



Visual Existing Conditions Report

Walker South Landfill Phase 2

Environmental Assessment

Walker Environmental Group

February 27, 2025

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1. Introduction

This report provides an overview of the existing visual conditions within the study areas for the South Landfill Phase 2 Environmental Assessment (EA). The Minister of the Environment, Conservation and Parks (Minister) Approved Terms of Reference (ToR) for the EA included a preliminary description of the existing environmental conditions and made a commitment to expand upon this description during the EA.

Walker Environmental Group (Walker) initiated a Comprehensive EA under the Ontario *EA Act* seeking approval to expand the capacity of its existing South Landfill located at the Walker Resource Management Campus (Campus) in Niagara Falls. The South Landfill is an essential component of Walker's Campus since it began operating in 2009 under Environmental Compliance Approval (ECA) No. 008-78RKAM, as amended, and provides safe, reliable, and affordable disposal capacity for solid, non-hazardous waste from residential and industrial, commercial, and institutional (IC&I) sources to its customer base within the City of Niagara Falls, the Regional Municipality of Niagara, and the Province of Ontario. The South Landfill's total approved disposal capacity is 17.7 million cubic metres (m³) and is expected to reach maximum capacity by 2029 to 2031.

The proposed Phase 2 of the South Landfill would extend its approved capacity by approximately 18 million m³ over a 20-year period, ensuring Walker can continue to provide essential residual waste disposal services to its existing customer base. Walker is proposing to locate the additional disposal capacity (Phase 2) to the east of the existing South Landfill within the area currently occupied by Walker's Southeast Quarry. The proposal would maintain the existing landfill service area, as well as the annual volume of solid, non-hazardous waste from the sources currently accepted.

The *EA Act* requires that proponents describe the environment that may potentially be affected or may reasonably be expected to be affected, directly or indirectly, by the Alternative Methods of Carrying Out the Undertaking (Alternative Methods) proposed as part of an EA. The description of the existing environmental conditions will provide the baseline for the assessment of potential effects for the proposed Undertaking, which will be conducted during the EA. This report focuses on characterizing the existing conditions within the study areas for the South Landfill Phase 2 EA for the visual environment.

2. Study areas

From a visual perspective, the characterization of existing conditions within the following study areas are appropriate to this EA:

The South Landfill Phase 2 EA study area includes the Site Study Area (SSA), Local Study Area (LSA), and Regional Study Area (RSA), providing spatial boundaries for the assessment of both local and more wide-reaching environmental effects.

Site Study Area

The SSA is common for all technical disciplines and includes all lands (76.12 hectares [ha]) owned and operated by Walker that are within the existing approved boundaries of the Southeast Quarry. **Figure 2.1** illustrates the extent of the SSA.

