

Appendix F-10

**Social Environment Existing Conditions
Report**



DRAFT - Social Environment Existing Condition Report

Walker South Landfill Phase 2 Environmental Assessment

Walker Environmental Group

2800 Thorold Townline Rd, Niagara Falls ON L2E 6S4

Prepared by:

SLR Consulting (Canada) Ltd.

300 Town Centre Blvd., Suite 200, Markham, ON L3R 5Z6

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A	June 19, 2026	Matthew Gasser	Jennifer Owen	



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Appendices

- Appendix A Recreation Day User Survey Summary Report**
- Appendix B Site Neighbour Survey Protocol**
- Appendix C Public Attitude Survey Results**
- Appendix D Stakeholder Summary Interview Report**
- Appendix E Common Receptor Locations and Descriptions**



Acronyms and Abbreviations

CA	Conservation Authority
Campus	Walker Resource Management Campus
DSBN	District School Board of Niagara
EA	Environmental Assessment
ECA	Environmental Compliance Approval
EDU	Explosive Disposal Unit
ETU	Emergency Task Unit
GSP	Glendale Secondary Plan
ha	hectares
IC&I	Industrial, Commercial, and Institutional
km	kilometers
LOS	Level of Service
LSA	Local Study Area
m ³	Metres cubed
Minister	The Minister of Environment, Conservation and Parks
NCDSB	Niagara Catholic District School Board
NEC	Niagara Escarpment Commission
NEP	Niagara Escarpment Plan
NEPC	Niagara Escarpment Planning Commission
NFOP	Official Plan for the City of Niagara Falls
NPCA	Niagara Peninsula Conservation Authority
NROP	Niagara Region Official Plan
NRPS	Niagara Regional Police Service
NSTS	Niagara Student Transportation Services
NWSP	Northwest Secondary Plan
OU	Odour Units
PAR	Public Attitude Research
Pollara	Pollara Strategic Insights Inc.
QEW	Queen Elizabeth Way
RSA	Regional Study Area
SLR	SLR Consulting (Canada) Ltd.
SLSA	St. Lawrence Seaway Authority
SSA	Site Study Area
TATMP	Trails and Active Transportation Master Plan



TMP	Transportation Master Plan
ToR	Terms of Reference
Walker	Walker Environmental Group



1.0 Introduction

This report provides an overview of the existing Social Environment 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 metres cubed (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 to 20 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 Social Environment.

2.0 Study Areas

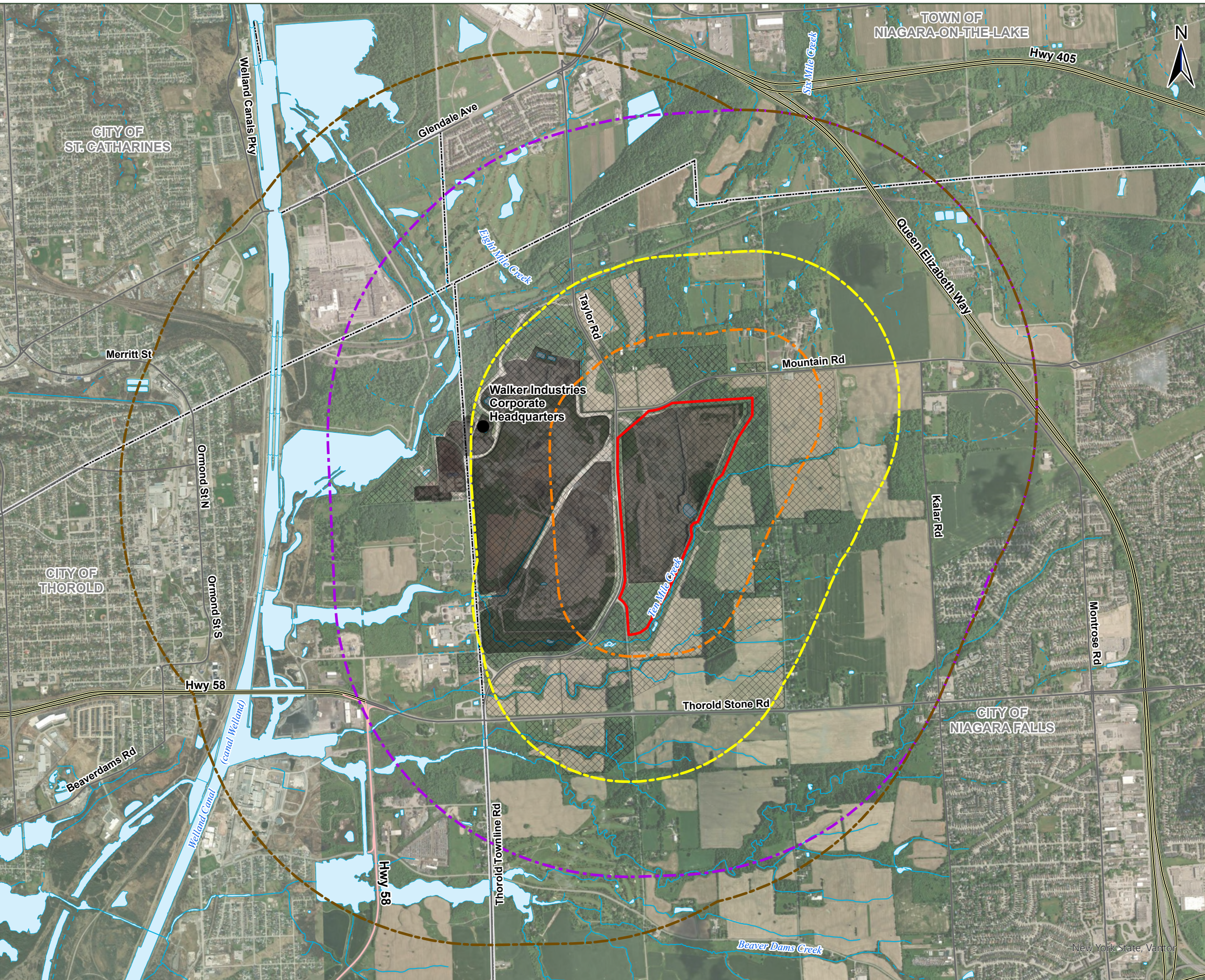
From a Social Environment perspective, the characterization of existing conditions within the following study areas are appropriate to this EA:

- Site Study Area (SSA) - The SSA for the Social Environmental Existing Conditions Report component of this EA includes all lands (81.3 hectares (ha)) owned and operated by Walker that are within the existing approved boundaries of the Southeast Quarry.
- Local Study Area (LSA) - The LSA will include all properties within or bisected by a two (2) kilometer (km) radius line beyond the Walker Resource Management Campus boundary. The LSA will also extend to include the areas outside of the 2 km radius to include the White Oaks Conference Resort and Spa, located at Taylor Road north of Glendale Avenue and southwest of the Queen Elizabeth Way. The LSA includes areas that may have experienced nuisance impacts from the currently operating South Landfill and other Walker Resource Management Campus operations.



- Regional Study Area (RSA) - The RSA encompasses the municipalities of Niagara Falls, St. Catharines, Niagara-on-the-Lake and Thorold. The RSA includes communities with the closest municipalities that might be aware of; use the services available at the Walker Resource Management Campus; visit the LSA and use its amenities; or have an interest in the Walker South Landfill Phase 2 Project.





LEGEND:

- SITE STUDY AREA
- 500m FROM PROPOSED LIMIT OF FILL
- LOCAL STUDY AREA (MIN. - 1km FROM PROPOSED WASTE DISPOSAL SITE BOUNDARY LIMITS)
- NEAR-NEIGHBOUR AREA (2000m FROM PROPOSED LIMIT OF FILL)
- LOCAL STUDY AREA (2km FROM WALKER RESOURCE MANAGEMENT CAMPUS)
- WALKER RESOURCE MANAGEMENT CAMPUS
- WALKER OWNED PROPERTY
- MUNICIPAL BOUNDARY
- FREEWAY
- EXPRESSWAY / HIGHWAY
- ARTERIAL
- INTERMITTENT WATERCOURSE
- PERMANENT WATERCOURSE
- WATERBODY

DRAFT

NOTES:
SATELLITE IMAGERY: VANTOR, 6/10/2025



SCALE 1:25,000
 PAGE SIZE 11 x 17
 NAD 1983 UTM Zone 17N
 THIS MAP IS FOR CONCEPTUAL PURPOSES ONLY
 AND SHOULD NOT BE USED FOR NAVIGATION

WALKER ENVIRONMENTAL GROUP
 WALKER WASTE SERVICES – NIAGARA CAMPUS
 2800 THOROLD TOWNLINE RD., NIAGARA FALLS, ON L2E 6S4

EXISTING CONDITIONS

LOCAL STUDY AREA

SLR FIGURE NO:
2-1



LEGEND:

- SITE STUDY AREA
- REGIONAL MUNICIPALITY OF NIAGARA
- REGIONAL STUDY AREA (RSA) MUNICIPALITIES
- FREEWAY
- EXPRESSWAY / HIGHWAY
- WATERBODY

DRAFT



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WALKER ENVIRONMENTAL GROUP
 WALKER WASTE SERVICES – NIAGARA CAMPUS
 2800 THOROLD TOWNLINE RD., NIAGARA FALLS, ON L2E 6S4

EXISTING CONDITIONS

REGIONAL STUDY AREA

SLR FIGURE NO:
2-2

3.0 Methodology

The description of the social environment existing conditions considers all three study areas with emphasis placed on those areas most likely to be affected by the Project. The description of the existing conditions presents:

- A compilation and review of existing background information; and
- Details and results of the field programs and interviews undertaken.

Multiple sources of information, both quantitative and qualitative, are used to describe existing conditions. The methods used to gather information and the sources for the description of the social environment are described in the following sections.

3.1 Background Data

The following summarizes the background data and secondary sources collected to support the description of the existing conditions and inform the effects assessment:

- Secondary Source Data;
- Statistics Canada Data;
- Field Reconnaissance Mapping; and
- Walker's Environmental Assessment for the South Landfill and complaints record.

3.1.1 Secondary Source Data

For the purposes of this Social Environmental Existing Conditions Report, the objectives of the secondary source data collection and were:

- To identify and collect relevant social environment information from a variety of sources that would assist in the characterization of baseline conditions and in the assessment of the effects of the Project (e.g., displacement of residents from houses; disruption to use and enjoyment of residential property; disruption to use and enjoyment of public facilities and institutions);
- To establish and/or test hypotheses regarding the effects of the Project; and
- To provide further evidence that supports the conclusion of the effects assessment.

This information was contained in published reports, documents and available data sets from the RSA municipalities, various government agencies and non-governmental organizations. Data collection was undertaken primarily through Internet searches and downloading of required information available online, telephone requests for information, and requests for information during interviews with stakeholders. The following types of key secondary source data were collected:

- Conservation Authority information;
- Information available from public facilities and institutions, community groups and organizations;
- Municipal data, including planning data;
- Municipal vision statements, economic development and sustainability plans, infrastructure and recreational plans (e.g., cycling plans) etc.;



- Provincial Assessment information; and
- Literature related to local health care facilities and services.

In addition to external sources, relevant data and documents were collected through Walker Environmental Group regarding the Project and through other consultant team members, including reports from other technical disciplines.

3.1.2 Statistics Canada Data

The objective of the Statistics Canada data collection was to identify and collect relevant social information that would assist in the characterization of the existing conditions in the RSA and provide context to the Social Environment Existing Conditions Report. SLR compiled relevant data from Statistics Canada's 2011, 2016 and 2021 Census available from on-line sources, particularly from Statistics Canada's Census of Population for:

- Ontario [Province];
- Niagara, Regional municipality (RM) [Census division];
- Niagara Falls, City (CY) [Census subdivision];
- Niagara-on-the-Lake, Town (T) [Census subdivision];
- St. Catharines, City (CY) [Census subdivision];

Several socio-economic statistics were collected when available, including:

- Population and Demographics (i.e., gender and age);
- Family and Household Characteristics;
- Dwelling Characteristics;
- Mobility and Migration; and
- Immigration.

3.1.3 Field Reconnaissance and Mapping

Maps of relevant features in the LSA were developed to characterize the existing social environment. These were completed through the use of google maps and verified through field reconnaissance surveys conducted in the Fall of 2024 and Spring of 2025. Geospatial data for the key community features in the study area included (but were not limited to):

- Conservation areas;
- Community Centers;
- Hospitals;
- Educational institutions (day-cares/schools);
- Parks;
- Places of Worship;
- Quarries;
- Recreational Facilities;



- Recreational Trails;
- Residential Areas;
- Shopping/business areas;
- Tourist Attractions/facilities.

3.1.4 South Landfill Environmental Assessment and Walker’s Complaints Record

The Environmental Assessment completed by Walker Industries for the South Landfill in Niagara Falls in 2005 and its operating history were considered important to this current study as it provides a historical baseline for this Social Environmental Existing Conditions Report. Walker’s complaint record from 2020-2024 provides information regarding the performance of the activities and operations at the Walker Campus.

3.2 Field Surveys and Questionnaires

The following summarizes the primary source data and field studies completed to support the description of the existing conditions and inform the effects assessment:

- Recreational Field Survey in the LSA;
- Site Neighbour Survey in the Site Vicinity Study Area within the LSA
- Public Attitude Research (PAR) via telephone surveys conducted randomly in the RSA and LSA.

3.2.1 Recreational Field Survey

The Recreational Field Survey was undertaken as a roving survey of day users of recreational features such as hiking trails and outdoor recreation and conservation areas. The objectives were to:

- Identify the ways in which people use and enjoy the recreational resources on or in the vicinity of the Project site (i.e., trails, parks, sports fields);
- Identify the factors that currently affect people’s use and enjoyment of these recreational resources and activities;
- Identify current issues and concerns regarding the Walker Resource Management Campus operations;
- Identify potential concerns regarding the Project; and
- Identify potential and likely changes in people’s use and enjoyment of recreational areas because of the Project.

The SLR surveyor travelled from the various recreational locations and approached members of the public to complete the survey. The locations where interviews took place depended largely on where the SLR surveyor “found” participants with emphasis placed on frequenting locations within the LSA.

These field surveys were undertaken as a “one season” survey during the Summer of 2024. Survey dates occurred at a variety of times of day (morning, afternoon and evening) as well as on weekdays and weekends to capture a variety of recreational users.



All surveys were undertaken in accordance with a structured interview guide and protocol (see **Annex A of Appendix A**). In total, 50 respondents were surveyed. All survey responses collected were compiled for data analysis. For “open ended” questions the responses were grouped into broad but similar categories for coding purposes. The results of this survey have been directly integrated into this report. A more in-depth breakdown of the results for the recreational field survey is provided in **Appendix A**.

3.2.2 Site Neighbor Survey

The objective of the Site Neighbour Survey was to gather qualitative information regarding neighbourhood issues, activities and anticipated effects of the Project from residents within the Site Vicinity Study Area. These residents are more likely than others to already have and may continue to experience environmental effects from the Project such as noise, dust, odour, traffic and visual effects. The objectives of the Site Neighbour Survey were to:

- Understand current attitudes towards the ongoing operations at the Walker Resource Management Campus, including operations at the South Landfill and the Southeast Quarry;
- Identify ways in which residential/farm property owners (referred to generally as the landfill site neighbours) currently use and enjoy their property for personal or business purposes (e.g., home based businesses, farm gate businesses) and how these might change because of the Project;
- Understand how satisfied site neighbours are with living in their neighbourhoods and how the Project might affect their level of satisfaction;
- Understand how site neighbours use the primary haul route and how this might change because of the Project;
- Understand how committed landfill site neighbours are living and/or farming in their neighbourhoods;
- Identify how site neighbours define their community character and how they anticipate this might change because of the Project; and
- Obtain comments or suggestions on ways to mitigate effects from the Project.

The Site Neighbour Survey included the design and administration of a self-completed questionnaire that was hand delivered on November 7, 2025, to approximately 260 residences nearest the Walker Campus. A copy of the survey instrument can be found in **Annex A of Appendix B**. The survey instrument included both open-ended and closed questions. Respondents were able to provide their contact information to be added to the Project mailing list.

Completed questionnaires were to be dropped off at Walker’s head office or mailed back (using a stamped self-addressed envelope) provided. Completed questionnaires were to be returned within 70 days of receipt. In total, 36 responses were returned on or before January 15, 2026. Two additional surveys received after the closing date were accepted and integrated in the analysis. **Table 3-1** shows the place of residence from which completed questionnaires were received.



Table 3-1: Site Neighbour Survey Respondent Place of Residence

Place of Residence	Number of Responses from Site Neighbours	Percentage of Total Responses
Town of Niagara-on-the-Lake / Niagara-on-the-Green	10	26%
City of Niagara Falls	28	74%
Total	38	100%

Notes: Percentages may not add up to 100% due to rounding

All responses were tabulated and summarized according to emergent themes and response types. For “open ended” questions the responses were grouped into broad but similar categories for coding purposes. Survey findings have been inserted directly in this report, with consolidated “top line” findings included in **Annex B of Appendix B**.

3.2.3 Public Attitude Research

The objectives of the PAR were to gain information regarding the existing social environment and better understand the potential effects of the Project through responses from residents within the RSA and LSA.

- Identify attitudes of residents towards their community, including residents’ level of satisfaction, major community issues, their sense of health, safety and well-being and what the influences these feelings;
- Profile local residents’ participation in various community outdoor activities nearest the Walker Resource Management Centre;
- Examine people’s confidence in Walker in managing its landfill in an environmentally responsible manner; and
- Examine demographic characteristics of respondents to assess statistically significant differences in responses by various segments of the population.

The questionnaire was developed collaboratively by Pollara Strategic Insights Inc. (Pollara), Walker and SLR Consulting. The questionnaire was administered by Pollara via telephone from August 18 to August 29, 2023. To qualify for an interview, a respondent needed to self-identify as a resident of the community and at least 18 years of age. The total sample was 1,224 people. **Table 3-2** shows the sample distribution within the RSA. A probability sample of 1,224 carries a margin of error of $\pm 2.8\%$, 19 times out of 20. The margin of error is larger for sub-segments. The dataset has been weighted according to the most current gender, age, and regional Census data, to ensure sample reflects actual population of the Niagara Region. The PAR survey instrument is provided in **Appendix C**.



Table 3-2: Sample Distribution within the RSA

Municipality	Number of Interviews (Weighted)	Number of Interviews (unweighted)	Margin of Error*
Niagara Falls	242	500	+ 6.9%
St. Catharines	353	220	+ 10.1%
Thorold	59	103	± 11.2%
Niagara-on-the-Lake	52	100	± 13.7%
Rest of Niagara Region	518	301	± 9.2%
Niagara Region	1,224	1,224	± 2.8%

Within this sample, Pollara (2024) defined a “Walker Catchment Area” to match as closely as possible the LSA boundary. This catchment area is defined as the area around the Walker Landfill comprised of FSAs of L2E, L2H, L2J, L2P and L2V. The number of interviews completed in this area was 453 carries a margin of error of ± 4.6%, 19 times out of 20.

3.3 Interviews

3.3.1 Key Stakeholder Interviews

Interviews with key stakeholders in RSA and LSA were conducted to collect both qualitative and quantitative data needed for the characterization of existing social conditions. Information was also collected on potential concerns and anticipated effects of the Project relevant to the area of interest or expertise of the stakeholder or facility operator to aid in the completion of the effect’s assessment. The objectives of the Key Stakeholder Interviews were to:

- Help to validate or update information gathered through other methods regarding people’s attitudes towards, and perceptions of operations at the Walker Resource Management Campus, including the South Landfill operations and the Southeast Quarry; Walker Environmental Group as the proponent of the South Landfill Phase 2 Project
- Examine the potential for effects of the Project on facility operations and any likely changes in operations or attitudes towards their community or behavioural intentions that may be attributable to the Project; and
- Obtain comments or suggestions on ways to mitigate effects from the Project.

Representatives from a wide range of institutional organizations and stakeholder groups were targeted for a potential interview. Potential interviewees were contacted 2 or 3 times for an interview via email and/or telephone. The organizations and stakeholder groups that were targeted and those organizations and stakeholder groups for which an interview was completed for this study are presented in **Appendix D**.

Interviews with officials from the Regional Municipality of Niagara were intended to collect information needed for the characterization of existing social conditions and on potential concerns and anticipated effects of the Project. In all cases, a representative on behalf of all Regional Municipality of Niagara representatives identified in the contact list, declined to be interviewed because of a conflict of interest.



All interviews were undertaken in accordance with a structured interview guide and protocol (see **Annex A of Appendix D**) by SLR staff. All responses were tabulated and summarized according to emergent themes and response types. For “open ended” questions the responses were grouped into broad but similar categories for coding purposes. Survey findings have been inserted directly in this report, with consolidated “top line” findings included in **Appendix D**.

3.4 Common Receptor Approach

The Social Assessment uses the baseline data collected and analyses undertaken by other disciplines (including air quality, noise, vibration, blowing litter, traffic, visual intrusion). These data and analyses were used to characterize the prevailing environmental conditions (i.e., nuisances) at 18 “common receptor” locations within the LSA, in the immediate vicinity of the Walker Campus. The quantitative criteria used in the Social Assessment are listed below. Background information on the location and composition of each common receptor is included in **Appendix E**. Detailed analyses can be found in the respective discipline existing conditions reports but are summarized in this report.



Table 3-3: Quantitative Criteria Used for Social Assessment

Nuisance	Parameters and Indicators	Criteria
Dust	In Ontario, air quality is managed via O. Reg. 419/05 (Air Pollution – Local Air Quality), using the parameters of: <ul style="list-style-type: none"> • Total Suspended Particulate (TSP, 24-hours) For the purposes of the Social Assessment, the following indicators are used. <ul style="list-style-type: none"> • Walker Campus Maximum Predicted TSP Concentrations • Background TSP Concentrations • Background TSP plus Walker CampusTSP • Days exceeding criterion (120 ug/m³) over 5 years 	120 µg/m ³ (micrograms per cubic metre) is the limit for TSP and the key metric for managing "nuisance" dust and broader environmental impacts.
Odours	The Ministry of the Environment, Conservation and Parks (MECP) manages odour through O. Reg. 419/05 (Air Pollution – Local Air Quality), using these parameters and indicators: <ul style="list-style-type: none"> • Odour Units (OU) <ul style="list-style-type: none"> ○ Maximum Predicted 10-minute concentration. This accounts for the "peak" whiffs that humans actually perceive. ○ Number and Frequency of Maximum Year Events <ul style="list-style-type: none"> • Events > 1 OU • Events > 3 OU • Events > 5 OU 	At 1 OU, the odour is detectable but generally cannot be identified Between 3 and 5 OUs is the level at which most people can not only detect the odour but also identify what it is. It is considered the "annoyance threshold" for sensitive receptors. Over 5 OUs is the level where most people clearly perceive the odour and it is likely to cause annoyance beyond those that are sensitive to odours.
Continuous Noise	The MECP uses the NPC-300 guideline to regulate "stationary" or "continuous" noise using these parameters and indicators <ul style="list-style-type: none"> • Continuous Daytime Noise (dBA) • Continuous Night-time Noise (dBA) 	The Continuous Noise outdoor sound level limits for rural areas (Class 3) are: <ul style="list-style-type: none"> • Continuous Daytime Noise: 45 dBA • Continuous Night-time Noise: 40 dBA Outdoor sound level limits for suburban area (Class 2) are: <ul style="list-style-type: none"> • Continuous Daytime Noise: 50 dBA • Continuous Night-time Noise: 45 dBA Change in sound level greater than 3 dBA are considered to be noticeable and potentially annoying to humans.



Nuisance	Parameters and Indicators	Criteria
Impulsive Noise	The MECP uses the NPC-300 guideline to regulate "impulsive" noise. NPC-300 defines impulsive sound as noise characterized by brief, sudden acoustic events with a rapid rise time and short duration, clearly distinguishable from the background noise (e.g., bangers, crackers, shotguns). The Guideline uses the following parameter and indicator: <ul style="list-style-type: none"> • Total Impulsive Noise (dBAI) 	Under the MECP's Environmental Noise Guideline (NPC-300), impulsive noise is assessed separately from continuous noise. A sound event exceeding 70 dBAI at a point of reception is generally considered potentially disturbing, and indicative of an adverse effect.
Vibration	The Ontario Ministry of the Environment, Conservation and Parks (MECP) uses the NPC-119 guideline to regulate blasting vibration using: <ul style="list-style-type: none"> • Ground vibration: Peak Vector Sum (PVS) measured in mm/sec; and • Overpressure: Microphone Linear (MicL) measured in dB. 	The human body can detect vibration at very low levels. Humans can start to feel vibrations at levels of 0.3 to 0.5 mm/s. Vibration from blasting can seem annoying because it's unexpected, unlike vibrations we regularly experience. Ontario's limits for quarries are 12.5 mm/s for ground vibration and 128 dB for overpressure. Although blasting vibration may be felt by people, no structural damage will occur due to vibration that is within the limits established by MECP.
Traffic	In transportation planning and engineering, a qualitative measure is used to describe the operational conditions within a traffic stream and their perception by motorists or passengers. This parameter is: <ul style="list-style-type: none"> • Level of Service (LOS) For intersections, LOS is primarily defined by control delay (the time lost due to deceleration, stopping, and acceleration). The standards are defined by the Highway Capacity Manual (HCM) and are categorized from A (best) to F (worst). The ratings differ for signalized and unsignalized intersections. For the purposes of the Social Assessment, the following parameters are examined along road segments. <ul style="list-style-type: none"> • AM Peak Volume and Walker Campus volumes • PM Peak Volume and Walker Campus volumes • Change in AM Peak % Heavy Vehicles / Walker Campus Contributions • Change in PM Peak % Heavy Vehicles / Walker Campus Contributions 	In many Ontario municipalities and regional socio-economic impact assessments, the "limit" for acceptable performance is typically LOS D at peak hours. At a LOS D, motorists and passengers will notice congestion and experience delays at intersections. For the purposes of the Social Assessment, the magnitude of the change in peak volumes and the change in the % of heavy trucks is examined along various road segments. The greater the change in volumes and the % of heavy trucks, the greater the nuisance effects at residential locations. Some residents may experience difficulties in entering and exiting their driveways safely as volumes and % rucks increase.



Nuisance	Parameters and Indicators	Criteria
Visual	<p>The visual impact of the Project is subjective, to a large extent, and assessed from the perspective of an off-site receptor who may see Walker’s campus and the South Landfill Phase 2 Project. For the purposes of the Social Assessment, consideration is given to:</p> <ul style="list-style-type: none"> • the distance of the receptor from the Project site; • the nature of the view from a receptor (i.e., what are the most prominent visible features on the landscape); and • an overall visibility rating of the views from each receptor location. <p>Visual existing conditions reflect winter conditions with increased visibility due to a lack of vegetation and foliage as compared to other seasons.</p>	<p>The visual baseline assessment is based on if the existing quarry and landfill are partially obscured or fully obscured. No adverse effect would mean the landfill is completely hidden from view (visibility rating of zero) at all eighteen common receptors (CRs).</p>



4.0 Characterization of the Existing Social Environment

4.1 Governance

The following provides an overview of the governance structures, municipal government departments and/or the various programs and services offered by the municipality and the community goals and aspirations of the RSA host municipalities, namely: the Regional Municipality of Niagara and the City of Niagara Falls.

4.1.1 Regional Municipality of Niagara

The RSA includes a portion of the Regional Municipality of Niagara, a regional municipality in Southern Ontario located south of Lake Ontario and immediately southeast of Hamilton, Ontario. Niagara Region covers an area of over 1,852 km² and is composed of 12 lower-tier municipalities including the four municipalities that comprise the RSA (Regional Municipality of Niagara, 2026).

Niagara Regional Council acts as the decision-making body for Niagara Region and serves as the Board of Health. Council membership includes 1 regional chair and 12 elected mayors from Niagara's area municipalities.. The Chief Administrative Officer directly oversees portfolios related to Economic Development, Human Resources and Internal Audit. In addition, Niagara Region has four departments: Community Services, Corporate Services, Public Health and Emergency Services and Public Works.

Niagara Region offers a wide range of programs and services, including:

- Affordable Housing;
- Business Licensing;
- Children's Services;
- Emergency Response Management;
- Economic Development;
- Homelessness Prevention;
- Planning and Development;
- Provincial Offences Courts Administration;
- Public Health Programs;
- Water and Wastewater Treatment;
- Regional Roads and Bridges;
- Emergency Medical Services;
- Recycling, Garbage Collection, and Landfill Operations;
- Social Assistance;
- Seniors' Services; and
- Transportation.



Niagara Region has partnerships with four self-governing organizations that deliver programs and services to the region: Niagara Peninsula Conservation Authority, Niagara Regional Housing, Niagara Regional Police Service and the Niagara Transit Commission.

Niagara Region is situated on treaty land. This land has a rich history of First Nations such as the Hattiwendaronk, the Haudenosaunee, and the Anishinaabe peoples. There are many Indigenous peoples that live and work in Niagara today.

The Niagara Region Official Plan (NROP) was adopted by Regional Council in June 2022 and approved by the Province of Ontario with modifications effective November 2022 (Regional Municipality of Niagara, 2024). The NROP provides the strategic framework for managing growth, protecting resources, and guiding land use development across the region. It integrates provincial and local policies, focusing on balancing economic growth with environmental sustainability and cultural preservation.

The NROP is a long-range land use planning document that sets out what the Region wants to protect while managing where and how the region will accommodate anticipated population growth. The Official Plan sets out a vision for the year 2051:

“Niagara is a region of distinct, vibrant and connected urban and rural communities. Niagara Region will support and grow a sustainable and diversified economy while providing exceptional quality of life for all and protecting our beautiful natural landscape.”

Niagara Region aspires to have well-planned, high-quality development in appropriate locations that improves our communities, while protecting what is valuable. It aims to have diverse housing stock and employment opportunities that attract diverse populations to the region. It seeks a prosperous agricultural industry and employment areas that provide jobs and grow their economy. It endeavours to maintain urban and natural areas that are rich in biodiversity that mitigate and adapt to climate change while strengthening Niagara’s ability to recover from extreme weather events.

The report entitled “Growing Better Together: Council Strategic Priorities 2023-2026” outlines and vision and some key goals for the Region in the short term (Regional Municipality of Niagara, n.d.a). Region Council envisages and municipality that encourages “modern communities growing better together” and a Regional government that “delivers service excellence through collaborative and innovative leadership”. Council is striving to accomplish the following (Regional Municipality of Niagara, n.d.a):

- Effective Region: To boost efficiency in Regional services;
- Green and Resilient Region: To protect and nurture an environment-friendly Niagara;
- Equitable Region: To promote affordability with a diversity, equity and inclusion lens; and
- Prosperous Region: To promote economic welfare and a healthy business environment in Niagara.

4.1.2 City of Niagara Falls

The RSA includes the City of Niagara Falls, a lower-tier municipality in Niagara Region located in the eastern portion of the Region, adjacent to the Niagara River. The City of Niagara Falls covers an area of over 209 km² and a large portion of the area that comprises the LSA (City of Niagara Falls, 2026). Niagara Falls undertakes planning within 11 communities and 67 neighbourhoods defined by the City of Niagara Falls (City of Niagara Falls, 2026).



The LSA includes portions of the following “planning neighbourhoods”: Warner, Mulhern, Shriners, Hyott, Carmel and NEC West.

Niagara Falls City Council consists of eight councillors and a mayor. Council oversees the work of several departments, including:

- Building;
- Business Development;
- Chief Administrator’s Office;
- Clerks;
- Finance;
- Fire Department;
- Human Resources;
- Information Services;
- Legal Services;
- Mayor’s Office;
- Municipal Works;
- Planning and Development;
- Procurement;
- Recreation and Culture;
- Transportation Services.

The Official Plan for the City of Niagara Falls (NFOP) was approved by the Ministry of Municipal Affairs on October 6, 1993 (consolidation version dated to January 1, 2024). The NFOP sets out the long-term objectives and policies of the City with respect to the growth and development of urban lands; the protection of agricultural lands and the conservation of natural heritage areas; and the provision of necessary infrastructure to support growth (City of Niagara Falls, 2024). The City is creating a new Official Plan entitled “Our Niagara Falls Plan”. It presents a long-term vision to 2051. Consultations in support of the new Official Plan have focused on the following themes (City of Niagara Falls, 2024):

- A Growing City: Niagara Region’s 2051 Land Needs Assessment forecasts Niagara Falls to add the greatest number of new housing units in the Region, even more than St. Catharines and its large assignment of apartment dwellings. The new Official Plan will ensure that infrastructure is available (planned or existing) to accommodate the anticipated growth;
- An Attractive City: Niagara Falls is a gateway to Canada and a destination in its own right. The new Official Plan has as one of its focus the need to “raise the bar for excellence” in design and architecture, identifying landmark locations where priority design treatment is expected and through planning for a community that contributes to health and civic pride;



- A Connected and Mobile City. The City acknowledges that, like many communities, it too is grappling with how and where goods and people move through the City. Key to this is designing a transportation system that is premised on the principles of safety, equity, accessibility, and mobility for all users and modes;
- A Green and Resilient City: The City recognizes that it can and needs to do more to prepare for and incorporate climate change consideration into its growth and development plans. It is anticipated that the new Official Plan will focus on building right-sized infrastructure, maintaining a comprehensive natural heritage system, implementing low impact design techniques and sensitively designed community facilities. The City wants to make the community ready to adapt to climate change in fiscally responsible manner to build a green and resilient city;
- An International City: The new Official Plan is expected to incorporate design policies and community improvement principles and a framework for intensification that will maximize the opportunities for creating landmarks and physical presence at major locations to encourage tourism, new economic development, and a range of jobs to support overall well-being; and
- A Cultural City: The new Official Plan is expected to conserve and build upon its strong base of significant cultural heritage resources that is recognized at a local and national scale.

Niagara Falls has developed (and continues to update) its 2023-2027 Strategic Plan that focusses on three strategic pillars to guide City management between 2023 to 2027, namely Sustainability (Financial, environmental and social), Customer service, and Economic Diversity and Growth (City of Niagara Falls, 2023). With respect to Social Sustainability, the plan is based on the following objectives (City of Niagara Falls, n.d.a):

- Support the development of healthcare services and facilities in the City;
- Enhance community services and facilities;
- Build partnerships to increase the quality and affordability of housing options;
- Promote sustainable growth;
- Address the issue of abandoned and neglected properties;
- Evaluate and update existing incentive programs to align with current community needs and objectives; and
- Support the City's State of Emergency on mental health, homelessness, and addiction.

The City is developing a comprehensive Transportation Master Plan (TMP) whose goal is to “provide a safe, equitable, and accessible transportation network promoting connections to areas of growth, neighboring municipalities, and key economic corridors while enhancing the tourism experience for visitors to the City” (IBI, 2017).

In addition, the City is also undertaking a Trails and Active Transportation Master Plan (TATMP) that will support the growth of infrastructure to support walking, cycling, and rolling within the City: “The TATMP will focus on identifying key destinations including community services, education institutions, parkland, transit facilities, tourist sites and commercial districts, as well as barriers within the network.” (Let's Talk Niagara Falls, n.d.)



4.1.3 Niagara Escarpment Commission

The Niagara Escarpment Commission (NEC) was established by the Province of Ontario and mandated to develop, interpret and apply Niagara Escarpment Plan (NEP) policies that maintain and enhance the Niagara Escarpment's unique environmental and landscape features (Government of Ontario, 2017a).

The NEP authorized under the Niagara Escarpment Planning and Development Act, is a framework to protect the unique ecological, geological, and cultural features of the Escarpment. It is designated as a UNESCO World Biosphere Reserve, emphasizing the balance between conservation and sustainable development. The NEP establishes land use designations and development criteria to ensure that the Escarpment remains a continuous natural environment.

4.2 Existing and Planned Land Use

4.2.1 Existing Land Use

The SSA is currently utilized predominantly as an active quarry operation, under a licence (Licence 11175) regulated by the Ministry of Natural Resources under the Aggregate Resources Act. The SSA is situated outside of the Province of Ontario's Greenbelt Plan Area and the NEP (Government of Ontario, 2017a) (Government of Ontario, 2017b). Portions of the LSA to the north, northwest and northeast are situated within the Greenbelt Plan Area, which overlaps with the NEP.

The SSA is situated outside of the two Urban Area Designations: (i) Delineated Built Up Area and (ii) Designated Greenfield Area, but within the Rural Area as defined in the NROP. This Rural Area is intended to be "a system of lands within local municipalities that may include rural settlements, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas". Under the NROP, the SSA is identified as a Prime Agriculture Area. The entire SSA is identified as Highly Vulnerable Aquifers as well as the north, northwest and west in the LSA.

The lands surrounding the South Landfill Phase 2 lands within the LSA are characterized by a mix of industrial uses (including aggregate and waste management operations), agricultural uses, with a limited number of residential uses. There are also a variety of natural heritage areas / features dispersed throughout the LSA (e.g., watercourses, drainage corridors, woodlots). Parts of the LSA to the north and northeast contain Significant Groundwater Recharge Areas. Utility uses are also situated within the LSA, including a Trans Canada Pipeline that runs in a southwest to northeast direction adjacent to the east of SSA boundary. A TransCanada Energy Meter Station is also located towards the northwest of the proposed site along Mountain Road.

Under the NFOP a majority of the SSA is designated as Extractive Industrial. Minor portions of the SSA are identified as Environmental Protection Area and Environmental Conservation Area. Under the NFOP, a Special Policy Area "50" allows for a previous quarry site to be used as a non-hazardous, solid waste landfill. The SSA is also subject of several site-specific by-laws.



4.2.2 Planned Land Use

Within the LSA defined for the Social Assessment, there are two plans undergoing review prior to development: the Northwest Secondary Plan (NWSP) and Glendale Secondary Plan (GSP).

The NWSP is located west of the Queen Elizabeth Way (QEW), south of Mountain Road and east of Kalar Road and was brought into the City’s Urban Area boundary through the recent approval of the NROP in 2022. The preparation of the NWSP is at an early stage with a variety of background studies underway. The NWSP A acknowledges the presence of the Walker Campus and efforts to introduce a future landfill (Millar, n.d.). The gross total Plan Area is composed of 101 ha.

The GSP (approved in 2012) forms part of the Niagara-On-The-Lake Official Plan as a Special Policy Area (Niagara-on-the-Lake, 2024). The Glendale Secondary Plan is generally bound by Queenston Road to the north, Concession 7 Road to the east, the Niagara Escarpment to the south and Homer Road to the west. The subject lands generally fall outside of the LSA defined for the Social Assessment, and currently contain the Outlet Collection at Niagara, hospitality uses on both sides of the QEW. The existing residential development, Niagara-on-the-Green, is located within the LSA south of Glendale Avenue.

The GSP includes a large Industrial Business Park and lands intended to accommodate additional residential and employment growth forecasted to 2051. It is estimated that the population of Glendale could grow to approximately 14,000 people with a target density of 100 people per hectare. The areas proposed for new residential development (at the closest point) are over 2 km from the SSA boundary.

4.3 Population and Demographics

This section characterizes the existing conditions in the RSA municipalities, Niagara Region and the Province of Ontario relevant to population, demographics, and economic conditions. It summarizes data from Statistics Canada from the most recent census in 2021 along with data from previous census years of 2016 and 2011, as relevant. These data are summarized below.

Between 2011 and 2021, the population of Ontario increased by 10.7%, reaching 14.2 million. Niagara Region experienced similar growth at 10.8%. Population growth beyond the Ontario rate was evident in Niagara Falls (13.8%), Niagara-on-the-Lake (23.9%) and Thorold (32.8%). Conversely, St. Catharines had substantially slower growth at 4.1% over the same period.

Table 4-1: Population (2011, 2016, 2021)

Census Years	Province of Ontario	Niagara Region	Niagara Falls	Niagara-on-the-Lake	St. Catharines	Thorold
	#	#	#	#	#	#
2021	14,223,942	477,941	94,415	19,088	136,803	23,816
2016	13,448,494	447,888	88,071	17,511	133,113	18,801
2011	12,851,821	431,346	82,997	15,400	131,400	17,931
% Change 2011 to 2021	10.7%	10.8%	13.8%	23.9%	4.1%	32.8%

Source: (Statistics Canada, 2023a)



In terms of forecasted growth, the NROP states that the Niagara Region is planning to accommodate a minimum population of 694,000 people by 2051. This represents an increase of over 200,000 people compared to 2021. The population forecast for Niagara Falls is 141,650 and will be accommodated predominantly within existing and planned settlement areas.

Ontario's population aged 65 and over, represented 18.5% of the Province's total in 2021. The Niagara Region overall has a higher proportion of seniors compared to the provincial average, with Niagara Falls at 25% and St. Catharines at 23.3%. Niagara-on-the-Lake has a notably older population than the Province and the Region, with 36.2% falling within this age group. Younger populations (aged 0–14 years) were more prevalent in Thorold (16.9%) and less so in Niagara-on-the-Lake (11%).

Table 4-2: Population by Age (2021)

Age Category	Province of Ontario	Niagara Region	Niagara Falls	Niagara-on-the-Lake	St. Catharines	Thorold
	%	%	%	%	%	%
0 – 14 years	15.8	14.8	13.9	11	14.1	16.9
0-4 years	4.8	4.6	4.1	3.2	4.5	5.9
5 - 9 years	5.4	5	4.7	3.7	4.7	5.6
10 – 14 years	5.7	5.2	5.1	4.1	5	5.4
15 – 64 years	65.6	61.9	61.1	52.8	62.6	67.4
15 - 19 years	5.6	5.3	5.2	4.4	5.1	6.2
20 - 24 years	6.3	5.7	5.4	4.7	6.2	7.8
25 - 29 years	6.9	6	5.4	3.7	6.9	8.4
30 - 34 years	6.9	6	5.6	3.9	6.5	7.5
35 - 39 years	6.7	5.7	5.4	4	6	6.4
40 - 44 years	6.3	5.6	5.6	4.3	5.4	5.4
45 - 49 years	6.3	5.8	5.9	4.6	5.7	5.8
50 - 54 years	6.6	6.4	6.6	5.7	6.1	6.2
55 - 59 years	7.3	7.7	7.9	8	7.4	7.2
60 - 64 years	6.8	7.7	8.2	9.5	7.2	6.7
65 years and over	18.5	23.3	25	36.2	23.3	15.7

Source: (Statistics Canada, 2023a)

Mobility status refers to the status of a person and their place of residence on a reference point in time compared to a previous reference point. In the 2016 Statistics Canada Census data, non-movers were persons who, on Census Day, were living at the same address as the one at which they resided either five or one year(s) earlier. By comparison, movers were those with a different address.



There are several categories of Movers, including non-migrants and migrants. non-migrants are those that moved but remained in the same census subdivision. Migrants refer to either internal migrants or external migrants. Internal migrants include migrants who moved within Canada and external migrants include migrants who moved from outside of Canada.

In 2021, 88.4% of residents in Ontario, Niagara Region and the City of Niagara Falls had not moved in the previous year, indicating low short-term mobility. Of those who did move, intraprovincial migration was the most common, particularly in Niagara-on-the-Lake (6.1%). Niagara communities generally experienced higher rates of internal migration compared to external migration, reflecting regional population dynamics. A similar pattern is evident over a five-year period, whereby approximate 62% of residents in Ontario, Niagara Region and the City of Niagara Falls had not moved of the time period. Thorold had the lowest rate of non-movers at 52.5%. Of those who did move, intraprovincial migration was the most common, particularly in Thorold (32.9% over five years). Niagara communities generally experienced higher rates of internal migration compared to external migration. Overall, these statistics indicate stable communities that have been successful in both attracting and retaining residents.

Table 4-3: Mobility and Migration (2021)

Mobility and Migration	Province of Ontario	Niagara Region	Niagara Falls	Niagara-on-the-Lake	St. Catharines	Thorold
	%	%	%	%	%	%
Mobility status 1 year ago - 25% sample data						
Non-movers	88.4	88.4	88.4	88	87.9	87.9
Movers	11.6	11.6	11.6	12	12.1	12.1
Non-migrants	6.6	5.2	6	4.5	6.7	6.7
Migrants	5	6.3	5.6	7.5	5.4	5.4
Internal migrants	4.1	5.9	4.9	6.6	4.8	4.8
Intraprovincial migrants	3.7	5.6	4.7	6.1	4.5	4.5
Interprovincial migrants	0.4	0.2	0.2	0.4	0.3	0.3
External migrants	0.9	0.5	0.7	0.9	0.5	0.5
Mobility status 5 years ago - 25% sample data						
Non-movers	62.6	62.6	62.5	63.8	61.8	52.5
Movers	37.4	37.4	37.5	36.1	38.2	47.5
Non-migrants	15.6	13.2	15.6	8.5	17.2	8.8
Migrants	21.7	24.1	21.9	27.7	20.9	38.7
Internal migrants	16.2	21.1	17.3	24.1	17.1	34.3
Intraprovincial migrants	14.5	20	16.1	22.4	15.8	32.9
Interprovincial migrants	1.7	1.2	1.3	1.7	1.3	1.4
External migrants	5.5	3.0	4.6	3.6	3.8	4.5

Source: (Statistics Canada, 2023a)



Immigrants accounted for 30% of Ontario's total population, while in the Niagara Region, this figure was 18%. Niagara-on-the-Lake had a notable share of immigrants who arrived before 1980. Recent immigration between 2016 and 2021 contributed to population increases across Niagara communities, particularly in Niagara Falls and St. Catharines. Over time, Thorold has seen the fewest numbers of immigrants settle in the municipality, while St. Catharines has consistently attracted the most immigrants compared to the other RSA municipalities.

Table 4-4: Immigration Status (2021)

Immigration	Province of Ontario	Niagara Region	Niagara Falls	Niagara-on-the-Lake	St. Catharines	Thorold
	#	#	#	#	#	#
Immigrant status and period of immigration for the population in private households - 25% sample data						
Total	14,031,755	469,450	92,665	18,465	134,335	23,530
Non-immigrants	9,437,320	378,060	68,705	13,250	104,880	18,865
Immigrants	4,206,585	83,005	21,190	4,855	26,235	3,940
Year of Immigration						
Before 1980	860,305	33,445	6,605	2,395	10,025	1,160
1981-1990	506,195	9,505	2,170	775	2,790	310
1991-2000	852,765	11,465	3,570	565	3,540	540
2001-2010	941,630	13,400	4,150	670	4,485	750
2011-2015	461,010	6,475	2,070	205	2,135	590
2016 - 2021	584,680	8,720	2,625	245	3,265	595

Source: (Statistics Canada, 2023a)

Two-person households were the most common household size in the Niagara Region, with particularly high proportions in Niagara-on-the-Lake (65.1%). St. Catharines had the highest percentage of one-person households at 32.3%, reflecting a higher incidence of smaller households. Larger households (four or more people) were more prevalent in Thorold and Niagara Falls. Higher household sizes have been typically associated with communities having a high immigrant population.

Table 4-5: Housing by Size (2021)

Housing by Size	Province of Ontario	Niagara Region	Niagara Falls	Niagara-on-the-Lake	St. Catharines	Thorold
	%	%	%	%	%	%
1 person	26.5	28.1	27.9	24.0	32.3	25.5
2 persons	32.7	36.5	34.2	46.2	35.4	32.3
3 persons	15.9	15	15.9	12.3	14.3	16.9
4 persons	15	12.7	13.7	10.5	11.5	15.3



Housing by Size	Province of Ontario	Niagara Region	Niagara Falls	Niagara-on-the-Lake	St. Catharines	Thorold
	%	%	%	%	%	%
5 or more persons	9.9	7.6	8.3	7.0	6.5	10.1
Total	100.00	100.00	100.00	100.00	100.00	100.00

Source: (Statistics Canada, 2023a)

In line with population growth, the number private dwellings grew proportionally. Between 2011 and 2021, the rate of growth was lower than that of the Province (12.4%) in St. Catharines (6.3%) and across Niagara Region overall (12.2%). The highest rates of growth in the RSA were evident in Niagara-on-the-Lake (32.7%) and Thorold (28.4%), both well above the Provincial rate of growth in the number of private dwellings, indicating an increase in the housing stock in these communities over the last decade.

Table 4-6: Occupied Dwellings (2021)

Number of Occupied private Dwellings	Province of Ontario	Niagara Region	Niagara Falls	Niagara-on-the-Lake	St. Catharines	Thorold
	#	#	#	#	#	#
2021	5,491,200	195,915	37,795	7,860	58,900	9,095
2016	5,169,174	183,828	35,773	7,089	56,873	7,466
2011	4,887,508	174,685	33,382	5,922	55,419	7,082
% Change from 2011 to 2021	12.4%	12.2%	13.2%	32.7%	6.3%	28.4%

Source: (Statistics Canada, 2023a)

Single-detached houses were the predominant dwelling type across the Niagara Region. Home ownership rates were notably high in Niagara-on-the-Lake (85%), while rental housing was more concentrated in St. Catharines (36%) and Niagara Falls (30%). The amount of occupied private dwellings between 2011 and 2021 was particularly pronounced in Niagara-on-the-Lake (32.7%) and Thorold (28.4%).

