

Supporting Document 1-8

Socio-Economic Environment Existing Conditions Report



Twin Creeks Environmental Centre Landfill
Optimization Project Environmental Assessment

WM Canada

Watford, Ontario

May 2026

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Revision History

Revision	Date
1	December 2023
2	July 2025
3	May 2026

Executive Summary

HDR Corporation was contracted by WM Canada (WM) to prepare this Socio-Economic Environment Existing Conditions Report as part of the Twin Creeks Environmental Centre (TCEC) Landfill Optimization Project 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 December 13, 2022. The purpose of this report is to provide a description of existing socio-economic conditions within the study areas.

WM, the owner and operator of the TCEC in Watford, Ontario, has initiated the EA seeking approval to optimize the landfill design and operation, maximizing the use of the constructed infrastructure and the significant investment made at the TCEC. The proposed optimization would provide additional airspace of approximately 14.3 million cubic metres (m³), which could extend the site life by approximately 12 years (from 2031 to 2043) and may be achieved through alternative landfill configurations or alternative methods within the existing 301 hectare (ha) TCEC site area. No changes are proposed to the size of the TCEC site area, approved service area, or annual fill rate.

The general study areas proposed for the purposes of the EA were defined as:

- On-site Study Area: the existing TCEC.
- Off-site Study Area: the lands within the vicinity of the TCEC extending approximately 1 km out from the On-site Study Area.

For the social component of the Socio-Economic Environment, the Off-site Study Area was modified to include the Village of Watford. For the economic component of the Socio-Economic Environment, the Off-site Study Area was modified to include the Township of Warwick.

The characterization of existing conditions for the Socio-Economic Environment involved the collection and analysis of data for both the economic and social components, including a Community Survey, an Economic Survey, and field studies. Information was incorporated from other existing conditions reports prepared for the EA as applicable. Existing visual conditions and human health are described in separate reports.

Existing Social Conditions

The characterization of Existing Social conditions included the characterization of Population and Residences, Local Businesses, Level of Satisfaction with Living and Working in the Community, Use and Enjoyment of Property, Existing Nuisance-

Related Effects, Confidence in TCEC Operations, and Rights-Based Indigenous Communities.

Population and Residences

Watford has a population of 1,563 residents, which comprises approximately 43% of the population of the Township of Warwick. Watford has experienced a minor population growth of 1.8% since 2016, while the Township of Warwick has experienced a minor population decline of 1.4%; both are below the corresponding growth rate for Ontario of 5.8%. There are no residences located within the On-site Study Area. Within the Social Off-site Study Area, there are 648 residences located within Watford and approximately 33 residences located outside of Watford. Three planned residential developments and other identified residential lands in Watford will allow for a significant population increase in the area, which has not been experienced in at least two decades.

Local Businesses

Canada Post's Precision Targeter tool identified that there are 133 businesses in the Township of Warwick, including 110 businesses in Watford. The Sarnia Lambton Economic Partnership (SLEP) manages a list of businesses within the Township and currently lists 87 businesses with an address in Watford and 9 businesses with an address in the Township of Warwick, for a total of 96 businesses. A large industrial park, the Warwick Industrial Park, is planned to the west of the southern portion of the TCEC site, and the Township of Warwick Official Plan identifies currently vacant lands, including the Warwick Industrial Park, for commercial and industrial use to the north, south, and east of Watford. Together, the identified lands in Watford will allow for commercial and industrial growth in the area.

Level of Satisfaction with Living and Working in the Community

A Community Survey and an Economic Survey were distributed to all residents and businesses, respectively, in the Township of Warwick in September 2023 to aid in the characterization of existing socio-economic conditions. A total of 136 responses were received to the Community Survey, and 6 responses were received to the Economic Survey¹. Overall, residents are satisfied with living in the Township of Warwick and are likely to stay and retire within the Township, and recommend the Township to others as a place to live. Based on survey results, the likelihood of younger residents staying

¹ The Township of Warwick conducted a community survey in 2021 in support of the development of their Parks, Recreation, Tourism, & Culture Master Plan (PRTCMP). According to the Township of Warwick's PRTCMP (October 2021), "A total of 124 responses were received and analyzed; this is an acceptable response rate based on other surveys undertaken by the Township of Warwick that involved public consultation."

in the community will be dependent upon the availability of employment opportunities and housing in the area. Watford was the most common shopping location for residents in the Township according to the Community Survey. Businesses are somewhat satisfied with conducting business in the Township of Warwick. Based on survey results, satisfaction appears to be tied to proximity to home, access to surrounding cities, and low development charges.

Use and Enjoyment of Property

There are several community amenities within the Social Off-site Study Area including elementary schools, churches, retirement homes, parks, trails, and a community centre. Based on the 136 responses received to the Community Survey conducted to characterize existing socio-economic conditions, the most used facilities in the Township of Warwick are the East Lambton Community Complex, and the baseball diamonds and running track at Centennial Park, and the least used facilities by the residents that responded to the survey are the horseshoe pits and BMX park at Centennial Park, Bluebird Parkette, and Nauvoo Park. Overall, survey respondents did not use the Township's recreational facilities very often.

Existing Nuisance-Related Effects

Various nuisance-related effects are typically associated with landfills (e.g., odour, dust, litter, noise, traffic, and visual impact) and mitigation measures are in place to address these issues at the TCEC. Based on the results of the Community Survey, residents are most concerned about odour and are least concerned about noise. Based on the results of the Economic Survey, businesses are most concerned about odour, air quality, groundwater quality, and are least concerned about noise and dust.

From 2009 through 2024, a total of 233 odour-related complaints were received. A review of odour complaints shows a decrease over time with the exception of those received when the Township provided information on the formal complaints process via a notice on their website in 2022, with 23 odour complaints received in 2023, and 15 received in 2024, down from 51 in 2019. Based on a review of the 2024 complaints, approximately 33% of the odour complaints were related to abnormal conditions (e.g., power interruptions causing shutdown of landfill gas collection system). WM has a Best Management Practices Plan (BMPP) for odour to address odour issues.

A total of 15 litter-related complaints were received from 2009 through 2024, with none received in 2024. Generally, there are only a few litter complaints each year. In accordance with TCEC's wind-blown litter BMPP, WM responded immediately to each complaint and applied the necessary corrective action.

A total of 10 dust-related complaints were received from 2009 through 2024, with none received in 2024. Typically, no more than one complaint is received per year; however, there were 6 complaints received in 2021 when Automobile Shredder Residue (ASR) material was used as daily cover material. These dust-related complaints were associated with track out. WM implemented a new ASR material abatement plan to

control ASR material track out in 2021 and the following year only received one complaint regarding to track out, suggesting the abatement plan was successful in decreasing ASR material track out. The Dust Management Plan implemented at the TCEC, which includes road sweeping and watering of on-site roadways and construction sites as well as a number of other practices, is effective for controlling dust at the site.

No noise complaints have been received for the TCEC since 2012, showing that noise mitigation is effective. WM documents public complaints related to noise at the TCEC, and a record of complaints is provided in the annual monitoring reports, which are posted on the TCEC website.

Regarding site traffic, the majority (approximately 80%) is destined to/from the north and accesses Highway 402. There are no TCEC-related issues regarding intersection operations, collisions, or cyclist and pedestrian safety.

Regarding the visual impact of the existing landfill, the berms and plantings at the TCEC provide effective visual mitigation under existing conditions along with surrounding woodlands and buildings. Visual landscape conditions will change gradually over time, affording people the opportunity to slowly adjust to the change in views. A Property Value Protection (PVP) plan was developed for the original landfill expansion to mitigate the potential effects from changes to the visual landscape resulting from the landfill; however, none of the eligible property owners have had to make use of the plan to-date, indicating that the real estate market has been good, and residents have been able to achieve their desired sale price.

Confidence in TCEC Operations

As part of the Community Survey, residents were asked about their level of confidence in current landfill operations at the TCEC. Based on the results of the Community Survey, 30% of residents responded that they are confident or somewhat confident in current landfill operations, while 33% are neither confident nor unconfident, and 37% are somewhat unconfident or unconfident. Reasons provided for being confident or somewhat confident included knowledge of the landfill being tightly monitored by several agencies. Key reasons provided for being unconfident or somewhat unconfident included concern regarding the long-term ramifications on the residents of Watford, suggestion for more testing and monitoring and more communication, feelings that the landfill has a lack of benefit to the community, and concerns about environmental impacts and odour management.

Based on the results of the Economic Survey, 60% of businesses responded that they are confident in current landfill operations, while 20% are neither confident nor unconfident, and 20% are somewhat unconfident. Reasons provided for being somewhat unconfident included odour, birds, traffic, and low host community fees.

Indigenous Communities

WM acknowledges that the TCEC is located within the traditional territory of the following Indigenous communities identified by the MECP for engagement:

- Aamjiwnaang First Nation;
- Walpole Island (Bkejwanong) First Nation;
- Chippewas of Kettle and Stony Point First Nation;
- Chippewas of the Thames First Nation; and
- Oneida Nation of the Thames.

The TCEC is located within the area where these Indigenous communities hold Aboriginal or Treaty rights. These Indigenous communities are situated between 25 km and 64 km from the TCEC.

Existing Economic Conditions

The characterization of Existing Economic conditions included the characterization of labour force, host community contributions, and provision and procurement of goods and services.

Labour Force Characteristics

The TCEC 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. The unemployment rates for Watford and the Township of Warwick increased from 2016 to 2021. These increased unemployment rates may have resulted from the effects of COVID-19 starting in 2020. The local unemployment rates are higher than that for Ontario.

The proximity of Watford and the Township of Warwick to major employment centres such as Sarnia and London makes it easy for residents in the Township to commute to other locations for work. According to the 2021 Census, 67% of employed residents in Watford commute outside of the Township of Warwick for work, while 72% of employed residents in the Township do the same.

The top three industry sectors in the Township of Warwick are agriculture, forestry, fishing and hunting, construction, and manufacturing, providing 40.9% of the total employment. Waste management is included within the administrative and support, waste management and remediation services industry, which comprises approximately 1.8% of employment within the Township. The top three industry sectors in Watford are construction, manufacturing, and health care and social assistance providing 35.5% of the total employment. Administrative and support, waste management and remediation services industry comprise approximately 1.4% of employment within Watford.

According to the 2021 Census, 26.8% of the labour force in Watford works in trades, transport and equipment operators and related occupations, followed by sales and service occupations at 24.6%. Based on information available from the Sarnia-Lambton Economic Partnership, the top three major employers in Watford, with 100+ employees each, are McCann's Redi-Mix, Watford Roof Truss Limited, and Schouten. The TCEC is not a significant source of employment in the off-site study area due to the scale of its operations and its proximity of the Township of Warwick to other major urban centres. The TCEC provides stable employment for 35 staff, the majority of which are operators.

Contributions to the Host Community

WM entered into a Host Community Agreement with the Township of Warwick, which 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. From 2009 through 2024, WM has contributed over \$41.3 million in host community fees to the Township. The average annual payment of host community fees to the Township under the current host community agreement is approximately \$4.1 million, which amounts to approximately 24% of the Township's gross annual operating budget and approximately 36% of the Township's total municipal revenue. The majority of survey respondents indicated that they are aware that WM pays host community fees to the Township; however, less than 20% were aware of the amount of the fees.

Municipal taxes levied on the TCEC form a portion of the tax base for the Township of Warwick, thus alleviating tax burden on the local residents and reducing the Township's reliance on residential tax assessment. Based on the data from Township of Warwick, WM has contributed, between 1.7% and 3.5% of the Township's property tax revenue over the past 5 years.

Since 2009, WM has provided additional support for community projects such as walking trails, soccer fields, arena upgrades, dog park, yard waste and recycling depots, and local festivals and events. Since 2009, WM has contributed over \$800,000 to important projects across the County of Lambton.

Provision and Procurement of Local Goods and Services

WM endeavours to utilize local businesses and services in support of its operation to the extent possible. WM relies on a variety of vendors to maintain its operations at the TCEC, contributing up to approximately \$2.5 million annually to the local economy through the procurement of local goods and services.

Acronyms, Units and Glossary

Acronyms

Acronym	Definition
ASR	Automobile Shredder Residue
BMPP	Best Management Practices Plan
EA	Environmental Assessment
EAA	<i>Environmental Assessment Act</i>
GHG	Greenhouse Gas
HDR	HDR Corporation
LFG	Landfill Gas
MECP	Ministry of Environment, Conservation and Parks
PRD	Township of Warwick's Parks and Recreation Department
PRTCMP	Parks, Recreation, Tourism, & Culture Master Plan
SLEP	Sarnia-Lambton Economic Partnership
TCEC	Twin Creeks Environmental Centre
ToR	Terms of Reference
WM	WM Canada

Units

Unit	Definition
ha	hectare
km	kilometre
m	metre
m ²	square metre
m ³	cubic metre

Glossary

Term	Definition
Approval	Permission granted by an authorized individual or organization for a project to proceed. This may be in the form of program approval, certificate of approval or provisional certificate of approval.

Glossary

Term	Definition
Capacity (Disposal Volume)	The total volume of air space available for disposal of waste at a landfill site for a particular design (typically in m ³); includes both waste and daily cover materials, but excludes the final cover.
Composting	The controlled microbial decomposition of organic matter, such as food and yard wastes, in the presence of oxygen, into finished compost (humus), a soil-like material. Humus can be used in vegetable and flower gardens, hedges, etc.
Composting facility	A facility designed to compost organic matter either in the presence of oxygen (aerobic) or absence of oxygen (anaerobic).
Environment	As defined by the <i>Environmental Assessment Act</i> , 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).
Environmental Assessment (EA)	A systematic planning process that is conducted in accordance with applicable laws or regulations aimed at assessing the effects of a proposed project on the environment.
Evaluation criteria	Evaluation criteria are considerations or factors taken into account in assessing the advantages and disadvantages of various alternatives being considered.
Greenhouse gas (GHG)	Any of the gases whose absorption of solar radiation is responsible for the greenhouse effect, including carbon dioxide, methane, ozone, and the fluorocarbons.
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.
Project	Is defined in the <i>Environmental Assessment Act</i> as: one or more enterprises or activities or a proposal, plan or program in respect of an enterprise or activity.
Proponent	A person who: <ul style="list-style-type: none"> • carries out or proposes to carry out a project; or • is the owner or person having charge, management or control of a project.
Receptor	The person, plant or wildlife species that may be affected due to exposure to a contaminant.
Terms of Reference (ToR)	A terms of reference is a document that sets out detailed requirements for the preparation of an Environmental Assessment.
Waste	Refuse from places of human or animal habitation; unwanted materials left over from a manufacturing process.

