



Supporting Document 1-7

Socio-Economic Environment Existing Conditions Report

Eastern Ontario Waste Handling Facility Future
Development Environmental Assessment

GFL Environmental Inc.

Moose Creek, Ontario

March 17, 2022

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Executive Summary

This report presents a description of the existing conditions for the Socio-Economic Environment for the GFL Environmental Inc. (GFL) Eastern Ontario Waste Handling Facility (EOWHF) Future Development project in support of the EOWHF Future Development Environmental Assessment (EA). The EA is being carried out in accordance with the requirements of the *Environmental Assessment Act* (EAA) and Terms of Reference (ToR), which was approved by the Ministry of Environment, Conservation and Parks (MECP) on January 14, 2021.

The existing EOWHF is located on the western half of Lot 16 and Lots 17 and 18, Concession 10, in the Township of North Stormont within the United Counties of Stormont, Dundas and Glengarry, near the intersection of Highway 417 and Highway 138. The municipal street address for the facility is 17125 Laflèche Road, Moose Creek, Ontario. The lands being considered for the future development include lands within the existing EOWHF and lands to the east comprising the eastern half of Lot 16, Lots 14 and 15, and the majority of Lot 13 of Concession 10. The approved existing EOWHF encompasses a site area of 189 hectares, while the future development lands to the east form an area of approximately 240 hectares. The EOWHF provides essential services in the area, managing municipal solid waste and source separated organics and also providing drop-off facilities for residents to dispose of waste electronics, electrical equipment, and used tires.

The EOWHF is the largest employer in the Township of North Stormont, providing stable, long-term jobs for residents in the area. The EOWHF provides significant financial contributions to the local economy, through donations to support the local community, the host community agreement, and municipal taxes. The EOWHF also supports a number of local vendors providing goods and services, spending up to approximately \$15 million annually in the local community.

The EOWHF is located in a rural area, predominantly agricultural, with cash crops of corn and soybeans being the main agricultural activity. The facility is adjacent to peat and sod farming operations. A 400 series highway (Highway 417) borders the landfill to the north and a smaller regional highway (Highway 138) is located to the east of the landfill. There are six residences located within 1,000 metres of the landfill. GFL strives to be a good community partner through the establishment of a community liaison committee, preventative measures and prompt attention to nuisance complaints to mitigate any adverse effects to the surrounding community. Even though the surrounding topography is relatively flat, the landfill is barely visible from adjacent roads and highways and is further screened from view by crops, trees and berms.

In summary the EOWHF provides an essential service to surrounding municipalities and residents for waste management, employment to residents, and significant financial contributions, both voluntary and mandatory, to the community and local municipality. The facility is located in a predominantly rural area with very few neighbours and some agricultural, quarry, and recycling operations.

Table ES-1 presents a summary of the existing conditions for the Socio-Economic Environment organized by environmental components and criteria and indicators, and includes a reference to the section of this report where more information about each indicator is located.

Table ES-1. Summary of Existing Conditions by Environmental Component and Criteria

Environmental Component and Criteria	Indicator	Description of Existing Condition	Section Reference	
Economic				
Economic Effects on/Benefits to Local Community	Local Employment at site (number and duration)	North Stormont has a small labour force compared to other municipalities, it has the lowest unemployment rate and highest participation rate. The top three employment sectors in the United Counties of Stormont, Dundas and Glengarry are health care and social assistance, retail trade, and manufacturing. The EOWHF is listed among the top employers in the United Counties of Stormont, Dundas and Glengarry and is the largest employer in North Stormont.	Section 4.1	
		The EOWHF has approximately 40 employees; 69% reside in the United Counties of Stormont, Dundas and Glengarry. A third of the employees at the EOWHF have been employed for more than 6 years.	Section 4.2	
	Opportunities to provide products or services	GFL supports a number of community initiatives and participates in a number of programs and committees in the area. GFL also endeavours to utilize local businesses and services in support of its operation to the extent possible. GFL provides waste disposal services to nearby municipalities.	Section 4.3	
	Local business employment	GFL relies on a variety of vendors to maintain its operations at the EOWHF, contributing up to approximately \$15 million annually to the local economy through the procurement of local goods and services.	Section 4.3.3	
Social				
Effects on Local Community	Local Population	The Township of North Stormont has a population of 7,400 (2021) and is experiencing minimal population growth.	Section 5.1	
	Number of residences	There are six (6) existing residences within the Off-site Study Area. These properties are located to the northwest and east of the EOWHF. Based on an average of 2.3 people per residence, approximately 14 people could be located within the Off-site Study Area. The closest residence is within 50 metres of the eastern On-site border. There is no natural cover (such as trees or berms) to obstruct the view of the On-site Study Area from the closest residence.	Section 5.2	
	Number and type of local businesses	A total of 14 businesses are located within the Study Areas, one within the On-site Study Area and 13 within the Off-site Study Area. The majority of these businesses are located east and northeast of the On-site Study Area.	Section 5.3	
	Predicted changes to use of property		There are no recreational resources located in the On-site or Off-site Study Areas or in the vicinity of the EOWHF (e.g., parks, walking trails). There is a water access point for fire emergencies approximately 500 metres from the eastern On-site Study Area border. There are no schools, churches or other community resources in the On-site or Off-site Study Areas or in the vicinity of the EOWHF.	Section 5.4
			A community liaison committee was formed to provide opportunities for GFL to meet with the local community to discuss the EOWHF.	Section 5.7
			GFL employs a variety of proactive measures to minimize nuisance effects related to noise, dust, odour, litter, and	Section 5.5

Table ES-1. Summary of Existing Conditions by Environmental Component and Criteria

Environmental Component and Criteria	Indicator	Description of Existing Condition	Section Reference
		vermin on the surrounding environment. In the past five years, there have been 18 complaints reported.	
Visual Impact of Facility	Perception of landscape and views	The EOWHF is situated on land that is relatively flat. Land use surrounding the facility consists of agriculture (corn and soybeans), peat extraction, and sod farming. The operational EOWHF is relatively unobtrusive and has a low profile, it is difficult to see the landfill, particularly from the south, east, and west viewpoints. The future development could potentially be obtrusive particularly to the eastern properties and Highway 138.	Section 5.6

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Acronyms, Units and Glossary

Acronyms

Acronym	Definition
CEAA	<i>Canadian Environmental Assessment Act</i>
CLC	Community Liaison Committee
EA	Environmental Assessment
EAA	<i>Environmental Assessment Act</i>
ECA	Environmental Compliance Approval
EOWHF	Eastern Ontario Waste Handling Facility
GFL	GFL Environmental Inc.
LFG	Landfill Gas
LYW	Leaf and Yard Waste
MECP	(Ontario) Ministry of Environment, Conservation and Parks
ToR	Terms of Reference

Units

Unit	Definition
ha	hectare
km	kilometre
m	metre
m ³	cubic metres

Glossary

Term	Definition
Approval	Permission granted by an authorized individual or organization for an undertaking to proceed. This may be in the form of program approval, certificate of approval or provisional certificate of approval
Environment	As defined by the Environmental Assessment Act, environment means: <ul style="list-style-type: none"> • air, land or water; • plant and animal life, including human life; • the social, economic and cultural conditions that influence the life of humans or a community; • any building, structure, machine or other device or thing made by humans; • any solid, liquid, gas, odour, heat, sound, vibration or radiation resulting directly or indirectly from human activities; or • any part or combination of the foregoing and the interrelationships between any two or more of them (ecosystem approach).

Glossary

Term	Definition
Environmental Assessment	A systematic planning process that is conducted in accordance with applicable laws or regulations aimed at assessing the effects of a proposed undertaking on the environment
Environmental Compliance Approval (ECA)	A licence or permit issued by the MECP for the operation of a waste management site/facility.
Evaluation criteria	Evaluation criteria are considerations or factors taken into account in assessing the advantages and disadvantages of various alternatives being considered
Indicators	Indicators are specific characteristics of the evaluation criteria that can be measured or determined in some way, as opposed to the actual criteria, which are fairly general
Landfill gas (LFG)	The gases produced from the wastes disposed in a landfill; the main constituents are typically carbon dioxide and methane, with small amounts of other organic and odour-causing compounds
Landfill site	An approved engineered site/facility used for the final disposal of waste. Landfills are waste disposal sites where waste is spread in layers, compacted to the smallest practical volume, and typically covered by soil.
Leachate	Liquid that drains from solid waste in a landfill and which contains dissolved, suspended and/or microbial contaminants from the breakdown of this waste.
Mitigation	Measures taken to reduce adverse impacts on the environment.
Proponent	A person who: <ul style="list-style-type: none"> • carries out or proposes to carry out an undertaking; or • is the owner or person having charge, management or control of an undertaking.
Receptor	The person, plant or wildlife species that may be affected due to exposure to a contaminant.
Stakeholder	Any organization, governmental entity, or individual that has a stake in or may be impacted by a given approach to environmental regulation, pollution prevention, energy conservation, etc.
Terms of Reference	A terms of reference is a document that sets out detailed requirements for the preparation of an Environmental Assessment.
Undertaking	Is defined in the Environmental Assessment Act as follows: <ul style="list-style-type: none"> • An enterprise or activity or a proposal, plan or program in respect of an enterprise or activity by or on behalf of Her Majesty in right of Ontario, by a public body or public bodies or by a municipality or municipalities; • A major commercial or business enterprise or activity or a proposal, plan or program in respect of a major commercial or business enterprise or activity of a person or persons other than a person or persons referred to in clause (1) that is designated by the regulations; or • An enterprise or activity or a proposal, plan or program in respect of an enterprise or activity of a person or persons, other than a person or persons referred to in clause (a), if an agreement is entered into under section 3.0.1 in respect of the enterprise, activity, proposal, plan or program ("enterprise").
Waste	Refuse from places of human or animal habitation; unwanted materials left over from a manufacturing process.

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1 Introduction

This report presents a description of the existing conditions for the Socio-Economic Environment for the GFL Environmental Inc. (GFL) Eastern Ontario Waste Handling Facility (EOWHF) Future Development project in support of the EOWHF Future Development Environmental Assessment (EA). The EA is being carried out in accordance with the requirements of the *Environmental Assessment Act* (EAA) and Terms of Reference (ToR), which was approved by the Ministry of Environment, Conservation and Parks (MECP) on January 14, 2021.

The approved ToR included a preliminary description of the existing conditions within the area surrounding the GFL EOWHF, with the commitment that a more detailed description of the existing environmental conditions would be prepared as part of the EA. In accordance with the approved ToR, additional investigative studies were carried out, as necessary, to generate a more detailed description of the existing natural, cultural, socio-economic, and built environments for use in the assessment of the effects of alternative methods of future development during the EA.

This Socio-Economic Existing Conditions Report is one component of the EA process. The EA Study Report will incorporate the information presented herein as appropriate and this report will be included with the final EA Study Report as a supporting document.

2 GFL EOWHF and Study Areas

The existing EOWHF is located on the western half of Lot 16 and Lots 17 and 18, Concession 10, in the Township of North Stormont within the United Counties of Stormont, Dundas and Glengarry, near the intersection of Highway 417 and Highway 138. The municipal street address for the facility is 17125 Laflèche Road, Moose Creek, Ontario.

The EOWHF encompasses a site area of 189 hectares which includes the following waste management related activities and services:

- 112 ha landfill site;
- composting facility;
- waste transfer and processing station;
- waste water treatment facility;
- small vehicle waste drop off;
- landfill gas (LFG) to energy facility;
- enclosed flare and natural gas fired comfort heating equipment;
- Resource Productivity & Recovery Authority (RPRA) - Tires; and
- supporting facilities (office, vehicle maintenance).

The lands being considered for the future development include lands within the existing EOWHF and lands to the east comprising the eastern half of Lot 16, Lots 14 and 15, and the majority of Lot 13 of Concession 10, comprising an area of approximately 240 hectares. These lands are currently used for agriculture

General On-site and Off-site Study Areas were defined in the approved ToR, which may be refined to suit the requirements of specific environmental components. For the purposes of the Socio-Economic Environment, study areas are defined for both the Economic and Social environmental components as identified below.

Economic Study Areas

The On-site and Off-site Study Areas considered for the Economic component of the Socio-Economic Environment are as follows:

- **On-site Study Area:** the existing EOWHF area of 189 hectares and the future development area to the east of the existing EOWHF of approximately 240 hectares (**Figure 3-1**).
- **Off-site Study Area:** the area within the municipal boundaries of the United Counties of Stormont, Dundas and Glengarry, the City of Cornwall, and the areas within the Municipality of Casselman, Township of Russell, and The Nation Municipality within the United Counties of Prescott and Russell (**Figure 3-2**).

