

Meeting Summary

Meeting: Royal Niagara Golf Club

Date: January 31, 2024

Location: Royal Niagara Golf Course (1 Niagara-on-the-Green Blvd, Niagara-on-the-Lake, ON)

Time: 11 am – 12 pm

Attendees:

Royal Niagara Golf Club

- Matt Rideout, Tournament and Events Manager
- John Chappell, Operations Manager / Course Superintendent

Walker

- Darren Fry, Project Director
- Leticia Koole, Project Support Specialist

Meeting Materials: South Landfill Phase 2 Presentation (Printed Copy)
General Information Booklet

Purpose of Meeting

To provide Royal Niagara Golf Club with an introduction of the South Landfill Phase 2 EA.

Summary of Discussion

- Introductions / Project Team
- Project / Undertaking Overview
- Walker's Resource Management Campus

Meeting Summary

Meeting: Greater Niagara Chamber of Commerce
Date: February 8, 2024
Location: Walker (2800 Thorold Townline Road, Niagara Falls, ON)
Time: 10 am – 11 am

Attendees:

Greater Niagara Chamber of Commerce

- Hugo Chesshire, Director of Policy & Government Relations
- Mishka Balsom, CEO

Walker

- Darren Fry, Project Director – Walker
- Elizabeth Duguay, Planning and Communications Lead
- Steven Vermeulen, Executive Vice President, Environmental

Meeting Materials: South Landfill Phase 2 Presentation

Purpose of Meeting

To provide Greater Niagara Chamber of Commerce with an introduction of the South Landfill Phase 2 EA.

Summary of Discussion

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




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Agenda

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

South Landfill Phase 2



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Introductions/Project Team



Darren Fry
Project Director



Elizabeth Duguay
Planning & Community
Engagement Lead



Leticia Koole
Project Support Specialist



Kaitlynn Valeriano
Communications & Community
Outreach Manager

South Landfill Phase 2



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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



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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



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Niagara Compost Facility



South Landfill Phase 2



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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

South Landfill Phase 2



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Grease Trap Services (GTS)



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

South Landfill Phase 2



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Municipal Biosolids Management



Waste In - Sustainable Product Out

South Landfill Phase 2



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Resource Recovery Area

Recovering wood waste & transitioning to low carbon economy



Recycling shingles to make sustainable aggregate products

South Landfill Phase 2



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Landfill Gas-to-Energy



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



South Landfill Phase 2



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Residual Waste Disposal



South Landfill – Phase 1
Safe & Reliable waste management

South Landfill Phase 2



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South Landfill - Phase 2

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

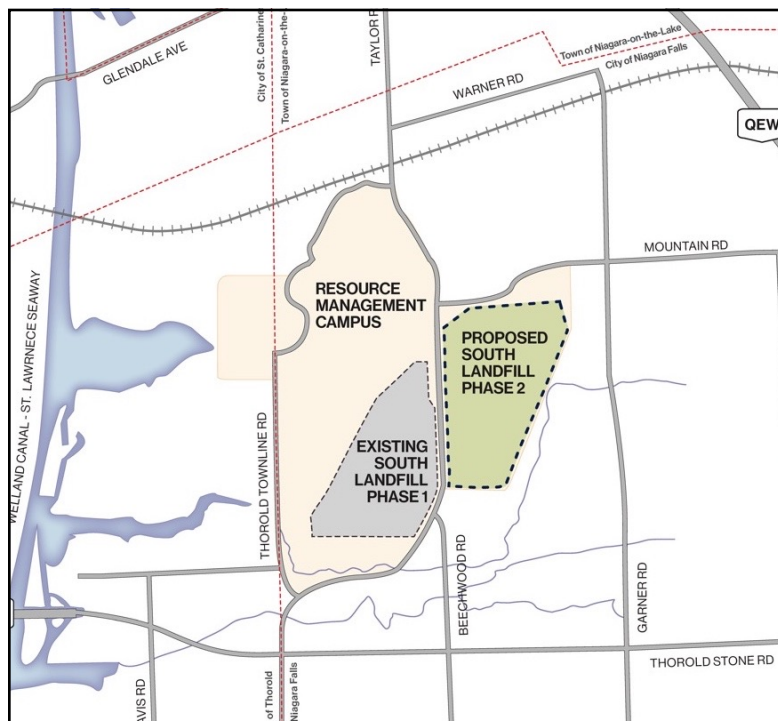
- Located immediately east of the current landfill operations
- Key operational aspects **not expected to change**
 - Annual/Daily waste receipt
 - Type of waste received
 - Operational life
- Existing waste management infrastructure, such as the **site entrance will not change**
 - EA will evaluate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



