

# **Appendix F-7**

**Visual Environment Existing Conditions  
Report**



# **Visual Existing Conditions Report**

## **Walker South Landfill Phase 2**

### **Environmental Assessment**

Walker Environmental Group

June 03, 2026

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# 1. Introduction

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

Walker Environmental Group (Walker) initiated a Comprehensive EA under the Ontario *EA Act* seeking approval to expand the capacity of its existing South Landfill located at the Walker Resource Management Campus (Campus) in Niagara Falls. The South Landfill is an essential component of Walker's Campus since it began operating in 2009 under Environmental Compliance Approval (ECA) No. 008-78RKAM, as amended, and provides safe, reliable, and affordable disposal capacity for solid, non-hazardous waste from residential and industrial, commercial, and institutional (IC&I) sources to its customer base within the City of Niagara Falls, the Regional Municipality of Niagara, and the Province of Ontario. The South Landfill's total approved disposal capacity is 17.7 million cubic metres (m<sup>3</sup>) 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 m<sup>3</sup> over a 20-year period, ensuring Walker can continue to provide essential residual waste disposal services to its existing customer base. Walker is proposing to locate the additional disposal capacity (Phase 2) to the east of the existing South Landfill within the area currently occupied by Walker's Southeast Quarry. The proposal would maintain the existing landfill service area, as well as the annual volume of solid, non-hazardous waste from the sources currently accepted.

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

## 2. Study Areas

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

From a visual perspective, the characterization of existing conditions within the following study areas are appropriate to this EA and are illustrated in **Figure 2.1**, below:

### 2.1 Site Study Area

The SSA is common for all technical disciplines and includes all lands (81.3 hectares [ha]) owned and operated by Walker that are within the existing approved boundaries of the Southeast Quarry. **Figure 2.1** illustrates the extent of the SSA.

### 2.2 Local Study Area

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

approximately 2 km from Walker's Resource Management Campus. The LSA was selected as a conservative estimation of the likely extent of visibility of the proposed South Landfill Phase 2 based on desktop review and confirmatory site inspection.