Local Study Area

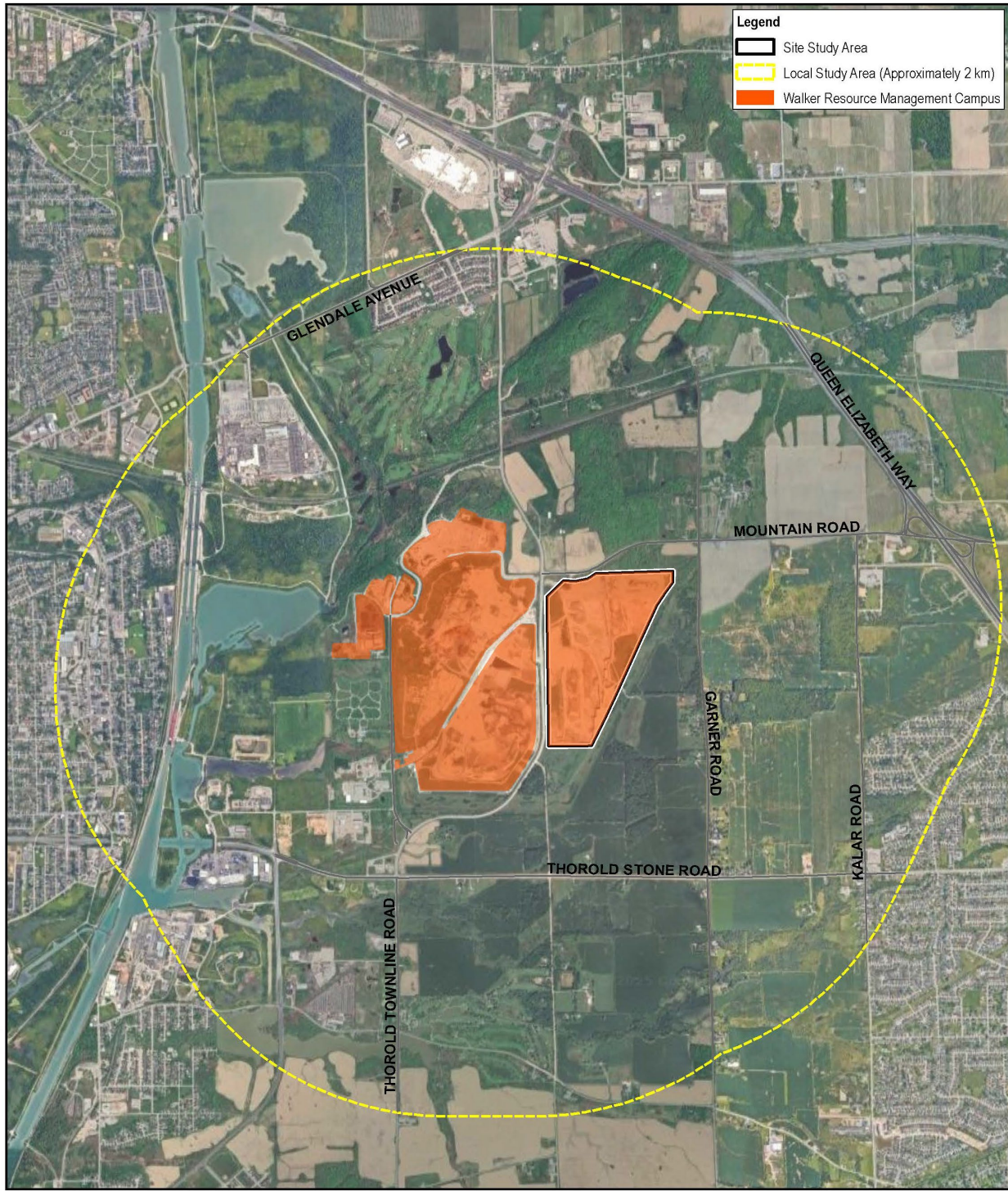
The LSA is specific to each technical discipline but generally extends approximately 1 to 2 kilometers (km) beyond the SSA boundary and can generally be described as including Walker's Resource Management Campus and the immediate surrounding area. **Figure 2.1** illustrates the LSA for this Visual Existing Conditions Report, which extends approximately 2 km from Walker's Resource Management Campus. The LSA was selected as a conservative

estimation of the likely extent of visibility of the proposed South Landfill Phase 2 based on desktop review and confirmatory site inspection.

Regional Study Area

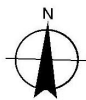
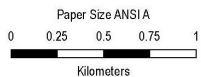
The RSA is discipline-specific and may not be required by all disciplines. The RSA is generally based on administrative and/or natural boundaries applicable to each discipline and the parameters of their associated criteria. A RSA was not identified for the Visual environmental component.

The Visual study areas are illustrated in **Figure 2.1**, below.



Legend

- Site Study Area
- Local Study Area (Approximately 2 km)
- Walker Resource Management Campus



WALKER INDUSTRIES
2800 THOROLD TOWNLINE RD, NIAGARA FALLS, ON
SOUTH LANDFILL PHASE 2 ENVIRONMENTAL ASSESSMENT

Project No. 12567140
Revision No. -
Date Feb 24, 2025

Map Projection: Transverse Mercator
Horizontal Datum: North American 1983
Grid: NAD 1983 UTM Zone 17N

**SOUTH LANDFILL PHASE 2
VISUAL EXISTING CONDITIONS**

FIGURE 2.1

Q:\GIS\PROJECTS\12567140\GIS\Maps\Deliverables\202310_Phase2_EA\12567140_202310_Phase2_EA_GIS003.mxd
Print date: 24 Feb 2025 - 11:30

Data source: MNR/NRVS, 2018. Produced by GHD under licence from Ontario Ministry of Natural Resources and Forestry. © Queen's Printer 2025
Service Layer Credits

Figure 2.1 Visual Study Area

3. Methodology

Available secondary sources of information were collected and reviewed to characterize visual existing conditions within the study area, followed by confirmatory fieldwork. The following secondary sources of information were collected and reviewed:

- Niagara Escarpment Commission Visual Impact Assessment Technical Criteria
- Digital mapping, including aerial and ground view imagery

The methodology involved using digital mapping of the study area prior to field investigations to identify potential publicly available locations for capturing visual images. These locations were then examined using digital mapping sources to assess their suitability for conducting the visual existing conditions report, with a focus on gathering relevant information for the study area.