Social Study Areas

The On-site and Off-site Study Areas considered for the Social component of the Socio-Economic Environment are as follows:

- **On-site Study Area:** the existing EOWHF area of 189 hectares and the future development area to the east of the existing EOWHF of approximately 240 hectares (**Figure 3-1**).
- **Off-site Study Area:** all properties located within an area extending approximately 1,000 m from the On-site Study Area. For properties that are bisected by the 1,000 m radius line, the entire property is included in the Off-site Study Area. The 1,000 m radius was deemed appropriate for this study to provide local context (**Figure 3-3**).

3 Methods

This Socio-Economic Environment Existing Conditions Report was developed based on the evaluation criteria, indicators and data sources included in the approved ToR, which were developed in consultation with government agencies and other stakeholders (refer to **Appendix A**). Existing socio-economic information was collected from both primary and secondary sources as available.

Figure 3-1. On-site Study Area for the Socio-Economic Environment

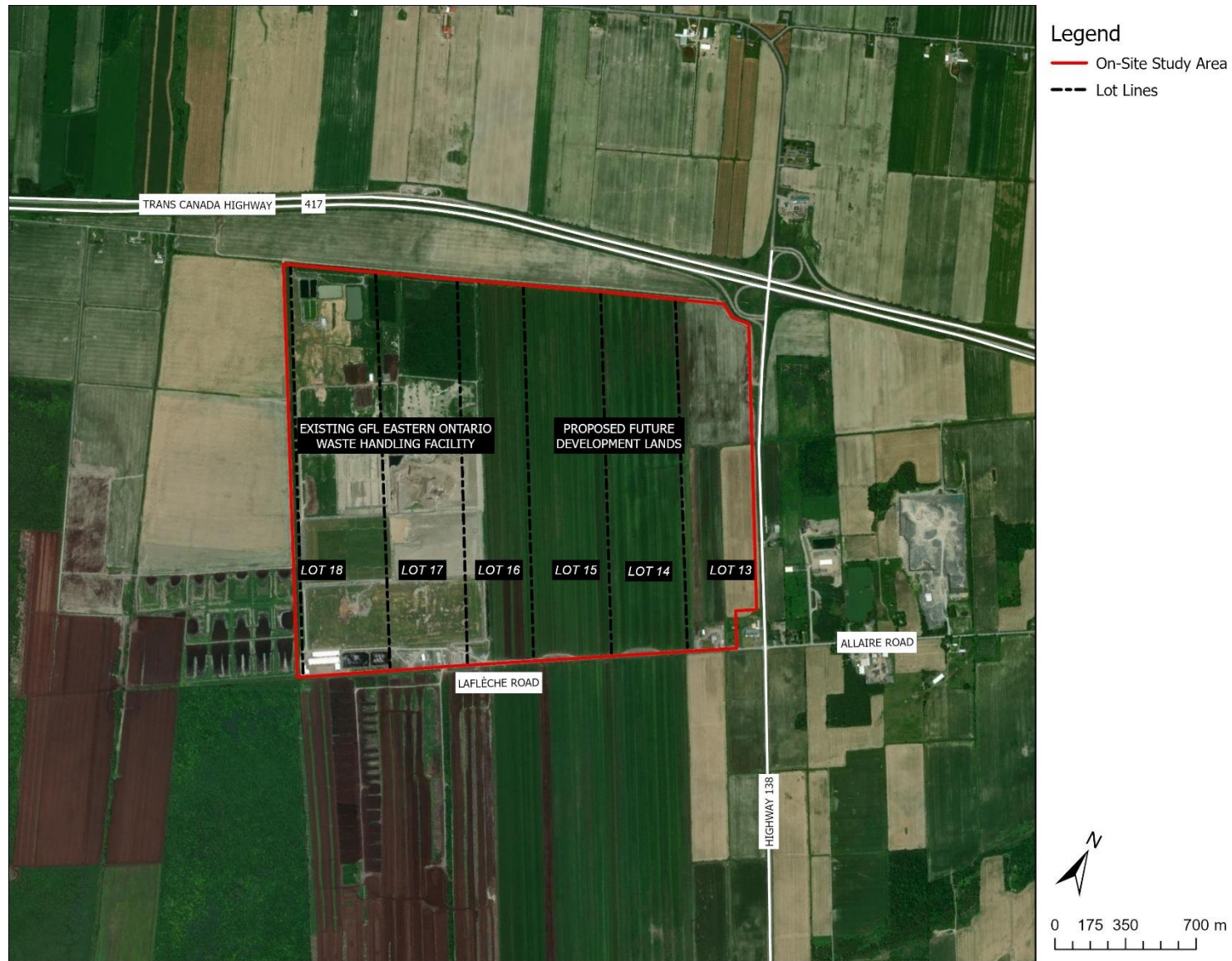


Figure 3-2. On-site and Off-site Study Areas for the Economic Environmental Component

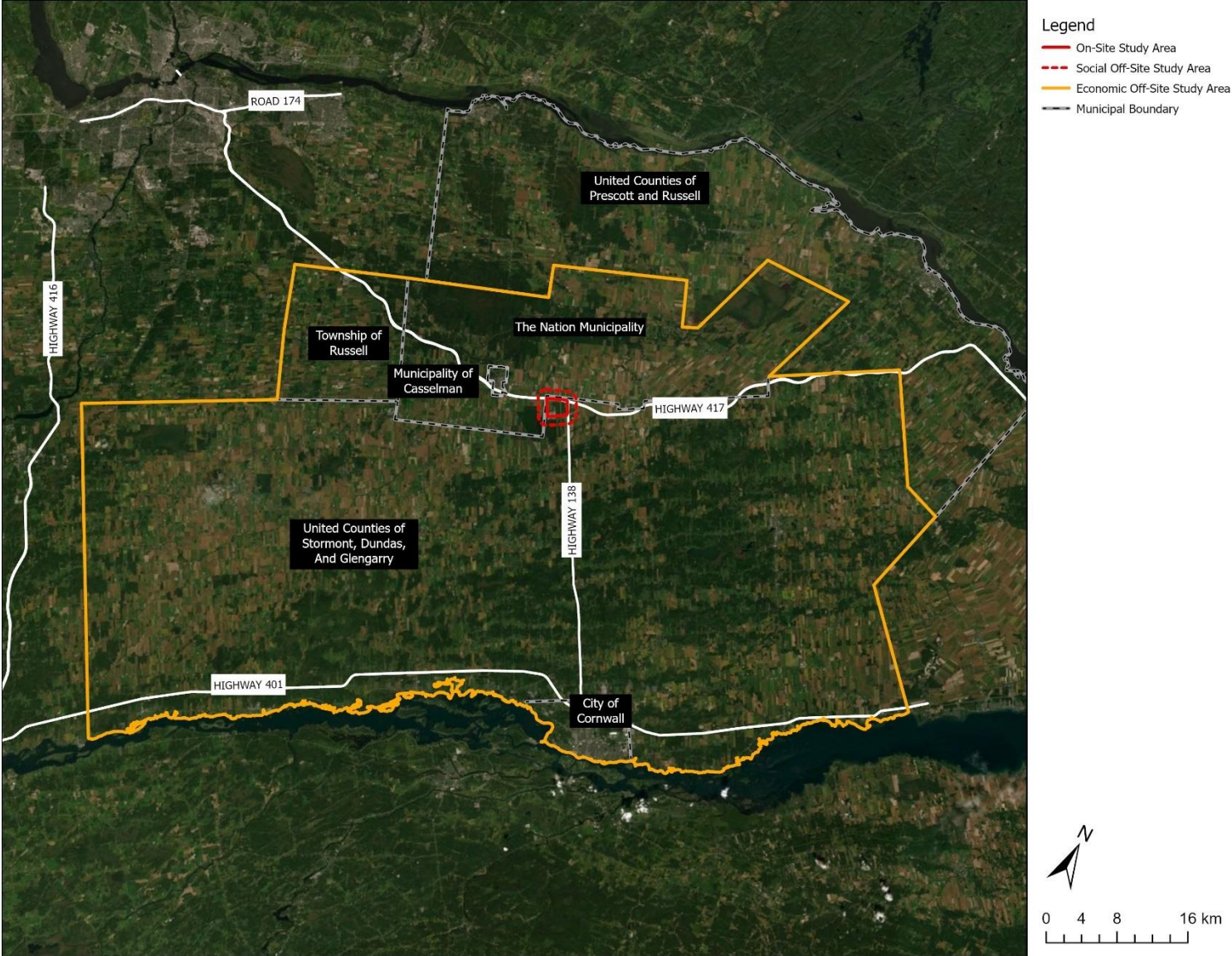
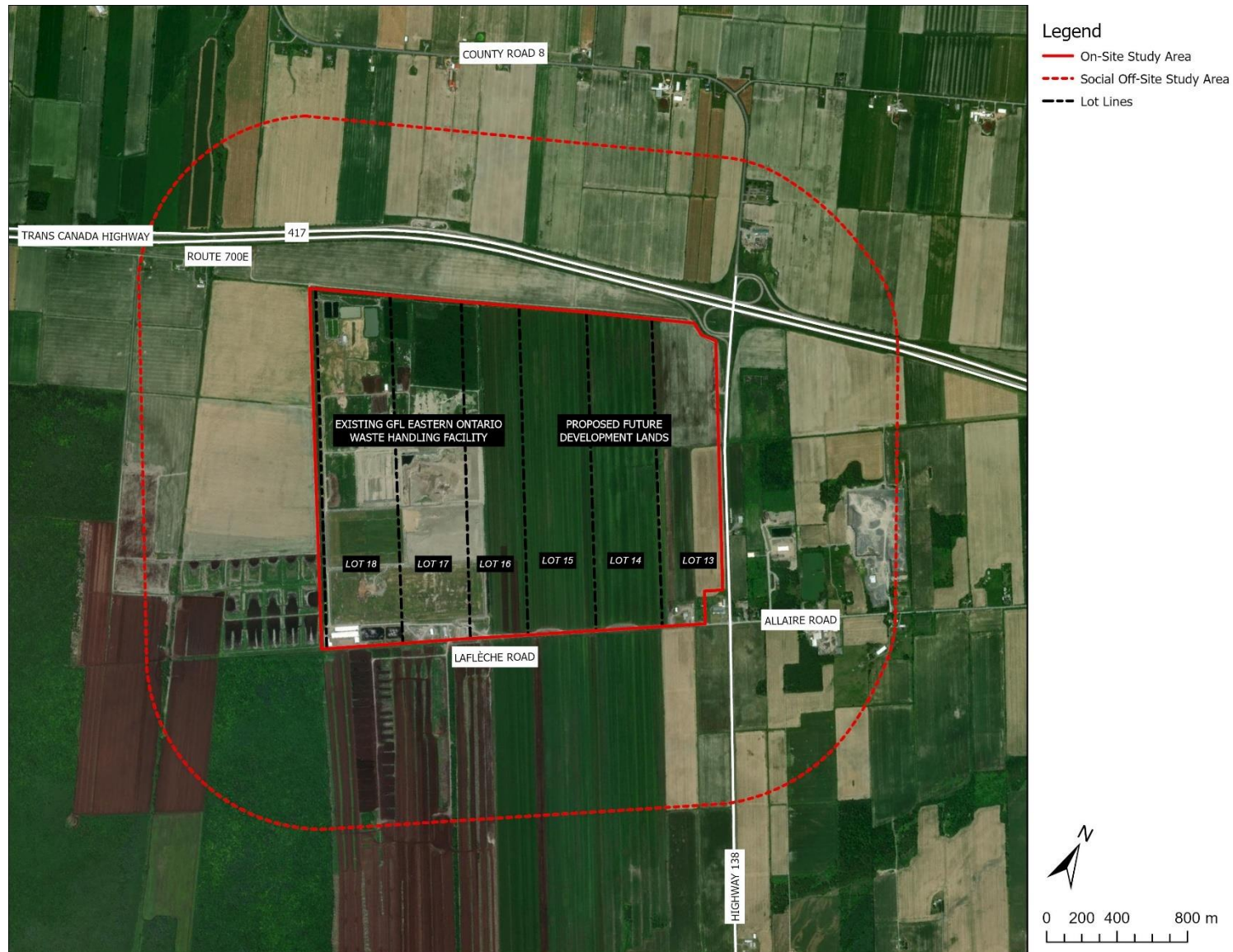


Figure 3-3. On-site and Off-site Study Areas for the Social Environmental Component



The On-site Study Area is located wholly within the United Counties of Stormont, Dundas and Glengarry, while the Off-site Study Areas for the social and economic components extend north and west into The Nation Municipality of United Counties of Prescott and Russell. The economic Off-site Study Area includes the Municipality of Casselman, Township of Russell, and City of Cornwall; therefore, socio-economic information is included for the identified municipalities.

