Walker South Landfill Phase 2
EA Advisory Committee

Meeting Summary No. 5

Date: June 15, 2026

Time: 6:00 pm – 8:00 pm

Location: Niagara College (Room N236), Niagara-on-the-Lake, ON

Materials

- Agenda
- Presentation – Project Update (Walker)

Meeting Objective

The purpose of this meeting was to provide an update on the South Landfill Phase 2 EA, summarize the Draft EA Report findings, gather feedback, review next steps, and provide an opportunity for questions and answers.

EA Advisory Committee Meeting - Discussion Topics

1. Meeting #4 Draft Summary and Action Item Review

The EA Advisory Committee had no comments on the draft Meeting #4 Summary and it was approved. The EA Advisory Committee reviewed the action Items from Meeting #4. It was noted that Action Item #4 was in progress and Item #6 started with EA Advisory Committee on June 15. The EA Advisory Committee had no comments on the Action Items.

2. Presentation: Project Update (Walker)

Walker provided the EA Advisory Committee an update on the South landfill Phase 2 EA. The update included an overview of what has transpired since the committee last met, overview of the key findings of the Draft EA Report, and next steps (See the Meeting #5 EA Advisory Committee Presentation attached).

The presentation included the following and is attached as **Appendix 1**:

- Description of what an EA is and its intentions.
- Overview of how a Detailed Impact Assessment (DIA) is conducted.
- Identified how the DIAs incorporate conservatism (e.g. worst-case scenarios), consider levels of significance, EA Criteria & Indicators, and common receptors.
- Overall summary of the Draft EA findings.
- High-level overview of key findings from each technical study/discipline.

Walker noted that the Draft EA Report predicts no significant effects and that not a lot is expected to change with the development of Phase 2 of the landfill as it represents a continuation of Walker's existing landfill operations (e.g. same volume of material annually, same activities).

A question-and-answer discussion occurred which is summarized below:

Question: What advancements in waste disposal technology, design, operations, etc. has occurred since South Landfill Phase 1?

Answer: There have been many advancements that are incorporated into Phase 2 – some examples include stricter environmental regulations, enhanced liner designs such as the geosynthetic clay liners, enhanced methane recovery and utilization and use of drone technology to better control odour.

Action: Walker to consider incorporating a summary into the EA Report of what advancements in waste disposal technology, design, operations, etc. has occurred since South Landfill Phase 1.

Question: How does Walker or the technical experts know what effects will occur (odour, dust, noise) at any given location or receptor around the project or in the community?

Answer: The predictive models used by the technical experts are very specific to each discipline (e.g. noise or dust). They are powerful tools that create grids or isopleths that can create contours or gradients and then provide a value at any given location. Common receptors are used to provide examples of what effects are predicted at a range of important locations around the project site (e.g. the closest house on a street will represent the predicted results for that part of the street).

Question: How did the predicted results from the Phase 1 EA turn out in reality now that Walker has operated the Phase 1 landfill for 15 yrs?

Answer: Walker is required to prepare a annual EA Compliance Report along with it's annual Monitoring Report. The EA Compliance Report assesses how the operations compare to what was predicted (e.g. water quality, air quality, etc.). The most recent (2025) EA Compliance Report confirms that actual effects are below and/or equivalent to what was predicted in the 2006 South Landfill Phase 1 Environmental Assessment Report.

Technical Study Summaries – Walker provided an overview of the key findings from each technical study (please refer to **Appendix 1** for more information). A summary of the discussion is provided below:

Agriculture – it was asked if it's a big change to designate the quarry rehabilitation end use from agricultural to landfill. Walker noted that there are planning processes that can facilitate this change of interim land use and that end land use for the closed landfill can still be agricultural.

Surface water – it was asked if the recent heavy rainfalls have had any negative impacts on the facilities. Walker noted it's facilities such as ditching, stormwater management ponds and landfill leachate collections systems are designed with sufficient capacity to manage these events. Climate change projections have been incorporated into the planning for Phase 2 to allow for a changing climate.