Fieldwork was conducted on January 17, 2025, during the winter on a day with low cloud cover, and included visiting 31 identified location points within the LSA. Photographs were taken with a Canon 5D Mark IV and a tripod in the direction of the proposed South Landfill Phase 2 Site at each of the 31 location points within the LSA to identify existing visual conditions in proximity to and representative of residential areas, outdoor recreational areas, and roads that might reasonably be anticipated to have a view of the proposed South Landfill Phase 2.

4. Visual receptors and land uses

The visual landscape surrounding the proposed South Landfill Phase 2 site includes vegetation and fences surrounding the SSA perimeter, and a visual earth berm located to the east used to screen operations of the existing South Landfill. The Campus is located on lands outside of the City of Niagara Falls urban area settlement boundary and is surrounded by agricultural lands and natural heritage features, rural residences and limited development. The Bruce Trail and the Woodend Conservation Area / Environmental Centre are located along the Niagara Escarpment, north of the Campus.

North

The Niagara-on-the-Green residential subdivision is located at the intersection of Glendale Avenue and Taylor Road. Nearby, to the north of Glendale Avenue and southwest of the Queen Elizabeth Way, is the White Oaks Conference Resort and Spa, which includes a hotel, a fitness and racket club, and a conference centre. Niagara College's Niagara-on-the-Lake campus is situated between Glendale Avenue and the Queen Elizabeth Way and serves as the hub for the college's business, hospitality, environmental, culinary, and wine programs. The Royal Niagara Golf and Country Club, a public golf course, is also in the area, as is the General Motors of Canada auto and engine plant, located to the northwest along Glendale Avenue. Additionally, there are two residences within 500 metres (m) and two more within 500 to 1,000 m north of the visual SSA boundary.

The Glendale Secondary Plan area is located directly north of the SSA boundary, surrounding the intersection of Queen Elizabeth Way and Glendale Avenue.

East

East of the SSA, key community features include agricultural farmlands and rural residential dwellings along Garner Road between Thorold Stone Road and Mountain Road. East of the Site, but west of Kalar Road exist Shriner's Woodlot Park, St. Vincent De Paul Catholic Elementary School, the Regency Athletic Resort/Regency 76 and Club Italia. There is one residence within 500 m and 13 residences within 500 to 1000 m east of the SSA boundary.

South

South of the SSA and along Thorold Stone Road, key features include various retail businesses, including convenience stores, and a gas bar. The Beechwood Golf and Country Club, an 18-hole course offering a range of golf-related services and banquet facilities is also located nearby. Additionally, a number of industrial businesses, dominated by energy production, auto parts, recycling, trucking, and construction, are situated to the west of Thorold Townline Road, particularly near the intersection of Highway #58 and Thorold Stone Road. There are no residences within 500 m, but 16 residences are located within 500 to 1,000 m south of the SSA boundary.

West

West of the SSA, key features include Walker's South Landfill (Phase 1) and the closed East Landfill, a compost facility, a residential waste drop-off area, a landfill gas utilization system, a biosolids management facility, and Walker's corporate offices. Several municipal and community facilities are also located on Thorold Townline Road, such as the Thorold Patrol Yard, the Region of Niagara Public Works Service Centre, the Niagara Region Fleet Garage and Supply Yard, and Lakeview Cemetery. Additionally, the Welland Canal is approximately 2.3 km west of the SSA. There are no residences within 500 m and no residences within 500 and 1,000 m west of the SSA boundary.

4.1 Existing views

Views of the proposed South Landfill Phase 2 site from locations within the LSA are provided in the photo log below, and the locations from which each of the photos were taken are shown in **Figure 4.1**.

Secondary Source Findings

The digital mapping review, using both aerial and ground view imagery, indicated that the existing proposed South Landfill Phase 2 site (in the absence of the proposed landfill expansion) was generally obstructed from view at approximately eye-level from most of the 31 location points are.