## **2.3 Regional Study Area**

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

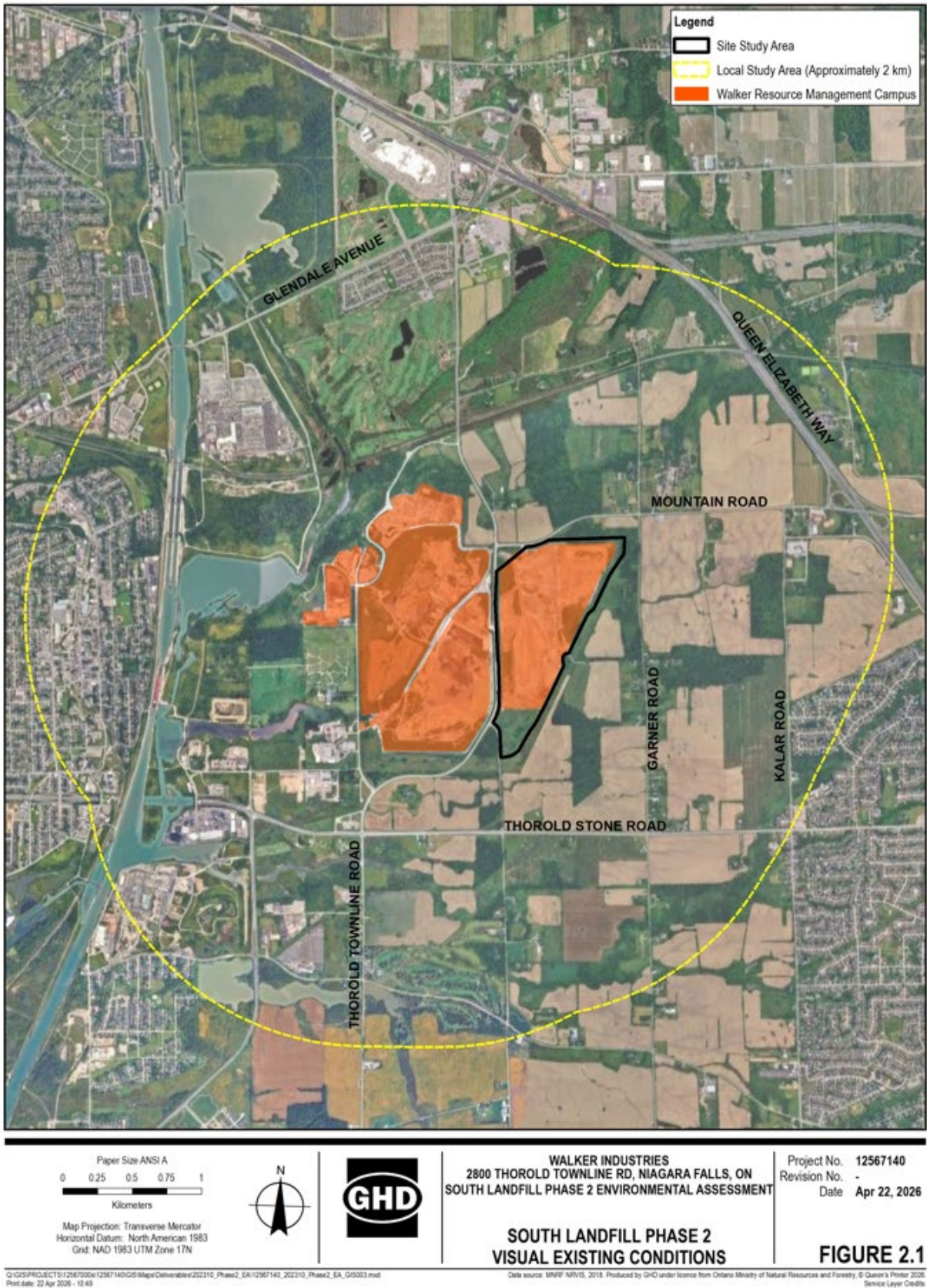


Figure 2.1 Visual Study Area

### 3. Methodology

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

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

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

The majority of fieldwork was conducted on January 17, 2025, during the winter to document worst case scenario conditions affecting visibility such as leaf-off conditions for deciduous vegetation. Additional fieldwork was conducted on May 9, 2025, to capture additional viewpoints including spring seasonal conditions along the Bruce Trail. Additional photo locations were captured during fieldwork conducted on April 14, 2026. Cloud cover was low on all field days.

Forty-four location points within the LSA were visited. Photographs were taken with a Canon 5D Mark IV and a tripod in the direction of the proposed South Landfill Phase 2 Site at each of the 44 location points within the LSA to identify existing visual conditions in proximity to and representative of residential areas, outdoor recreational areas, and roads that might reasonably be anticipated to have a view of the proposed South Landfill Phase 2. Photo location 45 was generated using Google Earth imagery to capture the representative viewpoint.

### 4. Policy Review

A review of official provincial policies and local municipal development plans was conducted to identify key landscape and visual values within the SSA and the regulatory measures protecting them. Although the SSA is located outside of the Natural Heritage System for the Greenbelt Plan Area and the Niagara Escarpment Plan (NEP), the values outlined in these plans remain relevant in guiding landscape and visual considerations for development in adjacent areas. Collectively, the plans and policies reviewed emphasize built form and aesthetic quality, land use compatibility, scenic resource protection and infrastructure sustainability and rehabilitation as key landscape and visual values shaping development in the area. A more comprehensive policy review is available in the Land Use Existing Conditions Report. **Table 4.1** outlines the landscape and visual values corresponding to each relevant policy.

*Table 4.1 Landscape and Visual Values Identified Through a Policy Review*

Policy	Landscape/Visual Values Identified
<b>Provincial</b>	
Ontario Planning Act (1990)	Part I Section 2 of the Planning Act requires that a municipality or other approval authority shall have regard for matters of Provincial interest when carrying out their responsibilities. The following matters of Provincial interest are required to be considered in relation to the landscape and visual aspects of proposed development proposal within the LSA: <ul style="list-style-type: none"> <li>(r) the promotion of built form that:                             <ul style="list-style-type: none"> <li>(i) is well-designed,</li> <li>(ii) encourages a sense of place, and</li> <li>(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant</li> </ul> </li> </ul>