3.1 Primary Data Collection

Direct observations of the area around the EOWHF were undertaken by in-field observations on July 3, 2020. The purpose of the field visit was to:

- take photographs for a photo log of properties in the vicinity of the EOWHF and future development lands;
- document other land uses around the EOWHF and future development lands (e.g., businesses, agriculture, other industries);
- document the viewshed from various points in the vicinity of the EOWHF and future development lands; and
- document other potential sources of noise, dust, traffic, odour in the vicinity of the EOWHF and future development lands.

3.2 Available Secondary Source Information Collection and Review

Available information was collected from secondary sources and reviewed to determine existing Socio-Economic conditions within the study area(s). The sources of information that were collected and reviewed are identified in **Table 3-1**.

Table 3-1. Secondary Source Information Used

Type of Secondary Source Information Used	Purpose
Economic	
United Counties of Stormont, Dundas and Glengarry, Economic Development	<ul style="list-style-type: none"> • Understanding of demographics and major employers in the area in the United Counties of Stormont, Dundas and Glengarry
United Counties of Stormont, Dundas and Glengarry, Official Plan Review, Updated Growth Forecasts and Employment Needs Analysis	<ul style="list-style-type: none"> • Understanding of economic health and employment lands in the United Counties of Stormont, Dundas and Glengarry • Understanding of population growth by local municipality
The Nation Municipality, Economic Development	<ul style="list-style-type: none"> • Understanding of demographics and major employers in the area in The Nation Municipality
Statistics Canada, 2016 Community Profile	<ul style="list-style-type: none"> • Understanding of the labour force, place of work, employment and participation by municipality in the United Counties of Stormont, Dundas and Glengarry, City of Cornwall, The Nation Municipality, the Municipality of Casselman, and the Township of Russell.

Table 3-1. Secondary Source Information Used

Type of Secondary Source Information Used	Purpose
Statistics Canada, CREA, Central 1 Credit Union Forecasts	<ul style="list-style-type: none"> Understanding of the labour force activity for the Ottawa Economic Region
Information from GFL	<ul style="list-style-type: none"> Understanding of number of employees, duration and place of residence Understanding of community involvement and business activities including community support, municipal support, community liaison committee, and support for local vendors
Social	
Statistics Canada, 2016 Census Data Statistics Canada, 2021 Census Data	<ul style="list-style-type: none"> Understanding of population by municipality in the United Counties of Stormont, Dundas and Glengarry, City of Cornwall, The Nation Municipality, the Municipality of Casselman, and the Township of Russell
The Nation Municipality Community Profile	<ul style="list-style-type: none"> Understanding of population in The Nation Municipality
Information from GFL (Community Liaison Committee (CLC) minutes, mitigation measures)	<ul style="list-style-type: none"> Understanding of nuisance related effects from Complaint Reports Understanding of issues related to the EOWHF discussed at CLC meetings Understanding of measures employed to mitigate nuisance effects.

3.3 Description of Field Studies

To characterize existing Socio-Economic conditions, a field reconnaissance visit to the study areas was undertaken on July 3, 2020, as outlined in Section 3.1, to note and map the presence of residences and businesses as seen from the road side, and to take photographs from various viewpoints.

3.4 Characterization of Existing Conditions

The existing Socio-Economic conditions were characterized as follows:

1. Information from secondary sources was reviewed and summarized;
2. Field studies (i.e., primary data collection) was undertaken to augment information collected from secondary sources; and
3. Information from all sources was compiled by environmental component.

4 Description of Existing Economic Environment

The existing conditions for the economic environment consider the following:

- labour force characteristics (e.g., local employment);
- employment at the EOWHF; and
- corporate activities including support for community initiatives, municipal support, and provision and procurement of local goods and/or services.

The description of the existing economic environment focuses primarily on the Township of North Stormont and the United Counties of Stormont, Dundas and Glengarry. The United Counties of Stormont, Dundas and Glengarry comprise six municipalities: North Stormont; South Stormont; North Dundas; South Dundas; North Glengarry; and South Glengarry; and exclude the City of Cornwall and the Mohawk Nation of Akwesasne. The EOWHF is located within the Township of North Stormont within the United Counties of Stormont, Dundas and Glengarry; both of these municipal governments would be most affected by any potential changes to the EOWHF (i.e., through municipal taxes and community support by GFL).

Although the Off-site Study Area extends into the United Counties of Prescott and Russell (The Nation Municipality, Township of Russell, and Municipality of Casselman), statistics regarding labour force are influenced by the United Counties of Prescott and Russell's proximity to Ottawa and the effect of Ottawa's labour market and economy.

The information below represents the best available data at the time of the writing of this report, however, there is potential for any projections and estimates to change due to the COVID-19 pandemic.

4.1 Labour Force Characteristics

Labour force characteristics include labour force activity, employment by industry sector, the identification of major employers, and workplace location.

4.1.1 Labour Force Activity

The EOWHF provides economic benefits to the local community through primary and secondary employment and the future development will likely provide further work opportunities for the local community. Current labour force activity is one indicator of the economic characteristics of the local community. Key elements used to describe labour force activity are participation in the labour force and unemployment rates. Participation rates represent the percentage of the population aged 15 and over who are employed or actively seeking work. Unemployment rates represent the percentage of the labour force that is unemployed. **Table 4-1** summarizes the labour force, number of employed persons, participation rates, and unemployment rates for municipalities within the United Counties of Stormont, Dundas and Glengarry, The Nation Municipality, Municipality of Casselman, and Township of Russell. For the purpose of setting context these statistics are compared to those of the Ottawa Economic Region, which encompasses the United

Counties of Stormont, Dundas and Glengarry, and the United Counties of Prescott and Russell. Although North Stormont has the smallest labour force compared to other municipalities within United Counties of Stormont, Dundas and Glengarry, it has the lowest unemployment rate and highest participation rate.

The EOWHF and the future development can help sustain a healthy participation rate within North Stormont and surrounding municipalities by continuing to provide job opportunities as the future development will extend the life of the EOWHF's landfill.

Table 4-1. Labour Force, Employment and Participation by Municipality (2016)

Municipality	Labour Force (Persons)	Employed (Persons)	Unemployment Rate (%)	Participation Rate (%)
North Stormont	3,975	3,750	5.7	71.8
North Dundas	6,250	5,875	6.0	68.1
South Stormont	6,935	6,445	7.1	63.8
South Glengarry	6,940	6,535	5.8	63.0
North Glengarry	5,285	4,905	7.2	63.0
South Dundas	5,140	4,800	6.7	56.6
United Counties of Stormont, Dundas and Glengarry	55,175	50,890	7.8	59.3
The Nation Municipality	7,595	7,250	4.5	74.9
Municipality of Casselman	1,865	1,820	2.4	66.3
Township of Russell	9,405	9,010	4.1	72.6
City of Cornwall	20,210	18,210	9.9	53.2
Ottawa Economic Region	702,740	652,640	7.1	65.8

Source: Statistics Canada, 2016 Census Profiles – Labour Counts. <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

Ottawa Economic Region has performed well within Ontario with considerable economic momentum into 2019. The Ottawa metropolitan area is the primary economic engine of the region which includes Cornwall and the townships of North and South Glengarry, North and South Stormont, and North and South Dundas. **Table 4-2** presents the unemployment rates in the Ottawa Economic Region between 2015 and 2022. The total employment and unemployment rate varied from 2019 through 2021 and employment is projected to continue upward for the next few years, however, the COVID-19 pandemic may affect projected numbers for 2021-2022.

Table 4-2. Employment Activity – Ottawa Economic Region (2015-2022)

Year	Labour Force		Total Employment		Unemployment Rate %
	'000s	% Change from Previous Year	'000s	% Change from Previous Year	
2015	NA	NA	688.2	(1.4)	6.5
2016	NA	NA	692.4	0.6	6.5
2017	NA	NA	695.3	0.4	5.7
2018	745.4	1.4	709.0	2.4	4.9
2019	783.4	5.1	746.2	5.2	4.8
2020	761.4	(2.8)	705.2	(5.5)	7.4
2021*	807.0	6.0	747.8	6.0	7.3
2022*	819.0	1.5	762.2	1.9	6.9

Notes: * Projected; NA Not Available

Source (2015-2017): Central 1 Economics. (June 2019). Economic Analysis of Ontario: Volume 10 Issue 2 (pg. 2). Retrieved on March 31, 2020, from https://www.central1.com/wp-content/uploads/2019/06/ea-2019_ont02.pdf.

Source (2018-2022): Central 1 Economics. (October 2021). Economic Analysis of Ontario: Volume 12 Issue 4 (pg. 5). Ontario Regional Economic Outlook 2021-2022. Retrieved on March 9, 2022, from https://www.central1.com/wp-content/uploads/2021/10/ECON_EA_ON_202110_Regional.pdf.

Table 4-3 presents the projected place of work employment by municipality within United Counties of Stormont, Dundas and Glengarry from 2016 to 2036 based on the United Counties' Official Plan. This includes employment in traditional industrial-type manufacturing, warehousing and transportation, population-related employment (e.g., public administration, commercial/retail services) and rural-based employment including resource-based and agricultural employment. All municipalities are expected to experience a declining number of jobs as the economy changes and people commute to other municipalities including the Cities of Cornwall and Ottawa.

Table 4-3. Projected Place of Work Employment by Local Municipality – United Counties of Stormont, Dundas and Glengarry

Municipality	2016	2026	2036	Net Change	Compound Annual Growth Rate (%) (Since 2016)
South Stormont	2,187	1,911	1,717	(470)	(1.20)
North Dundas	4,356	4,027	3,577	(779)	(1.00)
South Dundas	4,097	3,810	3,562	(535)	(0.70)
South Glengarry	4,837	4,570	4,432	(405)	(0.44)
North Stormont	1,333	1,243	1,240	(93)	(0.36)
North Glengarry	3,567	3,438	3,475	(92)	(0.13)
United Counties of Stormont, Dundas and Glengarry	20,377	18,999	18,003	(2,374)	(0.62)

Table 4-3. Projected Place of Work Employment by Local Municipality – United Counties of Stormont, Dundas and Glengarry

Municipality	2016	2026	2036	Net Change	Compound Annual Growth Rate (%) (Since 2016)
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Source: United Counties of SDG. (February 4, 2018). Official Plan: Consolidated July 18, 2018. Retrieved March 31, 2020, from https://www.sdgcounties.ca/sites/default/files/documents/SDG%20Official%20Plan%20-%20V.4.0%20Consolidated_0.pdf.

Table 4-4 presents the projected place of work employment by municipality within United Counties of Prescott and Russell (Municipality of Casselman, The Nation Municipality, and the Township of Russell only) from 2011 to 2035. The municipalities are expected to experience an increase in number of jobs; however, as The Nation Municipality and Municipality of Casselman are located in the western half of the United Counties, it is likely that they will experience increased commuting to job opportunities concentrated in City of Ottawa.

Table 4-4. Projected Place of Work Employment by Local Municipality – United Counties of Prescott and Russell (The Nation Municipality, Municipality of Casselman, and Township of Russell)

Municipality	2011	2031	2035	Net Change	Compound Annual Growth Rate (%) (since 2011)
The Nation Municipality	2,744	3,029	3,110	366	0.52
Municipality of Casselman	2,080	2,343	2,428	348	0.65
Township of Russell	4,175	4,682	4,903	728	0.67

Source: United Counties of Prescott and Russell. (November 2018). Official Plan. Table 5.

4.1.2 Employment by Industry Sector

As shown in **Table 4-5**, the top three industry sectors in the United Counties of Stormont, Dundas and Glengarry are health care and social assistance, retail trade, and manufacturing, providing 36% of the total employment. Waste management is included within the administrative and support, waste management and remediation services industry, which comprises approximately 5% of employment within the United Counties.

Table 4-5. Major Industry Sectors in the United Counties of Stormont, Dundas and Glengarry (2016)

Total – Industry – North American Industry Classification System (NAICS) 2012		Total Employees	% of Total*
62	Health care and social assistance	7,185	13%
44-45	Retail trade	7,115	13%
31-33	Manufacturing	5,295	10%
23	Construction	4,815	9%

Table 4-5. Major Industry Sectors in the United Counties of Stormont, Dundas and Glengarry (2016)

Total – Industry – North American Industry Classification System (NAICS) 2012		Total Employees	% of Total*
91	Public administration	3,680	7%
48-49	Transportation and warehousing	3,645	7%
72	Accommodation and food services	3,425	6%
61	Educational services	3,395	6%
11	Agriculture, forestry, fishing and hunting	2,610	5%
56	Administrative and support, waste management and remediation services	2,510	5%
81	Other services (except public administration)	2,385	4%
54	Professional, scientific and technical services	1,995	4%
41	Wholesale trade	1,900	4%
52	Finance and insurance	1,190	2%
71	Arts, entertainment and recreation	940	2%
53	Real estate and rental and leasing	745	1%
51	Information and cultural industries	615	1%
22	Utilities	455	0.8%
21	Mining, quarrying, and oil and gas extraction	85	0.2%
55	Management of companies and enterprises	35	0.1%
Total		54,025	100%

Note: * Values have been rounded to the nearest percentage, and therefore may not appear to add up to 100%.