Field Investigations

As noted above, views of the existing proposed South Landfill Phase 2 site (in the absence of the proposed landfill expansion) from the surrounding built-up areas are generally obscured. Views from the surrounding roads within the LSA to the north (Mountain Road), east (Garner Road), and west (Taylor Road) looking in the direction of the existing proposed South Landfill Phase 2 site (in the absence of the proposed landfill expansion) primarily include topography, vegetation, and an earth berm. Photo location 16, Mountain Road, north of the South Landfill Phase 2, and east of Taylor Road, offers an unobstructed view into the existing proposed South Landfill Phase 2 site.

Field investigations were completed on January 17, 2025. It is important to note that the following visual existing conditions represented in **Figure 4.1** were taken during the winter with increased visibility and therefore existing conditions may vary during summer months due to the presence of vegetation and foliage.

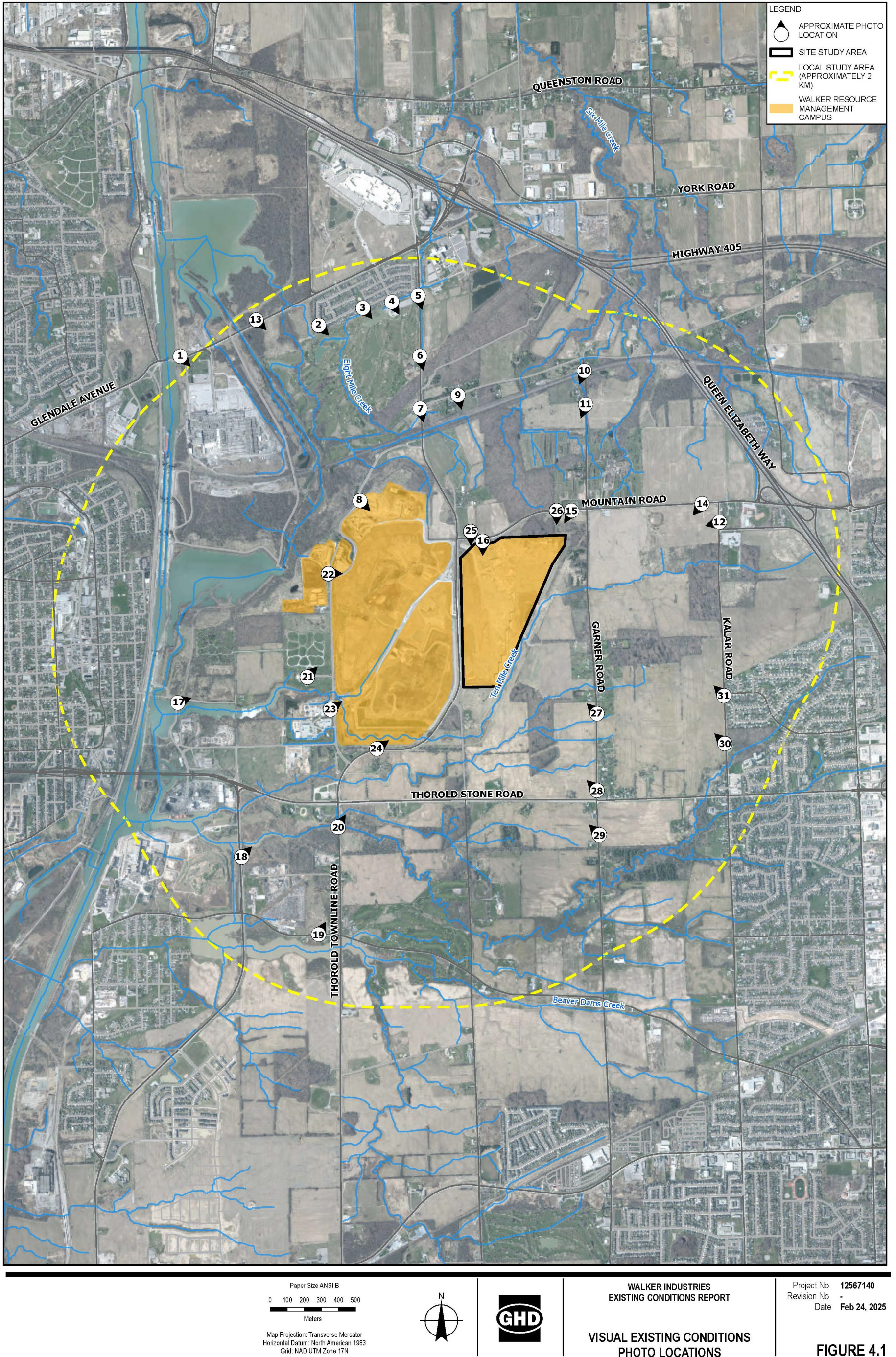


Figure 4.1 Visual Existing Conditions Photo Locations



LEGEND	Paper Size ANSI B	N	GHD	WALKER INDUSTRIES EXISTING CONDITIONS REPORT	Project No. 12567140
APPROXIMATE PHOTO LOCATION	0 60 120 180 240 300 Meters	N	GHD	VISUAL EXISTING CONDITIONS PHOTO LOCATIONS IMMEDIATE TO THE SOUTH LANDFILL PHASE 2 SITE	Revision No. - Date Feb 24, 2025
SITE STUDY AREA	Map Projection: Transverse Mercator Horizontal Datum: North American 1983 Grid: NAD UTM Zone 17N	N	GHD	TO THE SOUTH LANDFILL PHASE 2 SITE	FIGURE 4.2
WALKER RESOURCE MANAGEMENT CAMPUS	Data source: World Topographic Map; Esri; Contributor: Province of Ontario, Esri Canada, Esri, TomTom, Garmin, Swire-Gis, GeoTechnology, Inc., METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, HRCAN, Parcs Canada, World Hillslope, Esri, NASA, NGA, USGS, FEMA	N	GHD	Ontario Imagery Web Map Service (OIWMS) © Kings Printer for Ontario, 2022. Created by stonic	FIGURE 4.2

Figure 4.2 Visual Existing Conditions from Photo Locations adjacent to the South Landfill Phase 2 Site, looking in the direction of the Site

Table 4.1 Coordinates and photographs from each photo location

Photo Location 1: Glendale Ave Bridge, view facing southwest
Existing proposed South Landfill Phase 2 site not visible
43° 8' 44.034" N, 79° 11' 27.57" W



Photo Location 2: Keith Cres, view facing southeast