Walker reaffirmed that any water (precipitation) that comes into contact with waste inside the landfill is captured and treated in its leachate collection system. Any water that doesn't come into contact with waste – like water falling in the undeveloped part of the quarry where no landfilling is occurring or where the landfill cap has been installed, is treated as stormwater much like any residential stormwater management pond. Stormwater is tested before it is discharged from our ponds as an extra safety precaution to ensure it doesn't harm the environment.

Ecology, Terrestrial – committee members expressed interest in Walker developing the former Brown Farm property to incorporate components like enhanced habitat and connectivity, education with the nearby Niagara College and other community benefit uses.

Noise and Vibration – discussions occurred around the change or increase in noise at certain receptors (e.g. Garner Rd) even though the levels are below provincial guidelines. It was discussed how these changes are recognized in the Social Impact study and that they are recognized as nuisance to sensitive receptors such as nearby residential households.

Visual – discussions with respect to the visual mitigation plans for Phase 1 (specifically the Garner Rd. Berm) were not vegetated as promised.

Action – Walker to continue to plant trees on the existing Garner Rd Berm and ensure that proposed vegetative screenings meet the design requirements. It was noted that annual tree/planting health surveys are proposed and will be incorporated into the compliance reporting.

Air quality –prevailing winds, local meteorological conditions and how the predictive modelling uses 5 years of weather data to predict and forecast results was discussed. The prevalence of odour in the local area from time-to-time was also discussed.

Economic – a discussion around how the existing and proposed Property Value Protection Program (PVP) works. Walker explained that it is designed to protect the value of a nearby residential property as if the landfill operation didn't exist. It's a program that has successfully (all parties) been used for over 20 years and ensures that Walker's project doesn't devalue existing residential properties. Walker noted that the Economic Study concludes that property values around the existing landfill (Phase 1) have not experienced devaluation since it was announced and operated.

Social – Walker noted that the Social Study was not yet finalized but will be included in the Draft EA Report when it is made available on July 8th.

3. Next Steps / Detailed Impact Assessment

- Walker noted that the project team is currently finalizing the draft EA and will be released on Wednesday, July 8.
- The public information session will be held on July 8 at Club Italia (5-8 pm) with a virtual option available from July 8 through to August 24
- Notifications for the release of the Draft EA, the review period, and the public information session will be in the papers, on the project website.
- The public review period for the Draft EA will be a 45-day review and comment period, ending August 24.
- Walker is available throughout the review period.
- After the review and comment period, Walker will be considering feedback as it prepares the final EA report for submission to the Minister.

Action: Walker to send a copy/link of the Social Study to the committee members once it is available.

Action: Walker to schedule the next EA Advisory Committee meeting for September (Consider the week of September 14). Discussion to cover comments received from government agencies, Indigenous communities, and the public.

Action: Walker to consider having a technical expert attend the next EA Advisory Committee meeting (e.g. Air Quality, Social).

Closing Remarks

- The EA Advisory Committee agreed to meet in September after the review and comment period. (Consider the week of September 14). Discussion items to cover some of the comments received from government agencies, Indigenous communities, and the public.

Summary of Action Items from EAAC Meeting #4

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

Summary of Action Items from EAAC Meeting #5

TASK		LEAD	STATUS
1	Walker to consider incorporating a summary into the EA Report of what advancements in waste disposal technology, design, operations, etc. has occurred since South Landfill Phase 1.	DF	New
2	Walker to continue to plant trees on the existing Garner Rd Berm and ensure that proposed vegetative screenings meet the design	DF	New

TASK		LEAD	STATUS
	requirements. It was noted that annual tree/planting health surveys are proposed and will be incorporated into the compliance reporting.		
3	Walker to send a copy/link of the Social Study to the committee members once it is available.	DF	New
4	Walker to schedule the next EA Advisory Committee meeting for September. (Consider the week of September 14). Discussion to cover comments received from government agencies, Indigenous communities, and the public.	DF	New
5	Walker to consider having a technical expert attend the next EA Advisory Committee meeting. (i.e. Air Quality, Social)	DF	New