Table 4-7: Dwellings by Tenure and Type (2021)

Category	Province of Ontario	Niagara Region	Niagara Falls	Niagara-on-the-Lake	St. Catharines	Thorold
	%	%	%	%	%	%
Total number of occupied private dwellings by tenure - 100% data	5,491,200	195,915	37,795	7,860	58,000	9,095
Owned	69	73	70	85	64	69
Rented	31	27	30	15	36	31



Category	Province of Ontario	Niagara Region	Niagara Falls	Niagara-on-the-Lake	St. Catharines	Thorold
	%	%	%	%	%	%
Category	Province of Ontario	Niagara Region	Niagara Falls	Niagara-on-the-Lake	St. Catharines	Thorold
	#	#	#	#	#	#
Total number of occupied private dwellings by structural type of dwelling - 100% data	5,491,200	195,915	37,795	7,860	58,000	9,095
Single-detached house	2,942,990	129970	24990	6225	32725	6,285
Semi-detached house	303260	10205	2075	445	3425	810
Row house	505265	15410	2820	715	5010	445
Apartment, duplex	181030	6655	1260	30	2500	340
Apartment, building that has fewer than five storeys	548785	21725	4980	415	8465	1,035
Apartment, building that has five or more storeys	984665	10775	1595	0	6500	165
Other single-attached house	10220	625	50	10	180	10
Movable dwelling	14985	555	20	15	95	0

Source: (Statistics Canada, 2023a)

4.4 General Public Attitudes

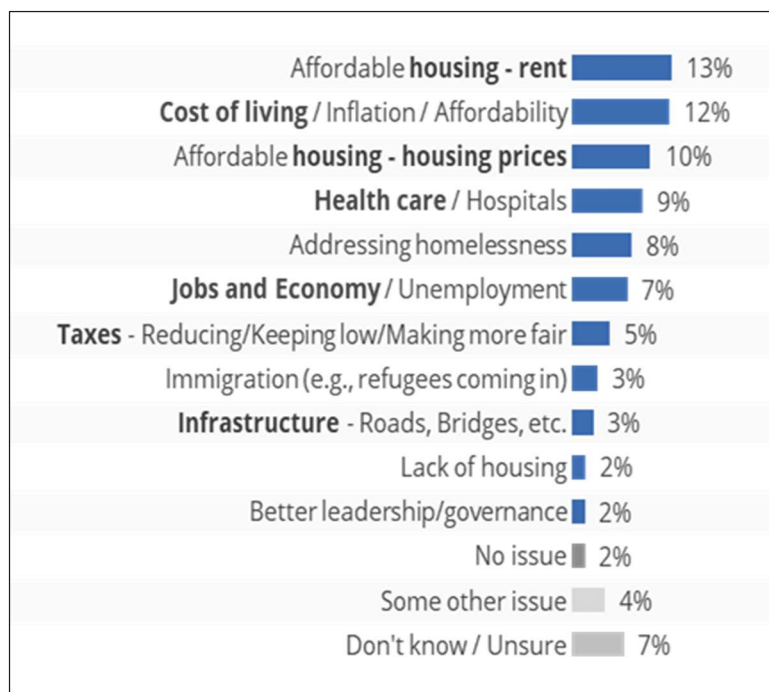
PAR was undertaken by Walker in 2005 as part of the EA for the South Landfill and in 2024 as part of this South Landfill Phase 2 EA. The 2005 study occurred prior to the commencement of landfill construction and landfilling activities at the South Landfill. As such it represents a good comparator to the prevailing public attitudes in 2024.

4.4.1 Most Important Issues

Residents across the RSA were asked “Overall, what do you feel is the most important issue facing your community today?” **Figure 4-1** provides the responses to this question from the 2024 study. The most important issues related to affordability, in particular housing, rent and overall cost of living.



Figure 4-1: Most Important Issues Facing the Communities in the RSA (2024)



Source: (Pollara, 2024) NOTE: Data for less than 2% are not shown.

Since 2005, the issues facing the RSA communities have changed over time. Prior to the commencement of landfilling within the Walker Campus, the most important issues were focused on municipal services, healthcare and taxation. The 2005 PAR results indicate that issues related to housing, healthcare and general concerns over the state of the economy, cost-of-living and affordability were top-of-mind. Issues related to environmental quality and waste management were more important to RSA residents in 2005, but virtually absent in the latest 2024 PAR. New important issues in 2024 were related to immigration and leadership/governance.

At present, issues related to landfills or waste management are not top-of-mind concerns for Niagara residents. Even those residing near the Walker Campus in the LSA do not mention landfills as a top-of-mind issue of importance to them. Approximately 1% of respondents identified “waste management” as a top-of-mind issue, and here their responses pertained to the municipal services related to waste management such as garbage pick-up, recycling, composting etc., and not landfilling.

Figure 4-2: Most Important Issues Facing the Communities In the RSA (2005, 2024)

2005	2024
Infrastructure/Roads needing repair (15%) Snow removal in the winter (1%)	Affordable Housing/Rent (13%)
Healthcare/Poor system/poor quality/need new hospital (13%)	Cost of living/inflation/affordability (12%)
Taxes/Property Taxes are too high (11%)	Affordable housing – housing prices (10%)
High Unemployment/lack of jobs (11%)	Health Care / Hospitals (9%)



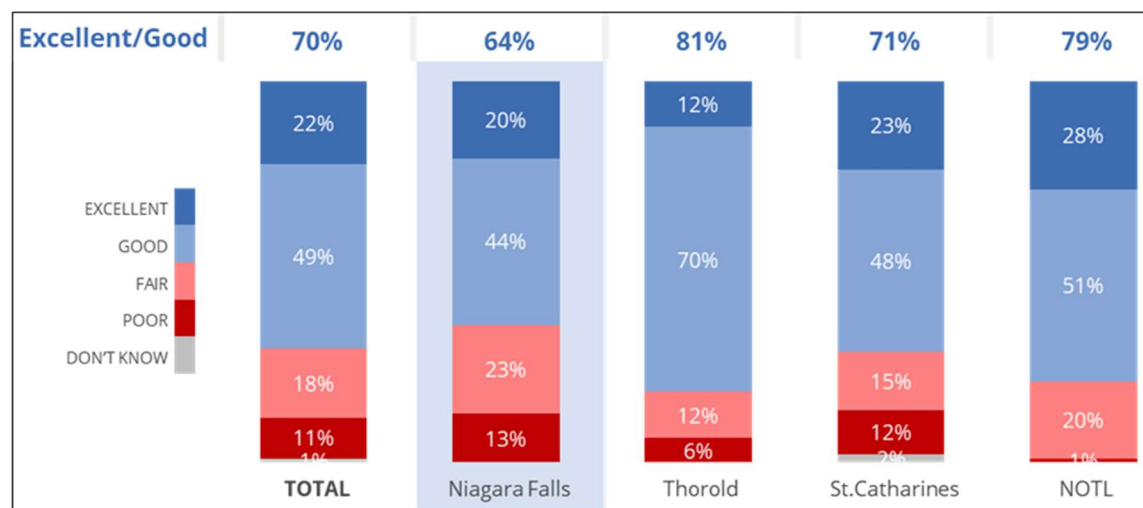
2005	2024
Crime/theft/break-ins/vandalism (8%)	Addressing homelessness (8%)
Pollution/garbage on the streets/need cleaner environment (7%)	Jobs and Economy / Unemployment (7%)
Improve tourism (5%)	Taxes – Reducing/keeping low/making fairer (5%)
Over development / preserve farmlands (4%)	Immigration (3%)
Education – poor/lack of schools/teachers (3%)	Infrastructure (2%)
Drugs and alcohol abuse among youth (3%)	Lack of housing (2%)
Utility prices too high (3%)	Better leadership/governance (2%)
Sewage system needs to be fixed (2%)	-
Public transportation/lack of/need to improve (1%)	-
Lack of housing/affordable housing (1%)	-
Other (4%)	Other (4%)
Don't know (20%)	Don't know/unsure (7%)
Nothing (1%)	No issue (2%)

Source: (Intellipulse, 2005) & (Pollara, 2024)

4.4.2 Feelings of Health and Sense of Well-Being

Residents across the RSA were asked “In general, how would you rate your overall feeling of health and sense of well-being? Would you say it is excellent, good, fair, or poor?”. The majority of respondents indicated that they feel in “excellent” or “good” health and in their overall sense of well-being, with more rating themselves as “good” than “excellent”. The highest ratings were among residents in Thorold (81% excellent/good) and the lowest ratings were among residents in Niagara Falls (64% excellent/good). Notably, very few respondents themselves as “poor” in Niagara-on-the-Lake.

Figure 4-3: Ratings of Health and Sense of Well-Being in the RSA Municipalities (2024)

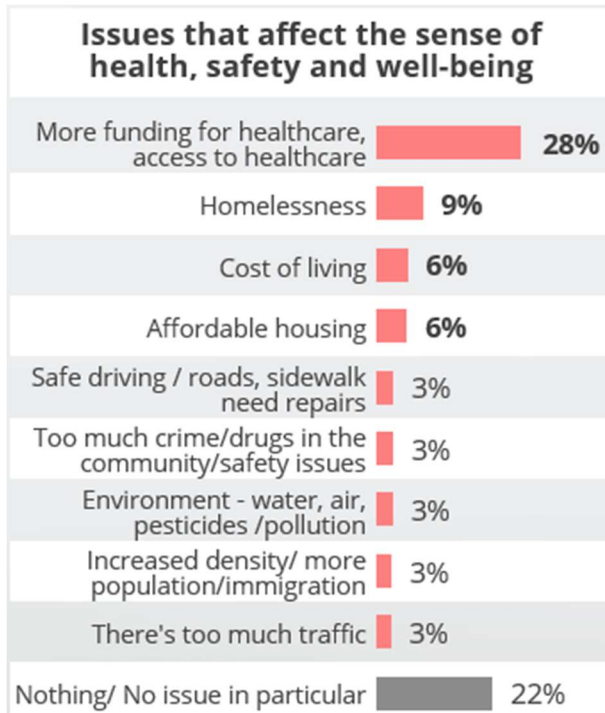


Source: (Pollara, 2024)



Respondents were also asked “In your opinion, what things or issues in your community that affect your health, safety and well-being the most?¹”. A similar set of responses as with “most important issue” question resulted, namely related to healthcare, homelessness and affordability issues (e.g., affordable housing and overall cost of living). Respondents clearly linked environmental quality with their feelings of health, safety and well-being, albeit at a low response rate.

Figure 4-4: Issues that Affect People’s Health, Safety and Well-Being in the RSA Municipalities (2024)



Source: (Pollara, 2024)

In comparison to the 2005 PAR study, the same general issues were reported by RSA respondents, but their relative importance has changed. For example, a much smaller proportion (22% fewer) of RSA respondents named “Environment” as an issue affected their health, safety and well-being, while issues related to healthcare (11% increase), homelessness (9% increase), cost of living (6% increase), affordable house (6% increase) and more population, density and immigration (3% increase) gained in the level of importance across the RSA.

Taking, these issues into account respondent were asked to rate their overall feeling of health and sense of well-being. **Table 4-8** provides a comparison of people’s ratings of health and sense of well-being between the 2005 and 2024 PAR studies for the RSA in total.

¹ This question was broadened to include “safety” in order to provide a more comparable data set to the 2005 PAR study.



The data indicate that indeed, people’s ratings have changed with a slightly lower proportion (lower by 5%) of respondents rating themselves as feeling in “excellent” or “good” health and in their overall sense of well-being. Substantially more people across the RSA rated themselves and feeling in “poor” health and in their overall sense of well-being.

Table 4-8: Overall Feeling of Health and Sense of Well-Being in the RSA (2005, 2024)

Rating	2005	2024	% Change in Feeling
Excellent	20%	22%	+2%
Good	56%	49%	-7%
Fair	21%	18%	-3%
Poor	3%	11%	+8%
Don't Know	N/A	1%	+1%

Source: (Intellipulse, 2005) & (Pollara, 2024)

Table 4-9 provides PAR responses from those residing near the Walker Campus in the LSA. Overall, the majority of these residents report feeling in “excellent” or “good” health and in their overall sense of well-being, with more rating themselves as “good” than “excellent”. There are slightly higher ratings (+3% excellent/good) of their feelings of health and well-being than those from across the RSA.

Table 4-9: Overall Feeling of Health and Sense of Well-Being in the LSA (2024)

Rating	LSA	% Difference from RSA (2024)
Excellent	19%	-3%
Good	55%	+6%
Fair	18%	0%
Poor	8%	-3%
Don't Know	1%	0%

Source: (Pollara, 2024).

4.4.3 Satisfaction with Community

Taking into account the wide range of issues facing a community and people’s overall feelings of health and sense of well-being, PAR respondents were asked to rate their overall satisfaction with living in their community. **Table 4-10** provides a comparison of people’s ratings of their satisfaction between the 2005 and 2024 PAR studies for the RSA in total. The data indicate that indeed, the vast majority of people are either “very satisfied” or “somewhat satisfied” both in 2005 (91%) and in 2024 (82%), however there is a lower proportion (lower by 14%) of respondents rating themselves as being “very satisfied” and more people (more by 4%) feeling “not at all satisfied” with living in their community. Thorold residents (94%) are most likely to be satisfied with their community, followed by Niagara-on-the-lake residents (91%). Niagara Falls (81%) and St. Catharines (80%) residents are only slightly less satisfied.



Table 4-10: Satisfaction with Living in Their Community in the RSA (2005, 2024)

Rating	RSA Level of Satisfaction (2005)	RSA Level of Satisfaction (2024)	% change in level of Satisfaction
Very satisfied	48%	34%	-14%
Somewhat satisfied	43%	48%	+5%
Not very satisfied	7%	10%	+3%
Not at all satisfied	3%	7%	+4%
Don't know	-	1%	+1%

Sources: (Intellipulse, 2005) & (Pollara, 2024)

Table 4-11 provides PAR responses from those residing near the Walker Campus in the LSA. Similar to the RSA, the vast majority of these residents (87%) report feeling in either “very satisfied” or “somewhat satisfied” with living in their community, with more rating themselves as “somewhat satisfied” than “very satisfied”. There are higher ratings (+5% very satisfied / somewhat satisfied) of their satisfaction with their community than those from across the RSA. Meaning, people living closer to the Walker Resource Management Campus tend to be more satisfied with their community, than others living further away in Niagara Falls, Niagara-on-the-Lake, St. Catharines and Thorold.

Table 4-11: Satisfaction with Living in Their Community in the LSA (2024)

Rating	LSA	% Difference from RSA (2024)
Very satisfied	40%	+6%
Somewhat Satisfied	47%	-1%
Not very satisfied	8%	-2%
Not at all satisfied	4%	-3%
Don't know	1%	0%

Source: (Pollara, 2024).

Table 4-12 provides responses from the Site Neighbour Survey (2026) of those residing nearest the Walker Campus. Similar to the LSA, the vast majority of these residents (97%) report feeling in either “very satisfied” or “somewhat satisfied” with living in their neighbourhood, with more rating themselves as “somewhat satisfied” than “very satisfied”.

There are higher ratings (+5% very satisfied / somewhat satisfied) of satisfaction with the neighbourhoods nearest the Walker Campus than those from across the LSA. Meaning, people living closest to the Walker Resource Management Campus tend to be more satisfied with their community than others living further away in Niagara Falls, Niagara-on-the-Lake, St. Catharines and Thorold.



Table 4-12: Satisfaction with Living in Their Neighbourhood among Walker Site Neighbours (2026, 2024)

Rating	Site Neighbour Responses	% Difference from LSA (2024)
Very Satisfied	68%	+28%
Somewhat Satisfied	29%	-18%
Not Very Satisfied	3%	-5%
Not at all Satisfied	0%	-4%
Don't Know	0%	0%

Notes: Percentages may not add up to 100% due to rounding
 Total responses less than 38 indicate that some questions were not answered by some respondents.

4.5 Public Facilities and Institutions

Public facilities and institutions play a crucial role in maintaining quality of life, feelings of health and a sense of safety on a daily basis, satisfaction with the community and overall community well-being. These public facilities and institutions serve to attract new residents and businesses thereby influence future development and community character.

There are no public facilities or institutions within 1000 m of the proposed South Landfill Phase 2. The following describes key public facilities and institutions in the LSA.

4.5.1 Niagara Region Thorold Patrol Yard

The Niagara Region Thorold Patrol Yard is located at 3557 Thorold Townline Road (Regional Road 70), across the road from Walker’s South Landfill (Phase 1). The site serves as a patrol yard and service centre for Niagara Region Public Works department’s vehicle and equipment for the regional road system in the following four municipalities: City of Thorold, City of St. Catharines, City of Niagara Falls and the Town of Niagara-on-the-Lake (Regional Municipality of Niagara, n.d.b). It also provides structures for various material storage. Buildings and structures on site include an office building and mechanics’ workshop, two sand/salt storage domes, a wash bay with protective infrastructure, a hazardous waste drop-off depot, battery & cellphone recycling station, plus equipment storage and fleet maintenance areas. The household hazardous waste drop-off depot is open weekdays 8 a.m.–5 p.m., Saturdays 8 a.m.–4 p.m., closed Sundays (open all statutory holidays except Christmas & New Year’s Day) (Regional Municipality of Niagara, n.d.b).

The Region recently conducted repairs to its two sand/salt storage dome and its vehicle wash bay at this location (Regional Municipality of Niagara, n.d.b). The types of vehicles maintained at this location are: snowplows and Salters and brine application trucks (For winter road clearing and de-icing); dump trucks (used for hauling materials like gravel, sand, and debris); graders (For leveling and maintaining gravel roads) and loaders and backhoes (for material handling and excavation), street sweepers; and various pick-up trucks and service vans (Regional Municipality of Niagara, n.d.b).

The facility is currently used year-round, 7:00 a.m. to 3:00 p.m., and during winter (November to April), 12-hour shifts are rotated around the clock (Regional Municipality of Niagara, n.d.b). The yard’s staff performs road service maintenance, sanding, plowing, snow removal, and roadside mowing (Regional Municipality of Niagara, n.d.b).



Typically, staff arrive at the site and prepare their work for the day and only return at the end of the day. On occasion, the yard may bring in portable buildings and offices to accommodate contractors or other staff for special operations (e.g. mosquito control).

4.5.2 Niagara Regional Police Public Works and Fleet/Supply Centres

Niagara Regional Police Service (NRPS) operate a vehicle fleet and supply centre at 3547 Thorold Townline Road, located adjacent to the Regional Public Works Yard. The NRPS has a separate Fleet/Supply location nearby at 3551 Thorold Townline Road, used for specific functions like order pickups from their tuck shop. These sites provide vehicle fleet repair, police uniform and equipment supply services. The facility has a small staff, who provide services to officers of the Niagara Regional Police and other Police/Regional Agencies. The centre operates year-round.

Facilities on the site have included the following:

- a main building (for repair and acquisition of all vehicles, and to inventory uniforms and equipment);
- maintenance/ repair bases;
- communication radio drive-through base (for repair and installation on police cars of new communication radio and computer equipment); and
- parking areas north, west and south of the main building with parked cars that undergo or need repair.

On occasion the NRPS conducts training exercises on-site and in the vicinity. For example, on September 24, 2025, training involving the Explosive Disposal Unit (EDU) and Emergency Task Unit (ETU) at the intersection of Thorold Townline Road and Old Thorold Stone Road in Thorold. Public notice advised of an increased police presence, sounds of explosions, simulated gunfire, and smell of smoke.

4.5.3 Lakeview Cemetery

Lakeview Cemetery is in the City of Thorold and is operated and maintained by the City of Thorold Operations Department. There is both an old cemetery and a new cemetery on the same site, linked by a road in between, with an east-west orientation.

The old Cemetery was established in 1886. It occupies 29 acres and contains about 7,000 to 8,000 grave headstones and 3 km of roads. It is well treed with mature trees. It is a historical cemetery, with graves of members of prominent families who founded the town of Thorold; members of the Thorold Royal Canadian Legion, as well as a grave of a Donally family² member.

The cemetery also contains graves from two other relocated Thorold cemeteries - from the St. Peters Church yard (in 1926) and the other one – from the Holy Rosary Church yard (in 1969). In 1965, the land, on which the cemetery was established, was expropriated by the St. Lawrence Seaway Authority to accommodate its plans for the expansion of the current canal.

² Donally family were massacred in 19th century. One surviving member of the family lived to the age of 90 and is buried in the Lakeview Cemetery.



The City of Thorold entered into an agreement with the Seaway Authority to operate the old cemetery until the expansion was to begin, and that the Seaway Authority would provide land for the relocation of the graves.

In 1972 the Seaway Authority purchased 55 acres for the construction of the new Lakeview cemetery. The new Lakeview Cemetery is operated and maintained by the City of Thorold Operations Department. It occupies 55 acres and consists of 13 burial sections. The new cemetery site is large in size and there is room for expansion. Facilities include:

- Main Office / Administration Building (Located near the entrance off Thorold Townline Road. Handles cemetery operations and visitor inquiries);
- Mausoleum (A dedicated structure for above-ground interments, often located in the newer section);
- Columbarium (A structure with niches for cremated remains, situated in the Old Section);
- Storage / Maintenance Building (Used for groundskeeping equipment and seasonal maintenance);
- Historic Monument (At the entrance, commemorating Bishop Thomas Brock Fuller and early settlers);
- Internal Roadways and Pathways (Connecting the Old and New Sections, allowing vehicle and pedestrian access).
- Flower Gardens and Landscaping Features (Decorative elements throughout the cemetery, especially near the mausoleum and columbarium).

On average 90 to 100 burials per year are conducted at the new cemetery, including both mausoleums. Visitation to both cemeteries is more frequent from early spring to late fall. Veterans from Royal Canadian Legion visit to decorate the soldier graves on major occasions (VE Day, Remembrance Day).

4.5.4 St. Lawrence Seaway / Welland Canal

The St. Lawrence Seaway Authority was established in 1954 by an Act of Parliament, with the mandate to acquire lands, construct, operate and maintain a deep draft waterway between the port of Montreal and Lake Erie (Great Lakes St. Lawrence Seaway System, n.d.a) (Great Lakes St. Lawrence Seaway System, n.d.b). The constructed St. Lawrence Seaway includes a 44 km Welland Canal with eight locks, which lift and lowers ships 100 m across the Niagara Escarpment. The current Welland Canal is the fourth version of a waterway link between Lake Ontario and Lake Erie first built in 1829. The present canal was built in 1913, deepened in the 1950s as part of the Seaway project and further straightened in 1973. In the 1960s, lands around the Welland Canal were purchased for a proposed canal expansion to accommodate super large ships to go through the canal locks. These plans have not materialized. In 1998, the federal government transferred operational control of the Canadian portion of the Seaway from The St. Lawrence Seaway Authority to The St. Lawrence Seaway Management Corporation, a new not-for-profit corporation. Under the new mandate, The St. Lawrence Seaway Authority manages the waterway and the land around it (Great Lakes St. Lawrence Seaway System, n.d.a) (Great Lakes St. Lawrence Seaway System, n.d.b).



The Welland Canal was built to operate on a system of locks and ponds (Great Lakes St. Lawrence Seaway System, n.d.a) (Great Lakes St. Lawrence Seaway System, n.d.b). Shipping season starts late March and ends late December, subject to weather and ice conditions. When the seaway is closed, seaway workers perform maintenance and necessary repairs. The St. Lawrence Seaway Authority uses the land around the canal for pondage area or as a buffer zone between the canal and other land users. Some of the land purchased for future canal expansion is currently leased to different businesses (Great Lakes St. Lawrence Seaway System, n.d.a) (Great Lakes St. Lawrence Seaway System, n.d.b).

Welland Canal Operations Centre (SLSMC Regional Headquarters) is located at 508 Glendale Avenue East in St. Catharines. It functions as the regional headquarters for SLSMC operations. It houses administrative offices, engineering, and operations staff responsible for central control of the Welland Canal, including lock scheduling and vessel traffic.

The SLSMC operates the Thorold Maintenance Yard near Lock 7 used to store heavy equipment, spare parts, and maintenance vehicles. It also hosts electrical and mechanical workshops that support lock machinery and canal infrastructure.

Beyond its commercial uses, public uses of the canal and properties include:

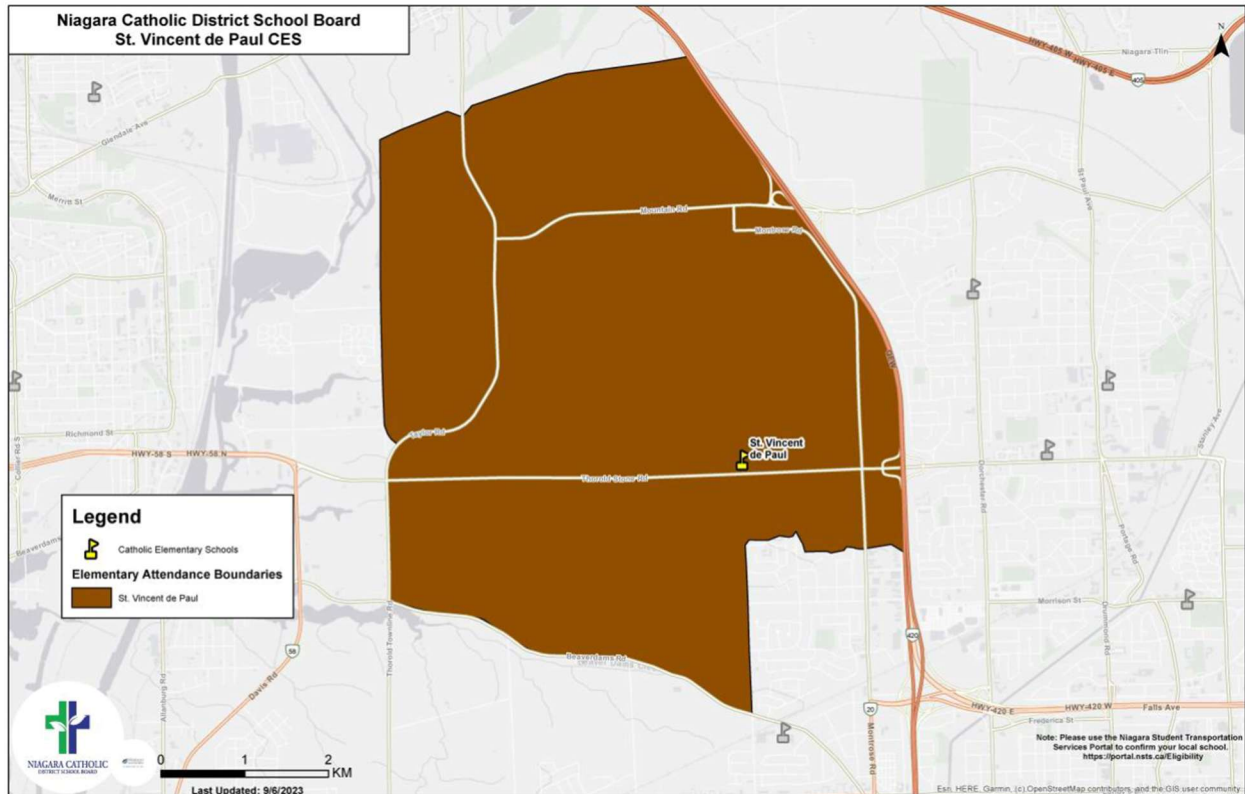
- Commercial boating with permits and seasonal schedules (Note that the public cannot launch personal boats into the canal);
- Environmental stewardship programs; and
- Community engagement and educational outreach (Great Lakes St. Lawrence Seaway System, n.d.b).

4.5.5 St. Vincent de Paul Catholic Elementary School

St. Vincent de Paul Catholic Elementary School is located at 3900 Kalar Rd, Niagara Falls and is operated by the Niagara Catholic District School Board (NCDSB). It was built in 2004 in response to construction of new neighbourhoods along Highway 58 (Thorold Stone Road) in north Niagara Falls. The school's attendance area boundary or service area is currently (April 2026) under review and is shown in **Figure 4-5**.



Figure 4-5: Niagara Catholic District School Board, St. Vincent de Paul Attendance Board



Since 2004 it has had a stable enrollment of approximately 250 students from kindergarten through Grade 8. Before and after-school childcare is available through the YMCA. St. Vincent de Paul is part of the Saint Paul Catholic High School family of schools and the Our Lady of Scapular parish community (St. Vincent de Paul Catholic Elementary School, n.d.). The school serves students enrolled in Junior Kindergarten to Grade 8. Enrolment has held steady at 258 pupils (2024/2025) and 259 pupils (2025/2026). Projections for 2026/2027 are for 255 pupils. It has an on-ground capacity of 354 pupils. Currently, the school hosts 29 staff members.

Outdoor amenities include a large parking lot, a grass covered sports field, basketball courts and playground. Outdoor amenities are used for recess and outdoor learning, physical education, and play-based activities. The school hosts an annual “Welcome Back” BBQ and a year end “Fun Fair”.

The NCDSB considers its schools to be community hubs, providing access to school sites for community events is important, with the St. Vincent de Paul school facilities available for rent. Although the school does not have a full-day child care program on-site, the school hosts a Before & After Care program run through the YMCA. The school also hosts an office of the Niagara Student Transportation Services (NSTS). NSTS facilitates student transportation services on behalf of Niagara’s school boards. NSTS facilitates the transport of students to and from their school sites, operates school buses, caravans/sedans daily.

The NCDSB has assessed ventilation at the school following the COVID pandemic and has installed 16 stand-alone HEPA filter units which are changed frequently along with increased fresh air intake by the mechanical ventilation system (Niagara Catholic District School Board, 2023).



The school has prepared an Emergency Response Plan. The plan works in conjunction with other local emergency plans, as a school emergency could require the involvement of numerous agencies. Both individual school plans and the Board's plan are reviewed annually and after each emergency. There is an onsite emergency response team at the school, along with a Board-based emergency response team that provides support and aid to schools at the time of an emergency. All staff are trained on emergency protocols and drills are regularly practiced at the school. Although standardized protocols and procedures provide the basis for the response, the way NCDSB responds to an emergency is influenced by the specifics of an incident (Niagara Catholic District School Board, n.d.).

Communications from school representatives indicate that parking and study drop off traffic is an operational constraint at the school. The NCDSB's key concerns with respect to the South Landfill Phase 2 Project at the Walker Resources Management Campus relate primarily to the health, safety and well-being of its pupils, staff and the school community, including outdoor air quality, indoor air quality, odours, dust, noise, litter and traffic, noting that certain groups with health issues may be especially vulnerable to these effects. Accident conditions, such as a fire at the landfill are seen as having the most disruptive effect on normal school operations.

Overall, the NCDSB representative saw the South Landfill Phase 2 project as an opportunity for the provision of environmental education programs or community awareness initiatives related to waste management and sustainability, provided they align with NCDSB policies. The project will allow Walker to continue contributing to the local economy through employment opportunities, use of local contractors and services and ongoing investment in infrastructure. Stable employment and economic activity seen to support municipal revenues that benefit residents, including families and children attending schools.

4.5.6 Niagara College

Niagara College offers approximately 130 academic programs between its two campuses in Niagara-on-the-Lake (Glendale Campus, officially known as the Daniel J. Patterson Campus) and a campus in Welland. The Glendale Campus of Niagara College occupies a 14-acre site at 135 Taylor Road in Niagara-on-the-Lake. The college offers full and part-time training and accommodates approximately 12,500 students. The college has approximately 1,000 staff in total (full time and part time). Many students travel to and from campus and between campuses. Students at the Glendale Campus would be using Taylor Road.

At the Glendale Campus, one, two or three-year programs are offered in: Horticulture and Agribusiness, Environment, Hospitality and Tourism, and a comprehensive range of courses and services in continuing education and customized training for industry and business. It hosts the Farotta Family Innovation Complex (a fitness & research centre). It also provides adult training and apprenticeship programmes to meet labour force requirements. During summertime the lecture rooms are rented out for corporate training, conferences, sometimes trade shows (Niagara College, n.d.a).

Facilities at the campus include a main building, Niagara Culinary Institute with a restaurant and a wine store, a 20,000 sq. ft. greenhouse complex, a Teaching Winery (see below for more information), a 101-bed shared student residence and parking lots (Niagara College, n.d.b.). Educational programs extensively use the natural features of the campus site. The campus is home to a horticultural program and an ecological program. The campus is called a living laboratory, where students gain hands-on practical experience. The site includes 38 acres of vineyards; gardens and nurseries; a 100-year-old naturalized stormwater management system. Extensive gardens on the campus property are used for horticultural activity from spring to fall.



There are also operating nurseries and greenhouses on the campus. An outdoor patio is part of the restaurant. In vineyards, viticulture students are involved in a variety of outdoor activities (vineyard pruning, thinning and harvesting). Environmental studies use the stormwater management area and the lagoons (Niagara College, n.d.a). On occasion, students have toured the Walker site and have undertaken projects on Walker property. As part of the class, students do monitoring of groundwater, monitor wildlife in the restored wetland. The Laura Secord Legacy Trail and the Bruce Trail traverse the college campus.

To this end, an interview with a college official indicates that the college is well regarded for its robust sustainability and community planning efforts. As a community college its programs are related to gaps identified by the college and industry to provide a skilled group of graduates into the workforce-both Niagara region and the broader community. They integrate the element of sustainability and community well-being. The college considers itself to be a very “community minded organization” that creates connections and relationships with organizations in the Niagara community. For example, Walker has provided tours, guest speakers and the college has worked with Walker on a number of specific projects for beekeeping programs on the site. The college has a couple of buildings named after the Walker family (i.e., Walker Research Facility in Welland and the Walker Family Courtyard at the Glendale campus). However, campus officials note that they experience occasional odours from the operation of the composting facility at the Walker site.

An interview with a college official indicated that several community organizations and partners use the facilities at the college. An example is the United Way has a community garden at the Glendale campus. Corporate businesses can lease out suitable spaces on campus. For example, there is a brewery, winery and distillery that have a retail location on campus. The campus hosts external training. For example, parking lots are utilized for things like paramedic driver training and motorcycle training. The college has a partnership with United Way where they grow food for food banks in the colleges greenhouses.

Overall, the college sees the South Landfill Phase 2 project as an opportunity for the application of new technologies and is expected to provide ongoing opportunities to get students involved in the waste management industry.

4.5.7 Niagara College Teaching Winery

Niagara College operates a teaching winery using vineyard of about 32 acres (25 acres planted in 2025). The winery has about 500 students enrolled each year and approximately 25-30 staff. The teaching winery attracts foreign investment and brings in several international students.

The winery caters to tourists that arrive on busses for a winery tour, wine tastings, meals at the restaurant and to buy products. In 2005, the campus was hoping to attract some of the estimated 360,000 visitors per year that stop by the Ontario Tourism Information Centre, which is located just north across the QEW from the campus. However, winery officials note a decline in tourist visits over the past few years. The greenhouse and a spa are open to the public, including a massage clinic and a hairdressing salon. The college manages “Project Brew” where students can introduce their beer to the public at an on-site event.

Key concerns related to landfilling by Walker are related to truck traffic on Taylor Road, odours and potential impacts groundwater or the escarpment



4.5.8 Redeemer Bible Church

The Redeemer Bible Church is located at 3017 Montrose Road in Niagara Falls. It is a Christian faith-based church that provides ministry opportunities in Niagara Region and internationally through partner organizations that are already active in the area. They operate most days of the week with a regular Sunday service at 10 am.

The church has 3 part-time staff, 3 full-time staff. Plans for a day care center at this location would increase on-site staff by approximately 10 new persons. The day care is planned for a capacity of approximately 40 children. Volunteers assist with church operations and events. Depending on the program there may be between 6 (e.g., youth and senior programs) and 40 (e.g., Christmas programs) volunteers on-site.

The church is in early conceptual planning stages for a new hospice, a seniors' residence or a Bible college on site. They are investigating several other possible development opportunities, including mental health and addiction treatment centre.

An interview with a church officials indicated that they “aren’t smelling terrible odors, there isn’t a sense of big trucks driving by with garbage”. The church acknowledges that they produce some garbage and need places that handle disposable items in a responsible manner. Walker is seen as a good presence in the community and a responsible member of the community.

For example, the church official noted that Walker has been responsible and a respectable partner in our community in not only providing a good service but partnering to bring care to people in a variety of ways including the cancer clinic. They encouraged Walker to continue with their “vigilance of care”, ensuring that everything is being done according to and even beyond expectations, ensuring that people are informed, consulted and having Walker continue giving back to the community as proven in the past.

4.6 Recreational Resources

Recreational resources include hiking trails, parks, conservation areas, golf clubs, sports fields, multi-use and bike trails. These resources provide opportunities for people to enjoy the natural landscape, experience the natural environment, and participate in outdoor passive and active recreation activities. Recreational resources help to maintain residents' satisfaction with their community and people's sense of overall health and well-being. These resources also serve to attract visitors to the area and contribute to economic development and tourism and help to draw new residents to the area.

The Walker 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 options. The Bruce Trail and the Woodend Conservation Area / Environmental Centre are located along the Niagara Escarpment, north of the Campus.

North of the Walker Campus and below the Niagara Escarpment, key recreational resources include:

- Bruce Trail / Niagara Escarpment
- Laura Secord Legacy Trail
- The White Oaks Conference Resort and Spa
- The Royal Niagara Golf and Country Club
- Woodend Conservation Area



East of the Walker Campus, key recreational resources are:

- Niagara Sport & Social Club
- Regency Athletic Resort/Regency 76
- Club Italia; and
- Shriners Woodlot.

South of the Walker Campus, and along Thorold Stone Road, the key recreational resources are:

- The Beechwood Golf and Country Club; and
- Beaver Dam Creek.

West of the Walker Campus, key recreational resources are:

- Walker Ten Mile Creek Trail
- Lakeview Cemetery
- Thorold Conservation Club
- The Welland Canal Parkway Trail / Lock 7 Visitor Centre; and
- McMillan Park (Thorold).

Because the Walker Campus is located outside of the urban area designated by the NFOP, there are no dedicated pedestrian or cyclist facilities along the roads near the SSA, however roads are known to be used by regional cycling clubs and by residents and visitors to the area.

4.6.1 Public Recreational Resources

4.6.1.1 Lakeview Cemetery

In addition to its function as an active cemetery, Lakeview Cemetery is frequented by area residents for recreational purposes. The landscaped gardens, mature trees, and views of the Welland Canal and Niagara Escarpment are used by visitors for quiet reflection, photography, and nature appreciation. The cemetery also hosts occasional heritage walks and educational tours organized by local historical groups (City of Thorold, n.d.a) (Thorold and Beavertams Historical Society, n.d.). For area residents, it is used as a place to walk or jog. For example, workers from the Niagara Regional Service Centre often use the site for jogging during lunchtime. The Bruce Trail passes next to the cemetery, and hikers often enter the historic cemetery. Public attitude research indicates that approximately 7% of LSA residents (mostly from Thorold) visit the cemetery grounds on a regular or occasional basis.

There is also a piece of land (from the Lakeview Cemetery Administration building to Thorold Townline Road), which is reserved for the Thorold Horticultural Society Arboretum. Once a year, on the Arbor Day in May, the Thorold Horticultural Society members ceremonially plant trees to honour departed members. The arboretum includes a meditation area comprised of a bench, secluded by walls built from stones taken from a former house on Thorold Stone Road.

There are also visits from member of the Niagara Genealogical Society to the office building, where people, who do research on family tree history, can view cemetery records.



4.6.1.2 Walker Ten Mile Creek Trail

The Walker Ten Mile Creek Trail is a nature trail constructed by Walker and is situated on Walker property along a diverted section of the Ten Mile Creek. That section was diverted to permit aggregate extraction at the southern extent of the Walker property. When the final phase of construction of the creek diversion was completed, area residents, attending Walker open houses, expressed an interest in being able to enjoy a more frequent walk along the Creek.

As a result, Walker developed a plan to create a walking trail along the creek, discussed it with the community and started its construction. In Summer 2004 the first phase of a nature trail was completed and opened by Walker during the firm's annual nature walk. It is a 2 km, looped section of trail, which runs along the company's property and can be used on weekends and holidays. The area has been planted with "pods" of shrubs, bushes, trees and grass to further enhance natural regeneration.

4.6.1.3 Bruce Trail / Niagara Escarpment

The Bruce Trail is an 800 km hiking trail that is located along the Niagara Escarpment. Conceived in 1960 and opened in 1967, it is the oldest and longest hiking trail in Canada (The Bruce Trail Association, n.d.a). The trail traverses public lands, roads and road allowances, purchased lands, and private land whose owners allow the trail on their property. In 1990 the United Nations proclaimed the Niagara Escarpment a UNESCO World Biosphere Reserve and is now recognized as one of the world's unique ecological environments (Niagara Escarpment Biosphere Network, 2026). The Escarpment is home to numerous bird species, mammals, reptiles and amphibians, fish, and over 100 varieties of special interest flora, including wild orchids. The Escarpment contains more than 100 sites of geological significance.

A large area of land along the crest and base of the Niagara Escarpment is managed by the Niagara Escarpment Planning Commission (NEPC), and together with the Niagara Peninsula Conservation Authority (NPCA) and the Bruce Trail Conservancy (formerly the Bruce Trail Association) help with protecting people, property and the natural heritage of in the area through land use permitting and a variety of conservation efforts. The NPCA also undertakes restoration activities, such as tree planting and wetland restoration. Although not present in the LSA, there are, some campgrounds along the escarpment operated by conservation authorities. For example, in Niagara Region, there is Ball's Falls at 292 Sixth Ave (Highway 6) in Jordan Station operated by the NPCA. The Bruce Trail Conservancy is supported by more than 1,400–1,500 volunteers and a small full-time staff (approx. 11–50 employees). Currently, about 72% of the trail corridor is permanently conserved, with ongoing efforts to preserve the remaining lands (Bruce Trail Conservancy, n.d.a) (Ontario Trails Council, n.d.).

According to the Ontario Trails Council, the Bruce Trail (from Niagara to Tobermory) receives over 400,000 visits annually (Bruce Trail Conservancy, n.d.b). The Bruce Trail Conservancy has over 12,000 members. The Niagara Bruce Trail Club is one of the nine clubs that support the Bruce Trail Conservancy by maintaining the hiking trail from Queenston Heights to Grimsby (approximately 81 km) (Bruce Trail Conservancy, n.d.a) (Bruce Trail Conservancy, n.d.b).

The length of the trail that crosses the LSA is approximately 15.6 km. The trail approaches the Walker campus to within 0.4 km. Some parts of the Bruce Trail in Niagara and elsewhere are not used during wintertime, because they are dangerous to use during this part of the year, but the activities are spread fairly well throughout the year. The most popular activities are hiking, birding, trail running, dog-walking, snowshoeing and photography.



The club organizes several hikes along the Bruce Trail, offering 6–8 scheduled hikes weekly, including night hikes, youth hikes, and special “Event Hikes,” covering a range of distances and difficulties (Niagara Bruce Trail Club, n.d.a). It’s “End-to-End” and “Challenge” hikes often traverse the areas near the Walker campus (i.e., Niagara End-to-End (80 km over three days; Laura Secord Hike (32 km)) (Niagara Bruce Trail Club, n.d.a) (Niagara Bruce Trail Club, n.d.b.). It is most often used during the spring, summer and fall seasons. The duration of a typical visit to the Bruce Trail / Niagara Escarpment by a recreational user or resident is between one and two hours per visit (Niagara Bruce Trail Club, n.d.a) (Niagara Bruce Trail Club, n.d.b.).

4.6.1.4 Laura Secord Legacy Trail

The Laura Secord Legacy Trail is a 32 km hiking route that commemorates Laura Secord’s famous 1813 journey during the War of 1812 (Friends of Laura Secord, 2025). The length of the trail that crosses the LSA is approximately 8.2 km. The trail approaches the Walker campus to within 1.0 km. The trail roughly follows her historic route from her homestead in Queenston to DeCew House in Thorold. It was established as part of the 2013 Laura Secord Commemorative Walk and continues to be maintained and updated by the *Friends of Laura Secord* group. The trail includes interpretive signs, historically themed bridges and user can get information via an interpretive app for storytelling and navigation (Friends of Laura Secord, 2025).

4.6.1.5 Welland Canal Parkway Trail / Lock 7 Visitor’s Centre

The St. Lawrence Seaway Authority (SLSA) indicates that the public uses the SLSA property for recreational purposes such as hiking, cycling, walking, and fishing (Great Lakes St. Lawrence Seaway System, n.d.a) (Great Lakes St. Lawrence Seaway System, n.d.b). The SLSA try to discourage ATV use on its property. A portion of the Bruce Trail crosses the SLSA lands (between locks 3 and 4). Similarly, the Welland Canal Parkway Trail parallels the canal on its east side. It is approximately 42 km one-way, stretching from St. Catharines (Port Weller/Locks) to Port Colborne (Lock 8 area). The length of the trail that crosses the LSA is approximately 4.0 km. The trail approaches the Walker campus to within 1.0 km. It is mostly a paved multi-use path (~95%), with small segments on roads or compacted surfaces (~5%). There is a notable climb along escarpment near Thorold in the LSA, followed by flat terrain. People come here for views of large freighters, locks, bridges, and historic canal infrastructure. Cycling, hiking, running, snowshoeing, and dog walk are also popular (Great Lakes St. Lawrence Seaway System, n.d.a) (Great Lakes St. Lawrence Seaway System, n.d.b).

Lock 7 on the Welland Canal is one of the most interesting spots along the canal system. Lock 7 is located in Thorold, Ontario and within the LSA. It is located 1.2 km from the Walker campus. Lock 7 is near the highest point of the canal system, where ships climb or descend the Niagara Escarpment (Great Lakes St. Lawrence Seaway System, n.d.a) (Great Lakes St. Lawrence Seaway System, n.d.b). The Lock 7 Viewing Complex that offers panoramic views of ships transiting the lock and the surrounding landscape. A visitor’s centre or museum houses displays about the canal’s history, engineering, and ship navigation. It operates between March and October (City of Thorold, n.d.b). The duration of a typical visit to the Welland Canal / Lock 7 area by a recreational user is between one and four hours per visit.



4.6.1.6 Woodend Conservation Area

Woodend Conservation Area (CA) is a 108-acres park located at 1 Taylor Rd, Niagara-on-the-Lake, approximately 0.9 km north of the Walker Campus. The access to Woodend CA is off Taylor Road. This CA is operated by the NPCA. Located on the Niagara Escarpment, the CA has sweeping views of Lake Ontario and escarpment slopes. Historically, it served as an observation point in the War of 1812, near important battle sites like Queenston Heights, Beaver Dams, and Lundy's Lane.

Woodend CA provides free access to green space, to promote the health and well-being of local community members, occasional visitors and tourists. It is open to the public as a passive day-use natural area (i.e., no camping, no washrooms available). It is open during daylight hours (daily from sunrise to sunset) throughout the year (Niagara Peninsula Conservation Authority, n.d.). The CA includes a 3.2 km walking trail loop which is linked to the Bruce Trail along the Niagara Escarpment. A trailhead is located at the main parking lot on Taylor Road. Parking is free. The Recreation Field Survey Summary Report (**Appendix A**) confirmed that it is a popular spot for dog walking, hiking, birdwatching, picnicking, wildlife viewing, mushroom picking. In the winter season, the CA remains open for hiking, snowshoeing, and cross-country skiing.

The Woodend Environmental Centre / Education Centre is located within Woodend CA and is leased by the District School Board of Niagara (DSBN) for outdoor education programming for students in Kindergarten to Grade 12, with half-day and full-day programs. The School Board buses students to the centre on the regular basis. It hosts the Walker Living Campus that offers programs spanning science, technology, language, arts, and ecology. Outdoor activities include:

- Orienteering, geocaching, environmental exploration;
- Animal habitat and food web studies;
- Leadership and team-building low-ropes course; and
- Outdoor survival skills, snowshoeing, and others (District School Board of Niagara, n.d.).

An interview with a CA official indicated that visitation to the area could be as much as 4,000 visitors every month. Approximately three (3) CA staff are there weekly to cut grass and maintain the area. The DSBN reports that there are over 10,000 student participants annually through the Walker Living Campus (District School Board of Niagara, 2015).

A management plan for the CA, indicates that there are plans for upgraded front entrance to provide greater visibility and accessibility. The CA official interviewed indicated that the existing Walker Campus is the source of the occasional odour and some litter along Taylor Road. Walker Industries have always been eager to assist with CA efforts in terms of funding and access to aggregate.

4.6.1.7 Thorold Conservation Club

Thorold Conservation Club was established in 1948 as a private club where members can meet to socialize and spend time together hunting and fishing. The club property is located at 3550 Davis Road, in the City of Thorold, approximately 1,000 m west of the Walker Campus. The site is about an acre in size, with a clubhouse and storage building, shoreline along the south side of the property (approx. 1,000 feet), and a wooded area with a trail. Although it is generally a private club, some activities are open to public.



4.6.1.8 McMillan Park (Thorold)

McMillan Park is at 40 Carleton St North, Thorold. It is located 1.2 km from the Walker Campus. McMillan Park spans approximately 4 acres, and includes a fully lit baseball diamond, complete with scoreboard, dugouts, washrooms, batting cage, and concession stand; lighting and change rooms support evening games and local leagues. It is typically open from 06:00 to 23:00 daily and used extensively by sports clubs and students at the nearby high school. It is managed by the City of Thorold Community Services Department, with facilities available for sports leagues, baseball games, high school football, and tournaments (City of Thorold, n.d.c.).

4.6.1.9 Beaver Dams Creek (Open Spaces along the Creek)

Beaver Dams Creek runs through Niagara Falls near Thorold, with accessible bank-side fishing and parking in nearby residential areas or along local roadways. Fishing data is widely shared on apps like “Fishbrain”, indicate the creek is a popular spot among local anglers. The creek is located 1708 km from the Walker Campus. Top species frequently caught in Beaver Dams Creek are largemouth bass, smallmouth bass and pumpkinseed sunfish. Anglers report catching notably sized bass and sunfish, Beaver Dams Creek is within Fisheries Management Zone 16 requiring an Ontario recreational fishing license to fish there (FISHBRAIN, n.d.).

4.6.1.10 Shriners Woodlot Park

Shriners Woodlot is a mature urban woodlot located north of Shriner's Creek, between Mount Carmel Boulevard and Kalar Road in Niagara Falls. It is approximately 1907 km from the Walker campus. It features a well-developed trail made of compacted limestone screenings, looping through forested terrain, with side paths that connect into adjacent residential areas. The trail is about 1 km long. The woodlot supports riparian vegetation along Shriner's Creek, but erosion challenges exist on slopes and where drainage from residential areas flows in (City of Niagara Falls, n.d.b).

4.6.1.11 Local Roads

Local roads near the Walker Campus are used for country drives, bike rides or walks. The results of the recreational field survey confirmed that in addition to the Welland Canal areas, Highway #58, Mountain Road, Taylor Road and Beaverdams Road are the local roads that tend to be used the most for country drives. The duration of a typical country drive or biking excursion by a recreational user is reported to be less than one hour per visit. Those who use local roads for country drives would move quickly through the area spending only a few minutes of time in the vicinity of the Walker Campus.

In terms of cycling, there are those that use bikes as their primary mode of transportation for shopping and work, including migrant workers that use bikes to get to and from their agricultural places of work. Then there are recreational cyclists. To further characterize the use of these local roads by cyclists, representatives from two major local cycling clubs were interviewed (i.e., The St. Catharines Cycling Club and Amici Per LaVita Niagara Cycling Club).

The St. Catharines Cycling Club (over 220 members) indicated that they operate across Niagara Region and internationally. The interview with a club official emphasized that rider safety is paramount. Rides are well organized and supervised. It was noted that there are large amounts of traffic including big trucks near the Walker Campus. As such, the Ontario Cycling Association which is governed by Cycling Canada approves all routes to be used by the club.



With the exception of Thorold Stone Road (West of the Queen Elizabeth Way / QEW) which is rarely used, the following local roads near the Walker Campus are used occasionally for training rides and/or for high speed (i.e., downhill) rides:

- Taylor Road (north of Thorold Stone Road)
- Beechwood Road (South of Thorold Stone Road)
- Mountain Road (West of the Queen Elizabeth Way / QEW)
- Glendale Avenue (West of Queen Elizabeth Way / QEW)
- Thorold Town Line Road.