Policy	Landscape/Visual Values Identified
<p>Provincial Planning Statement (PPS) (2024)</p>	<p>The PPS is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, while building upon policies from both documents.</p> <p>Within the context of the PPS, the activities associated with South Landfill Phase 2 would be classified as a ‘major facility’, as well as a ‘waste management system’ and ‘infrastructure’.</p> <p>Chapter 3, Infrastructure and Facilities, Section 3.5. Land Use Compatibility:</p> <p>3.5.1 <i>Major facilities</i> and <i>sensitive land uses</i> shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential <i>adverse effects</i> from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of <i>major facilities</i> in accordance with provincial guidelines, standards and procedures.</p> <p>3.5.2 Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other <i>major facilities</i> that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent <i>sensitive land uses</i> is only permitted if potential <i>adverse effects</i> to the proposed <i>sensitive land use</i> are minimized and mitigated, and potential impacts to industrial, manufacturing or other <i>major facilities</i> are minimized and mitigated in accordance with provincial guidelines, standards and procedures.</p> <p>The definition of <i>adverse effect</i>, as defined in the <i>Environmental Protection Act</i>, means one or more of:</p> <ul style="list-style-type: none"> <li>a) impairment of the quality of the natural environment for any use that can be made of it;</li> <li>g) loss of enjoyment of normal use of property.</li> </ul> <p>Both of these definitions can be identified as having a potential visual component.</p>
<p>Greenbelt Plan (2017)</p>	<p>The purpose of the Greenbelt Plan is to safeguard prime agricultural areas, natural heritage systems, and hydrological features from urban sprawl and incompatible uses. However, it does support sustainable infrastructure, including waste management facilities, provided they meet compatibility and environmental standards. The Greenbelt Plan does not mention its visual values explicitly.</p> <p>The SSA is outside the Greenbelt Plan boundaries. Portions of the LSA to the north, northwest and northeast are situated within the Greenbelt Plan Area, which overlaps with the Niagara Escarpment Plan (NEP) area (see below).</p>
<p>Niagara Escarpment Plan (NEP) (2017)</p>	<p>The NEP protects the scenic resources of the Escarpment, including natural scenery and open landscape character, and views to, from and through the Escarpment landscape as seen from public receptor points such as parks (e.g., Woodend Conservation Area), trails (e.g., Bruce Trail), and roads.</p> <p>The SSA is outside the NEP boundaries, with the Escarpment brow located approximately 260 m to the north of the SSA (at its closest point). Areas within the LSA are designated within the NEP as Urban Area, Mineral Resource Extraction, Escarpment Rural Area, Escarpment Protection Area, and Escarpment Natural Area. The corresponding sections of the NEP state that all development within those designations must be compatible with the <i>scenic resources</i> of the <i>Escarpment</i> and this is also summarized in Section 2.13, Scenic Resources and Landform Conservation:</p> <p>2.13.1 Development shall ensure the protection of the <i>scenic resources</i> of the <i>Escarpment</i>.</p> <p>2.13.2 Where a <i>visual impact</i> on the <i>scenic resources</i> is identified as a concern by the <i>implementing authority</i>, a <i>visual impact assessment</i> shall be required.</p> <p>Communication from the Niagara Escarpment Commission (NEC) on April 23, 2025 indicates that the scenic quality ranking for the NEP lands within the LSA, per the Niagara Escarpment Landscape Evaluation Study, is considered “very low;” the lowest possible ranking out of the NEC’s six categories.</p>
<p>A Place to Grow; Growth Plan for the Greater Golden Horseshoe (2020)</p>	<p>The Growth Plan for the Greater Golden Horseshoe establishes a land use planning framework that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity. The Growth Plan provides for the</p>

