

EA Advisory Committee

South Landfill Phase 2 EA

Agenda – Meeting #4

Date: November 12, 2025

Time: 6:00 pm – 8:00 pm (Dinner at 5:30 pm)

Location: Club Italia (Marconi Room), Niagara Falls, ON

	Agenda Item	Duration
1	Dinner	30 min
2	Welcome & Agenda Review	10 min
3	Meeting #3 Summary & Action Item Review	15 min
4	Presentation & Discussion – SLF PH2 Update and Updates from select Technical Experts: • Project Update (Walker) • Social Impact Study Overview (SLR Consulting) • Visual Impact Study Overview (GHD) • Ecology Impact Study Overview (GHD)	60 min
5	Next Steps / Detailed Impact Assessment	15 min
6	Next Meeting	5 min
7	Other Business & Q&A	10 min

Walker South Landfill Phase 2 EA Advisory Committee

Meeting Summary No. 4

Date: November 12, 2025
Time: 6:00 pm – 8:00 pm
Location: Club Italia, Niagara Falls

Materials

- Agenda
- Presentation – Project Update (Walker)
- Presentation – Social Impact Study Overview (SLR Consulting)
- Presentation – Visual Impact Study Overview (GHD)
- Presentation – Ecology Impact Study Overview (GHD)

Meeting Objective

The purpose of this meeting was to provide an update on the South Landfill Phase 2 EA, meet several of Walker's EA technical consultants (EA Process, Visual, Ecology & Social), learn about the work they are doing, and provide an opportunity for questions and answers.

EA Advisory Committee Meeting - Discussion Topics

1. Meeting #3 Summary and Action Item Review

The EA Advisory Committee indicated they had no comments on the Meeting #3 Summary and it could be finalized. The action items from Meeting #3 were reviewed and it was noted that all the action items were completed by Walker.

2. Presentation: Project Update (Walker)

Walker provided the EA Advisory Committee an update on the South Landfill Phase 2 EA process (see presentation attached). The presentation included a summary of community input received since the last committee meeting, EA activities and fieldwork since the last committee meeting. Walker provided a general update on the design and facility characteristics of the project.

A discussion took place around feedback received so far and the level of community interest in the project. Walker stated they are open to additional ways to engage the community beyond what it is already doing to provide timely and accessible information. Walker stated, as a result of feedback from this committee on working with the younger generation/students at Niagara College, they have retained an Environmental Management & Approvals Program student intern to develop and execute a consultation plan for Niagara College students and staff.

Action: Walker will assess additional ways to increase public engagement with this EA beyond its current efforts.

3. Consultant Presentations

EA Process (GHD) – Janet Oswald

A summary of the discussion is provided below, and a copy of the presentation is attached.

- GHD is the Lead EA Consultant for the South Landfill Phase 2 EA supporting Walker with EA planning, coordination, consultation, and documentation
- GHD ensures work is conducted in accordance with the EA Codes of Practice and compliant with the EA Act
- GHD is the lead author for the core EA documents and integrates all the technical reports into the EA Report

Action: Walker to provide a list of technical consultants, their discipline, and a link to their company website. Walker should consider adding this list to its project website.

Visual Impact Study (GHD) – Janet Oswald

A summary of the discussion is provided below, and a copy of the presentation is attached.

- GHD's visual impact experts are conducting the visual impact study to determine how the project might change the views in and around the project site.
- Photos have been taken from 40 different locations around the site to capture the existing conditions incorporating feedback from consultations.
- The proposed landfill will be modelled (including artistic impressions) into these views to determine how views in the community might change and how and changes can be minimized.
 - The need for mitigation will be determined and can include things like adjustment of the landfill height, use of berms, plantings, fencing, placement of equipment, cover and seeding.
 - The Visual Impact Assessment will be included as an Appendix to the EA Report.
 - GHD is seeking input on potential locations for additional photos
 - Discussion took place around obtaining additional photos from the golf course, local trails, Garner and Warner Rd. and to consider the visual perspective from new buildings that would be developed North of Glendale.
 - A committee member noted that visual mitigations (e.g. berms) that were developed for South Landfill (Phase 1) are not consistent with the commitments made by Walker (e.g. number and density of trees)

Action: GHD to take additional photos for the visual impact assessment as noted in the above and locations 9 and 10 as shown in the presentation.

Action: Walker to reassess visual mitigation commitments (Garner Road Screening Berm) made during the South Landfill (Phase 1) EA and address any variances.

Ecological Impact Study (GHD) – Katrina Greenfield

A summary of the discussion is provided below, and a copy of the presentation is attached.

