation opportunities or contacting staff directly with comments and questions.
- Consultation opportunities are planned throughout the EA and will be advertised in local newspapers on the project website, by direct mail and/or email.

Consultation

Proposed Plan For Consulting During the EA

Proposed Consultation Methods



Website

A dedicated project website is available online.

southlandfillphase2.com



Email

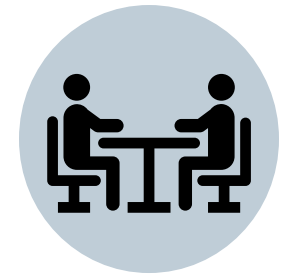
A dedicated project email has been created.
info@southlandfillphase2.com



Phone

A toll-free phone line for questions related to the EA is available.

1-866-699-9425



Events

Public information sessions, open houses and stakeholder meetings.

Consultation

Public Open House #1

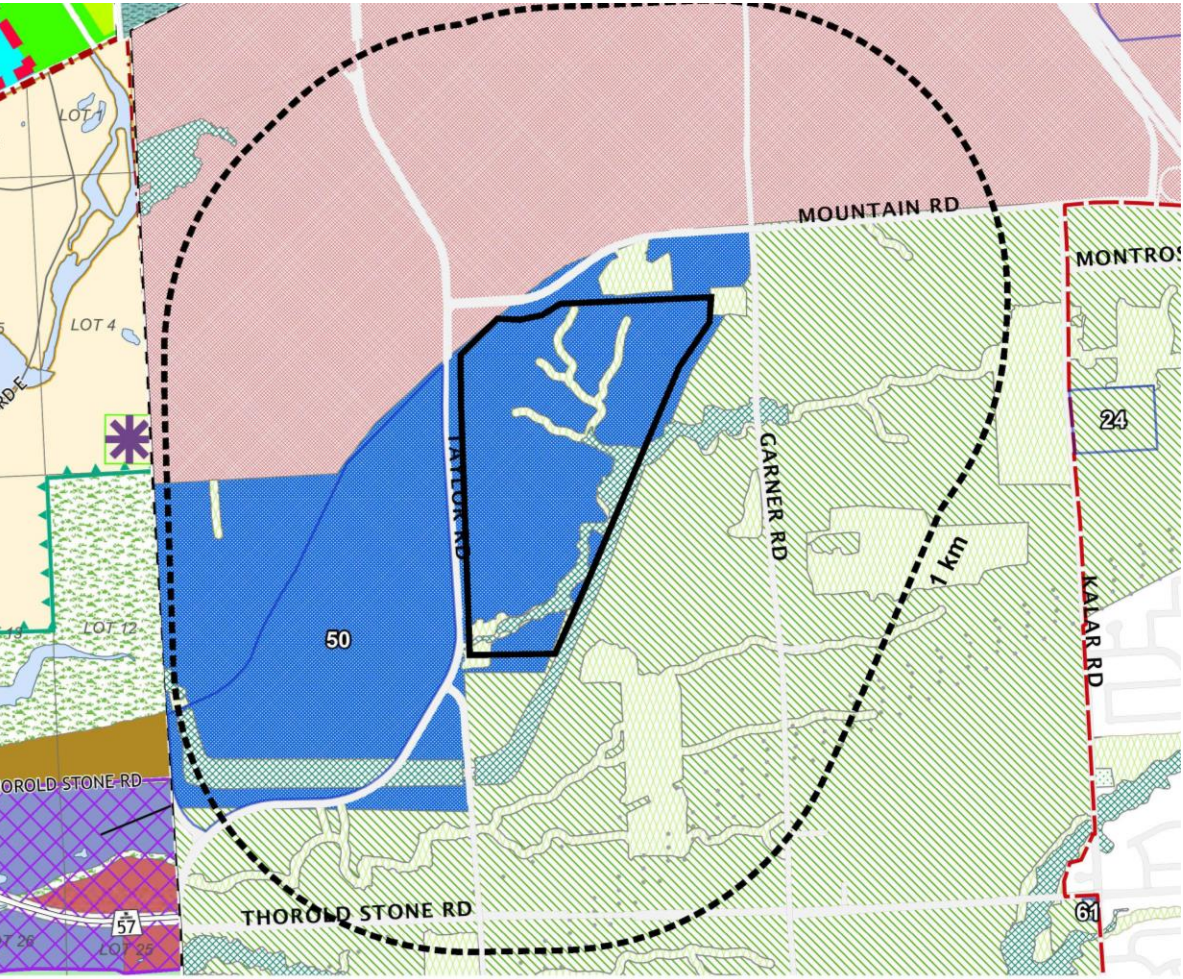
- Held last Thursday (December 14th, 2023), 4:00-8:00pm
- Approximately 45 attendees
- Key issues raised:
 - Length of process
 - End use of quarry
 - Noise
 - Property value protection
 - Litter
 - Dust
 - Odour
 - Visual
 - Traffic
 - Location (proximity)
 - Community benefit
 - Consultation

Municipal Land Use

Niagara Region

Current land use designation

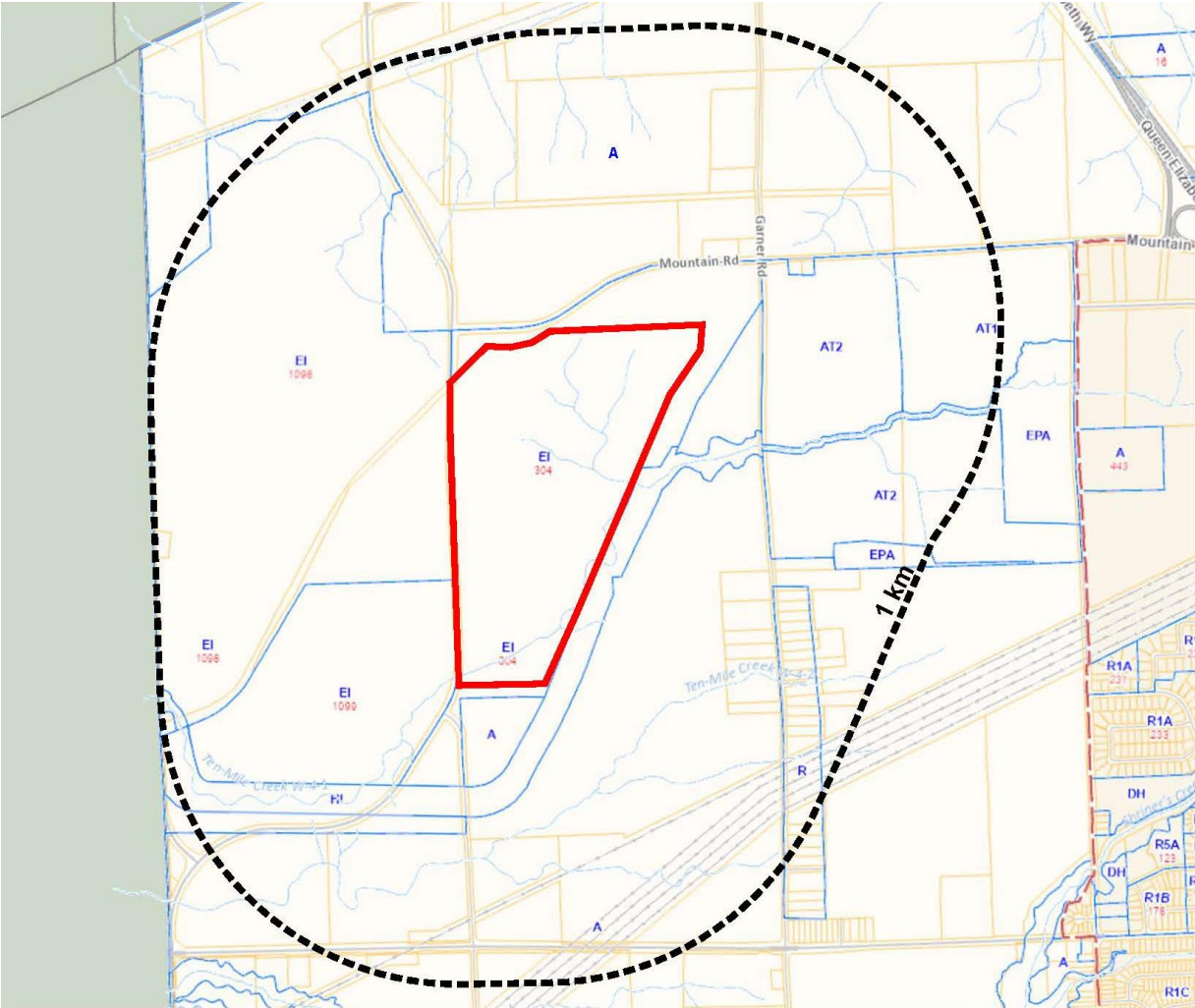
- Schedule H of the NROP identifies the subject lands as a Licenced Aggregate Operation in line with the existing use of the site
- An Official Plan Amendment will be required to permit waste disposal within the Extractive Industrial designation at the site