Typically, their rides are 100 km plus in length at high speeds even during training rides (i.e., ~ 35 km/h to 50 km/h). By the Walker Campus, on Taylor Road, speeds can reach up to 80 km/h going downhill. Individual rides may have as many as 50 people in the group, split the smaller groups for safety. The smallest ride is about 5 or 6 people. The club operates all year round, weather permitting.

The Amici Per LaVita Niagara Cycling Club (130 members) indicated that they are primarily a Niagara Falls based recreational cycling club that promotes an active lifestyle, appealing to all ages and skill levels. The club organizes almost every day of the week, from early May to Thanksgiving weekend in October, with over 400 rides per season originating from Firemans Park (Mountain Road and Dorchester Road). The interview with a club official emphasized that rider safety is paramount, particularly because the club has a mix of ages and skill levels (i.e., from recreational beginners to more advanced riders). Typically, their rides are various distances and are undertaken at average speeds of 20-22 km/hr., going up to 28-30 km/hr for more advanced riders. Individual rides may have as little as 3 people or as many as 14-16 people on a ride. Often there are two or three groups taking part on a single ride.

Apart from Thorold Stone Road (West of the Queen Elizabeth Way / QEW) which is rarely used, the following local roads near the Walker Campus are used regularly for rides:

- Mountain Road (West of the Queen Elizabeth Way / QEW)
- Taylor Road (north of Thorold Stone Road)
- Beechwood Road (South of Thorold Stone Road) – Occasionally.

The following roads are used less frequently for recreational rides:

- Glendale Avenue (West of Queen Elizabeth Way / QEW)
- Thorold Town Line Road.

Taylor Road was singled out during the interview as having significant truck traffic, debris and mud along the shoulder that pose a safety hazard.

The club is actively seeking new and younger members. Members like to promote the creation of more cycling-friendly infrastructure in the community, including the identification and designation of new off road or gravel trails (near Fireman's Park) to avoid conflicts with road traffic.

Apart from recreational users such as cyclists, local residents use the local roads for their own recreational purposes such as walking, jogging, visiting family and neighbours and country rides. These residents use these roads very frequently in the vicinity of the Walker Campus and are important recreational resources.



4.6.2 Private Recreational Resources

4.6.2.1 The White Oaks Conference Resort and Spa

The White Oaks Conference Resort and Spa is located at 253 Taylor Road, Niagara-on-the-Lake. It is located approximately 2.1 km from the Walker Campus. The hotel offers 220 guest rooms; large conference / ballroom facilities; numerous meeting rooms, studios and exhibition halls; a spa and a private fitness centre, including indoor/outdoor pools, tennis and squash courts, hot tub, jogging trails. This facility also has several on-site restaurants.

4.6.2.2 Beechwood Golf & Country Club

The Beechwood Golf & Country Club is located at 4680 Thorold Townline Road in Niagara Falls approximately 1.5 km south of the Walker Campus. The club is in a good geographic location, but is not serviced by water, sewage or natural gas. It is a semi-private club with about 300 members. It serves golfers from across Niagara Region, the Golden Horseshoe area and occasionally golfers from the United States. The golf site includes a banquet facility.

4.6.2.3 Royal Niagara Golf & Country Club

The Royal Niagara Golf & Country Club is located at One Niagara-on-the-Green Boulevard in Niagara-on-the-Lake, approximately 0.3 km north of the Walker Campus at the base of the Niagara Escarpment. It is typically open April–November; daily hours ~8 am–7 pm. It offers a 27-hole golf course (3 nine-hole courses) over an area of 110 acres that is operated by Kaneff Golf. On-site staff number about 50 between grounds keepers and club staff. The club does not disclose actual membership counts, but a previous interview with a club official indicated that the club serves approximately 30,000 golfers per year from across Niagara Region, Toronto and western New York State (Kaneff Golf, n.d.). Besides golfing, outdoor activities include wedding ceremonies, a driving range and use of a dining patio.

A recent interview (2025) with a club official indicated that golfers have noticed odours from the Walker Campus on occasion, perhaps 4 or 5 times a year. Looking into the future, the club is trying to keep the operation open throughout the winter and are looking at renting or buying golf simulators for installation in a new building on-site.

4.6.2.4 Niagara Sport & Social Club

The Niagara Sport & Social Club is located at 2525 Montrose Rd, Niagara Falls, approximately 1.5 km from the Walker Campus. The club promotes social, recreational, and competitive play, encouraging involvement from all skill levels. It also emphasizes team-building and social experiences. Its programs are largely delivered outdoors at its Beach Volleyball Courts (i.e., Multiple sand courts with professional nets and boundary lines) and outdoor Fields used for soccer, flag football, and ultimate frisbee. They typically operate on a league registration model rather than fixed memberships, so participant counts vary by season and sport (South Niagara Chambers of Commerce, n.d.).

4.6.2.5 Regency Athletic Resort/Regency 76

The Regency Athletic Resort (often referred to as Regency 76) is located at 8068 Mountain Road, Niagara Falls, approximately 1.6 km from the Walker Campus. On-site facilities include:

- Outdoor sports fields: Baseball diamonds for league play/tournaments



- Volleyball courts: Designer beach volleyball areas for competitive and casual use
- Ball hockey/softball rinks: Used for seasonal leagues and tournaments
- Off-track betting area: Full-service bar with live Canadian horse-racing off-track wagering
- Event space: Banquet facilities fit for weddings, corporate functions, and private events
- Lodging: On-site accommodations are comprised of 18 guest rooms (Regency Athletic Resort, n.d.).

Regency Athletic Resort (Regency 76) does not operate on a traditional membership model like a golf or country club. Instead, it operates by hosting sports leagues and offering event access and facility rentals (i.e., courts, banquet halls, and fields can be booked for private events).

4.6.2.6 Club Italia

Club Italia is a non-profit organization, best characterized as a cultural sports club. The club is part of the “Sons and Daughters of Italy” organization in Canada in the United States. It was originally established to bring people of Italian heritage together and now it's about bringing all people together and sharing Italian culture.

The Club's land holdings consist of approximately 30 acres, and is located at 2525 Montrose Rd, Niagara Falls (the corner of Mountain and Kalar Roads), approximately 1.5 km east of the Walker Campus. The club began operations at this site in 1987 when the main building was opened (Club Italia, n.d.). The club has approximately 400 members (once at 1000 members) and its facilities are operated by 5 full-time employees.

The Club operates a large banquet hall, lobby and bar; secondary meeting room) and a large members lounge for a capacity of 600 persons. These banquet facilities are some of the largest in Niagara Falls and are used extensively by individuals, groups and organizations from across Niagara Region. Outdoor facilities include tennis courts, soccer pitch (with night lighting), children's playground, wading pool and picnic area. There is a pavilion that people can rent for birthdays, weddings and other events.

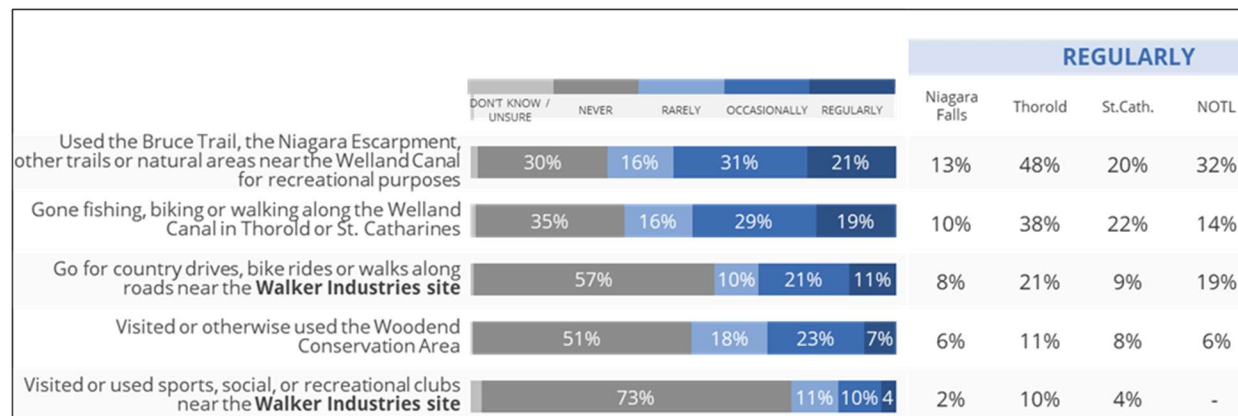
An interview (2025) with a club official indicated that the club has looked at building a retirement facility on undeveloped land. However, because the club lands are located within an urban expansion area approved by the City of Niagara Falls, permitted future uses of its undeveloped lands are not certain at this time. It was noted that Walker holds functions at the club facilities and that odours are noticeable on occasion and that “*Otherwise, you wouldn't really know the landfill is there*”.

4.6.3 Use and Enjoyment of Recreational Activities Undertaken near the Walker Campus

RSA residents were asked “In the past year, have you or members of your immediate household done any of the following activities near Walker's landfill”. **Figure 4-6** indicates that the most popular or regular recreational activities undertaken at public recreational resources near the Walker landfill site are using the Bruce Trail, the Niagara Escarpment and other trails and natural areas near the Welland Canal (21%) and fishing, biking or walking along the Welland Canal in Thorold or St. Catharines (19%). People in each RSA municipality identified these places and activities as being used most regularly. In both cases, people from Thorold made the most use of these places for recreational purposes. The use or visitation to the Lakeview Cemetery was the lowest among RSA residents.



Figure 4-6: Frequency of Recreational Activities Undertaken near the Walker Campus by RSA Residents



Source: (Pollara, 2024)

Table 4-13 provides PAR responses from those residing near the Walker Campus in the LSA. Similar to the results from across the RSA, the most popular or regular recreational activities undertaken at public recreational resources near the Walker landfill site are using the Bruce Trail, the Niagara Escarpment and other trails and natural areas near the Welland Canal (22%) and fishing, biking or walking along the Welland Canal in Thorold or St. Catharines (21%). **Table 4-13** also indicates that people’s frequency of undertaking recreational activities near the Walker Campus by LSA residents is almost identical (+/- 1-2%) to that of RSA residents.

Table 4-13: Recreational Activities Undertaken near the Walker Campus by LSA Residents

Activity	LSA Residents	% Difference from RSA (2024)
Used the Bruce Trail, the Niagara Escarpment, other trails or natural areas near the Welland Canal for recreational purposes.	22%	+1%
Gone fishing, biking or walking along the Welland Canal in Thorold or St. Catharines	21%	+2%
Go for country drives, bike rides or walks along roads near the Walker Industries site	13%	+2%
Visited or otherwise used the Woodend Conservation Area	8%	+1%
Visited or used sports, social, or recreational clubs near the Walker Industries site	3%	-1%
Visited or otherwise used the Lakeview Cemetery in Thorold	3%	0%

Source: (Pollara, 2024)

As part of the Site Neighbour Survey program (2026), site neighbours were asked to list or describe the main ways in which they and other members of their household use the amenities in their neighbourhood for outdoor activities and where they undertake these activities.



The responses summarized in **Table 4-14** indicate that walking/dog walking/running/hiking (61%) and cycling/bike riding (19%) are the most popular neighbourhood recreational activities conducted. Niagara Falls residents are more likely to enjoy cycling in their neighbourhood than others.

Neighbourhood roads most frequently mentioned as being used by site neighbours were: Mountain Road (42%), Garner Road (32%), Mount Carmel Blvd. (32%) and Kalar Road (19%). Places that were frequented the most by site neighbours for recreational purposes included Woodend Conservation Area (10%), Bruce Trail, Fireman’s Park and Niagara College (6% each).

Table 4-14: Recreational Activities Undertaken near the Walker Campus by Site Neighbours

Activity	Number of Responses from Site Neighbours	Percentage of Total Responses
Walking/hiking	30	48%
Cycling/bike rides	12	19%
Walking the dog	5	8%
Sports (e.g., baseball, tennis, golf)	3	5%
Park - unspecified	3	5%
Running	3	5%
Commuting	2	3%
Dog off leash at park	2	3%
Other	2	3%
Total	62	100%

Notes: Percentages may not add up to 100% due to rounding
 Total responses more than 38 indicate that some questions allowed more than one response.

A Recreational Use Survey (2025) was undertaken to better understand the activities and preferences of local residents, tourists or occasional users of various outdoor recreational features in the LSA. While most of the respondents were local residents or day users (78%), approximately 22% considered themselves as tourist or an occasional recreational user of the area. **Error! Reference source not found.** **Table 4-15** shows the place of residence of the 50 respondents to the survey.

Table 4-15: Place of Residence of Respondents to the Recreational Use Survey

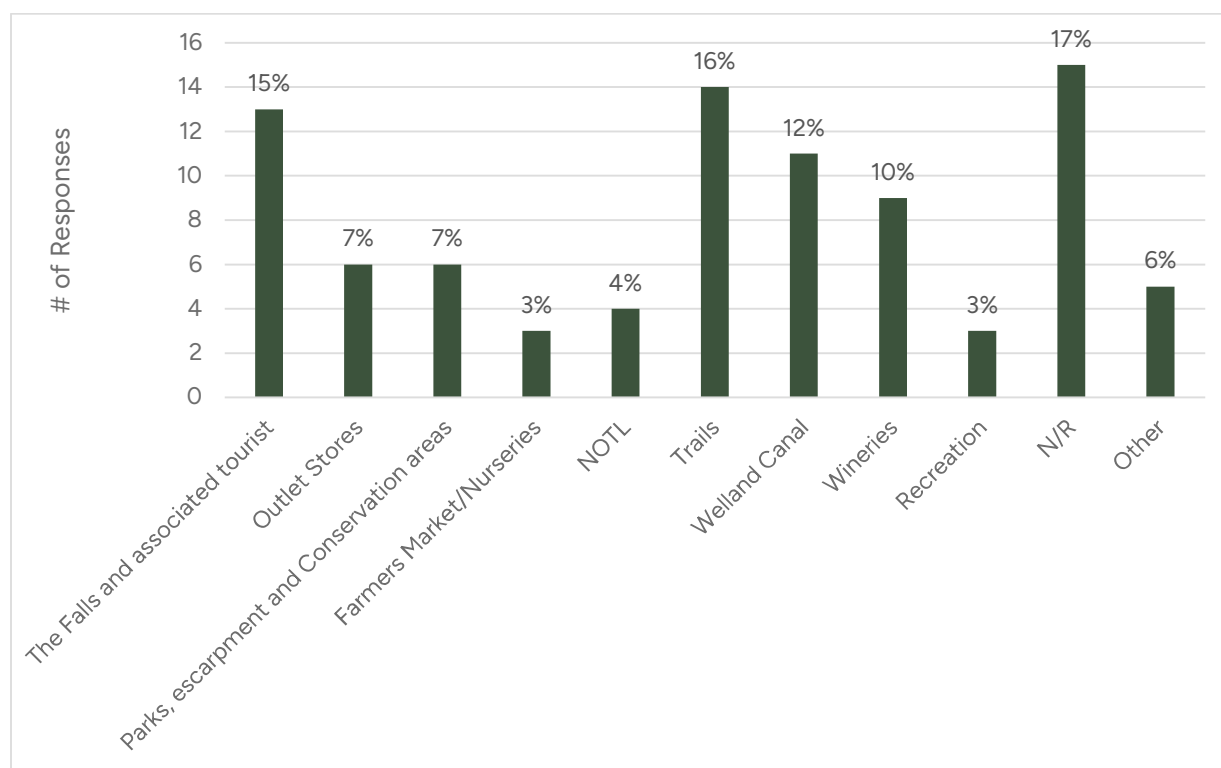
Location	# of Respondents to the Recreational Use Survey	Percentage of Total Respondents
Niagara Falls	13	26%
Thorold	13	26%
Niagara on the Lake	9	18%
Elsewhere in Niagara	8	16%



Location	# of Respondents to the Recreational Use Survey	Percentage of Total Respondents
St. Catharines	4	8%
Other (Buffalo (1) and Hamilton (2))	3	6%
Total	50	100%

Survey participants were asked “Over the past 5 years (excluding this trip or visit), what places in the general area have you visited?”. As shown on **Figure 4-7**, the most popular places for tourists/occasional users and local residents/day users visit while in the area of the Walker Campus were: local walking/hiking trails (16%), the falls and associated tourist attractions (15%), the Welland Canal (12%) and local wineries (10%).

Figure 4-7: Places Tourists and Local Residents Visit for Recreational Purposes



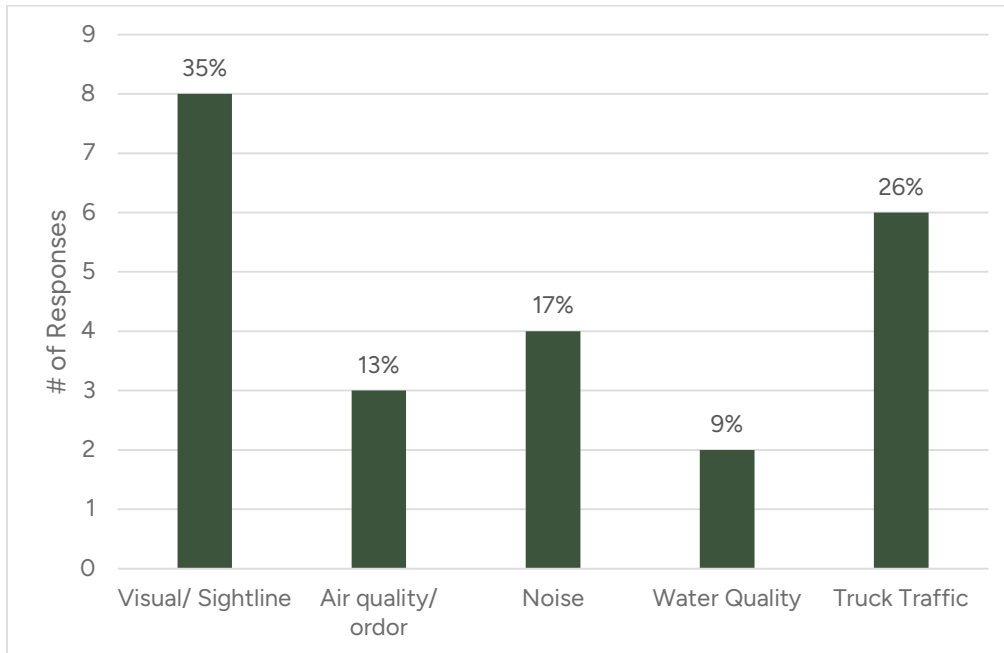
Survey participants were asked “What are the three main things that currently affect your use or enjoyment of the places you use or visit near the Walker Campus?”. Respondents identified a wide range of things as sources of disruption to their use and enjoyment of the recreational amenities near the Walker Campus. Overall, their use of and enjoyment of these areas was affected to the greatest extent by traffic/road safety (13%), the proximity of the amenity to their homes, family and friends (12%), access to free and well-maintained trails (12%) for walking and hiking, the weather (11%) and the numbers of other people using the same amenity (11%).

Survey participants were asked “Has the presence of ongoing waste management and quarrying activities at the Walker Campus affected where and how you currently use and enjoy this area for outdoor recreational purposes?”.



The majority (63%) of respondents said their use and enjoyment of the area for recreational purposes was not affected by activities at the Walker Campus. **Figure 4-8** shows the main sources of disruption among those who indicated that the ongoing activities at the Walker Campus has affected their use and enjoyment. In this case, visual intrusion (36%) and truck traffic (26%) were considered as the most disruptive aspect of the activities at the Walker Campus.

Figure 4-8: Sources of Disruption to the Use and Enjoyment of Recreational Amenities near the Walker Campus



While the visibility and traffic associated with the landfill and quarry were important sources of disruption, some respondents appeared to be resigned to the fact that the Walker Campus exists and that nuisances are to be expected. The following are a few illustrated quotations.

“I know the landfill and quarry are there, it’s obvious”

“I can hear noise when driving by – No big deal – it’s a landfill and quarry, it’s to be expected”

“I know it’s there, I see it, I know it’s a landfill but it’s been there for ages”

4.7 Use and Enjoyment of Residential Properties

The Walker 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 options. Within 500 m and 1000 m of the South Landfill (Phase 2) SSA boundary there are:

- One residence within 500 m and two residences within 500 and 1000 m north of the SSA boundary;
- Three residences within 500 m and 13 residences within 500 and 1000 m east of the SSA boundary;



- No residences within 500 m and 16 residences within 500 and 1000 m south of the SSA boundary;
- No residences within 500 m and no residences within 500 and 1000 m west of the SSA boundary.

The 2024 PAR study asked both RSA and LSA residents “*Would you say that the presence of the Walker landfill has had any effect on your daily life?*”. In both cases, the vast majority of respondents say that Walker’s South Landfill has no effect on their daily lives. Slightly more people living closest to the Walker Campus in the LSA indicated that the Walker’s South Landfill has had an effect (i.e., positive or negative effects) on their daily lives than those residing the RSA.

Table 4-16: Walker’s South Landfill Impact on People’s Daily Life in RSA and LSA (2024)

Responses	RSA	LSA	% Difference from RSA (2024)
Yes	15%	18%	+3%
No	85%	82%	-3%

Source: (Pollara, 2024)

The 2024 PAR study asked people living closest to the Walker Campus in the LSA “*What effect do you feel that it has had on your daily life?*”. As could be expected, more people (71%) identified negative effects than positive effects (12%). Bad odours or the smell of garbage was single most negative effect of Walker’s operating landfill (47%). Some people living near the Walker Campus indicated that they felt “embarrassed” and “inconvenienced” by the presence of the landfill in their community. On the positive side, LSA residents indicate that the South Landfill has had a positive effect on garbage pick-up (6%) and that Walker has displayed open communication and has provided a fitness trail on their property (4%). A few respondents indicated the presence of the landfill provides for recycling and environmentally friend waste management (2%).

Table 4-17: Positive and Negative Effects of Walker’s South Landfill on People’ Daily Life in RSA and LSA (2024)

Most Positive Effects		Most Negative Effects	
Responses	LSA	Responses	LSA
Garbage pick-up	6%	Bad odours/garbage smell	47%
Open communications by Walker / Fitness trail on Walker property	4%	Feelings of embarrassment and being inconvenienced	13%
Provides recycling, environmentally friendly waste management)	2%	Pollution / Air quality / Not a clean environment	5%
		Litter / Garbage in the Streets	3%
		Financial impact related to charging for waste, using taxpayers' money	2%
		Traffic / dumpster trucks/ garbage trucks on the road	1%



Most Positive Effects	Most Negative Effects
General Unspecified	4%
Nothing / No effect in particular	2%
Don't Know / Not Sure	11%

Source: (Pollara, 2024)

As part of the Site Neighbour Survey (2026), site neighbours were asked to identify the main ways in which they and other members of their household use their residential property for outdoor activities. The responses summarized in **Table 4-18** indicate that site neighbours use their property for a wide variety of recreational and social activities. The most popular outdoor activities are having BBQ (25%), gardening (21%), swimming/hot tub use (13%), use of their outdoor patios, backyards or porches (11%) and socializing or entertaining friends and family (9%). Residents who use their property for outdoor socializing or entertaining are more likely to reside in Niagara Falls, with residents typically having lived in their property for up to 10 years.

Table 4-18: Outdoor Activities Undertaken by Site Neighbours on their Residential Properties

Outdoor Activity	Number of Responses from Site Neighbours	Percentage of Total Responses
Barbecue/BBQ	36	25%
Gardening (e.g., vegetable garden, flower garden, cutting the grass)	30	21%
Hot tub/swimming pool	19	13%
Use patio/backyard/porch (e.g., with TV, enjoy being outdoors)	15	11%
Socializing and entertaining (e.g., parties, family and friend events)	13	9%
Rest/relaxation (e.g., peacefully enjoying the quiet, reading outdoor)	6	4%
Sports (e.g., recreational activities, quad riding, soccer)	5	~4%
Children's playground/kids playing	4	3%
Exercise (e.g., taking walks, bike riding)	4	3%
Dogs/cats (e.g., walking dogs, training, outdoor activities with pets)	3	2%
Outdoor fires (e.g., fireplace, bonfire)	3	2%
Other	4	3%
Total	142	100%

Notes: Percentages may not add up to 100% due to rounding
Total responses more than 38 indicate that some questions allowed more than one response.



Similar to questions asked in the broader 2024 PAR study, site neighbours were also asked if the presence and activities undertaken at Walker's Resource Management Campus has had any effect their use and enjoyment of residential property. In comparison to the PAR study results (see Table 4-18 above), site neighbours are much more likely (58% among Site Neighbours versus 18% in the LSA) to indicate that the Walker Campus has affected their use and enjoyment of their residential property. As could be expected, the impact of activities at the Walker Campus on people's daily lives becomes more noticeable the closer one lives to the campus.

Table 4-19: Walker Campus's Impact on Site Neighbour's Daily Life (2026)

Response	Number of Responses by Site Neighbours	Percentage of Total Responses
Yes	22	58%
No	12	32%
Not Sure / Prefer Not to Answer	4	11%
Total	38	100%

Notes: Percentages may not add up to 100% due to rounding
 Total responses less than 38 indicate that some questions were not answered by some respondents.

When site neighbours were asked “*In what ways has your use and enjoyment of your residential property been affected? and/or Have you or members of your household done anything differently at this property because of Walker's operations?*”, the majority of respondents indicated that they avoid undertake outdoor activities and/or keep their windows closed due to the odours from the Campus (64%). A few site neighbours noted that they have changed their property to address noise and dust on their property (9%) or avoid using certain roads due to heavy traffic (6%).

Table 4-20: Changes to Day-to-Day Activities by Site Neighbours (2026)

Changes to Day-to-Day Activities	Number of Responses by Site Neighbours	Percentage of Total Responses
Avoiding outdoor activities/keep windows closed due to odours	21	64%
Property modifications for noise/dust mitigation (e.g., plant trees, water feature, screens)	3	9%
Increased noise (e.g., loud trucks)	3	9%
Avoiding using certain roads (e.g., Taylor Road)	2	6%
Other	4	12%
Total	33	100%

Notes: Percentages may not add up to 100% due to rounding
 Total responses less than 38 indicate that some questions were not answered by some respondents.



Ultimately, approximately 50% of site neighbours said that in their day-to-day living, they think about the fact that they live near Walker's Resource Management Campus (including the South Landfill Phase 1 and the operating quarry) either "all the time" or "often". Conversely, 50% indicated that they do not think about the nearby presence of Walker's Campus "very often" or "never" think about its presence at all.

4.7.1 Prevailing Environmental Conditions and Walker Public Complaints Record

Table 4-21 provides an overview of the prevailing environmental conditions and physical disturbances (i.e., odour, dust, noise traffic and visual intrusion) that some residents may currently experience. Emphasis is placed on the full range of disturbances that people might experience, whether they are considered nuisances or not.

These existing physical disturbances were estimated at the 18 common receptors through modelling and the information reflect maximum predicted concentrations that are reflective of conservative assumptions including maximum operating conditions coupled with worst-case dispersion conditions over a specific time period. They are very conservative estimates of what people within the general area of the common receptor points may to experience, but they may not be the same for all residences within a given receptor location.

Table 4-21 indicates that most receptor locations are exposed to some level of physical disturbance at present, without the Southwestern landfill. Similarly, the table demonstrates that not all receptors are experiencing the same nuisances to the same extent.

Table 4-21: Prevailing Environmental Conditions and Physical Disturbances in the Site Vicinity Study Area.

Physical Disturbances	Description of Existing Conditions
Dust	<p>Existing dust levels are caused by activities undertaken at the Walker Campus and non-Walker sources such as road traffic and agricultural operations. Sources of dust emissions from the Walker Campus include:</p> <ul style="list-style-type: none"> • The existing South Landfill Phase 1 including its active face area, areas with interim cover, waste soil storage area and related activities (e.g., equipment movements, materials handling, idling vehicles); • The existing quarry and asphalt plant and related activities (e.g., equipment movements, blasting, processing, stockpiles and material handling, generators etc.); • The compost facility (i.e., windrows) and related activities (e.g., material handling and processing of compost material); and • Vehicle movements on internal roads and access routes to and from the Campus. <p>Off-site sources of dust include general road traffic and agricultural operations. In terms of dust levels, baseline studies (with South Landfill Phase 1 and Quarry operation together and no South Landfill Phase 2) show:</p> <ul style="list-style-type: none"> • TSP levels ranged from 63 µ/m³ (CR07 at the nearest school, St. Vincent De Paul Catholic Elementary School) to 161 µ/m³ (CR08, Lakeview Cemetery). The maximum dust levels at CR08 currently exceeded the Provincial criterion for an estimated 1 day over a 5 year period. Other common receptor locations with exceedances are:



Physical Disturbances	Description of Existing Conditions
	<ul style="list-style-type: none"> ○ CR19 (Nearest residence southwest of the Campus, a Walker owned property currently tenanted) for an estimated 1 day over a 5 year period; and ○ CR21 (Royal Niagara Golf Course) for an estimated 7 days over a 5 year period.
Odour	<p>Existing odours are caused by activities undertaken at the Walker Campus and non-Walker sources. Sources of odours from the Walker Campus include:</p> <ul style="list-style-type: none"> • The existing South Landfill Phase 1 particularly its active face area, waste soil storage area and related activities (e.g., equipment movements, materials handling, idling vehicles); • Landfill gas (LFG) flaring and the IGRS facility; • The compost facility (i.e., windrows) and related activities (e.g., material handling and processing of compost material). <p>Other (non-Walker) odours are associated with agricultural operations. Occasionally, odours from transportation (rail and road traffic) may be noticeable.</p> <p>Generally, maximum 10-minute odour levels (>1 OU) are detectable at most common receptors in the vicinity of the Walker Campus except the most distant ones at:</p> <ul style="list-style-type: none"> • CR07 at the St. Vincent De Paul Catholic Elementary School • CR12 at the Pine Tree Village Mobile Home Park • CR13 at the Beechwood Golf Club • CR15 Niagara-on-the-Green Subdivision / Glendale Secondary Plan Area • CR16 in St. Catharines • CR20 at residences east of Kalar Road <p>The maximum 10-minute odour levels ranged from 1.5 OUs (CR12 at the Pine Tree Village Mobile Home Park) to 6.8 (CR19, nearest residence southwest of the Campus, a Walker owned property currently tenanted) for an estimated 63 events > 3 OUs.</p> <p>Other common receptor locations with high maximum odour levels are:</p> <ul style="list-style-type: none"> • 6.3 OUs (CR10, Niagara Region vehicle service centre/offices), The maximum 10-minute odour levels at CR10 > 3 OUs are estimated to occur during 55 events. • 5.7 OUs (CR08, Lakeview Cemetery). The maximum 10-minute odour levels at CR08 > 3 OUs are estimated to occur during 88 events.
Continuous (Stationary) Noise	<p>Existing noise is caused by activities undertaken at the Walker Campus and non-Walker sources. Sources of noise from the Walker Campus include:</p> <ul style="list-style-type: none"> • The existing South Landfill Phase 1 particularly the use of equipment for waste placement at the active face area, interim cover application and material handing at waste soil storage area and related activities; • Landfill gas (LFG) flaring and the IGRS facility; • The existing quarry and asphalt plant and related activities (e.g., equipment movements, blasting, material handling, generators etc.); • The compost facility activities (e.g., material handling and processing of compost material); and



Physical Disturbances	Description of Existing Conditions
	<ul style="list-style-type: none"> • Vehicle movements on internal roads and access routes to and from the Campus. <p>Noise from existing continuous (stationary) sources at these facilities follow and comply with the Provincial sound level limits at the assessed receptors. Frequent, impulsive noise sources are not associated with regular landfill, compost or quarry operations.</p> <p>Off-site sources of noise include commercial and industrial facilities, general road traffic and agricultural operations. Road traffic on the Queen Elizabeth Way highway located east of the Walker and rail traffic along the CN Grimsby subdivision approximately 1.0 km north of the Walker Campus, aircraft fly-over and ship sounds from boat traffic in the Welland Canal are distant sounds and not major contributors to the ambient soundscape.</p> <p>In terms of noise levels, baseline studies (with South Landfill Phase 1 and Quarry operation together and no South Landfill Phase 2) show: Continuous daytime noise levels ranged from 36 dBA (CR12 at the Pine Tree Village Mobile Home Park) to 58 dBA (CR21 at the Royal Niagara Golf Course). Common receptors with existing outdoor sound levels for rural area (Class 3) exceeding the 45 dBA daytime limit are:</p> <ul style="list-style-type: none"> • CR01 at residences on Warner Road and the Niagara Escarpment; • CR04 at the cluster of residences on Garner Rd north of the transmission line that crosses Garner Rd north of Thorold Stone Rd. • CR08 at Lakeview Cemetery • CR10 at the Niagara Thorold Patrol Yard / Niagara Regional Police Fleet Centre • CR11 at the Woodend Conservation Area • CR19 at the nearest residence to the southwest of Walkers Campus which is a Walker-owned property that is currently tenanted. • CR21 at the Royal Niagara Golf Course. <p>Continuous night-time noise levels ranged from 25 dBA (CR12 at the Pine Tree Village Mobile Home Park) to 48 dBA (CR10 at the Niagara Thorold Patrol Yard / Niagara Regional Police Fleet Centre). Common receptors with existing outdoor sound levels for rural areas (Class 3) exceeding the 40 dBA night-time limit are:</p> <ul style="list-style-type: none"> • CR08 at Lakeview Cemetery • CR10 at the Niagara Thorold Patrol Yard / Niagara Regional Police Fleet Centre • CR19 at the nearest residence to the southwest of Walkers Campus which is a Walker-owned property that is currently tenanted. <p>Sources of environmental sound from road traffic travelling along public roadways contribute to the existing noise conditions soundscape.</p>



Physical Disturbances	Description of Existing Conditions
Impulsive Noise	<p>Walker uses a combination of bangers/clackers and shotgun launchers to scare birds and wildlife from the landfill in a non-lethal and humane manner. When used, these tools can be startling for people nearby.</p> <p>Impulsive noise levels from bangers / clackers ranged from 40 dBAI (CR21 at the Royal Niagara Golf Course) to 63 dBAI at three common receptors:</p> <ul style="list-style-type: none"> • CR08 at Lakeview Cemetery • CR10 at the Niagara Thorold Patrol Yard/Niagara Regional Police Fleet Centre • CR19 at the nearest residence to the southwest of Walkers Campus which is a Walker-owned property that is currently tenanted. <p>None of the common receptors exceeded the 70 dBAI limit for impulsive noise from bangers and clackers.</p> <p>Impulsive noise levels from shotgun discharges ranged from 59 dBAI (CR12 at the Pine Tree Village Mobile Home Park and CR 16 in St. Catharines) to 71 dBAI at two common receptors:</p> <ul style="list-style-type: none"> • CR10 at the Niagara Thorold Patrol Yard/Niagara Regional Police Fleet Centre; • CR05 is the nearest residence to the south of the Project site
Vibration	<p>The existing quarry at the Walker Campus undertakes blasting periodically as part of its regular operations to remove bedrock from the ground to produce aggregate materials. Every blast will generate vibration that may be felt on nearby properties around a quarry. Walker has set up 4 stations around its Campus to record and monitor vibration intensity from blasting operations. No structural damage will occur due to noise or vibration that is within the limits established by MOECC.</p> <p>In 2025, the quarry undertook 14 blasting events, usually at noon or early afternoon. Ground vibrations recorded ranged from 1.84 mm/s to 4.1 mm/s and overpressure recorded ranged from 2.7 to 117.7 dB. None of the blasting events exceeded the regulatory limits for ground vibrations (12.5 mm/s) or for overpressure (128 dB).</p> <p>Immediate neighbours are contacted by Walker ahead of schedule before any detonation occurs so that the vibration, even when within provincial limits, is not unexpected.</p>
Blowing Litter	<p>A potential nuisance created by a landfill is wind-blown litter. Litter typically consists of loose, lightweight materials that can be picked up by the wind such as paper products, empty plastic bags, and cardboard. These materials are commonly found at the active face where freshly deposited waste is exposed to the wind. Litter may be transported off-site during events with above average wind speeds. Extreme weather events have the potential to create short-term nuisance effects such as blowing plastic litter. These events occur several times per year on average. Walkers has procedures in place to prepare for and manage these events, however, these events may still result in blowing litter off-site. Walker takes great effort to collect litter than has moved off-site within a timely manner, typically within 48-72 hours.</p> <p>Between 2022 and 2024, no litter related complaints were received. During high wind events, Walker's implemented their Standard Operating Procedures (SOPs) and mobilized litter collection crews in a timely manner.</p>



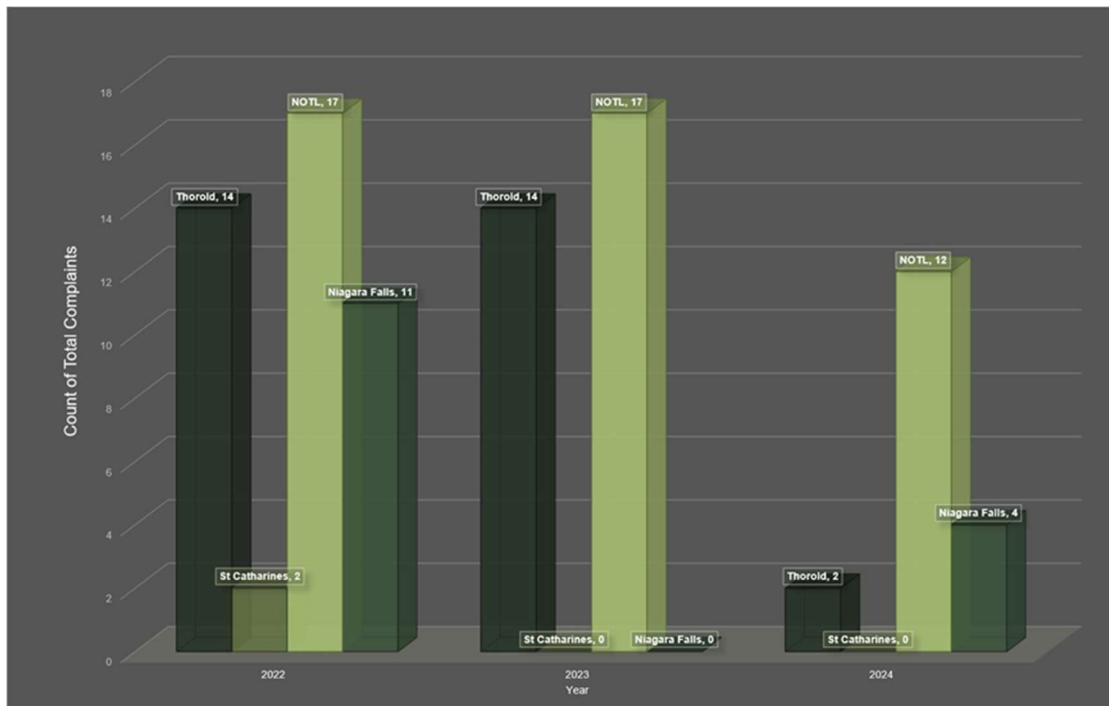
Physical Disturbances	Description of Existing Conditions
	<p>The meteorological analysis combined with the location of nearby residences allows for the identification of litter zones which allows Walker's to focus their mitigation and inspections in these areas. Overall, with the blowing litter SOPs in place Walker's is effective in minimize off-site impacts such that existing impacts to residences are low.</p>
Traffic	<p>The intersections in the LSA that were examined are generally operating with acceptable Levels of Service (LOS) with minimal vehicular delays. The only critical traffic movements occur at the Thorold Stone Road and Beechwood Road intersection in the north-south direction. This intersection is nearest CR05, the nearest residence to the south of the Project site.</p> <p>In terms of traffic volumes and truck volumes, baseline studies (with South Landfill Phase 1 and Quarry operation together and no South Landfill Phase 2) show:</p> <ul style="list-style-type: none"> • The AM peak volumes ranged from 22 (CR17, along Garner Road - North of Mountain Road/ Garner Road Intersection) to 1583 (CR07, along Thorold Stone Road, east of Thorold Stone Road / Garner Road Intersection). • The % of heavy trucks on the roads during the AM Peak ranges from 0% at CR17 along Garner Road and 8.4% at CR13 along Thorold Townline Road, south of Taylor Road / Thorold Stone Road Intersection. • The PM peak volumes ranged from 9 (CR17, along Garner Road - North of Mountain Road/Garner Road Intersection) to 1956 (CR05, along Thorold Stone Road between Garner Road and Taylor Road). • The % of heavy trucks on the roads during the PM Peak ranges from >1% along Garner Road north of Thorold Stone Road (CR04 and CR18) to 11.1% along Garner Road, north of the Mountain Road/ Garner Road intersection).
Visual	<p>Most of the views from common receptor locations around the Walker Campus are considered to be of low sensitivity due to the extreme viewing distance (greater than 1000 m) from the subject lands. There are:</p> <ul style="list-style-type: none"> • 1 common receptor locations within 500 m (i.e., CR17 is the nearest residence northeast of the site and Gauld Nurseries); • 2 common receptor location between 500 m and 1000 m (i.e., CR04, representative of the residences on Garner Rd south of Mountain Rd and north of the transmission line that crosses Garner Rd north of Thorold Stone Rd, CR05 is the nearest residence to the south of the Project site). • 15 common receptor locations greater than 1000 m. <p>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 a non-receptor location on Mountain Road, east of Taylor Road, offering direct views of the existing quarry and the proposed South Landfill Phase 2 site.</p> <p>Some receptors can view the existing South Landfill. These views are typically partial or screened views in leaf-off conditions. At night, some Walker operations are more visible due to lighting.</p>



4.7.1.1 Complaint Record (2022 to 2025)

Walker provided their complaint record from 2022 to 2024. **Figure 4-9** indicates that the numbers of complaints has declined over this timeframe by approximately 60% from 44 in 2022 to 28 in 2023 and 18 in 2024. In each year, the most complaints were registered by residents of Niagara-on-the-Laken, particularly from the Niagara-on-the-Glen subdivision below the Niagara escarpment, followed by residents in the cities of Thorold and Niagara Falls. Very few complaints were registered by residents of St. Catharines (i.e., only 2 in 2022). Most complaints were related to odours from composting operations or the South Landfill itself.

Figure 4-9: Walker Public Complaint Record by Municipality (2022 – 2024)



As part of the Site Neighbour Survey (2026), site neighbours were asked to identify whether there is someone living or working on their property that could be considered vulnerable or sensitive to potentially disruptive activities in the neighbourhood. Survey responses indicated that 47% of respondents had someone they considered vulnerable or sensitive to disruptive activities living or working at their property. Approximately 53% indicated that no one particularly vulnerable or sensitive lives or works on the property.

As shown in **Table 4-22** of the neighbours responding in the affirmative (18 of 38 total respondents), most identified the presence of people with breathing issues and allergies related to dust and poor air quality, or elderly and children who are sensitive to loud noises. Others identified people having experienced smell induced headaches and people with an aversion to traffic as also being vulnerable to disruptive activities in their neighbourhood.



Table 4-22: Presence of Vulnerable or Sensitive People among Site Neighbours

Response	Number of Responses by Site Neighbours	Percentage of Total Responses
Breathing issues/dust allergies, sensitive to poor air quality/air pollution	14	54%
Young/elderly sensitive to loud noise (e.g., very sensitive ears)	6	23%
Dislike traffic	3	11%
Smell induced headaches (e.g., migraine)	2	8%
Other	1	4%
Total	26	100%

Notes: Percentages may not add up to 100% due to rounding
 Total responses more than 18 indicate that more than one response was provided by some respondents.

4.8 Community Character

Community character refers to the unique or distinctive qualities of a community. These qualities can be physical in nature (e.g., land uses, geographic/environmental features), economic (e.g., types of business activities), or socio-cultural (e.g., population characteristics, lifestyles, etc.). Community character also includes community image, which is largely defined by people’s image of the community. This image may be locally defined (i.e., by area residents themselves) or externally defined (i.e., by people from outside an area).

The City of Niagara Falls is a major gateway between Canada and the United States of America. The international bridges that cross the Niagara River are some of the busiest international border crossings. Niagara Falls has a diverse economic base with tourism as a leading economic sector. The City of Niagara Falls welcomes approximately 12 million visitors on an annual basis (Niagara Falls Tourism, 2026). Manufacturing sectors have also established in Niagara Falls due to its work force and prime location to access the North American marketplace. Emerging industries in environmental, engineering, warehousing, and distribution centres are also major economic sectors in the economy. The Walker Campus is one of the unique features of the City’s character. It has been an important part of the Niagara community for over 150 years, having started operations in 1887.

The Town of Niagara-on-the-Lake was the original capital of Upper Canada and the old town is still alive with the character of early 19th century homes, a picturesque main street, historic sites and monuments. Niagara-on-the-Lake is also home to the Shaw Festival theatres. The portion of Niagara-on-the-Lake that is part of the LSA is predominately agricultural in character, however the southern-most portion (south of the Queen Elizabeth Way) includes the newer residential development of Niagara-on-the-Green, existing and proposed commercial developments, and Niagara College.

St. Catharines has a population of 144,829 and is the largest of the municipalities comprising the RSA, and indeed the Regional Municipality of Niagara (City of St. Catharines, n.d.). It is the financial, commercial and manufacturing hub of the Niagara region. It has a diversified base of activity but has been undergoing changes due to losses in the manufacturing sector. The City is home to Brock University, numerous other educational facilities, diverse cultural activities, and numerous recreational and leisure amenities.



The City of Thorold is known as Canada's Canal City. It is home to 23,816 people and is centrally located in the Niagara region, adjacent to the St. Lawrence Seaway Authority's Welland Canal (Statistics Canada, 2023b). Niagara Regional Government offices are situated in various locales around Thorold.

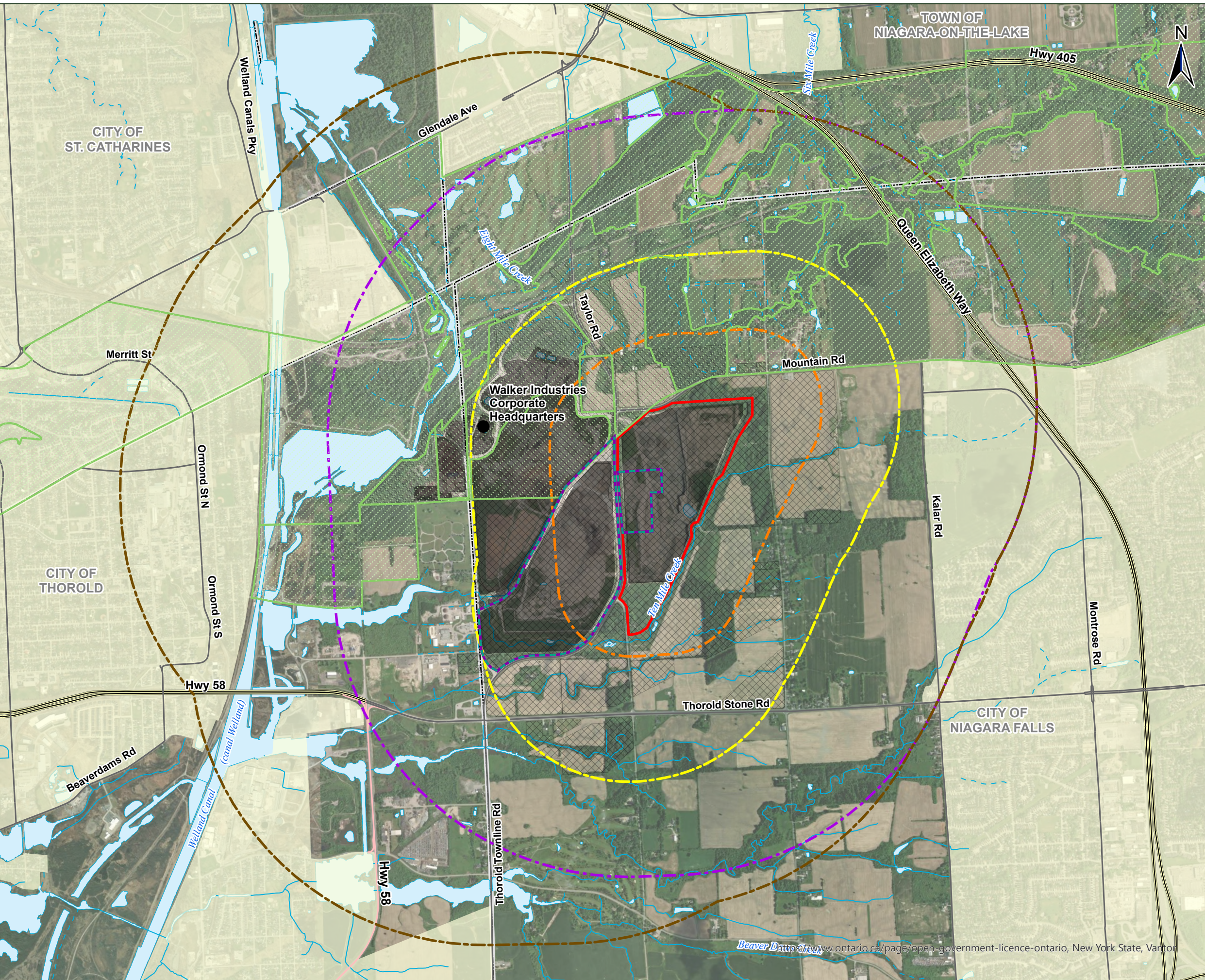
Historically, the character of LSA was predominantly agricultural being the most dominant economic activity. Today, many of the farmers see themselves as having a stake in the land by virtue of the infrastructure they have created to sustain their farming activities and the natural farming conditions available in their vicinity. Although the Walker Campus is outside the urban boundaries and relatively protected from urban expansion, agriculture has been under development pressure for many years. Within the LSA, the Niagara Escarpment Plan Area provides some measure of development control for a portion of the study area. Nevertheless, the area is a fragmented rural environment with a strong mix of agricultural and non-agricultural land uses. Other non-agricultural land uses in the LSA that define its character include:

- Composting and waste management operations at the Walker Campus;
- The Niagara Escarpment;
- The Bruce Trail;
- The Woodend Conservation Area along the escarpment brow;
- The Walker Ten Mile Creek Trail;
- The Welland Canal, its lift locks, tunnel, bridges and adjacent historic canals, reservoirs and impoundments;
- Heavy industrial facilities in the vicinity of the Welland Canal and Thorold Stone Road;
- Residential (Niagara-on-the-Green), commercial (e.g., White Oaks) and institutional (e.g., Niagara College) developments; and
- Private golf courses and country clubs.