Existing proposed South Landfill Phase 2 site not visible
43° 8' 51.966" N, 79° 10' 38.826" W



Photo Location 3: Wright Crescent between Keith Cr and Niagara-on the-Green Blvd, view facing south-southeast
Existing proposed South Landfill Phase 2 site not visible
43° 8' 56.448" N, 79° 10' 23.298" W



Photo Location 4: Niagara-on the-Green Blvd at the Royal Niagara Golf Club, view facing south-southeast
Existing proposed South Landfill Phase 2 site not visible
43° 8' 58.014" N, 79° 10' 13.104" W



Photo Location 5: Taylor Road South of Glendale Avenue, Niagara College's Niagara-on-the-Lake campus, view facing south-southeast
Existing proposed South Landfill Phase 2 site not visible
43° 8' 59.58" N, 79° 10' 3.846"W



Photo Location 6: Taylor Road before the Woodend Conservation Area, view facing south-southeast
Existing proposed South Landfill Phase 2 site not visible
43° 8' 44.01" N, 79° 10' 3.282" W



Photo Location 7: Taylor Road at Warner Road, Bruce Trail, Woodend Conservation Area, view facing south-southeast
Existing proposed South Landfill Phase 2 site not visible
43° 8' 30.606" N, 79° 10' 3.216" W



Photo Location 8: Walker Campus, view facing southeast
Existing proposed South Landfill Phase 2 site visible
43° 8' 6.93" N, 79° 10' 24.36" W



Photo Location 9: Warner Road East of Taylor Road, Bruce Trail, view facing south
Existing proposed South Landfill Phase 2 site not visible
43° 8' 34.02" N, 79° 9' 49.86"



Photo Location 10: CN Rail, Garner Road, Bruce Trail, View facing southwest
Existing proposed South Landfill Phase 2 site not visible
43° 8' 40.302" N, 79° 9' 5.352" W



Photo Location 11: Garner Road, East of Warner Road, view facing southeast
Existing proposed South Landfill Phase 2 site not visible
43° 8' 31.614" N, 79° 9' 4.896" W



Photo Location 12: Kalar Road and Montrose Road, Club Italia and Regency Athletic Resort/Regency 76, view facing east
Existing proposed South Landfill Phase 2 site not visible
43° 8' 1.392" N, 79° 8' 17.844" W



Photo Location 13: Seaway Haulage Road and Glendale Road, view facing southeast
Existing proposed South Landfill Phase 2 site not visible
43° 8' 53.418" N, 79° 11' 0.846" W



Photo Location 14: Mountain Road between Garner Road and Kalar Road, view facing southwest
Existing proposed South Landfill Phase 2 site not visible
43° 8' 6.084" N, 79° 8' 23.922" W