Surrounding land use designations

- The Proposed Landfill lands are shown to be situated outside of identified urban and growth areas
- Narrow sections along the eastern boundary of the Proposed Landfill lands are shown to be part of the Natural Environment System (Schedule C1 and C2)

City of Niagara Falls



LEGEND	AT Agri-Tourism Zone	R4 Residential Low Density Grouped Multiple Dwelling Zone
Limit of Proposed Landfill	R Rural Zone	R5A Residential Apartment Zone
Proposed Landfill 1k Buffer	R1A Residential 1A Density Zone	DH Development Holding Zone
Extractive Industrial Zone	R1B Residential 1B Density Zone	EPA Environmental Protection Area Zone
Agricultural Zone	R1C Residential 1C Density Zone	
	R1D Residential 1D Density Zone	

- The Proposed Landfill lands are primarily designated as Extractive Industrial in the NFOP
- With areas designated as Environmental Conservation Area and Environmental Protection Area along the eastern portion of the site

- The Proposed Landfill lands are zoned as Extractive Industrial Zone
- A Zoning By-law Amendment to permit a waste disposal site, landfill, will be required

Role of the Government Review Team

Role of the Government Review Team

- Provide information and guidance within mandated areas of responsibility
- Provide consistent advice throughout the decision-making process or relevant reasons if positions change
- Participate in the government review of the proposed Terms of Reference

Draft Terms of Reference & Supporting Document

Draft Terms of Reference & Supporting Document

ToR & Appendices

- Rationale for Undertaking
- Alternatives To the Undertaking
- Preliminary description of the environment
- Proposed assessment and evaluation methodology
- Consultation

Supporting Document

- Business Case: Need/Rationale and Alternatives To the Undertaking

Schedule & Next Steps

Next Steps

- We will be seeking input and comments on the Draft ToR once released (winter 2024)
- Follow-up meeting with GRT will be scheduled prior to the release of the Draft ToR
- Update and finalize the ToR based on comments received and issue for formal review (summer 2024)
- Contact Information:

Darren Fry, Walker

Email: Dfry@walkerind.com

Office: 1-866-699-9425

Erika Brown, GHD

Email: Erika.Brown@GHD.com

Office: 416 866 2351





*** Thank You**

Attachment 2

**Code of Practice - Preparing and Reviewing
Environmental Assessments in Ontario**

Preparing and Reviewing Terms of Reference for Environmental Assessments in Ontario

*** This document can be found on the
Ministry of the Environment,
Conservation and Parks website ***

[https://www.ontario.ca/page/preparing-
and-reviewing-terms-reference-
environmental-assessments-ontario](https://www.ontario.ca/page/preparing-and-reviewing-terms-reference-environmental-assessments-ontario)

Attachment 3

List of Consultants

Walker South Landfill Phase 2 Environmental Assessment Technical Discipline Consultants

Discipline	Consultant	Contact(s)
Agriculture	Colville Consulting Inc	Sean Colville
Atmosphere (air quality and noise)	RWDI	Anthony Vanderheyden
Archaeology	ARA	Mike McCready
Cultural Heritage	MHBC	Nicholas Bogaert
Design & Operations	WSP	Frank Barone
Ecology	GHD	Laura Lawlor
Economic	Avaanz	Angus Keir
Land Use	MHBC	Debra Walker, Tomas Glancy
Surface and ground water	WSP	Greg Siiskonen, Kevin MacKenzie
Social	SLR	Tomasz Wlodarczyk
Traffic	TYLin	Michael Dowdall

**City of Niagara Falls
Meeting – 2024.02.23**



February 26, 2024

Subject/Client:	Walker South Landfill Phase 2 EA City of Niagara Falls Meeting #2	Ref. No.	12567140
From:	Erika Brown	Tel:	416 866-2351
Venue/Date/Time:	Microsoft Teams February 23, 2024, 10:30 – 11:30am		

Attendees

City of Niagara Falls
– Andrew Bryce, Director of Planning

Walker
– Darren Fry, Project Director
– Elizabeth Duguay, Planning & Community Engagement Lead
– Chris Breen, VP, Government and Community Relations

Topics Discussed

1. Dec 23' Meeting Follow-ups
2. Consultation & Engagement Update
3. Key Milestones & Review Process

Questions/ Comments (*Action items in italics*)

	Action
<i>Walker to send Andrew Bryce Open House #1 summary document.</i>	Walker
Clarification sought on timing of local planning approvals for South Landfill Phase 2 project. Walker indicated that the first step in the South Landfill Phase 2 planning and approval process is the Environmental Assessment (EA). Once an EA is approved, Walker will then prepare and submit the necessary applications under the Environmental Protection Act and Local Planning Approvals such as Official Plan Amendment and By-law Amendments, as required. Local planning approval applications are not expected to occur for several more years (after the EA has been completed and approved).	None
Question raised regarding whether South Landfill Phase 1 required Site Plan Approval. Walker stated that a Site Plan Approval was not required for Phase 1 of the South Landfill.	None
Walker communicated a March 7, 2024 Draft ToR release date with a 45-day comment period and asked for confirmation as to whether this review period is sufficient for the City of Niagara Falls. Andrew Bryce indicated that staff report/update may need to go to council and that this would occur late April 2024.	None
Andrew Bryce inquired about tonnage royalties which are typically considered to offset any increased costs born to a local municipality such as additional maintenance for roads. How/when do discussions of this nature occur related to Phase 2. Walker confirmed that the existing phase of the South Landfill (Phase 1) does currently have a Host Community Fee in place and that Phase 2 will follow suit. Walker stated that tonnage fee	None

Questions/ Comments (<i>Action items in italics</i>)	Action
discussions typically occur at a later stage in the process, once the project has been more defined, impacts have been assessed, and the studies have concluded.	
<p>Andrew Bryce made reference to the City of Niagara Falls' commencement of the Northwest Secondary Plan which is considering the existing quarry and landfill at Walker's Campus and that South Landfill Phase 2 will need to consider the Secondary Plan as part of its EA.</p> <p>Walker indicated that this Secondary Plan area will be considered as part of the land use studies within the EA.</p> <p><i>Walker to schedule a meeting with Chris Millar, Senior Project Manager, Secondary Plans at the City of Niagara Falls to further discuss.</i></p>	Walker
<p>Walker inquired about who to send the Draft ToR to once released.</p> <p><i>Andrew Bryce requested that the document be sent to the City Clerk and to be copied on this correspondence.</i></p>	Walker

- Attachments: Meeting Presentation
South Landfill Phase 2 Open House #1 Summary

South Landfill Phase 2

Environmental Assessment

City of Niagara Falls Meeting #2

February 23, 2024



Agenda

- Key Meeting Objectives
- Dec 23' Meeting Follow-ups
- Consultation & Engagement Update
- Key Milestones & Review Process
- Next Steps



Key Meeting Objectives

- Follow up on questions raised during Dec 18th, 2023 meeting
- Review proposed project timelines
- Discuss framework for ToR Municipal review process
- Establish next steps



Action Items

December 18th, 2023 Meeting

Item	Response
Walker to provide summary of comments from Open House #1.	Complete. Darren Fry, Project Director, sent summary of feedback via email on 2024-01-26.
Walker/GHD to set out a timeline/review process to assist the municipalities to better understand when their involvement occurs and when documents need to be reviewed.	To be discussed in this meeting.
Walker to review South Landfill Phase 1 (SLF PH1) approvals process and how the project moved into local approvals.	File review in progress. South Landfill Phase 1 Approvals Sequence was: <ul style="list-style-type: none">• EA Approval required before any EPA or Local Planning Approvals• Certificate of Approval (EPA) could only be issued once all Planning Act Amendments were in place• SLF PH1 required an Official Plan & Zoning By-law Amendments• Amendments to Regional & City planning documents were required to permit private landfill use
Walker to investigate whether SLF PH1 went through Site Plan Approval.	Related to above item.
Walker to confirm whether the tunnel expansion will occur within NEC lands.	Item in progress. <ul style="list-style-type: none">• Conceptual design stage• New tunnel may be partially within NEC lands• Walker will engage NEC



Consultation & Engagement Update

- Meetings held with GRT, Municipalities, neighbours & interested parties
- Indigenous engagement in progress – developing community-specific consultation & engagement plans
- Feedback is being considered as Draft ToR is developed
- Proposing Community Liaison Community as part of consultation plan



Timelines & Process

Terms of Reference – Targeted Dates

- **Draft ToR Release** – March 7th
- **Draft ToR Comment Period** – March 7th to April 22nd
- **Final ToR Submission** – by May 31st
- **MECP Review Process**
- **City of Niagara Falls Review Process**



Timelines & Process

Terms of Reference – Municipal Review

The ToR serves as the roadmap for what will be studied in the EA & outlines public consultation that will take place (i.e., the “table of contents”).