Within area within the LSA cannot be considered as having the same community character. Here, neighbourhoods are physically separated by the Niagara Escarpment, with the Niagara-on-the-Green neighbourhood being part of Niagara-on-the-Lake, while areas on top of the escarpment to the east of the Walker Campus are part of Niagara Falls, and west of the Walker Campus fall into the urbanized area of Thorold. The Welland Canal also physically separates the urban area of Thorold to the west of the canal from a rural area to the east of the canal.

The Niagara-on-the-Green neighbourhood can be characterized as a planned suburban neighbourhood, while areas on top of the escarpment east of the Walker Campus are more rural than suburban. Areas immediately to the west of the Walker Campus are largely industrial.





LEGEND:

-  SITE SPECIFIC POLICY AREAS
-  NIAGARA ESCARPMENT PLAN DESIGNATION
-  URBAN AREAS
-  SITE STUDY AREA
-  500m FROM PROPOSED LIMIT OF FILL
-  LOCAL STUDY AREA (MIN. - 1km FROM PROPOSED WASTE DISPOSAL SITE BOUNDARY LIMITS)
-  NEAR-NEIGHBOUR AREA (2000m FROM PROPOSED LIMIT OF FILL)
-  LOCAL STUDY AREA (2km FROM WALKER RESOURCE MANAGEMENT CAMPUS)
-  WALKER RESOURCE MANAGEMENT CAMPUS
-  WALKER OWNED PROPERTY
-  MUNICIPAL BOUNDARY
-  FREEWAY
-  EXPRESSWAY / HIGHWAY
-  ARTERIAL
-  INTERMITTENT WATERCOURSE
-  PERMANENT WATERCOURSE
-  WATERBODY

DRAFT

NOTES:
SATELLITE IMAGERY: VANTOR, 6/10/2025




SCALE 1:25,000
 PAGE SIZE 11 x 17
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 THIS MAP IS FOR CONCEPTUAL PURPOSES ONLY
 AND SHOULD NOT BE USED FOR NAVIGATION

WALKER ENVIRONMENTAL GROUP
 WALKER WASTE SERVICES – NIAGARA CAMPUS
 2800 THOROLD TOWNLINE RD., NIAGARA FALLS, ON L2E 6S4

EXISTING CONDITIONS

LSA AND LAND USE

 **FIGURE NO:**
4-10

Communities and neighbourhoods are not static but change over time. Some of these changes are positive, others are negative. These changes help to shape people's attitudes towards their community, particularly their satisfaction with living in the community and the sense of health, safety and well-being. In this context, the links between the presence and growth of the Walker Campus and changes in community character cannot be ignored. **Table 4-23** summarizes key indicators of change in Walker Campus that suggest an influence on the community character has occurred over the past several years.



Table 4-23: Walker Campus – Indicators of Change in LSA Community Character

Indicator	Early 1980s	Early 1990s	2004	2024
Total (Area (ha) of the Walker Campus	<ul style="list-style-type: none"> 146.24 ha 	<ul style="list-style-type: none"> 222.24 ha 	<ul style="list-style-type: none"> 222.24 ha 	<ul style="list-style-type: none"> 318.89ha
Area of Site (ha) Used for Landfilling	<ul style="list-style-type: none"> 16.50 ha 	<ul style="list-style-type: none"> 69.79 ha 	<ul style="list-style-type: none"> 69.79 ha 	<ul style="list-style-type: none"> 53.84 ha
ARA Licensed Area of Site (ha)	<ul style="list-style-type: none"> 133.3 ha 	<ul style="list-style-type: none"> 292.3 ha 	<ul style="list-style-type: none"> 211 ha 	<ul style="list-style-type: none"> 157.6 ha
Types of On-Site Operations	<ul style="list-style-type: none"> quarry Asphalt plant Landfill Waste Transfer station (oils & fuels) 	<ul style="list-style-type: none"> quarry Asphalt plant Landfill Waste Transfer station (oils & fuels) Material Recovery facility Transport Household hazard waste depot 	<ul style="list-style-type: none"> Quarry Asphalt plant Landfill Waste Transfer station (oils & fuels) Compost site (open windrow) public waste & recycling drop-off landfill gas utilization (direct use to papermill) transport Construction yard 	<ul style="list-style-type: none"> Quarry Asphalt plant Recycled Concrete & Asphalt Area Landfill Resource Recovery Area (end-use on closed portion of landfill) Agricultural Area (end-use of closed landfill) Compost site (in-vessel & open windrow) Public waste & recycling drop-off landfill gas utilization (direct use to GM, onsite electricity and Renewable Natural Gas) Municipal Biosolid Processing Facility Transport



Indicator	Early 1980s	Early 1990s	2004	2024
Total Area Approved for Waste Management	<ul style="list-style-type: none"> • 15 ha • +WSI Transfer Station 	<ul style="list-style-type: none"> • 0.8 ha • 15 ha • 60 ha • + WSI Transfer Station & HHW depot 	<ul style="list-style-type: none"> • 0.8 ha • 15 ha • 60 ha • + WSI Transfer Station & HHW depot 	<ul style="list-style-type: none"> • 1 ha • 15 ha • 120 ha
Nuisance Effects	<ul style="list-style-type: none"> • Noise • Odour • Dust • Vibration • Traffic • 	<ul style="list-style-type: none"> • Noise • Odour • Dust • Vibration • Traffic • 	<ul style="list-style-type: none"> • Noise • Odour • Dust • Vibration • Traffic • Visual 	<ul style="list-style-type: none"> • Noise • Odour • Dust • Vibration • Traffic • Visual
Estimated Volume of Material Moved To & From Site	<ul style="list-style-type: none"> • 698,911 tonnes of aggregates • 175,000 tonnes landfill 	<ul style="list-style-type: none"> • 697,565 tonnes of aggregates • 332,619 tonnes landfill • 3,000 tonnes recycling to MRF 	<ul style="list-style-type: none"> • 800,000 tonnes of aggregate • 627,003 tonnes landfilled • 141,936 tonnes of cover • 24,233 tonnes into compost • 20,778 tonnes out of compost • 10,821 tonnes into drop-off • 10,748 out of drop-off • 	<ul style="list-style-type: none"> • 400,000 tonnes of aggregate • 775,891 tonnes landfilled • 322,658 tonnes of cover • 66,636 tonnes into compost • 15,797 tonnes out of compost • 26,737 tonnes into drop-off • 2,821 tonnes of mixed wood into WRRR (low-carbon alt fuel) • 5,463 tonnes of processed waste wood (alternative low carbon fuel) out of the WRRR



Indicator	Early 1980s	Early 1990s	2004	2024
				<ul style="list-style-type: none"> • 9,103 tonnes of CKD into N-Viro • 20,812 wet tonnes of biosolids into N-Viro • 28,498 tonnes of N-Rich produced at N-Viro
Distance of Waste Management to Nearest Residential Home	<ul style="list-style-type: none"> • About 600 m 	<ul style="list-style-type: none"> • Less than 300 m 	<ul style="list-style-type: none"> • Less than 300 m 	<ul style="list-style-type: none"> • Walker owned (~275 m) • Non-Walker owned (~675 m)
Number of Residential Homes Owned by Walker			<ul style="list-style-type: none"> • 7 residences within the LSA 	<ul style="list-style-type: none"> • 5 residences within the LSA
Number of Unoccupied Residential Homes Owned by Walker			<ul style="list-style-type: none"> • 1 (Old School House) within the LSA 	<ul style="list-style-type: none"> • 3 residences within the LSA
Number of properties in the Property Value Protection Plan			<ul style="list-style-type: none"> • Not known 	<ul style="list-style-type: none"> • 6 properties within the LSA



As noted, a total of six of the Walker owned properties are within LSA and contain residential dwellings. Two of these properties are located to the northeast, along Garner and Mountain Road, with two residential properties also located along Garner Road to the southwest in the LSA. The remaining two residential properties are situated to the southwest in the LSA.

The presence and growth of the Walker Campus over the past several decades has been noticeable and has made Walker’s Campus a core and unique feature of the local community’s character. Apart from the changes in the Walker Campus itself, site neighbours were asked to identify the major changes (if any) in their neighbourhood that they have noticed over the past five years. The responses summarized in **Table 4-24** indicate that the most noticeable changes related to higher traffic volumes on local roads and increased street parking (50%), noticeable odours/smells from the landfill (34%), and renovations of homes and general neighbourhood upkeep (19%) and increased noise (13%).

Table 4-24: Noticeable Changes in the Neighbourhood by Site Neighbours

Noticeable Changes in the Neighbourhood	Number of Responses by Site Neighbours	Percentage of Total Responses
Higher traffic volume (e.g., commercial vehicles) and increased street parking	16	50%
Odour/smells from the landfill	11	34%
Renovations/neighbourhood upkeep (e.g., roadways repaved, new interchange)	6	19%
Increased noise (e.g., loud traffic, noisy electric buses)	4	13%
More renters (e.g., family rentals, people/owners moving away)	3	9%
Deteriorating infrastructure (e.g., road decay)	3	9%
House demolitions, including structures on Walker owned properties	3	9%
More developments (e.g., quarry moving closer/blasting, removal of trees)	3	9%
Other	7	22%
None/nothing	3	9%
Total	32	100%

Notes: Percentages may not add up to 100% due to rounding
 Total responses less than 38 indicate that some questions were not answered by some respondents.

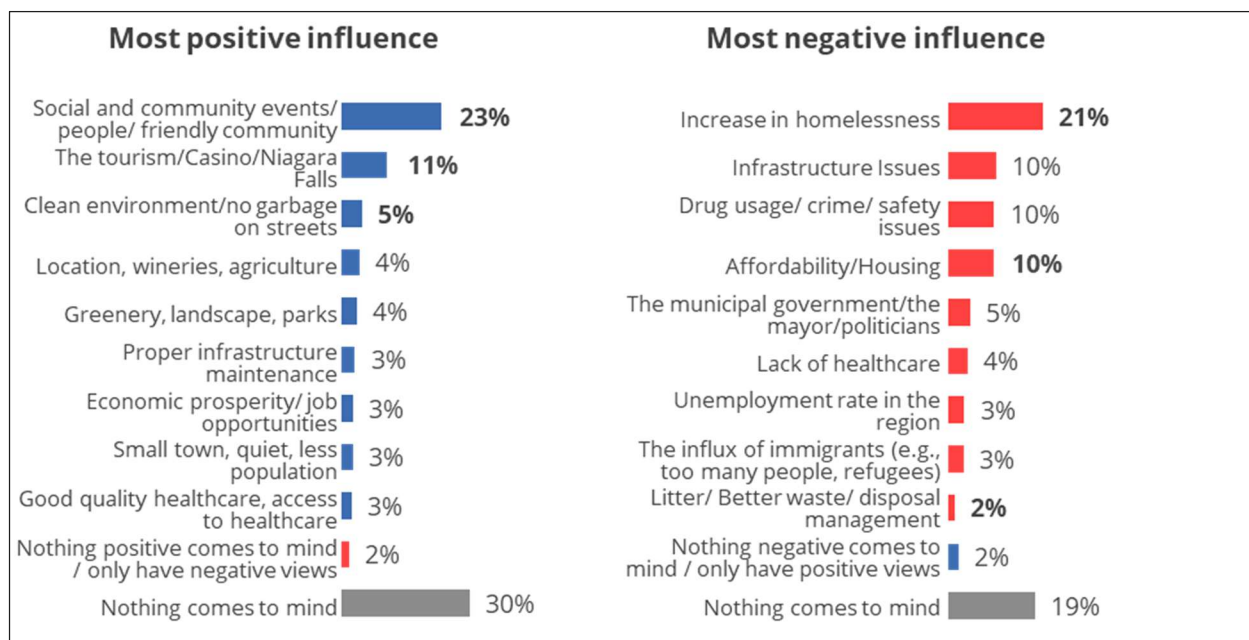
Community character is also, in part, defined by the residents themselves, and what they see as the positive and negative attributes of their community. Residents of the RSA were asked *“In your opinion, what is the one thing that has the most positive influence on the image or character of your community? And, what is the one thing that has the most negative influence on the image or character of your community?”*.

Figure 4-11 details the responses from RSA residents. Among the most positive influences on the image or character of communities in the RSA are social and community events, the people and friendly communities (23%) and tourism, casinos and Niagara Falls itself (11%).



Among the most negative influences on the image of character of communities in the RSA are increasing homelessness (21%) and tourism, casinos and Niagara Falls itself (11%), poor and lack of infrastructure (10%), drug use, crime and safety (10%), and affordable housing (10%).

Figure 4-11: Most Positive and Negative Influences on Image or Community Character in RSA Communities (2024)



Source: (Pollara, 2024)

Table 4-25 details the responses from LSA residents regarding the most positive and negative influences on image of community character. Among the most positive influences on the image of character of communities in the LSA are social and community events, the people and friendly communities (19%) and tourism, casinos and Niagara Falls itself (17%). Among the most negative influences on the image of character of communities in the LSA are increasing homelessness (18%), poor and lack of infrastructure (8%), drug use, crime and safety (9%), and affordability and cost of housing (14%). The issue of litter and the need for better waste management (e.g., garbage collection) was not identified by LSA residents compared with 2% in the RSA.

Table 4-25 also indicates that for the most part, people living closest to the Walker Campus (i.e., LSA residents) have virtually identical views on the positive and negative influences on image and community character (+/- 1-2%) to those of RSA residents. Slightly fewer people (4% fewer) in the LSA than in the RSA considered social and community events, the people who live here and the friendliness of their community, and more people (6% more) considered tourism, the casinos and Niagara Falls itself as positive influences. Slightly fewer people (3% fewer) in the LSA than in the RSA considered increasing homelessness, and slightly more people (4% more) considered affordability and housing as negative influences.



Table 4-25: Most Positive and Negative Influences on Image or Community Character Identified by LSA Residents (2024)

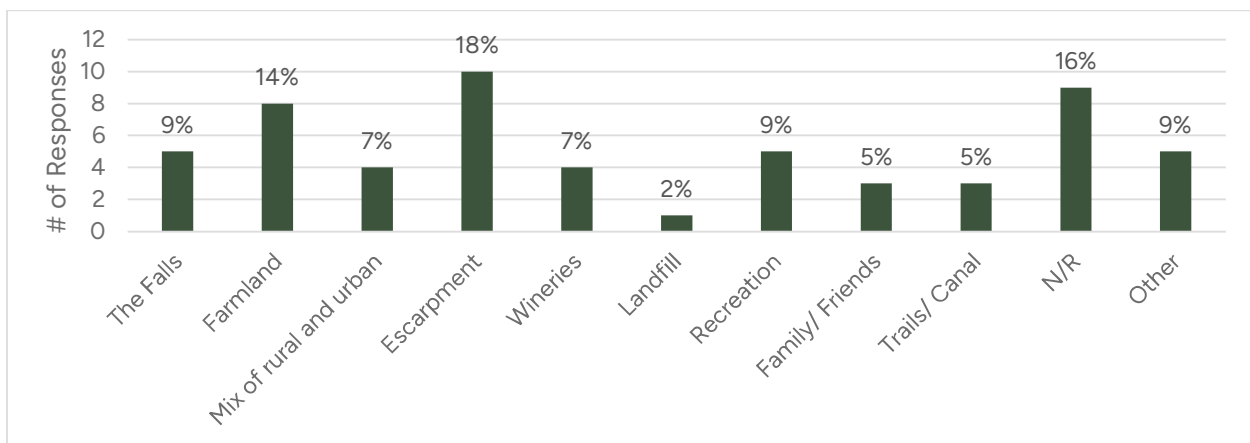
Most Positive Influences			Most Negative Influences		
Responses	LSA	% Difference from RSA (2024)	Responses	LSA	% Difference from RSA (2024)
Social and community events / The people who live here/ Friendly community	19%	-4%	Increase in homelessness	18%	-3%
Tourism/Casino/Niagara Falls	17%	+6%	Affordability / Housing	14%	+4%
Clean environment/no garbage on streets	3%	-2%	Infrastructure Issues	8%	-2%
Location / Close to amenities / Wineries and agriculture	4%	0%	Drug Use / Crime / Safety Issues	9%	-1%
Landscaping / the greenery / parks	2%	-2%	The municipal government / Mayor / Politicians	6%	+1%
Proper maintenance of infrastructure (e.g., fixed roads/highways, revamping downtown area)	4%	+1%	Lack of Healthcare	4%	0%
Economic prosperity / growth / job opportunities	2%	-1%	Unemployment rate in the Region	1%	-2%
Small town / quiet / less population)	4%	+1%	The influx of immigrants / Too many people, refugees	5%	+2%
Good quality healthcare (e.g., getting a doctor, availability, mental health)	3%	0%	Litter / Need for better waste management (e.g., garbage collection)	0%	-2%
Nothing positive comes to mind / only have negative views	2%	0%	Nothing negative comes to mind / only have positive views	3%	+1%
Nothing comes to mind	31%	+1%	Feelings of racism and prejudice (e.g., lack of understanding other cultures)	2%	0%
			Nothing comes to mind	23%	+4%

Source: (Pollara, 2024)



Community character was also examined among people who use various outdoor recreational features in the LSA. Some of the respondents to the Recreational User Survey (2025) were also tourists coming from outside of the LSA. They were asked “When you think about this part of City of Niagara Falls, what is the first thing or image that comes to mind?”. The response are shown in **Figure 4-12** and suggest that the most prominent features that come to mind regarding the areas nearest the Walker Campus are the Niagara Escarpment and farmlands. The majority (72%) of the respondents to the Recreational User Survey (2025) considered the general area surrounding the Walker Campus as being either “very attractive” or “somewhat attractive”. Despite the presence of the Walker Campus, only 12% of respondents considered the area “somewhat unattractive” with none of the respondents considering this area “very unattractive”.

Figure 4-12: Top of Mind Features of the LSA by Tourists and Local Day Users



4.9 Community Cohesion

Community cohesion refers to people’s sense of belonging to a self-defined community. A cohesive community maintains and generates relationships and community pride; it helps in defining a common vision among its residents.

The entire LSA cannot be considered one cohesive community as it is comprised on four municipalities and numerous local neighbourhoods. Nevertheless, PAR (2024) indicates that across the entire LSA, residents highly value local social and community events, the people who live there (i.e., their neighbours) and consider their community to be a “friendly community”.

The presence of various facilities and community features contributes to community cohesion as they play a role as places people gather, socialize and undertake common activities and help create a sense of place among residents. In some cases, these facilities rely on volunteers for their operations, allowing residents to contribute positively to community life. Cohesion is indicated by the extent of use of local facilities. It is noteworthy that there are no public facilities or amenities in the immediate vicinity of the Walker Campus that are locations for community festivals or events, where many community members may gather and socialize. These amenities are located further afield in the LSA in the more urbanized areas of Niagara Falls, Niagara-on-the-Lake, St. Catharines and Thorold. These facilities were described in previous sections of this report and shown in **Figure 2-1**.



Among those located in close proximity to the Walker Campus, there features such as schools (i.e., St. Vincent de Paul Catholic Elementary School), places of worship and cemeteries (e.g., Lakeview Cemetery), places of historical significance (e.g., Lakeview Cemetery), popular outdoor areas where people tend to gather to undertake common recreational activities (e.g., Woodend Conservation Area, golf courses) and other private facilities (e.g., Club Italia), but no major public facilities that contribute to community cohesion. St. Vincent de Paul Catholic Elementary School is perhaps the most important facility in the area, serving as a meeting place for parents of school children, teachers and others.

The areas nearest (i.e., within 2 km) of the Walker Campus also cannot be considered as one cohesive community as this area is comprised on three municipalities with separate local neighbourhoods. Neighbourhoods are physically separated by the Niagara Escarpment, with the Niagara-on-the-Green neighbourhood being part of Niagara-on-the-Lake, while areas on top of the escarpment to the east of the Walker Campus are part of Niagara Falls, and west of the Walker Campus fall into the jurisdiction of Thorold. The Welland Canal also physically separates the urban area of Thorold to the west of the canal from a rural area to the east of the canal.

The Niagara-on-the Green neighbourhood can be characterized as a planned suburban neighbourhood, while areas on top of the escarpment east of the Walker Campus are more rural than suburban, and areas to the west of the Walker Campus are largely industrial. Despite these differences, the vast majority of homes are single family dwellings that are owner occupied residents placing a high value on local social and community events, the people who live there (i.e., their neighbours) and consider their community to be a “friendly” one.

Experience indicates that the longer people have lived in their community the more likely they are to take an active role in community life and contribute to community cohesion.

PAR (2024) results suggest that the length of residence is very similar between the RSA and the LSA where approximately 57% of RSA residents and 52% of LSA residents having lived in their communities for 10 years or more. In fact, these two study areas have a large segment of the population living less that 5 years in the community (25% RSA and 30% LSA) and another large segment of the population living more that 20 years in their community (32% RSA and 30% LSA).

Site Neighbour Survey (2026) results suggest that there is a difference between the Niagara-on-the-Green neighbourhood below the escarpment where approximately 90% of residents having lived in there for 10 years or more, and neighbourhood on top of the escarpment nearest the Walker Campus, where approximately 57% of residents having lived there for 10 years or more.

Community cohesion is strong where residents are committed to living in their community and do not have plans for moving out. In the case of the neighbourhoods nearest the Walker Campus, approximately 50% of the site neighbours surveyed indicated that they have considered moving in the past 5 years, with people living in Niagara-on-the-Green having less commitment to their community than other site neighbour survey respondents. Residents who have considered moving in the past five years are more likely to say that the presence of the has affected their daily lives. The main reasons offered for not moving were largely related to their attached to their home, the quality of their property and its setting.

- Beautiful neighbourhood/view (e.g., green space, clean, golf course)
- Love my property/home (e.g., no real problem, permanent home)
- Peaceful/relaxing (e.g., quiet area)
- Spacious/property size (e.g., no up-close neighbours)



- Convenient location (e.g., close to grocery stores).

In terms of the broader orientation of these neighbourhoods, people living in the Niagara-on-the-Green neighbourhood are more closely tied to Niagara-on-the-lake and St. Catharines where most residents likely go to access services and go shopping. In contrast, the areas on top of the escarpment are more oriented to the City of Niagara Fall for their services and shopping.

Overall, Walker and its Campus is considered to be a net positive contributor to community cohesion for the following reasons:

- The Walker Campus does not pose a physical barrier to people travelling to, from, through or within their neighbourhoods.
- Walker Campus is well known to most residents and is visited by and used by residents from all neighbourhoods. The majority of residents of the Niagara-on-the-Green (63%) and the rural areas on top of the escarpment (57%) have visited the Walker Campus to take advantage of the services offered at the Waste & Recycling Drop-off Depot located at 3879 Thorold Townline Road.
- The Walker Campus has been an important part of the Niagara community for over 150 years, having started operations in 1887. Walker is a fifth-generation family-owned company, with over 1,200 employees across North America. They offer a variety of products and services across various industries, including renewable energy, waste disposal, aggregates, road construction and more. Walker is committed to contributing to the social, economic, and environmental well-being of the communities within which they operate. Walker embraces their role of being a good neighbour, supporting environmental, health, cultural and educational initiatives that are important to their host communities and the employees who live there.
- Walker Corporate community investment, sponsorships and donations have benefited residents across the RSA. In 2023, Walker's efforts saw the company contribute over \$1.3 million towards various initiatives aimed at enhancing community well-being. At the Walker Campus, they established the Walker Ten Mile Creek Trail that is used extensively by its neighbours and others across the LSA. This is illustrated by the following quotation from a few of the stakeholders interviewed:
"It looks like they are upstanding corporate citizens and seem to be doing a good job for decades, great supporters of the hospital, college, university in the region."
"Walker has been responsible and a respectable partner in our community in not only providing a good service but partnering to bring care to people in a variety of ways including the cancer clinic."
"They [Walker] are open to communicate with their neighbors and the community. They help save the taxpayers money they are very positive. They have done a lot of donations to cancer hospitals. They are very supportive to the community".
- To a large degree, Walker's efforts within the LSA have been focused on keeping its neighbours informed and involved in their operations. For example, Walker Industries has developed and implemented an "EARTH 1st" program aimed at helping the company support the environment and community, conserve natural resources, improve the company's efficiencies and demonstrate leadership in environmental performance.



In addition, Walker has made continual improvements to their operations through on-site and off-site litter pick-up, implementation of new odour and dust controls, gull management, and traffic management. This is illustrated by the following quotations:

“...every time I go by Taylor Rd there are always people outside collecting things blowing out, it is tough to keep on top of, but it is good to see them maintaining this and it looks better than some roads in the other part of the region. It’s heavy industrial use but are good corporate neighbors and are responsive.”

“Walker has been a great supporter of tree planting initiatives, or during staff time (e.g. get staff together from Walker Industries and help the City of Thorold plant trees or shrubs or clean up spaces). Walker Industries has donated aggregates or mulches with community tree planting partners. Walker Industries is a great supporter of community events and initiatives.”

“It’s great to have them around, and I imagine since we never hear any complaints or anything regarding the landfill that they are doing a good job.”

“As an organization we have never had any issues or heard of any issues with Walker. They have a good reputation and are good at keeping things contained. No contamination or spills. Sometimes there is an odor. Otherwise, you wouldn’t really know the landfill is there.”

- Walker actively works with its neighbours and community stakeholders to develop solutions that improve performance and reduce impacts from their operations. These efforts have generated a positive image of Walker as a corporate citizen and good neighbour among some residents as illustrated by the following quotation.

“From a community perspective, Walker Industries contributes to the local economy through employment opportunities, the use of local contractors and services, and ongoing investment in infrastructure. Stable employment and economic activity can support municipal revenues and help sustain community services that benefit residents, including families with children attending local schools.”

5.0 Summary and Conclusions

Walker is undertaking a Comprehensive EA to support the proposed Phase 2 continuation of the Walker South Landfill, located within the Walker Resource Management Campus in Niagara Falls, Ontario. The existing South Landfill began operations in 2009 and has an approved disposal capacity of approximately 17.7 million m³, which is anticipated to be reached between 2029 and 2031. The proposed Phase 2 continuation would add approximately 18 to 20 million m³ of disposal capacity over an estimated 20-year period. The Project would maintain the existing waste service area and accepted waste types, enabling the continued provision of essential, safe, and reliable residual waste disposal capacity for Niagara Region and the Province of Ontario.

The social environment has been characterized within three study areas: (1) the SSA, which includes approximately 81.3 hectares of lands within the approved boundaries of the Southeast Quarry where the Phase 2 landfill is proposed; (2) the LSA, defined as properties within a 2-kilometre radius of the Walker Resource Management Campus boundary; and (3) the RSA, encompassing the municipalities of Niagara Falls, St. Catharines, Niagara-on-the-Lake, and Thorold. RSA provides broader regional context while the LSA captures those receptors most likely to experience localized interactions with the Project, including site neighbours.



The characterization of existing social conditions was informed by a combination of quantitative and qualitative data sources. These included a review of relevant literature, municipal and provincial planning documents, and Statistics Canada Census data from 2011, 2016, and 2021. Primary data collection included PAR conducted in 2024 (with comparison to results from 2005 where possible), a Recreational Field Survey completed in 2024, a Site Neighbour Survey completed in early 2026, interviews with several institutional and other stakeholders from 2025-2026, and a review of Walker's public complaints record for the period 2022 to 2024. Key findings are presented below.

- **Population and Demographics:** Niagara Region experienced population growth of approximately 10.8% between 2011 and 2021, similar to the Ontario average. Growth has been uneven across municipalities, with higher growth in Thorold and Niagara-on-the-Lake, and slower growth in St. Catharines. The Region has an aging population, with a higher proportion of residents aged 65 and older than the provincial average. Areas near the Walker Campus are generally stable, with low short-term mobility and a high proportion of long-term residents.
- **Public Attitudes and Well-Being:** PAR indicates that the most important issues facing study area communities relate to housing affordability, cost of living, healthcare, and homelessness. Waste management and landfill operations are not top-of-mind issues for most residents in either the LSA or RSA. Most respondents rated their overall health and sense of well-being as "excellent" or "good," although there has been a modest decline since 2005, reflecting broader social and economic pressures. Overall satisfaction with living in the community remains high, with approximately 82% of RSA residents and 87% of LSA residents reporting that they are very or somewhat satisfied. Site neighbours reported particularly high levels of neighbourhood satisfaction (approximately 97%) despite the fact they are more likely than the general population to notice and experience nuisance effects associated with the activities and operations at the Walker Campus, including the operating South Landfill.
- **Use and Enjoyment of Residential Property:** The majority of RSA and LSA residents indicated that the Walker South Landfill has little to no effect on their daily lives. Among site neighbours, odour was identified as the most common concern, occasionally leading to changes in outdoor activities or window use. Traffic and noise were identified less frequently but remain as ongoing sources of disruption. Walker's public complaint records show a declining trend, with total complaints decreasing by approximately 60% between 2022 and 2024.
- **Recreational Resources and Community Facilities:** The LSA contains a wide range of recreational and cultural resources, including the Bruce Trail, Welland Canal Parkway Trail, Woodend Conservation Area, golf courses, places of worship and cemeteries. Recreational surveys indicate that most users of outdoor recreational resources have not altered their use or enjoyment of these resources due to ongoing landfill and quarry operations. Nearby institutional and community facilities, including the nearest school, emphasized the importance of protecting air quality, safety, and traffic conditions, particularly for children and other vulnerable users.
- **Community Character:** Community character within the LSA reflects a mix of rural, agricultural, suburban, industrial, and natural landscapes shaped by the Niagara Escarpment, the Welland Canal, and the long-established Walker Campus. Walker operations have been present in the area for over 150 years and are widely recognized as a defining land use.



The Niagara-on-the-Green neighbourhood (below the escarpment) can be characterized as a planned suburban neighbourhood, while neighbourhoods on top of the escarpment east of the Walker Campus are more rural than suburban, and areas to the west of the Walker Campus are largely industrial. The Welland Canal also physically separates the urban area of Thorold to the west of the canal from a rural area to the east of the canal.

- **Community Cohesion:** Community cohesion remains strong, supported by long-term residency and high participation in local recreational and community activities. There are however differences between the character and cohesion of the neighbourhoods near the Walker Campus on top and below the escarpment. The Walker Campus has been an important part of the Niagara community for over 150 years, having started operations in 1887. Walker is a fifth-generation family-owned company. Walker is committed to contributing to the social, economic, and environmental well-being of the communities within which they operate. Walker embraces their role of being a good neighbour, supporting environmental, health, cultural and educational initiatives that are important to their host communities and the employees who live there

The existing social environment surrounding the proposed site for the Walker South Landfill Phase 2 expansion project is characterized by stable communities, strong recreational use, high levels of overall satisfaction, and generally positive attitudes towards community well-being. This area has many community assets that are important ingredients of sustainable development and are continually being upgraded.

Nuisance impacts such as dust, odour, noise, vibration, blowing litter, traffic and visual intrusion continue to be experienced by most residents living closest to the Campus, these impacts are not typically beyond regulatory limits nor widespread geographically, but tend to occur within a broader context where landfill operations are not a primary the source of the nuisance nor the primary community concern about their community.

Overall, these findings provide a robust baseline for evaluating potential social impacts and identifying appropriate mitigation measures for the proposed South Landfill Phase 2 expansion.



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Appendix A Recreation Day User Survey Summary Report

DRAFT - Social Environment Existing Condition Report

Walker South Landfill Phase 2 Environmental Assessment

Walker Environmental Group

SLR Project No.: 209.099032.00001

June 19, 2026





DRAFT – Recreational Day User Survey Summary

South Landfill Phase 2

Walker Environmental Group

2800 Thorold Townline Rd, Niagara Falls ON L2E 6S4

Prepared by:

SLR Consulting (Canada) Ltd.

300 Town Centre Blvd., Suite 200, Markham, ON L3R 5Z6

SLR Project No.: 209.099032.00001

June 19, 2026

Revision: A

Revision Record

Revision	Date	Prepared By	Checked By	Authorized By
A	June 19, 2026	Matthew Gasser	Tomasz Wlodarczyk	



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Annexes

Annex A Recreational Field Survey



1.0 Background

This report provides results for the Recreational Day User Survey (the survey) undertaken to support the Social Assessment of the South Landfill Phase 2 Environmental Assessment (EA). Walker Environmental Group (WEG or “Walker”) is preparing an EA for the continuation of the South Landfill located at the Walker Resource Management Campus (Walker Campus) by developing Phase 2 which will provide approximately 18 million cubic metres of disposal capacity over a 20-year period. **Figure 1** shows the proposed site location.

Figure 1: Location of the Walker Campus and Proposed South Landfill (Phase 2)



Similar to the existing South Landfill, the proposed Phase 2 of the South Landfill will be a modern and highly engineered site consisting of a double composite liner system designed in accordance with Ontario Regulation 232/98: Landfilling Sites or equivalent and will continue to receive solid, non-hazardous waste from residential and Industrial, Commercial, and Institutional (IC&I) sources from within its existing Ontario-wide service area, predominantly from the Niagara, Southern, and Southwestern Ontario regions. The South Landfill current annual maximum fill rate of 1.1 million tonnes is proposed to be maintained for South Landfill (Phase 2).

SLR Consulting (Canada) Ltd. was retained by Walker to implement the Social Assessment in accordance with a work plan.



The Social Assessment work plan proposed that interviews be undertaken with recreational day users of recreational resources near the Walker Campus using a structured questionnaire (see **Annex A** of this report).

1.1 Purpose and Objectives

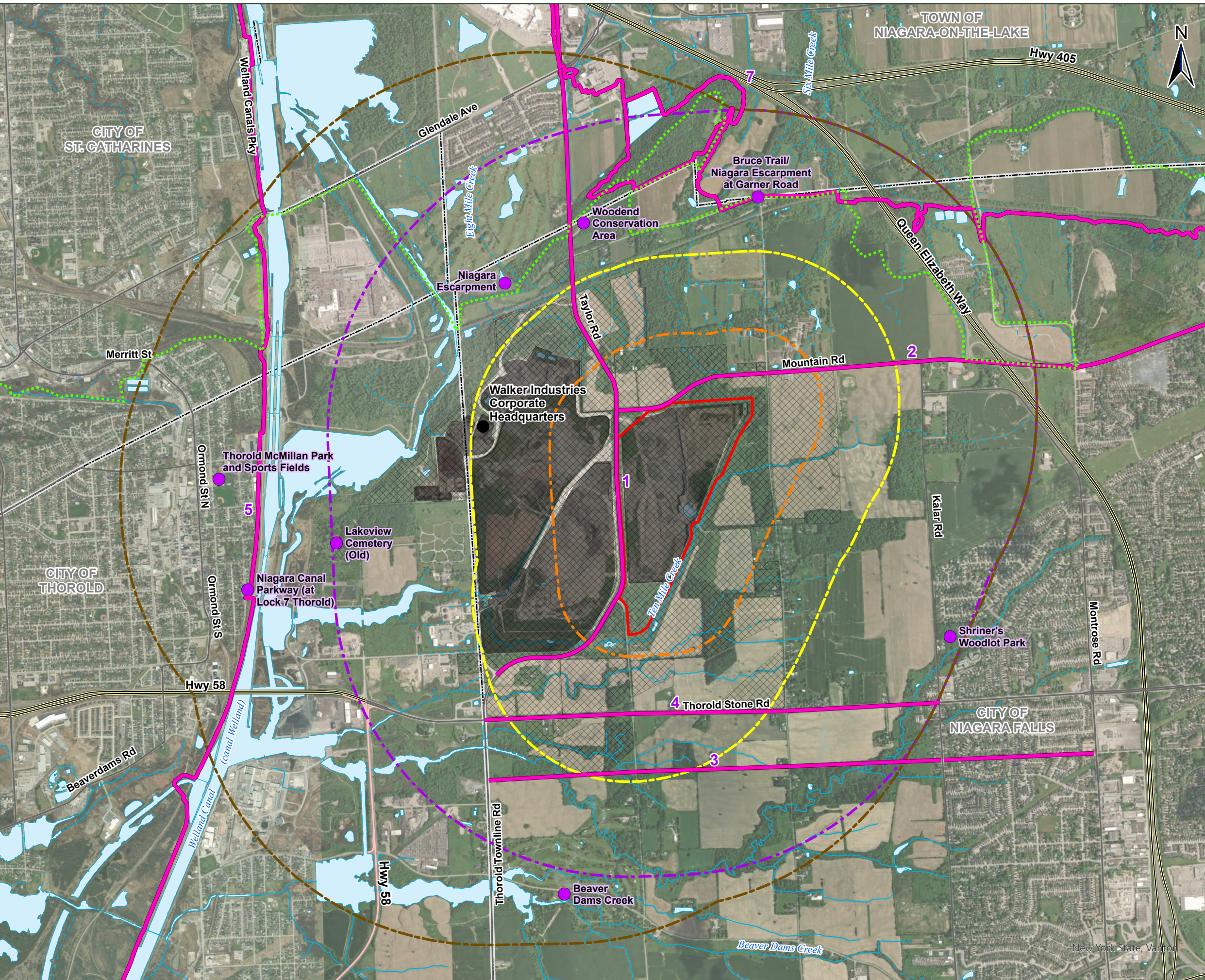
The purpose of the Recreational Day User Survey is to collect quantitative and qualitative data needed for the characterization of existing social conditions and for completing the effects assessment. The specific objectives were to:

- 1 Identify the ways in which people use and enjoy the recreational resources on or in the vicinity of the Walker Campus (i.e., trails, parks, sports fields);
- 2 Identify the factors that currently affect people’s use and enjoyment of these recreational resources and activities;
- 3 Identify current issues and concerns regarding the Walker Resource Management Campus operations;
- 4 Identify potential concerns regarding the South Landfill Phase 2 Project; and
- 5 Identify potential and likely changes in people’s use and enjoyment of recreational resources because of the South Landfill Phase 2 Project.

2.0 Methods

The Recreational Day User Survey was undertaken as a roving survey of day users of recreational features such as hiking trails and outdoor recreation and conservation areas. The SLR interviewer travelled to various recreational locations and approached members of the public to answer a series of questions related to their use and enjoyment of the recreational resource in the vicinity of the Walker Campus, particularly the one at which they were using at the time of the survey. There were eight (8) locations where interviews took place. These are shown on **Figure 2**. The number of interviews completed at each location depended largely on where the SLR surveyor “found” participants with SLR’s emphasis placed on frequenting locations within the Local Study Area (LSA).





LEGEND:

- - - - - BRUCE TRAIL
- RECREATIONAL TRAIL
- SITE STUDY AREA
- 500m FROM PROPOSED LIMIT OF FILL
- LOCAL STUDY AREA (MIN. - 1km FROM PROPOSED WASTE DISPOSAL SITE BOUNDARY LIMITS)
- NEAR-NEIGHBOUR AREA (2000m FROM PROPOSED LIMIT OF FILL)
- LOCAL STUDY AREA (2km FROM WALKER RESOURCE MANAGEMENT CAMPUS)
- WALKER RESOURCE MANAGEMENT CAMPUS
- WALKER OWNED PROPERTY
- MUNICIPAL BOUNDARY
- FREEWAY
- EXPRESSWAY / HIGHWAY
- ARTERIAL
- INTERMITTENT WATERCOURSE
- PERMANENT WATERCOURSE
- WATERBODY

Map ID	Recreational Trail Name
1	Taylor Road
2	Mountain Road
3	Thorold Townline Road (Southe of Thorold Stone Road)
4	Highway 57 / Thorold Stone Road to Kalar Road
5	Welland Canals Parkway Trail
6	Laura Secord Legacy Trail

DRAFT

NOTES:
SATELLITE IMAGERY: VANTOR, 6/10/2025



SCALE 1:25,000
PAGE SIZE 11 x 17
NAD 1983 UTM Zone 17N
THIS MAP IS FOR CONCEPTUAL PURPOSES ONLY
AND SHOULD NOT BE USED FOR NAVIGATION

WALKER ENVIRONMENTAL GROUP
WALKER WASTE SERVICES – NIAGARA CAMPUS
2800 THOROLD TOWNLINE RD., NIAGARA FALLS, ON L2E 6S4

APPENDIX A - REC SURVEY RESULTS

INTERVIEW LOCATIONS

SLR FIGURE NO:
2

The locations of where the field interviews were conducted and the numbers of people interviewed at each location are provided in **Table 1**.

Table 1: Summary of Interviews Completed at Each Location

Location	Approximate Distance from the Walker Campus (m)	Number of Interviews Completed at Location
Lakeview Cemetery	50	3 interviews
Bruce Trail/ Niagara Escarpment	1060	3 interviews
Woodend Conservation Area (CA)	899	15 interviews
Bruce Trail/ Niagara Escarpment at Garner Road	380	4 interviews
Niagara Canal Parkway (at Lock 7 Thorold)	1285	4 interviews
McMillan Park (Thorold)	1237	5 interviews
Beaver Dams Creek (Open Spaces along the Creek)	1708	8 interviews
Shriners Woodlot Park	1907	8 interviews

This survey was undertaken as a “one season” survey during the Summer of 2025. Field interviews occurred at a variety of times of day (morning, afternoon and evening) as well as on weekdays and weekends to capture a variety of recreational users.

All interviews were undertaken in accordance with a structured questionnaire (see **Annex A** of this report). In total, 50 respondents were interviewed. All responses collected were compiled for data analysis. For “open ended” questions the responses were grouped into broad but similar categories for coding purposes.

The dates and timing of the interviews and the numbers of people interviewed for each is provided in **Table 2**.

Table 2: Dates and Timing of Interviews

Dates		Timing			Totals
Date	Weekday or Weekend	Morning Interviews (before noon)	Afternoon Interviews (noon to 5pm)	Evening Interviews (after 5pm)	
July 1, 2025	Weekday	0	10	5	15
July 5, 2025	Weekend (Canada Day Long Weekend)	5	5	0	10
July 23, 2025	Weekday	5	6	1	12
August 29, 2025	Weekday	5	2	1	8
August 30, 2025	Weekend	4	1	0	5



3.0 Summary of Findings

This section summarizes the information collected from completed survey interviews. The number of responses and percentages of total responses is presented for the applicable survey question. For “open-ended” questions, the responses have been grouped into broad but similar categories or themes. It is noteworthy that for many questions, the total number of responses might exceed the number of interviews completed because more than one response was provided and recorded.

Q1. Where is your permanent residence?

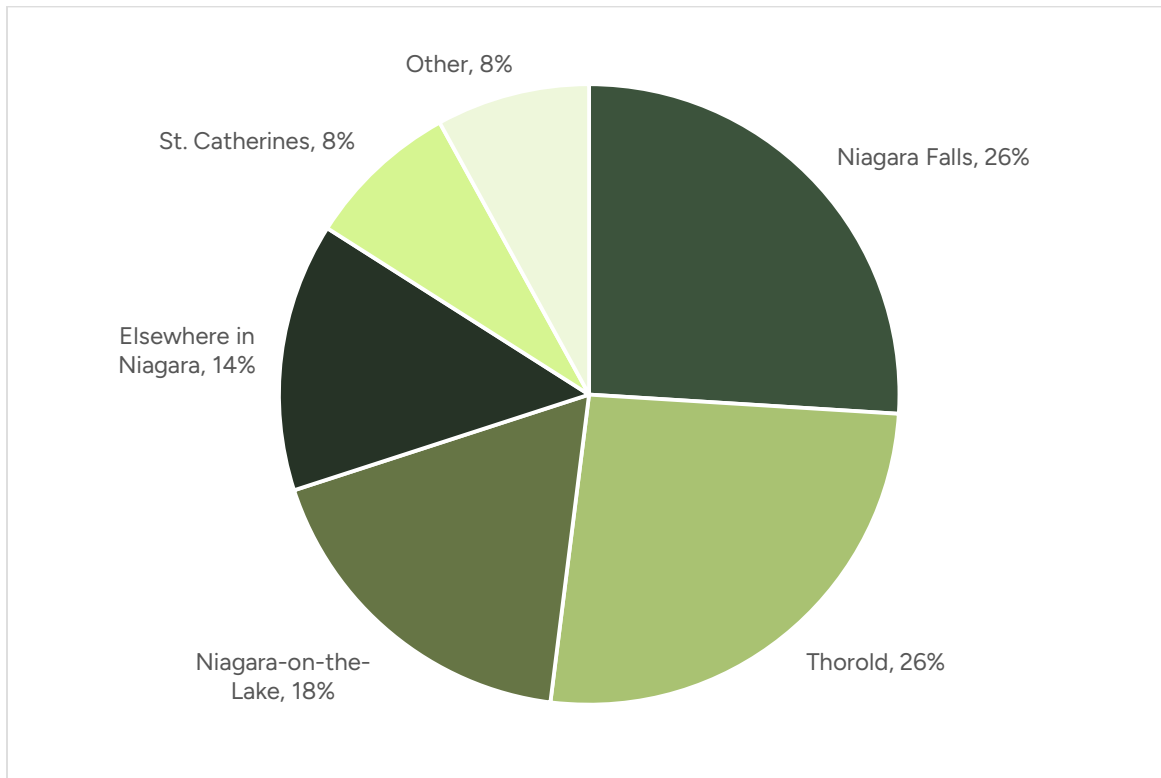
Permanent residences were grouped into six (6) location categories, namely: Niagara Falls, Thorold, Niagara-on-the-Lake, Other (Buffalo, and Hamilton), Elsewhere in Niagara Region (Pelham, Grimsby), and St. Catharines. Most respondents that answered this question were either from Niagara Falls (26%) or Thorold (26%) with only 8% being from St. Catharines. The Other category included individuals from Buffalo, New York, and Hamilton.

Table 3: Breakdown of Respondents Place of Permanent Residence

Location	# of responses	Percentage of total (%)
Niagara Falls	13	26
Thorold	13	26
Niagara-on-the-Lake	9	18
St. Catharines	4	8
Elsewhere in Niagara Region	7	14
Other (Hamilton, and Buffalo, New York)	4	8
Total	50	100



Figure 3: Respondents Place of Permanent Residence



Q2. Do you consider yourself a tourist or occasional visitor to this Area or are you a local resident and day user of this area?

Respondents were asked whether they consider themselves as a tourist or an occasional visitor to the area. **Table 4** summarizes their responses. Most of those interviewed were local residents.

Table 4: Tourists and Local Residents Day Users

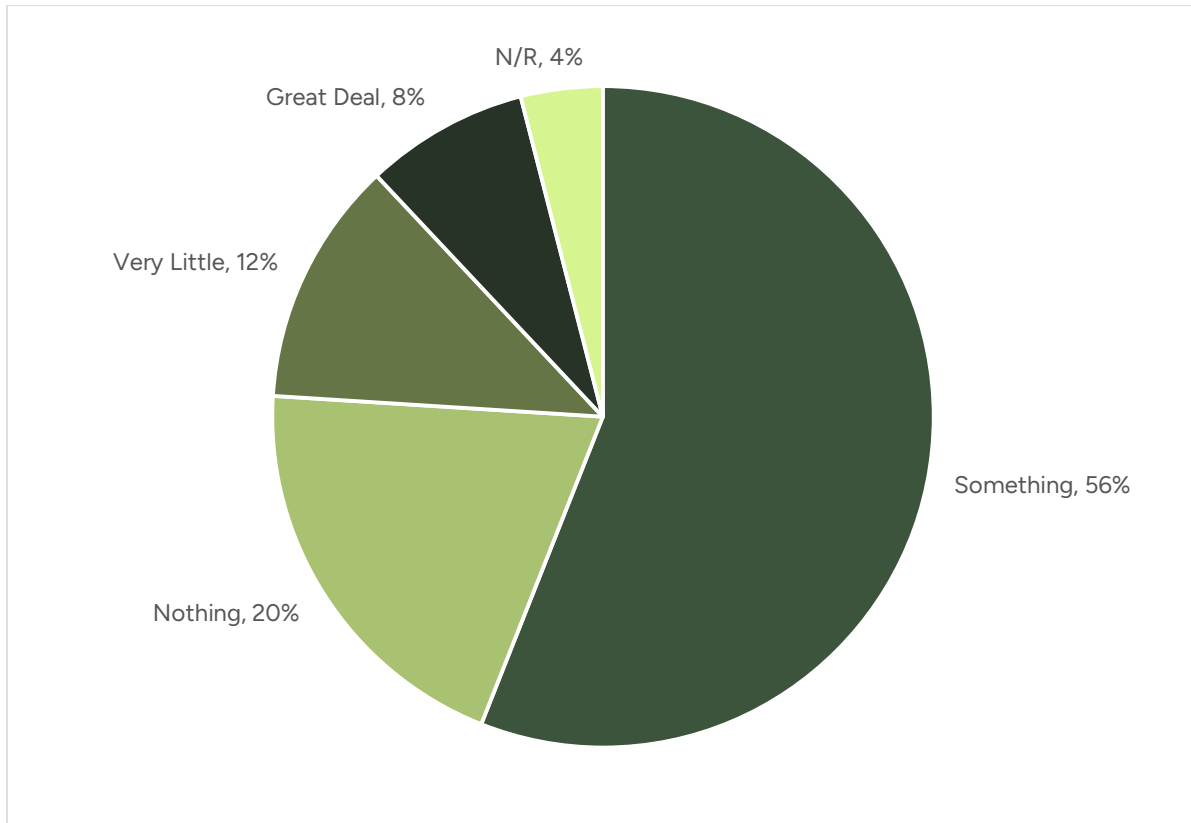
Location	Tourist	Local Resident	Total Visits to Location
Lakeview Cemetery	0	3	3
Bruce Trail/ Escarpment	2	1	3
Woodend CA	5	10	15
Bruce Trail at Garner Rd	2	1	3
Niagara Canal Parkway	0	4	4
McMillian Park	0	6	6
Beaver Dams Creek	2	6	8
Shriners Woodlot Park	0	8	8
Totals	11	39	50



Q3. Have you heard a great deal, something, very little or nothing about this initiative?