South Landfill Phase 2



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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

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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

South Landfill Phase 2

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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

| Year | Approved Landfill Capacity (Million Tonnes) |
|------|---|
| 2025 | 100 |
| 2027 | 75 |
| 2029 | 50 |
| 2031 | 25 |
| 2033 | 0 |
| 2035 | 0 |
| 2037 | 0 |

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

South Landfill Phase 2

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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

| Destination | Percentage |
|------------------------------------|------------|
| Walker's South Landfill | 74% |
| Niagara Region Municipal Landfills | 13% |
| Export to U.S. Landfills | 13% |

* Based on historical recycling trends

South Landfill Phase 2

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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

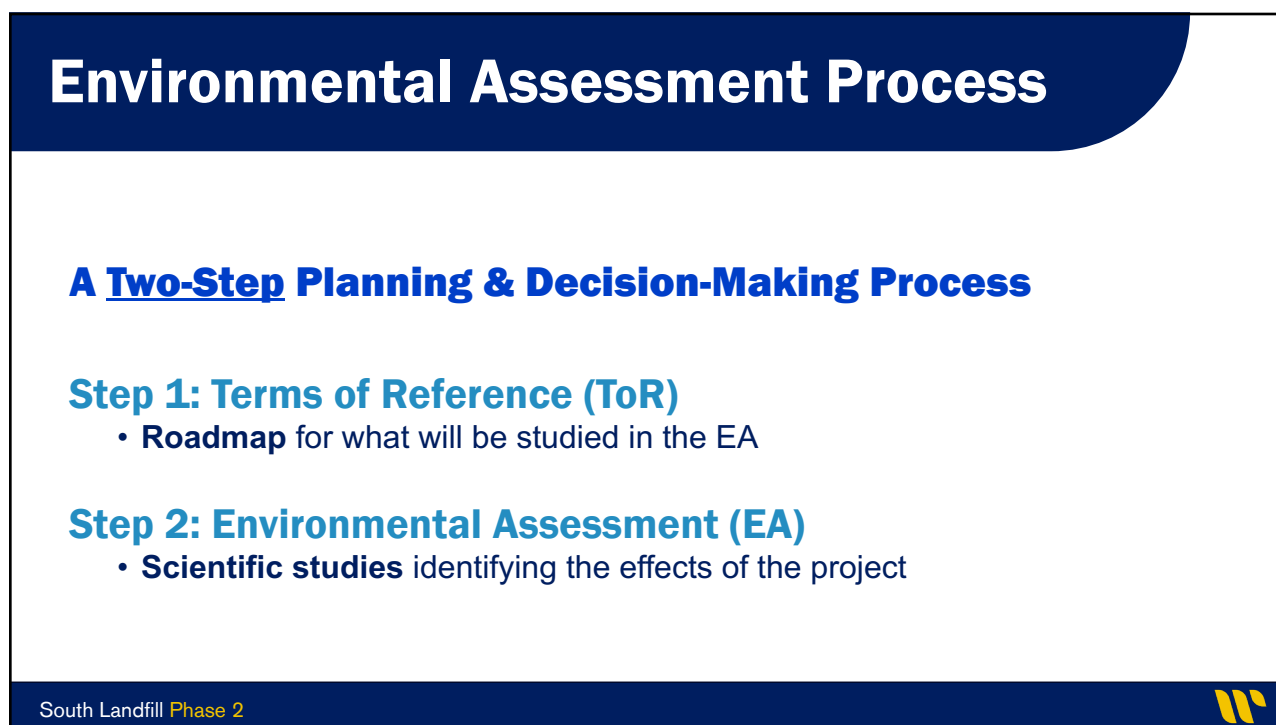
Supporting educational activities by participating in **community events, giving tours and presentations, and through partnerships**