- ~50-page document – copy of South Landfill Phase 1 ToR for reference
- Intended to set the scope for the EA
- 45-day review period (vs prescribed 30 days)
- Coordinated review opportunity with other municipalities



Walker – South Landfill Phase 2 EA Open House #1 Summary

Event Details

In-Person Open House

- December 14, 2023 from 4 pm to 8 pm
- Club Italia, Niagara Falls (2 km from Site)

Virtual (On-line) Open House

- December 15, 2023 to January 15, 2024

Event Objectives

- Introduce the South Landfill Phase 2 project
- Inform stakeholders of the EA process, current status and next steps
- Gather feedback on proposed Phase 2 project
- Gather feedback on existing operations
- Raise awareness about Walker operations

Open House Outcomes

- **45 attendees**, primarily near-neighbours (Garner Rd & NOTG)
- No elected officials
- No media attendance
- Sentient/temperature in the room was cordial, rationale, inquiring and engaged.

Summary of South Landfill Phase 2 Feedback / Input

- Too early in the process to provide detailed feedback but thankful for info and will stay engaged.
- Project sounds good – waste disposal capacity is needed
- Proposed site is a good use of the former quarry
- Information presented in a way that was easily understood
- Question - what's in it for me as a near-neighbour who gets some impacts (i.e. odour, dust, noise)
- Not opposed to the project but want understand potential impacts
- Walker staff very friendly and knowledgeable
- Variety of concerns and want to ensure the technical studies will:
 - Birds (Seagulls), Ecology (Species at Risk), End use options of SLF Phase 1 & 2, Groundwater / Surface Water, Litter / Illegal dumping, Noise, Odour, Property vale impact & protection, Traffic, Southeast Quarry rehabilitation, Agricultural impacts Visual impact
- More information about Non-Niagara/Toronto waste receipt and how Niagara benefits from the project
- Naturalization of buffer lands, wildlife corridors and connectivity to Niagara escarpment ecosystem

Town of Niagara-on-the-Lake Meetings

**Town of Niagara-on-the-Lake
Meeting – 2024.02.01**

Meeting Summary

Meeting: Town of Niagara-on-the-Lake – South Landfill Phase 2 EA Project / Process Introduction

Date: February 1, 2024

Location: Walker (2800 Thorold Townline Road, Niagara Falls, ON)

Time: 3:30 pm – 4:30 pm

Attendees:

Town of Niagara-on-the-Lake

- Kristen McCauley, Director, Community and Development Services
- Darren MacKenzie, Manager of Public Works

Walker

- Darren Fry, Project Director
- Mike Deprez, Vice President, Waste Services and Business Development

GHD

- Blair Shoniker, Senior Waste & Environmental Planner

Meeting Materials: SLF PH2 Presentation NOTL 2.1.2024.pptx

Purpose of Meeting

To provide the Town of Niagara-on-Lake an introduction of the South Landfill Phase 2 EA project and EA process.

Summary of Discussion

- Introductions / Project Team
- Project / Undertaking Overview
- Walker’s Resource Management Campus (Site Vicinity)
- EA Process / Timelines

South Landfill Phase 2

Environmental Assessment



Agenda

- Introductions
- Walker Overview
- South Landfill Phase 2 Introduction
- Environmental Assessment & Approvals Process
- Community Engagement



Introductions/Project Team



Darren Fry

Project Director



Elizabeth Duguay

Planning & Community
Engagement Lead



Leticia Koole

Project Support Specialist



Kaitlynn Valeriano

Communications & Community
Outreach Manager



Walker Overview

Building a sustainable future, **together.**



Part of the Niagara Community for 136+ Years

- Fifth-generation, Niagara based family-owned company
- 1,200+ employees



Committed to Resource Recovery

- Provide solutions to minimize waste while safely managing what can't be reused or recycled.



Niagara Resource Management Campus

- Integrated Resource & Waste Management
- Safely managed Niagara's waste for over 40 years



Walker's Resource Management Campus



Campus Operations

- A** Residential Drop-off
- B** Niagara Compost Facility
- C** Resource Recovery Area
- D** N-Viro[®] Biosolids Facility
- E** Agricultural Rehabilitation
- F** Landfill Gas to Energy Facility
- G** Aggregates Recycling & Processing Area
- H** South Landfill



Niagara Compost Facility



Returning green bin material
nutrients back to the earth.

Niagara Compost Facility



Shingles Recycling

- Shingles are recycled into a material that can be used as a road base
- R&D and trials underway for use in operational pads, parking areas and walkways





Biosolids Management

Waste In – Commodity Out using N-Viro[®] Process



Low Carbon Alternative Fuels



Helping the
transitioning to a Low
Carbon Economy

Grease Trap Services (GTS)



Turning organic materials (fats, oils & grease) into renewable energy



Renewable Natural Gas & Electricity



Landfill gas to
renewable energy
resource.