Respondents were asked to rate their level of awareness of the South Landfill Phase 2 Project. Most of the respondents (64%, n=32) heard either “a Great Deal” or “Something” about the Project while 12% (n=6) of the respondents heard “Very Little”. Only 20% (n=10) reported

Figure 4: Awareness of the South Landfill Phase 2 Project

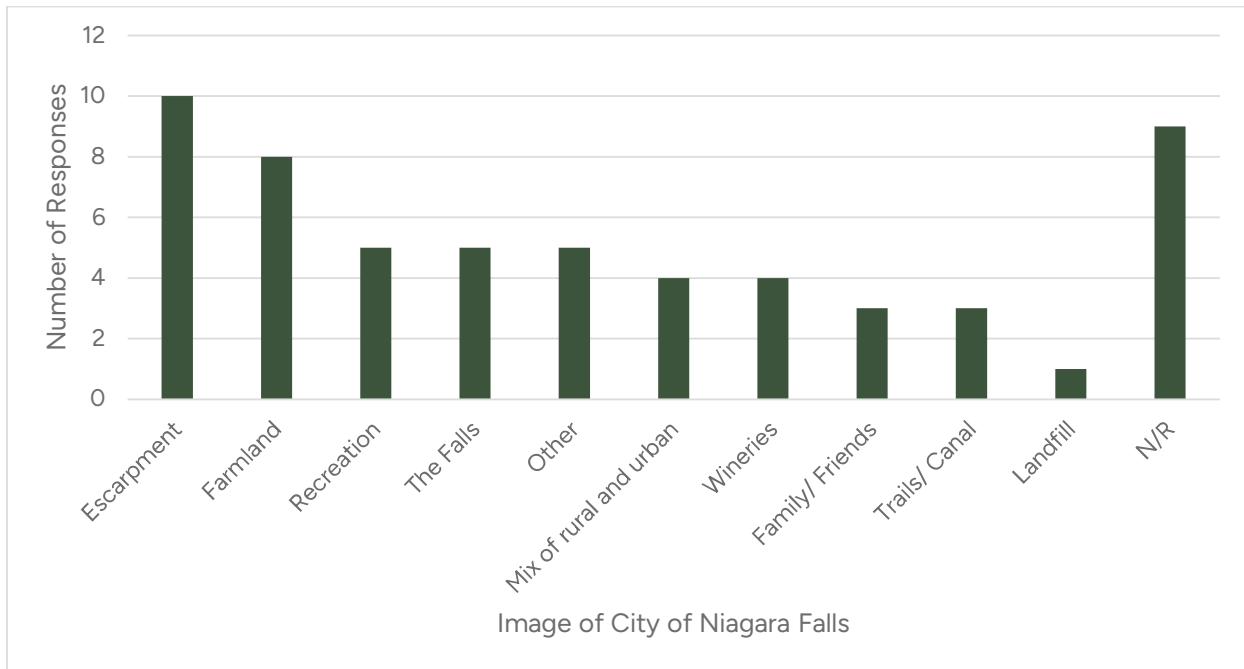


Q4. When you think about this part of City of Niagara Falls, what is the first thing or image that comes to mind?

The image people have of the general area in the vicinity of the Walker landfill within the City of Niagara Falls is an important determinant of community character. The first image that came to mind for respondents varied substantially, covering eleven (11) different categories, indicative of the diversity of land uses and of the communities presented here. Among all recreational users, the most common images of the area that came to mind was the Niagara Escarpment (18%, n=10) and the Farmlands (14%, n=8) and the least common top-of-mind image was that of the landfill (2%, n=1). The “Other” responses included: nature, urbanization of the city, tourism, history of the area, and the casino.



Figure 5: Top-of-Mind Images of the Area near the Walker Campus

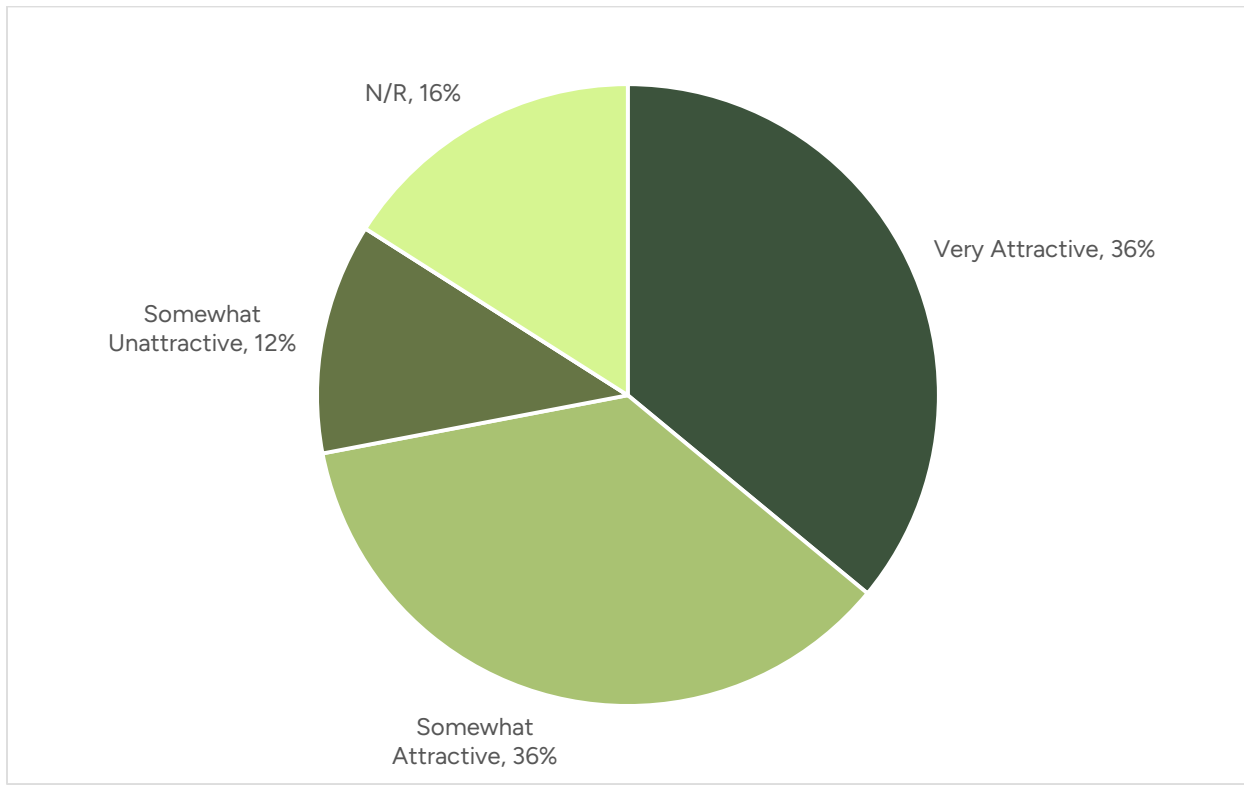


Q5. Do you consider the general area surrounding the Walker Campus attractive?

Respondents were asked to rate the attractiveness of the general area surrounding the Walker Campus. A majority of the respondents (72%, n=36) rated the area as either “Very Attractive” or “Somewhat Attractive”. Only six (6) respondents (12%) deemed the general area surrounding the Walker Campus “Somewhat Unattractive” and no respondents deemed the area “Very Unattractive”.



Figure 6: Appeal of General Area Surrounding Walker Campus

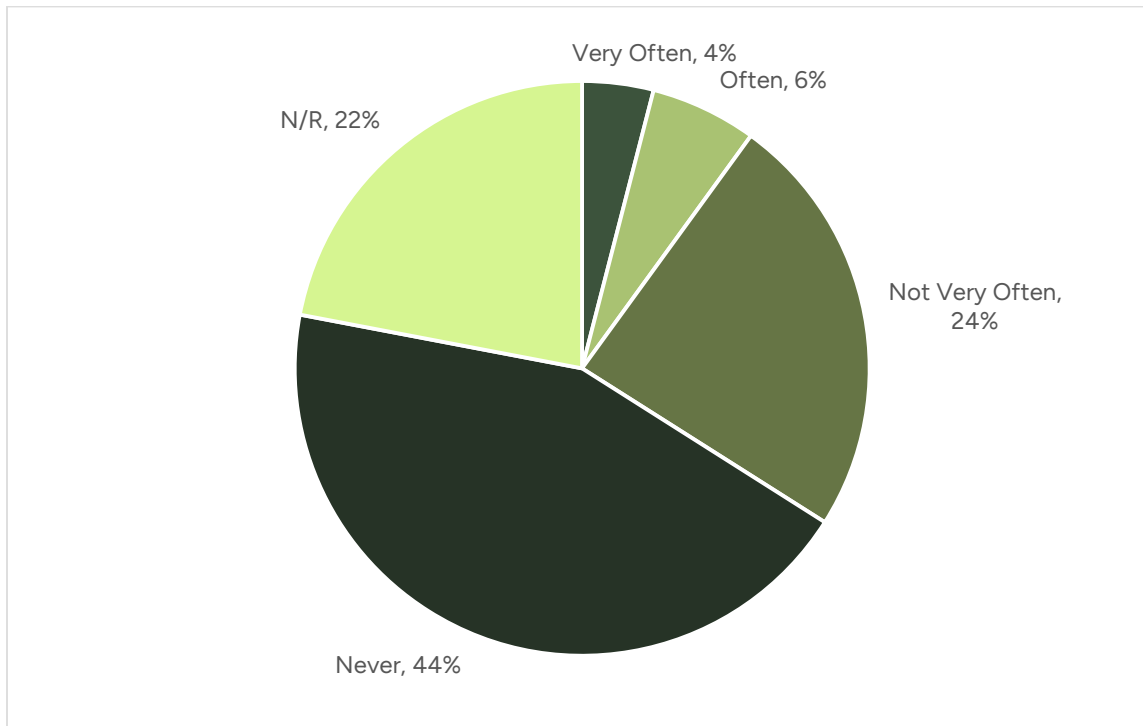


Q6. How often do you think about the fact that the area is a host to Walker's Resource Management Campus?

Respondents were asked about the how top-of-mind is the presence of the Walker Campus when undertaking recreational activities in the area. About 44% (n=22) said that they “Never” think about the presence of Walker Campus. Only five (5) respondents (10%) said that they think about the Walker Campus “Very Often” or “Often” view the area as being host to Walker’s Resource Management Campus.



Figure 7: Frequency of Thinking about the Presence of the Walker Campus

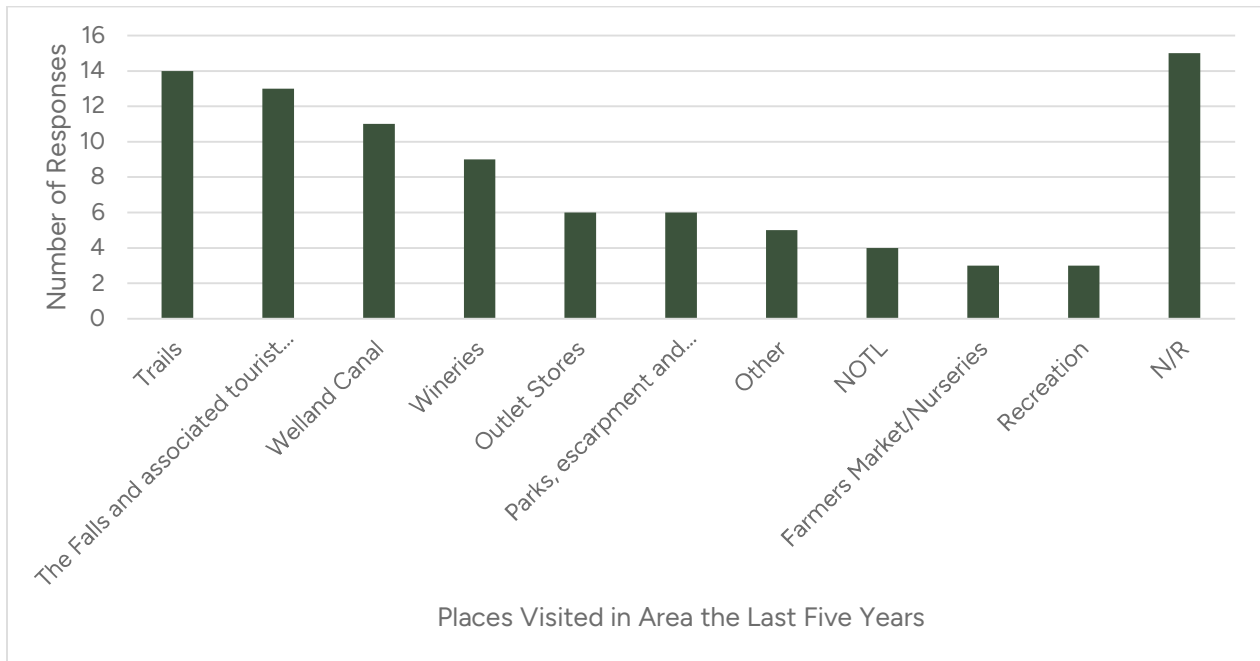


Q7. Over the past 5 years (excluding this trip or visit), what places in the general area have you visited? (Identify names of places)

Recognizing that some respondents also visit other recreational resources in the area near the Walker Campus, they were asked to identify them. Overall, respondents visit many other places in the vicinity of the Walker Campus, the most popular being local trails (16%, n=14), the Falls at the City of Niagara Falls itself with its tourist attractions (15%, n=13), and the Welland Canal (12%, n=11). Not quite as popular were the local wineries (10%, n=9) and outlet stores (7%, n=6).



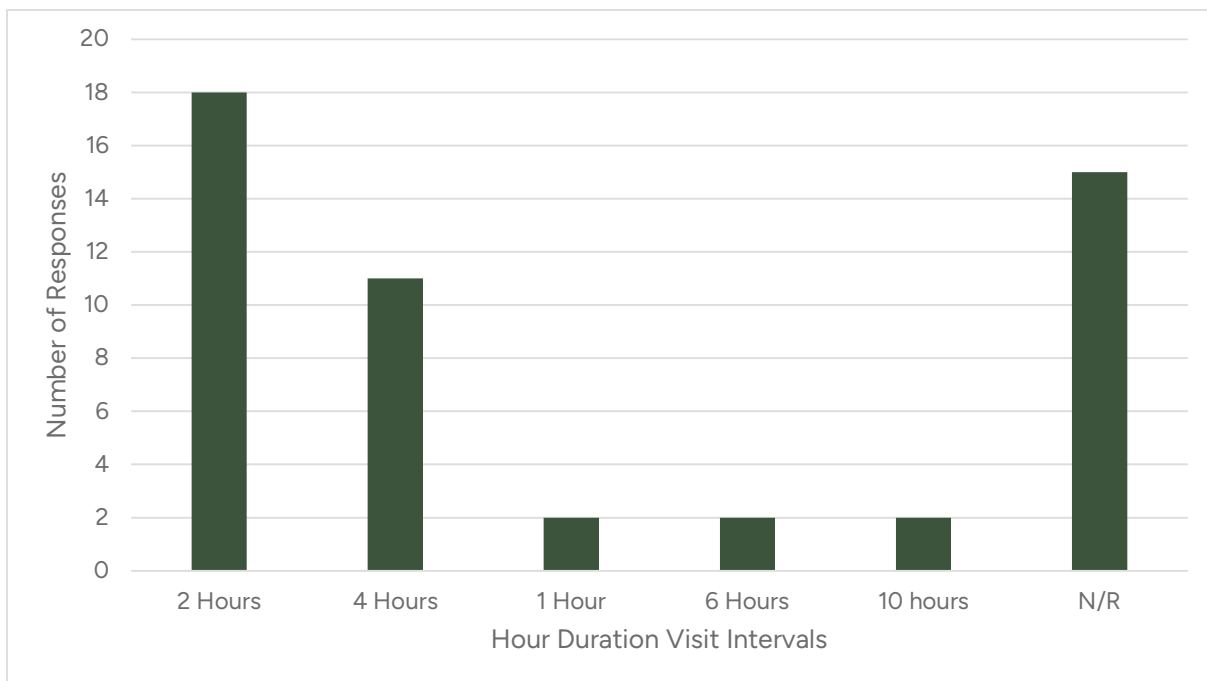
Figure 8: Places Visited in the Area the Last Five Years



Q8. At any one time how long do you usually stay in this area?

The duration of people’s visits to the area was examined. Most respondents (36%, n=18) stay up to 2 hours, while others use the area more quickly and move on. The average time spent in the area was 3.3 Hours.

Figure 9: Hour Duration Intervals in the Area



Q9. What are the two most common outdoor recreational or social activities that you undertake in this area?

People use each location differently. The following summarizes these by recreational resource:

- For the “Bruce Trail, Niagara Escarpment, or other natural areas near the Welland Canal” the most popular outdoor recreational or social activity was Hiking/Walking (27%, n=17).
- For “Gone fishing, biking or walking around the Welland Canal in Thorold or St. Catharines” category, the most popular outdoor recreational or social activity was Cycling (16%, n=8).
- For the “country drives, bike rides or walks along roads near the Walker campus” category, the most popular activities were Cycling (13%, n=7), Country Drives (6%, n=3) and driving to wineries/markets (6%, n=3).
- For the “Visited or otherwise used the Woodend CA” category, the two most popular outdoor recreational or social activities were Nature walks (19%, n=10) and Nature viewing/appreciating (17%, n=9).
- For the “Visited or used sports, social, or recreational clubs near the Walker Campus” category, the most popular outdoor recreational or social activities were Golfing (8%, n=4) and Baseball (4%, n=2) and Soccer (4%, n= 2).
- For the “Visited or otherwise used the Lakeview Cemetery in Thorold” category, the most popular outdoor recreational or social activity was Walking the Dog (6%, n=3). Some people used the cemetery grounds to relax or to learn about local history.
- For the “Other” category, popular activities were Visiting Family and Friends (22%, n=12) and Relaxing/Enjoying outdoors (11%, n=6).

Please note that the “N/R” category was removed from the tables below so the results of the two most common outdoor recreational or social activities could be displayed from each location where people were surveyed.

Use of Bruce Trail, Niagara Escarpment, or other natural areas near the Welland Canal for recreational purposes

Walking the dog	Hiking/ Walking	Nature/ Bird watching	Cycling	Other
2	17	6	5	3
3%	27%	10%	8%	5%

Gone fishing, biking or walking along the Welland Canal in Thorold or St. Catharines

Cycling	Walking	Fishing/ boating	Resting/ enjoying shoreline	Other
8	1	4	2	2
16%	2%	8%	4%	4%



Go for country drives, bike rides or walks along roads near the Walker Campus

Cycling	Country Drive	Drive to outlets	Drive to Wineries/ markets	Drive to get ice cream	Nature viewing
7	3	1	3	2	1
13%	6%	2%	6%	4%	2%

Visited or otherwise used the Woodend Conservation Area

Nature walks	Walking the dog	Nature viewing/ appreciating	Trail access	Jogging
10	3	9	1	2
19%	6%	17%	2%	4%

Visited or used sports, social, or recreational clubs near the Walker Campus

Sports fields - general	Soccer	Baseball	Golfing
1	2	2	4
2%	4%	4%	8%

Visited or otherwise used the Lakeview Cemetery in Thorold

Walking the Dog	Relaxing	Local History
3	1	1
6%	2%	2%

Other

Visiting family and friends	Relaxing/ Enjoying outdoors (Picnics/ play)	Fishing	Shopping	Golf	Other sports/ exercise	Wineries/ Fruit Stands	Casino
12	6	1	5	2	4	4	2
22%	11%	2%	9%	4%	7%	7%	4%

Q10. What are the three main things that currently affect your use or enjoyment of the places you use or visit near the Walker Campus?

As shown on **Figure 10**, respondents provided 110 ways that affect their use and enjoyment of the recreational resources in the vicinity of the Walker Campus.

Things that diminished people’s use and enjoyment were:

- Traffic/road safety concerns (12%, n=13);
- Number of people using the recreational resources (10%, n=11);
- Air quality/odour (7%, n=8);
- Noise (4%, n=4);



- Road conditions (3%, n=3).

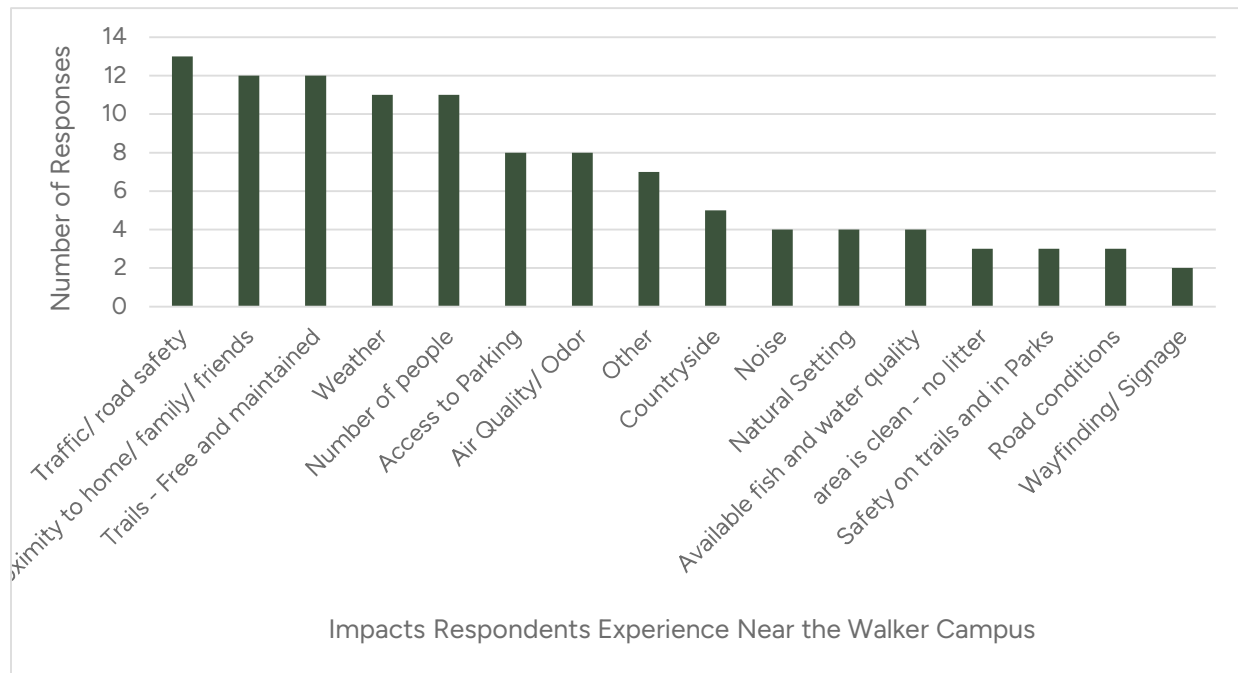
Things that enhanced people’s use and enjoyment of the places they visit near the Walker Campus were:

- Proximity to home, family and friends (11%, n=12);
- Quality of the Trails (11%, n=12);
- Access to parking (7%, n=8);
- Countryside surroundings (5%, n=5);
- Natural Setting (4%, n=4);
- Available fish and water quality (4%, n=4);
- Cleanliness/no litter (3%, n=3);
- Safety on the Trails (3%, n=3).

More neutral influences on peoples use and enjoyment of the places they visit near the Walker Campus were:

- Weather conditions (10%, n=11);
- Wayfinding/Signage (2%, n=2).

Figure 10: Sources of Impacts to Use and Enjoyment of Recreational Resources



Q11. Has the presence of ongoing waste management and quarrying activities at the Walker Campus affected where and how you currently use and enjoy this area for outdoor recreational purposes?



The majority of the respondents (62%, n=31) indicated that the presence of ongoing waste management and quarrying activities at the Walker Campus does not affect where and how they currently use and enjoy the area for recreational purposes.

About 36% (n=18) indicated that the Walker Campus does affect where and how they currently enjoy the area for recreational purposes.

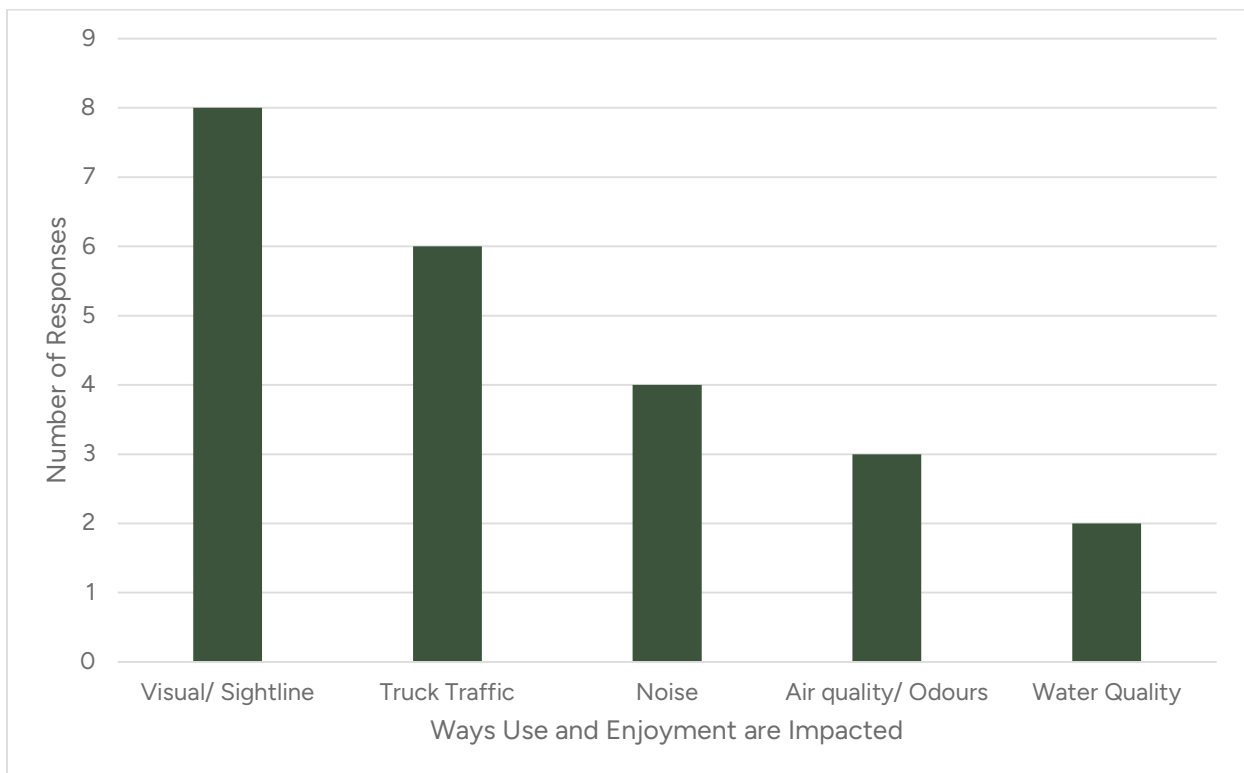
Table 5: Impact of Activities at the Walker Campus on Recreational Use and Enjoyment

Yes	18	36%
No	31	62%
No Response (N/R)	1	2%
Total	50	100%

Q12. If YES, in what ways has your use and enjoyment of this area been affected?

The 18 respondents that responded in the affirmative (i.e., Yes), were asked to describe the nature of the impact on their use and enjoyment of recreational resources in the area. These are shown on **Figure 11**. Overall, the impacts are all nuisance related and included Visual/Sightline (35%, n=8), Truck Traffic (26%, n=6), Noise (17%, n=4), Air Quality/Odours (13%, n=3) and Water Quality (9%, n=2%).

Figure 11: Impacts to Use and Enjoyment of Recreational Resources



Q13. Understanding that Walker plans to develop the next phase of its landfill in the adjacent mined out portion of its quarry, would this change your image of this area?



The vast majority of respondents (94%, n=47) indicated that the South Landfill Phase 2 Project would have no impact on their image of the area. Only two (2) respondents indicated that the image of the area might change.

Table 6: Potential for a Change in the Image of the Area near the Walker Campus

Yes	2	4%
No	47	94%
No Response	1	2%
Total	50	100%

Q14. If YES, in what ways would your image of this area change?

The two respondents who responded in the affirmative (i.e., Yes) in question 13 noted that the area would become more industrialized.

Q15. With the understanding that Walker plans to develop the next phase of its landfill in the adjacent mined out portion of its quarry do you foresee yourself doing anything differently in the future should Walker's plans be implemented?

Most of the respondents (94%, n=47) indicated that they do not foresee themselves doing anything differently in the future if the South Landfill Phase 2 Project was to be approved. Only two (2) respondents indicated that their activities or behaviours might change.

Table 7: Potential Changes in Behaviours

Yes	2	4%
No	47	94%
No Response	1	2%
Total	50	100%

Q16. If YES, what might you do differently?

The two respondents who responded in the affirmative (i.e., Yes) in question 15, noted the things they would do differently are 1) being more vigilant and keeping kids away from the road with truck traffic, and 2) would strive to learn more about Walker Industries.

Q17. If the South Landfill Phase 2 Project were to proceed, what might be the most important thing you would want Walker Environmental Group to know? What is the most important concern or comment you have regarding this Project?

As shown in **Figure 12**, respondents provided 50 items that they wanted Walker Environmental to know (through this survey) about the South Landfill Phase 2 Project, if it were to proceed. These included matters relating to:

- Protecting the Local Environment (40%, n=20) (e.g. protect air and water quality, protecting/conserving farmland, undertaking nuisance control (e.g. focused on odour, noise, and gulls)).
- Road Safety/traffic (20%, n=10) (e.g. patrol roads for speeding trucks, keep garbage trucks on designated routes).



- N/R (14%, n=7) (e.g. did not provide an answer to this specific question).
- Invest in community (16%, n=8) (e.g. investing in local sports team and more trails to be built, pay taxes to contribute to local economy, and being a sponsor for local community events).
- Rehab Infrastructure (6%, n=3) (e.g. components at the existing Walker Campus).
- Educational Awareness (2%, n=1) (e.g. educate the general public regarding the services Walker currently provides).
- Protect Property Values (2%, n=1).

Some of the respondents had the following comments or questions:

“Keep garbage trucks off rural roads”

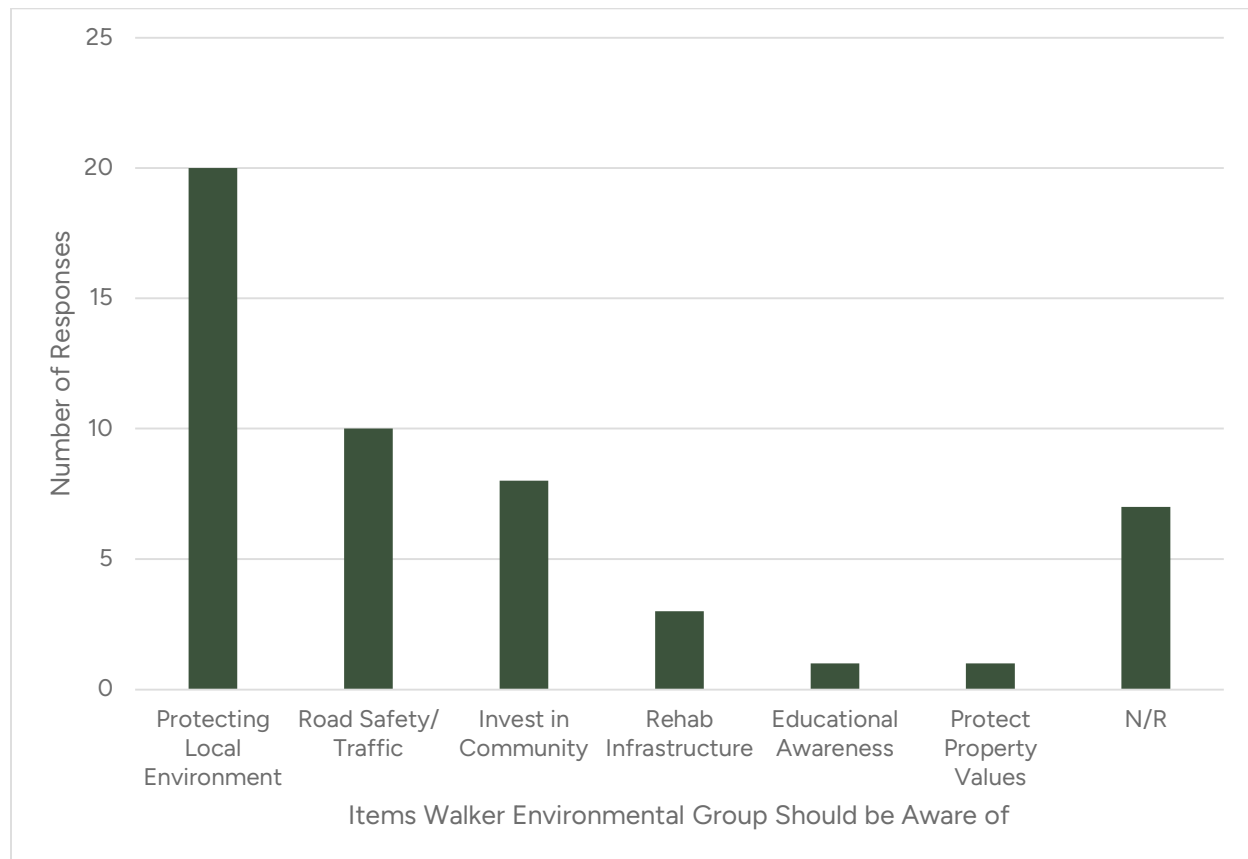
“Sometimes I smell rotting garbage or compost – but this is not often”

“Reclaim the site in a progressive manner”

“Manage traffic on Taylor Road, sometimes dangerous to enter Woodend CA”

“What is the total effect of a new quarry and landfills together?”

Figure 12: Most Important thing Walker Should Know



Q18. What is your age?

The age range for people surveyed was between 22 to 68 years old with the average age being 41 years old. Two (2) individuals did not provide an age.

Q19. What is your gender?

For the respondents that provided their input for the recreational survey, 40% (n=20) of respondents identified as male, 56% (n=28) identified as female, and 4% (n=2) provided N/R for their gender.

Table 8: Breakdown of Respondents by Gender

Gender	Total Number of Respondents	Percentage
Male	20	40%
Female	28	56%
N/R	2	4%

4.0 Summary and Conclusion

As part of the Social Assessment for Walker’s EA for the South Landfill Phase 2 Project, SLR completed a Recreational Day User Survey of local residents/day users, and tourists or occasional users that utilize parks, trails, conservation areas, and open spaces near the Walker Campus. Fifty (50) in-person surveys were conducted during the Summer of 2025. Results indicate that recreational use in the vicinity of the Walker Campus is largely driven by local residents who visit the area primarily for walking, hiking, cycling, and other outdoor activities (e.g. boating, fishing, bird watching). The Niagara Escarpment, local walking/hiking trails, the Falls, and natural landscapes were consistently identified as defining features of the area. Recreational users largely value the area for its trails, green spaces, and natural features.

Overall, most respondents indicated that existing waste management and quarrying activities do not affect their recreational use or enjoyment of the area, and the majority stated that the proposed South Landfill Phase 2 Project would not change the image of the area nor change how or where they undertake the recreational activities.



5.0 Closure

Ongoing communication, the implementation of appropriate mitigation measures, and transparent reporting of monitoring results will be important to maintaining public confidence and ensuring that people can continue to use and enjoy the recreational resources near the Walker Campus.

Regards,

SLR Consulting (Canada) Ltd.

DRAFT

Matthew Gasser
Environmental/Regulatory Coordinator

DRAFT

Tomasz Wlodarczyk
Senior Advisor, Environmental Management,
Planning and Approvals





Annex A Recreational Field Survey

DRAFT – Recreational Day User Survey Summary

South Landfill Phase 2

Walker Environmental Group

SLR Project No.: 209.099032.00001

June 19, 2026

Walker South Landfill (Phase 2) Social Assessment Recreational Day User Survey

Location: _____ Site #: _____ Survey #: _____
Weather: _____ Date: _____ Time of Day: _____

Introduction

Hello, my name is _____ and I am with SLR Consulting (Canada) Limited. We are an environmental consulting firm that has been retained by Walker Environmental Group (Walker) to interview people who use various areas near the Walker Resource Management Campus in the City of Niagara Falls for recreational purposes. We are particularly interested in how you use and enjoy these recreational amenities and how the development of the next phase (Phase 2) of the existing South Landfill might affect your activities. Our discussion today will only take approximately 10 - 15 minutes of your time.

1. Where is your permanent residence (i.e., City, Town or Township)?

- Niagara Falls* *Elsewhere in Niagara Region*
 Niagara-on-the-Lake *Other (specify) _____*
 Thorold
 St. Catharines

2. Do you consider yourself a **tourist / visiting day user** to this area (show a map) or are you a **local resident and day user** of this area?

- Tourist or an Occasional User* *Local Resident / Day User* *Other* _____

FOR RESPONDENTS CLASSIFYING THEMSELVES AS TOURISTS OR OTHER CONTINUE INTERVIEW WITH ALL QUESTIONS.

FOR RESPONDENTS CLASSIFYING THEMSELVES AS NON-TOURISTS CONTINUE INTERVIEW AT QUESTION 9

ASK IF THE RESPONDENT WOULD LIKE TO KNOW MORE ABOUT THE WALKER'S PLANS, AND IF YES, PROVIDE THE FOLLOWING BACKGROUND. OTHERWISE, CONTINUE WITH INTERVIEW.

BACKGROUND

Walker is seeking approval from the Province and others to develop the next phase of its existing South Landfill located at the Walker Resource Management Campus (Campus), in Niagara Falls.

Walker has been operating the South Landfill at its Campus since 2009, providing safe, reliable, and affordable disposal capacity for solid, non-hazardous waste to its customer base within the City of Niagara Falls, the Regional Municipality of Niagara, and the Province of Ontario.

The South Landfill is expected to reach its approved maximum capacity sometime between 2029 and 2031. The proposed Phase 2 of the South Landfill would allow continued operations and 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 customers.

Walker is proposing to continue landfilling to the east of the existing South Landfill (Phase 1) within the area currently used by Walker for quarrying. It is located entirely within the City of Niagara Falls.

Once approvals for the South Landfill (Phase 2) are obtained and quarrying ceases, development of the landfill could start. It will have the following physical and environmental protection infrastructure:

- A 3 m thick bottom liner to protect the environment
- Internal access roads;
- An area where material arriving at the site can be weighed and inspected;
- A buffer area around the landfill, where waste will not be deposited;
- Landfill gas collection and management infrastructure;
- Leachate (water that has contacted waste) collection and management infrastructure
- Environmental monitoring equipment and installations (e.g. groundwater monitoring wells)

The haul route bringing wastes to the site will remain the same as the current haul route and will utilize the same entrance off Taylor Road.

Regular operation will continue in the same way as at the existing South Landfill, with care taken to minimize effects on the environment and surrounding neighbours. Walker will comply with relevant regulations under Ontario's *Environmental Protection Act* and enforced by the Ministry of the Environment, Conservation and Parks (MECP). Walker will also fulfill any commitments to mitigation identified in its EA.

Walker will also continue to support local community initiatives and continue being a good neighbour.

3. Have you heard a great deal, something, very little or nothing about this initiative?

- Great Deal*
- Something*

- Very Little*
- Nothing*

**DO YOU WISH TO CONTINUE WITH THIS INTERVIEW AT THIS TIME?
IF YES, CONTINUE.
IF NO, RETAIN NUMBERED SURVEY**

4. When you think about this part of the City of Niagara Falls , what is the first thing or image that comes to mind?

5. Do you consider the general area surrounding the Walker Campus, a very attractive, somewhat attractive, somewhat unattractive or a very unattractive place to visit as a tourist or as an occasional visitor?

- Very attractive*
- Somewhat attractive*

- Very unattractive*
- Somewhat unattractive*

6. When visiting here, how often do you think about the fact that the area is the host to Walker's Resource Management Campus that includes a public waste drop-off area, operating landfill, a composting facility, and renewable energy facility and an operating quarry ? Would you say very often, often, not very often or never?

- Very often*
- Often*

- Not very often*
- Never*

7. Over the past 5 years (excluding this trip or visit), what places in this general area have you visited? (*Identify names of places*)

This is a first visit

8. At any one time, how long do you typically stay in this area? *(fill in appropriate number of days or hours)*

	<i>Number of Days</i>
	<i>Number of Hours</i>

CONTINUE FOR ALL RESPONDENTS, INCLUDING LOCAL RESIDENTS AND DAY USERS

9. What are the two most common outdoor recreational or social activities that you undertake in this area? *DO NOT READ EXAMPLES UNLESS ASKED FOR CLARITY*

CATEGORIES AND EXAMPLES	ACTIVITIES IDENTIFIED BY RESPONDENT
<input type="checkbox"/> <i>Used the Bruce Trail, the Niagara Escarpment, other trails or natural areas near the Welland Canal for recreational purposes (Codes 3, 5, 6 and 8)</i>	<hr/> <hr/>
<input type="checkbox"/> <i>Gone fishing, biking or walking along the Welland Canal in Thorold or St. Catharines (Codes 5 and 6)</i>	<hr/> <hr/>
<input type="checkbox"/> <i>Go for country drives, bike rides or walks along roads near the Walker Campus (Code 1)</i>	<hr/> <hr/>
<input type="checkbox"/> <i>Visited or otherwise used the Woodend Conservation Area (Code 4)</i>	<hr/> <hr/>
<input type="checkbox"/> <i>Visited or used sports, social, or recreational clubs near the Walker Campus (Codes 7, 9 and 10)</i>	<hr/> <hr/>
<input type="checkbox"/> <i>Visited or otherwise used the Lakeview Cemetery in Thorold (Code 2)</i>	<hr/> <hr/>
<input type="checkbox"/> <i>Other</i>	<hr/>

10. What are the three main things that currently affect your use or enjoyment of the places you use or visit near the Walker Campus? *PROBE AND CLARIFY IF REQUIRED.*

- 1. _____
- 2. _____
- 3. _____

11. Has the presence of ongoing waste management and quarrying activities at the Walker Campus affected where and how you currently use and enjoy this area for outdoor recreational purposes?

- Yes No

12. If YES, in what ways has your use and enjoyment of this area been affected? *PROBE AND CLARIFY IF REQUIRED.*

13. With the understanding that Walker plans to develop the next phase of its landfill in the adjacent **mined out** portion of its quarry, would this change your image of this general area?

- Yes No

14. If YES, in what ways would your image of this area change? *PROBE AND CLARIFY IF REQUIRED.*

15. With the understanding that Walker plans to develop the next phase of its landfill in the adjacent **mined out** portion of its quarry, do you foresee yourself doing anything differently in the future should these plans be implemented ?

- Yes No

16. If YES, what might you do differently? PROBE AND CLARIFY IF REQUIRED.

17. If the South Landfill (Phase 2) Project were to proceed, what might be the most important thing you would want Walker Environmental Group to know? What is the most important concern or comment you have regarding this project?

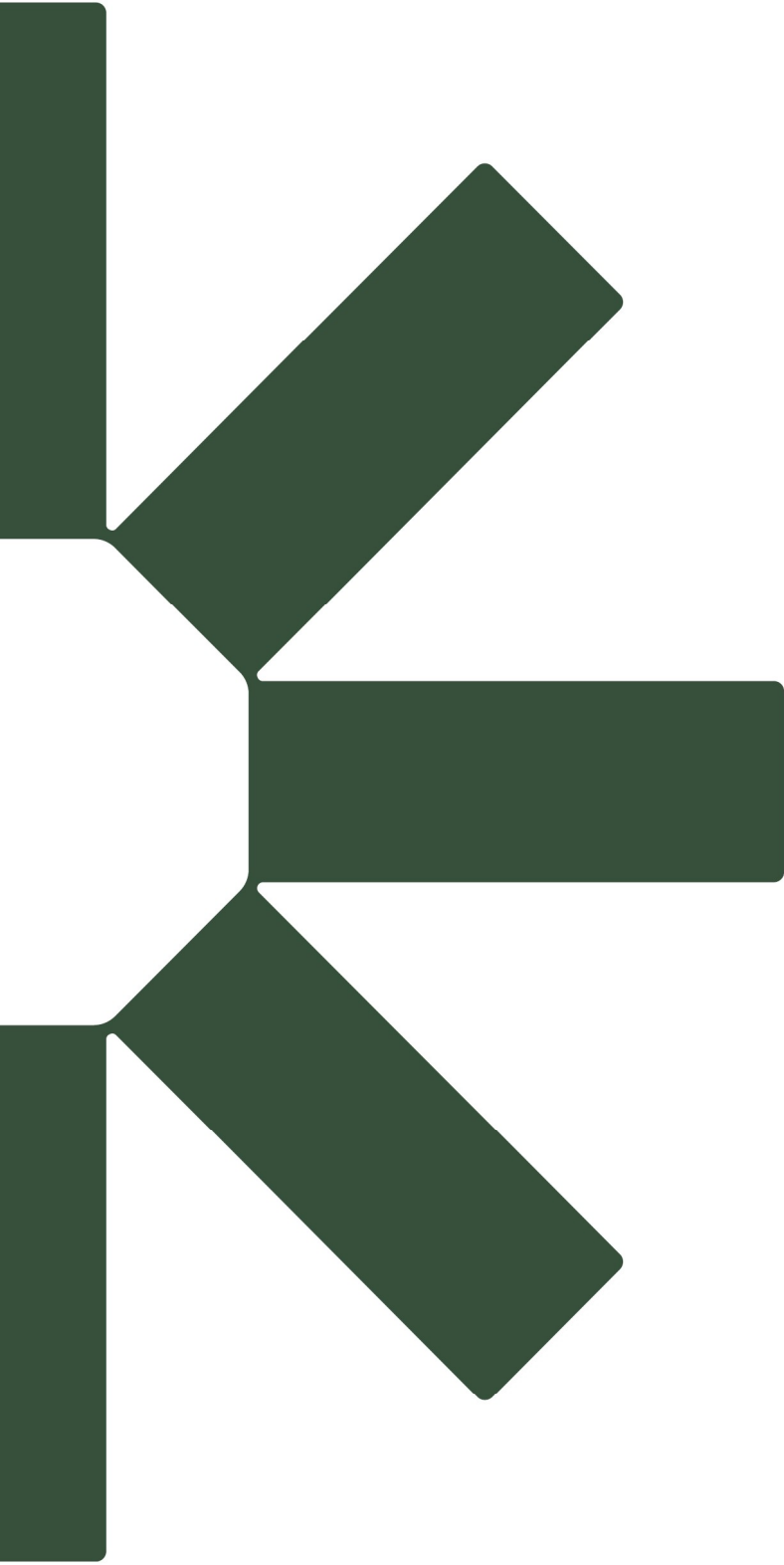
Optional Questions (Respondent does not need to answer)

18. What is your age? _____

19. Male or Female (By Observation)?

Male Female

Site Codes (For Interviewers Only)	
Survey Location	Code
Ten Mile Creek Trail (at Walker Campus)	1
Lakeview Cemetery (old and new)	2
Bruce Trail / Niagara Escarpment (at Garner Road)	3
Woodend Conservation Area – Permission Required	4
Bruce Trail / Niagara Escarpment (at Welland Canal Parkway)	5
Niagara Canal Parkway (at Lock 7 Thorold)	6
McMillan Park (Thorold)	7
Beaver Dams Creek (Open Spaces along the Creek)	8
Shriners Woodlot Park	9
Niagara Sports and Social Club (Outdoor Sports Fields) - Permission Required	10



Making Sustainability Happen



Appendix B Site Neighbour Survey Protocol

DRAFT - Social Environment Existing Condition Report

Walker South Landfill Phase 2 Environmental Assessment

Walker Environmental Group

SLR Project No.: 209.099032.00001

June 19, 2026

Walker South Landfill (Phase 2) Site Neighbour Survey Plan

1.0 Neighbour Survey Plan

1.1 Proposed Survey Area

In preparing the Walker South Landfill (Phase 2) Site Neighbour Survey, the survey area was defined as described in Table 1 below, with Figure 1 illustrating these areas. These areas have been defined for the purpose of the socio-economic assessment as a sub-set of the Local Study Area (LSA).

Table 1: Proposed Survey Area

Description	Rationale
<p>The South Landfill (Phase 2) Site Neighbour Survey will be administered to households and businesses located in the area depicted in several clusters on Figure 1. These clusters coincide with the “Common Receptors” identified for the socio-economic assessment.</p> <p>These clusters are generally located:</p> <ul style="list-style-type: none"> • along or north of Warner Road • along or north of Mountain Road • along Garner Rd. north of Thorold Stone Road • along Kalar Road north of Thorold Stone Road, including homes backing onto Kalar Road within the residential subdivision. • east of Thorold Townline Rd • along Thorold Stone Rd. between the Thorold Tunnel and Kalar Road. 	<ul style="list-style-type: none"> • Includes rural residences, farming operations and businesses within at least 1000 m of the proposed South Landfill (Phase 2) footprint boundary. This areas includes the site neighbours most likely to experience impacts related to noise, dust, odour traffic and visual intrusion from the Project. • Residences, farming operations and businesses outside the 1000 m area from the South Landfill (Phase 2) footprint boundary have been included to be include neighbours of those within the 1000 m area and/or selected residences, farming operations or businesses where visual impacts might occur (e.g., those backing onto Kalar Road).

1.2 Approach to Survey Implementation

The overall approach to survey implementation involves the following tasks:

1. Preparation of a drop-off / mail-back package which would include the following:
 - a. A cover letter from Walker (on Walker letterhead);
 - b. An instruction sheet;
 - c. The questionnaire (in hardcopy);
 - d. A stamped self-addressed envelope;
 - e. Contact information for Walker employee in the case anyone taking the survey has further questions;

- f. Optional request for information from the owner or occupant to join the contact list and get further updates regarding the Project.

The outside envelope of the package will be addressed to the “Owner or Occupant” and shall indicate the contents “**Important Survey Regarding the Walker South Landfill (Phase 2) Project Environmental Assessment – Please Do Not Discard.**”

2. Printing the questionnaire single sided to facilitate its completion. For security and tracking purposes, the survey package and corresponding envelope will have a unique identifying number linked to the drop off address. This measure will help to ensure that original questionnaires are returned and will help avoid the possibility of multiple surveys from a single respondent. When dropping off the survey, the number dropped off and the address the survey was dropped off to will be recorded on a tablet.
3. The existing Walker Environmental Group office address will be used for the return envelope in order to assist in ensuring confidentiality, avoiding a cost for the respondents, and reducing the cost for non-returned surveys. The reply envelop will have postage-paid metered stamps.
4. The drop-off will be undertaken by a representative from Walker and SLR. The staff members will have a detailed street map and shall personally deliver the package to each door and/or mailbox in the survey area. The packages will be left in the mailbox or between the front doors of each house or business. Each address will be documented as a “drop/location” and if not dropped, the reason will be recorded.
5. In order to remind respondents about the survey and encourage people to complete it, a follow-up will be undertaken by SLR or Walker staff by reminder cards which would be dropped off at each location that received a drop-off / mail back package.

All returned mail questionnaires will be data entered by Walker staff into an Excel based spreadsheet developed by SLR. SLR would undertake the coding and analysis of the data.