Source: Statistics Canada. 2017. Stormont, Dundas and Glengarry, UC [Census division], Ontario and Ontario [Province] (table). Census Profile. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017. Accessed March 9, 2022 from <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>.

As shown in **Table 4-6**, the top three industry sectors in The Nation Municipality are public administration, construction, and health care and social assistance, providing 38% of the total employment. Waste management is included within the administrative and support, waste management and remediation services industry, which comprises approximately 4% of employment within The Nation Municipality.

Table 4-6. Major Industry Sectors in The Nation Municipality (2016)

Total – Industry – North American Industry Classification System (NAICS) 2012		Total Employees	% of Total*
91	Public administration	1,110	15%
23	Construction	905	12%
62	Health care and social assistance	800	11%
44-45	Retail trade	740	10%
61	Educational services	595	8%
11	Agriculture, forestry, fishing and hunting	500	7%

Table 4-6. Major Industry Sectors in The Nation Municipality (2016)

Total – Industry – North American Industry Classification System (NAICS) 2012		Total Employees	% of Total*
31-33	Manufacturing	455	6%
48-49	Transportation and warehousing	410	5%
72	Accommodation and food services	360	5%
54	Professional, scientific and technical services	325	4%
81	Other services (except public administration)	315	4%
56	Administration and support, waste management and remediation services	265	4%
52	Finance	225	3%
41	Wholesale trade	205	3%
71	Arts, entertainment and recreation	105	1%
53	Real estate and rental and leasing	100	1%
51	Information and cultural industries	90	1%
22	Utilities	35	0.5%
21	Mining, quarrying, and oil and gas extraction	15	0.2%
Total		7,530	100%

Note: * Values have been rounded to the nearest percentage, and therefore may not appear to add up to 100%.

Source: Statistics Canada. 2017. The Nation, M [Census subdivision], Ontario and Prescott and Russell, UC [Census division], Ontario (table). Census Profile. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017. Accessed March 9, 2022, from <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>.

As shown in **Table 4-7**, the top three industry sectors in the Municipality of Casselman are public administration, educational services, and health care and social assistance, providing 40% of the total employment. Waste management is included within the administrative and support, waste management and remediation services industry, which comprises approximately 2% of employment within the Municipality of Casselman.

Table 4-7. Major Industry Sectors in the Municipality of Casselman (2016)

Total - Industry - North American Industry Classification System (NAICS) 2012		Total Employees	% of Total*
91	Public administration	335	18%
61	Educational services	210	11%
62	Health care and social assistance	210	11%
44-45	Retail trade	205	11%
23	Construction	180	10%
81	Other services (except public administration)	135	7%
72	Accommodation and food services	115	6%
48-49	Transportation and warehousing	80	4%
54	Professional, scientific and technical services	80	4%
31-33	Manufacturing	70	4%

Table 4-7. Major Industry Sectors in the Municipality of Casselman (2016)

Total - Industry - North American Industry Classification System (NAICS) 2012		Total Employees	% of Total*
52	Finance and insurance	55	3%
41	Wholesale trade	50	3%
51	Information and cultural industries	40	2%
56	Administrative and support, waste management and remediation services	40	2%
11	Agriculture, forestry, fishing and hunting	30	2%
71	Arts, entertainment and recreation	20	1%
Total		1,850	100%

Note: * Values have been rounded to the nearest percentage, and therefore may not appear to add up to 100%.

Source: Statistics Canada. 2017. Casselman, VL [Census subdivision], Ontario and Prescott and Russell, UC [Census division], Ontario (table). Census Profile. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017. Accessed March 9, 2022, from <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>.

As shown in **Table 4-8**, the top three industry sectors in the Township of Russell are public administration, health care and social assistance, and construction providing 42% of the total employment. Waste management is included within the administrative and support, waste management and remediation services industry, which comprises approximately 5% of employment within the Township of Russell.

Table 4-8. Major Industry Sectors in the Township of Russell (2016)

Total - Industry - North American Industry Classification System (NAICS) 2012		Total Employees	% of Total*
91	Public administration	2,085	22%
62	Health care and social assistance	940	10%
23	Construction	925	10%
44-45	Retail trade	860	9%
61	Educational services	685	7%
54	Professional, scientific and technical services	525	6%
56	Administrative and support, waste management and remediation services	450	5%
48-49	Transportation and warehousing	445	5%
81	Other services (except public administration)	380	4%
72	Accommodation and food services	365	4%
31-33	Manufacturing	325	3%
41	Wholesale trade	320	3%
52	Finance and insurance	315	3%
71	Arts, entertainment and recreation	230	2%
11	Agriculture, forestry, fishing and hunting	150	2%
51	Information and cultural industries	135	1%
53	Real estate and rental and leasing	120	1%

Table 4-8. Major Industry Sectors in the Township of Russell (2016)

Total - Industry - North American Industry Classification System (NAICS) 2012		Total Employees	% of Total*
22	Utilities	40	0.4%
55	Management of companies and enterprises	20	0.2%
21	Mining, quarrying, and oil and gas extraction	10	0.1%
Total		9,330	100%

Note: * Values have been rounded to the nearest percentage, and therefore may not appear to add up to 100%.

Source: Statistics Canada. 2017. Russell, TP [Census subdivision], Ontario and Prescott and Russell, UC [Census division], Ontario (table). Census Profile. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017. Accessed March 9, 2022, from <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>.

4.1.3 Major Employers

Table 4-9 presents the major employers in the townships located within the United Counties of Stormont, Dundas and Glengarry (excluding the City of Cornwall). GFL Environmental is listed among the top employers in the United Counties of Stormont, Dundas and Glengarry and is the largest employer in North Stormont.

Table 4-9. Major Employers in the United Counties of Stormont, Dundas and Glengarry (2016)

Company	Products & Services	# of Employees	Municipality
GFL Environmental Inc.	Landfill, composting facility and electricity generation	70*	North Stormont
Winchester District Memorial Hospital	Winchester District Memorial Hospital (WDMH) is a teaching community hospital	455	North Dundas
Moulure Alexandria Moulding	Wood Moulding (Interior Trim) in solid pine, finger-jointed pine, Mahogany, Oak, and Cedar	400	North Glengarry
Kraft Canada Inc.	Processor of natural cheeses and cheese byproducts	350	South Stormont
SDS Kerr/ Beaver's Dental	Tungsten Carbide Dental burrs and restorative materials	350	South Dundas
Guildcrest Homes	Manufacturer of factory-built, modular homes	200	South Stormont
Parmalat	Cheese, butter, condensed milks, milk powder, custom dairy blends, and whey powder	188	North Dundas
Ross Video Ltd.	Products for use in broadcast, distribution, live event and production applications	100	South Dundas

Note *: Approximately 56% of these employees are employed at the EOWHF.

Source: United Counties of SDG. (2020). Major Employers. Retrieved March 31, 2020, from <https://business.sdqcounties.ca/index.php/site-selection/county-plan/major-employers>.

Table 4-10 presents the major employers in The Nation Municipality. GFL does not appear within this listing as a major employer in The Nation Municipality.

Table 4-10. Major Employers in The Nation Municipality (2016)

Company	Products & Services	# of Employees	Location
Calypso Waterpark	Amusement park – water park	200-499	Limoges
Fromagerie St-Albert Inc	Dairy product manufacturing	100-199	St-Albert
Genesis Gardens Inc.	Retirement Home	50-99	Limoges
Premier Tech Home and Garden	Chemical fertilizer manufacturing, mixed fertilizer manufacturing, pesticide and other agricultural chemical manufacturing, seed merchant wholesalers	50-99	St-Isidore
Produits Dalmen Products	Window manufacturing	50-99	St-Isidore
Propane Levac Propane Inc.	Propane transportation/ delivery	50-99	St-Isidore

Source: The Nation Municipality Economic Development Department.

Two major employers in the Municipality of Casselman are: 417 Bus Line/Autobus Lalonde, which provides transportation services and has 185 employees; and Fondations Brisson Inc. (Les), foundation, structure, and exterior building contractors with 50-99 employees. In September 2021, it was announced that a 540,000 square foot distribution centre for Ford Motor Company of Canada would be constructed in Casselman at the corner of Route 700 and St-Albert Road, south of Highway 417, which will bring more employment to the municipality¹.

Embrun Co-op, which provides agricultural and energy services, is a major employer located in Embrun in the Township of Russell, with 250 employees.

4.2 Employment at the EOWHF

GFL employs staff from several municipalities surrounding the EOWHF and aims to provide stable long-term employment. The following describes the number of employees, where they reside, and the duration of employment at the EOWHF.

4.2.1 Number and Place of Residence of EOWHF Employees

Table 4-11 presents data regarding the place of residence of EOWHF employees. In total there approximately 40 employees currently working at the EOWHF. Approximately 69% of current employees are residents of the United Counties of Stormont, Dundas and Glengarry, 21% reside in the United Counties of Prescott and Russell, and 10% reside in Cornwall.

¹ <https://thereview.ca/2021/09/17/ford-distribution-centre-will-be-built-in-casselman/>

Table 4-11. Place of Residence of EOWHF Employees

Municipality of Residence	No. of Employees	% of Total
United Counties of Stormont, Dundas and Glengarry	27	69%
United Counties of Prescott and Russell	8	21%
Cornwall	4	10%

Source: GFL

Figure 4-1 presents a map depicting the place of residence of EOWHF employees and the number of employees located in the United Counties of Stormont, Dundas and Glengarry, the City of Cornwall, and the United Counties of Prescott and Russell (particularly in the Township of Russell, Municipality of Casselman, and The Nation Municipality). Most employees reside within a 30 minute drive of the EOWHF.

4.2.2 Duration of Employment

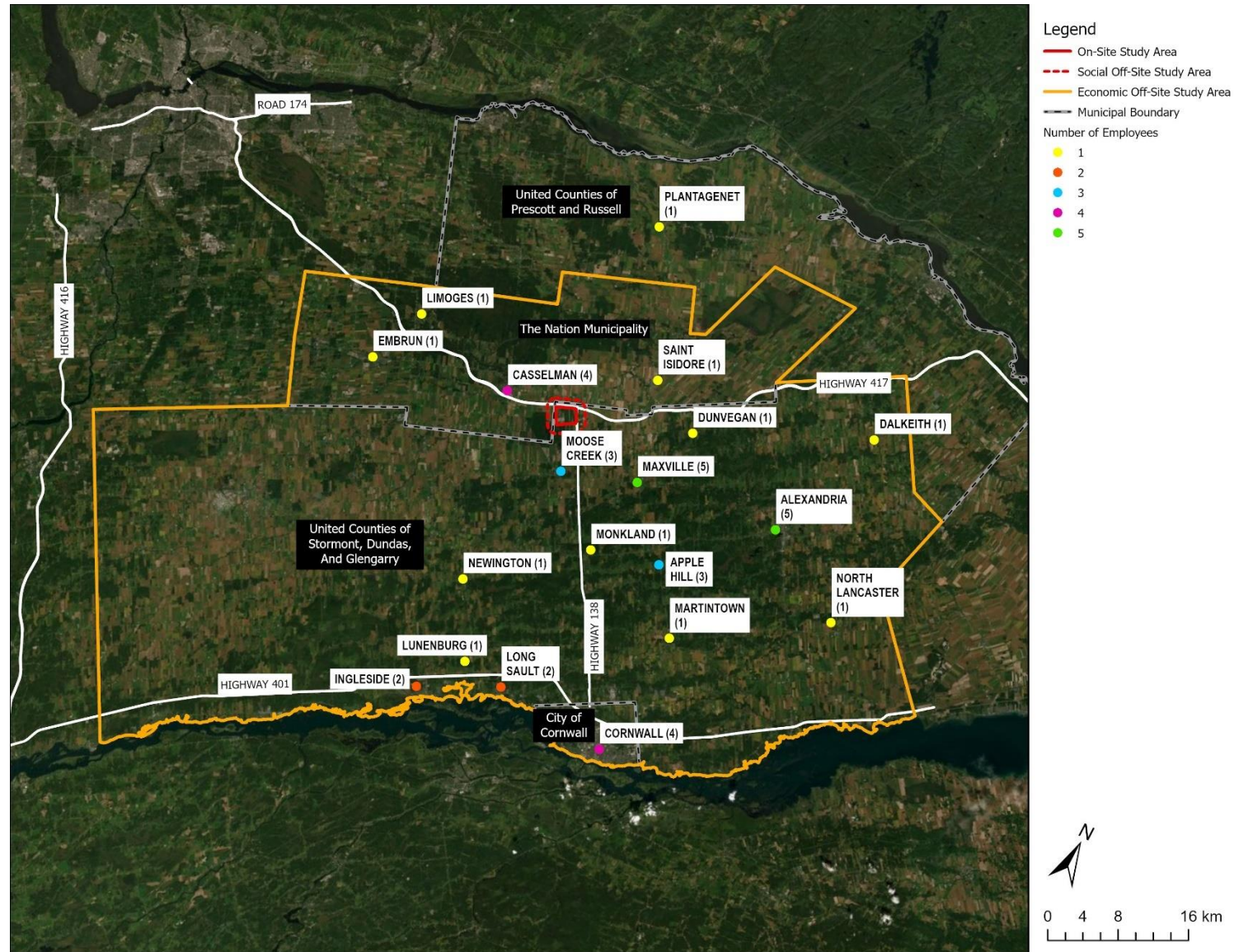
Over a third of the EOWHF employees have been employed at the facility for more than 6 years. **Table 4-12** presents a breakdown of the years of employment at the EOWHF. The EOWHF provides stable long-term employment and provides additional job opportunities as the facility grows and enhances the services it provides.