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Appendices

Appendix A. Community Survey Report

Appendix B. Economic Survey Report

1 Introduction

This report presents a description of the existing conditions for the Socio-Economic Environment for the WM Canada (WM) Twin Creeks Environmental Centre (TCEC) Landfill Optimization Project in support of the 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 December 13, 2022.

WM, the owner and operator of the TCEC in Watford, Ontario, has initiated the EA seeking approval to optimize the landfill design and operation, maximizing the use of the constructed infrastructure and the significant investment made at the TCEC. There are approximately 5 years of approved landfill airspace capacity remaining at the TCEC (i.e., capacity will be reached in approximately 2031). The proposed optimization would provide additional airspace of approximately 14.3 million cubic metres (m³), which could extend the site life by approximately 12 years (from 2031 to 2043) and may be achieved through alternative landfill configurations or alternative methods within the existing 301 hectare (ha) TCEC site area. No changes are proposed to the size of the TCEC site area, approved service area, or annual fill rate.

The approved ToR included a preliminary description of the existing conditions within the area surrounding the TCEC, with the commitment that a more detailed description of 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 the alternative methods for the TCEC Landfill Optimization Project during the EA.

This Socio-Economic Environment Existing Conditions Report is one component of the EA. The EA Study Report will incorporate the information presented herein as appropriate, and this report will be included with the EA Study Report as a supporting document. Existing visual landscape conditions and human health are described in separate reports.

2 TCEC and Study Areas

The TCEC is located approximately 1 km north of the Village of Watford in the Township of Warwick, southeast of the intersection of Zion Line and Nauvoo Road. The TCEC is a regional facility that provides safe and convenient disposal services for communities, businesses and industries serving the Province of Ontario. The landfill is approved to receive municipal, industrial, commercial, and institutional solid non-hazardous wastes generated, including non-hazardous contaminated soil.

During the EA, existing conditions and potential effects will be considered in the context of two study areas: on-site and off-site. The general study areas proposed for the purposes of the EA are:

- On-site Study Area: the existing TCEC.
- Off-site Study Area: the lands within the vicinity of the TCEC extending approximately 1 km out from the On-site Study Area.

For the social component of the Socio-Economic Environment, the Off-site Study Area was modified to include the Village of Watford (**Figure 2-1**).

For the economic component of the Socio-Economic Environment, the Off-site Study Area was modified to include the Township of Warwick (**Figure 2-2**).

Figure 2-1. Study Areas for the Social Component of the Socio-Economic Environment

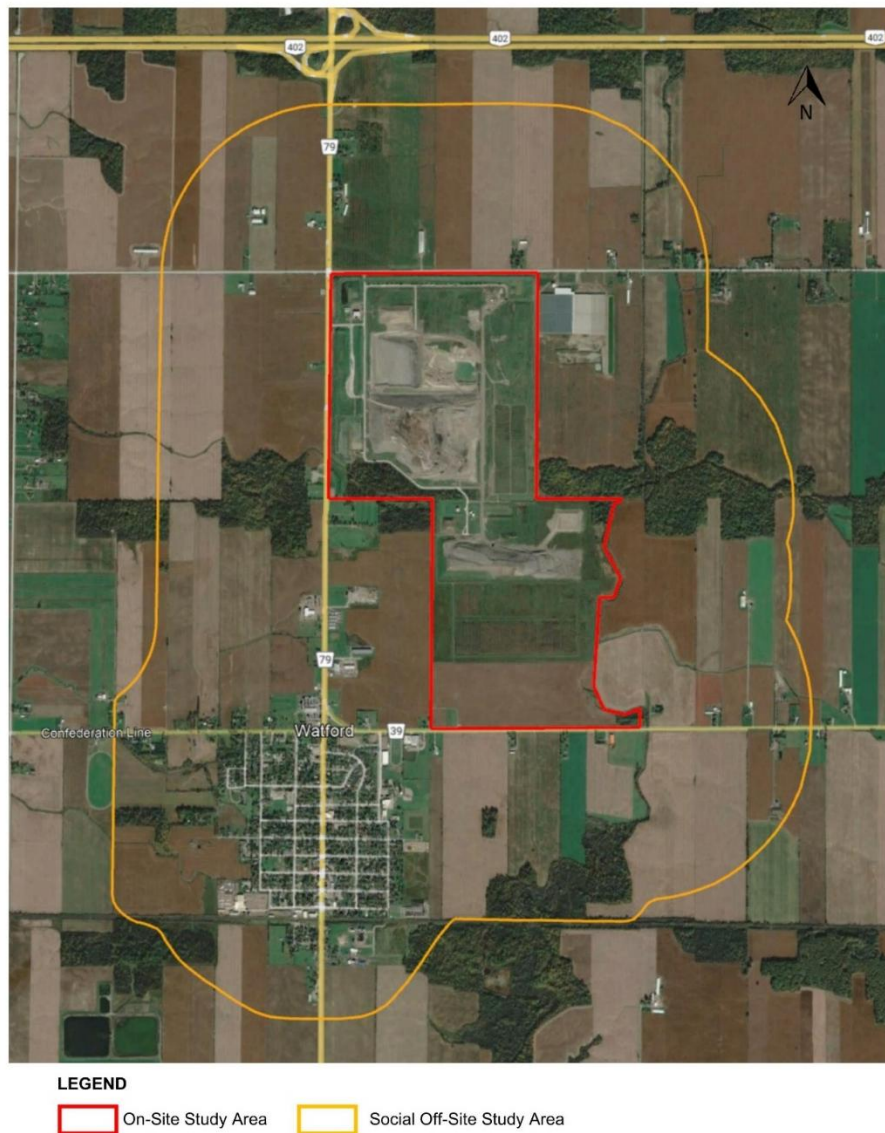
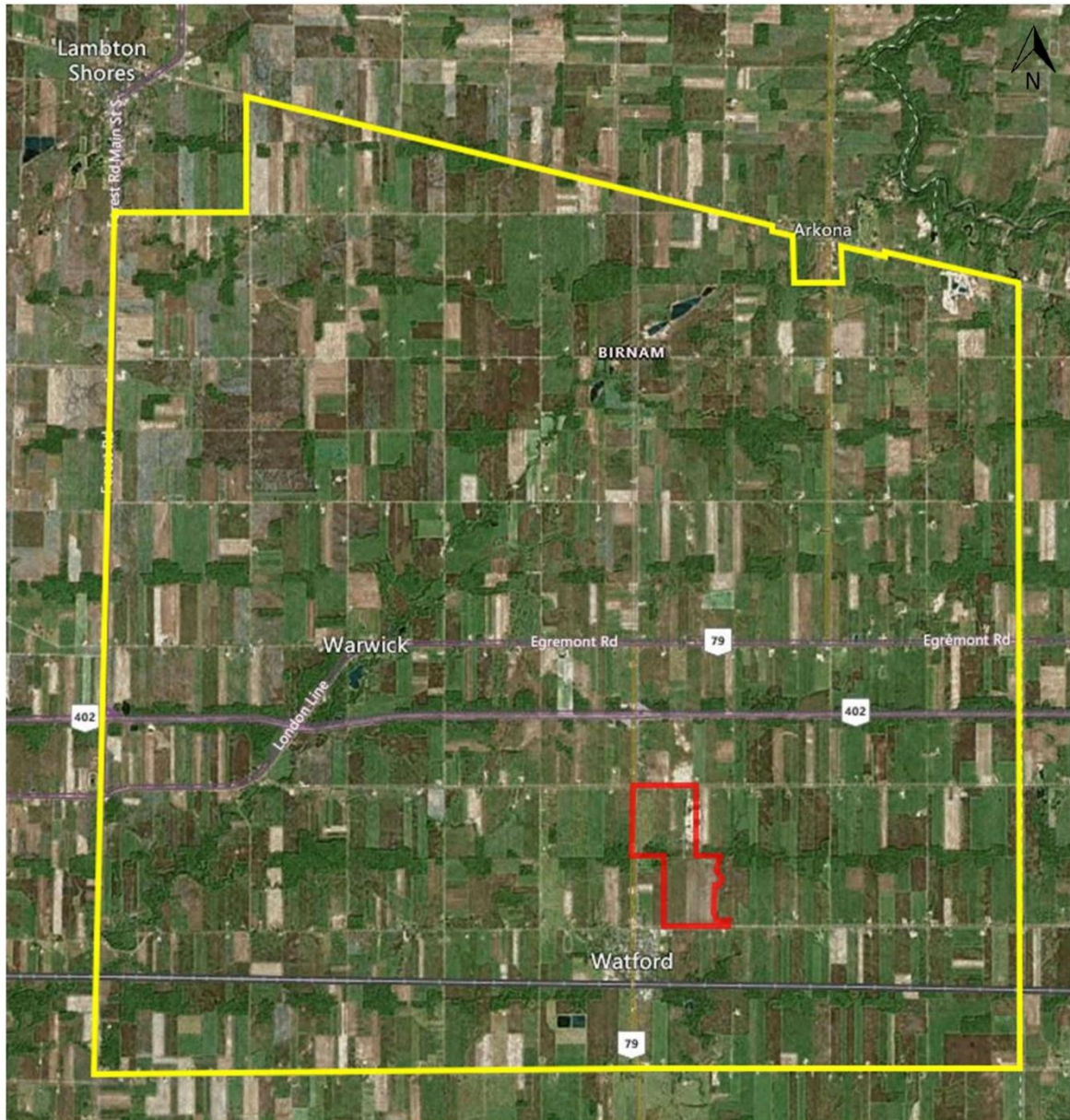


Figure 2-2 Study Areas for the Economic Component of the Socio-Economic Environment



LEGEND

-  On-Site Study Area
-  Economic Off-Site Study Area

3 Methods

This Socio-Economic 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. The evaluation criteria, rationale, indicators and data sources used for the Socio-Economic Environment as per the approved ToR are provided in **Table 3-1**.

Table 3-1. Evaluation Criteria, Indicators and Data Sources for Socio-Economic Environment

Evaluation Criteria	Rationale	Indicators	Data Sources
Socio-Economic Environment			
Social Environment			
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 and residences (e.g., receptors) • Number and type of local businesses • Nuisance effects (litter, dust, noise, odour, traffic, visual) • Predicted changes to use and enjoyment of property • Level of satisfaction with living/working in the community • Confidence in TCEC operations 	<ul style="list-style-type: none"> • Mapping and field reconnaissance • Census information and municipal data for Village of Watford and Township of Warwick • Number and nature of nuisance complaints received related to the TCEC (e.g., odour, litter, noise, dust) • Community survey(s) • Proposed facility characteristics • Results of other discipline assessments
Economic Environment			
Economic Effects on Local Community	The continued operation of the landfill could have economic effects on and/or provide economic benefits to the local community.	<ul style="list-style-type: none"> • Employment at site (number, type, and duration) • Contributions to the host community • Opportunities for the provision and procurement of products and/or services 	<ul style="list-style-type: none"> • Census and municipal data for Village of Watford and Township of Warwick • Municipal tax information / sources of municipal revenues • WM data on host community fee contributions • WM site employment data • WM data on types and values of goods and services procured • WM data on types and values of goods and services provided • Proposed facility characteristics • Results of other discipline assessments

3.1 Data Collection and Review

The characterization of existing conditions for the Socio-Economic Environment involved the collection and analysis of data for both the economic and social components. For the social component, the focus of the existing conditions is the community of Watford and residents located within 1 km of the TCEC, where it is anticipated that most potential nuisance effects would be experienced. For the economic component, existing conditions are characterized within the Township of Warwick and community of Watford with a focus on those businesses that have, or may have, a direct interaction with the TCEC.

The characterization of existing conditions for the social component included the following tasks:

- Review of the latest publicly-available census and municipal data for Village of Watford and Township of Warwick to determine population within the study areas and potential future residential development.
- Review of the latest publicly-available census and municipal data for Village of Watford and Township of Warwick to determine industry characteristics within the study areas.
- Review of mapping and municipal data (such as business directories, as available), to determine the number and type of local businesses within Watford and 1 km of the TCEC.
- Review of mapping and coordination with the air quality, noise, and visual disciplines to determine the location of residential and non-residential receptors within the Social Off-site Study Area.
- Review of the number and nature of nuisance complaints received related to the TCEC (e.g., odour, litter, dust, noise, traffic) to determine the past and current level of complaints related to site operations.
- Incorporation of existing conditions from the air quality, noise, transportation, and visual landscape disciplines as appropriate.
- Development and distribution of a Community Survey (mail out and online) to determine the following:
 - current use of property/local area for outdoor recreation activities;
 - current level of satisfaction with living/working in the community including identification of issues that may affect level of satisfaction; and
 - confidence in current operations at the TCEC.
- Review of responses to the Community Survey.

The Community Survey was intended to gather information from residents to aid in the characterization of existing socio-economic conditions for the local community. Flyers

advertising the community survey were distributed by Canada Post to all 1,794 residences identified within the Township of Warwick. The survey opened on September 11, 2023, and closed on September 29, 2023. A total of 136 responses were received out of the 1,794 residences that were sent the Community Survey flyers, which is considered to be an acceptable response rate (7.6%) based on other surveys undertaken by the Township of Warwick². This response rate allows for a 95% confidence level in the survey results with a margin of error of $\pm 8\%$ ³. Of the 136 responses to the Community Survey, 62 respondents (46%) were located within the Social Off-site Study Area and 74 respondents (54%) were located within the Township of Warwick outside of the Social Off-site Study Area. The results of the Community Survey are provided in **Appendix A**.

The characterization of existing conditions for the economic component included the following tasks:

- Review of the latest publicly available census and municipal data for the Village of Watford and Township of Warwick to determine employment characteristics within the study areas.
- Review of employment characteristics for the TCEC to determine employment at the site.
- Examination of WM's host community fee contributions to the Township of Warwick to determine the level of contribution to the municipality.
- Review of municipal tax information and sources of municipal revenue for the Township of Warwick, as available, to characterize municipal finance and determine portion attributable to the TCEC.
- Review of the values and types of goods and services procured by WM for the TCEC to determine procurement from local businesses.
- Development and distribution of an Economic Survey (mail out and/or online) for local businesses to determine the importance of the TCEC to the success of their operations.
- Review of the values and types of goods and services provided by the TCEC to determine provision of services to the local community and businesses.
- Review of responses to the Economic Survey.