South Landfill Phase 2

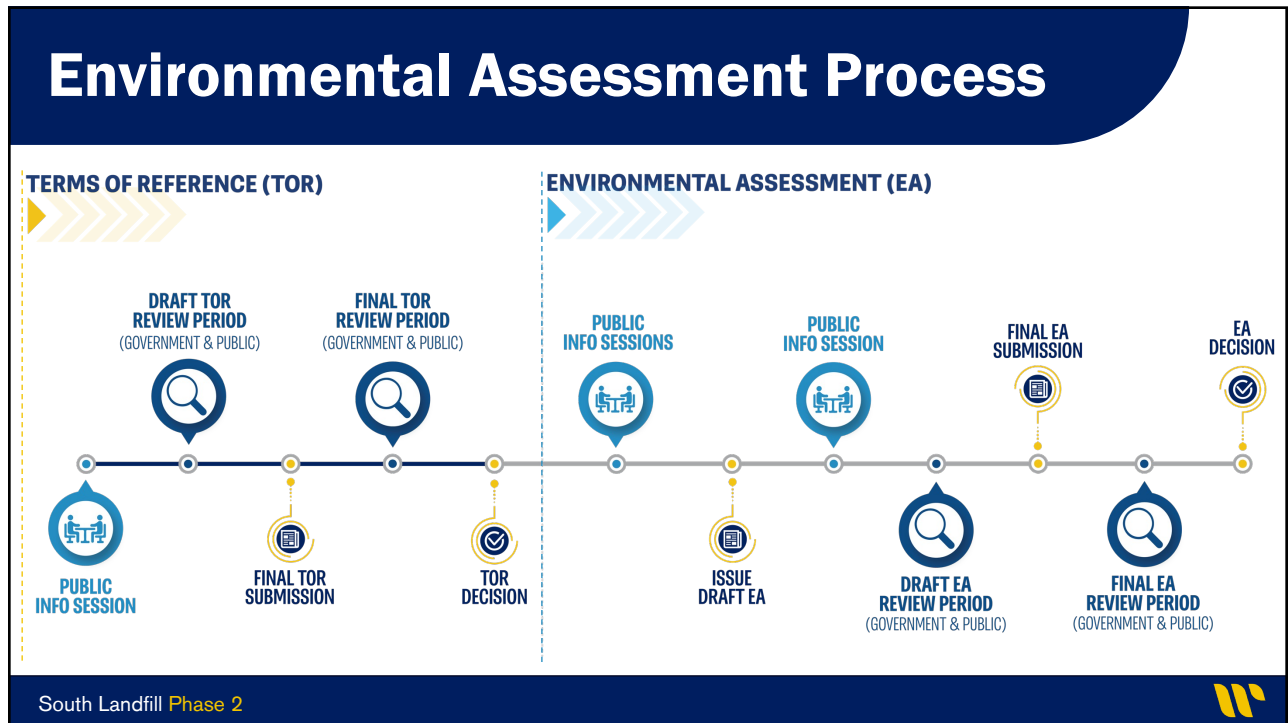
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Project Information / Stay Connected



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



Meeting Summary

Meeting: Member of the Public
Date: March 12, 2024
Location: Member of the Public's House
Time: 2 pm – 3 pm

Attendees:

Member of the Public

-

Walker

- Darren Fry, Project Director – Walker

Meeting Materials: N/A

Purpose of Meeting

To provide an overview of the Terms of Reference.

Summary of Discussion

- Overview of the Terms of Reference
- Review the EA Process
- Discussed Community Liaison Committee (CLC)
- Discussed concerns on potential impacts (visual, dust, noise, odour)

Meeting Summary

Meeting: Hospitality Resorts Inc.
Date: March 28, 2024
Location: Strada West, Niagara Falls, ON
Time: 12 pm – 1 pm

Attendees:

Hospitality Resorts Inc.