Policy	Landscape/Visual Values Identified
	<p>identification and protection of a Natural Heritage System outside of the Greenbelt Area and settlement areas, and applies protections similar to those in the Greenbelt Plan to provide consistent and long-term protection throughout the Greater Golden Horseshoe.</p> <p>A portion of the LSA to the west of the site is designated as Natural Heritage System under the Growth Plan; however, visual values within this land use designation are not expressly noted.</p>
<b>Municipal/Local</b>	
<p>Niagara Region Official Plan (NROP) (2022)</p>	<p>The NROP is a long-range land use planning document that guides regional growth. The NROP acknowledges waste management as an essential service, provided it aligns with regional and provincial policies for environmental protection and land use compatibility. Section 5.2 (Infrastructure) sets out provisions for Infrastructure, including waste management. The objectives and policies in this Section that are particularly relevant include:</p> <ul style="list-style-type: none"> <li>5.2.1.8 Infrastructure will be planned through the appropriate environmental assessment process, ensuring full regard for the natural environment system, cultural heritage resources and natural hazard areas of the region.</li> <li>5.2.1.9 The location, design, construction, and operation of infrastructure will be sustainable, strategic, and cost-efficient, and minimize adverse impacts on the natural environment system, agricultural lands, and existing landscape.</li> <li>5.2.1.22 Waste management systems shall be located and designed in accordance with Provincial legislation and standards.</li> <li>5.2.4.2 The disposal and treatment of solid wastes shall be provided in an integrated manner that evaluates full life cycle impacts with respect to financial and environmental sustainability, public health, and aesthetics.</li> <li>5.2.4.6 The selection of all solid waste disposal sites will involve consideration of:               <ul style="list-style-type: none"> <li>a. the compatibility of the methods of operation with adjacent land uses;</li> </ul> </li> <li>5.2.4.7 Site and rehabilitation plans will be developed prior to the use of a particular site for solid waste disposal. These plans should make provision for:               <ul style="list-style-type: none"> <li>d. landscaping and berms;</li> </ul> </li> </ul>
<p>City of Niagara Falls Official Plan<sup>1</sup> (1993, updated 2024)</p>	<p>The Official Plan is a policy document that guides the use of land within the City of Niagara Falls over the next 20 to 30 years.</p> <p>The City of Niagara Falls Official Plan governs the SSA. Within the Plan, the SSA is designated as Extractive Industrial. Section 9.2. of the Plan states that:</p> <p>[..] Final rehabilitation for all extractive industrial sites will be required following the expiration of any licensed site or extraction of material has been exhausted. [..]. The City will encourage the rehabilitation that will restore and create compatible land uses with adjacent properties and their occupants. An Official Plan and Zoning By-law amendment shall be required to consider new uses within extractive industrial sites that are not agriculturally related.</p> <p>Adjacent to the Official Plan, By-law 2007-082 also applies to the LSA which was approved April 16, 2007, designating some of the LSA as Special Policy Area “50”, allowing for the current landfilling operations in the area.</p> <p>Concerning visual values, By-law 2007-082 states:</p> <p>13.50.2. Landfilling will be done in phases. Final rehabilitation to an agricultural land use shall take surrounding land use and approved land use designations into consideration. Plantings and landscaping required through the approval of the Environmental Assessment shall remain throughout and subsequent to the rehabilitation of the lands to an agricultural use.</p>
<p>City of Thorold Official Plan (2016, consolidated 2025)</p>	<p>This Official Plan is a policy document that guides land use planning within the City of Thorold.</p>

<sup>1</sup> As of April 2025, The City of Niagara Falls is in the process of developing a new Official Plan

Policy	Landscape/Visual Values Identified
	<p>The City of Thorold Official Plan governs the western portion of the LSA. Although the City does not overlap with the SSA, the lands within the LSA that are subject to the City of Thorold Official Plan are identified on Schedule A-2. The majority of these lands are designated Neighbourhood Rolling Meadows Secondary Plan Area, which is supported by a planned primary collector road network.</p> <p>In addition to this land designation, the LSA also includes land within the Niagara Escarpment Plan Area, as well as areas designated Agricultural, Rural, Rural Industrial, Open Space and Parks, Environmental Protection One, and Environmental Protection Two.</p> <p>The City of Thorold Official Plan provides no policies addressing views, view corridors, or visual values that are applicable to the subject lands or relevant to the proposed project.</p>
<p>St. Catherines Official Plan (The Garden City Plan) (2010, amended 2025)</p>	<p>The City of St. Catherines Official Plan (The Garden City Plan) establishes policies that guide the use and development of lands within the community.</p> <p>The City of St. Catharines Official Plan governs the northwestern portion of the LSA. Within the Official Plan, land use designations applicable to the LSA include Parkland and Open Space, Natural Areas, and Employment Area. Although these designated lands are located within the LSA, a review of the City of St. Catharines Official Plan confirms that it contains no policies addressing views, view corridors, or visual values that are applicable to the subject lands or relevant to the proposed project.</p>
<p>Town of Niagara-on-the-Lake Official Plan (amended 2017)</p>	<p>The Town of Niagara-on-the-Lake Official Plan establishes a policy framework to guide future growth, land use, and the delivery of infrastructure within the community.</p> <p>The Official Plan governs the northern boundary of the Local Study Area (LSA). As identified on Schedule A, the applicable land use designations within this area include Agricultural, Escarpment Protection Area, and Major Open Space. In addition, portions of the LSA are located within the Niagara Escarpment Plan (NEP) Area.</p> <p>As the LSA encompasses lands subject to the NEP, any development proposed within or adjacent to these lands must conform to the applicable NEP policies, including the visual impact and landscape protection requirements outlined above.</p>