² The Township of Warwick conducted a community survey in 2021 in support of the development of their Parks, Recreation, Tourism, & Culture Master Plan (PRTCMP). According to the Township of Warwick's PRTCMP (October 2021), "A total of 124 responses were received and analyzed; this is an acceptable response rate based on other surveys undertaken by the Township of Warwick that involved public consultation."

³ The margin of error is the level of uncertainty in survey results, indicating how much the sample results may differ from the total population.

The Economic Survey was intended to gather information from businesses to aid in the characterization of existing socio-economic conditions in the local community. Flyers advertising the Economic Survey were distributed by Canada Post to the 133 businesses recipients identified using Canada Post's Precision Targeter tool within the Township of Warwick. The survey opened on September 11, 2023, and closed on September 29, 2023. A total of six (6) responses were received out of the 133 businesses that were sent the Economic Survey flyers, which is a lower response rate than the Community Survey (approximately 4.5%). This response rate allows for a 90% confidence level in the survey results with a margin of error of $\pm 33\%$ ³. Of the six (6) responses to the Economic Survey, one (1) business was located within 1 km of the TCEC, four (4) businesses were located between 1.5 km and 3.5 km of the TCEC, and one (1) business was located over 10.5 km from the TCEC. The results of the Economic Survey are provided in **Appendix B**.

The MECP identified five rights-based Indigenous communities for engagement in September 2021 during the preparation of the ToR as follows:

- Aamjiwnaang First Nation;
- Bkejwanong (Walpole Island) First Nation;
- Chippewas of Kettle and Stony Point First Nation;
- Chippewas of the Thames First Nation; and
- Oneida Nation of the Thames.

The TCEC is located within the area where these Indigenous communities hold Aboriginal or Treaty rights. As such, community summaries were developed for each of these Indigenous communities based on publicly-available information (e.g., community websites).

3.2 Field Studies

To aid the characterization of existing Socio-Economic conditions, a field reconnaissance visit to the study areas was undertaken on November 29, 2023. The purpose of the field visit was to:

- review the location of residences, businesses, and recreational facilities, and other sensitive receptors in Watford;
- photograph various recreational facilities;
- examine views of the TCEC from various points in the Social Off-site Study Area; and
- obtain up-to-date information on the status of residential developments.

3.3 Characterization of Existing Conditions

The existing conditions for the Socio-Economic Environment were characterized as follows:

- Information collected from the sources identified in **Section 3.1** was reviewed and summarized, including the relevant information regarding nuisance effects from the Air Quality, Noise, Transportation, and Visual Landscape Existing Conditions Reports as appropriate;
- Field studies were undertaken to augment information collected from secondary sources (**Section 3.2**); and
- Information from all sources was compiled by environmental criterion.

Existing nuisance effects were characterized as follows:

- odour, litter, and dust were based on the existing conditions from the Air Quality Existing Conditions Report and the results of the Community Survey;
- noise was based on the existing conditions from the Noise Existing Conditions Report and the results of the Community Survey;
- traffic was based on the Transportation Existing Conditions Report and the results of the Community Survey; and
- visual was based on the Visual Landscape Existing Conditions Report and the results of the Community Survey.

4 Description of Existing Social Conditions

The existing conditions for the social component of the Socio-Economic Environment consider the following:

- local population and number of residences;
- local businesses;
- level of satisfaction with living/working in the community;
- recreational and community resources;
- existing nuisance-related issues; and
- confidence in TCEC operations.

These parameters are described within the Social Off-site Study Area (**Figure 2-1**) and regional data is included to provide context where needed.

4.1 Population and Residences

According to the 2021 Census, Watford has a population of 1,563 residents (Statistics Canada 2023). The population of Watford comprises approximately 43% of the population of the Township of Warwick (**Table 4-1**). Watford has experienced a minor population growth of 1.8% since 2016, while the Township of Warwick has experienced a minor population decline of 1.4%. Watford’s population growth rate exceeded that experienced in the County of Lambton by 0.6%; however, the growth rates for Watford, the Township, and the County were below the corresponding growth rate for Ontario (5.8%).

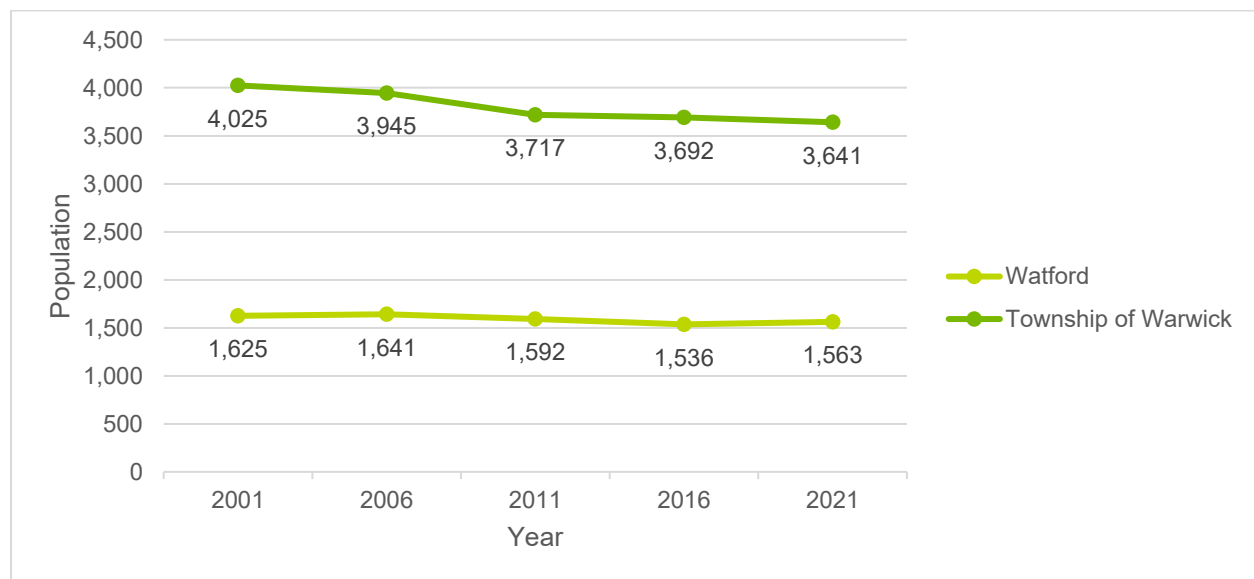
Table 4-1. Population of Watford, Township of Warwick, and County of Lambton (2016–2021)

Area	2021	2016	Net change	% change
Watford	1,563	1,536	27	1.8
Township of Warwick	3,641	3,692	(51)	(1.4)
County of Lambton	128,154	126,638	1,516	1.2

Source: Statistics Canada 2023.

The population of Watford has fluctuated within approximately 3.5% between 2001 and 2021, while the Township of Warwick’s population has experienced a gradual decline of approximately 9% over the same time period (**Figure 4-1**).

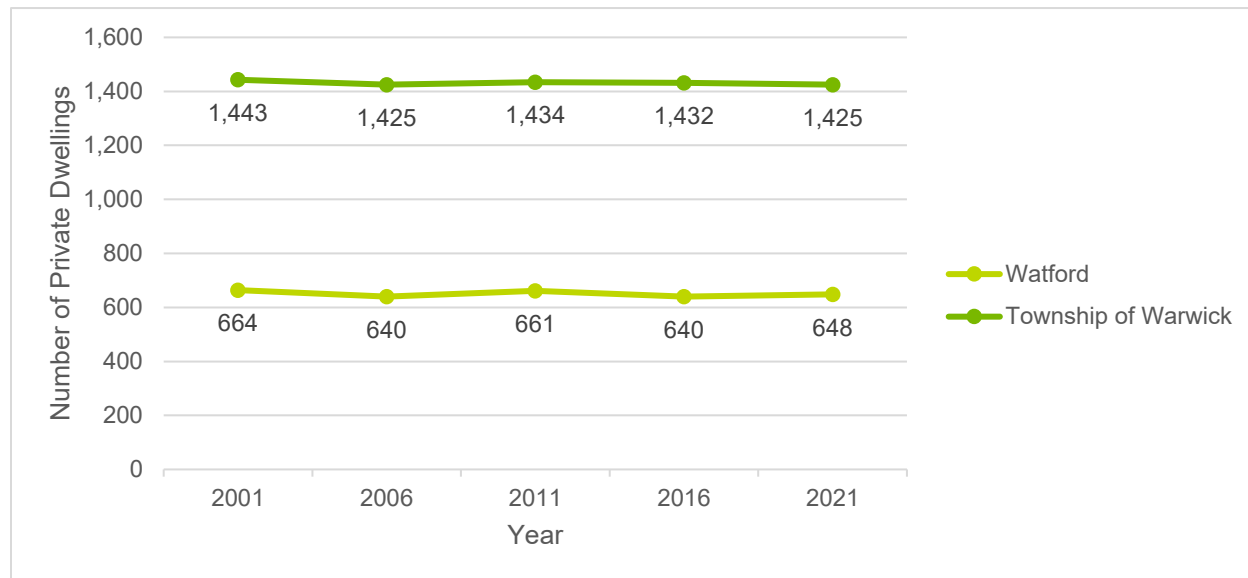
Figure 4-1. Population Trends for Watford and Township of Warwick (2001–2021)



Source: Statistics Canada 2002, 2007, 2012, 2017, 2023.

The number of private residential dwellings in Watford and the Township of Warwick has remained relatively steady from 2001 to 2021 (**Figure 4-2**).

Figure 4-2. Trends in Number of Private Residential Dwellings Watford and Township of Warwick (2001–2021)



Source: Statistics Canada 2002, 2007, 2012, 2017, 2023.

There are no residences located within the On-site Study Area. Within the Social Off-site Study Area, shown on **Figure 2-1**, there are 648 residences located within Watford and approximately 33 residences located outside of Watford. These residences are shown as yellow dots on **Figure 4-3**.

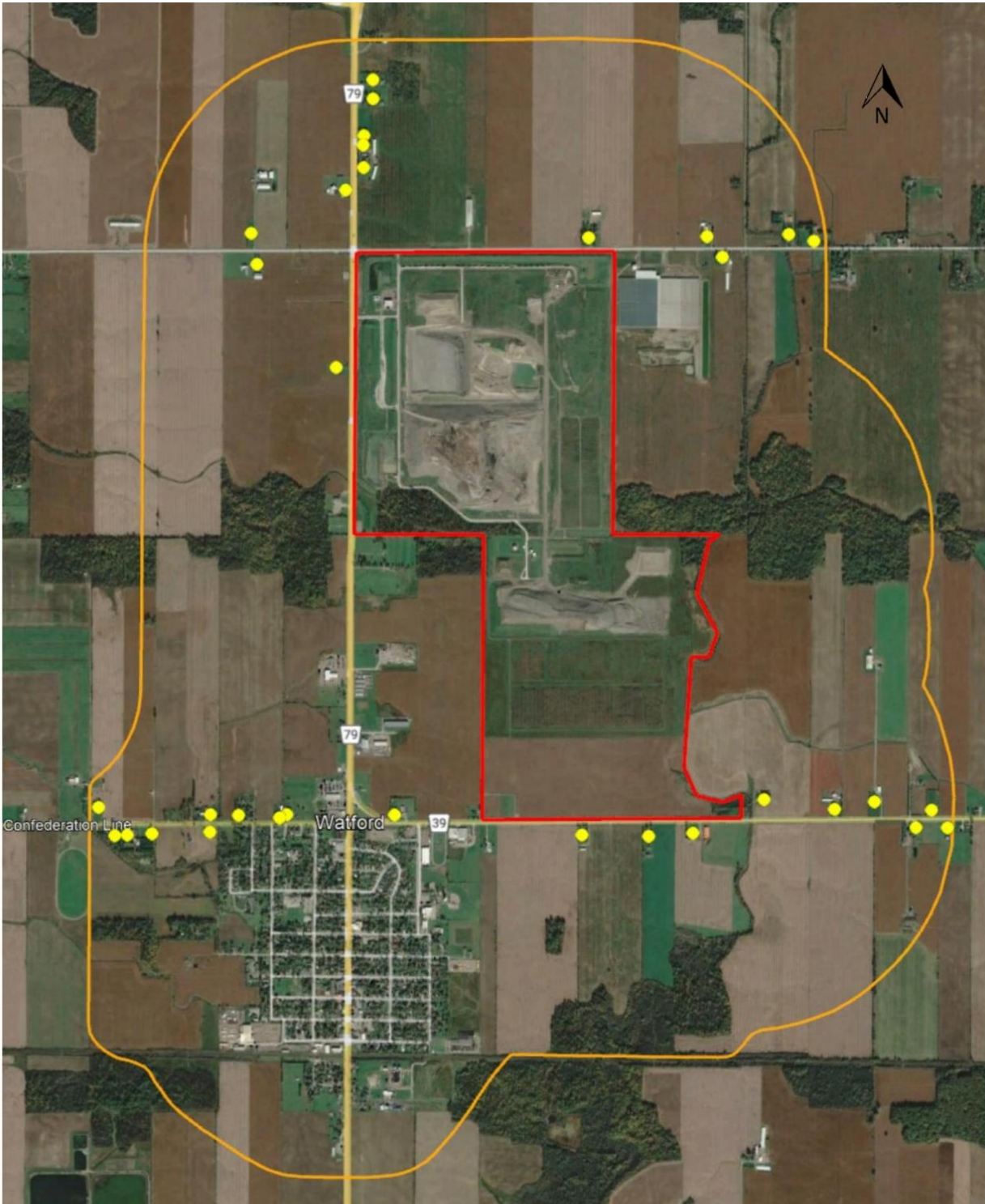
In addition to the existing residences noted above, there are three planned residential developments in Watford. The plans include (**Figure 4-4**):

1. Ontario Street Subdivision (Final Approved Plan – File #38T-20002), consisting of nineteen (19) lots for single-detached dwellings;
2. Watford Quality Care (Final Approved Plan – Plan 655), consisting of thirty-one (31) lots for single-detached dwellings; and
3. Castell Homes Subdivision (Draft Plan Approved – File #38T-21001) proposing fifty (50) lots for single and semi-detached dwellings.