1.3 Detailed Drop-Off Protocol

The following will be done during each drop-off event:

- Confirm date and time of the drop-off event with the SLR and Walker teams to ensure weather and timing are appropriate and do not conflict with other potential Walker and EA team activities;
- Review the Health and Safety requirements with the attending staff prior to undertaking the drop-off;
- Inform the SLR and Walker Project Managers in a prompt manner prior to commencement of drop-offs;
- Display name tag and affiliation on outerwear;
- Begin the drop-off process. Given this area for survey distribution, it is expected that most of the work will be done “on foot”.
- If approached by anyone on the property, exiting or entering a vehicle or place of business, clearly identify yourself at a distance if possible. Ask permission to drop-off the package, and explain the reason for the survey and encourage participation;

- Document all comments made during personal interactions, and thank the participant. If requested, provide the Walker team’s contact information and/or a business card from an OPG representative.
- Upon completion of drop-off event, document each property and address as a “drop/location” and if not dropped, the reason will be recorded.

2.0 Survey Instrument

The Site Neighbour Survey is comprised of 5 different sections and a total of 35 questions. The survey package is included in **Annex A**.

- **Section 1:** Consists of 11 questions (1-11) and seeks to understand the characteristics of the household and community near the Walker site;
- **Section 2:** Consists of 2 questions (12-13) and looks to understand how outdoor activities are enjoyed by the site neighbours
- **Section 3:** Consists of 12 questions (14-25) and examines what in the neighbourhood which influences how the resident use or enjoy their property and their satisfaction in living in the community.
- **Section 4:** Consists of 8 questions (26-33) and will only be completed if there is a business or farm run at the property.
- **Section 5:** Consists of 2 questions (34-35) and asks the site neighbours for input to ensure that the residents are satisfied with living or working in the community if the Phase 2 of the South Landfill Project proceeds.



Annex A Site Neighbour Survey

Walker South Landfill (Phase 2) Site Neighbour Survey Plan

Walker Environmental Group

SLR Project No.: 209.099032.00001

June 19, 2026

Site Neighbour Survey

South Landfill (Phase 2) Project Environmental Assessment



This survey is an opportunity for you to provide your input on the South Landfill (Phase 2) Project Social and Economic Assessments

Dear Resident:

Walker Environmental Group (Walker) invites you to participate in the social and economic assessments of the proposed South Landfill Phase 2 Project. Walker has retained the consulting firm SLR Consulting (Canada) Ltd. (SLR) to survey residents near the proposed site. The social and economic assessments are part of a Comprehensive Environmental Assessment (EA) process in accordance with Ontario's *Environmental Assessment Act*, administered by the Ontario Ministry of Environment, Conservation and Parks (MECP).

Why complete this survey?

By completing this survey, you will be providing Walker and SLR with information on how you use and enjoy your property and the things that members of your household do in your neighborhood.

This is important information to ensure that the South Landfill (Phase 2) Project takes into account how you and your neighbourhood might be affected such that Walker can design the Project and take other steps to avoid and mitigate adverse effects.

The purpose of this survey is to understand:

- the characteristics of your household;
- how you and members of your household use and enjoy your property on a day-to-day basis;
- your overall satisfaction with living in your neighbourhood;
- your opinion on whether and how the existing quarry site and ongoing operations at Walker's Resource Management Campus has affected your current use and enjoyment of your property;
- whether, and how the effects associated with the South Landfill (Phase 2) change the way you use and enjoy your residential property, your home business or your farming activities and your neighbourhood; and,
- your ideas on how Walker can design the Project and take other steps to avoid and mitigate adverse effects.

Site Neighbour Survey

South Landfill (Phase 2) Project Environmental Assessment



Individual responses will be kept strictly confidential, and your name or address will not be used in the report. The responses we receive from you and others in your neighbourhood will be combined and reported together.

About the South Landfill (Phase 2) Project

Walker is seeking approval from the Province and others to develop the next phase of its South Landfill (Phase 2) located at the Walker Resource Management Campus (Campus), in Niagara Falls.

Walker has been operating the South Landfill at its Campus since 2009, providing safe, reliable, and affordable disposal capacity for solid, non-hazardous waste to its customer base within the City of Niagara Falls, the Regional Municipality of Niagara, and surrounding municipalities.

The current phase of the South Landfill is expected to reach its approved maximum capacity sometime between 2029 and 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 residents and businesses have access to essential residual waste disposal services.

For more information, feel free to visit Walker South Landfill Phase 2 Project Website at:

www.southlandfillphase2.com

Where is the South Landfill (Phase 2) site?

Walker is proposing to develop Phase 2 the east of the existing South Landfill (Phase 1) within the area currently used by Walker for quarrying. It is located entirely within the City of Niagara Falls:

- East of Taylor Road
- West of Garner Road
- South of Mountain Road
- North of Thorold Stone Road.

Site Neighbour Survey

South Landfill (Phase 2) Project

Environmental Assessment



Figure 1: Location of the Walker Campus and Proposed South Landfill (Phase 2)

How would the South Landfill (Phase 2) be constructed and operated?

Once approvals for the South Landfill (Phase 2) are obtained, the development of the landfill could start. It will have the following physical and environmental protection infrastructure:

- Internal access roads;
- An area where material arriving at the site can be weighed and inspected;
- A buffer area around the landfill, where waste will not be deposited;
- Landfill gas collection and management infrastructure;
- Leachate (water that has contacted waste) collection and management infrastructure such as an engineered bottom liner
- Environmental monitoring equipment and installations (e.g. groundwater monitoring wells);
- The haul route bringing wastes to the site will remain the same as the current haul route, with a new entrance off Taylor Road.

Site Neighbour Survey

South Landfill (Phase 2) Project Environmental Assessment



Regular operation will continue in the same way as at the existing South Landfill, with care taken to minimize effects and the environment and surrounding neighbours. Walker will comply with relevant regulations under Ontario's *Environmental Protection Act* and enforced by the MECP. Walker will also fulfill any commitments to mitigation identified in its EA.

Walker will also continue to support local community initiatives and continue being a good neighbour.

How much have you heard already?

1. Have you heard a great deal, something, very little, or nothing about the South Landfill Expansion?

<input type="checkbox"/>	A Great Deal	<input type="checkbox"/>	Something
<input type="checkbox"/>	Not Very Much	<input type="checkbox"/>	Nothing

2. Have you attended any of Walker's Consultation Opportunities (Open Houses) or contacted Walker staff directly to learn more about the South Landfill (Phase 2) Project?

<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
--------------------------	-----	--------------------------	----

3. Have you visited the Walker Resource Management Campus to take advantage of the services offered at the Waste & Recycling Drop-off Depot located at 3879 Thorold Townline Road?

<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
--------------------------	-----	--------------------------	----

Please return a completed survey in the enclosed stamped self-addressed envelope by

January 15, 2025

Only one original survey per household will be accepted.

PLEASE COMPLETE THE SURVEY QUESTIONS BELOW

Section 1: Characteristics of Your Household

The following questions will help us to understand the characteristics of your household and community. (For the purposes of this survey, “property” includes the lands where you reside, operate a home business, or farm and at which you received the survey).

1. Which municipality within Niagara Region is your property located?

City of St. Catharines
City of Thorold

Town of Niagara-on-the-Lake
City of Niagara Falls

2. How long have you lived at this property?

Less than 2 years
2 – 10 years

11 – 20 years
more than 20 years

3. If this property was owed by another member of your family before you, how many years in total has this property been in your family?

Years

4. Do you rent or own this property?

Own

Rent

5. If you OWN, do you rent any portion of this property to someone else?

Yes

No

Site Neighbour Survey

South Landfill (Phase 2) Project

Environmental Assessment



6. IF YES: how is this rental portion used?

Residential Business Other _____

7. How many people currently live at this property?

One (1)
 Two (2)
 Three (3) More than Three _____

8. How many children aged 18 or less currently live at this property?

None
 One (1)
 Two (2)
 Three (3) More than Three _____

9. How many adults aged 65 or more currently live at this property?

None
 One (1)
 Two (2)
 Three (3) More than Three _____

10. How many people currently living at this property identify as an Indigenous person?

None
 One (1)
 Two (2)
 Three (3) More than Three _____

Site Neighbour Survey

South Landfill (Phase 2) Project

Environmental Assessment



11. Is there anyone currently living or working at this property that you consider to be particularly vulnerable or sensitive to potentially disruptive activities in your neighbourhood (e.g. noise, dust, traffic, lighting)?

Yes No

If yes, please explain.

Section 2: Outdoor Activities at your Property and your Neighbourhood

The following questions will help us to understand how you and other members of your household use your residential property and other areas in your neighbourhood for outdoor personal or household activities.

12. Please list or describe the main ways in which you and other members of your household use your residential property for outdoor activities (e.g., BBQs, swimming, vegetable gardening).

- a) _____
- b) _____
- c) _____
- d) _____
- e) _____

Site Neighbour Survey

South Landfill (Phase 2) Project

Environmental Assessment



13. Please list or describe the main ways in which you and other members of your household use the amenities in your neighbourhood for outdoor activities (e.g., cycling or walking) and their location (along Mountain Road).

Neighbourhood Activity	Location
1.	
2.	
3.	
4.	
5.	

Section 3: Your Neighborhood and Walker's Operations

The following questions will help us to understand things in your neighbourhood that influence how you use or enjoy your property and how satisfied you are with living here.

14. In general, how satisfied are you with living in your neighbourhood?

<input type="checkbox"/>	Very Satisfied	<input type="checkbox"/>	Somewhat Satisfied
<input type="checkbox"/>	Not Very Satisfied	<input type="checkbox"/>	Not at all satisfied

15. Over the past five (5) years, what major changes (if any) in your neighbourhood have you noticed? A major change would be something very noticeable in your neighbourhood or something that has influenced how you use and enjoy your property.

1. _____
2. _____
3. _____

Site Neighbour Survey

South Landfill (Phase 2) Project

Environmental Assessment



16. In your day-to-day living, how often do you think about the fact that you live near Walker's Resource Management Campus, including the existing South Landfill (Phase 1) site and operating quarry?

<input type="checkbox"/>	All the time	<input type="checkbox"/>	Never
<input type="checkbox"/>	Not Very Often	<input type="checkbox"/>	Often

17. Has the presence and activities undertaken at Walker's Resource Management Campus affected your use and enjoyment of your residential property?

<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Sure / Prefer Not to Answer
--------------------------	-----	--------------------------	----	--------------------------	---------------------------------

18. If YES: in what ways has your use and enjoyment of your residential property been affected? **AND / OR** Have you or members of your household done anything differently at this property because of Walker's operations?

1. _____
2. _____
3. _____

19. In the past five (5) years, have you considered moving from this property?

<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not Sure / Prefer Not To Answer
--------------------------	-----	--------------------------	----	--------------------------	---------------------------------

20. If YES: What are the main reasons that you had considered moving?

1. _____
2. _____

21. If NO: What are the main reasons for remaining at this property?

1. _____
2. _____

Site Neighbour Survey

South Landfill (Phase 2) Project

Environmental Assessment



Once approvals to proceed with the South Landfill (Phase 2) have been obtained from regulators, there will be further work undertaken to convert the current quarry site into a fully regulated landfill. Beginning in about 2030 the site would begin operations, that is: the acceptance and placement of wastes into the constructed landfill.

22. Considering how you use and enjoy your property today, do you anticipate that your use or enjoyment of your residential property will change as a result from the South Landfill (Phase 2) Project?

Yes No Not Sure / Prefer Not To Answer

23. If YES: How might your use and enjoyment of your residential property be affected? **AND / OR** What might you or members of your household do differently at this property than today?

1. _____
2. _____

24. Considering your neighbourhood today, do you anticipate that your overall satisfaction with living here will change as a result from the South Landfill (Phase 2) Project?

Yes No Not Sure / Prefer Not To Answer

25. If YES, To what extent do you anticipate that your level of satisfaction with your neighbourhood will change?

Somewhat Less Satisfied Much Less Satisfied
 Somewhat More Satisfied Much More satisfied

Section 4: Home-Based Business or Commercial Farming

ONLY COMPLETE THIS SECTION IF YOU RUN A BUSINESS OR FARM AT THIS PROPERTY.

26. Is this property used for a home-based business or a commercial farming operation?

Home-based
Business

Commercial Farming
Operation

Both

27. If YES: How long has your business or framing operation operated at this address?

Less than 2 years

2 – 10 years

11 – 20 years

More than 20 years

28. How many people currently work at this location on a daily basis?

Please estimate number of Full Time Equivalent (FTE) employees.

For example, if you have two employees that both work half the week, that would be one FTE employee.

_____ FTE employees

29. Please briefly describe your business operation at this property (e.g., types of services offered, goods manufactured or sold, and/ types of crops grown, types of livestock etc.)

Site Neighbour Survey

South Landfill (Phase 2) Project

Environmental Assessment



30. Do you have any plans for expanding or changing your business or farming operation at this location?

Yes No

31. If YES, please briefly design your plans for expansion or other changes.

32. Do you anticipate that your business or farming operations will change as because of the South Landfill (Phase 2) Project?

Yes No Not Sure / Prefer Not to Answer

33. If YES: What might you do differently with your business or farming operation because of this project?

Section 5: Your Ideas

Walker Environmental Group would like to hear your ideas on what we could do to help ensure that you are satisfied with living and/or working here while the South Landfill (Phase 2) operates

34. What suggestions or considerations can you offer Walker so you can continue to use and enjoy your property as you do currently?

Site Neighbour Survey
South Landfill (Phase 2) Project
Environmental Assessment



35. What suggestions or considerations can you offer Walker so you are satisfied with living in your neighbourhood as you are today or better?

Thank you for your participation.

**Please return this survey
in the enclosed stamped self-addressed envelope by**

January 15, 2025

Or dropped-off at the Walker Head Office (Reception) at

2800 Thorold Townline Rd.
Niagara Falls, ON, L2E 6S4

**If you would like to speak directly with someone about this survey or
the South Landfill (Phase 2) Project, please contact
the Walker Environmental Group:**

2800 Thorold Townline Rd.
Niagara Falls, ON, L2E 6S4

1-866-699-9425

info@southlandfillphase2.com

Site Neighbour Survey

South Landfill (Phase 2) Project
Environmental Assessment



Your contact information is not required, but you are welcome to share it with us. We would add this information to the project mailing list.

Name

Address

Postal Code



Annex B Site Neighbour Survey Results

Walker South Landfill (Phase 2) Site Neighbour Survey Plan

Walker Environmental Group

SLR Project No.: 209.099032.00001

June 19, 2026

SOUTH LANDFILL (PHASE 2) PROJECT ENVIRONMENTAL ASSESSMENT SITE NEIGHBOUR SURVEY – SUMMARY OF RESULTS

METHODOLOGY

This memorandum summarizes the results of a social and economic assessment survey for the proposed Walker South Landfill (Phase 2) Project. The social and economic assessments are part of a Comprehensive Environmental Assessment (EA) process in accordance with Ontario's Environmental Assessment Act, administered by the Ontario Ministry of Environment, Conservation and Parks (MECP).

SLR prepared and distributed the Site Neighbour Survey to 260 residents in the vicinity of the Walker Resource Management Campus in Niagara Falls. **N=38 residents** responded and mailed back the completed survey to SLR. The deadline for returning the completed surveys was January 15, 2026.

NOTE: As the sample size is very small, the study is qualitative rather than quantitative in nature. The report outlines general themes and captures the overall sentiment of the residents who have responded to the survey. The results shown are therefore considered to be directional in nature and are not statistically significant; they should be interpreted with caution.

OBJECTIVES

The purpose of the survey was to understand:

- The characteristics of residents' household;
- how residents use and enjoy their property on a day-to-day basis;
- Overall satisfaction with living in the neighbourhood;
- Their opinion on whether and how the existing quarry site and ongoing operations at Walker's Resource Management Campus has affected their current use and enjoyment of their property;
- Whether, and how the effects associated with the South Landfill (Phase 2) change the way they use and enjoy their residential property, home business, or farming activities, and their neighbourhood; and,
- Proposed ideas on how Walker can design the Project and take other steps to avoid and mitigate adverse effects.

The survey provided residents with information about the South Landfill (Phase 2) project, the reasons for extension, its proposed location, and how the landfill will be constructed and operated.

SUMMARY OF RESULTS

Characteristics of Residents' Household

- Most of the respondents reside in the City of Niagara Falls, with a few residing in the Town of Niagara-on-the-Lake.
- All respondents own the property they are currently residing at. Most have been living at their current property for over 10 years.
- Most households have one to two members with only a few households having three or more members. Majority of the household don't have children living with them and majority have at least one member aged 65+ living in their home.
- About half of the respondents mention that they have someone in their household that is particularly vulnerable or sensitive to disruptive activities in the neighbourhood. In most cases, these issues are related to breathing, dust allergies (air pollution), or sensitivity to loud noise. A few mention issues with the traffic and smell-induced migraines.
- Over half of the respondents have heard very little or nothing about the South Landfill Expansion. Majority have not attended any of Walker's Consultation Opportunities.
- Many have visited the Walker Resource Management Campus to take advantage of the services offered at the Waste & Recycling Drop-off Depot.

Usage of Residential Property and Views on the Neighbourhood

- Most of the respondents use their residential property for outdoor activities like barbecues and gardening, including social events with friends and family. Some use their pool or hot tub in the backyard or use this space for lounging, relaxing, reading quietly, or simply enjoying the outdoors. A few use the outdoors for exercise or walking their dogs.
- Most commonly, residents use their neighbourhood for walking or hiking. Some bike or walk their dogs. Few use the neighbourhood and amenities for sports, running, and visit the parks. Most of these activities are in and around Mountain road, Garner road, and around Mt. Carmel. A few mention Kalar road, Niagara on the Green Blvd, Woodend Conservation area, and Thorold Stone road.
- Overall, almost all respondents are satisfied with living in their neighbourhood with most saying they are very satisfied.
- Most common changes over the past 5 years noticed by residents are related to an increase in traffic with more commercial vehicles and increased street parking, and odor from the landfill. Some mention constructions or renovations of roads and interchanges, and increase in noise due to renovations and traffic. A few mention increased developments such as blasting near the quarry, deteriorating infrastructure, and increase in the number of renters.

Impacts of Residing Near the Existing Quarry and Landfill Site

- Residents have mixed views – half say that they think about the fact that they live near Walker's existing landfill site and operating quarry almost all the time to often, while the other half say they rarely or never think of it.

- A small majority say that the presence and activities undertaken at Walker's Resource Management Campus affects their use and enjoyment of their property. Those impacted mostly avoid outdoor activities and keep their windows closed due to the smell. A few are impacted by the loud noise caused by trucks, have had to make house adjustments like putting up a screen on their windows or have to avoid certain roads.
- Half say they have considered moving from their current property, citing landfill proximity as the main reason. A few also mention the increase in traffic and noise. For a few its unrelated to the landfill and their considerations are based on their specific needs like downsizing or lifestyle changes.
- Residents that haven't considered moving mention a beautiful neighbourhood with clean green space, having a golf course, and that it is their permanent property which they enjoy and love as the primary reasons to stay.

Anticipated Impacts of Expansion of the South Landfill

- A small majority are expecting that their use and enjoyment of their property will be affected as a result of the South Landfill Phase 2 project. Most feel the smell or odor will increase and impact the air quality. Some anticipate an increase in traffic, loss of property value and increase in noise. A few say they will likely avoid outdoor activities and remain indoors.
- Half do anticipate that their overall satisfaction with living here will change as a result of project, with most expecting to be much less satisfied. Among the others, few say they will not be impacted or are unsure of the impacts.
- A few respondents use their property for a home-based commercial business or farming operations. Most are unsure or do not expect the South Landfill Phase 2 project to affect their business.

Suggestions and Considerations

- Common suggestions and considerations include:
 - Odor control and management especially during hot days
 - Noise mitigation by planting more trees, for example
 - Traffic management and control, including road maintenance and repair
 - Dust control, improving air and water quality
 - Improved communication towards the community by providing advance notices, responding to concerns and keeping residents informed



Appendix C Public Attitude Survey Results

DRAFT - Social Environment Existing Condition Report

Walker South Landfill Phase 2 Environmental Assessment

Walker Environmental Group

SLR Project No.: 209.099032.00001

June 19, 2026



Public Attitude Research on Extension of Walker's Landfill in Niagara Region

January 2024



Methodology

Telephone survey of randomly-selected sample of **N=1,224** residents of the Niagara region in Ontario.

Field Dates: January 3 to 17, 2024.

Reliability: A probability sample of N=1,224 carries a margin of error of $\pm 2.8\%$, 19 times out of 20. The margin of error is larger for sub-segments.

The dataset has been weighted according to the most current gender, age, and regional Census data, to ensure sample reflects actual population of the Niagara Region.

Reporting Convention:

- Walker Catchment Area is defined as the area around the Walker Landfill. This area is comprised of FSAs – L2E, L2H, L2J, L2P and L2V. **N=453 ($\pm 4.6\%$)**.
- Niagara's Key Municipalities includes Niagara Falls, St. Catherines, Thorold and Niagara-on-the-lake. **N=923 ($\pm 3.2\%$)**. In the survey some questions were split sampled, i.e. questions were asked to half the sample of this region. **N=461 or N=462 (MOE = $\pm 4.6\%$)**.

Region	Number of Interviews (Weighted)	Number of Interviews (unweighted)	Margin of error*
Niagara Falls	242	500	$\pm 6.9\%$
St. Catharines	353	220	$\pm 10.1\%$
Thorold	59	103	$\pm 11.2\%$
Niagara-on-the-Lake	52	100	$\pm 13.7\%$
Rest of Niagara Region	518	301	$\pm 9.2\%$
Niagara Region	1,224	1,224	$\pm 2.8\%$

Key Insights

- Generally speaking, Niagara residents **are largely satisfied with their community and rate their health and wellbeing as excellent or good**. The main **issues are more often rooted in personal fiscal matters** such as affordable housing and managing cost of living expenses. Notably, landfills and waste management issues were not mentioned as a top-of-mind issue even with the announcement of Walker's proposal to continue and extend their landfill operations.
- Six-in-ten **majorities are confident in Walker managing the landfill in an environmentally responsible way**, with three-quarters of those in close proximity to the landfill saying they are confident.
- **Overall, only 15% of Niagara's residents say that the presence of the Walker landfill has any effect on their daily life**. Those who are impacted are more likely to mention negative effects such as the garbage smell and the inconvenience they face due to garbage pickup such as noise, traffic, and so on. But a few also note the positive effects of having a facility close to city and helping the environment by keeping the city clean and providing garbage disposal options like recycling.

Key Insights

- Only **one-in-ten** say they have heard of Walker's initiative to **continue and extend their landfill operations**.
- **Overall, the public's response to Walker's proposal is positive** – and majorities also feel that the **extension of the landfill will not impact their community**, and there will be **little-to-no impact on their satisfaction with living in the community** or their use and enjoyment of the outdoor areas close to the landfill.
 - The two-fifths who feel there will be an impact are more likely to feel there will be negative effects than positive effects on their community. However, the proposal to extend the landfill still has little to **no impact on the likelihood of residents to consider moving homes** to an area further away from the landfill.



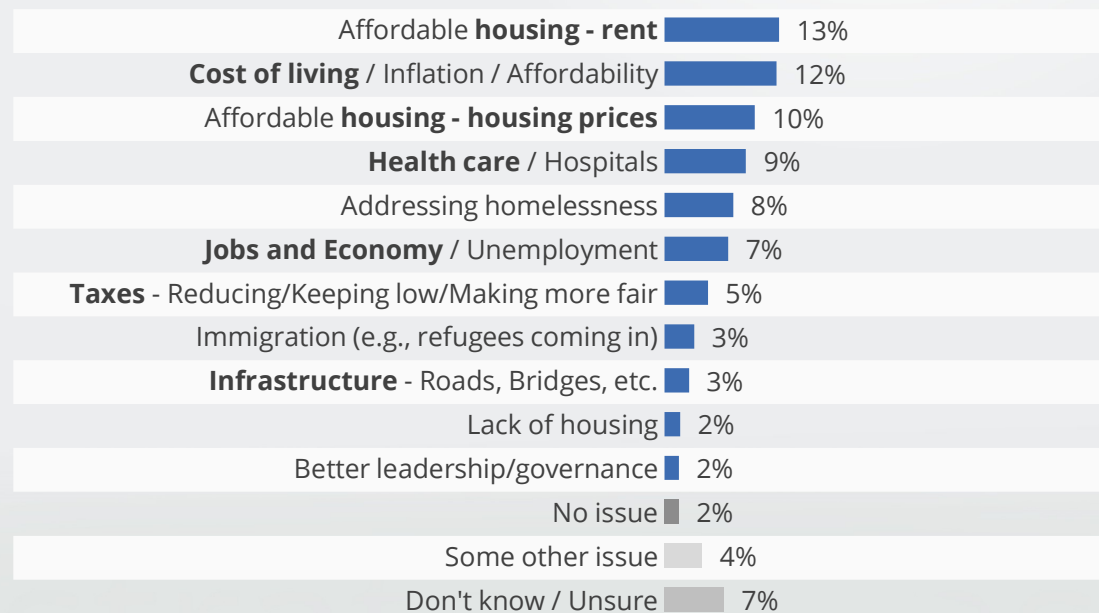
Community Context: Priorities & Satisfaction

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Most important issues that Niagara region residents feel their community is facing are largely rooted in personal fiscal concerns – such as housing affordability and managing cost of living

- Secondary concerns are municipal issues such as lack of adequate health care, managing homelessness and increase in immigration, and improving the infrastructure.
- Landfill or waste management are not a top-of-mind concern for Niagara residents. Even those residing in close proximity to the Walker landfill do not mention landfills as an issue. The 1% (NET) pertains to waste management such as garbage, recycling, composting etc. as the issue, and not landfills.

MOST IMPORTANT ISSUES



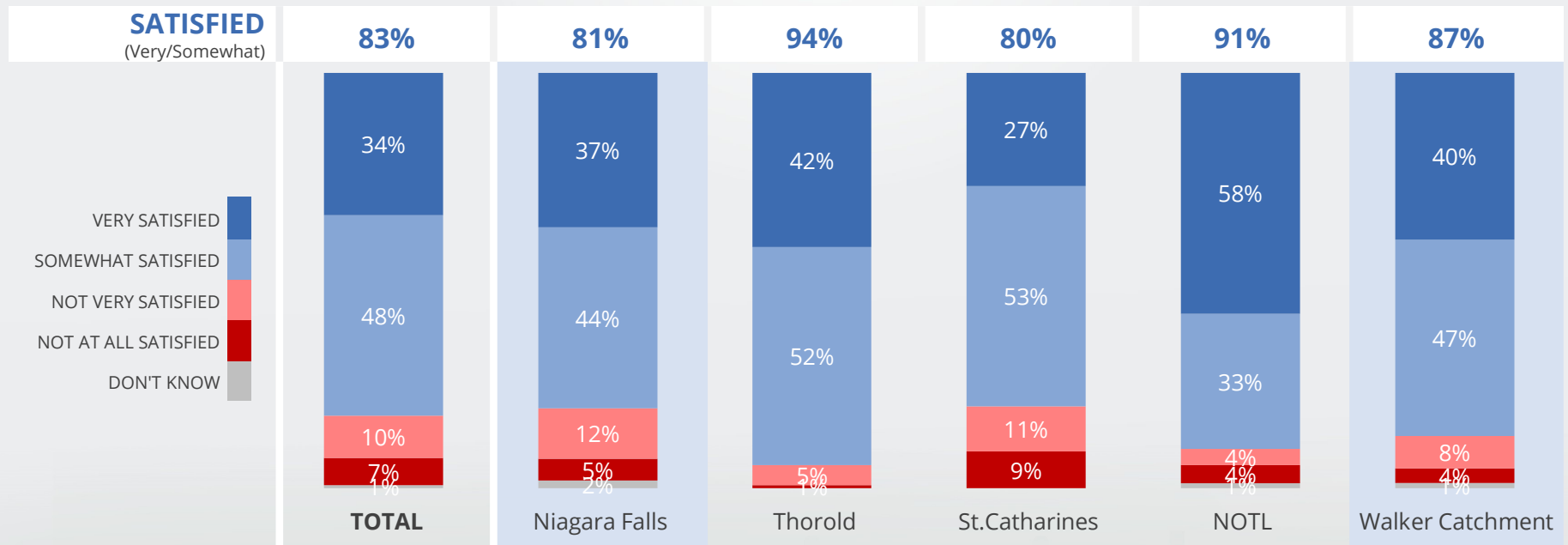
NET: MOST IMPORTANT ISSUES



Data for less than 2% are not shown.
B1. Overall, what do you feel is the most important issue facing your community today? (Base: Split Sampled Niagara Key Municipalities N=461)

Niagara residents, in general, are largely satisfied with living in their community

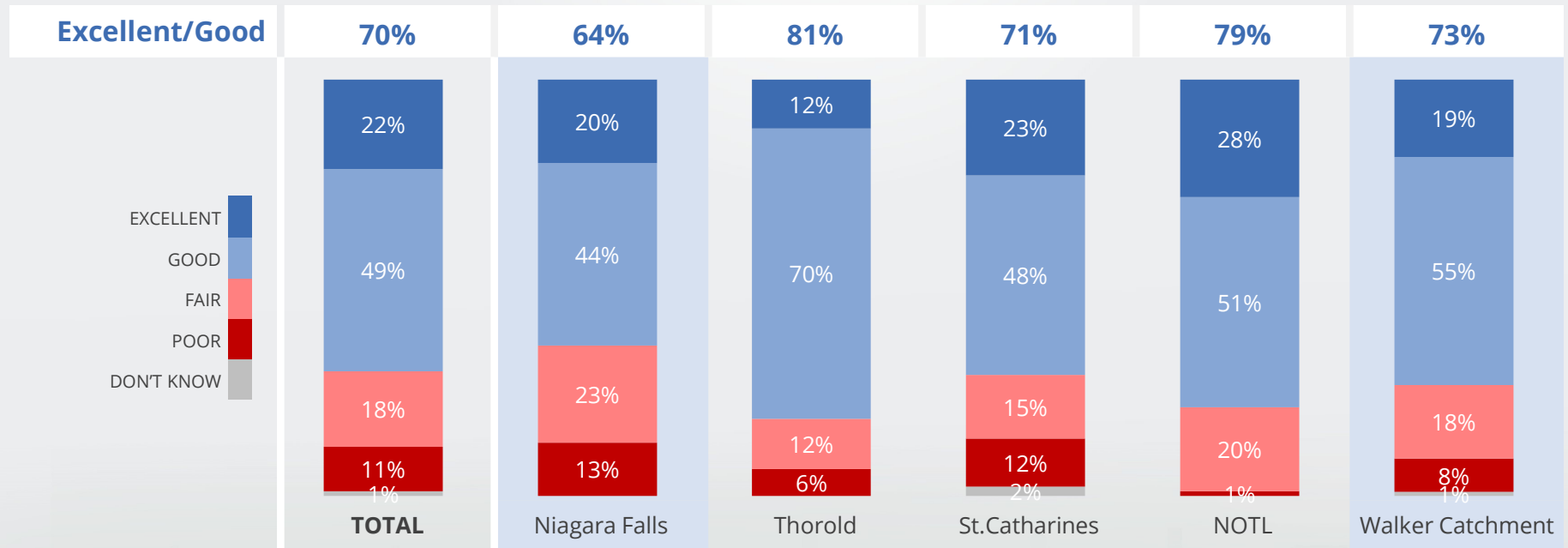
- Thorold residents (94%) are most likely to be satisfied with their community, followed by Niagara-on-the-lake residents (91%). Niagara Falls (81%) and St. Catherine (80%) residents are only slightly less satisfied.
- Notably, residents living around the Walker landfill are also highly satisfied with their community (87%), with 40% saying they are very satisfied.



B2. Generally speaking, are you very satisfied, somewhat satisfied, not very satisfied, or not at all satisfied with living in your community? (Base: Split Sampled Niagara Key Municipalities N=462)

Generally speaking, large majorities of Niagara residents rate their health and sense of well-being as excellent or good

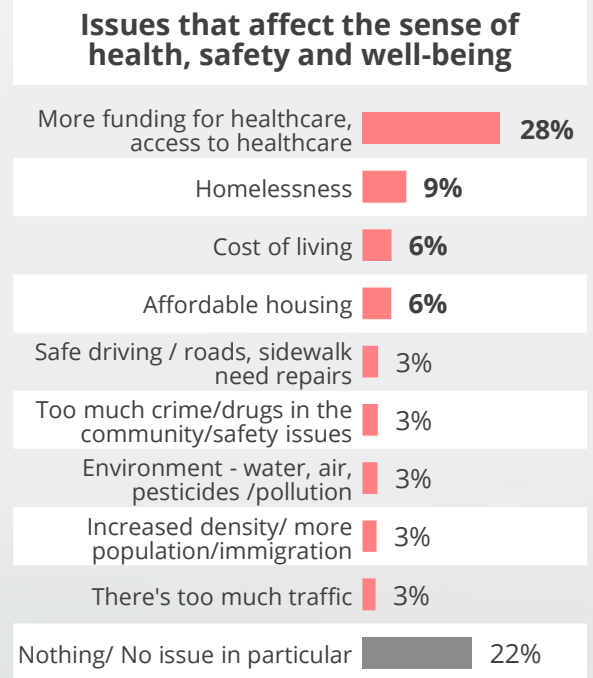
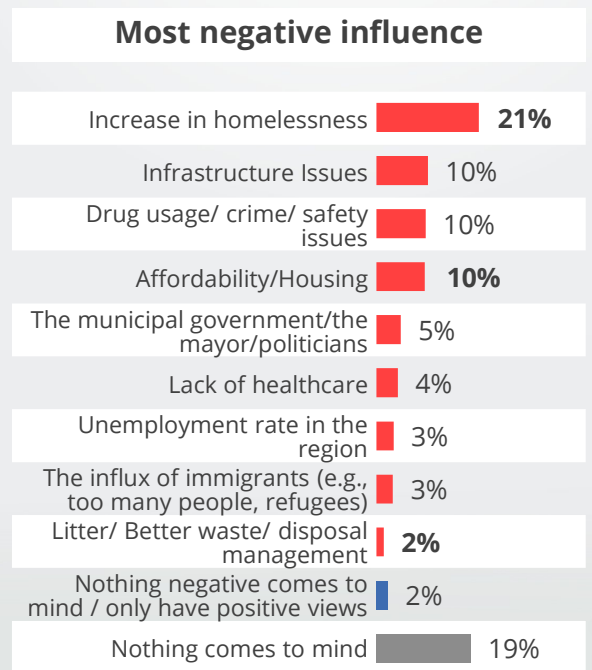
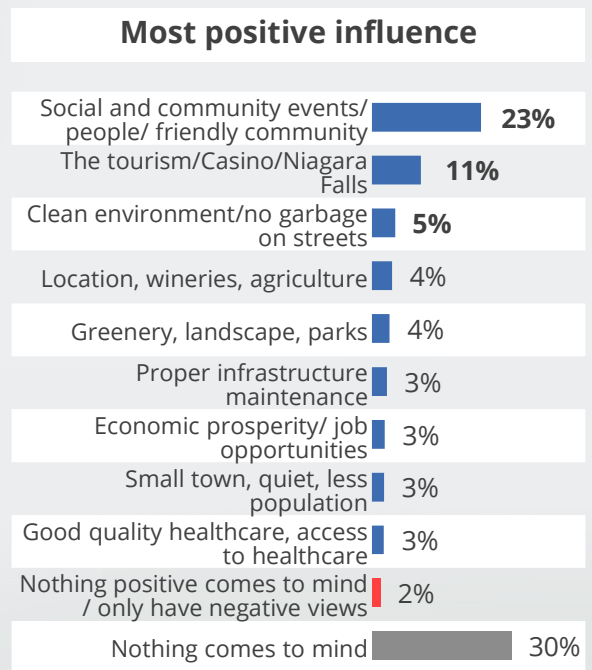
- Thorold residents (81%) are most likely to feel their health and well-being is excellent or good, followed closely by Niagara-on-the-lake residents (79%). While still a majority, two-thirds (64%) in the Niagara Falls provide a similar rating.
- Those living in close proximity to Walker’s landfill also rate their health and well-being as excellent/good (73%).



Q B4. In general, how would you rate your overall feeling of health and sense of well-being? Would you say it is excellent, good, fair, or poor? (Base: Split Sampled Niagara Key Municipalities N=461)

Niagara residents believe that the social fabric of their community, that is, the people and being a small town, along with the tourism that Niagara Falls brings in are the most positive influences defining their community

- On the flip side, access to healthcare, homelessness and affordability are not only the most negative influences on the character of their community but also the issues that are affecting their sense of health, safety and well-being the most.
- Of note, a clean environment, not having garbage on the streets is a positive factor mentioned by 5%, while littering or need of better of waste management which is mentioned as a negative factor by just 2%.



B3. In your opinion, what things or issues in your community affect your sense of health, safety, and well-being the most? (Base: Split Sampled Niagara Key Municipalities N=462)
 B6A. In your opinion, what is the one thing that has the most positive influence on the image or character of your community? (Base: Split Sampled Niagara Key Municipalities N=461)
 B6B. And, what is the one thing that has the most negative influence on the image or character of your community? (Base: Split Sampled Niagara Key Municipalities N=462)

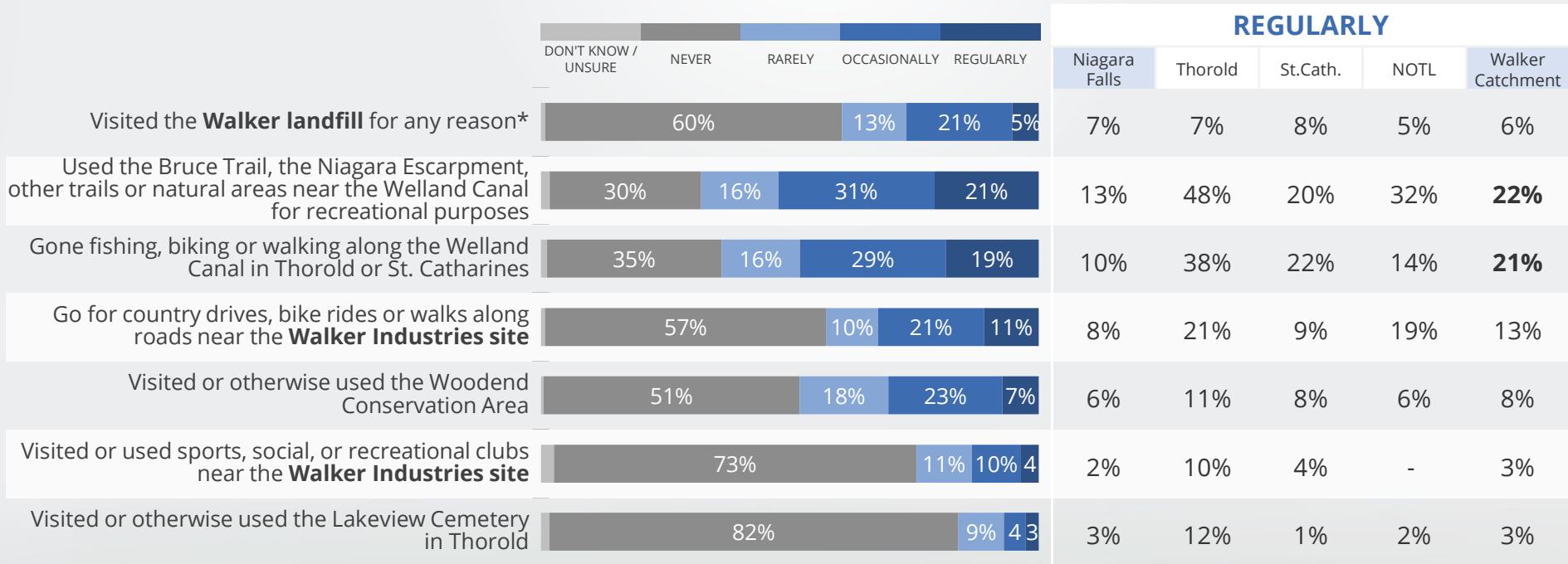
The background of the slide is a photograph of industrial machinery, specifically large pipes and valves. The pipes are painted a light color, possibly white or light grey, and have the words "LANDFILL GAS" printed on them in a dark, sans-serif font. The scene is dimly lit, with a strong blue and red color cast overlaid on the image. The blue is on the left and bottom, while the red is on the right and top. Two horizontal white lines are positioned above and below the main title text.

Effect of Presence of Walker's Landfill

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Residents visit areas near the Welland Canal most often. Less than one-tenth have visited the Walker landfill or visited the Walker industries site regularly.

- Those living close to the Walker landfill are most likely to visit the area near Welland Canal.

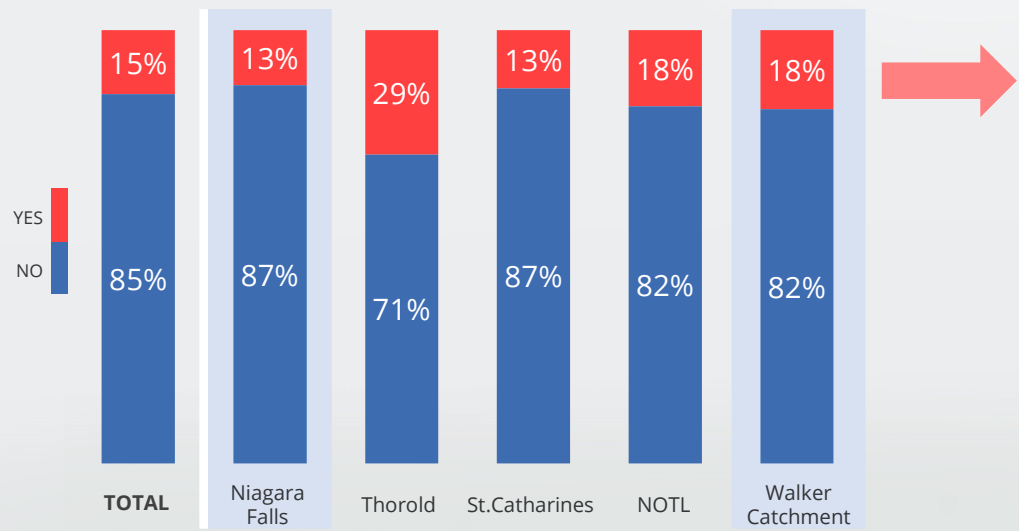


C2A/C2B. As you may know Walker owns and operates a landfill facility located near the intersection of Taylor Road and Mountain Road in the City of Niagara Falls. This site is located on top of the Niagara Escarpment near the Thorold Tunnel. In the past year, have you or members of your immediate household done any of the following activities near Walker's landfill regularly, occasionally, rarely, or never? How about... (Base: *Total N=1224; Base: Split Sampled Niagara Key Municipalities 461-462)

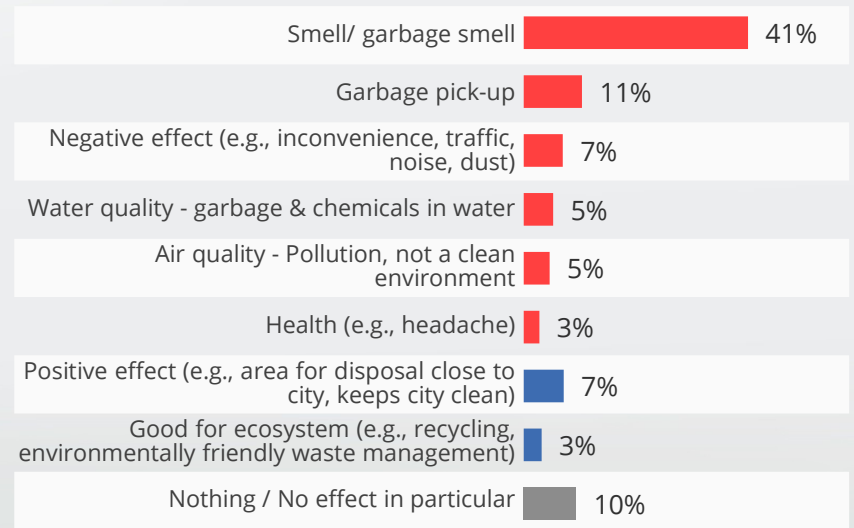
Only 15% residing in Niagara's key municipalities* say that the presence of the Walker landfill has an effect on their daily life; most disagree

- Those who feel the impact of the proximity of the landfill, mainly say it is due to the garbage smell and garbage pickup which causes an inconvenience to them due to the traffic, noise, dust etc.
- A few also mention positive impacts like the landfill being close to the city allowing easier disposal, keeps the city clean and that the facility recycles and manages waste disposal in an environmentally friendly way.
- Thorold residents are most likely to say they feel the impacts of having Walker's landfill in close proximity to them (29%). 18% of those living in Walker's catchment area feel the same. These residents are more likely to feel it has a negative effect due to the garbage smell and inconvenience.

Walker Landfill Has Had An Effect On Daily Life



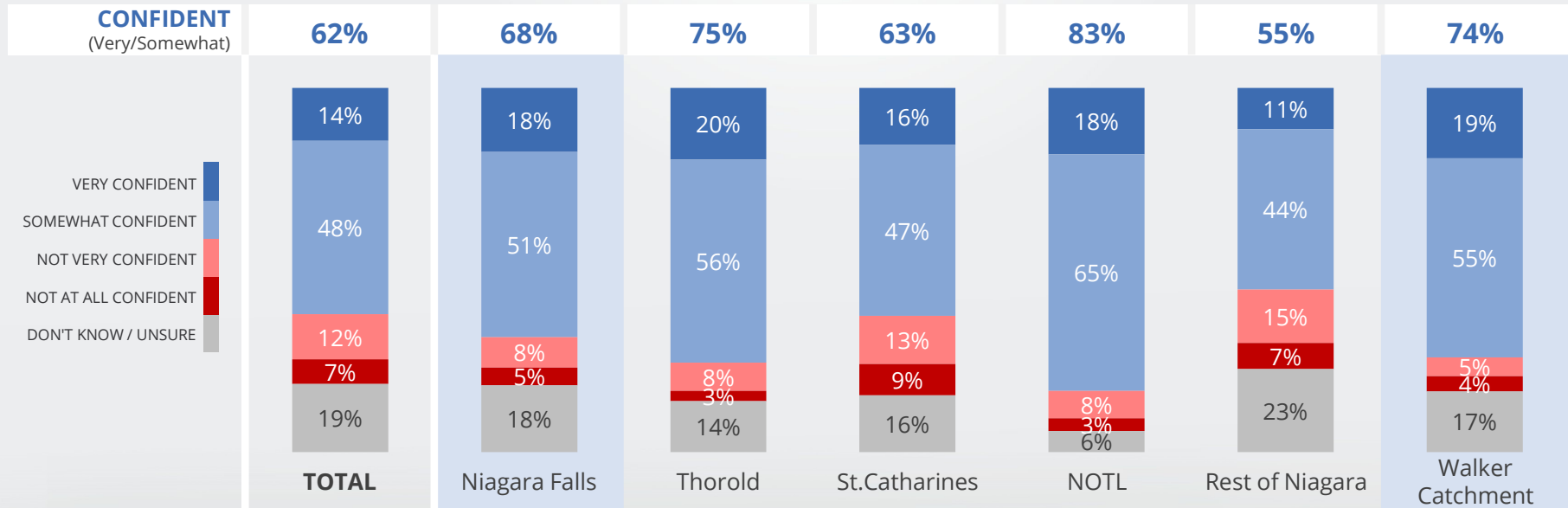
What Effects...



C4. Would you say that the presence of the Walker landfill has had any affect on your daily life? (Base: Niagara Key Municipalities N=923)
 C5. What effect do you feel that it has had on your daily life? (Base: Those who said Yes for Walker having an effect on their daily life N=135)
 *Key municipalities = Niagara Falls, St. Catharines, Thorold, and Niagara-on-the-lake

Six-in-ten are confident that Walker is managing its landfill in an environmentally responsible way; majorities across all Niagara regions agree

- Notably, those living near the Walker landfill (74%) and Thorold residents (75%) are largely confident in Walker’s landfill management, and two-third majorities are in agreement in Niagara Falls (68%) and St. Catharines (63%).



Q C6. How confident are you that Walker is managing its landfill in an environmentally responsible manner? Are you very confident, somewhat confident, not very confident, or not at all confident? (Base: Total N=1224)

The background of the slide is a photograph of industrial machinery, specifically large pipes and valves. Several pipes are visible, with the words "LANDFILL GAS" printed on them in a light-colored font. The image is overlaid with a semi-transparent blue gradient that is darker on the left and fades to a lighter blue on the right. Two horizontal white lines are positioned above and below the main title text.

Landfill Extension: Awareness & Impact on Community Satisfaction

pollara
strategic insights

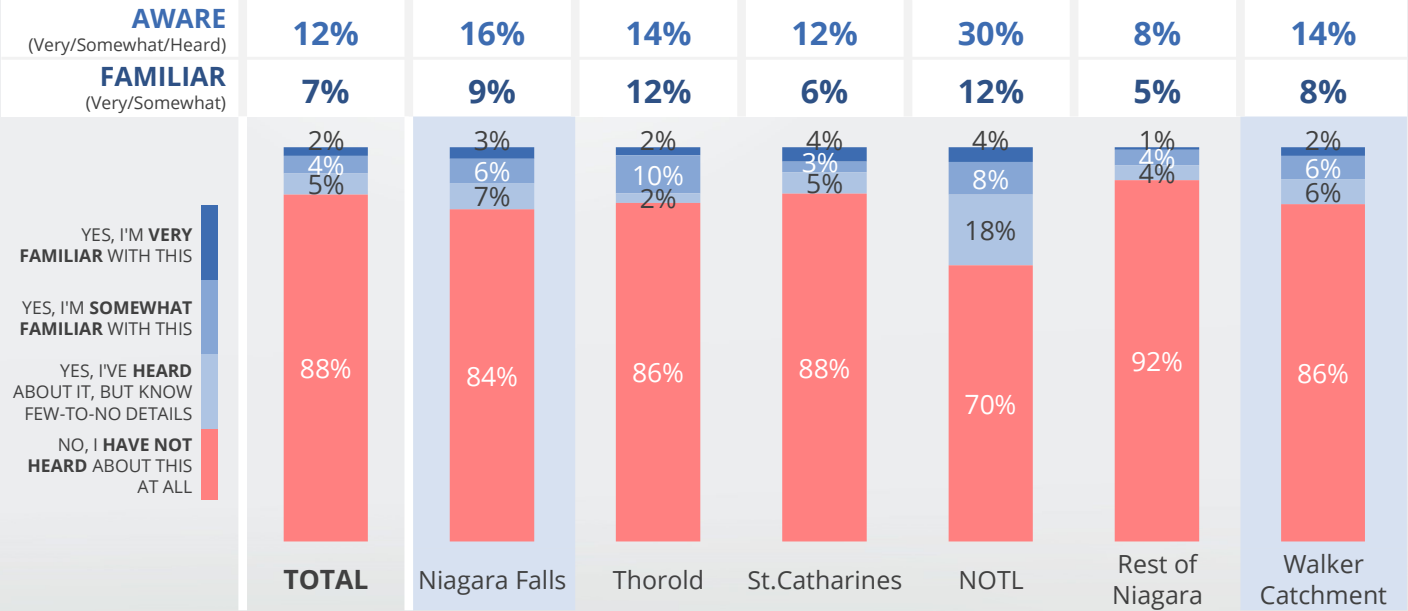
Just over one-in-ten (12%) are aware of Walker’s proposal to continue and extend their landfill operations, with only 7% who say they are very or somewhat familiar with this initiative

- Familiarity with this initiative is higher among Thorold (12%) and NOTL (12%) residents, followed by Niagara Falls residents (9%) and those living in close proximity to the Walker landfill (8%).