Residual Waste Disposal



Safe & reliable
waste disposal
services



South Landfill Phase 2

Key Facility Information



1.1 million tonnes of waste per year



18 million m³ total capacity



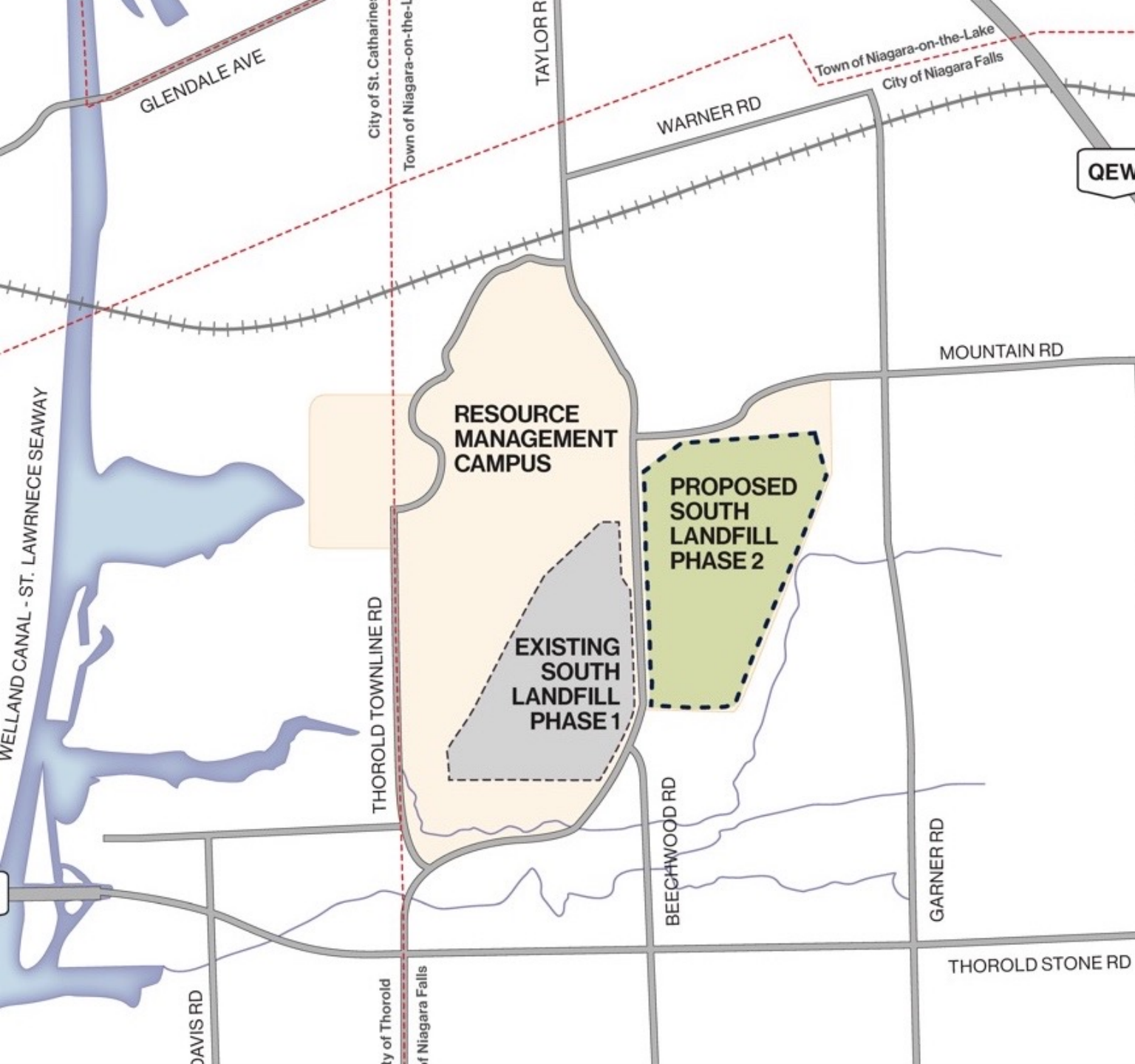
20 years of safe disposal



~ 500 jobs supported



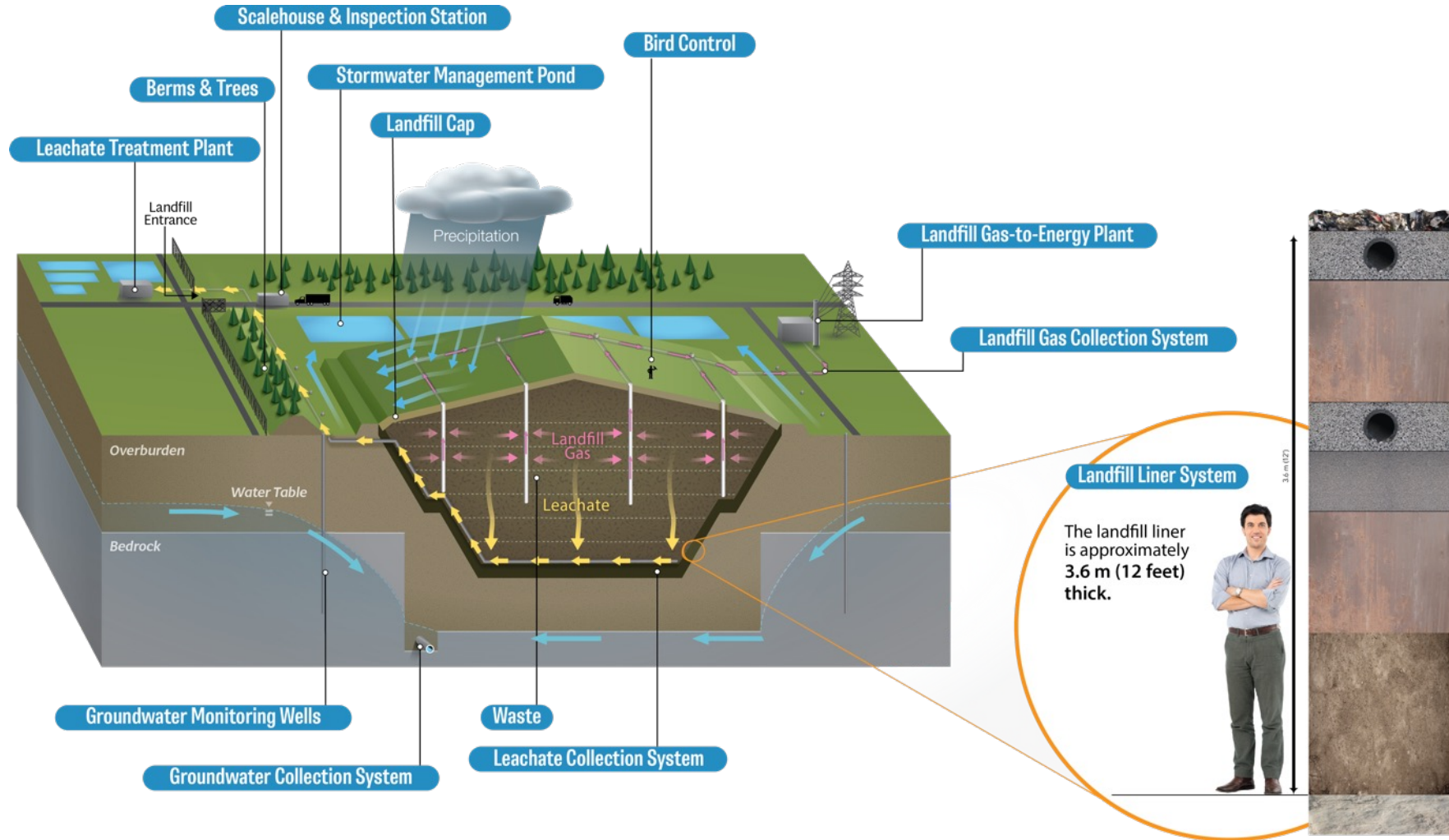
Renewable energy to power the equivalent of 10,000 homes



Designed & Operated to the highest standard

Key Features

- 12-foot multi-layer liner
- Leachate collection & treatment system
- Landfill gas collection system
- 0.75 m thick final landfill cap



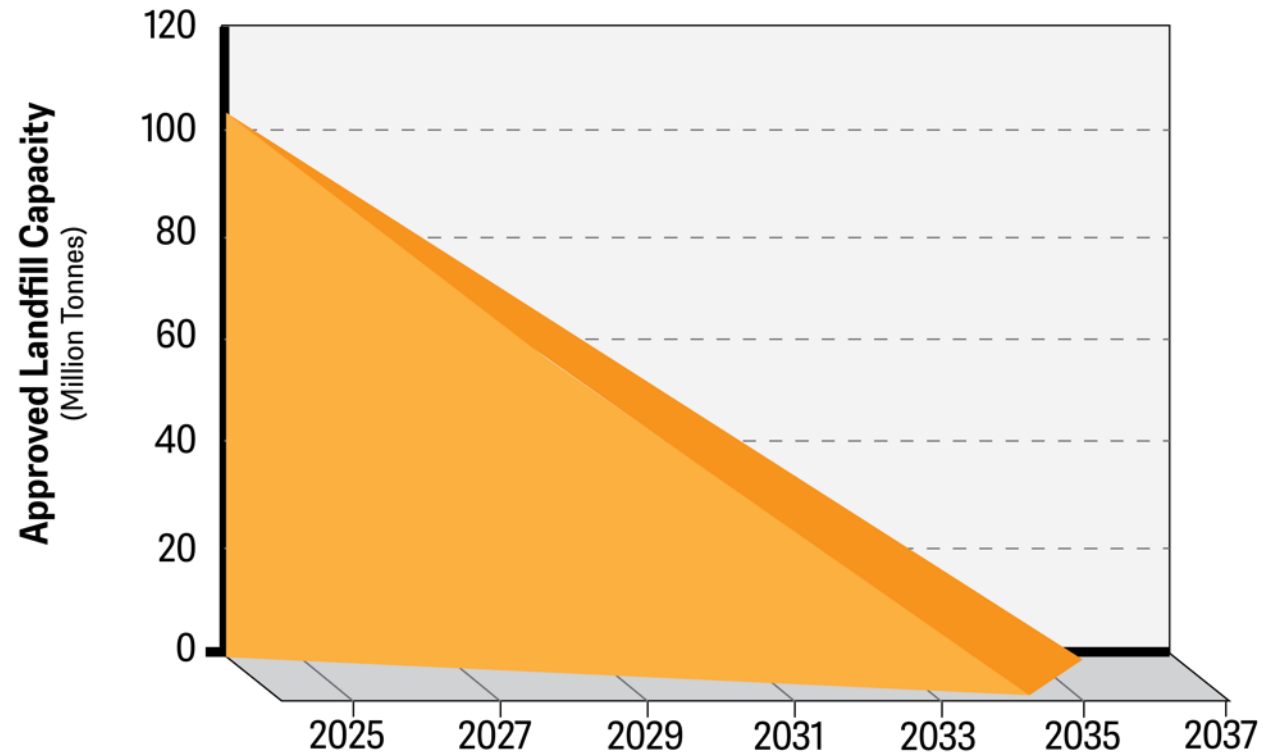
Niagara's Waste Disposal Solution

South Landfill Phase 2

Ontario is expected to run out of landfill capacity by 2035

- Existing landfills are quickly filling up
- Population & waste generation are increasing
- It takes up to 10 years to develop new landfill capacity