## 5. Landscape Character

The landscape character within the SSA and LSA, including site context, topography, vegetation, land use and existing view is summarized in the following subsections and supported by Figure 5.1, Figure 5.2, Figure 5.3 and Table 5.1.

### 5.1 Site Context

The Campus is located on lands outside of the City of Niagara Falls urban area settlement boundary and is surrounded by agricultural lands and natural heritage features, rural residences and limited development. The Bruce Trail and the Woodend Conservation Area/Environmental Centre are located along the Niagara Escarpment, north of the Campus.

The visual landscape surrounding the proposed South Landfill Phase 2 site includes vegetation, small berms and fences surrounding the SSA perimeter used to screen the operations of the quarry that currently occupies the SSA, a visual earth berm located to the east used to screen operations of the existing South Landfill, in addition to a handful of other visual earth berms located to the north and west of the Walker Campus within the LSA.

### 5.2 Topography

The Phase 2 SSA consists of an active quarry that has been excavated to a depth of approximately 20 metres (m) across much of its limits. The lowest points are located at the quarry’s south end. Berms around the perimeter of the SSA were constructed as part of the visual mitigation measures associated with the existing quarry operation (see

Figure 5.1), while those located to the north and west of the Campus within the LSA were constructed to mitigate views of other Campus operations. The Garner Road berm, located to the east of the SSA, is the largest of the screening berms and was constructed to mitigate views of South Landfill (Phase 1) operations from the adjacent cluster of residences located on Garner Road.

The SSA is within part of the Ten Mile Creek and Welland Canal catchment areas. Ten Mile Creek was realigned outside the eastern edge of the SSA in previous works.

The landscape is moderately flat to gently rolling with elevations between 178 and 185 metres above mean sea level (mAMSL). The SSA is located immediately south of the Niagara Escarpment, which is a prominent visual landmark and natural corridor transecting the region.

## 5.3 Vegetation

As part of the Terrestrial and Aquatic Environment Existing Conditions Report, vegetation inventories and ecological land classification (ELC) of the Study Areas was conducted, primarily focusing on accessible areas of the LSA.

The SSA is defined by rehabilitation and screening plantings associated with existing and past operations at the Campus, as well as plantings associated with the realignment of Ten Mile Creek, which give the site an early successional vegetative character. The plantings include native species and consist of a mix of trees and shrubs to optimize the screening results.

The planting zones are surveyed annually to assess health and succession and the most recent Vegetation Screening and Naturalization Report (2024) identified Norway Spruce, Eastern White Cedar, White Spruce, Pin and Red Oak, Trembling Aspen and White Birch trees showing normal and healthy development trends. Understory vegetation consisting of shrubs and lower-level species were also observed to be abundant and in good health, indicating a fully functioning ecosystem surrounding the SSA. The only exception to the trend were the Ash species which are severely affected by the Emerald Ash Borer, reflecting a broader Southern Ontario issue. The mortality rates; however, have been within the predicted range and the screening function of the monitored plantings is successful.

The LSA is diverse and characterized by a variety of ecological land classifications including open grassland fields, thickets, hedgerows consisting of similar species as the screening plantings, and small deciduous woodlots. It also includes some agricultural lands under active row crops, cultural meadows, and wetlands.



Figure 5.1

Existing berms and vegetative screening for the Southeast Quarry (adapted from Collville Consulting Inc., 2025; Walker Brothers Quarry Vegetation Screening and Naturalization Annual Report 2024 – Extraction Area 2)

## 5.4 Land Use

The SSA is presently an active quarry. The land uses with the LSA to the north, east, south and west are summarized below.