“Walker’s existing landfill near the intersection of Taylor Road and Mountain Road will reach its capacity – and will not accept any more garbage or waste – within 8 years.

*Because of this, Walker is proposing to **continue and extend their landfill operations** and related services by **expanding the landfill site on their property.** This would allow them to continue accepting waste from across Niagara region **for an additional 20 years after the current landfill is full.***

They are currently conducting an environmental assessment about this.

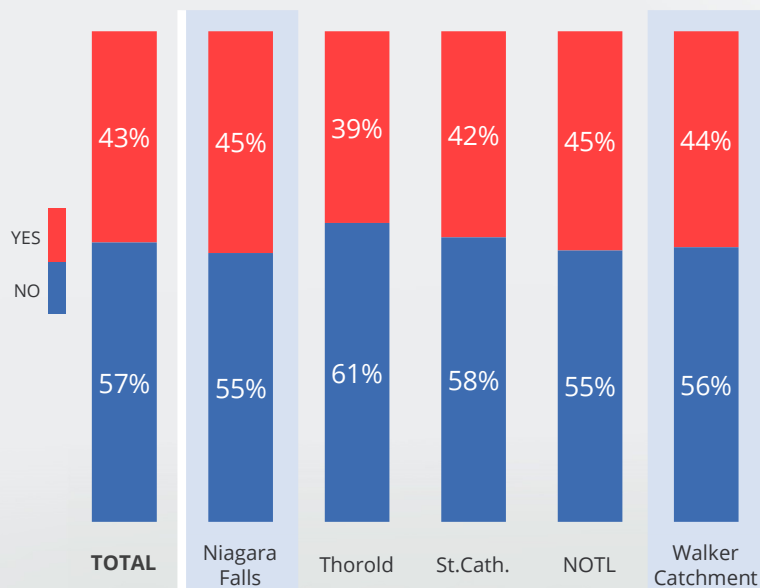


Q D1. Have you recently seen, read, or heard anything about this initiative? (Base: Total N=1224)

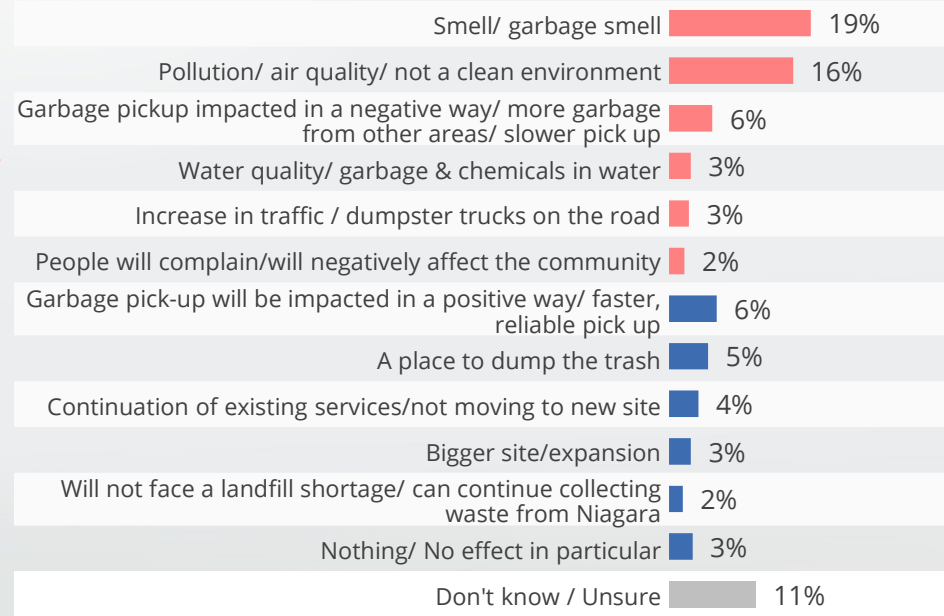
Majorities residing in the four key municipalities* in Niagara feel that there would be no effect on their community if Walker goes through with the extension of their landfill area

- 61% in Thorold and 56% of those living closest to the landfill say that their community would not be impacted.
- Those who feel that their community will be affected (43%), are more likely to feel there will be negative effects than positive effects. Negative effects anticipated are the garbage smell and impacts on the environment, air and water quality. Among positive effects, residents feel the pickup will be faster and reliable, will allow for the continuation of services, and that a larger site will prevent a landfill shortage.

Walker's Proposal and Its Effects on Community



What Effects...



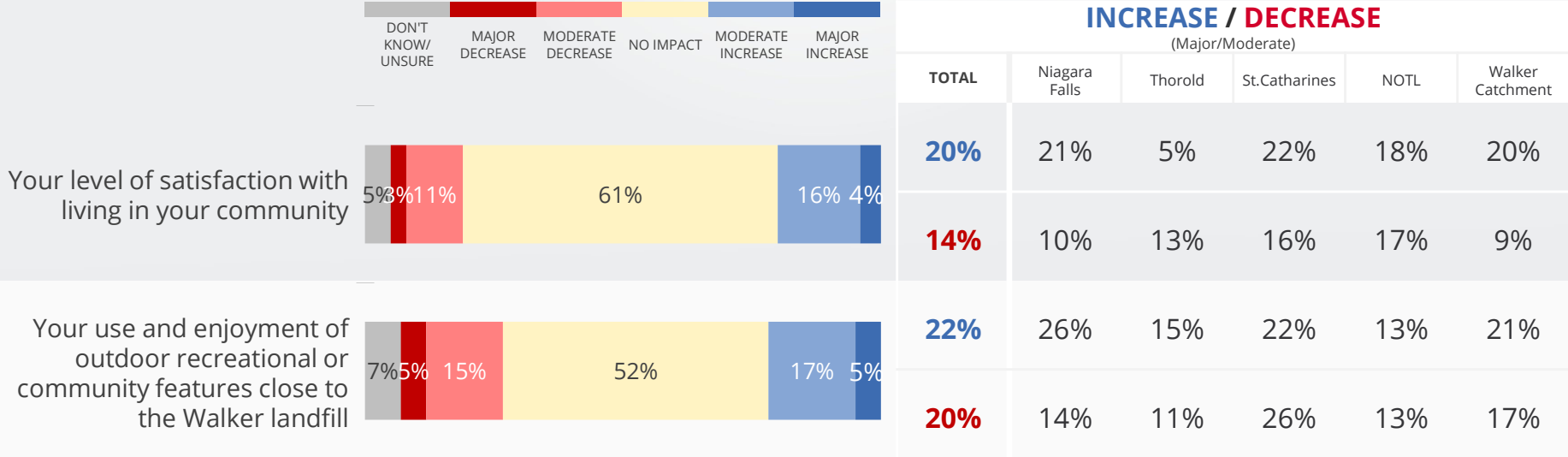
D5. If Walker goes through with this proposal... would this have any effect on you or your community? (Base: Niagara Key Municipalities N=923)

D6. What do you believe will be the most noticeable effect? (Base: Those who said yes for Walker proposal having an effect N=383)

*Key municipalities = Niagara Falls, St. Catharines, Thorold, and Niagara-on-the-lake

Among the key municipalities in Niagara, majorities (61%) believe there will be no impact – and in fact, more feel that their satisfaction with their community will increase (20%) than decrease (14%), if Walker goes through with their proposal

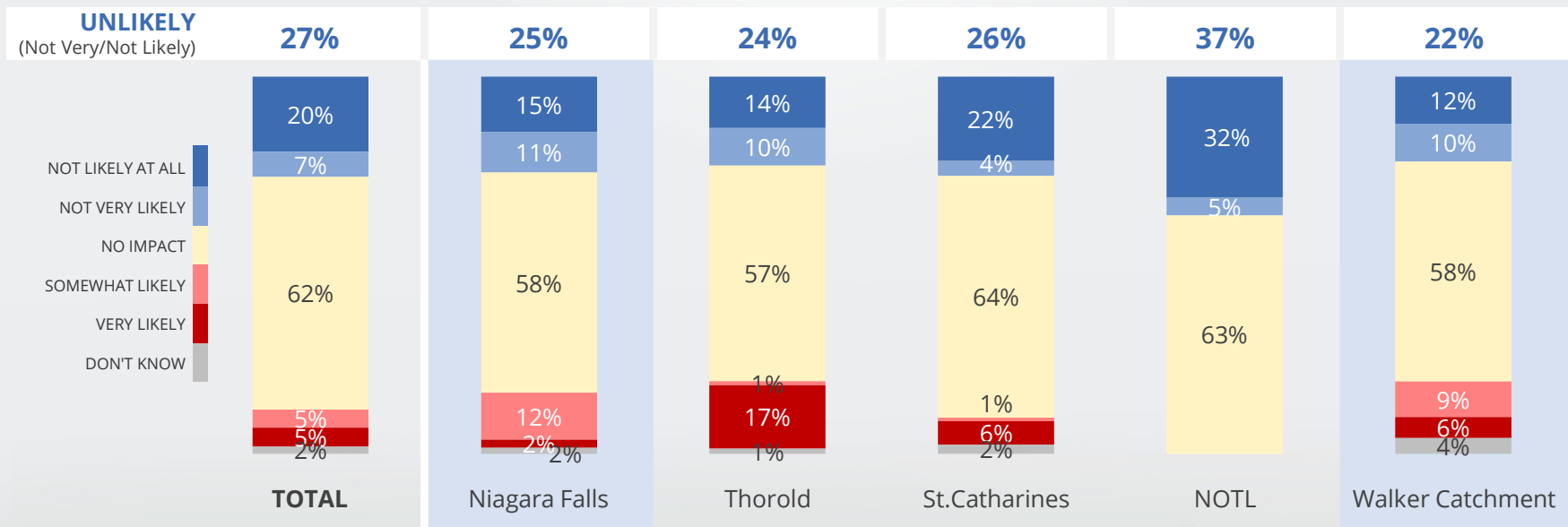
- Likewise, 22% residing in these 4 communities are likely to feel that this may increase their outdoor recreational activities close to the Walker landfill, 52% feel there will be no impact, and 20% feel it may decrease their outdoor activities.
- Niagara Falls (26%) and St. Catharine (22%) residents are more likely to feel their satisfaction with their community will increase. Even those in close proximity to the landfill feel their satisfaction will increase (20%) rather than decrease (9%), with two-thirds (65%) indicating that there would be no impact.



Q D7. If Walker goes through with their proposal..., do you expect that this will cause a major increase, a moderate increase, a moderate decrease, or a major decrease, or have no impact at all on? (Base: Split Sampled Niagara Key Municipalities N=461-462)

Close to nine-in-ten (88%) residing in Niagara’s key municipalities say that Walker’s proposal has little-to-no impact on their decision to consider moving away from the landfill

- 62% say there will be no impact and 27% say they are not likely to move to a different residence in the next 6 years due to the proposal.
- Overall, only 10% say they are likely to move, and less than one-fifth of Thorold residents (18%) and those residing within Walker’s catchment area (15%) also say that they may consider moving away from the landfill. Likelihood to move is higher among those who feel the proposal may affect their community (14%).



D8. If Walker goes through with their proposal... are you very likely, somewhat likely, not very likely, or not likely at all to move to a different residence further away from the landfill site within the next 6 years? If you feel this will have no impact on your decision to live in or move from your current residence, just say so. (Base: Split Sampled Niagara Key Municipalities N=461)



Appendix D Stakeholder Summary Interview Report

DRAFT - Social Environment Existing Condition Report

Walker South Landfill Phase 2 Environmental Assessment

Walker Environmental Group

SLR Project No.: 209.099032.00001

June 19, 2026



DRAFT – Stakeholder Interview Summary

South Landfill Phase 2

Walker Environmental Group

2800 Thorold Townline Rd, Niagara Falls, ON L2E 6S4

Prepared by:

SLR Consulting (Canada) Ltd.

55 University Ave., Suite 501, Toronto, ON M5J 2H7

SLR Project No.: 209.099032.00001

June 19, 2026

Revision: A

Revision Record

Revision	Date	Prepared By	Checked By	Authorized By
A	June 19, 2026	Matthew Gasser	Jennifer Owen	Tomasz Włodarczyk



Statement of Limitations

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Appendices

Annex A Interview Guide and Protocol

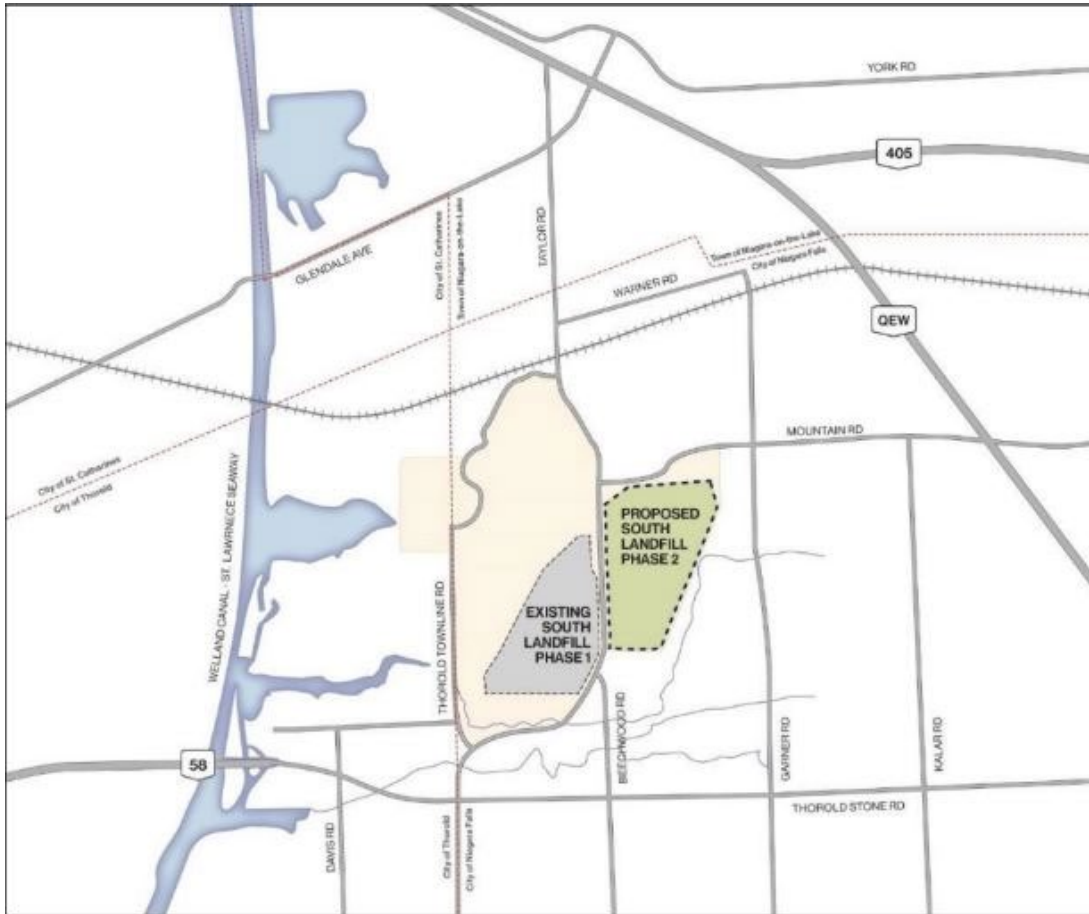
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A.4.10	Niagara Peninsula Conservation Authority / Woodend Conservation Area (Personal Interview)
A.4.11	Nearest Daycare/Schools (Telephone Interviews)
A.4.12	Niagara Bruce Trail Club (Telephone Interview)



1.0 Background

Walker Environmental Group (WEG or “Walker”) is preparing an Environmental Assessment (EA) for the continuation of the South Landfill located at the Walker Resource Management Campus (Walker Campus) by developing Phase 2 which will provide approximately 18 million cubic metres of disposal capacity over a 20-year period. **Figure 1** shows the proposed site location.

Figure 1: Location of the Walker Campus and Proposed South Landfill (Phase 2)



Similar to the existing South Landfill, the proposed Phase 2 of the South Landfill will be a modern and highly engineered site consisting of a double composite liner system designed in accordance with Ontario Regulation 232/98: Landfilling Sites or equivalent and will continue to receive solid, non-hazardous waste from residential and IC&I sources from within its existing Ontario-wide service area, predominantly from the Niagara, Southern, and Southwestern Ontario regions. The South Landfill current annual maximum fill rate of 1.1 million tonnes is proposed to be maintained for South Landfill (Phase 2).

SLR Consulting (Canada) Ltd. (SLR) was retained by Walker to implement the Social Assessment in accordance with a detailed Work Plan. The Social Assessment Work Plan proposed that telephone interviews be undertaken with a broad range of stakeholders.



1.1 Purpose and Objectives

The overall purpose of the interviews was to collect both quantitative and qualitative data useful for the characterization of baseline social conditions and to assist with the effects assessment. More specifically, the objectives of the key stakeholder interviews were to:

- Help to validate or update information gathered through other methods regarding people’s attitudes towards, and perceptions of operations at the Walker Resource Management Campus, including the South Landfill operations and the Southeast Quarry; Walker Environmental Group as the proponent of the South Landfill Phase 2 Project.
- Examine the potential for effects of the Project on facility operations and any likely changes in operations or attitudes towards their community or behavioural intentions that may be attributable to the Project; and
- Obtain comments or suggestions on ways to mitigate effects from the Project.

2.0 Methods

Representatives from a wide range of institutional organizations, facility operators and other stakeholder groups were targeted for a potential interview. The identification of key stakeholders targeted for a potential interview was assisted by a review of comments received during the Terms of Reference (ToR) phase of the EA, Walker and other discipline leads.

Potential interviewees were contacted at least 2 or 3 times via email and/or telephone to arrange for a convenient time for the interview to take place. Interviews with officials from the Regional Municipality of Niagara were intended to collect information needed for the characterization of existing social conditions and on potential concerns and anticipated effects of the Project. After several contact attempts with various government departments, on February 2, 2026, a representative of Niagara Region noted via email to SLR that the Region has existing commercial arrangements for waste management and resource recovery facilities with Walker, and therefore the Region would not participate in any interviews asking for their opinions on the Project.

Where an interview could be arranged, they were undertaken in accordance with a structured interview guide and protocol (see **Annex A**) by SLR staff via telephone. These interviews were undertaken during Summer of 2025 to Spring 2026. The key stakeholders that were targeted are listed in **Table 1** along with the number of contact attempts. Apart from the Regional Municipality of Niagara, no responses were received from many of those contacted. The interview date for those organizations and stakeholder groups who chose to participate or those that submitted written responses for this study are also identified in **Table 1**. Overall, a total of 41 key stakeholders were approached and 14 interviews were completed.



Table 1: Interview Contact Attempts and Interview Dates

Organization	Contact Attempts / Comments	Interview Date
Niagara College – Winery Campus	2 Attempts	August 4, 2025
Niagara College - Teaching Greenhouse	2 Attempts	September 11, 2025
Niagara College – Niagara-on-the-lake (NOTL) Campus	2 Attempts	July 30, 2025
Beechwood Golf and Country Club	2 Attempts – No Response	
Royal Niagara Golf and Country Club	2 Attempts	August 6, 2025
JAM Sports (formerly Niagara Sport and Social Club)	3 Attempts – No Response	
Regency Athletic Resort	3 Attempts – No Response	
Club Italia	1 Attempt	July 28, 2025
Shady Oaks Mobile Park	No contact information was available	
Club Belvedere Thorold	3 Attempts – No Response	
Niagara Freewheelers Cycling Club	2 Attempts – No Response	
Niagara Cycling Club Alliance	Not a cycling club, but rather an affiliation of six Niagara cycling clubs that promotes and advocates for safe cycling in general.	
Amici Per LaVita Niagara Cycling Club	2 Attempts	January 29, 2026
St. Catharines Cycling Club	1 Attempt	August 1, 2025
Shorthills Cycling Club	3 Attempts – No Response	
Energy Cycling Club	3 Attempts – No Response	
Bikefit Sunflowers	3 Attempts – No Response	
Great Canadian Bicycle Tours	3 Attempts – No Response	
Region of Niagara Public Works/ Services Centres/ Patrol Yard	3 Attempts – Declined by Region of Niagara	
Regional Niagara Police Fleet and Supply	1 Attempt – No Response	
Welland Canal Lock 7 Visitor Centre	2 Attempts	July 28, 2025
Redeemer Bible Church Niagara Falls	1 Attempt	August 7, 2025



Organization	Contact Attempts / Comments	Interview Date
City of Niagara Falls Cemetery Services – Lampman Family Cemetery / Hutt Brown Cemetery	3 Attempts – No Response	
City of Thorold Cemetery Services Division – Lakeview Municipal Cemetery	Three Attempts	March 23, 2026
City of Niagara Falls Cemetery Services – Warner Methodist Cemetery	Three Attempts	March 25, 2026
Planning and Development – Niagara Falls	2 Attempts – Declined by Region of Niagara	
Recreation and Culture – Niagara Falls	2 Attempts – No Response	
Transportation Services – Niagara Falls	2 Attempts – No Response	
Niagara Region Public Health – Environmental Health	3 Attempts – Declined by Region of Niagara	
Niagara Public Health and Emergency Services Office of the Medical Officer of Health and Commissioner	3 Attempts – Declined by Region of Niagara	
Niagara Public Health and Emergency Services Office of Environmental Health	3 Attempts – Declined by Region of Niagara	
Niagara Region Emergency Medical Services (EMS)	2 Attempts – Declined by Region of Niagara	
Niagara Regional Police Service	3 Attempts – Declined by Region of Niagara	
Niagara Peninsula Conservation Authority (NPCA) – Strategic Planning	1 Attempt	August 20, 2025
NPCA Woodend Conservation Area	1 Attempt	August 1, 2025
St. Vincent de Paul Catholic Elementary	3 Attempts	April 10, 2026
Thorold Secondary School	3 Attempts – No Response	
Catechistic Sisters of the Sacred Heart Day Care	3 Attempts – No Response	
Niagara Bruce Trail Club	3 Attempts – No Response	
Niagara YMCA – out of St. Vincent de Paul Catholic Elementary School	1 Attempt	April 29, 2026



This summary report presents a high-level summary from the implantation of the facility operator and stakeholder user interviews.

3.0 Summary

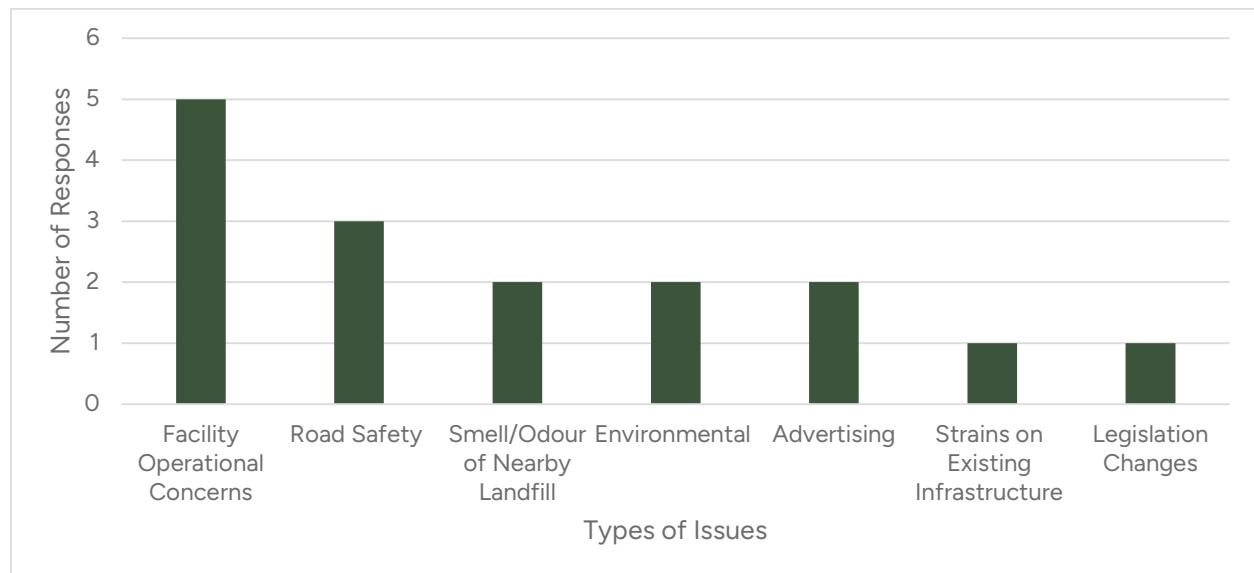
This section provides a summary of the information collected from completed stakeholder interviews. The number of responses and percentages of total responses is presented for the applicable survey question. For “open-ended” questions, the responses have been grouped into broad but similar categories or themes. It is noteworthy that for many questions, the total number of responses might exceed the number of interviews completed because more than one response was provided and recorded. It is also noteworthy that the total number of questions asked to each respondent varied too.

3.1 Common Questions

Q. What are the key issues facing your operation today?

A total of 16 issues were identified by 11 respondents with multiple issues being identified by some individuals. The issues identified have been grouped into 8 main categories or themes, namely: facility operational concerns (e.g. decline in tourism, cost of workforce, staffing, long waitlists, and decline in enrolment); road safety; smell/odour of the nearby landfill; environmental issues (e.g. poor drainage on property, litter and vandalism); advertising; strains on existing infrastructure; and, changes in legislation that has impacted their mandates.

Figure 2: Key Issues Facing Operation



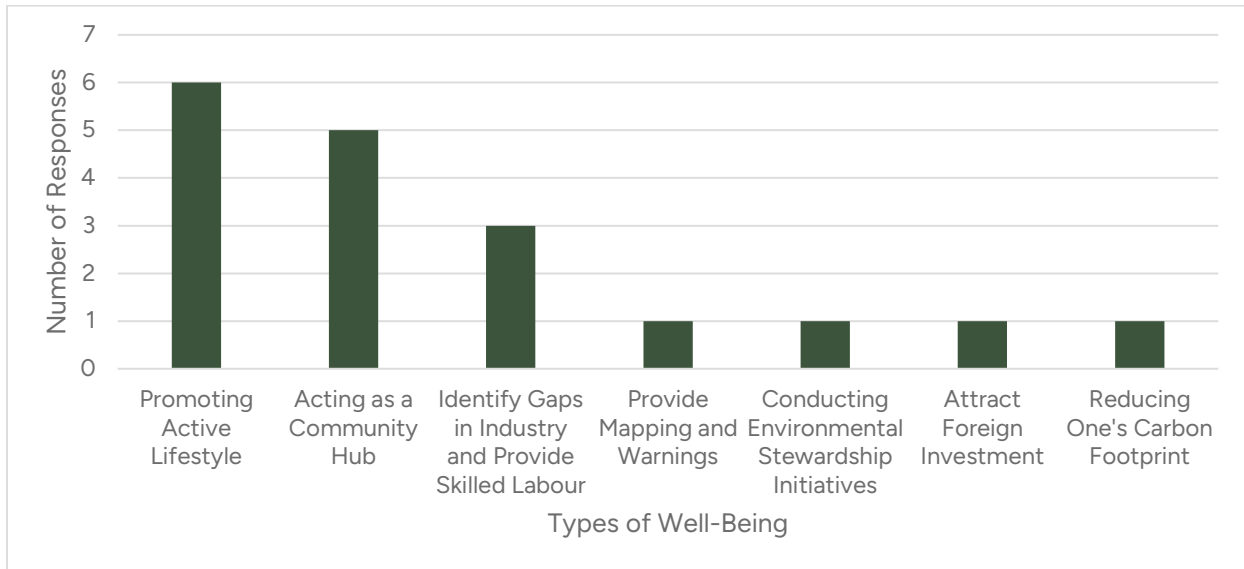
Q. From your perspective, in what ways does your organization contribute to the overall well-being of the community in which you operate?

Eleven respondents identified 18 different ways in which their organization contributes to the overall well-being of their communities in which they operate in.



These responses were grouped into 7 categories, namely: promoting an active lifestyle for all ages (e.g. utilizing green space, doing fitness and wellness activities); acting as a hub in a community (e.g. for learning, socializing, childcare support, and renting); identifying gaps in industry and providing skilled labour; provide mapping and warning for people to not build in hazardous areas; conducting environmental stewardship initiatives; attracting foreign investment; and reducing one’s carbon footprint.

Figure 3: Ways for Contributing to Well-Being of Community

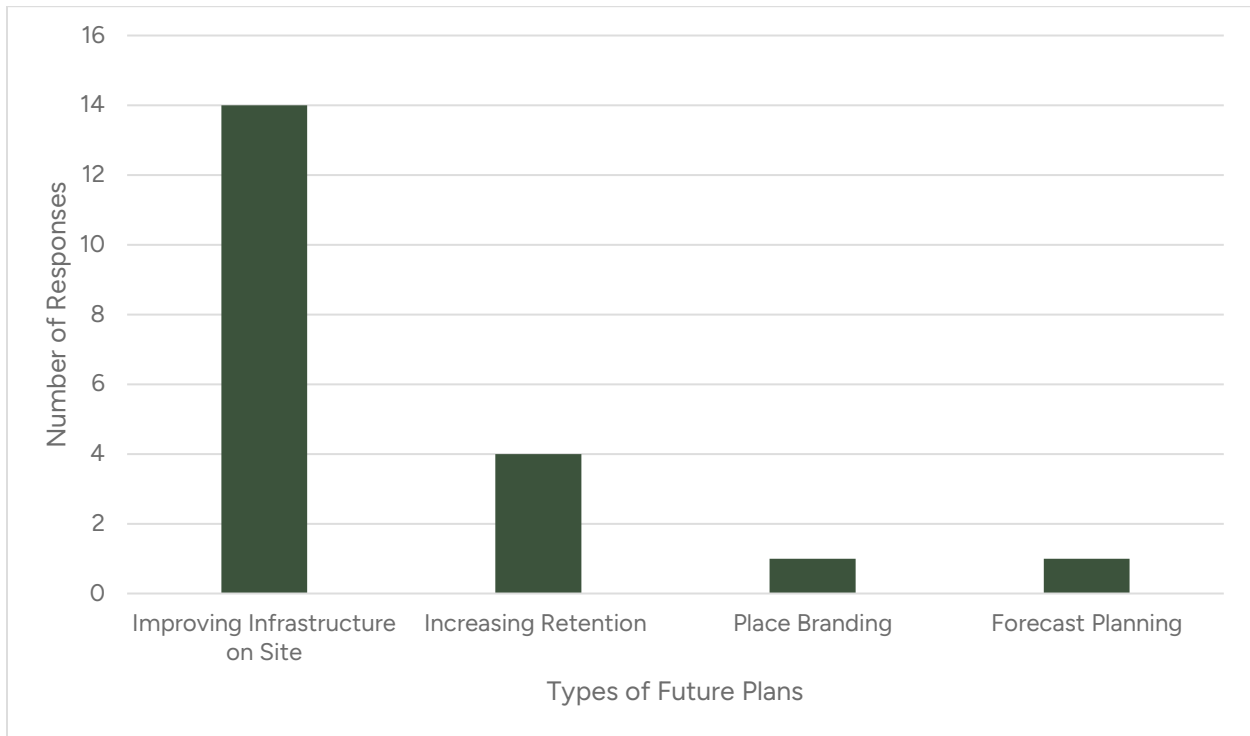


Q. What are the future plans for your facility (e.g., new facilities, programs/services, expansions, closures, amalgamations)?

Eleven respondents identified 20 different future plans with multiple future plans being identified by some individuals. These future plans were grouped in four categories, namely: improving infrastructure on site (e.g. improving trail paths, upgrading roads, front entrances, new mausoleum); increasing staff and member retention (e.g. attracting more age groups to clubs, renting/buying golf simulators); place branding; and forecast planning (e.g. attendance area boundary reviews).



Figure 4: Future Plans for Operation



Q. In what ways if any, has the presence of Walker Industries affected positively or adversely your operations at your organization?

Twelve (12) respondents identified various ways in which Walker Industries has positively and adversely affected the operations at their organization’s location:

Positively	Adversely
<ul style="list-style-type: none"> • Being an excellent supporter of various initiatives and community day events (e.g. tree planting and garbage cleanup days) • Having a good reputation. Being environmentally responsible (e.g. doing appropriate cleanup when a “spill” occurs) • Employing a lot of local talent • Collaborating with stakeholder on projects (e.g. Walker Industries has partnered with Niagara College – NOTL Campus in doing a bee keeping program) • A dedicated garbage disposal site 	<ul style="list-style-type: none"> • Adding to local traffic congestion • Adding to debris and mud are found in shoulder lanes from the trucks entering and leaving Walker Industries properties • Ongoing smell/odour from Walker Industries facilities • Leachate potentially seeping into Welland Canal in the past

Q. In your opinion, would the development of the South Landfill Phase 2 project, its employees or activities have any effect (positive or negative) on your operation or the provision of services to the community? If yes, in what ways might it be affected?



Fourteen (14) respondents identified various ways in which the development of the South Landfill Phase 2 project, its employees or activities might have an effect (positive or negative) on the operations at their organization’s location:

Potential Positive Effects	Potential Negative Effects
<ul style="list-style-type: none"> • Bringing awareness for initiatives related to waste management and sustainability • Providing more space for waste • Allowing for new technologies and new opportunities to get students involved • Bring in more employment to the area 	<ul style="list-style-type: none"> • Increased traffic • Changes in air quality • Increased noise levels • Ongoing smell/odour • Changed perception of community's immediate environment • Increased presence of rodents

Q. What benefits do you see of having Walker Environmental Group conducting business in your community?

Fourteen (14) respondents identified benefits in having Walker Environmental Group conducting business in their community. These responses fell into four main categories:

- Contributing to the local economy through employment opportunities, using local contractors and services, and ongoing investment in infrastructure.
- Continuing to be a good corporate citizen (e.g. handling their waste well with the space they have) and keeping a good rapport with the community.
- Keeping landfill recycling costs under control as the landfill will be in close proximity for various communities to dump their waste.
- Charitable work towards various groups (e.g. donating money to local colleges/university, local hospitals).

Q. In what ways, if any, do you think that the potential South Landfill Phase 2 project might change or affect your organization, its activities, events or future plans?

Seven (7) respondents that were asked this question, one (1) noted that the potential South Landfill Phase 2 project will positively change or affect their organization (e.g., their activities, events or future plans); four (4) respondents noted that they will not be affected; and two (2) respondents noted that the potential South Landfill Phase 2 project might negatively affect their organization (e.g. degradation of air quality, increased smell/odour).

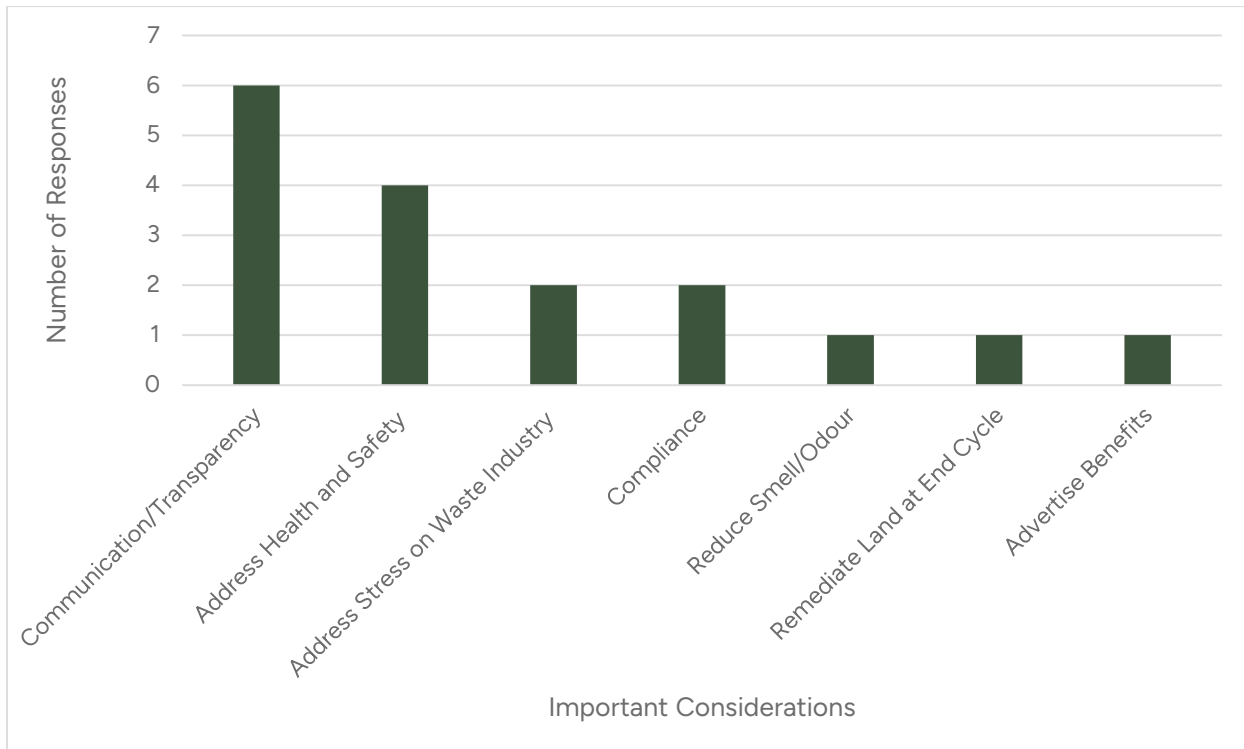
Q. If the South Landfill Phase 2 project were to proceed, what might be the most important thing you would want Walker Environmental Group to know?

Fourteen (14) respondents identified 17 items that Walker Environmental Group should know before the South Landfill Phase 2 project proceeds. These responses were grouped into 8 categories, namely: value communication/transparency (e.g. remaining on contact list throughout duration of project, be updated on all stages of the Project and future plans), find solutions to address health and safety (e.g. developing solutions for traffic safety, ensuring no leachate contamination/seepage runs off into local waterways, noise concerns, being aware of children and educators at childcare centres), addressing stress on waste industry (e.g. utilizing more space for waste, encouraging reducing, reusing and recycling initiatives),



be compliant (e.g. ensuring monitoring protocols are kept up to date, and abiding by environmental and safety regulations), reduce smell/odour, remediate land at end cycle, and advertise benefits about the Project (e.g. producing jobs for local community, increasing tax revenue, hiring local contractors).

Figure 5: Important Considerations for the South Landfill Phase 2 project

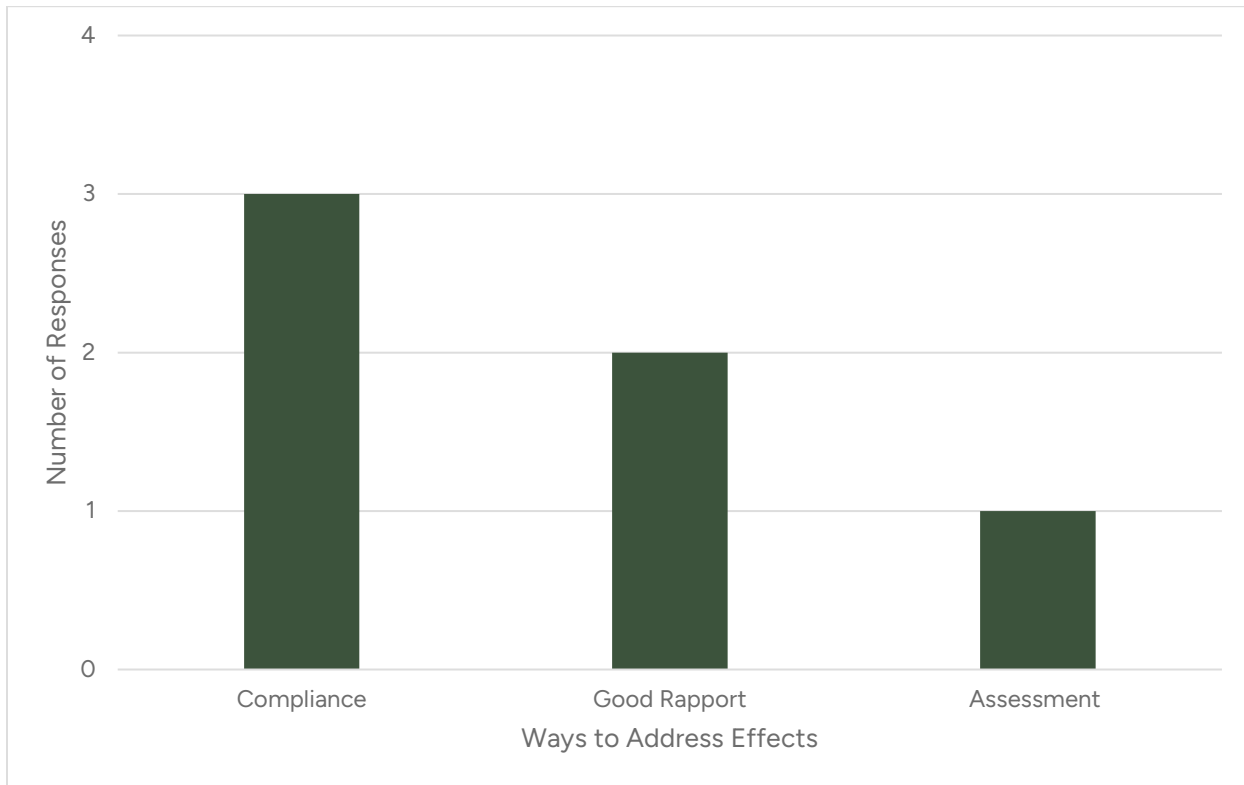


Q. What do you think can be done to address effects on your organization or the community overall?

Five (5) respondents identified six (6) ways in which the effects of the Project on their organization or community can be addressed. These responses were grouped into 4 categories, namely: compliance (e.g. implement air quality and odour monitoring, ensure everything is done according to certain standards and policies and meeting at or above expectations), maintaining a good rapport with the community (e.g. sharing results publicly with the community to gain their trust and address any concerns), and conducting the appropriate assessments (e.g. conduct a comprehensive EA process which looks at ways to alleviate impacts and thoroughly address different areas such as smell/odour, traffic safety, and groundwater contamination).



Figure 6: Ways to Address Effects on Organization and Community



3.2 Stakeholder Specific Information

3.2.1 Niagara College – NOTL Campus

Despite there being global locations, Niagara College consists of two main campuses: Niagara-on-the-lake and Welland. Between the two main campuses there are 130 academic programs offered, 9,000 to 12,000 students enrolled, and 1,000 staff (full and part-time). Many students travel to and from the campuses as most programs are offered in person.

At the Niagara College – NOTL Campus, United Way has a community garden that is used, and corporate businesses lease out their business space. The general public utilizes the campus for walking trails, and the brewery, winery and distillery programs at the NOTL Campus have a retail location. Furthermore, external training opportunities such as paramedic driver training and motorcycle training also utilize the Niagara College – NOTL Campus parking lots.

Different types of outdoor activities/offerings that occur at the Niagara College – NOTL Campus location include recreational (e.g., walking, sports fields), schooling (e.g., school of horticulture, using the restored wetland to sample and monitor for environmental programs) and culinary (e.g., buying food out of the food truck in the winery retail area).



3.2.2 Niagara College – Winery Campus and Teaching Greenhouse

Focusing specifically on the Winery Campus, it is a not-for-profit corporation for legal reasons. However, it is still a part of Niagara College. The Winery Campus hosts events, consists of a vineyard that is about 25 acres planted and 32 acres in total, and operates labs where winery, brewery and distillery students learn. The total amount of employees at the Winery Campus is about 25-30 employees, and the campus itself has approximately 500 students.

The general public can enjoy the campus's patio, wine tours, walk around with their families and pets, and can dine at the campus's restaurant. Other facilities located at the campus can be used such as the spa, and massage clinic.

Different types of outdoor activities/offerings that occur at the Niagara College – Winery Campus and Teaching Greenhouse include having community gardens to grow food for food banks, people visiting the vineyard and hop yard and greenhouse, and going out for food and drinks (e.g. patio at Winery Campus).

3.2.2.1 Information Requested and Other Questions to Walker

If the Project will impact groundwater or the Niagara Escarpment, then it would like to be notified. The Winery Campus would also like to still stay on the contact list.

3.2.3 Royal Niagara Golf and Country Club

The Royal Niagara Golf and Country Club covers around 110 acres of land and has a 27-hole golf course and consists of about 50 total staff. In addition to golf, the Royal Niagara Golf and Country Club also hosts weddings, corporate events, social events, birthday parties, comedy shows, dinners, and business meetings. The main geographical area the Royal Niagara Golf and Country Club serves is NOTL, Niagara Region, St. Catharines and in the past some golfers from the United States.

Different types of outdoor activities/offerings that occur at the Royal Niagara Golf and Country Club include wedding ceremonies, the golf driving range, and members enjoying the patio for food and drinks.

3.2.3.1 Information Requested and Other Questions to Walker

What new technologies will be implemented in terms of dealing with our waste, and what kind of outlook does Walker Industries have in terms of being able to manage all of this waste? How long will these technologies last (i.e. will it align with the timeline of the landfill)?

3.2.4 Club Italia

Club Italia is a cultural club, that is member-based and consists of a banquet facility for conventions and corporate meetings and an outdoor facility where there are picnic areas and soccer fields. The Club has space for 600 people and is on approximately 30 acres of land of which 15 acres is utilized. The Club has 5 full-time employees, a board that is volunteer-based, and has approximately 400 to 1000 members on annual basis. Club Italia is a part of the sons and daughters of Italy in Canada in the United States where its original goal was about bringing Italian people together but is now more so focused on bringing all people together and sharing their culture.

Club Italia rents their banquet hall for events such as business meetings, summer camps, family events, weddings, celebrations of life, dinner events, graduations and proms.



Different types of outdoor activities/offerings that occur at Club Italia include recreational activities (e.g., soccer and volleyball), leisure activities (e.g., picnics), and rentals (e.g., birthdays, weddings, and festivals).

3.2.4.1 Information Requested and Other Questions to Walker

To be kept on the contact list and receive any information that goes public.

3.2.5 Amici Per LaVita Niagara Cycling Club

Amici Per LaVita Niagara Cycling Club has been operating for 14 years and has around 130 members which consists of people of all ages and skill levels. The Club is located at Firemans Park (Mountain Road and Dorchester Road) in Niagara Falls and organizes rides on a daily from the first weekend in May to Thanksgiving weekend in October. Almost 400 rides occur per season with some of the rides by-passing the Walker Industry facilities, and going as far south to Garner Road, and as far north to Taylor Road. The key issues for the Amici Per LaVita Niagara Cycling Club are safe lanes of travel for participants and safety on the road for participants. The Amici Per LaVita Niagara Cycling Club organizes approximately 16-18 rides per week from Tuesday to Sunday involving different skill levels with the number ranging from 3-16 people per ride. Individually speaking, the range for participants attending these rides includes three times a week, once or month, or participating in all rides. The club or club members use the following roads near the Walker Campus in Niagara Falls:

- Taylor Road (north of Thorold Stone Road) - Regularly
- Beechwood Road (South of Thorold Stone Road) - Occasionally
- Mountain Road (West of the Queen Elizabeth Way / QEW) – Most frequently used, regularly
- Thorold Stone Road (West of the Queen Elizabeth Way / QEW) – Not at all
- Glendale Avenue (West of Queen Elizabeth Way / QEW) - Occasionally
- Thorold Town Line Road. – Occasionally.

3.2.5.1 Information Requested and Other Questions to Walker

Would like to know the location of the proposed entrances and stop lights at the landfill expansion.

3.2.6 St. Catharines Cycling Club

The St. Catharines Cycling Club is primarily located in the St. Catharines region where people of all ages and races are welcome. The St. Catharines Cycling Club mainly trains in the Niagara Region but does participate in cycling events around the world.

One main thing that affects where members cycle and where the Club organizes cycling events is safety – particularly road traffic. Currently, the routes by the existing Walker Industries facilities are not very safe to ride as there is a lot of traffic (e.g., big trucks always coming in and out of the sites). In general, the Club tries to avoid high traffic and congested areas, and also chooses safe routes to ride on that are approved by the Ontario Cycling Association. Currently, the Club is indirectly affected by the Walker site to get to the north end recreational area on Taylor Road. The Club has noted that if the typical recreational rider would drive by the existing Walker Industries facilities that they would experience heavy traffic and odors.



The St. Catharines Cycling Club rides on Tuesdays, Thursdays, Saturdays and Sundays. The St. Catharines Cycling Club noted that group sizes for one ride can reach up to 50 people. If that is the case, then usually the bigger sized group would be split up into smaller sized groups (e.g. groups of 6) to avoid compounding when the ride occurs. The St. Catharines Cycling Club operates depending on weather. The club or club members use the following roads near the Walker Campus in Niagara Falls:

- Taylor Road (north of Thorold Stone Road) – Occasional
- Beechwood Road (South of Thorold Stone Road) – Occasional
- Mountain Road (West of the Queen Elizabeth Way / QEW) – Occasional
- Thorold Stone Road (West of the Queen Elizabeth Way / QEW) - Rare
- Glendale Avenue (West of Queen Elizabeth Way / QEW) – Occasional
- Thorold Town Line Road. – Occasional

3.2.6.1 Information Requested and Other Questions to Walker

The St. Catharines Cycling Club would still like to be informed about the process, and for Walker Industries to be as transparent as they have always been with their other work.

3.2.7 Welland Canal Lock 7 Visitor Centre - Tourism and Attractions

Lock 7 of the Welland Canal in Thorold, Ontario allows ships to travel through the Niagara Escarpment (City of Thorold 2018). It is part of the St. Lawrence Seaway system and is known for its ability to allow that range up to 225.5 meters long and 23.7 metres wide to pass through. The lock is a key component of the canal's operation, enabling the passage of vessels between Lake Ontario and Lake Erie. Visitors can enjoy extraordinary views of ships navigating Locks 4,5, 6 and 7 from the Lock 7 Viewing Complex, which is bus friendly and wheelchair accessible. The complex also offers educational resources and a gift shop making it a great spot for history enthusiasts and nature lovers to visit (City of Thorold 2018).