ONTARIO'S REMAINING LANDFILL CAPACITY



<https://www.owma.org/articles/2019-owma-landfill-report>

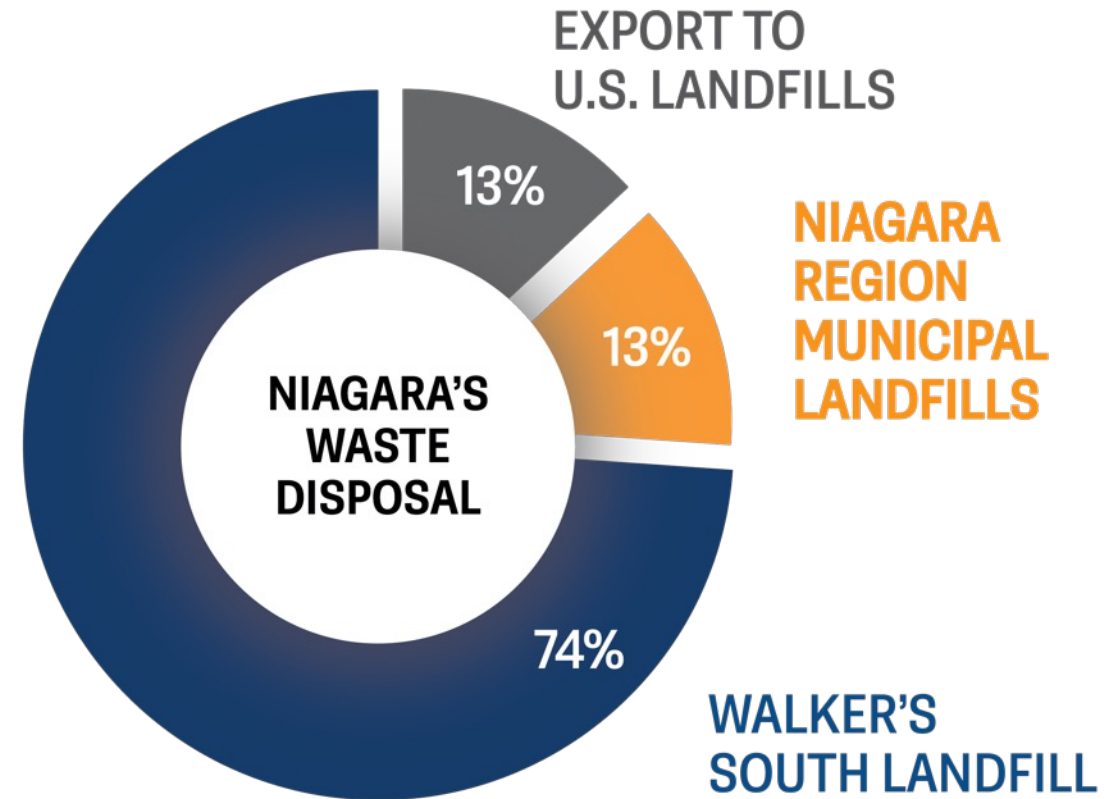


Niagara's Waste Disposal Solution

South Landfill Phase 2

Niagara requires future disposal capacity

Over 2/3 of Niagara's waste is currently managed at the South Landfill, which is expected to reach capacity by 2030



* Based on historical recycling trends



Continuing to Support Niagara



Jobs & Employment

Supporting ~**500 jobs in Niagara** through our current waste management & resource recovery operations



Community Giving

Donations & giving totalling over **\$1.4 million annually** to charities, community groups, and infrastructure



Volunteering

Providing employees **2 paid volunteer days** per year to support local community initiatives



Awareness & Education

Supporting educational activities by participating in **community events, giving tours and presentations, and through partnerships**



Landfill Approvals Process Overview



Environmental Assessments

A Two-Step Planning & Decision-Making Process

Step 1: Terms of Reference (ToR)

- Roadmap for what will be studied in the EA
- Outlines the public consultation that will take place

Step 2: Environmental Assessment (EA)

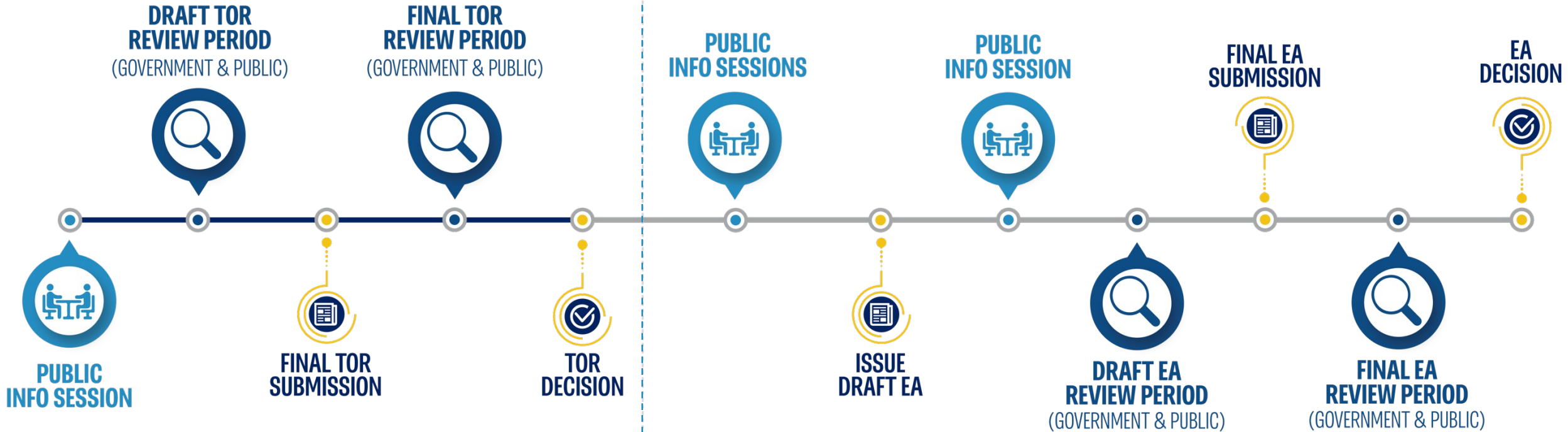
- Scientific studies identifying the effects of the project & proposed mitigation measures



Environmental Assessment Process

TERMS OF REFERENCE (TOR)

ENVIRONMENTAL ASSESSMENT (EA)



Technical Studies



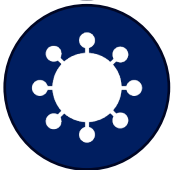
Agriculture



Air Quality



Archaeology



Cumulative Effects



Cultural Heritage



Ecology



Economic



Noise



Social



Surface Water & Groundwater



Traffic



Visual



Project Information



PROJECT WEBSITE

Visit to learn more &
sign up to receive notifications
southlandfillphase2.com



PHONE

Call us at
1-866-699-9425



EMAIL

Send us an email at
info@southlandfillphase2.com



EVENTS

Attend public
information sessions



**Town of Niagara-on-the-Lake
Meeting – 2024.05.22**

Meeting Summary

Meeting: Town of Niagara-on-the-Lake
Date: May 22, 2024
Location: Walker (2800 Thorold Townline Road, Niagara Falls, ON)
Time: 1 pm – 3 pm

Attendees:

Niagara-on-the-Lake

- Staff and Council members from the Town of Niagara-on-the-Lake

Walker

- Darren Fry, Project Director – Walker
- Mike Deprez, Vice President, Waste Services and Business Development

Meeting Materials: Walker Campus Brochure

Purpose of Meeting

Opportunity for staff and council from the Town of Niagara-on-the-Lake to tour the Walker Resource Management Campus.

Summary of Discussion

- Tour of the Walker Resource Management Campus

City of St. Catharines Meetings

**City of St. Catharines
Meeting – 2024.02.06**

Meeting Summary

Meeting: City of St. Catharines – South Landfill Phase 2 EA Project / Process Introduction

Date: February 6, 2024

Location: Walker (2800 Thorold Townline Road, Niagara Falls, ON)

Time: 1:00 pm – 3:00 pm

Attendees:

City of St. Catharines

- David Oakes, CAO
- Tami Kitay, Director of Planning and Building Services
- Kristine Douglas, Director of Financial Management Services
- Anthony Martuccio, Director of Engineering, Facilities and Environmental Services

Walker

- Darren Fry, Project Director
- Mike Deprez, Vice President, Waste Services and Business Development
- Elizabeth Duguay, Planning and Community Engagement Lead
- Steven Vermeulen, Executive Vice President, Environmental Division

Meeting Materials: SLF PH2 Presentation

Purpose of Meeting

To provide the City of St. Catharines an introduction of the South Landfill Phase 2 EA project and EA process.