The property identified for the Ontario Street Subdivision (425 Ontario Street) was listed for sale in 2023 and 2024. The real estate listing indicated this as Plan 25M95, divided into 19 fully-serviced lots (Team Purple Squirrel 2023, RE/MAX 2024).

The property at 7806 Confederation Line (the Castell Homes Subdivision area) was listed for sale in 2023. The real estate listing indicated that Phase 1 was site plan approved for 28 semi-detached and 22 single family residential units, and Phases 2 and 3 were slated for 2025 (CBRE Limited 2023).

Figure 4-3. Residences Located Outside of Watford within the Social Off-site Study Area



LEGEND

-  On-Site Study Area
-  Social Off-Site Study Area
-  Residence

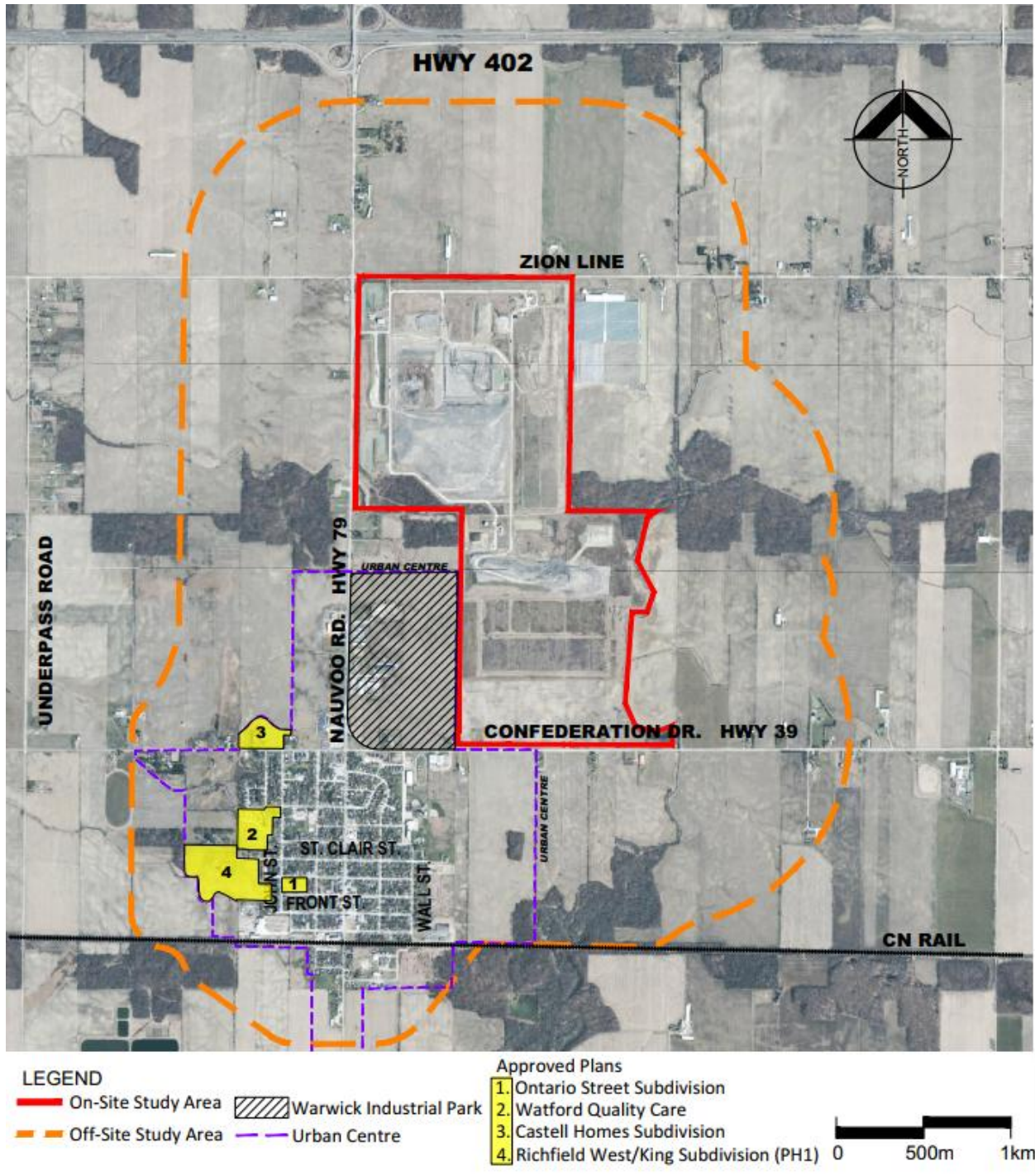
In addition, in November 2024, the Township of Warwick approved a subdivision plan by Richfield Homes to develop 147 homes (56 single-detached dwellings, 79 townhouses, and 12 lots for semi-detached dwellings) at the west end of St. Clair Street in Watford⁴. The application was forwarded to the County of Lambton for approval. The Richfield West King Subdivision (Phase 1), located at 308 St. Clair Street received Draft Approval on May 12, 2025, based on a revised plan to facilitate fifty-four (54) single-detached lots, twelve (12) semi-detached lots, fifty (50) townhouse dwelling lots and twenty-six (26) townhouse condominium units for a total of 142 homes (Monteith Brown Planning Consultants 2026).

The Township of Warwick Official Plan (Township of Warwick 2021a) identifies currently vacant lands for residential use on the east and west sides of Watford (**Figure 4-5**).

Together, the planned residential developments and identified residential lands in Watford will allow for a potentially significant population increase in the area, which has not been experienced in at least two decades.

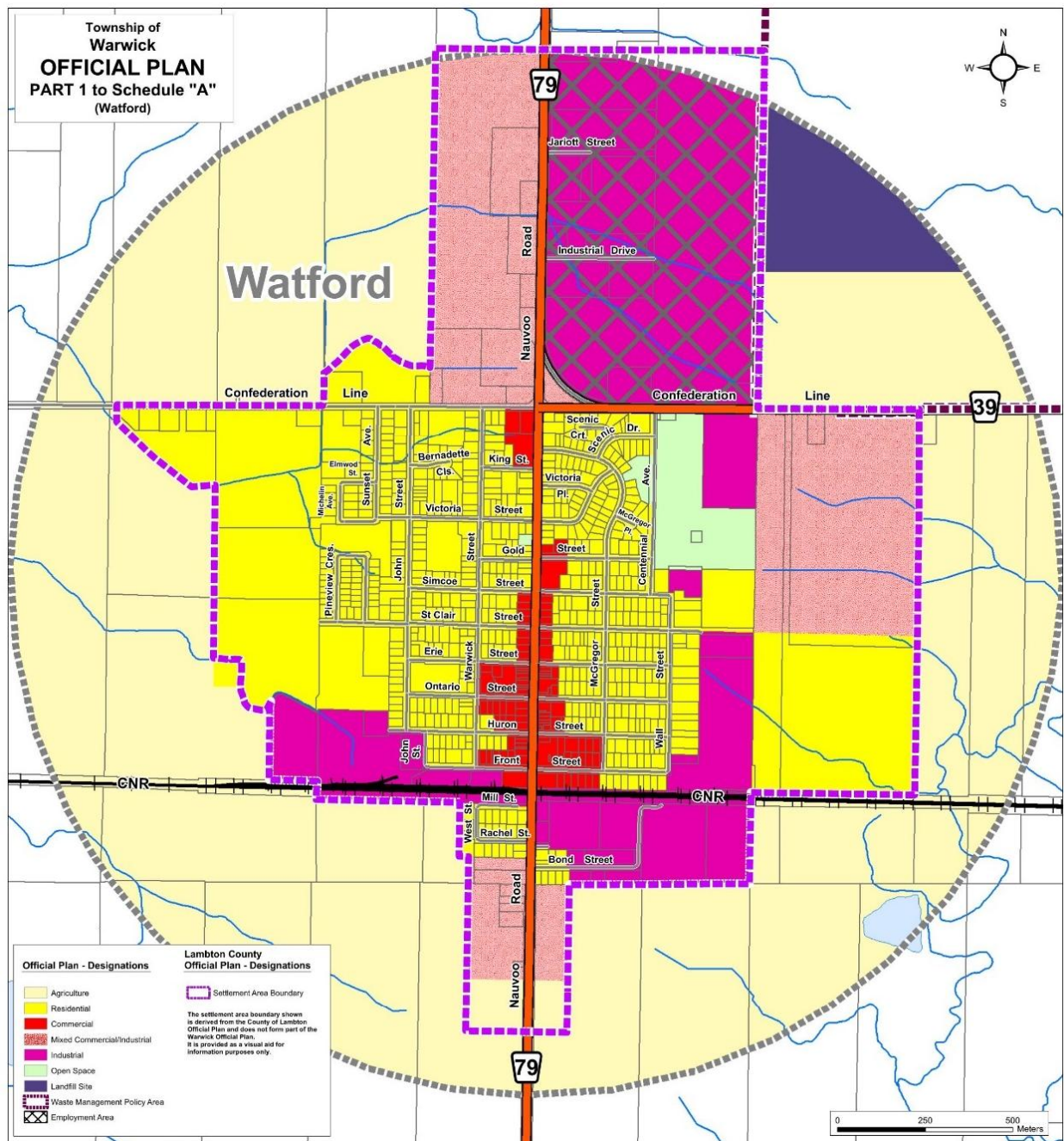
⁴ Wright, H. (2024, November 21). Warwick OKs 147 unit subdivision. The Independent. <https://petrolialambtonindependent.ca/2024/11/21/warwick-oks-147-unit-subdivision>.

Figure 4-4. Planned Residential Developments within the Social Off-site Study Area



Source: Monteith Brown Planning Consultants 2026.

Figure 4-5. Official Plan Land Use Designations within the Social Off-site Study Area



Source: Township of Warwick 2021a.

4.2 Local Businesses

According to Canada Post's Precision Targeter tool, there are 133 businesses located in the Township of Warwick, including 110 businesses in Watford. The Sarnia-Lambton Economic Partnership (SLEP) manages a list of businesses within Watford and the Township of Warwick in cooperation with the Township. The SLEP currently

lists 87 businesses with an address in Watford and 9 businesses with an address in the Township of Warwick, for a total of 96 businesses. Based on the addresses in the SLEP database:

- one (1) business (WM) is located within the On-site Study Area;
- 57 businesses are located within the Social Off-site Study Area;
- 34 businesses are located within the Township outside of the Social Off-site Study Area; and
- four (4) businesses are physically located outside of the Township.

Of the 96 businesses listed in the SLEP database, 22 began operating in the Township after 2009 when WM began operating at the TCEC landfill. Eighteen (18) of these businesses are located within the Social Off-site Study Area.

A large industrial park, the Warwick Industrial Park, is planned for a large 16 ha divisible lot at 5438 Nauvoo Road, located to the west of the southern portion of the TCEC site (**Figure 4-5**). In addition to the 16 ha, there are 48 ha of adjacent land available for future industrial development. Currently, 30.35 ha of the Warwick Industrial Park lands are listed for sale, to be severed from the remaining lands.

The Township of Warwick Official Plan (Township of Warwick 2021a) identifies currently vacant lands, including the Warwick Industrial Park, for commercial and industrial use to the north, south, and east of Watford (**Figure 4-5**).

Together, the identified lands in Watford will allow for commercial and industrial growth in the area.

4.3 Level of Satisfaction with Living and Working in the Community

As outlined in **Section 3.1**, a Community Survey and an Economic Survey were distributed to all residences and businesses, respectively, in the Township of Warwick in September 2023 to aid in the characterization of existing socio-economic conditions. A total of 136 responses were received from the 1,794 residences that were sent the Community Survey flyers (~7.6% response rate), and a total of six (6) responses were received out of the 133 businesses that were sent the Economic Survey flyers (~4.5% response rate). These response rates allow for a 95% confidence level in the Community Survey results with a margin of error of $\pm 8\%$, and a 90% confidence level in the Economic Survey results with a margin of error of $\pm 33\%$.

Of the 136 responses to the Community Survey, 46% of respondents (62) were located within the Social Off-site Study Area and 54% of respondents (74) were located within the Township of Warwick outside of the Social Off-site Study Area. Of the six (6) responses to the Economic Survey, one (1) business was located within 1 km of the TCEC, four (4) businesses were located between 1.5 km and 3.5 km of the

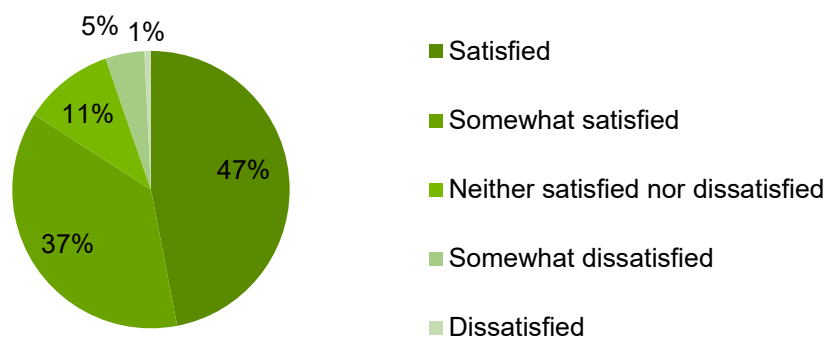
TCEC, and one (1) business was located over 10.5 km from the TCEC. The specific locations of the respondents will remain confidential to protect their anonymity.

The results of the surveys are provided in **Appendix A** and **Appendix B** and are summarized below.

4.3.1 Residents

Eighty-four percent (84%) of residential respondents to the Community Survey indicated that they were 'satisfied' or 'somewhat satisfied' with the Township of Warwick as a place to live, citing the people, services, and excellent neighbours (**Figure 4-6**). The area's low traffic, rural setting, and being close to other small communities were noted as positive aspects, and enjoyment of the rural lifestyle, the clean air, and the community's friendliness were mentioned.

Figure 4-6. Satisfaction with the Township of Warwick as a Place to Live (n=132)



Residents were asked about the likelihood they would stay within the Township of Warwick if they were to move, and 55% responded 'yes' citing family connections, a sense of community, the small-town feel, and location as factors in their decision. When asked if they plan to retire within the Township of Warwick, 73% of respondents said 'yes', and many had already retired.

Residents were asked if they think their children will stay within the Township of Warwick, and 40% of respondents said 'no' stating that job opportunities and the availability of suitable housing would play a significant role in determining whether their children would stay, and some respondents mentioned that their children had already moved out of the Township citing employment opportunities as the reason.