Table 4-12. Duration of Employment at EOWHF

Years of Employment	% Total
1-5	66.7%
6-10	15.5%
10+	18.1%
	100%

Source: GFL

Figure 4-1. Map of Place of Residence of EOWHF Employees



4.3 Corporate Activities

Corporate activities that support the community and local economy include support for community initiatives, municipal support, and the provision and procurement of local goods and/or services.

4.3.1 Support for Community Initiatives

GFL supports a number of community initiatives and participates in several programs and committees in the local area. Initiatives that GFL has been or is involved in and/or provided financial support to the community through include, but are not limited to, the following:

- Supporting local charities, sports teams, community events, including:
 - contributing to the Finch Arena in North Stormont;
 - contributing to the International Ploughing Match;
 - contributing to the Limoges Health Hub;
 - contributing to Township of North Stormont's TasteFest; and
 - providing numerous donations to local teams, clubs, associations, and municipality functions.
- Participating and/or supporting environmental committees and events:
 - Environmental research projects;
 - Casselman-Larose annual bird count;
 - Annual Tree Planting;
 - Habitat for Humanity (Seaway Valley ReStore);
 - Moose Creek Watershed Committee sponsor;
 - St. Lawrence College Environmental Technician Advisory Committee;
 - Cornwall River Institute – River Symposium sponsor;
 - Stormont Agricultural Society – Berwick;
 - South Nation Conservation – (Finch and Moose Creek Tree Give Away); and
 - Fonds de la Relève Agricole Franco-Ontarienne - Clarence Creek.
- Providing other Financial support to the:
 - Municipality of Casselman;
 - École Secondaire Catholique de Casselman;
 - St. Lawrence River Institute – Cornwall;
 - Moose Creek Fire Department; and
 - École Élémentaire Catholique La Source - Moose Creek.

- Providing tours of the EOWHF throughout the year (free of charge) for schools, municipal councils, and citizen groups.
- As part of Condition 28 of the Environmental Compliance Approval (ECA), GFL supports environmental inspections by a Ministry of the Environment, Conservation and Parks (MECP) Inspector (i.e., a senior MECP officer).

4.3.2 Municipal Support

GFL supports the Township of North Stormont through a host community agreement and payment of municipal taxes as outlined below.

Host Community Agreement

GFL entered into a 20-year agreement (i.e., the Host Community Agreement) with the Township of North Stormont in 2001 in consideration of the Township entering into a disposal service agreement with GFL. The Agreement included the following conditions:

- GFL agreed to give the Township of North Stormont a contribution of \$1.00 per tonne per year after GFL has received a total of 50,000 tonnes of waste annually (not including recyclable material, alternate daily cover, and waste that can be used as landfill construction material).
- GFL would manage the closure of the North Stormont landfills (Roxborough and Finch) along with their long-term monitoring for the duration of the agreement.

This agreement helps alleviate tax burdens to local residents, reduces the Township's reliance on residential tax assessment, and offsets net increases in the Township's operating costs associated with residential development. Based on the data provided by Township of North Stormont, GFL's host community contributions total approximately 8% of the Township's tax revenue.

Table 4-13 presents the financial contributions to the Township of North Stormont made by GFL from 2015 through 2021 as part of the Host Community Agreement.

Table 4-13. Financial Contribution to Township of North Stormont

Year	Financial Contribution through Host Community Agreement
2015	\$492,630.05
2016	\$505,872.00
2017	\$552,876.67
2018	\$583,407.20
2019	\$614,803.48
2020	\$596,947.09
2021	\$621,175.76

Source: GFL

With the expiry of the 2001 Host Community Agreement in 2021, a new 20-year Host Community Agreement was negotiated between GFL and the Township of North Stormont to take effect in 2022. Under the new Agreement, GFL will continue to provide

an annual financial contribution based on the tonnage of waste landfilled and will also make direct financial contributions in the form of public donations as follows:

- \$25,000 donation to the Iroquois Cenotaph project in 2022;
- \$500,000 donation to the Moose Creek Recreation Facility in 2022;
- \$500,000 donation to the Moose Creek Recreation Facility in 2023;
- \$130,000 for a fire rescue van for the Finch Fire Station in 2024; and
- \$130,000 for a fire rescue van for the Chrysler Fire Station in 2024.

Municipal Taxes

Municipal taxes levied on the EOWHF form a substantial portion of the tax base for the Township of North Stormont, thus alleviating tax burden on the local residences and reduce the Township’s reliance on residential tax assessment. Based on the data from Township of North Stormont, GFL contributes approximately 2% of the Township’s municipal tax revenue. **Table 4-14** presents the municipal taxes paid by GFL to the Township of North Stormont annually from 2015 through 2021.

Table 4-14. Municipal Support through Annual Municipal Taxes

Year	Annual Municipal Taxes Paid by GFL
2015	\$146,101
2016	\$327,329
2017	\$170,373
2018	\$18,212 ¹
2019	\$154,521
2020	\$136,211
2021	\$205,918

Note 1: Credit of \$152,839 applied for 2016.
 Source: GFL

4.3.3 Provision and Procurement of Local Goods and/or Services

GFL endeavours to utilize local businesses and services in support of its operation to the extent possible. GFL relies on a variety of vendors to maintain its operations at the EOWHF, contributing up to approximately \$15 million annually to the local economy through the procurement of local goods and services.

In general, GFL utilizes the following goods and services from the local community:

- Fuel and utilities (i.e., electricity, telephone, propane, power);
- Machinery and parts;
- Labour; and
- Consulting and lab services.

GFL provides cost-effective and environmentally-secure waste management services to municipalities and businesses across Eastern Ontario, including over 500 villages, towns, and cities. These services include waste collection, organics composting, recycling, electronic waste collection, tire collection, and residential drop-offs. The EOWHF's customer base includes municipalities within the United Counties of Stormont, Dundas and Glengarry, United Counties of Prescott and Russell, United Counties of Leeds and Grenville, Lanark County, Renfrew County, Lennox and Addington County, Hastings County and Prince Edward County. The majority of these municipalities have long term (e.g., 15 years) waste disposal contracts at the EOWHF through their responsible authority (i.e., Township, Town, City or County). In addition, the EOWHF also provides landfill disposal capacity to Indigenous communities within the region.

The EOWHF has an existing landfill gas-to-energy facility. GFL, via its business partner, has a contract with the Ontario Power Authority as part of the Feed-in-Tariff (FIT) program to produce 4.2 MW of renewable energy from methane collected from the landfill and the facility is operating at its peak electrical production. The facility is designed to allow expansion and doubling of electrical production; however, the Ontario government has cancelled the FIT program and no new contracts are being issued. The plant is operating at its peak electrical production and has the capacity to manage additional gas volumes collected from future landfill development.

4.4 Summary of Existing Economic Conditions

The EOWHF is located within the United Counties of Stormont, Dundas and Glengarry; however, the Off-site Study Area extends northwards into The Nation Municipality and westward to include the Municipality of Casselman and the Township of Russell in the United Counties of Prescott and Russell. The Off-site Study Area extends eastward and southwards into the United Counties of Stormont, Dundas and Glengarry and into the City of Cornwall. The surrounding area is predominantly agricultural, with some commercial industry.

Of all six municipalities in the United Counties of Stormont, Dundas and Glengarry, North Stormont has the lowest unemployment rate and the highest participation rate in the labour force.

A majority of the municipalities are expected to experience a decline in place of work employment over the next 16 years. GFL is a major employer in the United Counties of Stormont, Dundas and Glengarry, and is the largest employer in North Stormont, with approximately 40 full-time employees at the EOWHF and another 31 employed elsewhere. Approximately 69% of current employees are residents of the United Counties of Stormont, Dundas and Glengarry, 21% are residents of the United Counties of Prescott and Russell, and 10% are residents of the City of Cornwall. Over 30% of GFL's employees at the EOWHF have been employed full-time for over 6 years with approximately 18% being employed over 10 years at the facility.

In addition to providing full-time, stable jobs to local residents who contribute to their local economy through the purchase of goods and services, and through payments of property taxes and the like, GFL also provides considerable support to the local community. GFL provides financial support to local community events (averaging approximately \$10,000

annually), as well as for specific initiatives such as donating \$1,000,000 towards the retrofit of the Moose Creek Recreation Facility in North Stormont.

GFL is committed to developing and maintaining good relations with the local community and to that end, entered into Host Community Agreements with the Township of North Stormont to provide annual financial contributions. Local vendors are utilized where possible, contributing another up to approximately \$15 million annually to the local economy through procurement.

The EOWHF is a significant economic contributor to the United Counties of Stormont, Dundas and Glengarry, particularly to the Township of North Stormont, through provision of jobs, purchase of local goods and services, community support, and payment of property taxes and financial contributions to the local municipality.

5 Description of the Existing Social Environment

The existing conditions for the social environment consider the following:

- local population;
- local residences;
- local businesses;
- recreational and community resources;
- existing nuisance-related issues; and
- visual landscape.

These parameters, with the exception of local population, are described within the Off-site Study Area for the social component, which comprises an area approximately 1,000 m from the On-site Study Area. Local population statistics are described for the municipalities surrounding the social Off-site Study Area.

5.1 Population

The population of North Stormont is approximately half of the other municipalities in the United Counties of Stormont, Dundas and Glengarry and has remained relatively static over the last few years. The total population of the United Counties of Stormont, Dundas and Glengarry was 114,637 in 2021. In general, the municipalities in the United Counties of Stormont, Dundas and Glengarry have experienced low population growth since 2016 with the exception of North Stormont and South Stormont at 7.7% and 3.5% growth, respectively. The average annual growth rate in the United Counties has been 0.4% or approximately 280 residents per year, which is lower than the provincial average annual growth rate of 1.1% per year.

Table 5-1 provides a comparison of the changes in population of the Township of North Stormont and neighbouring municipalities from 2016 to 2021. The Township of North

Stormont had the highest rate of growth (i.e., highest positive net change) of all the surrounding municipalities in the United Counties of Stormont, Dundas and Glengarry.

Table 5-1. Population of North Stormont and Neighbouring Municipalities

Municipality	2021	2016	Net Change	% change
South Stormont	13,570	13,110	460	3.5%
North Stormont	7,400	6,873	527	7.7%
North Dundas	11,304	11,278	26	0.2%
South Dundas	11,044	10,852	192	1.8%
South Glengarry	13,330	13,150	180	1.4%
North Glengarry	10,144	10,109	35	0.3%
United Counties of Stormont, Dundas and Glengarry*	66,792	65,372	1,420	2.2%
The Nation Municipality	13,350	12,808	542	4.2%
Municipality of Casselman	3,960	3,548	412	11.6%
City of Cornwall	47,845	46,589	1,256	2.7%

*Excluding Cornwall

Source: Statistics Canada. (2022). Census Profile, 2021 Census. Retrieved March 10, 2022 from <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E>.