Public interface is through the surface bridges that cross the Welland Canal, and the Welland Canal Lock 7 Visitor Centre also helps with the management of the Townline Tunnel in the south of Welland on behalf of the federal government.

Different types of outdoor activities/offerings that occur at the Welland Canal Lock 7 Visitor Centre include recreational (e.g. using trails for biking, walking, and running on length of Welland Canal from St. Catharines to Thorold), and business purposes (e.g. for commercial vessels and pleasure crafts).

3.2.7.1 Information Requested and Other Questions to Walker

The Seaway Authority (Welland Canal Lock # 7) would like to receive the following information:

- 1 Want to be included in all future public information sessions/open houses.
- 2 Welland Canal/Seaway engineers would need to be consulted if there is any blasting that needs to be completed for Phase 2. Anything that can have an impact on the Welland Canal is of concern to us. Any techniques should be consulted between our engineers and Walkers engineers. It's a national supply chain impact not a localized impact



- 3 Welland Canal would like a personalized presentation with Walker to discuss high level overview of the Project and potential impacts. They asked if this can be done in September.
- 4 Welland Canal engineers have previously had site tours for the aggregate work. They may want a site tour for the proposed Phase 2 work.

The Seaway Authority (Welland Canal Lock # 7) asked the following question:

1. Is the capacity of Phase 2 higher than the total capacity of Phase 1 and if so, has it been approved by the Ministry of Environment, Conservation and Parks (MECP)? We are concerned with increased traffic on bridges and tunnels that are operated and maintained by the Welland Canal/Seaway and that may cause maintenance issues for them.
2. Does Walker use the Welland Canal for waste management transportation or aggregates?
3. Where does the waste that is landfilled at the Walker site come from? The Greater Toronto Area (GTA)?
4. What is the approved start date for Phase 2?

3.2.8 City of Thorold – Lakeview Cemetery

The cemetery services division at the City of Thorold currently employs 9 permanent full-time positions at the Lakeview Cemetery. The cemetery's main mandate is to provide cemetery internments for residents and non-residents which can involve full body internments (e.g. ground burial whether full body casket or cremated urn). On an annual basis the Lakeview Cemetery does between 60 to 80 interments. Lakeview Cemetery also hires students during the summer months which consists of jobs such as grass cutting and maintaining the grounds.

3.2.9 City of Niagara Falls – Warner Methodist Cemetery

The Warner Methodist Cemetery is a non-profit organization that does not have any full or part time employees, 7 board members, and has volunteer positions. The cemetery itself provides basic burial services.

3.2.10 Redeemer Bible Church

The Redeemer Bible Church has 3 part-time staff, 3 full-time staff, and are potentially looking at opening a day care centre. The Redeemer Bible Church is operating most days of the week with Sunday being the busiest operating day. When youth programs are operating there are usually 10 volunteers that provide support, 6 volunteers provide support for senior's programs on Thursday nights, and there are about 30 to 40 volunteers that provide support for the Christmas program. There are also volunteers for children's programs.

3.2.11 NPCA - Strategic Planning

The NPCA's mandate is to help with protecting people and property from flooding particularly focusing on areas such as natural hazards, source water protection wetlands, and the Great Lakes. The NPCA also focuses on restoration type activities, tree planting, and operates parks (e.g. recreational areas, campgrounds, historic parks, renting out for weddings).



A representative from Walker sits on the NPCA’s Source Protection Committee and is the industry representative. The NPCA Strategic Planning group though has no formal ties.

3.2.12 NPCA – Woodend Conservation Area

Approximately 3000 to 4000 people use the site on a monthly basis. NPCA Woodend Conservation Area’s mandate is preserving green spaces and promoting a healthy lifestyle (e.g., doing activities such as bird watching and hiking). NPCA Woodend Conservation Area’s staff consist of 3 people that cut the grass and maintain the area on a weekly basis, has the DSPM building open on a daily basis but only has staff present every other month.

Partnership was being looked at regarding sponsoring gravel and other minerals. No knowledge of formal ties.

3.2.12.1 Information Requested and Other Questions to Walker

To still remain on the contact list for this project.

3.2.13 St. Vincent de Paul Catholic Elementary School

St. Vincent de Paul Catholic Elementary School teaches junior kindergarten to grade 8, allows rental opportunities, NSTS operates out of the school, and the school itself provides a Before and After School Child Care program that is operated by the YMCA. The enrolment numbers included 258 students for the 2024/2025 school year, 259 students for the 2025/2026 school year, and a projected 255 students for the 2026/2027 school year with an on the ground capacity of 254 pupil places. St. Vincent de Paul Catholic Elementary School currently has 29 staff members.

Niagara Catholic District School Board is required to comply with all applicable Ministry of Education guidelines and policies, as well as relevant Ontario legislation and regulations.

St. Vincent de Paul Catholic Elementary School allows public and community partners (e.g. before and after care programs run through the YMCA) to rent their facilities.

Different types of outdoor activities/offerings that occur at St. Vincent de Paul Catholic Elementary School include meet and greet barbeques, standard recesses, year-end fairs, and inquiry lessons for various grades.

3.2.13.1 Information Requested and Other Questions to Walker

- Details on how air quality, odours, dust, noise, and litter will be monitored and controlled during construction and operation.
- Information on what measures will be taken to prevent increased rodents or other pests from affecting nearby properties, including the school.
- An explanation of emergency response procedures if there is a landfill fire, including how the school and neighbouring community would be notified.
- Information on traffic impacts, truck routes, hours of operation, and any safety measures near the school.
- Details on how groundwater, surface water, and nearby natural areas will be protected.
- Clarification on the expected timeline for the Project and when the landfill is anticipated to move closer to the school.



- Information on what buffer zones, landscaping, berms, or visual barriers are planned between the landfill and the school.
- Details on how Walker will respond to complaints or concerns raised by the school or nearby residents.
- Information on whether ongoing monitoring reports will be shared publicly and how often the school community will receive updates.
- A question about whether Walker has conducted any studies on the potential impacts to student and staff health, learning conditions, or school operations.

3.2.14 Niagara YMCA

The Niagara YMCA that operates out of the St. Vincent de Paul Catholic Elementary School offers before and after childcare for grades junior kindergarten to grade six, has 3 total staff, and provides childcare for 30 children. The geographic area that the Niagara YMCA serves is the same area as the service area of St. Vincent de Paul Catholic Elementary School. The Niagara YMCA is expected to meet and follow the Ministry of Education guidelines, the licencing requirements set out in the Child Care and Early Years Act (CCEYA), and School Board policies. The main outdoor activity provided by the YMCA are all undertaken at the school and are similar to activities undertaken during standard recess times.

3.2.14.1 Information Requested and Other Questions to Walker

The YMCA that operates out of the St. Vincent de Paul Catholic Elementary School would like for Walker to share the same information they would share with the school with them as well. It will be important to have this information so the YMCA can communicate it to families who have children that attend the childcare centre and inform them of any risks and control measures that are in place.

4.0 Summary and conclusions

As part of the Social Assessment for Walker's EA for Phase 2 of the South Landfill Project, SLR undertook interviews with several stakeholders identified having a potential interest in the Project. Of the 41 key stakeholders approached between the Summer of 2025 and Spring of 2026, 14 interviews were completed, while the Regional Municipality of Niagara declined participation due to existing commercial arrangements.

In addition to the respondents sharing information about their mandates and facility operations, a variety of potential benefits and adverse impacts were identified:

- **Beneficial Impacts:** Respondents recognized Walker as a strong corporate citizen that supports local initiatives, provides employment, and offers essential waste management infrastructure and services to its neighbours and residents in the Niagara Region.
- **Adverse Impacts:** Primary concerns centered on ongoing issues with odour, increased traffic congestion and safety, and debris on local roadways. Respondents also identified potential adverse effects, including changes in air quality, increased noise levels, and the presence of rodents.

These stakeholder interviews have outlined that transparency and frequent communication is imperative throughout the entire EA process regarding the South Landfill Phase 2 Project. Despite the potential for the South Landfill Phase 2 Project to support the regional economy and



address strains on existing waste infrastructure, respondents stressed that the Project's success depends on Walker's ability to mitigate environmental nuisances and prioritize public safety. Future efforts should focus on implementing robust, publicly accessible environmental monitoring programs (e.g., air quality and groundwater), and improved traffic management planning to ensure the well-being of neighbours and the surrounding community is maintained throughout the facility's lifespan.

5.0 Closure

The stakeholder interview process undertaken with respect to the Social Assessment of the South Landfill Phase 2 Project revealed a variety of attitudes towards the Project and Walker's role in the community. Most stakeholders see Walker as providing an important service and as an economic contributor to the Region. Most stakeholders interviewed also expressed concerns regarding potential environmental impacts from the Project and other activities undertaken on Walker's campus that are a source of odour and traffic. The findings underscore the need for transparent, frequent communication and the implementation of monitoring programs to ensure the continued well-being of the residents of and visitors to Niagara Region.

Regards,

SLR Consulting (Canada) Ltd.

DRAFT

Matthew Gasser
Environmental/Regulatory Coordinator

DRAFT

Tom Wlodarczyk
Senior Advisor, Environmental Management,
Planning and Approvals



6.0 References

City of Thorold. (2018). *Lock 7 Viewing Complex*. Thorold.ca. Retrieved April 2026, from:
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Annex A Interview Guide and Protocol

DRAFT – Stakeholder Interview Summary

South Landfill Phase 2

Walker Environmental Group

SLR Project No.: 209.099032.00001

June 19, 2026

A.1 Background

Walker Environmental Group (WEG or “Walker”) is preparing an Environmental Assessment (EA) for the continuation of the South Landfill located at the Walker Resource Management Campus (Walker Campus) by developing Phase 2 which will provide approximately 18 million cubic metres of disposal capacity over a 20-year period.

Similar to the existing South Landfill, the proposed Phase 2 of the South Landfill will be a modern and highly engineered site consisting of a double composite liner system designed in accordance with Ontario Regulation 232/98: Landfilling Sites or equivalent and will continue to receive solid, non-hazardous waste from residential and IC&I sources from within its existing Ontario-wide service area, predominantly from the Niagara, Southern, and Southwestern Ontario regions. The South Landfill current annual maximum fill rate of 1.1 million tonnes is proposed to be maintained for South Landfill (Phase 2).

SLR Consulting (Canada) Ltd. (SLR) was retained by Walker to implement the Social Assessment in accordance with a detailed Work Plan.

The Social Assessment Work Plan proposed that personal and telephone interviews are to be undertaken with local and regional government departments, community facility operators and other stakeholders. The purpose of the interviews with facility operators and stakeholders is to collect both quantitative and qualitative data needed for the characterization of baseline social conditions and for completing the effects assessment.

The interview plan and interview guides as envisaged in the Social Assessment Work Plan are presented below.

A.2 Stakeholder Interview Method

Stakeholder interviews involve the following steps:

1. The stakeholders identified in the contact list shall be contacted initially by phone or email. The interviewee shall be read the following information at the initial telephone call:

“Hello, my name is _____ and I am with SLR Consulting (Canada) Ltd. We are an environmental consulting firm that has been retained by Walker Environmental Group (or Walker) to complete a Social Assessment of their proposed South Landfill Phase 2 Project in Niagara Falls. As you may know Walker currently owns and operates a landfill facility located near the intersection of Taylor Road and Mountain Road in the City of Niagara Falls. This site is located on top of the Niagara Escarpment near the Thorold Tunnel. The site has been providing waste disposal and recycling services waste management since 1982. Phase 2 of this landfill is to be located in Walker’s mined out quarry, similar to Phase 1, immediately east of Taylor Road.

We are interviewing various people who are involved in various community organizations, operate community facilities, or provide services to residents in Niagara Region. We are interested in understanding how your organization and facilities operate, and any relationships or links you might have with the proposed South Landfill Phase 2 project. The information we are collecting includes your views, and any issues or concerns you identify will be used as part of the social impact assessment of Walker’s Environmental Assessment.



*It would be very much appreciated if you could identify a **day and time** over the next week or so during which we could **meet/speak** (select one) and discuss your organization and operations; ask you a few questions about your organization's perspectives on the proposed Phase 2 Project. Our discussion should only take about **30 minutes** of your time".*

2. Should the individual not feel that he/she should be interviewed; the SLR interviewer shall inquire whether there is someone else in his or her organization that should or could be interviewed. If yes, thank the individual and obtain the contact information for the recommended individual. Contact the recommended individual for a personal/telephone interview.
3. Should the individual need more information about the interview and kinds of questions, the interviewer shall provide more details and suggest that a set of questions can be emailed in advance of the meeting/telephone interview.
4. Agree on date and time for the interview and obtain contact information (including street address / mailing address and email address).
5. Confirm date and time of the interview via email immediately upon termination of telephone call and at least one day in advance of the meeting/telephone interview date. An email confirming the date and time of the interview will be sent to those selected for a personal interview along with background information material supplied by Walker on the proposed Project.
6. Upon meeting/calling the individual, the SLR interviewer shall introduce themselves, their role on the project and exchange business cards (if a personal interview). The interviewer shall begin the interview with an introduction:

"Are you familiar with the proposal for the South Landfill Phase 2 project in Niagara Falls for solid, non-hazardous waste? Would you like to know more about the site and the expansion proposal?"

If YES, the interviewer shall provide the following background. Otherwise, the interview shall continue according to the interview guide.

The Walker Campus is located at 2800 Thorold Townline Road, near the intersection of Taylor Road and Mountain Road in the City of Niagara Falls. This site is located on top of the Niagara Escarpment near the Thorold Tunnel.

The Campus has existed since the 1880's and has provided safe and reliable waste disposal services for the past 40 years. The South Landfill (Phase 1) is currently approved to residual waste plus soil used for daily and interim cover. The current approved capacity at the South Landfill (Phase 1) is estimated to be reached between 2029 and 2031.

Phase 2 of this landfill is to be located in Walker's mined out quarry immediately east of Taylor Road. This will extend to the life of the existing landfill by approximately 18 million m³ over a 20-year period. Similar to the existing South Landfill, the proposed Phase 2 of the South Landfill will be a modern and highly engineered site consisting of a double composite liner system.

After the background information has been provided, the interviewer will proceed with the interview by asking the questions in accordance with the appropriate Interview Guide provided in Section 4.0.



A.3 Interview Documentation

All interviews will be documented at the time of the interview by hand (personal interviews) and/or on the computer (telephone interviews) by point form, question by question (if possible). Each interview record shall include:

- Name of organization.
- Address and telephone number of organization / individual(s) interviewed.
- Date of interview.
- Name of individual (s) interviewed.
- Name of SLR interviewer; and
- Discussion summary.

For all personal interviews, the interview record shall be prepared and provided to the interviewee (if requested). Telephone interviews will also be documented in point form, question by question (if possible).

A.4 Interview Guides

The interview guides presented below provide the basis for conducting a telephone or personal interview for the purpose of the social impact assessment for the South Landfill Phase 2 Project Environmental Assessment. These interviews are not intended to be a public affairs activity. The interviewer shall direct any respondent who has specific questions about the project to Walker Environmental Group and the Project website.

A.4.1 Niagara College (Telephone Interviews)

• Niagara College, Teaching Winery
• Niagara College, Teaching Greenhouse
• Niagara College, NOTL Campus

- 1 Could you please describe Niagara College and **provide us with or direct us to any documents or websites** you may have that provide the following information:
 - The full range of programs, products and services you provide.
 - The geographic area that your college serves.
 - Past, current and projected enrolment.
 - Number of staff at your facility.
- 2 What are the key issues facing Niagara College today?
- 3 From your perspective, in what ways does Niagara College contribute to the overall well-being of the community in which you operate?
- 4 What are the future plans for your facility (e.g., new facilities, programs / services, expansions, closures, amalgamations)?
- 5 Apart from students, do members of the community use the Niagara Campus? For what purposes? How often?



- 6 What types of outdoor activities are conducted at this location?
- 7 In what ways if any, has the presence of Walker Industries affected positively or adversely your operations at the Niagara Campus?
- 8 In your opinion, would the development of the South Landfill Phase 2 project, its employees or activities have any effect (positive or negative) the Niagara Campus operation or the provision of services to the community? If yes, in what ways might it be affected?
- 9 What benefits do you see of having Walker Environmental Group conducting business in your community?
- 10 If the South Landfill Phase 2 project were to proceed, what might be the most important thing you would want Walker Environmental Group to know?
- 11 Is there any specific information you would like to receive from Walker or a question you would like answered about the South Landfill Phase 2 project?
- 12 Is there anyone else we should be speaking with?

A.4.2 Nearest Golf Clubs / Courses (Telephone Interviews)

<ul style="list-style-type: none">• Beechwood Golf and Country Club
<ul style="list-style-type: none">• Royal Niagara Golf and Country Club

- 1 Could you please describe your club and course and **provide us with or direct us to any documents or websites** you may have that provide the following information:
 - The full range of programs, products and services you provide.
 - The geographic area that your operation serves.
 - Past, current and projected membership.
 - Number of staff at your facility.
- 2 What are the key issues facing your operation today?
- 3 From your perspective, in what ways does your club/operation contribute to the overall well-being of the community in which you operate?
- 4 What are the future plans for your facility (e.g., new facilities, services, expansions, closures, amalgamations)?
- 5 Apart from your own members, do other members of the community use your club/operation? For what purposes? How often?
- 6 Apart from golfing, what other types of outdoor activities are conducted at this location?
- 7 In what ways if any, has the presence of Walker Industries affected positively or adversely your operations?
- 8 In your opinion, would the development of the South Landfill Phase 2 project, its employees or activities have any effect (positive or negative) on your operation or the provision of services to the community? If yes, in what ways might it be affected?
- 9 What benefits do you see of having Walker conducting business in your community?



- 10 If the South Landfill Phase 2 project were to proceed, what might be the most important thing you would want Walker to know?
- 11 Is there any specific information you would like to receive from Walker or a question you would like answered about the South Landfill project?
- 12 Is there anyone else we should be speaking with?

A.4.3 Nearest Other Clubs/Recreational Facility Operators (Telephone Interviews)

• Niagara Sport and Social Club
• Regency Athletic Resort
• Club Italia
• Shady Oaks Mobile Park
• Club Belvedere Thorold

- 1 Could you please describe your club/facility and **provide us with or direct us to any documents or websites** you may have that provide the following information:
 - The full range of programs, products and services you provide.
 - The geographic area that your operation serves.
 - Past, current and projected membership.
 - Number of staff at your facility.
- 2 What are the key issues facing your operation today?
- 3 From your perspective, in what ways does your operation contribute to the overall well-being of the community in which you operate?
- 4 What are the future plans for your facility (e.g., new facilities, services, expansions, closures, amalgamations)?
- 5 Apart from your own members, do other members of the community use your club/operation? For what purposes? How often?
- 6 What types of outdoor activities are conducted at this location?
- 7 In what ways if any, has the presence of Walker Industries affected positively or adversely your operations?
- 8 In your opinion, would the development of the South Landfill Phase 2 project, its employees or activities have any effect (positive or negative) on your operation or the provision of services to the community? If yes, in what ways might it be affected?
- 9 What benefits do you see of having Walker conducting business in your community?
- 10 If the South Landfill Phase 2 project were to proceed, what might be the most important thing you would want Walker to know?
- 11 Is there any specific information you would like to receive from Walker or a question you would like answered about the South Landfill project?
- 12 Is there anyone else we should be speaking with?



A.4.4 Local Cycling Clubs (Telephone interview with Prepared Map)

• Niagara Freewheelers Cycling Club
• Niagara Cycling Clubs Alliance
• Amici Per LaVita Niagara Cycling Club
• St. Catharines Cycling Club
• Great Canadian Bicycle Tours

- 1 Could you please describe your club/facility and **provide us with or direct us to any documents or websites** you may have that provide the following information:
 - The full range of programs, products and services you provide.
 - The geographic area that your operation serves.
 - Past, current and projected membership.
- 2 What are the key issues facing your club's operation and its membership today? How with the City and Region addressing these active transportation issues?
- 3 From your perspective, in what ways does your operation contribute to the overall well-being of the community in which you operate?
- 4 What are the future plans for your club?
- 5 What are the three main things that affect where your members cycle and where your club organizes cycling events?
- 6 On average, how many cyclists participate in cycling events organized by your club?
- 7 Please identify how often your club or club members might use the following roads near the Walker Campus in Niagara Falls? Regularly, Occasionally, Rarely or Never.
 - Taylor Road (north of Thorold Stone Road)
 - Beechwood Road (South of Thorold Stone Road)
 - Mountain Road (West of the Queen Elizabeth Way / QEW)
 - Thorold Stone Road (West of the Queen Elizabeth Way / QEW)
 - Glendale Avenue (West of Queen Elizabeth Way / QEW)
 - Thorold Town Line Road.
- 8 Would you say that the presence of the Walker Campus has had any affect on your club and its activities? If yes, please explain.
- 9 In your opinion, would the development of the South Landfill Phase 2 project, its employees or activities have any effect (positive or negative) on your operation or the provision of services to your membership? If yes, in what ways might it be affected?
- 10 What benefits do you see of having Walker conducting business in your community?
- 11 If the South Landfill Phase 2 project were to proceed, what might be the most important thing you would want Walker to know?



- 12 Is there any specific information you would like to receive from Walker or a question you would like answered about the South Landfill project?
- 13 Is there anyone else we should be speaking with?

A.4.5 Nearest Institutional Facilities / Operations (Telephone Interviews)

• Region of Niagara Public Works / Service Centres / Patrol Yard
• Regional Niagara Police Fleet and Supply
• Welland Canal Lock 7 Visitor Centre - Tourism and Attractions

- 1 Could you please describe your facility/operation and **provide us with or direct us to any documents or websites** you may have that provide the following information:
 - The full range of programs, products and services you provide.
 - The geographic area that your operation serves.
 - Number of staff at your facility.
- 2 What are the key issues facing your operation today?
- 3 From your perspective, in what ways does your operation contribute to the overall well-being of the community in which you operate?
- 4 What are the future plans for your facility (e.g., new facilities, services, expansions, closures, amalgamations)?
- 5 Apart from your own employees, do other members of the community use your facility/operation? For what purposes? How often?
- 6 What types of outdoor activities are conducted at this location?
- 7 In what ways if any, has the presence of Walker Industries affected positively or adversely your operations?
- 8 In your opinion, would the development of the South Landfill Phase 2 project, its employees or activities have any effect (positive or negative) on your operation or the provision of services to the community? If yes, in what ways might it be affected?
- 9 What benefits do you see of having Walker conducting business in your community?
- 10 If the South Landfill Phase 2 project were to proceed, what might be the most important thing you would want Walker to know?
- 11 Is there any specific information you would like to receive from Walker or a question you would like answered about the South Landfill project?
- 12 Is there anyone else we should be speaking with?

A.4.6 Nearest Places of Worship/Cemetery (Telephone Interview)

• Redeemer Bible Church Niagara Falls
• City of Niagara Falls Cemetery Services – Lampman Family Cemetery / Hull Brown Cemetery
• City of Thorold Cemetery Services Division – Lakeview Municipal old/new
• City of NOTL Cemetery Services – Warner Methodist Cemetery



- 1 Could you please describe your organization and **provide us with or direct us to any documents or websites** you may have that provide the following information:
 - o Your mandate and/or the full range of products and services you provide.
 - o The facilities you operate (i.e., the number of facilities you operate, by type nearest the Walker Campus.
 - o Numbers of volunteers, staff and/or employees.
- 2 Please briefly describe any major plans your organization may have for the future in terms of the services you would like to provide or the facilities you wish operate.
- 3 In what ways if any, has the presence of Walker Industries affected positively or adversely your operations?
- 4 In your opinion, would the presence of the potential South Landfill Phase 2 project, its employees or activities have any effect (positive or negative) on your operations or the provision of services to the community? If yes, in what ways might it be affected?
- 5 In what ways, if any, do you think that the potential South Landfill Phase 2 project might change or affect your organization, its activities, events or future plans?
- 6 What do you think can be done to address effects on your organization or the community overall?
- 7 What benefits do you see of having Walker Industries conducting business in your community?
- 8 If the South Landfill Phase 2 project were to proceed, what might be the most important thing you would want Walker to know?
- 9 Is there any specific information you would like to receive from Walker or a question you would like answered about the Southwestern Landfill project?
- 10 Is there anyone else we should be speaking with?

A.4.7 City of Niagara Falls Departments (Personal Interviews-Arranged by Walker)

• Planning and Development
• Recreation and Culture
• Transportation Services

- 1 What are the key issues facing your department/community today?
- 2 From your perspective, in what ways do(es) your department/facilities / services contribute to the overall well- being of the communities they serve?
- 3 From your perspective, what do you feel is the greatest threat to your community's overall well-being in the next decade and beyond?
- 4 Please briefly describe any major plans your may have for the future in terms of the range of services you would like to provide or the facilities you wish operate in your community.
- 5 In what ways if any, has the presence of Walker Industries affected positively or adversely your operations?



- 6 In your opinion, would the presence of the potential South Landfill Phase 2 project, its employees or activities have any effect (positive or negative) on your operations or the provision of services to the community? If yes, in what ways has it been affected?
- 7 Does your department/government have any formal or informal links with the Walker Industries? If yes, please describe.
- 8 In what ways, if any, do you think that the potential South Landfill Phase 2 project might change or affect your organization's facilities, activities or future plans?
- 9 If the South Landfill expansion project were to proceed, what might be the most important thing you would want Walker to know?
- 10 Is there any specific information you would like to receive from Walker or a question you would like answered about the South Landfill project?
- 11 Is there anyone else we should be speaking with?

A.4.8 Niagara Regional Public Health (Telephone Interview)

- Niagara Region Public Health Main Office (Thorold / St. Catharines)

- 1 Could you please describe your organization and **provide us with or direct us to any documents or websites** you may have that provide the following information:
 - Your mandate and/or the full range of products and services you provide.
 - The geographic area that your organization serves.
 - The facilities you operate (i.e., the number of facilities you operate, by type and by municipality).
 - Numbers of members, volunteers, staff and/or employees.
- 2 What are the key public health issues facing Niagara Region today? Are there any public health issues that are specific to Niagara Region? What are they?
- 3 What are the key initiatives being undertaken by your organization to address the public health issues you have identified?
- 4 In your professional opinion, what are the key public health issues related to the potential South Landfill Phase 2 project
- 5 In your professional opinion, would the presence of the potential South Landfill Phase 2 project, its employees or activities have any effect (positive or negative) on your organization's operation or the provision of services to the community? If yes, in what ways might it be affected?
- 6 In what ways, if any, do you think that the potential South Landfill Phase 2 project might change or affect your organization's activities or future plans?
- 7 What benefits do you see of having Walker Industries conducting business in your community?
- 8 If the South Landfill Phase 2 project were to proceed, what might be the most important thing you would want Walker to know?
- 9 Is there any specific information you would like to receive from Walker or a question you would like answered about the Southwestern Landfill project?



10 Is there anyone else we should be speaking with?

A.4.9 City of Niagara Falls / Niagara Region Emergency Service Providers (Telephone Interviews)

• Office of the Medical Officer of Health and Commissioner
• Office of Environmental Health
• Niagara Region EMS
• Niagara Regional Police Service

- 1 Please describe your department and **provide us with any documents** you may have that provide the following information:
 - Your mandate and/or the full range of products and services you provide.
 - The geographic area that your organization serves.
 - The facilities you operate (i.e., the number of facilities you operate, by type and by municipality).
 - Numbers of members, volunteers, staff and/or employees
- 2 From an emergency services perspective, what are the key issues facing Niagara Region today? What trends are you seeing?
- 3 What are the key initiatives being undertaken by your organization?
- 4 Are you aware of any specific interactions between your organization and activities undertaken at the Walker Campus? Has Walker's activities affected in any way the delivery of your programs and services to the community?
- 5 In your professional opinion, would the presence of the potential South Landfill expansion site, its employees or activities have any effect (positive or negative) on your organization's operation or the provision of services to the community? If yes, in what ways might it be affected?
- 6 In what ways, if any, do you think that the potential South Landfill Phase 2 project might change or affect your organization's activities or future plans?
- 7 What benefits do you see of having Walker Industries conducting business in your community?
- 8 If the South Landfill Phase 2 project were to proceed, what might be the most important thing you would want Walker to know?
- 9 Is there any specific information you would like to receive from Walker or a question you would like answered about the South Landfill Phase 2 project?
- 10 Is there anyone else we should be speaking with?



A.4.10 Niagara Peninsula Conservation Authority / Woodend Conservation Area (Personal Interview)

• Niagara Peninsula Conservation Authority – Strategic Planning
• Woodend Conservation Area

Note: Research within NPCA Conservation Areas

If you are a student, member of a research group or academic institution seeking to conduct research within an NPCA conservation area, you will need to apply for an NPCA research permit by contacting the conservation areas assistant at conservationareas@npca.ca to receive approval in advance.

- 1 Could you please describe your organization and **provide us with or direct us to any documents or websites** you may have that provide the following information:
 - Your mandate and/or the full range of products and services you provide.
 - The facilities and program you operate at the Woodend Conservation Area (i.e., the number of facilities you operate).
 - Numbers of visitors, volunteers, staff and/or employees
- 2 What are the key issues facing your organization today? We are looking for your professional opinion as a representative of your organization.
- 3 From your perspective, in what ways does your organization contribute to the overall well-being of the communities in which it operates?
- 4 Do you have any formal ties with Walker Industries? Please describe.
- 5 Please briefly describe any major plans your organization may have for the future in terms of the range of services you would like to provide or the facilities you wish operate at the Woodend Conservation Area or other site near the Walker Campus.
- 6 In what ways if any, has the presence of Walker Industries affected positively or adversely your operations at the Woodend Conservation Area?
- 7 In your professional opinion would the South Landfill Phase 2 project, its employees or activities have any effect (positive or negative) on your organization’s operations or the services it provides to the community? If yes, in what ways might it be affected?
- 8 In what ways, if any, do you think that the South Landfill Phase 2 project might change or affect your organization’s activities or future plans at the Woodend Conservation Area?
- 9 What do you think can be done to address effects on your organization or the community overall?
- 10 What benefits do you see of having Walker Industries conducting business in your community?
- 11 If the South Landfill Phase 2 project were to proceed, what might be the most important thing you would want Walker to know?
- 12 Is there any specific information you would like to receive from Walker or a question you would like answered about the South Landfill Phase 2 project?



13 Is there anyone else we should be speaking with?

A.4.11 Nearest Daycare/Schools (Telephone Interviews)

• St. Vincent de Paul Catholic Elementary
• Thorold Secondary School
• Daycares - YMCA

- 1 Could you please describe your school (or day-care operation) and **provide us with or direct us to any documents or websites** you may have that provide the following information:
 - The grades taught.
 - The full range of products and services you provide.
 - The geographic area that your school serves.
 - Past, current and projected enrolment.
 - Number of staff at your facility.
- 2 What are the key issues facing your school (or day-care operation) today?
- 3 From your perspective, in what ways does your school (or day-care operation) contribute to the overall well-being of the community in which you operate?
- 4 Are there any Provincial or School Board standards / guidelines / objectives that your school (or day-care operation) is attempting to meet? Please describe them.
- 5 What are the future plans for your facility (e.g., new facilities, programs / services, expansions, closures, amalgamations)?
- 6 Apart from students / children, do members of the community use your school? For what purposes? How often?
- 7 What types of outdoor activities are conducted at your location?
- 8 In your opinion, would the presence of the potential South Landfill Phase 2 site, its employees or activities have any effect (positive or negative) on your school's operation or the provision of services to the community? If yes, in what ways might it be affected?
- 9 In what ways, if any, do you think that the potential South Landfill project might change or affect your school's activities or future plans?
- 10 What do you think can be done to address effects on your organization or the community overall?
- 11 What benefits do you see of having Walker Industries conducting business in your community?
- 12 If the South Landfill project were to proceed, what might be the most important thing you would want Walker to know?
- 13 Is there any specific information you would like to receive from Walker or a question you would like answered about the South Landfill Phase 2 project?
- 14 Is there anyone else we should be speaking with?

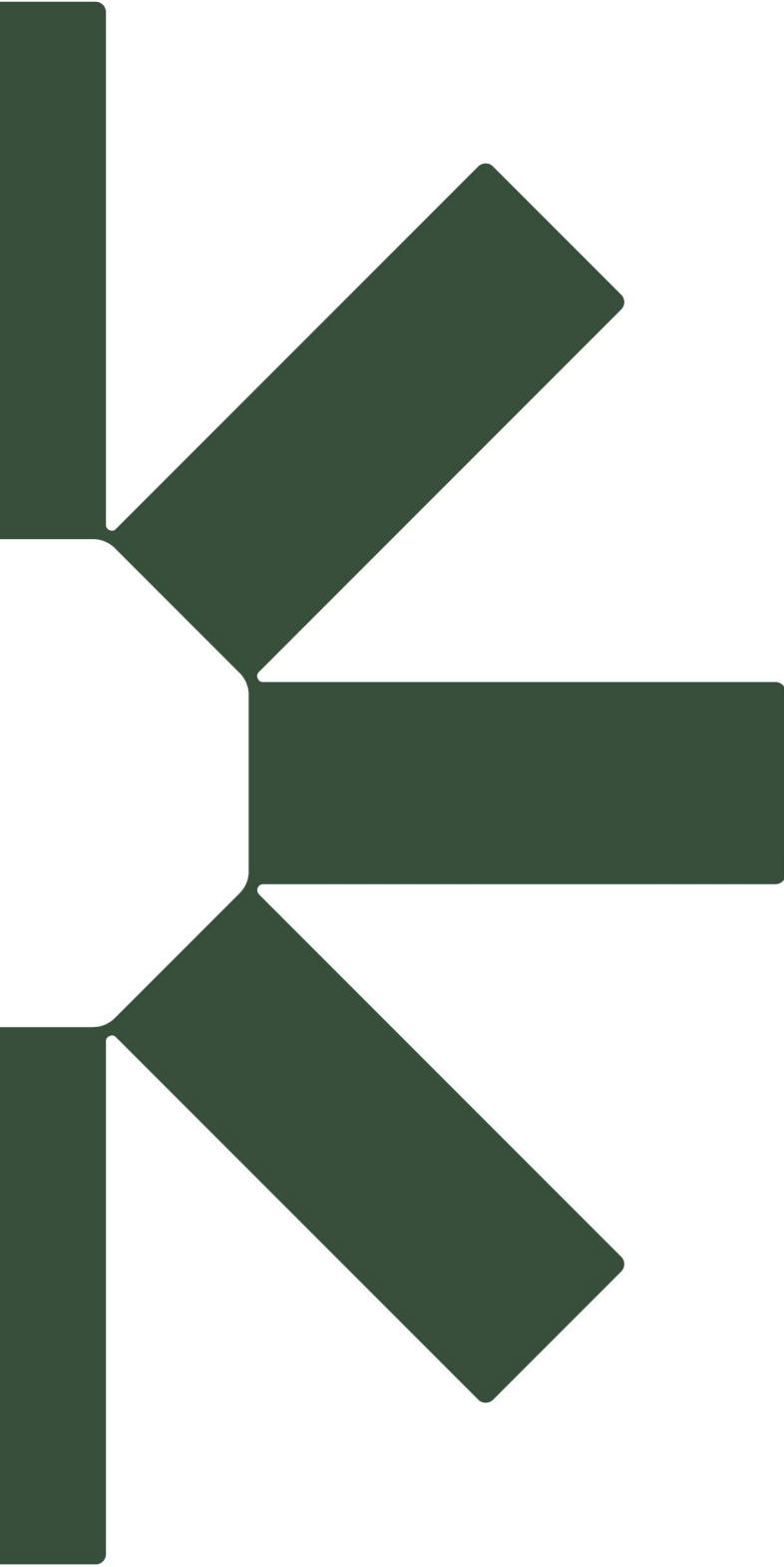


A.4.12 Niagara Bruce Trail Club (Telephone Interview)

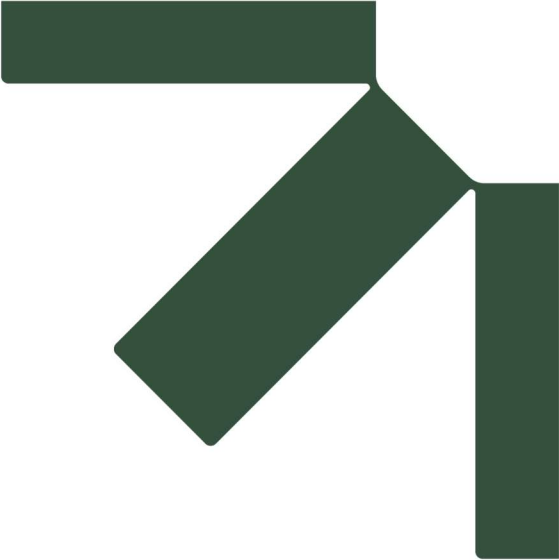
- Niagara Bruce Trail Club

- 1 Could you please describe your organization and **provide us with or direct us to any documents or websites** you may have that provide the following information:
 - Your purpose or mandate.
 - The full range services you provide, and the activities or events you undertake.
 - Your membership (i.e., numbers and characteristics) and/or membership trends;
 - The geographic area that your organization serves or from which your members come from.
 - The facilities you operate and/or use (i.e., the number of facilities, locations, types).
 - Numbers of members, volunteers, staff and/or employees.
- 2 What are the key issues facing your organization today?
- 3 From your perspective, in what ways does your organization contribute to the overall well-being of the community in which you operate?
- 4 What are the future plans for your organization (if any)?
- 5 In what ways, if any, does your organization or members use areas closest to the potential South Landfill Phase 2 site and/or the Walker campus)?
- 6 In your opinion, would the presence of the potential South Landfill Phase 2 Project site, its employees or activities have any effect (positive or negative) on your operations or the provision of services to the community? If yes, in what ways might it be affected?
- 7 In what ways, if any, do you think that the potential South Landfill project might change or affect your organization, its activities, events or future plans?
- 8 What do you think can be done to address effects on your organization or the community overall?
- 9 What benefits do you see of having Walker Industries conducting business in your community?
- 10 If the South Landfill Phase 2 project were to proceed, what might be the most important thing you would want Walker to know?
- 11 Is there any specific information you would like to receive from Walker or a question you would like answered about the South Landfill project?
- 12 Is there anyone else we should be speaking with?





Making Sustainability Happen



Appendix E Common Receptor Locations and Descriptions

DRAFT - Social Environment Existing Condition Report

Walker South Landfill Phase 2 Environmental Assessment

Walker Environmental Group

SLR Project No.: 209.099032.00001

June 19, 2026

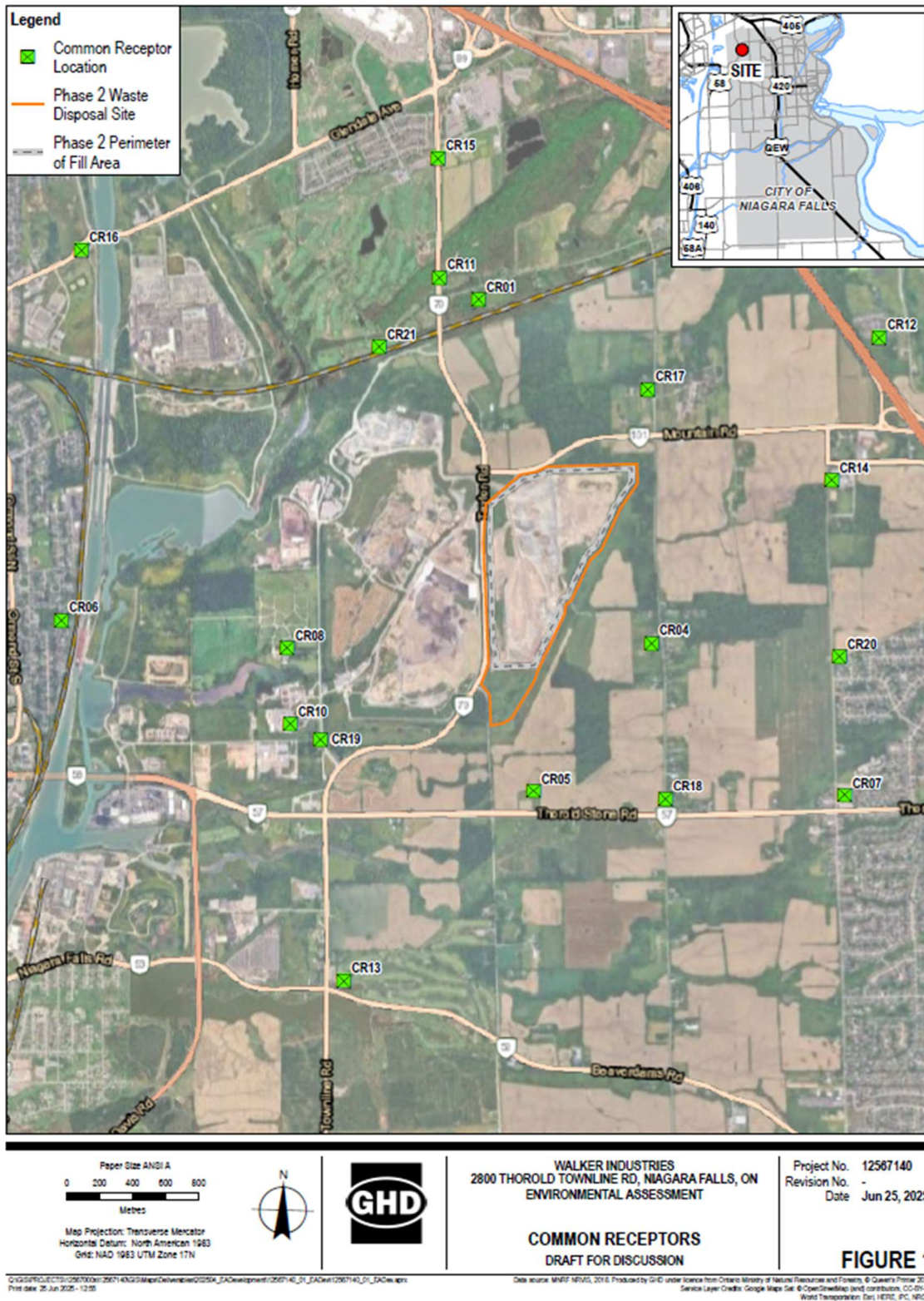
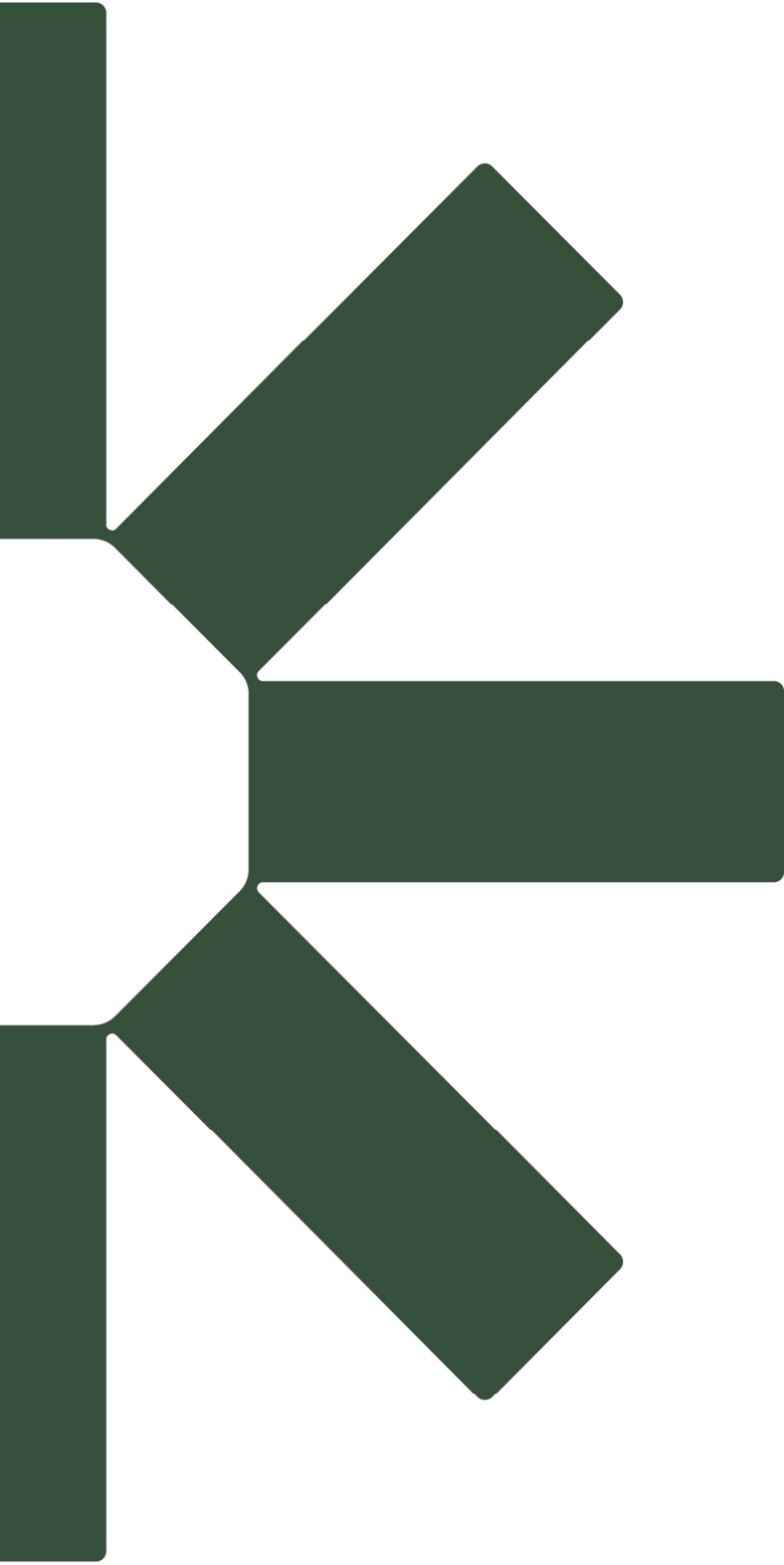


Figure X Walker SLFPH2 EA Common Receptors

Table X Walker SLFPH2 EA Common Receptor Descriptions

Receptor ID	Receptor Name	Receptor Description
CR01	Residences on Warner Road and the Niagara Escarpment	Located approximately 1094m from the proposed Waste Disposal Site Boundary Limits. Serves as representative of residences on Warner Road and the Niagara Escarpment.
CR04	Nearest residences on Garner Rd	Located approximately 550m from the proposed Waste Disposal Site Boundary Limits. Serves as representative of the residences on Garner Rd south of Mountain Rd and north of the transmission line that crosses Garner Rd north of Thorold Stone Rd.
CR05	Nearest residence, South	Located approximately 450m from the proposed Waste Disposal Site Boundary Limits.
CR06	Nearest residences West and City of Thorold urban boundary	Located approximately 2577m from the proposed Waste Disposal Site Boundary Limits. Located at the eastern edge of the urban boundary for the City of Thorold, it serves as representative of a wide variety of residential, institutional, recreational and commercial developments within the City.
CR07	Nearest school: St. Vincent De Paul Catholic Elementary School	Located approximately 2005m southeast from the proposed Waste Disposal Site Boundary Limits. Serves as representative of an important public facility, a cluster of residences backing onto Kalar Road at Thorold Stone Road, commercial businesses at the corner of Kalar Road and Thorold Stone Road and the Shriner's Woodlot Park off Kalar Road.
CR08	Lakeview Cemetery	Located approximately 1197m west from the proposed Waste Disposal Site Boundary Limits. Serves to represent an important public institutional feature along Thorold Townline Road, used for outdoor public ceremonies and informal recreational activities.
CR10	Niagara Thorold Patrol Yard / Niagara Regional Police Fleet Centre	Located approximately 1186m west from the proposed Waste Disposal Site Boundary Limits. Serves as representative of two public institutional facilities with outdoor components and industrial/commercial operations along Old Thorold Stone Road to the west and southwest.
CR11	Woodend Conservation Area	Located approximately 1295m north from the proposed Waste Disposal Site Boundary Limits. Serves as representative of the outdoor recreational uses at the Bruce Trail along the Niagara Escarpment, Walker's Living Campus and Royal Niagara Golf Club. Serves as a location along Taylor Road, often used for biking and country drives.
CR12	Pine Tree Village Mobile Home Park	Located approximately 1655m northeast from the proposed Waste Disposal Site Boundary Limits. Serves as representative of a cluster of residences east of the Queen Elizabeth Way. Can also be considered a control site that is not likely to have noticeable noise, dust, traffic or visual effects from the landfill.
CR13	Beechwood Golf Club	Located approximately 1787m south from the proposed Waste Disposal Site Boundary Limits. Serves as representative of the outdoor recreational uses at the Beechwood Golf Course and along Beaver Dams Road.
CR14	Northwest Secondary Plan Area	Located approximately 1181m east from the proposed Waste Disposal Site Boundary Limits. Serves as representative of an area proposed for future residential development and the western edge of the City of Niagara Falls urban area boundary.

Receptor ID	Receptor Name	Receptor Description
CR15	Niagara-on-the-Green Subdivision / Glendale Secondary Plan Area	Located approximately 1984m north from the proposed Waste Disposal Site Boundary Limits. Serves as representative of the southern edge of the Glendale Secondary Plan Area proposed for future residential development and the Niagara-on-the Lake urban area boundary. Additionally representative of the Royal Niagara Golf Club and Niagara College.
CR16	St Catharines	Located approximately 2893m northwest from the proposed Waste Disposal Site Boundary Limits. Representative of nearest area within the City of St. Catharines municipal boundary at the corner of Glendale Road and the Welland Canal Parkway and recreational trail.
CR17	Nearest residence Northeast and Gauld Nurseries	Located approximately 456m from the proposed Waste Disposal Site Boundary Limits. Representative of the nearest residence northeast of the Waste Disposal Site Boundary Limits, and Gauld Nurseries, an important local business.
CR18	Residences at South end of Garner Road	Located approximately 1054m from the proposed Waste Disposal Site Boundary Limits. Serves as representative of the cluster of residences on Garner Rd south of the transmission line and north of Thorold Stone Rd.
CR19	Nearest Residence Southwest	Located approximately 1033m from the proposed Waste Disposal Site Boundary Limits. This is a Walker-owned property that is currently tenanted.
CR20	Residences east of Kalar Road	Located approximately 1585m from the proposed Waste Disposal Site Boundary Limits. Representative of subdivision east of Kalar Road.
CR21	Royal Niagara Golf Course	Located approximately 1146m from the proposed Waste Disposal Site Boundary Limits.



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