When asked if they would recommend the Township of Warwick to their friends or family as a place to live, 79% of residents said 'yes' because of friendly people, a rural and spacious environment with a supportive community, low taxes that make it an attractive option for newcomers, and there is easy access to major cities. Regarding residents' involvement in community groups and/or organizations, the types of groups with the most involvement are recreational groups and farm, business, or professional organizations.

The respondents feel that the most important reasons that they live in the Township are living in a peaceful, quiet area, good access to surrounding cities, and community members who are very neighbourly. Concerns raised by residents included discomfort with the landfill's odour, the need to drive everywhere, limited food delivery options, road conditions, and proximity to a hospital. Residents are most satisfied with emergency services, parks and recreation programs and amenities, and general customer service at the Municipal offices, waste and recycling services, and educational facilities. Respondents were least satisfied with roads infrastructure and maintenance, new development, by-law enforcement, and municipal spending.

In the Community Survey, residents were asked about how often they shop in various locations. Based on the responses received (**Appendix A**), Watford and Strathroy appear to be the most popular shopping locations, followed by Sarnia, London, and within the Township of Warwick (outside of Watford). The lower frequency shopping locations are Arkona, Petrolia and Forest. In the Other category, respondents identified Alvinston (a community outside of the Township), Wyoming, online shopping, and shopping when travelling.

Residents are most likely to obtain community information from mailed flyers and newsletters, social media, and online websites, and 74% indicated that they feel reasonably informed about what is happening in the Township of Warwick. Half indicated that they had attended or viewed a Township of Warwick council meeting in the last five (5) years.

Overall, residents are satisfied with living in the Township of Warwick and are likely to stay and retire within the Township and recommend the Township to others as a place to live. Based on survey results, the likelihood of younger residents staying in the community will be dependent upon the availability of employment opportunities and housing in the area. Watford was the most common shopping location for residents in the Township according to the Community Survey.

4.3.2 Businesses

Eighty percent (80%) of the Economic Survey respondents indicated that they were 'somewhat satisfied' with the Township of Warwick as a place to conduct their business. The primary factors motivating the respondents to conduct business in the Township of Warwick are that they live in the community and want to work close to where they live, the area has good access to surrounding cities, and there is a strong agricultural sector. Respondents are most satisfied with parks and recreational programs and amenities, waste and recycling services, general customer services at Municipal Offices, and emergency services.

Respondents indicated that they are most likely to obtain community information from websites, followed by mailed flyers and newsletters, family members, and friends and neighbours, and 80% indicated that they feel reasonably informed about what is happening in the Township of Warwick, and indicated that they had attended or viewed a Township of Warwick council meeting in the last five (5) years.

Overall, Economic Survey respondents are somewhat satisfied with conducting business in the Township of Warwick. Based on survey results, satisfaction appears to be tied to proximity to home, access to surrounding cities, and low development charges.

4.4 Use and Enjoyment of Property

There are several community amenities within the Social Off-site Study Area. Watford has two elementary schools: East Lambton Elementary; and St. Peter Canisius Catholic School, both located approximately 2 km south of the Expansion Landfill area at the TCEC. Four churches are located in and around Watford, the closest of which is located approximately 1.8 km south of the Expansion Landfill Area. There are two retirement/long-term care facilities in Watford, the closest of which is located on Confederation Line west of Nauvoo Road, approximately 1.6 km from the Expansion Landfill area. Additional details on these community amenities are provided in the Land Use Existing Conditions Report (Monteith Brown Planning Consultants 2026).

Parks are designed to be for multi-generational use and are an important part of the community. Community centres become a focal point in communities and are a hub for group activities, public information, social support, and general well-being. The Social Off-site Study Area is home to several recreational amenities including parks, walking paths/trails, and a community complex. These amenities are shown on **Figure 4-7** and details are provided in **Table 4-2**.

Table 4-2. Recreational Amenities in the Social Off-site Study Area

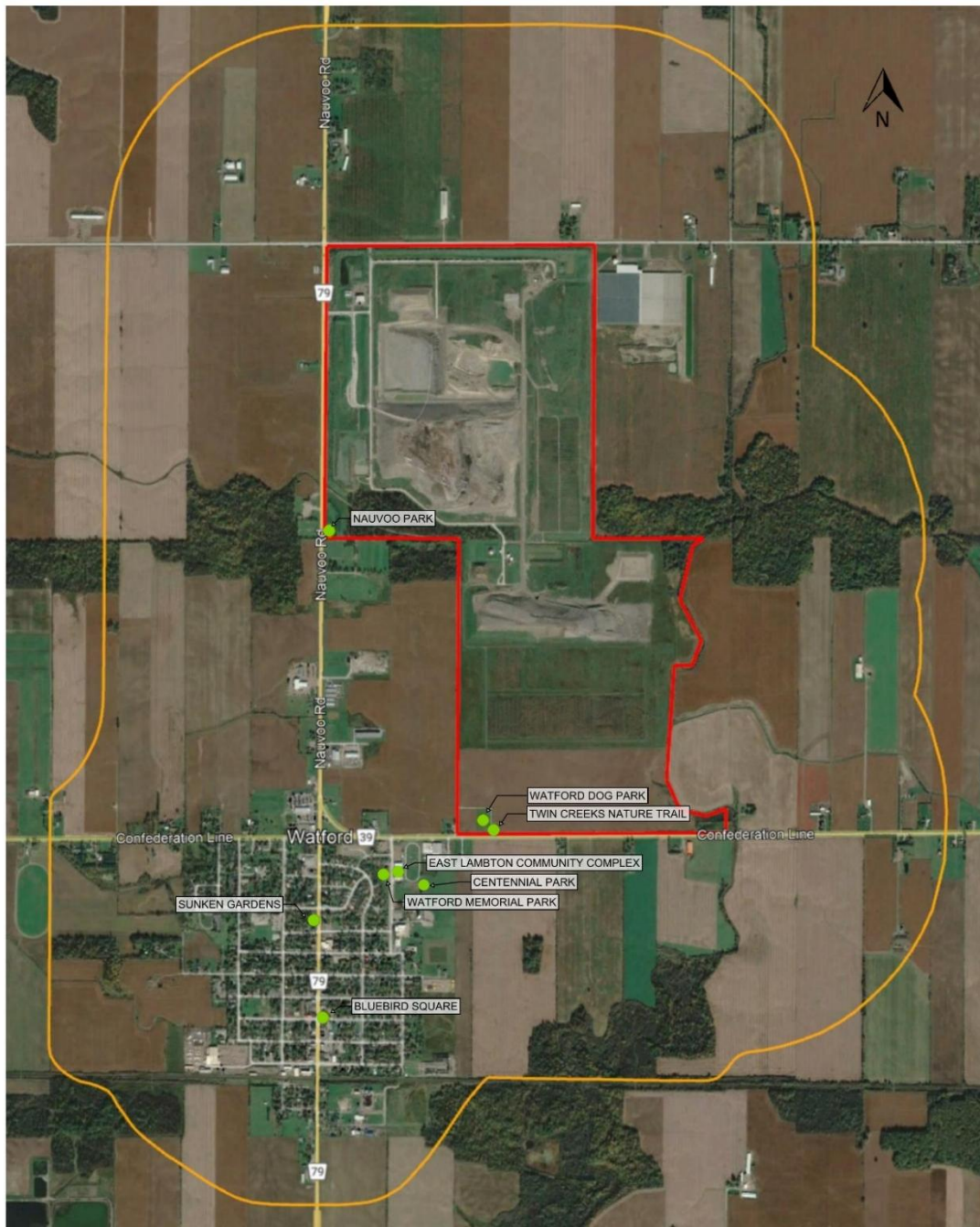
Recreational Amenity	Details	Size	Approximate Distance from TCEC Site
<i>Parks & Trails</i>			
Bluebird Square (501 Ontario Street, Watford)	<ul style="list-style-type: none"> • Outdoor seating area • Includes art and landscaping beds • No facilities or activities in the space 	0.03 ha	1,022 m
Centennial Park (97 Centennial Avenue)	<ul style="list-style-type: none"> • Watford's largest park • Serves as the primary venue for the Township's community events • Two lit baseball diamonds • Two playground structures • Splash pad • Paved running track • BMX park • Two lit multi-sport courts (tennis and pickleball) • One lit multi-use court for basketball and ball hockey • Horseshoe pits • Ancillary building with concession, bar, and covered seating 	6.4 ha	170 m

Table 4-2. Recreational Amenities in the Social Off-site Study Area

Recreational Amenity	Details	Size	Approximate Distance from TCEC Site
	<ul style="list-style-type: none"> • Pavilion 		
Sunken Gardens (5365 Nauvoo Road)	<ul style="list-style-type: none"> • Gazebo • Passive outdoor space with no scheduled activities • Popular location for photographs 	0.1 ha	750 m
Watford Memorial Park (61 Centennial Avenue)	<ul style="list-style-type: none"> • Passive outdoor public space with no scheduled activities • Pathway connection between residential neighbourhoods and the Watford Community Arena and Centennial Park • Contains pavilion, seating, cenotaph, landscaping, memorial trees, and a walking pathway 	0.6 ha	355 m
Libro Community Garden (Sunset Avenue)	<ul style="list-style-type: none"> • Provides local residents with produce in the summer months • Contains a “Little Free Library” 	Not available	1,130 m
Nauvoo Park (adjacent to 5606 Nauvoo Road)	<ul style="list-style-type: none"> • Owned and operated by WM • WM has rehabilitated the land and created wildlife habitat 	9.5 ha	adjacent
Twin Creeks Nature Trail	<ul style="list-style-type: none"> • 2.2 km hiking trail • Runs between Nauvoo Park on Nauvoo Road the Watford Dog Park on Confederation Line • Owned and operated by WM 	2.2 km	adjacent
Community Centres			
East Lambton Community Complex (61 Centennial Avenue)	<ul style="list-style-type: none"> • Arena/ice surface • Community hall • Multi-purpose room • Gymnasium • Fitness Area • Walking Track • Multi-Purpose Rooms • East Lambton YMCA • Upper arena hall, banquet hall, meeting room • Fireside lounge • Flex space • Workstations • An outdoor kitchen 	~6,500 m ² (estimated)	282 m

Source: Township of Warwick 2021b and HDR field study.

Figure 4-7. Recreational Amenities in the Social Off-site Study Area



LEGEND

-  On-Site Study Area
-  Social Off-Site Study Area
-  Recreational Amenity

4.4.1 Use of Recreational Amenities

The Township of Warwick's Parks and Recreation Department's (PRD) mission statement is "The Parks and Recreation Department works in collaboration with community partners to provide parks, recreation, tourism and cultural opportunities

that are inclusive, accessible and responsive to local needs.” The PRD has developed the Township of Warwick Parks, Recreation, Tourism & Culture Master Plan (PRTCMP) (Township of Warwick 2021b) to facilitate the vision of “active and healthy parks, recreation, tourism and culture choices for all.”

As part of the development of the PRTCMP, the PRD undertook an analysis of recreational facilities in the township and the facilities’ rates of use by the population. The Community Survey undertaken to aid in this characterization of existing socio-economic conditions included questions regarding respondents’ use of local recreational amenities.

The PRD’s online survey conducted in 2021 to determine recreational resource usage, community priorities, and local participation preferences resulted in 124 responses. Based on the results, 80% of respondents reported that they participated in walking and hiking, 58% reported they enjoy parks and open spaces, 53% reported they take advantage and playgrounds, and 53% reported they enjoy using a splash pad. Over half (61%) of respondents reported being involved in ice sports, such as skating, hockey, and figure skating, which represented the highest rate of participation for all surveyed sports or activities. Popular activities also included baseball or softball; aerobics, yoga, fitness or weight-training and swimming (Township of Warwick 2021b). Information on facility usage from the PRTCMP (Township of Warwick 2021b) is provided in **Table 4-3**.

Table 4-3. Off-Site Recreational Resource Usage Information

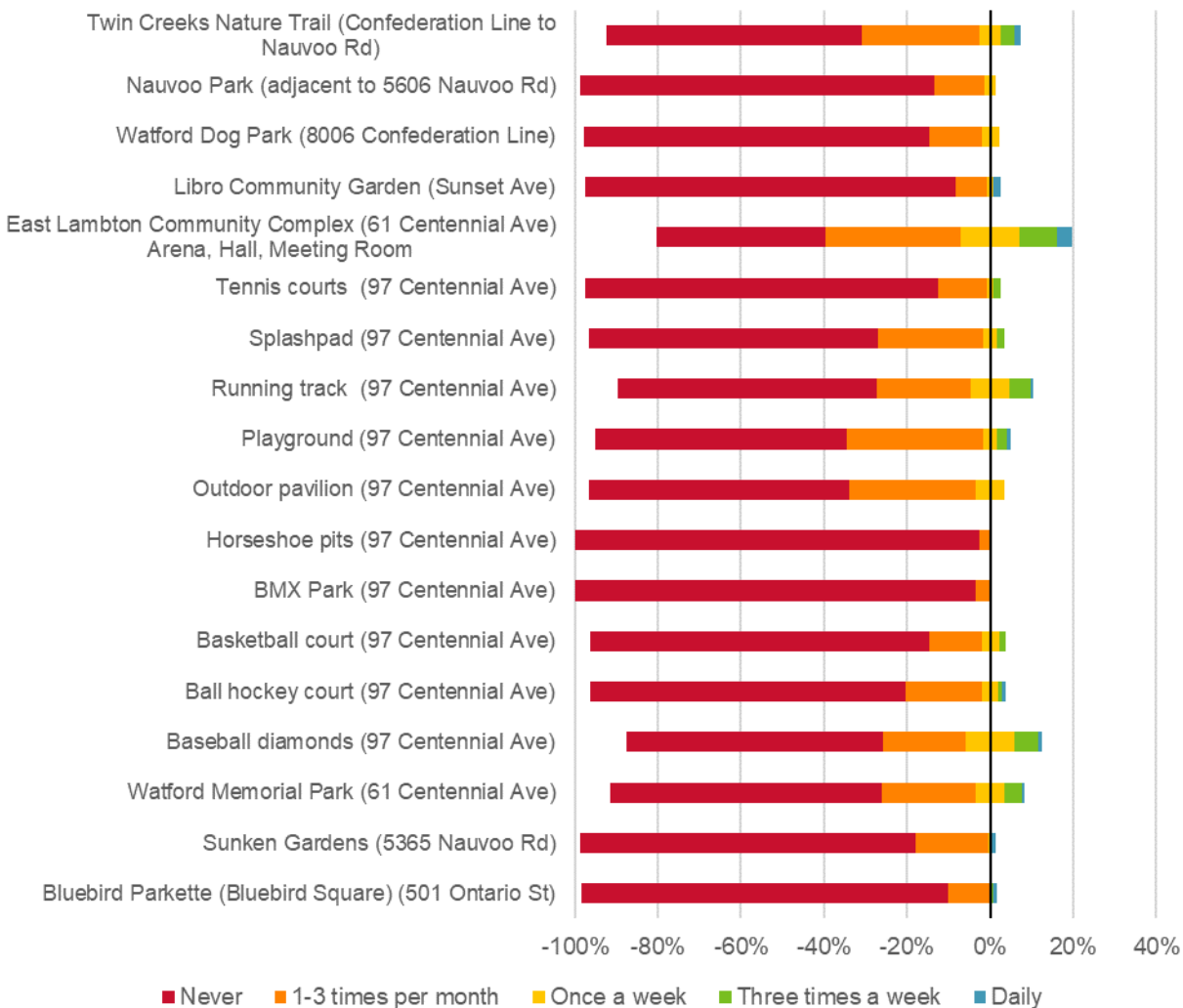
Recreational Resource	Usage Information
Watford Community Arena (single ice pad) ¹	Arena in use for 89% of its core prime time period for a typical week in the 2018-2019 ice season; strong weekend and morning use. Additional ice pads not required over the 10-year planning period due to modest population growth forecasts.
Community Hall (within the Watford Arena)	Low to moderate levels of use between 2017 and 2019, generally at least one booking per week with increased levels of usage in winter months.
Ball Diamonds (2) at Centennial Park	Between 2017 and 2019, each diamond was booked between three and five nights a week (equivalent to 9 to 20 hours per week). This is considered a “ <i>strong use</i> ” of the diamonds.
Walking Track at Centennial Park	Staff report that the track is a well-used amenity by residents; elementary school students also use the track and the open field for sports.
BMX Track at Centennial Park	Staff reports suggest that the BMX park is underutilized.
Tennis/Pickleball Courts (2) at Centennial Park	The Parks Plan notes that pickleball is surging in popularity.