5.2 Local Residences

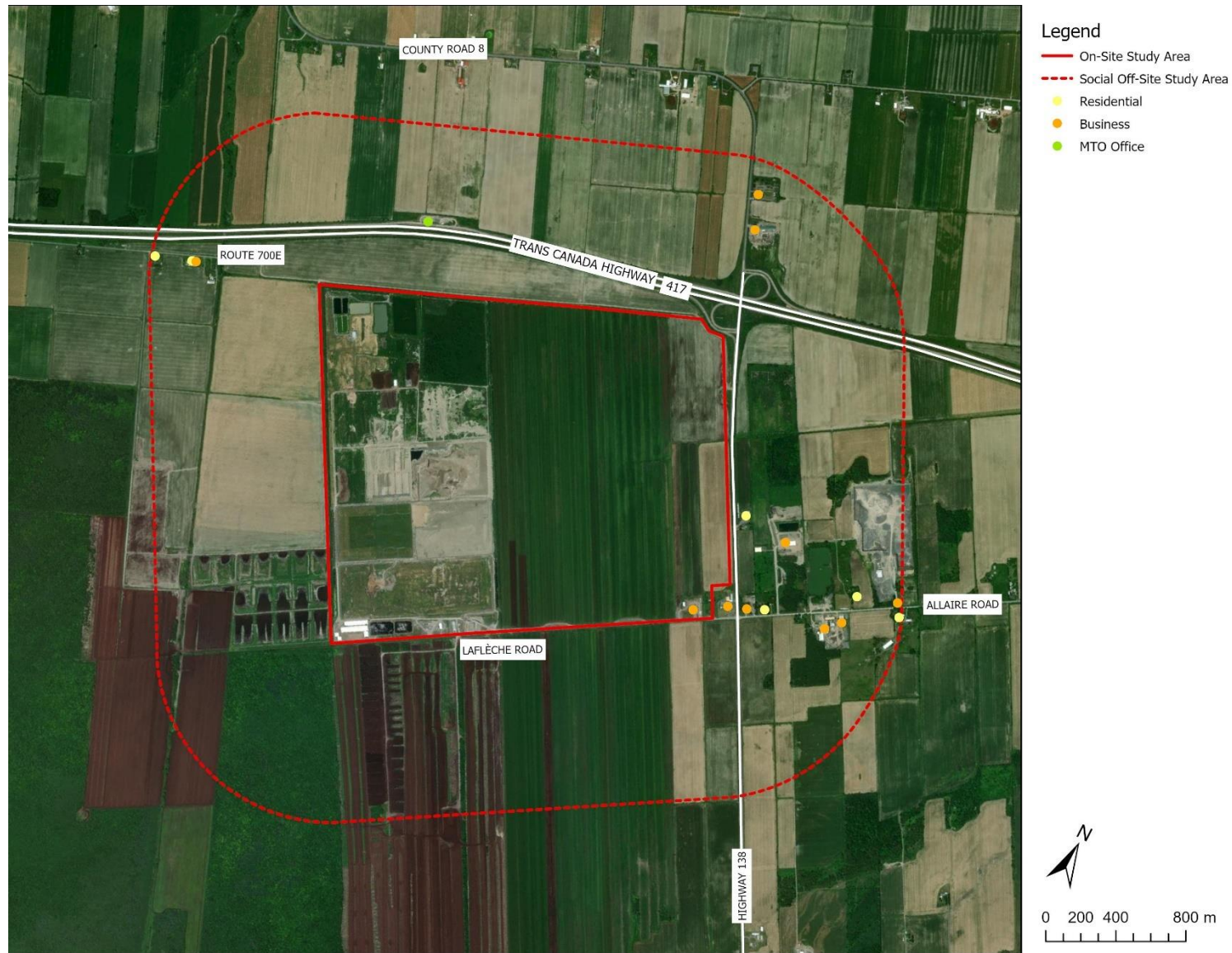
No residences are located within the On-site Study Area.

Based on findings from a review of aerial mapping and field reconnaissance, there are six existing residences within the Off-site Study Area, located to the northwest and east of the EOWHF and future development lands. These residences are listed in **Table 5-2** and shown as yellow dots on **Figure 5-1**.

Table 5-2. Residences Located in the Social Off-Site Study Area

Address or Location	Residence Type	Direction from the On-Site Study Area	Distance from the On-Site Study Area (m)
1397 Highway 138	Farm residence	East	70
17319 Allaire Road	Residence	East	210
17391 Allaire Road	Farm residence	East	700
49 Route 700E	Residence	Northwest	700
17420 Allaire Road	Farm residence	East	950
81 Route 700E	Residence	Northwest	950

Figure 5-1. Map of Potential Receptors



Based on an average of 2.3 people per household², there are approximately 14 people living within the Off-site Study Area. There are a number of properties located to the north of the EOWHF along Concession 8 that partially fall within the Off-site Study Area; however, the physical residences are located beyond the 1 km distance from the On-site Study Area. Cash crops such as corn and soybeans have been planted between the EOWHF and residences in the Off-site Study Area and those located north of the EOWHF.

Figure 5-2 is a photograph of the closest residence to the EOWHF, located east of the On-site Study Area at 1397 Highway 138. This property is located 70 m from the eastern border of the On-site Study Area and can be characterized as a farm residence. GFL purchased this property in October 2021.

Figure 5-2. Closest Occupied Residence to EOWHF



1397 Highway 138

Figure 5-3 includes photographs of the two residences located northwest of the On-site Study Area. The photographs are shown in order of proximity to the On-site Study Area, where the first photograph is the closest residence.

The first photograph is of a residence located approximately 700 m from the western border of the On-site Study Area, on the south side of Route 700E. It appears to be a mixed use property with a small business adjacent to the occupied residence. In the background of the first photograph is a property that was purchased by GFL. The residence was demolished; however, a grain drying and storage facility and storage

² Statistics Canada, 2016 Census, Average number of persons in private households for United Counties of Stormont, Dundas and Glengarry.

sheds still remain on the property (as seen in the background). The property is located approximately 500 m from the On-site Study Area.

The second photograph is of a residence located approximately 950 m from the On-site Study Area, also on the south side of Route 700E.

Figure 5-3. Occupied Residences within Off-site Study Area on Route 700E



49 Route 700E



81 Route 700E

Figure 5-4 includes photographs of the three residences located east of the south-eastern corner of the On-site Study Area along Allaire Road. The photographs are shown in order of proximity to the On-site Study Area, where the first photograph is the closest residence.

The first photograph is of a residence located approximately 210 m from the eastern border of the On-site Study Area, on the north side of Allaire Road. The second photograph is of a farm residence located at 17391 Allaire Road, approximately 700 m east of the On-site Study Area, on the north side of Allaire Road. The third photograph is of a farm residence located at 17420 Allaire Road, approximately 950 m east of the On-site Study Area, on the south side of Allaire Road.

Figure 5-4. Occupied Residences within Off-site Study Area on Allaire Road



17319 Allaire Road



17391 Allaire Road



17420 Allaire Road

5.3 Local Businesses

Figure 5-1 above provides the location of local businesses within the Social On-site and Off-site Study Areas. Businesses are denoted by an orange dot and the Ministry of Transportation (MTO) office on Highway 417 is denoted by a green dot.

There is one business located in the southeast corner of the On-site Study Area: Manderley Turf Products, located at 17269 Laflèche Road, is situated on the north side of Laflèche Road near Highway 138. A photograph of the business is provided as **Figure 5-5**. The property within the On-site Study Area is owned by GFL. The majority of the future development area adjacent the EOWHF (i.e., the eastern half of Lot 16, Lots 15 and 14, Concession 10) is leased to Manderley Turf Products for the production of sod and turf products. The same arrangements are in place for the lots south of Laflèche Road for peat extraction by Calco Soils. To access these lots, Calco Soils uses a separate single lane entrance that is positioned immediately adjacent to the EOWHF's official double lane entrance at the west end of Laflèche Road.

The balance of the future development area (Lot 13, Concession 10) is currently being leased/rented to a local farmer for production of cash crops (e.g., corn, soybeans, and grain).

Figure 5-5. Occupied Business within the On-site Study Area



Manderley Turf Products, 17269 Laflèche Road

There are 13 businesses within the Off-site Study Area, listed in **Table 5-3**.

Table 5-3. Businesses Located in the Social Off-Site Study Area

Business Name	Address or Location	Business Description	Direction from the On-Site Study Area	Distance from the On-Site Study Area (m)
Champion Mushroom	1454 Highway 138	Greenhouse operation and sales office	East	15
Calco Soils	17305 Allaire Road 17354 Allaire Road	Administration Office Sales	East East	140 500
GFL Environmental Inc. Soil Remediation Facility	17335 Allaire Road	Soil remediation	East	250
Ministry of Transportation	Highway 417	Truck inspection station	North	400
Moose Creek Tire Recycling	17354 Allaire Road	Tire recycling and storage	East	500
Agro Culture	2311 County Road 8	Agricultural equipment storage, warehousing for seed supply, fuel depot	Northeast	600
William Houde				
Pickseed				
Alpine Engrais Liquide				
Semences Supreme Seed				
Casselmann Performance	49 Route 700E	ATV and motorcycle sales and repair	Northwest	700
AL Blair Construction Ltd.	17423 Allaire Road	Martin Quarry	East	800
Lamoureux Pumping Inc.	2251 County Road 8	Organic waste storage and transfer station	Northeast	800

Another business, Coco Paving, has a temporary office and equipment storage area located south of Highway 417, west of Highway 138, for Highway 417 road works. The area is accessed via Highway 138 and Route 700E.

There are several lots within the Off-site Study Area that are north, south, east and west of the EOWHF. These lots are mainly used for agricultural production which include grain fields, soy bean fields, and corn fields.

5.4 Recreational and Community Resources

There are no recreational resources located within the Social On-site or Off-site Study Areas or in the vicinity of the EOWHF (e.g., parks, walking trails). There is one community resource found within the Off-site Study Area: a water access point (i.e., a pond) for fire emergencies, which is located behind a parking lot across from Moose Creek Tire Recycling located approximately 500 m from the eastern border of the On-site

Study Area on the north side of Allaire Road. **Figure 5-6** illustrates the water supply sign and the water access to the fire retention pond from a parking lot.

Figure 5-6. Community Resource Emergency Water Access



5.5 Existing Nuisance-Related Issues

Various nuisance related effects are typically associated with landfills (e.g., litter, vectors and vermin, noise, odour, and dust) and mitigation measures are in place to address these issues at the EOWHF. Some nuisance-related issues may be related to regular landfill operation, which takes place within the following hours of operation as per GFL's ECA:

- normal hours of operation for receiving waste at the site are 7:00 a.m. to 6:00 p.m. Monday to Friday (except statutory holidays) and 7:00 a.m. to 5:00 p.m. on Saturdays; and
- normal hours of operation for on-site equipment to allow for daily site preparation and closure at the site are 6:30 a.m. to 6:30 p.m. Monday to Friday (except statutory holidays) and 6:30 a.m. to 5:30 p.m. on Saturdays.

In addition to identifying the approved hours for landfill operation, the ECA stipulates the actions GFL must take in the event of a nuisance complaint.

5.5.1 Nuisance-Related Complaints

Table 5-4 presents the nuisance related complaints received between 2015 and 2021 by the EOWHF. The majority of the complaints were related to odour, while one complaint was related to birds and one was related to litter. The odour complaints were related to operational issues with the landfill (e.g., excavation for the landfill gas (LFG) collection system, excavation for landfill expansion, the landfill gas well installation project, or shut

down of electrical and compressor) and composting operations (screening and grinding of leaf and yard waste (LYW)). The majority of complaints were made by residents and businesses within the local area; however, most complaints were made anonymously with no locations identified. Four complaints were made from various sources southeast of the landfill, two complaints were made from two different sources located east of the landfill, and the other three were one time sources from south, northeast, or west from the landfill. No complaints were logged in 2019 and 2020.

Table 5-4. Nuisance-Related Complaints (2015–2021)

Date of Nuisance Report	Type of Complaint	Time of Complaint	Wind Direction	Potential Cause
July 10, 2015	Odour	Morning	W	Nothing out of the ordinary
August 9, 2016	Odour	Afternoon	SE	Machines were not in operation
October 14, 2016	Odour	Morning and Afternoon	SSW	Nothing out of the ordinary
October 29, 2016	Odour	Morning and Afternoon	S	Nothing out of the ordinary
November 6, 2016	Odour	Evening	WSW	Machines were not in operation
November 8, 2016	Odour	Morning	SSW	General comment about increases in odours
November 9, 2016	Odour	Morning	SW	Normal day to day operations
February 6, 2017	Odour	Morning	SW	No operations (evening)
March 17, 2017	Odour	Morning	W	Nothing out of the ordinary
March 24, 2017	Odour	Afternoon	Unknown	LYW hauling
June 9, 2017	Birds	Morning	SW	Nothing out of the ordinary
June 26, 2017	Odour	Morning	W	Full electrical system shutdown
June 29, 2017	Odour	Afternoon	SE	Nothing out of the ordinary
July 6, 2017	Odour	Afternoon	SW	Nothing out of the ordinary
May 24, 2018	Odour	Morning	NE	Nothing out of the ordinary, landfill expansion and liner construction underway
June 22, 2018	Odour	Morning	Unknown	Nothing out of the ordinary, landfill expansion and liner construction underway

Table 5-4. Nuisance-Related Complaints (2015–2021)

Date of Nuisance Report	Type of Complaint	Time of Complaint	Wind Direction	Potential Cause
August 16, 2018	Odour	Morning	NW	Nothing out of the ordinary, landfill expansion and liner construction underway
October 23, 2018	Odour	Morning	Unknown	Nothing out of the ordinary, compressor down briefly on previous day
February 17, 2021*	Odour	Unknown	Unknown	Landfill gas well installation project
April 13, 2021	Litter	Unknown	Unknown	Unknown, surveyed the surrounding lands and retrieved any visible litter

No complaints were received in 2019 and 2020 as per emails from GFL on May 7, 2020 and March 16, 2022.