- GHD's ecologists documented existing conditions during 12+ site visits conducted between 2023 – 2025. Site visits included things such as amphibian call count surveys, aquatic habitat assessment, bat acoustic monitoring breeding bird surveys, ecological land classification and botanical inventory, snake coverboard surveys, significant wildlife habitat screening, species at risk screening, and documenting wetland communities. A complete list of existing conditions will be provided as part of the EA Report once finalized.
- It was noted that a majority of project is being developed within the existing quarry footprint, limiting the need to disturb existing habitat or species. The Ecology study will assess how the project might affect adjacent habitat/species (i.e. how noise might affect breeding birds).
- Indigenous representatives attended and monitored the ecological field work.
- Walker conducted additional site visits based on Indigenous consultation and feedback.
- Discussion occurred around the forested and wetland areas immediately north around the proposed footprint and if there would be any impact. Walker noted it is considering adjusting the site design/boundary to avoid disturbing this area.
- Discussion took place around Species at Risk (SAR) and if an inventory of any SAR identified will be available for the public. GHD noted the any SARs present will be documented but exact locations cannot be made public due to risk of poaching.

Social Impact Study (SLR Consulting) – Tomasz Wlodarczyk

A summary of the discussion is provided below, and a copy of the presentation is attached.

- SLR Consulting described what a Social Impact Assessment (Study) is and how it is conducted.
- A Social Impact Assessment (SIA) evaluates how a project affects specific individuals, groups, and communities. Social impacts include changes to daily life, cultural traditions, and community structure or services resulting from development. SIA aims to identify direct and indirect effects of a project and considers the characteristics, perceptions, and values of those impacted.
- Data is collected from a range of sources including directly from people through recreational surveys, site neighbour survey, and public attitude research via telephone surveys.
- A discussion took place around the site neighbour surveys and if there should be a larger sample in Niagara-on-the-Green (where every 5th residence received a survey). SLR noted the goal of the site neighbour survey is to gather information about how people use their property, community, and the themes of concerns about the project. The current survey distribution will collect this information (in addition to information gathered through the previous phone survey).
- SLR noted that the site neighbour survey will be made available to people within the survey area if they request it.
- The committee requested list of community data holders (organizations that SLR is attempting to interview) for review.

Action: Walker/SLR to provide the Committee with a list of community data holders (i.e. Interviewees) that are being engaged to gather information for the Social Impact Assessment.

4. Next Steps / Detailed Impact Assessment

- Walker noted that the project team is currently developing details and design characteristics about the facility which will be distributed to the technical experts in preparation for upcoming Impact Assessments.
- In January, assessments will begin and a **Draft EA Report** will be prepared. It is anticipated to be available for public review in May.
- The Draft EA Report will have a lot of technical appendices and Walker could create an executive summary of the document.
- The committee expressed interest meeting additional technical experts at the next meeting. The specific experts will be determined based on the key outcomes/findings of the EA.

Action: Walker to create an executive summary or public friendly summary of the Draft EA Report.

Action: Walker to consider inviting technical experts to the next EA Advisory Committee meeting.

Closing Remarks

- The EA Advisory Committee agreed to look at having Meeting #5 in April / May when the Draft EA Report is available.
- The EA Committee were appreciative of the guest speakers and their expertise.

Summary of Action Items from EAAC Meeting #3

TASK	LEAD	STATUS
1 Walker to relay that the deodorizer can be detected in the NOTG neighbourhood to operations so that adjustments can be made.	DF	Complete
2 Walker to consider time-lapse of cell 15 construction.	DF	Complete
3 Take into consideration that Walker can improve 'native' soils via compost and fertilizers (N-Rich) from the Campus during the development of the Phase 2 end use options.	DF	Complete
4 Walker to demonstrate the available WWTP capacity, and percentage of capacity required from Walker on a board at the upcoming public information session.	DF	Complete
5 Walker to arrange a meeting with the EA Advisory Committee meeting in the Fall.	DF	Complete
6 Walker to share approximate timelines for field studies specifically Social.	DF	Complete

Summary of Action Items from EAAC Meeting #4

TASK	LEAD	STATUS
1 Walker will assess additional ways to increase public engagement beyond its current efforts.	DF	New
2 Walker to provide a list of technical consultants, their discipline, and a link to their company website. Walker should consider adding this to its project website.	DF	New

TASK		LEAD	STATUS
3	GHD to take additional photos for the visual impact assessment as noted in Meeting Summary 4 in Section 3 – Consultant Presentations, Visual impact Study (GHD) and locations 9 and 10 as shown in the presentation.	DF	New
4	Walker to reassess visual mitigation commitments (Garner Road Screening Berm) made during the South Landfill (Phase 1) EA and address any variances.	DF	New
5	Walker/SLR to provide the Committee with a list of community data holders (i.e. Interviewees) that are being engaged to gather information for the Social Impact Assessment.	DF	New
6	Walker to create an executive summary or public friendly summary of the Draft EA Report.	DF	New
7	Walker to consider inviting technical experts to the next EA Advisory Committee meeting.	DF	New