¹ The Watford Community Arena has since been replaced by the East Lambton Community Complex.
 Source: Township of Warwick 2021b.

Based on the 136 responses received to the Community Survey conducted to characterize existing socio-economic conditions, the most used facilities in the Township of Warwick are the East Lambton Community Complex, and the baseball

diamonds and running track at Centennial Park, and the least used facilities by the residents that responded to the survey are the horseshoe pits and BMX park at Centennial Park, Bluebird Parkette, and Nauvoo Park. Overall, survey respondents did not use the Township’s recreational facilities very often (**Figure 4-8**).

Figure 4-8. Frequency of Recreational Facility Use in the Township of Warwick (n=120)



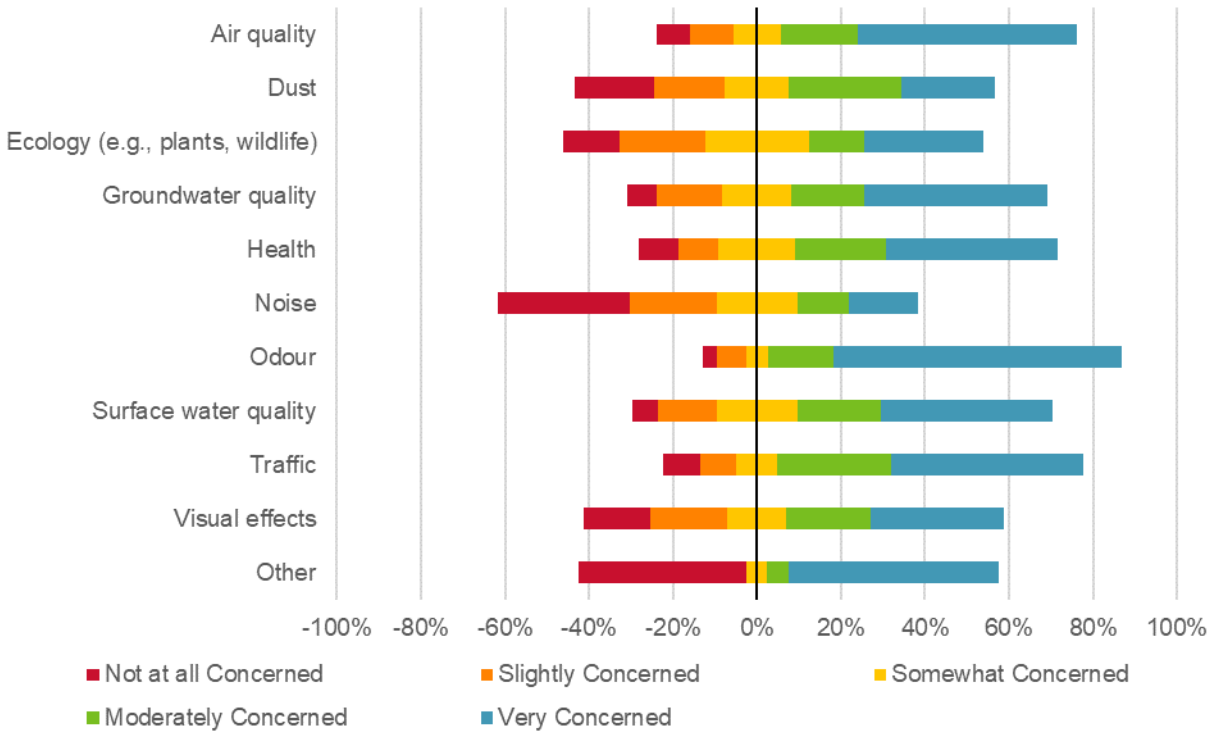
4.5 Existing Nuisance-Related Effects

Various nuisance-related effects are typically associated with landfills (e.g., odour, dust, litter, noise, traffic, and visual impact) and mitigation measures are in place to address these issues at the TCEC. The existing conditions reports for the air quality, noise, transportation, and visual landscape disciplines were reviewed to determine if there were existing nuisance-related effects associated with the TCEC. Of the 238 complaints received by WM from 2019 through 2024, 89% were related to odour

and 6% were related to litter. Nuisance-related effects are outlined in the subsections below by type.

Based on the results of the Community Survey (**Appendix A**), residents are most concerned about odour, and are least concerned about noise (**Figure 4-9**).

Figure 4-9. Concerns about Current Landfill Operations at the TCEC (n=115)



Based on the results of the Economic Survey (**Appendix B**), businesses are most concerned about odour, air quality, and groundwater quality, and are least concerned about noise and dust.

4.5.1 Odour

Based on the results of the Community Survey, 84% of residents were moderately to very concerned about odours from existing landfill operations. Based on the results of the Economic Survey, 40% of businesses were very concerned about odour from existing landfill operations.

From 2009 through 2024 a total of 233 odour-related complaints were received, 213 of which were received between 2019 and the end of 2024. A total of 23 odour complaints were received in 2023, and 15 were received in 2024, down from 51 in 2019. A review of odour complaints received, as documented in the TCEC’s Annual Monitoring Reports, shows a decrease in odour complaints over time with the exception of those received in 2022 when the Township provided information on the formal complaints process via a notice on their website. The 233 odour complaints

received from 2009 through 2024 represent 201 individual odour events, with 133 events documented from separate physical locations such as a residence or commercial building, and the other 68 events documented as drive-by occurrences where odour was observed while in transit near the site. A detailed summary of odour complaints is provided in Appendix 11B of the Air Quality Existing Conditions Report (RWDI 2026). Sources of some complaints were the result of upset conditions (power outages, upgrades to the gas collection system), some were determined to not be landfill-related (wind direction not consistent with complaint location, observations of manure odours), and some were determined to be related to landfill operations, sometimes occurring with weather conditions associated with poor odour dispersion. Based on a review of the 2024 complaints, approximately 33% of the odour complaints were related to abnormal conditions (e.g., power interruptions causing shutdown of landfill gas collection system).

Landfill areas under interim and final cover and operations at the active face are the greatest contributors of odour under normal operations. WM has a Best Management Practices Plan (BMPP) for odour to address odour issues as outlined in the Conceptual Design Report (WSP 2026). Odour control measures include site surveys, routine visual inspections of the landfill cap, regular repairs to covered landfill areas, monitoring of working face size, and regular inspection and monitoring of the composting area.

4.5.2 Litter

Based on the results of the Community Survey, approximately 10% of residents were moderately to very concerned about 'other' nuisance effects from existing landfill operations such as litter. Based on the results of the Economic Survey, no concerns were raised about litter from existing landfill operations.

A total of 15 litter-related complaints were received from 2009 through 2024, with no complaints being received in 2024. Generally, there are only a few litter complaints each year. A detailed summary of litter complaints is provided in Appendix 10B of the Air Quality Existing Conditions Report (RWDI 2026).

In accordance with TCEC's wind-blown litter BMPP, WM responded immediately to each complaint and applied the necessary corrective action, which generally involved sending staff to remove the litter from off-site locations. No complaints occurred consecutively, which suggests that once corrective action was taken, the issue did not persist.

In general, these litter events were isolated incidents, and the majority of potential litter events are being effectively controlled. Therefore, the BMPP is considered effective in controlling off-site migration of litter.

4.5.3 Dust

Based on the results of the Community Survey, 48% of residents were moderately to very concerned about dust from existing landfill operations. Based on the results of

the Economic Survey, 20% of businesses were very concerned about dust from existing landfill operations.

A total of 10 dust-related complaints were received from 2009 through 2024, with no complaints being received in 2024. Typically, no more than one complaint is received per year; however, there were 6 complaints received in 2021 when Automobile Shredder Residue (ASR) material was used as daily cover material. These dust-related complaints were associated with track out, which is the buildup of dirt or other materials commonly near the site entrance/roadways. Corrective action typically involved sending a sweeper to clean the road surface. A detailed summary of dust complaints is provided in Appendix 13A of the Air Quality Existing Conditions Report (RWDI 2026).

None of the complaints were related to fugitive dust or soiling. There were no complaints associated with the result of airborne particulates migrating off site and depositing on neighbouring properties.

As per the Conceptual Design Report (WSP 2026), a Dust Management Plan is implemented at the TCEC, which includes road sweeping and watering of on-site roadways and construction sites as well as a number of other practices.

WM implemented a new ASR material abatement plan to control ASR material track out in 2021 and the following year only received one complaint regarding to track out, suggesting the abatement plan was successful in decreasing ASR material track out.

4.5.4 Noise

Based on the results of the Community Survey, 29% of residents were moderately to very concerned about noise from existing landfill operations. Based on the results of the Economic Survey, 20% of businesses were very concerned about noise from existing landfill operations.

WM documents public complaints related to noise at the TCEC and a record of complaints is provided in the annual monitoring reports, which are posted on the TCEC website. Records show that there have not been any noise complaints for the TCEC since 2012 (Noise Existing Conditions Report (RWDI 2026)).

As per the Conceptual Design Report (WSP 2026), all landfill perimeter berms, road berms, and fills have been constructed to provide noise barriers along the landfill and TCEC perimeter. The operational berms have significantly reduced noise from the operational face. Additionally, the operation of the dozer(s) for applying daily cover in the evening or removing it in the morning outside of daytime hours has been restricted.

4.5.5 Traffic

Based on the results of the Community Survey, 72% of residents were moderately to very concerned about traffic from existing landfill operations. Based on the results of the Economic Survey, 40% of businesses were moderately to very concerned about traffic from existing landfill operations.

The majority of site traffic (approximately 80%) is destined to/from the north and accesses Highway 402. The operational analysis conducted in the Transportation Existing Conditions Report (HDR 2026) indicates that the study area intersections are operating well, and there are no concerns from a safety perspective related to TCEC traffic. Arrivals of trucks have been scheduled to better distribute demand throughout the day with the intent to reduce queueing on Nauvoo Road, particularly during the mornings. This scheduling is captured within the traffic analysis.

Cycling volumes are very low, and no collisions with cyclists were identified. There were no indications that cycling safety is a concern nor indications that traffic associated with the TCEC would generate safety concerns for cyclists.

Pedestrian volumes are also very low within the Town of Watford and there were no pedestrians observed north of Confederation Line. There were no collisions with pedestrians identified, and there were no indications that pedestrian safety is a concern nor indications that traffic associated with the TCEC would generate safety concerns for pedestrians.

4.5.6 Visual Impact

Based on the results of the Community Survey, 51% of residents were moderately to very concerned about the visual impact of the existing landfill. Based on the results of the Economic Survey, 40% of businesses were moderately to very concerned about the visual impact of the existing landfill.

The character of the visual landscape surrounding the TCEC is rural with relatively flat terrain and minimal topographic change. The berms and plantings that were implemented as a component of the construction of the TCEC provide effective visual mitigation under existing conditions (Schollen 2026).

To the south and southwest are the residential, commercial, and institutional land uses of Watford. Given the density and height of the buildings within Watford, the TCEC is only visible from the northernmost area in the vicinity of Confederation Line. Community facilities, including the East Lambton Community Complex (Watford Arena), YMCA, and parks, are situated south of the TCEC, and the TCEC is visible from areas around these community amenities.

The areas to the north, west and east of the TCEC comprise primarily agricultural and rural residential properties. The woodlands located east and west of the TCEC limit views of the TCEC from Arkona Road and areas east of the TCEC, as well as from Underpass Road, west of the TCEC.

It is anticipated that visual landscape conditions will change between now and 2031 when the Project begins. Future buildings constructed within the Industrial Park will obstruct views to the TCEC from the southeast, and the tree plantings on the screening berms will have increased in height and density. Other changes may occur that will also affect views of the TCEC (e.g., general vegetation growth, additional residential

or commercial development). Changes in the visual landscape will occur gradually over time, affording people the opportunity to slowly adjust to the change in views.

To mitigate the potential effects from changes to the visual landscape resulting from the landfill, WM developed a Property Value Protection (PVP) plan as follow up to the Warwick Landfill Expansion EA in 2005. Details of the PVP plan are provided below.