*Complaint received from MECP on this date; however, complaint was made during the previous week.

Source: GFL Annual Reports (2012-2015), GFL - Copies of complaint forms (up to 2016)

Source: GFL copies of complaint forms (2017 to 2018)

5.5.2 Litter

From 2015 through 2021, only one complaint has been received regarding litter in the area surrounding the EOWHF. GFL employs a number of effective mitigation measures to control litter including the following:

- Portable litter fences are placed around the active working face. These fences are placed immediately downwind of the working area to maximize capture of windblown litter.
- Drivers of waste trucks are required to cover their loads to prevent escape of waste and can only remove covers once on-site.
- GFL operates a regular program for litter collection. Extra staff are assigned to litter collection after windy days and in the spring after snowmelt. Litter collection off-site on adjacent properties is conducted on an as-required basis.

5.5.3 Vectors and Vermin

As presented in **Table 5-4**, there was one bird-related complaint received by GFL over the last four years. The presence of vectors and vermin (e.g., rodents, seagulls) at the landfill site can sometimes be a concern due to the potential to create a nuisance to surrounding residences and agricultural activities. GFL uses a number of effective control measures to discourage and prevent the presence of vectors and vermin including:

- compaction of working area and daily cover of waste;

- minimizing the size of the working face and areas of bare ground; and
- encouraging growth of tall grass and vegetated banks at the stormwater management ponds to discourage loafing.

For seagulls in particular, GFL uses the following control measures:

- daily observation and assessment of seagull numbers;
- use of scare pistols (e.g., bangers) to discourage seagulls at tipping face, overhead, and in loafing areas;
- a falconry program using a specially trained bird of prey dedicated to the site and managed by a third party contractor; and
- damage or danger permits from the Canadian Wildlife Service on an annual basis.

5.5.4 Noise

No complaints have been received regarding noise in the area surrounding the EOWHF. The EOWHF is bounded on two sides by highways (Highways 417 and 138) and on one side by a local road (Laflèche Road); all of which contribute towards sources of noise from car and truck traffic. Other sources of noise in the area are agricultural equipment (e.g., tractors, combines, etc.), and equipment used for peat extraction and sod farming on adjacent agricultural properties. Within the EOWHF, sources of noise from the landfill operations include the operation of waste trucks, excavation equipment, and compactors. The site is operated in accordance with the MECP “Noise Guidelines for Landfill Sites”.

GFL employs the following measures to control noise:

- screening berms (north and west perimeters);
- maintenance of equipment to manufacturer’s specifications to prevent undue noise (e.g., mufflers are working correctly);
- construction activities are limited to site hours of operation under normal conditions (unless unusual weather conditions dictate otherwise);
- operation of the landfill is limited to the hours specified in the ECA for receiving waste, daily site preparation and covering waste; and
- on-going tree planting to provide a noise barrier.

5.5.5 Odour

As presented in **Table 5-4**, the majority of complaints GFL has received since 2015 have been related to odour. Sources of odour may originate from waste accepted at the landfill and organics processing facility as well as some construction and operational activities, including screening and turning of compost. There are occurrences of other ambient odours in the vicinity of the EOWHF related to nearby agricultural operations. In 2021, GFL undertook the landfill gas well installation project, which required the disturbance of the waste mass. This type of project typically results in an increase in odour emissions before a significant decrease once the wells are commissioned.

GFL strives to keep odours to a minimum through utilization of the following measures:

- expansion of the landfill gas (LFG) collection system;
- on-site LFG-to-energy facility;
- exterior biofilter system for the composting facility;
- daily cover used on tipping face;
- odour control misting systems;
- avoidance of processing of leaf and yard waste material when southerly winds are occurring;
- installation of a full-scale weather station to gauge wind direction and velocity; and
- monitoring of weather conditions that may increase potential for odours with certain activities.

5.5.6 Dust

No complaints have been received regarding dust in the area surrounding the EOWHF. Depending on weather conditions and on-site operations and activities, there is potential for dust to be generated at the EOWHF. The EOWHF is surrounded by agricultural operations that can also contribute to increased dust levels due to the area's peat soil, sand access roads, land preparation, sod farming, and crop harvesting.

GFL utilizes the following measures to minimize dust:

- Paved site entrance road; and
- Dust control for on-site haul roads through the application of surface water.

5.6 Existing Viewscape (Visual)

The EOWHF is situated on land that is relatively flat. Land use surrounding the facility consists of agriculture (corn and soybeans), peat extraction, and sod farming. Vegetation within the On-site Study Area consists of agriculture (corn and soybeans), sod, hedgerows, and berms. There are many small woodlots and tree plantings surrounding the site, particularly along the north and south side of Highway 417, which obstruct the view of the operational site. There are currently no tree plantings or berms along Highway 417 or Highway 138 to obstruct the views of the future development lands.

In general, the operational EOWHF is relatively unobtrusive, has a low profile and it is difficult to see the landfill, particularly from the south and east viewpoints; however, the operational landfill is visible from the northwest corner and west viewpoints and can be seen from the two residences in this area of the Off-site Study Area along Route 700E. The existing EOWHF landfill is approximately 15 m in height, or 80 metres above sea level.

In general, the future development area for the EOWHF is more visible from the north, the east, and the south viewpoints, particularly from the residence directly east of the future development area on Highway 138. The site can be seen from viewpoints approximately 4 km south from the south border of the On-site Study Area, from

viewpoints approximately 250 m north from Highway 417, and viewpoints less than 100 m from Highway 138. Residences along Allaire Road are surrounded by woodlots and tree plantings which obstruct the view of the future development site.

Photographs of the EOWHF from various vantage points in the vicinity can be found in **Appendix B**.

5.7 Community Liaison Committee

GFL has developed a positive working relationship with the Township of North Stormont and has created a Community Liaison Committee (CLC). The formation of the CLC was a requirement of GFL's ECA; however, these meetings provide opportunities for GFL to meet with the local community to discuss the EOWHF and proactively discuss any complaints and/or matters of concern to the local community.

Membership consists of:

- Two (2) representatives from GFL;
- One (1) representative from the Township of North Stormont;
- One representative from the Municipality of Casselman (as of July 2020);
- One (1) local non-voting representative from the MECP; and
- Two (2) local community representatives who reside in North Stormont Township or in The Nation Municipality.

To-date, five meetings have been held with the CLC regarding the proposed future development:

- January 14, 2020: to inform the CLC about the Environmental Assessment of the proposed future development project, and provide notice of said project, its public announcements, and its steps to communicate with stakeholders. Discussions occurred providing more details about the effects of the future development on the local communities.
- July 22, 2020: to inform the CLC about the posted draft Terms of Reference that was available for comment until July 31, 2020 and to provide an update on the facility's recent and current site developments, odour prevention strategies, pest control, effluent discharge requirements, and ongoing studies. It was mentioned that GFL will be completing an ECA Amendment Application for the on-site Leachate Treatment Facility.
- August 20, 2021: to inform the CLC about the submission of the Terms of Reference to the MECP on September 11, 2020, the subsequent approval of the Terms of Reference by the Minister of Environment, Conservation and Parks on January 14, 2021, and GFL's intention to announce the notice of commencement of the EA in September 2021. It was mentioned that GFL installed a second blower skid and flare at the gas-to-energy facility in December 2020, and CLC members commented that odour management and offsite impacts have significantly improved from past years. GFL also confirmed its intention to submit an ECA Amendment Application on

September 30, 2021 that will provide an increase in leachate treatment capacity for the site.

- December 10, 2021: to review the results of the Public Open House held for the EA on October 7, 2021, provide an update on the Official Plan amendment and Zoning By-law amendment for the future development lands and the ECA amendments, and discuss upcoming and on-going LFG and site development projects and surface water studies.
- June 29, 2022: to inform the CLC about the upcoming Public Open House #2 to be held on July 20, 2022; to provide an update that the Official Plan amendment and Zoning By-law amendment for the future development lands were adopted by County and Township Councils on April 28, 2022; to discuss the approved and pending ECA amendments; and to discuss upcoming and on-going LFG and site development projects including LFG well construction, and landfill capping and cell construction. The CLC unanimously agreed that fugitive odour emissions off-site have dramatically decreased from 5 years ago and commended GFL on the effort applied.

5.8 Summary of Existing Social Conditions

In general, the municipalities in the United Counties of Stormont, Dundas and Glengarry have experienced low population growth since 2016 with the exception of North Stormont and South Stormont at 7.7% and 3.5% growth, respectively. The average annual growth rate in the United Counties has been 0.4% or approximately 280 residents per year, which is lower than the provincial average annual growth rate of 1.1% per year.

There are six residences located within the Off-site Study Area (to the northwest and east). The residence directly east of the On-site Study Area is within 70 m, with only Highway 138 separating the two properties, and there are no existing berms or tree cover to screen the future development from view.

The residences to the northwest, located approximately 700 m and 950 m respectively from the EOWHF, are separated from the EOWHF by a large corn field and tree cover at the edge of the existing landfill; however, the views of the existing EOWHF and future development lands are largely unobstructed from these residences.

The residences to the east are separated from the EOWHF and future development lands by Highway 138. Local businesses and tree cover obstruct the view of the On-site Study Area for the majority of these residences.

One business is located within the On-site Study Area, and 13 businesses are located within the social Off-site Study Area. The majority of these businesses are located east and northeast of the On-site Study Area.

GFL employs a variety of proactive measures to minimize nuisance-related issues associated with noise, dust, odour, litter, and vectors and vermin on the surrounding environment. The success of these measures is evident in the low number of complaints received annually regarding the facility operation. There has been a decline in the numbers of complaints about odours from 2015 to 2021: in 2015 there was only one odour complaint; in 2016, there were six odour complaints; in 2017 there were six odour complaints and one bird complaint; in 2018 there were four odour complaints; in 2019

and 2020 there were no complaints received, and in 2021 there was one odour complaint and one litter complaint.

The operational landfill itself is not obtrusive and is barely visible from the roads surrounding the facility. The buildings and structures (e.g., the wastewater treatment facility and compost screening facility) on the north side of the facility are more evident from the north (e.g., from Highway 417). The future development lands are unobstructed from along Route 700E, Highway 138, and Lafèche Road.

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Appendix A. Evaluation Criteria and Indicators

Table A-1. Socio-Economic Evaluation Criteria, Indicators and Data Sources for the Environmental Assessment

Evaluation Criteria	Rationale	Indicators	Data Sources
Socio-Economic Environment			
Economic			
Economic effects on/benefits to local community	The continued operation of the landfill could have economic effects on and/or provide economic benefits to the local community, which may include an increase or decrease in employment.	<ul style="list-style-type: none"> • Employment at site (number and duration) • Local business employment • Displacement of business activities • Opportunities for the provision and procurement of products and/or services 	<ul style="list-style-type: none"> • Census and municipal data for the Township of North Stormont, United Counties of Stormont, Dundas and Glengarry, the City of Cornwall, and The Nation Municipality and Village of Casselman in the United Counties of Prescott-Russell • Proposed facility characteristics • Landfill design and operations data
Social			
Effects on local community	Waste disposal facilities can potentially affect local residents and businesses in the vicinity of the site.	<ul style="list-style-type: none"> • Number of residents • Number and type of local businesses • Predicted changes to use of property 	<ul style="list-style-type: none"> • Mapping and field reconnaissance • Census information and municipal data • Proposed facility characteristics • Landfill design and operations data
Visual Impact of Facility	The contours of the waste disposal facility may affect the visual appeal of a landscape.	<ul style="list-style-type: none"> • Predicted changes in perceptions of landscapes and views. 	<ul style="list-style-type: none"> • Site grading plans • Aerial mapping and field reconnaissance • Proposed facility characteristics • Existing landfill design and operations data • Regional topographic mapping



Appendix B. Visual Assessment

Figure B-1 presents a map that shows where photographs documenting the existing conditions for the visual impact of the facility were taken and the direction of the photograph. The number in the figure corresponds to the photograph number referenced in the assessment.