### North

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

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

### East

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

### South

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

### West

West of the SSA, key features include Walker's Resource Management Campus, comprising the following waste management and aggregate-related facilities: South Landfill (Phase 1), the non-active East Landfill, a Resource Recovery Area, a compost facility, a residential waste drop-off area, a landfill gas utilization system, a biosolids management facility, Walker's corporate offices, and a large portion located in the west towards Thorold Townline under rehabilitation to agricultural uses. Several municipal and community facilities are also located on Thorold Townline Road, such as the Thorold Patrol Yard, the Region of Niagara Public Works Service Centre, the Niagara Region Fleet Garage and Supply Yard, and Lakeview Cemetery. Additionally, the Welland Canal is approximately 2.3 km west of the SSA. There are no residences within 500 m and no residences within 500 and 1,000 m west of the SSA boundary.

## 5.5 Existing Views

With the preceding topography, vegetation and land use context in mind, publicly accessible locations interspersed throughout the LSA were selected from which to take photos in the direction of the site. Views of the proposed South Landfill Phase 2 site from locations within the LSA are provided in the photo log below, and the locations from which each of the photos were taken are shown in **Figure 5.2**.

## Secondary Source Findings

The digital mapping review, using both aerial and ground view imagery, indicated that the existing proposed South Landfill Phase 2 site (in the absence of the proposed landfill expansion) was generally obstructed from view at approximately eye-level from most of the 45 location points.

## Field Investigations

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

Field investigations were completed on January 17, 2025. It is important to note that the following visual existing conditions represented in **Figure 5.1** were taken during the winter with increased visibility and therefore existing conditions may vary during summer months due to the presence of vegetation and foliage.