4.5.6.1 Property Value Protection (PVP) Plan

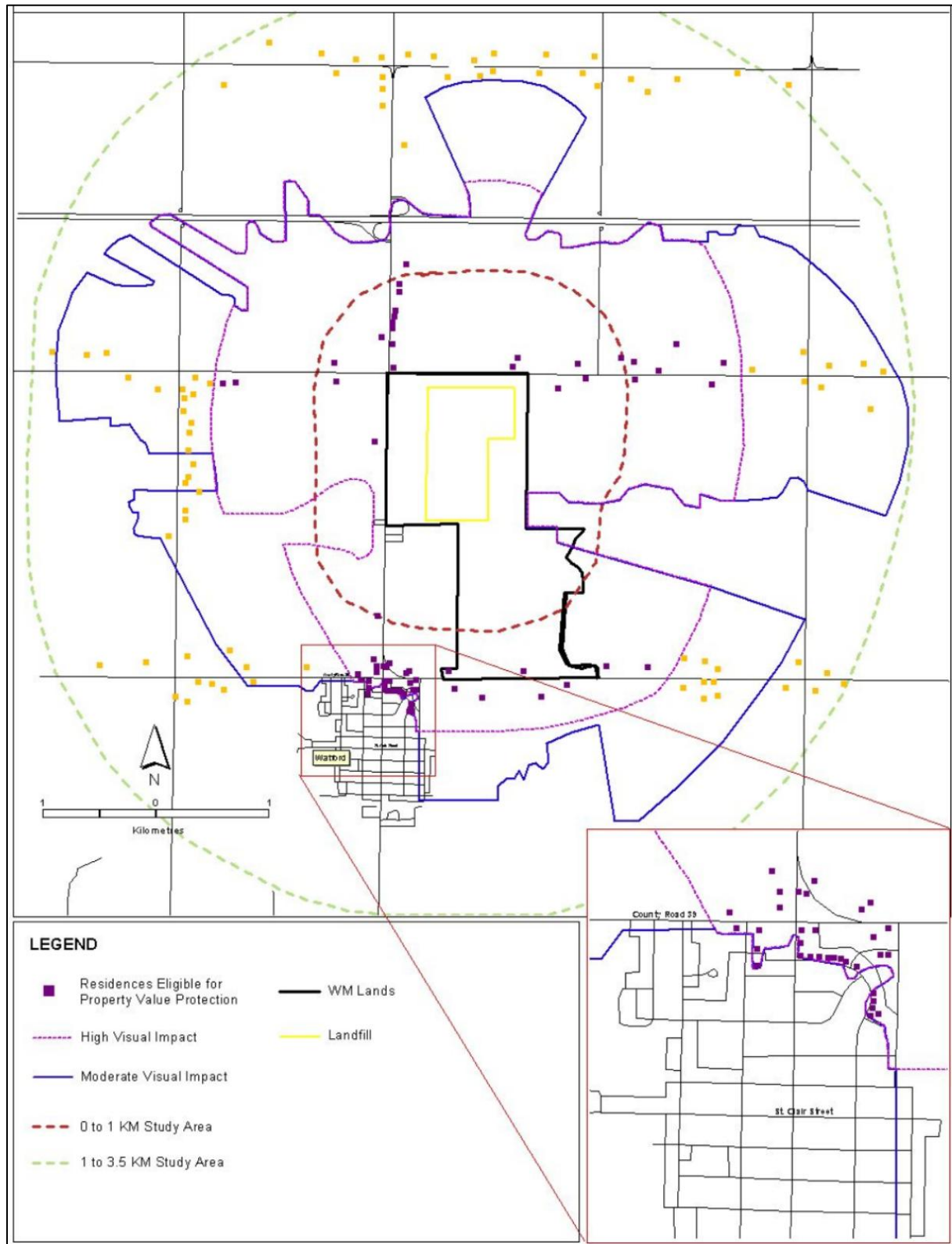
The PVP plan was developed by WM to “ensure that impacted property owners will not suffer financially from the [Expansion Landfill]” (WM 2005) and was provided to both residential and non-residential properties identified within the predicted ‘high visual impact’ zone in any year of the Expansion Landfill operation. The PVP plan includes all properties or portions of land parcels within the ‘high visual impact’ zone (i.e., the eligible properties) shown on **Figure 4-10**.

Key components of WM’s PVP plan include (WM 2005):

- Eligible property owners (**Figure 4-10**) have the option of accessing the PVP plan when they want to sell their property.
- The fair market value of the subject property will be determined based on a comparable property not located beside a landfill site.
- An appraisal will be conducted at WM’s expense. If there is disagreement, a second appraisal will be conducted, and the average taken of the two.
- The subject property will be put up for sale for a period of 12 months.
- WM will have the option to buy the property at fair market value or to ‘top up’ the difference between the highest offer received and the identified fair market value.
- Only current property owners (at the time of the Warwick Landfill Expansion EA) are eligible to access the PVP plan. Subsequent owners, who have purchased property at market value considering the presence of the Expansion Landfill, are not eligible for the PVP plan.

To date, of the 115 properties included in the original PVP plan (**Figure 4-10**), all 76 of the properties that have been listed for sale since 2005 were successfully sold without needing to access the PVP plan. This indicates that the real estate market has been good, and residents have been able to achieve their desired sale price. As of April 2025, 39 properties remain eligible for the PVP plan.

Figure 4-10. Property Value Protection Zone from Warwick Landfill Expansion EA (2005)



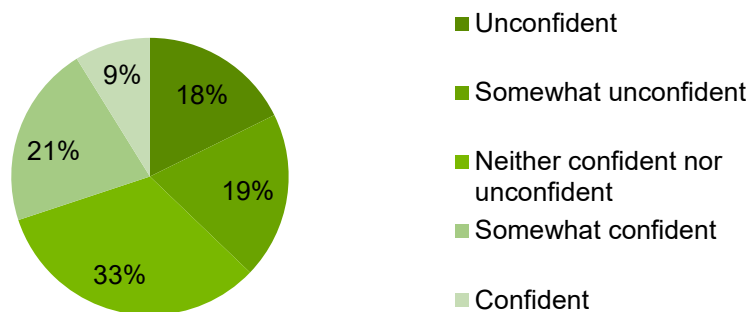
Source: Figure 2 of Final Discussion Paper #9: Impact Management Plan, Warwick Landfill Expansion EA. (WM 2005).

4.6 Confidence in TCEC Operations

As part of the Community Survey, residents were asked about their level of confidence in current landfill operations at the TCEC. Based on the results of the Community Survey (**Appendix A**), 30% of residents responded that they are ‘confident’ or ‘somewhat confident’ in current landfill operations, while 33% are ‘neither confident nor unconfident’, and 37% are ‘somewhat unconfident’ or ‘unconfident’ (**Figure 4-11**). Reasons provided for being confident or somewhat confident included knowledge of the landfill being tightly monitored by several agencies. Reasons provided for being unconfident or somewhat unconfident included:

- concern regarding the long-term ramifications on the residents of Watford;
- belief that WM does not have the best interest in how they operate and that small homeowners are overlooked by a large corporation;
- suggestion for more testing and monitoring such as required daily inspections by the MECP or monitoring the landfill site at all times;
- more communication and informing the Township residents and the WPLC with up-to-date information rather than after the fact;
- feelings that the landfill has a lack of benefit to the community;
- environmental impacts such as the air pollution being emitted from machinery such as trucks and bulldozers, or water pollution from water run-off;
- there is not enough being done to manage the odours being emitted from the landfill;
- difficulty with landfill operations staff, stating that they are unable to discuss their issues with staff on the phone and believe that complaints are not being taken seriously; and
- difficulties with wildlife such as seagulls and vultures which come from the landfill and reside on their farm.

Figure 4-11. Level of Confidence in Current Landfill Operations at the TCEC (n=113)



Based on the results of the Economic Survey (**Appendix B**), 60% of businesses respondents indicated that they are 'confident' in current landfill operations, while 20% are 'neither confident nor unconfident', and 20% are 'somewhat unconfident'. Reasons provided for being somewhat unconfident included odour, birds, traffic, and low host community fees.

4.7 Indigenous Communities

WM acknowledges that the TCEC is located within the traditional territory of the following Indigenous communities identified by the MECP for engagement:

- Aamjiwnaang First Nation;
- Walpole Island (Bkejwanong) First Nation;
- Chippewas of Kettle and Stony Point First Nation;
- Chippewas of the Thames First Nation; and
- Oneida Nation of the Thames.

The TCEC is located within the area where these Indigenous communities hold Aboriginal or Treaty rights. Details on the Treaties and historical background information for the area are provided in the Archaeological Resources and Cultural Heritage Resources Existing Conditions Reports (ASI 2026a, 2026b). Community summaries were developed for each of these Indigenous communities based on publicly-available information (e.g., community websites) as well as input from the communities where received, and are provided below. The location of each of these communities is provided on **Figure 4-12**.

4.7.1 Aamjiwnaang First Nation

Aamjiwnaang First Nation is an Indigenous community of approximately 2,500 people, 900 of whom live on Reserve (Aamjiwnaang First Nation 2025), situated on Sarnia No. 45 Reserve, approximately 44 km west of the TCEC. Reserve No. 45 comprises approximately 1,280 ha, and is located along the St. Clair River near Sarnia, Ontario. The 2021 Census identifies 278 private dwellings on the Reserve (Statistics Canada 2023).

The community is governed by a Chief, Chief Janelle Nahmabin, and eight Councillors, currently serving a two-year term until the next election in Fall 2026. Aamjiwnaang First Nation ratified their own Constitution in 2017, the Aamjiwnaang Chi'Naaknigewin, as a step toward self-government. The governance consists of 16 departments and nine (9) standing committees in addition to the Chief and Council (Aamjiwnaang First Nation 2025).

Census data from 2021 indicates a workforce of 245 people, with a participation rate of 47%, an employment rate of 39%, and an unemployment rate of 18% (Statistics Canada 2023). The top industry sectors for employment are health care and social

assistance, public administration, construction, retail trade, and transportation and warehousing. Most employed individuals are working in sales and service occupations, trades, transport and equipment operators and related occupations, or occupations in education, law and social, community and government services (Statistics Canada 2023). Several businesses are located within the community on the Reserve.

4.7.2 Walpole Island (Bkejwanong) First Nation

Walpole Island (Bkejwanong) First Nation is an Indigenous community of approximately 1,589 people situated on Walpole Island 46 Reserve, approximately 64 km southwest of the TCEC. Reserve No. 46 comprises approximately 13,740 ha and is located on the shores of Lake St. Clair along the Canada/US border. The 2016 Census identifies 782 private dwellings on the Reserve (Statistics Canada 2017).

The community is governed by a Chief, Chief Leela Thomas, and 12 Councillors, currently serving until the next election in late 2026. The governance consists of 11 departments in addition to the Chief and Council (WIFN 2025).

Walpole Island First Nation conducts reviews of WM's annual monitoring reports and Environmental Compliance Approvals and were involved in the original landfill EA for the Warwick Landfill and subsequent expansion EAs.

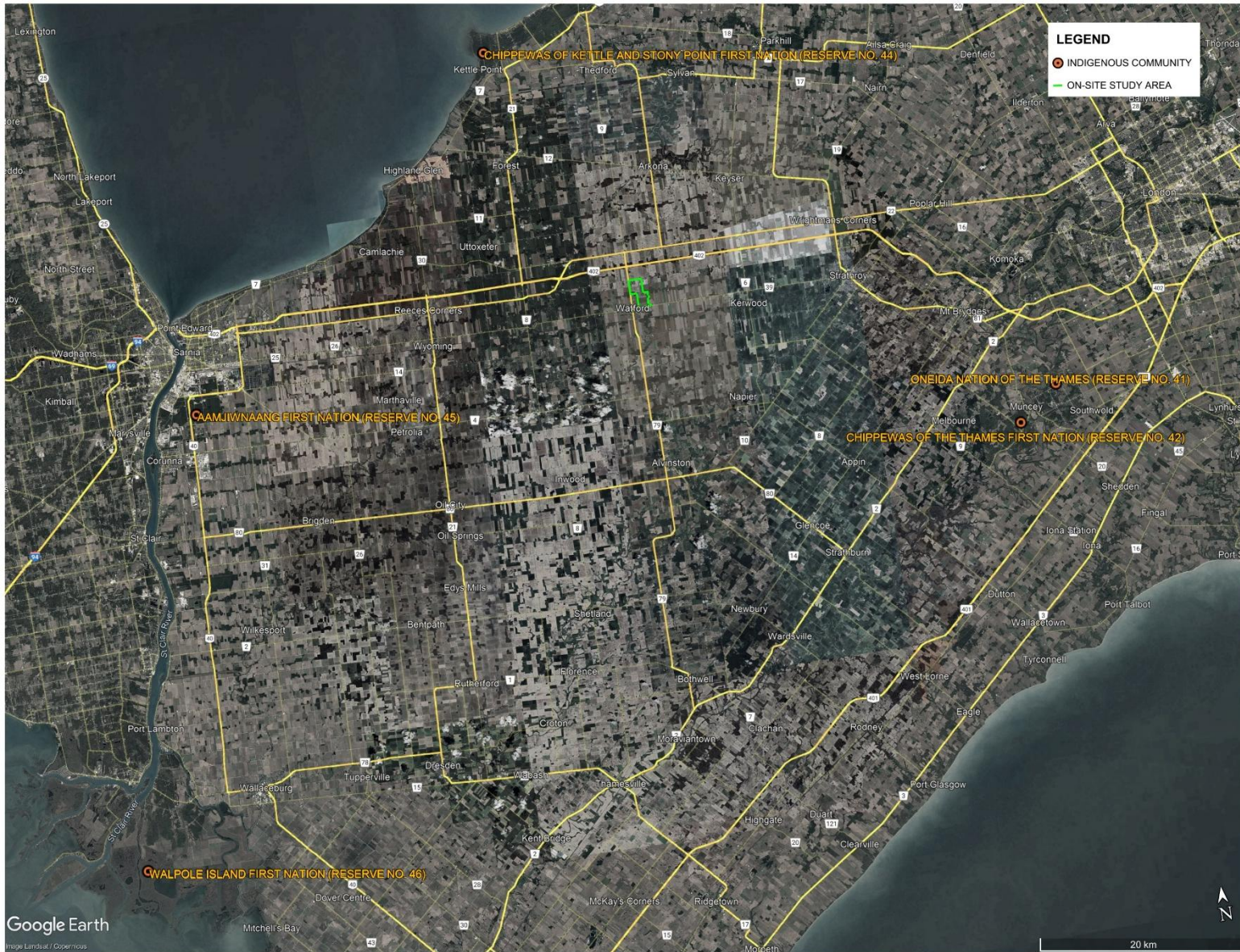
Census data from 2016 indicates a workforce of 470 people, with a participation rate of 39%, an employment rate of 30%, and an unemployment rate of 22% (Statistics Canada 2017). The top industry sectors for employment are health care and social assistance, public administration, educational services, and retail trade. Most employed individuals are working in occupations in education, law and social, community and government services, sales and service occupations, business, finance and administration occupations, and trades, transport and equipment operators and related occupations (Statistics Canada 2017). The Reserve is home to several businesses.