Summary of Discussion

- Introductions / Project Team
- Project / Undertaking Overview
- Walker’s Resource Management Campus (Site Vicinity)
- EA Process / Timelines
- Tour of Walker’s Resource Management Campus

South Landfill Phase 2

Environmental Assessment



Agenda

- Introductions
- Walker Resource Management Campus Overview
- South Landfill Phase 2 Introduction
- Environmental Assessment & Approvals Process
- Next Steps



Introductions/Project Team



Darren Fry
Project Director



Elizabeth Duguay
Planning & Community
Engagement Lead



Leticia Koole
Project Support Specialist



Kaitlynn Valeriano
Communications & Community
Outreach Manager



Walker Overview

Building a sustainable future, **together.**



Part of the Niagara Community for 136+ Years

- Fifth-generation, Niagara based family-owned company
- 1,200+ employees



Committed to Resource Recovery

- Solutions to minimize waste while safely managing what can't be reused or recycled.



Niagara Resource Management Campus

- Integrated Resource & Waste Management
- Safely managing Niagara's waste for over 40 years



Walker's Resource Management Campus



Campus Operations

- A** Residential Drop-off
- B** Niagara Compost Facility
- C** Resource Recovery Area
- D** N-Viro® Biosolids Facility
- E** Agricultural Rehabilitation
- F** Landfill Gas to Energy Facility
- G** Aggregates Recycling & Processing Area
- H** South Landfill

South Landfill *Phase 2*



Niagara Compost Facility



Returning green bin material nutrients back to the earth.



Waste and Recycling Drop-off Depots



Serving Niagara Residents

- Blue / Grey Box Materials
- Metals
- Leaf and Yard Waste
- Electronics (WEEE Program)
- White Goods
- Clean Wood
- Tires (Ontario Tire Stewardship)
- Clothing / Textiles
- Used Cooking Oil
- Batteries
- Concrete / Asphalt



Grease Trap Services (GTS)



Turning organic materials (fats, oils & grease) into renewable energy



Municipal Biosolids Management



Waste In - Sustainable Product Out

South Landfill *Phase 2*



Resource Recovery Area

Recovering wood waste & transitioning to low carbon economy



Recycling shingles to make sustainable aggregate products



Landfill Gas-to-Energy



Producing equivalent renewable energy to power 25,000 homes from landfill gas

South Landfill *Phase 2*



Residual Waste Disposal



South Landfill – Phase 1
Safe & Reliable waste management

South Landfill *Phase 2*

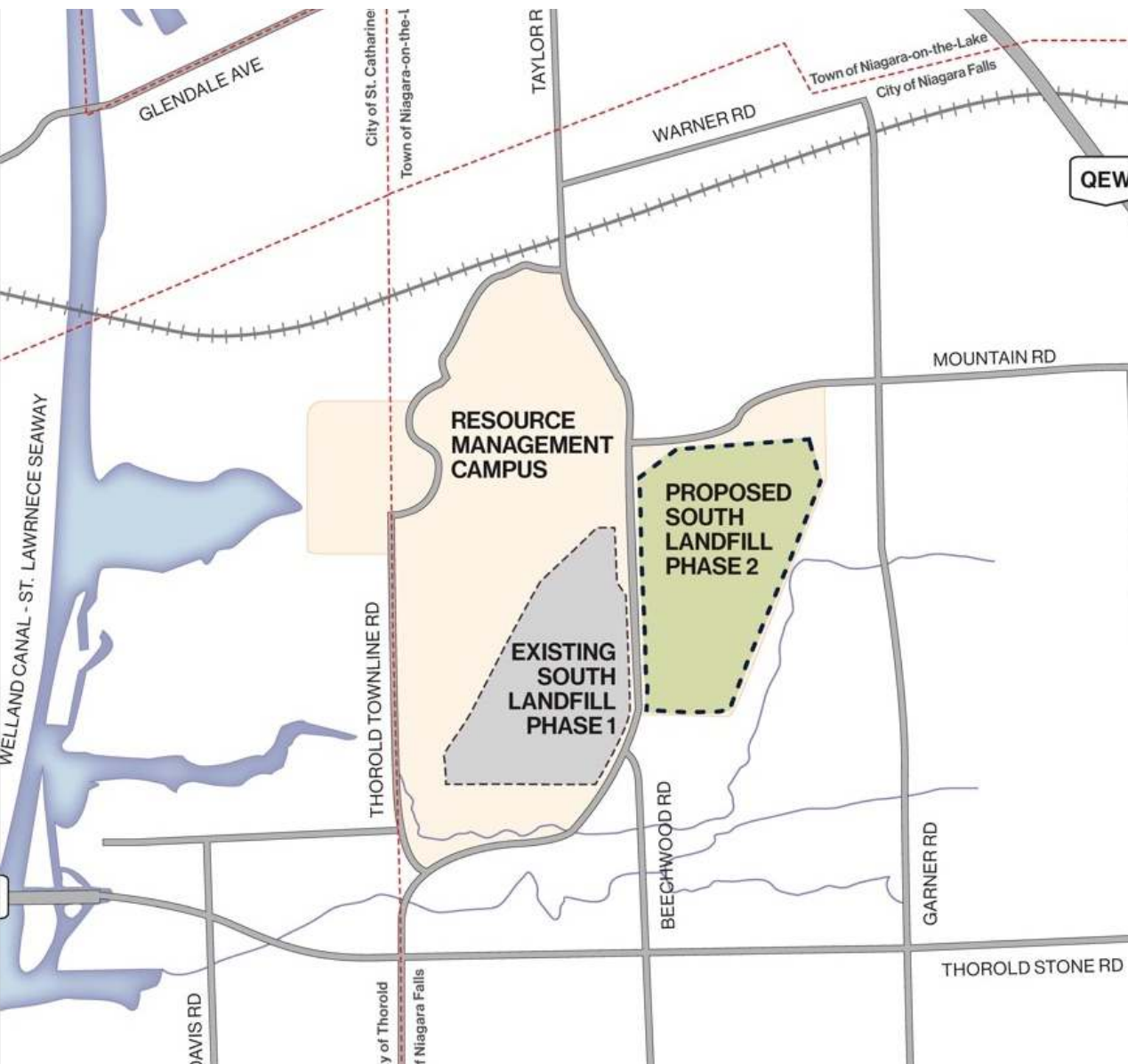


South Landfill - Phase 2

Continuing to provide **critical infrastructure** for Niagara by developing the **next phase** of the **South Landfill**

- Located immediately **east of the current landfill** operations
- Key operational aspects not expected to change
 - Annual/Daily waste receipt
 - Type of waste received
 - Operational life
- Existing waste management infrastructure, such as the **site entrance** will not change
 - EA will evaluate leachate management alternatives