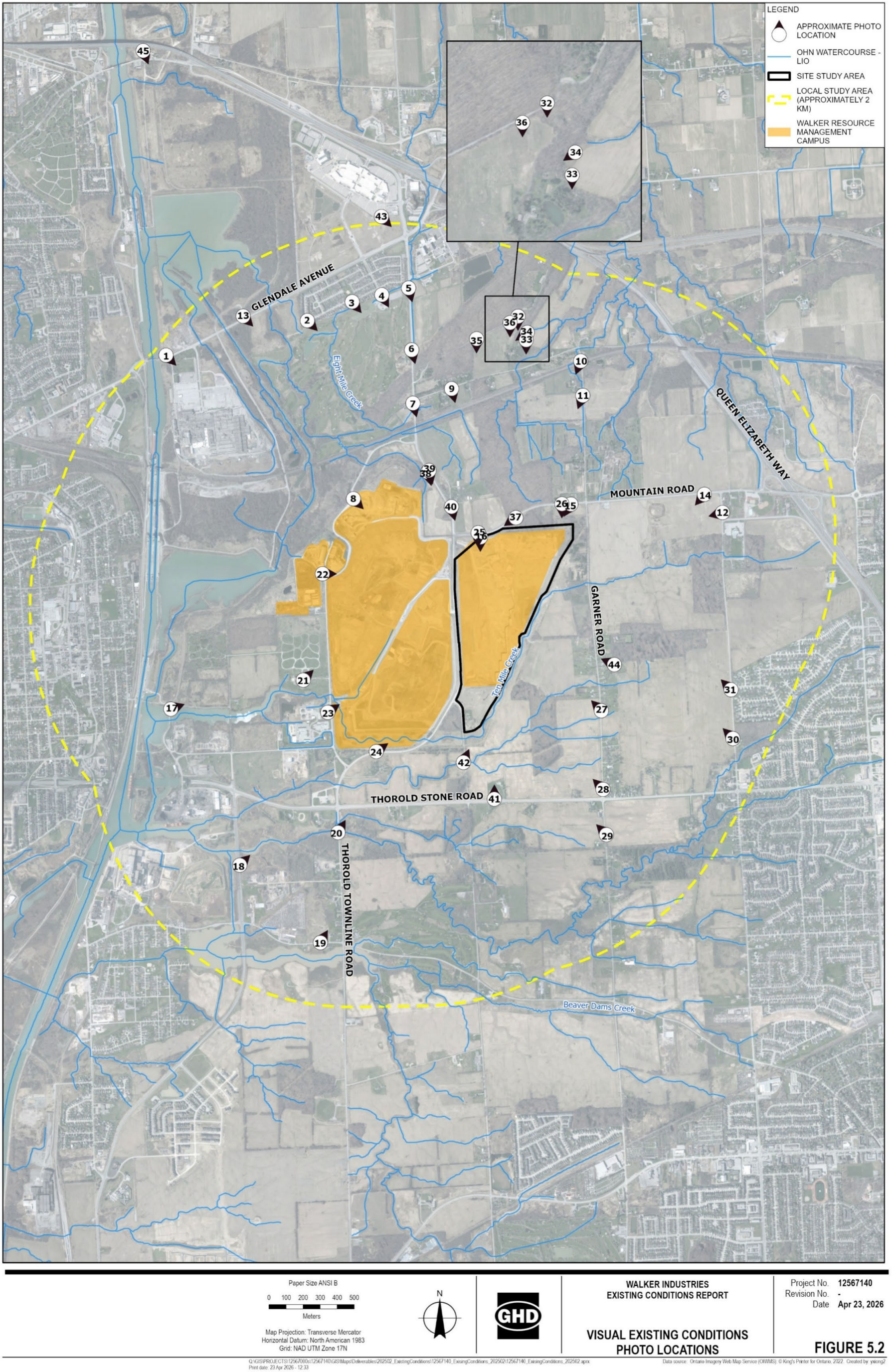


Figure 5.2 Visual Existing Conditions Photo Locations







<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>APPROXIMATE PHOTO LOCATION</li> <li>SITE STUDY AREA</li> <li>WALKER RESOURCE MANAGEMENT CAMPUS</li> </ul>	<p>Paper Size ANSI B</p> <p>0 60 120 180 240 300</p> <p>Meters</p> <p>Map Projection: Transverse Mercator Horizontal Datum: North American 1983 Grid: NAD UTM Zone 17N</p>			<p>WALKER INDUSTRIES EXISTING CONDITIONS REPORT</p> <p><b>VISUAL EXISTING CONDITIONS PHOTO LOCATIONS IMMEDIATE TO THE SOUTH LANDFILL PHASE 2 SITE</b></p>	<p>Project No. 12567140 Revision No. - Date Apr 23, 2026</p> <p><b>FIGURE 5.3</b></p>
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Print date: 23 Apr 2026 - 12:34

Data source: World Topographic Map; Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS; © OpenStreetMap contributors, and the GIS User Community  
World Hydrobase: Esri, NASA, IGA, USGS, FEMA  
Ontario Imagery Web Map Service (OWMS); © King's Printer for Ontario, 2022. Created by: yang2

Figure 5.3 Visual Existing Conditions from Photo Locations adjacent to the South Landfill Phase 2 Site, looking in the direction of the Site

Table 5.1 Coordinates and photographs from each photo location

<p><b>Photo Location 1:</b> Glendale Ave Bridge, view facing southwest Existing proposed South Landfill Phase 2 site not visible 43° 8' 44.034" N, 79° 11' 27.57" W</p> 	<p><b>Photo Location 2:</b> Keith Cres, view facing southeast Existing proposed South Landfill Phase 2 site not visible 43° 8' 51.966" N, 79° 10' 38.826" W</p> 
<p><b>Photo Location 3:</b> Wright Crescent between Keith Cr and Niagara-on the-Green Blvd, view facing south-southeast Existing proposed South Landfill Phase 2 site not visible 43° 8' 56.448" N, 79° 10' 23.298" W</p> 	<p><b>Photo Location 4:</b> Niagara-on the-Green Blvd at the Royal Niagara Golf Club, view facing south-southeast Existing proposed South Landfill Phase 2 site not visible 43° 8' 58.014" N, 79° 10' 13.104" W</p> 

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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



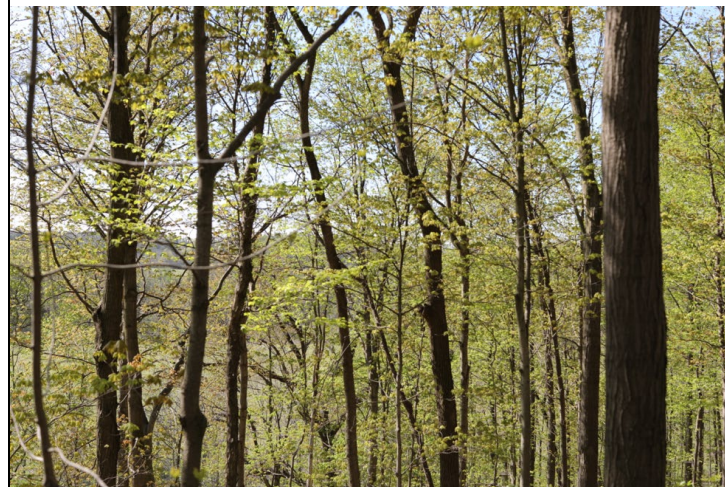
**Photo Location 30:** Kalar Road North of Thorold Stone Road, Shriner's Woodlot Park, St. Vincent De Paul Catholic Elementary School, view facing northwest  
Existing proposed South Landfill Phase 2 site partially visible  
43° 7' 4.542" N, 79° 8' 16.026" W