- Bart Maves (Representative)

Walker

- Darren Fry, Project Director – Walker

Meeting Materials: N/A

Purpose of Meeting

To provide an overview of Walker and the South Landfill Phase 2 project.

Summary of Discussion

- Overview of the South Landfill Phase 2 EA
- Review the EA Process
- Discussion of HRI future plans on Mountain Rd.

Meeting Summary

Meeting: Member of the Public

Date: April 15, 2024

Location: Phone Call

Time: 3 pm

Attendees:

Member of the Public

-

Walker

- Darren Fry, Project Director – Walker

Meeting Materials: N/A

Purpose of Meeting

To answer questions about the Terms of Reference and the Environmental Assessment Process.

Summary of Discussion

- Overview of the South Landfill Phase 2 EA project
- Answered questions about blasting, property value protection and the project location
- Interest was expressed in attending future public meetings

Meeting Summary

Meeting: Member of the Public

Date: April 22, 2024

Location: Phone Call

Time: 9 am

Attendees:

Member of the Public

-

Walker

- Darren Fry, Project Director – Walker

Meeting Materials: N/A

Purpose of Meeting

To answer questions about the South Landfill Phase 2 EA.

Summary of Discussion

- Concern about property value impact as a result of the South Landfill Phase 2
- Discussed the EA process and EA timelines and past examples (Phase 1 EA and impact mitigation/management)

Meeting Summary

Meeting: Niagara Federation of Agriculture

Date: May 8, 2024

Location: In-Person

Time: 7 pm – 8 pm

Attendees:

Niagara Federation of Agriculture

- Maryanne Mous, Administrator
- Chris Mullet-Koop, President
- Board Members

Walker

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

Meeting Materials: South Landfill Phase 2 EA Presentation

Purpose of Meeting

To provide an overview of Walker and the South Landfill Phase 2 EA project.

Summary of Discussion


- Overview of South Landfill Phase 2 EA project
- Discuss the EA Process
- Answered questions about the project
- Interest expressed to tour the Walker Resource Management Campus



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South Landfill Phase 2 

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Walker's Resource Management Campus



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South Landfill Phase 2



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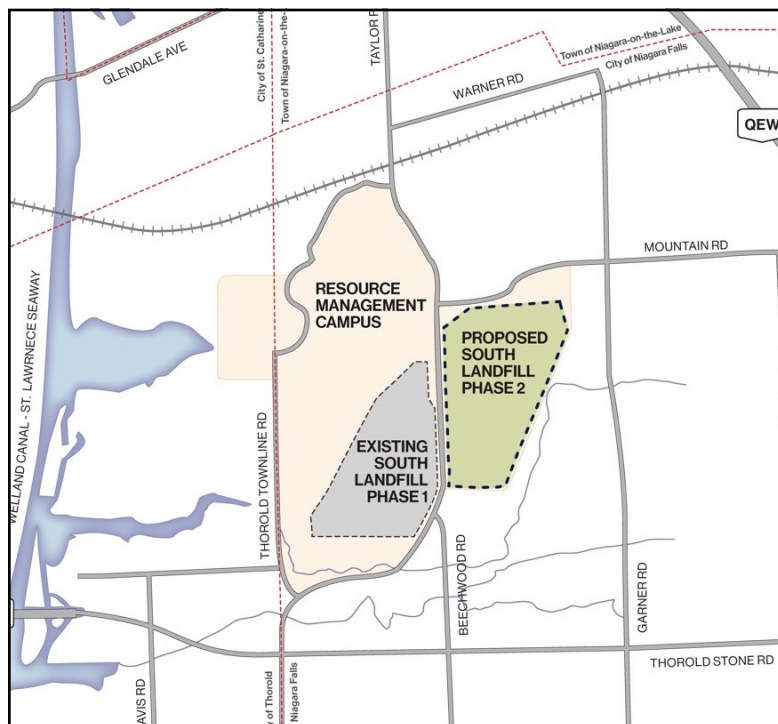
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Awareness & Education

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

South Landfill Phase 2

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Approvals Process Overview



The diagram illustrates the approvals process. On the left, a hand points to a hexagonal icon containing a checklist with four items, the first three of which are checked. In the center, the text 'Environmental Protection Act' is displayed. To the right, a circular flow of three blue arrows connects the 'Environmental Protection Act' to 'Environmental Assessment Act' and then to 'Local Approvals'. The background features a blurred image of a person in a white lab coat.