Phase 2 South Landfill

Key Facility Information



1.1 million tonnes of waste per year



18 million m³ total capacity



20 years of safe disposal



~ 500 jobs supported



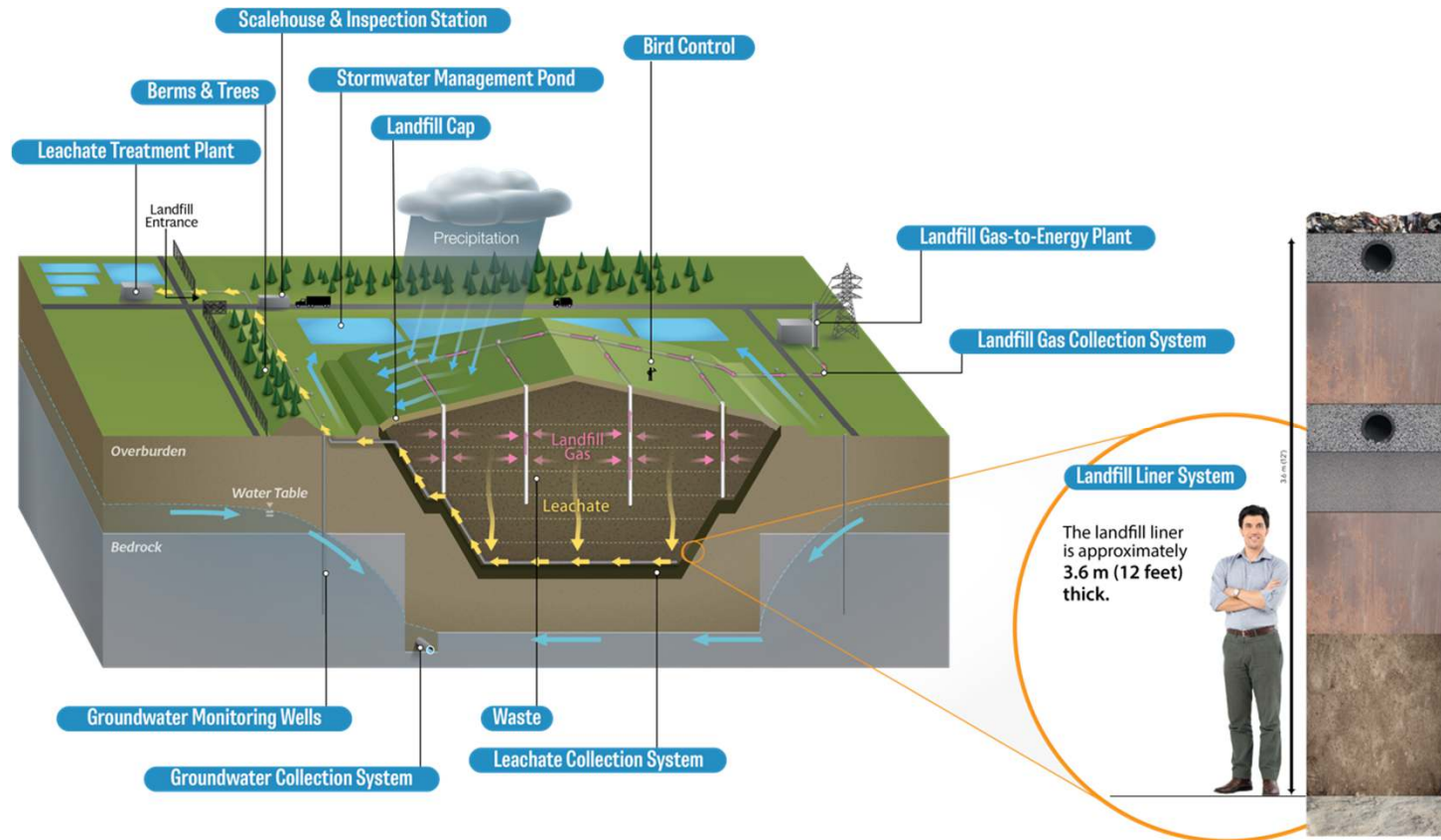
Renewable energy to power the equivalent of 10,000 homes

South Landfill

Designed & Operated to the highest standard

Key Features

- 12-foot thick liner
- Leachate collection & treatment system
- Landfill gas collection utilization
- Final landfill cap & end-use options



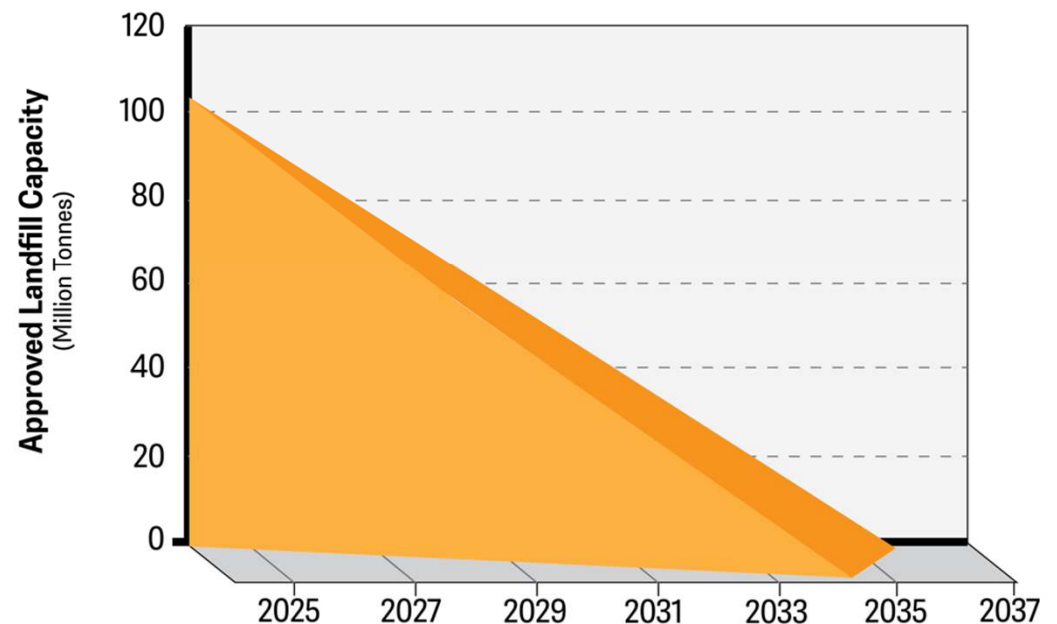
Niagara's Waste Disposal Solution

South Landfill Phase 2

Ontario is expected to run out of landfill capacity by 2035

- Existing landfills are quickly filling up
- Population & waste generation are increasing
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ONTARIO'S REMAINING LANDFILL CAPACITY



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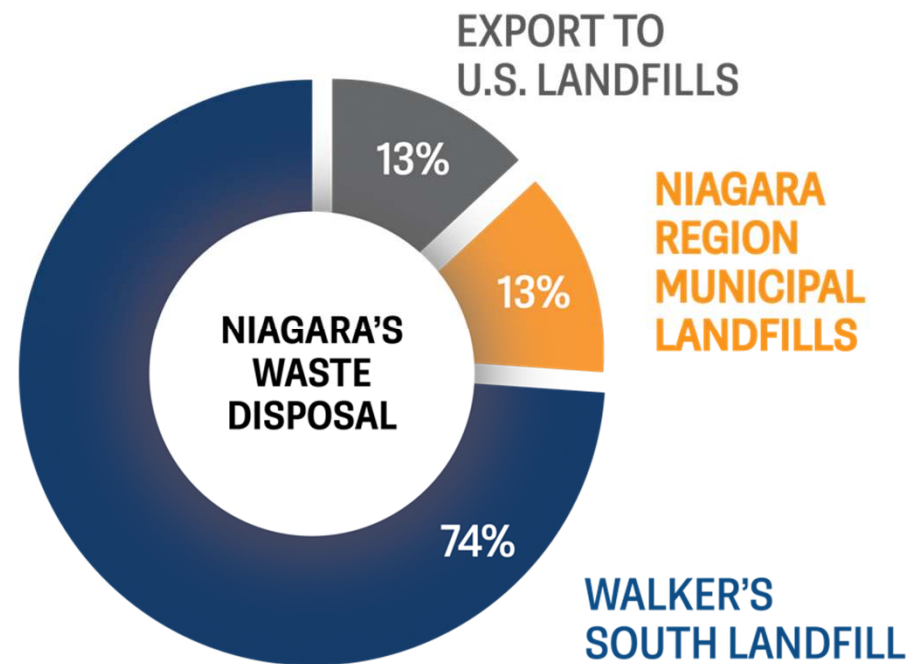


Niagara's Waste Disposal Solution

South Landfill Phase 2

Planning for Niagara's Future

Over 2/3 of Niagara's waste is currently managed at the South Landfill, which is expected to reach capacity by 2030



* Based on historical recycling trends



Continuing to Support Niagara



Jobs & Employment

Supporting ~500 jobs in Niagara through our current waste management & resource recovery operations



Community Giving

Donations & giving totalling over \$1.4 million annually to charities, community groups, and infrastructure



Volunteering

Providing employees 2 paid volunteer days per year to support local community initiatives



Awareness & Education

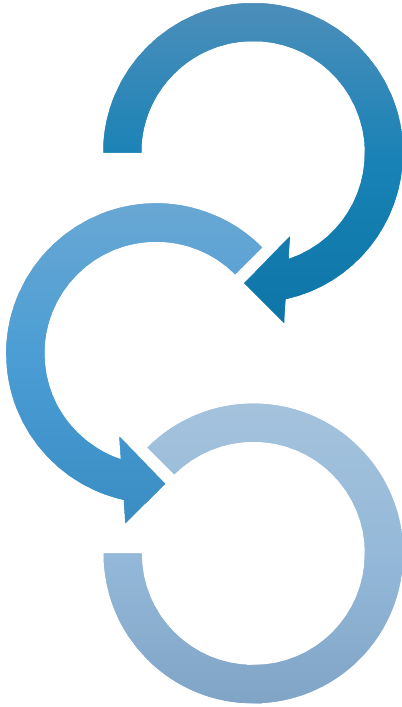
Supporting educational activities by participating in community events, giving tours and presentations, and through partnerships



Approvals Process Overview



**Environmental
Protection
Act**



**Environmental
Assessment
Act**

**Local
Approvals**



Environmental Assessment Process

A Two-Step Planning & Decision-Making Process

Step 1: Terms of Reference (ToR)