Figure B-1: Photo Locator

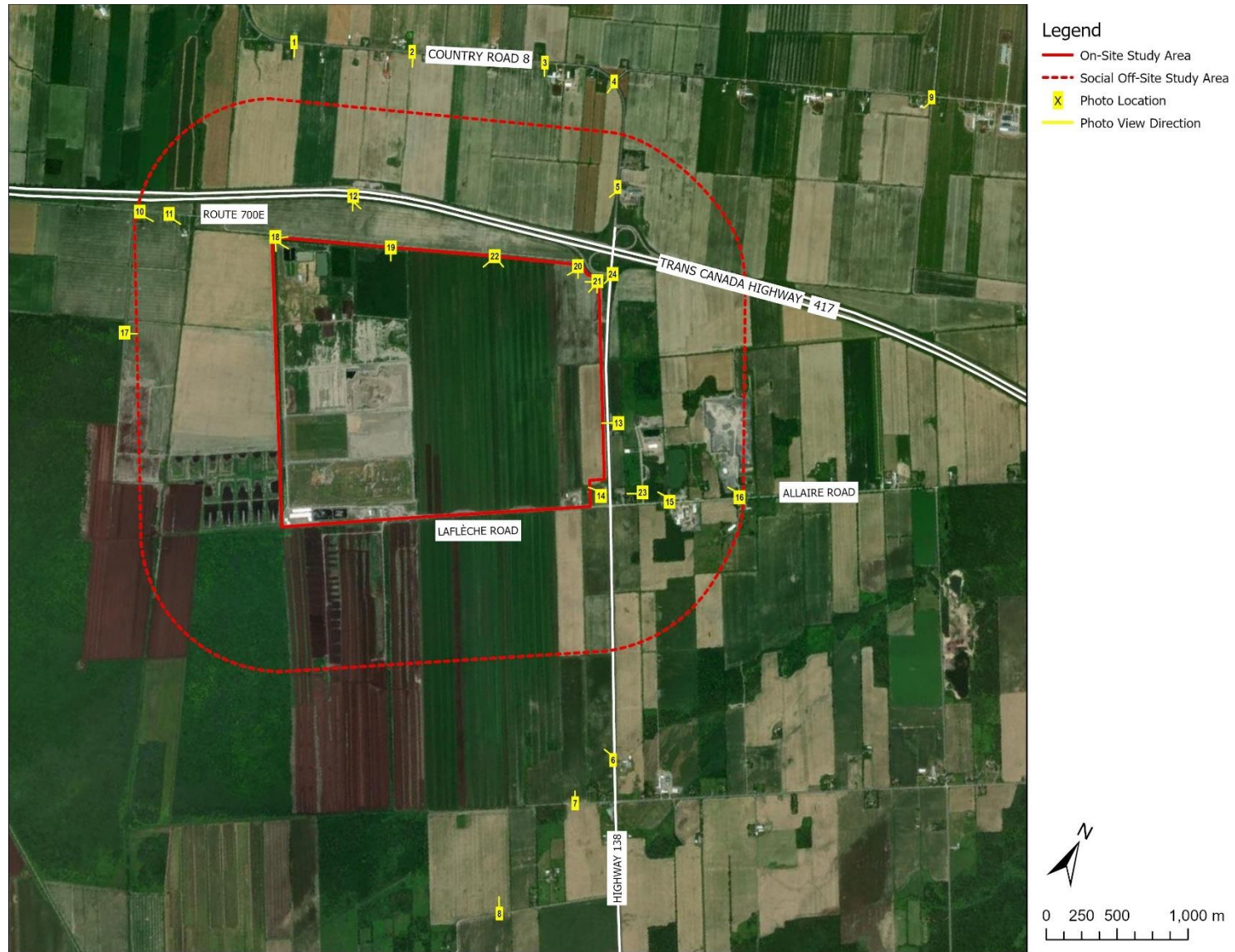


Photo #1: Facing south towards the EOWHF along County Road 8, this photo was taken approximately 250 m from the boundary of the On-site Study Area. This photograph illustrates the contour of the operational landfill of particularly the covered cells (to the left of the photo), the tree cover along Route 700E and the water treatment building that appears between the tree line (where there is a break between the tree line, right-off centre).



Photo #1

Photo #2 presents the view of the future development from County Road 8 facing south from approximately 250 m of the boundary of the Off-site Study Area. This represents the view from approximately 1,250 m from the On-site Study Area. At the right of the photograph, the contours of the landfill's closed cells can be observed (far right) and the location is separated by a grain field. Highway 417 and the future development site can be seen with no tree cover to obstruct the view.



Photo #2

Photo #3: Facing south towards the EOWHF along County Road 8, this photo was taken approximately 300 m from the boundary of the Off-site Study Area. Highway 417, Highway 417 ramp (to the far left) and the future development site (centre) can be seen past the soy bean fields. There is little tree cover to obstruct the view. This represents the view from approximately 1,250 m from the On-site Study Area.



Photo #3

Photo #4: Facing south west towards the EOWHF at the corner of County Road 8 and Concession Road 20, this photo was taken approximately 250 m from the boundary of

the Off-site Study Area. Highway 417, Highway 417 ramp (far left) and the future development site can be seen past the corn fields with moderate tree cover to screen the view. The north-eastern corner of the On-site Study Area is approximately 1,300 m away from viewpoint.



Photo #4

Photo #5: Facing south west towards the EOWHF along Highway 138, this photo was taken approximately 500 m from the boundary of the north-eastern corner of the On-site Study Area. Highway 417 and the future development site can be seen at a far distance with moderate tree cover to partially block the view.



Photo #5

Photo #6: Facing north-west towards the EOWHF along Highway 138, this photo was taken approximately 800 m from the southern boundary of the Off-site Study Area. Laflèche Road and the future development site can be seen past the corn fields at a far distance from this viewpoint.



Photo #6

Photo #7: Facing north towards the EOWHF along Sandringham Road, this photo was taken approximately 1,100 m from the southern boundary of the Off-site Study Area. Laflèche Road (centre), Manderley Turf Products (left), the landfill's closed cells (far right) and the future development site (centre) can be seen past the corn fields and sod fields at a far distance from this viewpoint.



Photo #7

Photo #8: Facing north towards the EOWHF along Norman Drive, this photo was taken approximately 1,800 m from the southern boundary of the Off-site Study Area. Lafèche Road, the landfill's closed cells, GFL's scale house and the future development lands can be seen at a far distance from this viewpoint.



Photo #8

Photo #9: Facing south west towards the EOWHF along St Rose, this photo was taken approximately 1,600 m from the north-eastern corner of the Off-site Study Area. Highway 417 bridge and ramps can be seen to the right of the photograph. The future development lands are difficult to see from this viewpoint.



Photo #9

Photo #10 presents the line of sight from the residence furthest west within the Off-site Study Area. It appears that there is some tree cover in the distance to partially cover the view of the operational landfill, but the landfill can be seen past the corn and grass fields from this viewpoint (centre of photograph).



Photo #10

Photo #11: Facing south-east, this photograph presents the line of sight from the residence that is the closest to the west-side within the Off-site Study Area. There is some tree cover in the distance to obstruct the view of the operational landfill, but the landfill can be seen from this viewpoint (off-centre right). Note the proximity to Highway 417 and the trees surrounding the property that screens the view of the EOWHF. The photograph also shows sheds and the grain drying silos on the neighbouring (demolished) property (behind the trees beside the residence).



Photo #11

Photo # 12 presents the line of sight to the EOWHF from the Ministry of Transportation scale house within the Off-site Study Area. It appears that there is some tree cover (found along Route 700E) in the distance to partially cover the view of the operational landfill. Note the proximity to Highway 417. The second photo looks south east from the same viewpoint. This viewpoint illustrates the minimal trees screening the future development site.



Photo #12 (1)



Photo #12 (2)

Photo #13: Facing west towards the future development lands, this photograph presents the line of sight to the future development lands from the residence closest to the On-site Study Area within the Off-site Study Area. There is no tree cover to obstruct the view of the future development lands. Note the proximity to Highway 138 as it separates this property from the EOWHF.



Photo #13

Photo #14: Facing west, this photograph presents the line of sight to the future development site from Champion Mushroom business closest to the On-site Study Area within the Off-site Study Area. The Manderley Turf building, a mound of grass-covered soil, and bushes screen the view of the future development lands from the curb.



Photo #14

Photo #15: Facing west towards the EOWHF along Allaire Road, this photo was taken approximately 500 m from the south-eastern corner of the On-site Study Area. The future development lands are completely screened by trees along Allaire Road.



Photo #15

Photo #16: Facing west towards the EOWHF along Allaire Road, this photo was taken approximately 1 km from the south-eastern corner of the On-site Study Area. The future development lands are completely screened by trees along Allaire Road.



Photo #16

Photo #17: Facing east towards the EOWHF, this photograph was taken along a private road parallel to the western border of the On-site Study Area. This photo was taken approximately 10 m from the western border of the On-site Study Area. The operational landfill can be clearly seen past the corn fields (off-centre, left).



Photo #17

Photo #18: The first photo is facing south along Route 700E, viewing along the western border of the On-site Study Area. This photo was taken approximately 10 m from the western border of the On-site Study Area. Berms and small bushes filter the view of the On-site Study Area.

The second photo is facing south-east towards the EOWHF along Route 700E, viewing the north-western corner of the On-site Study Area. This photo was taken approximately 10 m from the northern border of the On-site Study Area. Berms, small bushes, and tree cover filter the view of the On-site Study Area. There is a break between the northern and western berms which reveals the water treatment facility building.

The third photo is facing east towards the EOWHF along Route 700E, viewing the northern border of the On-site Study Area. This photo was taken approximately 10 m from the northern border of the On-site Study Area. Berms and tree cover filters the view of the On-site Study Area. There is a break between the northern and western berms which reveals the water treatment facility building, and small sheds surrounding it.



Photo #18 (1)



Photo #18 (2)



Photo #18 (3)

Photo #19: Facing south towards the EOWHF along Route 700E, viewing the north border of the On-site Study Area. This photo was taken approximately 10 m from the northern border of the On-site Study Area. Berms, grass, and tree cover filter the view of the On-site Study Area.



Photo #19

Photo #20: First photo facing south towards the EOWHF along Route 700E, viewing the north-eastern corner of the On-site Study Area. This photo was taken within 10 m from the northern border of the On-site Study Area. Highway 138 and Laflèche Road can be seen past the future development site (aka the cornfield) of the On-site Study Area.

Second photo facing south-west towards the EOWHF along Route 700E, viewing the On-site Study Area. This photo was taken within 10 m from the northern border of the On-site Study Area. The operational landfill and closed cells can be seen past the future development site (aka cornfield) of the On-site Study Area.



Photo #20 (1)



Photo #20 (2)

Photo #21: The first photo is facing south along Route 700E, viewing along the eastern border of the On-site Study Area. This photo was taken within 10 m from the eastern border of the On-site Study Area. Highway 138 and Laflèche Road can be seen past the future development lands (aka the cornfield) of the On-site Study Area.

The second photo is facing south-west towards the EOWHF along Route 700E, viewing the north-eastern corner of the On-site Study Area. This photo was taken within 10 m from the eastern border of the On-site Study Area. The operational landfill and closed cells can be seen past the future development lands (aka the cornfield) of the On-site Study Area.

The third photo is facing west towards the EOWHF along Route 700E, viewing the northern border of the On-site Study Area. This photo was taken approximately 10 m from the eastern border of the On-site Study Area. The operational landfill and closed cells can be seen past the future development site (aka the cornfield) of the On-site Study Area.



Photo #21 (1)



Photo #21 (2)



Photo #21 (3)

Photo #22: The first photo faces south-east towards the EOWHF along Route 700E, viewing the northern boundary of the On-site Study Area. This photo was taken within 10 m from the northern border of the On-site Study Area. Highway 138 and Laflèche Road can be seen past the future development lands (aka the cornfield) of the On-site Study Area.

The second photo faces south-west towards the EOWHF along Route 700E, viewing the On-site Study Area. This photo was taken within 10 m from the northern border of the On-site Study Area. Tree cover screens the operational landfill and closed cells, grass and sod occupy the future development lands of the On-site Study Area.



Photo #22 (1)



Photo #22 (2)

Photo #23: Facing west towards the EOWHF from the private road of GFL Soil Services. This photo was taken approximately 250 m from the eastern border of the On-site Study Area boundary. The Champion Mushroom building can be seen through the tree cover, and Highway 138 and the On-site Study Area are screened by the tree cover.



Photo #23

Photo #24: Facing South toward the future development lands from the end of the eastbound off-ramp of Highway 417 at its intersection with Highway 138, approximately 50 m from the northeastern border of the On-site Study Area. The operational landfill and closed cells can be seen past the future development site (agricultural land) of the On-site Study Area.



Photo #24