Environmental Protection Act

Environmental Assessment Act

Local Approvals

South Landfill Phase 2

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Environmental Assessment Process

A Two-Step Planning & Decision-Making Process

Step 1: Terms of Reference (ToR)

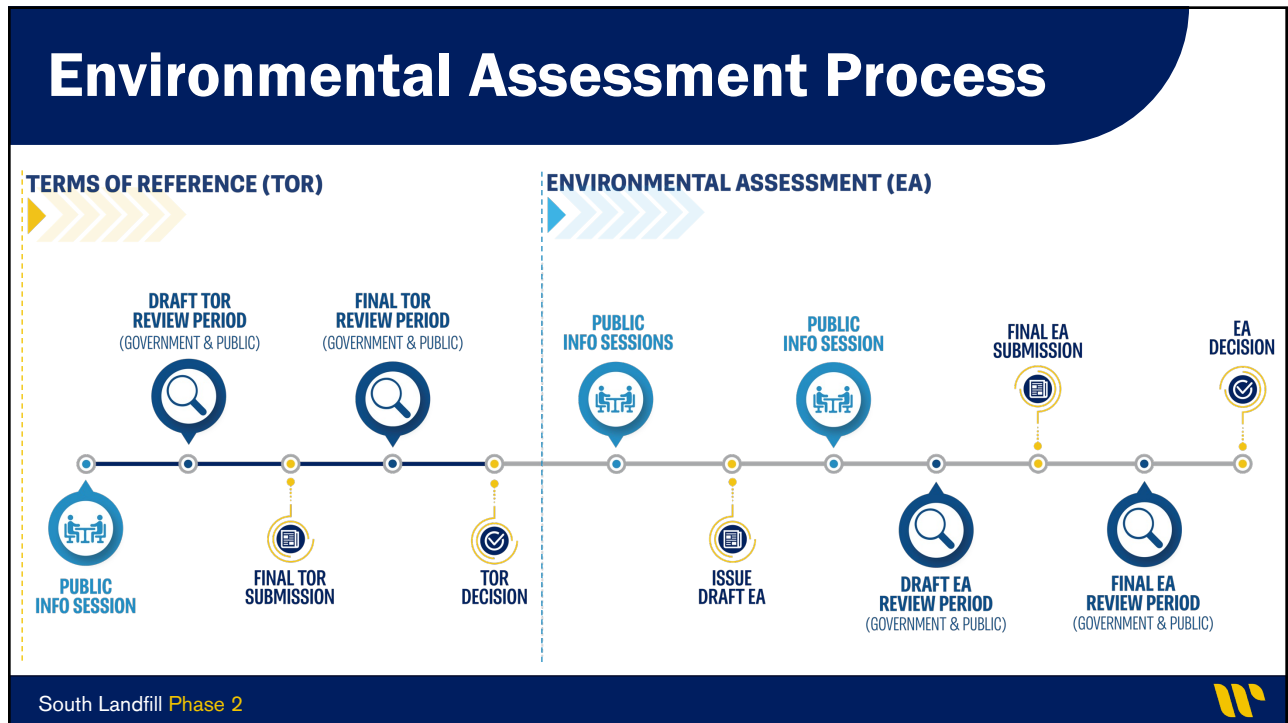
- Roadmap for what will be studied in the EA

Step 2: Environmental Assessment (EA)

- Scientific studies identifying the effects of the project

South Landfill Phase 2

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Project Information / Stay Connected



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EVENTS

Public Information Sessions
at key milestones



Niagara Resource Management Campus

Public Liaison Committee (PLC) – Spring 2024 Meeting Notes

Date: May 28, 2024

Time: 6:00 – 8:00 pm EST

Location: Walker Head Office, Main Boardroom

Agenda:

1. Introductions
2. Purpose of the PLC
3. Campus Operational Updates
4. Annual Reports Summary
5. Complaints & Response Procedures
6. Annual PLC Review
7. Other Business

Attendees:

Walker

- Elizabeth Duguay, Planning & Community Engagement Lead (Note-taker)
- Kerry Lorence, Environmental Performance Division Manager (Presenter)
- Shawn Jordan, General Manager, Transfer & Disposal (Walker Representative)

Community Members

- [REDACTED]
- [REDACTED]

City of Niagara Falls

- Andrew Bryce, Director of Planning

Meeting Summary

- K. Lorence opened with a welcome to the Spring 2024 PLC meeting, introduced Walker representatives, reviewed the meeting agenda, and provided an overview of the purpose of the PLC
- An update was provided on Campus operations, including the South Landfill, Renewable Natural Gas Facility (RNG), Walker Brothers Quarry, Public Drop-Off, Resource Recovery Area, and Compost Facility
- Summaries of the annual report findings for the South Landfill, East Landfill, and Walker Brothers Quarry were presented
- Walker shared data on the number of complaints received in 2023 related to odours
- As required by the South Landfill ECA, Walker reviewed the need for the public liaison committee

- Attendees were reminded of the Walker Niagara Campus Neighbour Appreciation Day, scheduled for June 22, 2024

Q&A

- A. Bryce asked whether Walker had received any complaints related to quarrying operations (e.g., blasting) in 2023
 - Walker to investigate and confirm via follow-up email to A. Bryce
- A. Bryce requested a digital copy of the Walker Brother Quarry Annual Report
 - Walker to send A. Bryce a link to the report
- Other topics discussed included:
 - Walker's approach to successfully handling odour complaints (i.e., technologies, one-on-one neighbour meetings, etc.)
 - The RNG project (i.e., amount of gas being generated, how the gas is utilized, etc.)



Public Liaison Committee (PLC) Spring 2024 Meeting

Niagara Resource Management Campus


May 28, 2024

Building a sustainable future, **together.**

1

Agenda

1. Introductions
2. Purpose of the PLC
3. Campus Operational Updates
4. Annual Reports Summary
5. Complaints & Response Procedures
6. Annual PLC Review
7. Other Business



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Purpose of the PLC

- Build & strengthen relationships**
- Raise awareness & create transparency**
- Opportunity for two-way dialogue**

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Resource Management Campus

The map illustrates the Resource Management Campus layout, including the following facilities and areas:

- Residential Drop-Off
- Niagara Compost Facility
- N-Viro Biosolids Facility
- Head Office
- Aggregate Processing Area
- Aggregate Recycling Area
- Asphalt Plant
- EAST LANDFILL
- Resource Recovery Area
- Agricultural Rehabilitation
- South Landfill
- ACTIVE AREA
- Landfill Gas Utilization Facility
- Southeast Quarry

Key roads shown include Taylor Rd, Mountain Rd, Regent St, Throld Paving Rd, Old Throld Stone Rd, and Beechwood Rd. A creek, 10 Mile Creek, is also visible.