- **Roadmap** for what will be studied in the EA

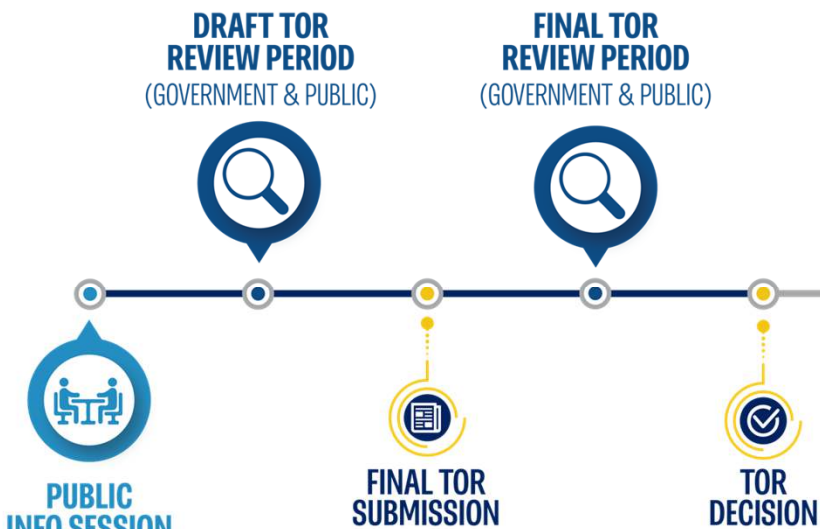
Step 2: Environmental Assessment (EA)

- **Scientific studies** identifying the effects of the project



Environmental Assessment Process

TERMS OF REFERENCE (TOR)



ENVIRONMENTAL ASSESSMENT (EA)



Technical Studies

South Landfill EA



Agriculture



Air Quality



Archaeology



Cumulative Effects



Cultural Heritage



Ecology



Economic



Noise



Social



Surface Water & Groundwater



Traffic



Visual



Project Information / Stay Connected



PROJECT WEBSITE

Learn more & sign up
to receive notifications
southlandfillphase2.com



PHONE

Call us at:
1-866-699-9425



EMAIL

Email us at:
info@southlandfillphase2.com



EVENTS

Public Information Sessions
at key milestones



City of Thorold Meetings

**City of Thorold
Meeting – 2024.03.15**

Meeting Summary

Meeting: City of Thorold
Date: March 15, 2024
Location: Walker Environmental Group (2800 Thorold Townline Rd, Niagara Falls, ON)
Time: 9:30 – 11:30 am

Attendees:

- | | |
|---|---|
| City of Thorold | Walker |
| <ul style="list-style-type: none">• Connor MacIsaac, Planner• Tara Lynn O’Toole, Manager of Planning | <ul style="list-style-type: none">• Darren Fry, Project Director• Elizabeth Duguay, Planning & Community Engagement Lead |

Meeting Materials: South Landfill Phase 2 Presentation
General Information Booklet
Draft Terms of Reference (Printed)

Purpose of Meeting

To provide the City of Thorold with an introduction to the South Landfill Phase 2 EA and provide a tour of Walker’s Niagara Resource Management Campus.

Summary of Discussion

- Introductions
- Walker Resource Management Campus Overview
- South Landfill Phase 2 Introduction
- Environmental Assessment & Approvals Process
- Next Steps

**Thorold
Environment Climate Change &
Biodiversity Advisory Committee
Meeting – 2024.04.05**

Meeting Summary

Meeting: Thorold Environment Climate Change & Biodiversity Advisory Committee

Date: April 5, 2024

Location: Virtual Meeting

Time: 10 am – 11 am

Attendees:

Thorold Environment Climate Change & Biodiversity Committee

Walker

- Darren Fry, Project Director – Walker

Meeting Materials: South Landfill Phase 2 Presentation

Purpose of Meeting

To provide an introduction to the Walker Resource Management Campus and the South Landfill Phase 2 project.

Summary of Discussion

- Introduction to Walker
- Overview of Resource Management Campus
- Landfill vs Incineration discussion
- EA Process & Required Approvals

Niagara College Meetings

**Niagara College
Meeting – 2024.03.19**

South Landfill Phase 2 Environmental Assessment

Niagara College – Meeting Summary

Date: March 19, 2024

Time: 10:00 – 11:00am

Location: Niagara College – Niagara-on-the-Lake Campus

Attendees:

Niagara College (NC)

- Evan DiValentino, Senior Director, Academic Transformation Initiatives
- Nadeen Shehaiber, Senior Director of Planning, Sustainability and Capital Projects
- Pam Skinner, Senior Vice President, College Operations
- Taryn Wilkinson, Manager, Sustainability

Walker

- Darren Fry, Project Director
- Elizabeth Duguay, Planning & Community Engagement Lead

Topics Discussed:

- Introductions
- Walker Background
- Overview of Walker’s Niagara Resource Management Campus
- South Landfill Phase 2 Project
- Environmental Assessment (EA) Process & Timelines
- Partnership Opportunities

Meeting Notes:

Items (Actions/responses in italics)	Action
NC inquired about what changes to expect from the proposed Phase 2 project, such as traffic patterns and whether there will be runoff from the site. <i>Walker indicated that not much will change in terms of daily operations (i.e., haul route, amount of waste accepted, etc.) and that the EA will study a wide range of criteria (i.e. traffic,</i>	N/A

<p><i>groundwater, air quality, etc.) and Walker will report on the findings.</i></p>	
<p>Nadeen Shehaiber requested to be added to the mailing list for the project.</p> <p><i>Walker to add Nadeen’s contact information.</i></p>	Walker
<p>Partnership opportunities related to Phase 2 were discussed, including:</p> <p>EA Baseline Studies</p> <ul style="list-style-type: none"> • Potential opportunity for NC students to observe technical disciplines in the field and/or participate in data collection. To be discussed further when fieldwork is being conducted as part of the EA. <p>NC Student Attendance at Phase 2 Public Events</p> <ul style="list-style-type: none"> • Students could use Phase 2 as case study to learn about communication, community/public relations, etc. Walker to communicate future public events to NC. <p>Phase 1 & Phase 2 Post-Closure</p> <ul style="list-style-type: none"> • Students could participate in the visioning for post-closure plans 	N/A
<p>Other partnership opportunities were discussed, including:</p> <p>Walker’s Resource Recovery Area (RRA)</p> <ul style="list-style-type: none"> • Test pilot recycled shingles for trails at NC NOTL Campus & measure performance <p>Walker’s Buffer Lands</p> <ul style="list-style-type: none"> • Potential to work with Ecosystem Restoration students to rehabilitate Walker-owned lands <p>Walker’s Biocover/Remote Sensing Research</p> <ul style="list-style-type: none"> • Remote sensing data could be used by Business Analytics Program students <p>NC Alumni Event at Walker</p> <ul style="list-style-type: none"> • Walker to consider hosting event for NC Alumni who currently work in the organization <p>Walker’s Neighbour Appreciation BBQ/Open House</p>	N/A

<ul style="list-style-type: none"> • NC could set up a booth/pop-up at this event <p>NC BioBlitz</p> <ul style="list-style-type: none"> • Walker to consider attending NC's BioBlitz in April 2024 with a pop-up <p>Walker Campus Tour & Presentations</p> <ul style="list-style-type: none"> • Walker can host interested NC students and/or staff for tours • Opportunities for Walker staff to speak to various classes 	
<p><i>NC to identify which academic programs/divisions would be interested in attending a meeting with Walker.</i></p> <p><i>A tour and meeting (i.e., "blue sky" session) can then be arranged by Walker once participants have been confirmed to further discuss the ideas generated/noted above.</i></p>	<p>NC</p>

End of notes.

District School Board of Niagara Meetings

**District School Board of Niagara
Meeting – 2024.02.09**

Meeting Summary

Meeting: District School Board of Niagara (DSBN) Walker Living Campus

Date: February 9, 2024

Location: Walker (2800 Thorold Townline Road, Niagara Falls, ON)

Time: 2 pm – 3 pm

Attendees:

DSBN Walker Living Campus

- Colleen Fast, Supervisor, Outdoor Education
- Walker Living Campus Staff (3 Program Guides)

Walker

- Darren Fry, Project Director – Walker
- Elizabeth Duguay, Planning and Communications Lead
- Kaitlynn Valeriano, Communications & Community Outreach Manager

Meeting Materials: South Landfill Phase 2 Presentation

Purpose of Meeting

To provide DSBN Walker Living Campus with an introduction of the South Landfill Phase 2 EA and discuss future partnership opportunities.

Summary of Discussion

- Introductions / Project Team
- Project / Undertaking Overview
- Walker’s Resource Management Campus
- Partnership Opportunities