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



**Photo Location 32:** Bruce Trail, view facing south  
Existing proposed South Landfill Phase 2 site not visible  
48° 8' 51.864" N, 79° 9' 26.496" W



**Photo Location 33:** Bruce Trail at Warren Road, view facing south  
Existing proposed South Landfill Phase 2 site not visible  
43° 8' 45.888" N, 79° 9' 23.868" W



**Photo Location 34:** Bruce Trail Field, view facing south-southwest  
Existing proposed South Landfill Phase 2 site not visible  
43° 8' 47.748" N, 79° 9' 23.466" W



**Photo Location 35:** Bruce Trail Roadway, view facing south  
Existing proposed South Landfill Phase 2 site not visible  
43° 8' 46.44" N, 79° 9' 40.884" W



**Photo Location 36:** Bruce Trail Roadway, view facing south  
Existing proposed South Landfill Phase 2 site not visible  
43° 8' 50.292" N, 79° 9' 29.31" W



**Photo Location 37:** Mountain Road, view facing southwest  
Existing proposed South Landfill Phase 2 site not visible  
43° 8' 1.254" N, 79° 9' 28.776" W



**Photo Location 38:** Taylor Road, view facing south-southeast  
Existing proposed South Landfill Phase 2 site not visible  
43° 8' 13.278" N, 79° 9' 58.674" W



**Photo Location 39:** Taylor Road, view facing south-southeast  
Existing proposed South Landfill Phase 2 site not visible  
43° 8' 13.644" N, 79° 9' 58.212" W



**Photo Location 40:** Taylor Road at nearest property to the north, view facing south  
Existing proposed South Landfill Phase 2 site not visible  
43° 8' 4.386" N, 79° 9' 50.802" W



**Photo Location 41:** Thorold Stone Road at Beechwood Road, view facing north  
Existing proposed landfill site not visible  
43° 6' 50.622" N 79° 9' 38.352" W



**Photo Location 42:** Beechwood between Taylor Road and Thorold Stone Road, view facing north-northeast  
Existing proposed landfill site not visible  
43° 7' 0.048" N 79° 9' 48.576" W



**Photo Location 43:** 300 Taylor Rd, view facing south-southeast  
Existing proposed landfill site not visible  
43° 9' 17.64" N 79° 10' 12.69" W



**Photo Location 44:** Garner Road between Mountain Road and Thorold Stone Road, view facing west-northwest  
Existing proposed landfill site not visible  
43° 7' 24.69" N 79° 9' 2.382" W



**Photo Location 45:** Garden City Skyway, view facing south-southeast  
Existing proposed landfill site not visible in the distance  
43° 10' 1.92" N 79° 11' 41.51" W (Source: Google Earth, 2026)



## 6. Conclusions

The findings of this Visual Existing Conditions report provide an overview of the current visual environment within the LSA for the Walker South Landfill Phase 2 EA. The Walker Campus is located outside of the Niagara Falls urban boundary with agricultural lands, natural features, residential, and industrial areas. Through the use of both secondary data sources and field investigations, a comprehensive understanding of the visual environment surrounding the proposed South Landfill Phase 2 site has been established. Findings determined that current views of the existing proposed South Landfill Phase 2 site are generally obstructed by elements such as topography, vegetation, and an earth berm within the LSA in the immediate vicinity of the site. The only photo location offering direct views of the proposed South Landfill Phase 2 site was photo location 16, located on Mountain Road, east of Taylor Road. However, this may change with the proposed expansion, as the elevated landform could become visible from other areas where the site is currently obscured.

The visual conditions described within this report provide a baseline for evaluating the potential visual impacts of the proposed expansion during the EA process.



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