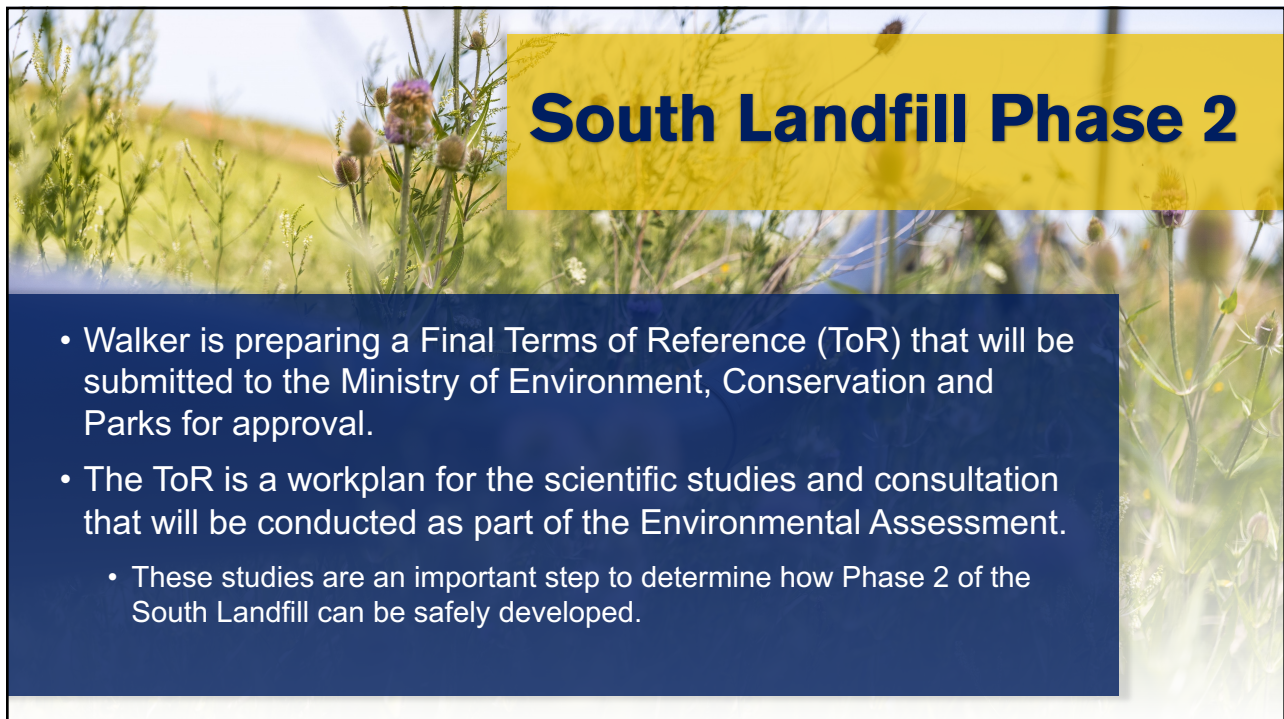
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The slide features a background image of a grey metal pipe with a yellow corrugated hose attached, set against a field of tall, dry grasses under a blue sky with light clouds. A yellow rectangular box in the upper right corner contains the title "South Landfill" in bold blue font. A dark blue rectangular box in the lower left corner contains a bulleted list of enhancements.

South Landfill

- Several significant enhancements were completed at the South Landfill this past year, including:
 - The expansion of the site's perimeter deodorizer
 - Installing 19 new landfill gas wells which will improve our capacity to collect landfill gas
 - Upgrades to various computer controls
 - The completion of a new landfill cell

5

The slide features a background image of green grasses with small purple flowers in the foreground. A yellow rectangular box in the upper right corner contains the title "South Landfill Phase 2" in bold blue font. A dark blue rectangular box in the lower left corner contains a bulleted list of project updates.

South Landfill Phase 2

- Walker is preparing a Final Terms of Reference (ToR) that will be submitted to the Ministry of Environment, Conservation and Parks for approval.
- The ToR is a workplan for the scientific studies and consultation that will be conducted as part of the Environmental Assessment.
 - These studies are an important step to determine how Phase 2 of the South Landfill can be safely developed.

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Renewable Natural Gas (RNG) Facility



Fully operational and connected to the Enbridge Gas Network



Walker was joined by the Hon. Andrea Khanjin, Minister of Environment, Conservation and Parks, the Hon. Todd Smith, Minister of Energy, Niagara West MPP Sam Oosterhoff, Niagara Falls Mayor Jim Diodati, and Thorold Mayor Terry Ugolini to celebrate another step towards a sustainable future.

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Walker Brothers Quarry

- The first phase of improvements of the rock crushing plant is complete which helped to streamline the plant.



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Public Drop-Off



-  Summer hours now in effect
 - 7am-5pm, Monday – Saturday
 - Closed on Sundays & Statutory holidays
-  615 bicycles recovered & donated to the Broken Spoke Bike Program in 2023
-  Free waste disposal offered to local community groups who register their community clean-up with us.
Email kgoulding@walkerind.com to register.