Photo Location 15: Mountain Road West of Garner Road, view facing southeast
Existing proposed South Landfill Phase 2 site not visible
43° 8' 4.362" N, 79° 9' 9.804" W



Photo Location 16: Mountain Road, East of Taylor Road, view facing south
Existing proposed South Landfill Phase 2 site visible
43° 7' 56.532" N, 79° 9' 41.082" W



Photo Location 17: Seaway Haulage Road and Hoover Street, view facing east-northeast
Existing proposed South Landfill Phase 2 site not visible
43° 7' 15.054" N, 79° 11' 28.548" W



Photo Location 18: Davis Road between Niagara Falls Road and Thorold Stone Road, view facing northeast
Existing proposed South Landfill Phase 2 site not visible
43° 6' 35.436" N, 79° 11' 6.072" W



Photo Location 19: Beaverdams Road west of Thorold Townline Road, view facing northeast
Existing proposed South Landfill Phase 2 site not visible
43° 6' 15.522" N, 79° 10' 38.988" W



Photo Location 20: Thorold Townline Road south of Thorold Stone Road, view facing northwest
Existing proposed South Landfill Phase 2 site not visible
43° 6' 43.104" N, 79° 10' 32.118" W



Photo Location 21: Lakeview Cemetery, view facing east
Existing proposed South Landfill Phase 2 site not visible
43° 7' 21.618" N, 79° 10' 42.924" W



Photo Location 22: Walker Biosolids Facility, Thorold Townline Road, view facing east
Existing proposed South Landfill Phase 2 site not visible
43° 7' 48.234" N, 79° 10' 35.55" W



Photo Location 23: Thorold Public Works, Thorold Townline Road, Niagara Region Fleet Garage, view facing ENE
Existing proposed South Landfill Phase 2 site not visible
43° 7' 13.35" N, 79° 10' 34.758" W



Photo Location 24: Taylor Road east of Thorold Townline Road, view facing northeast
Existing proposed South Landfill Phase 2 site not visible
43° 7' 3.24" N, 79° 10' 18.432" W



Photo Location 25: Mountain Road east of Taylor Road, view facing south
Existing proposed South Landfill Phase 2 site not visible
43° 7' 57.684" N, 79° 9' 41.832" W



Photo Location 26: Mountain Road West of Garner Road, view facing southwest
Existing proposed South Landfill Phase 2 site not visible
43° 8' 4.71" N, 79° 9' 13.272" W



Photo Location 27: Garner Road north of Thorold Stone Road, view facing northwest
Existing proposed South Landfill Phase 2 site partially visible
43° 7' 12.252" N, 79° 9' 0.924" W



Photo Location 28: Garner Road just north of Thorold Stone Road, view facing northwest
Existing proposed South Landfill Phase 2 site not visible
43° 6' 52.512" N, 79° 9' 0.966" W



Photo Location 29: Garner Road South of Thorold Stone Road, view facing northwest
Existing proposed South Landfill Phase 2 site not visible
43° 6' 41.1" N, 79° 9' 0.114" W



Photo Location 30: Kalar Road North of Thorold Stone Road, Shriners' Woodlot Park, St. Vincent De Paul Catholic Elementary School, view facing northwest
Existing proposed South Landfill Phase 2 site partially visible
43° 7' 4.542" N, 79° 8' 16.026" W



Photo Location 31: Kalar Road and Mount Carmel Boulevard, view facing west-northwest
Existing proposed South Landfill Phase 2 site not visible
43° 7' 16.824" N, 79° 8' 16.308" W



5. Conclusions

The findings of this Visual Existing Conditions report provide an overview of the current visual environment within the LSA for the Walker South Landfill Phase 2 Environmental Assessment. The Walker Campus is located outside of the Niagara Falls urban boundary with agricultural lands, natural features, residential, and industrial areas. Through the use of both secondary data sources and field investigations, a comprehensive understanding of the visual environment surrounding the proposed South Landfill Phase 2 site has been established. Findings determined that current views of the existing proposed South Landfill Phase 2 site (in the absence of the proposed landfill expansion) are generally obstructed by elements such as topography, vegetation, and an earth berm within the LSA in the immediate vicinity of the site, with the exception of photo location 16, located on Mountain Road, east of Taylor Road, offering direct views of the proposed South Landfill Phase 2 site. The visual conditions within this report provide a baseline for evaluating the potential visual impacts of the proposed expansion during the EA process.