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Resource Recovery Area



- Our research team has been working on converting wood to an innovative product, called biochar, that supports the environmental and agricultural sectors.
- We partnered with the Niagara College Horticultural & Environmental Sciences Innovation Centre (HESIC) to study how this material could be beneficial for plant and soil health.



Read more at www.ncinnovation.ca/blog/horticultural-environmental-sciences-innovation-centre/from-neighbours-to-partners-in-research-hesic-finds-solutions-for-walker-innovations

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Compost Facility

- Replaced the receiving building's cover (pictured above)
- Installed four new odour control units
- These initiatives are part of our ongoing commitment to reducing odour and demonstrate our dedication to maintaining a neighbour-friendly operation.

Did you know? Yard waste is a key ingredient in our composting process! Drop off your yard waste at our composting facility Monday to Saturday 7:00 am – 5:00 pm.

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Annual Report – South Landfill

Conclusions & Recommendations from Environmental Compliance Approval (ECA) Annual Report :

- All ECA monitoring requirements (ground water, surface water, leachate and landfill gas) completed as scheduled and data analyzed for report.
- Based on the 2023 groundwater chemical results, the South Landfill engineered liner is functioning as designed, and there is no leachate impact on the local groundwater resources.
- Results of surface water monitoring in 2023 show that operations at the South Landfill did not impair local surface water quality.
- The monitoring program will continue as outlined in the 2023 AMR for 2024.

Annual Report for Environmental Assessment Approval:

- All conditions were complied with in 2023 consistent with 2022 EA Report.

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Annual Report – *East Landfill*

Conclusions & Recommendations from Environmental Compliance Approval (ECA) Annual Report :

- All ECA monitoring requirements (ground water, surface water, leachate and landfill gas) completed as scheduled and data analyzed for report.
- The Landfill is functioning as designed hydrogeologically, in that inward hydraulic gradients are maintained.
- The Landfill is not impacting groundwater or surface water quality on-site or off-site.
- Water quality in the Old Welland Canal is similar to historic results, and there is no evidence of adverse impacts as a result of the Landfill operations.
- The monitoring program will continue as outlined in the 2023 AMR, for 2024.

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Annual Report – *Walker Brothers Quarry*

Residential Wells:

- Extent of drawdown similar to 2022.

Ground Water Monitoring:

- Inward hydraulic gradients in the dolostone and shale bedrock formations observed in 2023 were similar and consistent to historic flow patterns.

Permit to take Water (PTTW):

- The total volume of water pumped during 2023 was 280,536 m³, below maximum permitted.

Surface Water Monitoring:

- No exceedances of the surface water criteria in 2023.

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Annual Report – Walker Brothers Quarry

Particulate Monitoring:

- One exceedance of the Ministry of Environment, Conservation, and Parks' (MECP) interim 24-hour Ambient Air Quality Criteria of 50 ug/m³ for PM₁₀ occurred in 2023. It is noted that this occurred during the provincial special air quality statement as a result of wildfire smoke in the region. The exceedance is not attributed to quarry operations.

Vegetation Screening and Naturalization Report:

- In 2023, all planting zones exhibited relative good health and vigor, consistent with historical results.

Noise Monitoring Report:

- The 2023 results are generally consistent with previous years.

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Complaints & Response Procedures

- Total of 10 complaints in 2023
 - 10 complaints regarding odour concerns
- 24-hour Public Response Line
 - **Phone:** 1-866-699-9425
 - **Email:** info@walkerind.com



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Annual PLC Review

From the South Landfill Environmental Compliance Approval:

"The Owner shall review annually in consultation with the members of the PLC the need for the committee."

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Save the Date!

Walker Niagara Campus Neighbour Appreciation Day

Join us on **Saturday, June 22, 2024** for a family-friendly event

- Drop-in anytime between 10am – 3pm
- 2800 Thorold Towline Rd., Niagara Falls

Enjoy free food, touch a truck, face painting, birds of prey, live music, and more! Tour our quarry, renewable natural gas, landfill, and compost facilities.



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