4.7.3 Chippewas of Kettle and Stony Point First Nation

Chippewas of Kettle and Stony Point First Nation is an Indigenous community of approximately 1,900 people, 1,000 of whom live on the Kettle Point 44 Reserve, approximately 25 km northwest of the TCEC (KSPFN 2025). The Reserve comprises approximately 932 ha and is located on the eastern shore of Lake Huron about 34 km northeast of Sarnia, Ontario. The 2021 Census identifies 775 private dwellings on the Reserve (Statistics Canada 2023).

The community is governed by a Chief, Chief Kimberly Bressette, and eight (8) Councillors, currently serving a two-year term until the next election in late 2026. The governance consists of 21 departments in addition to the Chief and Council (KSPFN 2025).

Figure 4-12. Location of Rights-Based Indigenous Communities



Census data from 2021 indicates a workforce of 415 people, with a participation rate of 41%, an employment rate of 33%, and an unemployment rate of 19% (Statistics Canada 2023). The top industry sectors for employment are health care and social assistance, public administration, construction, and retail trade. Most employed individuals are working in sales and service occupations, trades, transport and equipment operators and related occupations, and business, finance and administration occupations (Statistics Canada 2023). The Reserve is home to several businesses.

4.7.4 Chippewas of the Thames First Nation

Chippewas of the Thames First Nation is an Indigenous community situated on Chippewas of the Thames First Nation Reserve No. 42, approximately 30 km southeast of the TCEC. Reserve No. 42 comprises approximately 4,249 ha and is located about 17 km southwest of London, Ontario. Population and workforce data is not publicly available from Statistics Canada; however, Indigenous Services Canada lists a registered population of 3,225 people (ISC 2025).

The community is governed by a Chief, Chief Richard Miskokomon, and 12 Councillors, currently serving until the next election in Summer 2027. The governance consists of 13 departments and 11 committees in addition to the Chief and Council.

Many Indigenous-owned businesses are promoted on the community's website.

4.7.5 Oneida Nation of the Thames

Oneida Nation of the Thames is an Indigenous community situated on Oneida No. 41 Reserve, approximately 37 km southeast of the TCEC. Reserve No. 41 comprises approximately 2,214 ha and is located about 12 km southwest of London, Ontario. Population and workforce data is not publicly available from Statistics Canada; however, the Reserve is home to over 2,000 residents (Oneida Nation of the Thames 2025).

The community is governed by a Chief, Chief Todd Cornelius, and 11 Councillors, serving a two-year term until the next election in Summer 2026. The governance consists of 10 departments in addition to the Chief and Council (Oneida Nation of the Thames 2025).

5 Description of Existing Economic Conditions

The existing conditions for the economic component of the Socio-Economic Environment consider the following:

- labour force characteristics including local employment and employment at the TCEC;

- contributions to the host community including support for community initiatives and municipal support; and
- the provision and procurement of local goods and/or services.

These parameters are described within the Economic Off-site Study Area (**Figure 2-2**).

5.1 Labour Force Characteristics

Labour force characteristics include labour force activity, workplace location, and employment characteristics.

5.1.1 Labour Force Activity

The TCEC 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 5-1** summarizes the labour force, number of employed persons, participation rates, and unemployment rates for Watford and the Township of Warwick. For the purpose of setting context these statistics are compared to those of the County of Lambton, which encompasses Watford and the Township of Warwick.

Table 5-1. Labour Force, Employment and Participation by Municipality (2021)

Municipality	Labour Force (Persons)	Employed (Persons)	Unemployment Rate (%)	Participation Rate (%)
Watford	690	630	8.0	60.8
Township of Warwick	1,895	1,720	9.2	66.8
County of Lambton	59,665	53,000	11.2	56.1

Source: Statistics Canada 2023.

The unemployment rate for Watford increased from 6.1% to 8.0% from 2016 to 2021, while the rate for the Township of Warwick increased from 4.1% to 9.2%, and the rate in the County of Lambton increased from 8.1% to 11.2% over the same period. These increased unemployment rates may also be attributed to the effects of COVID-19 starting in 2020. These unemployment rates are higher than that for Ontario (5.8%).

5.1.2 Workplace Location

The proximity of Watford and the Township of Warwick to major employment centres such as Sarnia and London makes it easy for residents in the Township to commute to other locations for work.

As outlined in **Section 3.1**, a Community Survey and an Economic Survey were distributed to all residences and businesses, respectively, in the Township of Warwick in September 2023 to aid in the characterization of existing socio-economic conditions. Of the 136 responses to the Community Survey, 46% of respondents (62) were located within the Social Off-site Study Area and 54% of respondents (74) were located within the Township of Warwick outside of the Social Off-site Study Area. Of the six (6) responses to the Economic Survey, one (1) business was located within 1 km of the TCEC, four (4) businesses were located between 1.5 km and 3.5 km of the TCEC, and one (1) business was located over 10.5 km from the TCEC. The specific locations of the respondents will remain confidential to protect their anonymity. The results of the surveys are provided in **Appendix A** and **Appendix B**.

As part of the Community Survey (**Appendix A**), respondents were asked to identify where they work. The majority of respondents indicated that they work in Watford (28%), followed closely by the 'Other' category at 27% (**Table 5-2**). Within the 'Other' category, there were various responses indicating retirement and other locations. Of these responses, 75% responded that they are retired. Other locations identified for work include Wyoming, Alvinston, Kerwood, Tiverton, Watford and Surrounding Area, Southwest Ontario, Camlachie, Michigan, and various locations.

Table 5-2. Workplace Location (n=134)

Location	Percentage (%)
Watford	28%
Other	27%
In the Township of Warwick (outside of Watford)	13%
London	8%
Sarnia	7%
Strathroy	6%
Arkona	4%
Petrolia	4%
Forest	3%

According to the 2021 Census, 67% of employed residents in Watford commute outside of the Township of Warwick for work, while 72% of employed residents in the Township do the same (**Table 5-3**).

Table 5-3. Workforce Commuting Patterns in Watford and the Township of Warwick

Resident Location	Commute within Township of Warwick (%)	Commute Outside of Township within County of Lambton (%)	Commute Outside County of Lambton (%)
Watford	33.3	31.3	35.4
Township of Warwick	28.3	38.6	33.0

Source: Statistics Canada 2023.

Table 5-4 presents the commuting times for residents of Watford and the Township of Warwick. The majority of residents commute within 30 minutes of their home for work.

Table 5-4. Workforce Commuting Duration Patterns in Watford and the Township of Warwick (%)

Resident Location	Less than 15 minutes	15 to 29 minutes	30 to 44 minutes	45 to 59 minutes	60 minutes or more
Watford	34.2	36.8	16.2	7.7	5.1
Township of Warwick	31.8	37.5	18.4	8.5	3.5

Source: Statistics Canada 2023.

5.1.3 Employment

Employment characteristics considered include employment by industry sector, identification of major employers, and characterization of employment at the TCEC.

5.1.3.1 Employment by Industry Sector

As shown in **Table 5-5**, the top three industry sectors in the Township of Warwick are agriculture, forestry, fishing and hunting, construction, and manufacturing, providing 40.9% of the total employment. Waste management is included within the administrative and support, waste management and remediation services industry (NAICS 56), which comprises approximately 1.8% of employment within the Township.

Table 5-5. Major Industry Sectors in the Township of Warwick (2021)

Total – Industry – North American Industry Classification System (NAICS) 2012		Total Employees	% of Total*
11	Agriculture, forestry, fishing and hunting	300	15.8
21	Mining, quarrying, and oil and gas extraction	10	0.5
23	Construction	240	12.7
31-33	Manufacturing	235	12.4
41	Wholesale trade	70	3.7
44-45	Retail trade	150	7.9

Total – Industry – North American Industry Classification System (NAICS) 2012		Total Employees	% of Total*
48-49	Transportation and warehousing	105	5.5
51	Information and cultural industries	10	0.5
52	Finance and insurance	65	3.4
53	Real estate and rental and leasing	10	0.5
54	Professional, scientific and technical services	100	5.3
56	Administrative and support, waste management and remediation services	35	1.8
61	Educational services	105	5.5
62	Health care and social assistance	220	11.6
71	Arts, entertainment and recreation	25	1.3
72	Accommodation and food services	60	3.2
81	Other services (except public administration)	70	3.7
91	Public administration	40	2.1
	Industry – not applicable	45	2.4
Total		1,895	100%

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

Source: Statistics Canada 2023.

As shown in **Table 5-6**, the top three industry sectors in Watford are construction, manufacturing, and health care and social assistance providing 35.5% of the total employment. Waste management is included within the administrative and support, waste management and remediation services industry, which comprises approximately 1.4% of employment within Watford.

Table 5-6. Major Industry Sectors in Watford (2021)

Total – Industry – North American Industry Classification System (NAICS) 2012		Total Employees	% of Total*
11	Agriculture, forestry, fishing and hunting	35	5.1
23	Construction	105	15.2
31-33	Manufacturing	105	15.2
41	Wholesale trade	35	5.1
44-45	Retail trade	80	11.6
48-49	Transportation and warehousing	35	5.1
52	Finance and insurance	35	5.1
54	Professional, scientific and technical services	35	5.1
56	Administrative and support, waste management and remediation services	10	1.4
61	Educational services	40	5.8
62	Health care and social assistance	95	13.8

Total – Industry – North American Industry Classification System (NAICS) 2012		Total Employees	% of Total*
72	Accommodation and food services	30	4.3
81	Other services (except public administration)	15	2.2
91	Public administration	10	1.4
	Industry - not applicable	15	2.2
Total		680	100%

Note: * Values have been rounded to the nearest percentage and therefore may not appear to add up to 100%.
Source: Statistics Canada 2023.

In the Economic Survey, Business Industry Sectors were listed according to their NAICS code in the general order of largest to smallest employment category for the Township of Warwick according to the 2021 Census⁵. The businesses that responded to the Economic Survey were classified as follows: Agriculture (33%), which is the largest employment category in the Township; Construction (33%), which is the second-largest employment category in the Township; and Other (33%). Business activities were described as civil and environmental construction, excavation, contracting, crop and livestock production, and general consumer services. The majority (80%) of businesses that responded to the survey have been operating in the Township of Warwick for 11+ years (**Appendix B**).

Of the businesses that responded to the Economic Survey, the construction and agricultural businesses indicated that their operation is seasonal, i.e., that they operate year-round with the majority of income occurring during particular seasons. The general services businesses operate consistently year-round. No businesses identified as only operating for a portion of the year. All respondents indicated that they believed their business to be successful.

5.1.3.2 Identification of Major Employers

According to the 2021 Census, 26.8% of the labour force in Watford works in trades, transport and equipment operators and related occupations, followed by sales and service occupations at 24.6% (Statistics Canada 2023). In the Township of Warwick, 27.2% of the labour force works in trades, transport and equipment operators and related occupations, followed by sales and service occupations at 17.4%, and natural resources, agriculture and related production occupations at 13.5%.

SLEP provides information on local businesses within Watford and the Township of Warwick as described in **Section 4.2**. Currently-available data from the SLEP business directory was used to develop the list of major employers located in Watford

⁵ Statistics Canada. 2023. Census Profile. 2021 Census of Population. Statistics Canada Catalogue number 98-316-X2021001. Ottawa. Released March 29, 2023. <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E> (accessed June 23, 2023).

in **Table 5-7**. Based on the SLEP data, these employers also represent the major employers within the Township of Warwick.

Table 5-7. Major Employers in Watford (2024)

Company	Products & Services	# of Full-Time Employees	# of Part-Time Employees
McCann's Redi-Mix	Concrete supply, aggregate supply, forming and finishing, heavy equipment, truck rental	145	4
Watford Roof Truss Limited	Manufacturer of wood roof and floor trusses	100	—
Schouten	Excavation, demolition, abatement	100	—
Watford Quality Care Centre	Long-term care	20	53
Autotube Limited	Automotive tubular product and dipstick manufacturing	70	—
Watford Home Hardware	Hardware retail store	30	20
Lambton Mutual Insurance Company	Home, auto, farm and small business insurance	43	—
Tim Horton's	Retail restaurant chain	20	20
Foodland	Grocery store retailer	10	29
Watford Ford Lincoln Inc.	Automotive dealership, automotive repair	30	—

Source: Sarnia-Lambton Economic Partnership. 2024. Business Directory for Township of Warwick. <https://www.sarnialambton.on.ca/business/municipality/township-of-warwick>.

Of the businesses that responded to the Economic Survey, the majority have between <10 and 49 employees (**Appendix B**).

5.1.3.3 Employment at the TCEC

The TCEC is not a significant source of employment in the off-site study area due to the scale of its operations and its proximity of the Township of Warwick to the major urban centres of Strathroy, Sarnia, and London (approximately 20, 25, and 35 mins away, respectively). As previously noted, approximately 72% of employed individuals within the Township commute outside of the Township for work. The TCEC provides stable employment for 35 staff, the majority of which are operators. The WM staff commute to the TCEC from Watford, within the Township, and from other surrounding population centres.

5.2 Contributions to the Host Community

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

The TCEC is a regional facility that provides safe and convenient disposal services for communities, businesses and industries serving the Province of Ontario. WM strives

to be a good neighbour and a responsible partner in the community. Day-to-day operations, from the wages and benefits provided to the income taxes paid, boost economic growth in the community. The TCEC supports local businesses through the purchase of materials and services, and provides annual host community fees to the Township.

5.2.1 Municipal Support

WM supports the Township of Warwick through the payment of host community fees and payment of municipal taxes as summarized below.

5.2.1.1 Host Community Fees

WM entered into a Host Community Agreement with the Township of Warwick, which 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.

From 2009 through 2024, WM has contributed over \$41.3 million in host community fees to the Township of Warwick. The average annual payment of host community fees to the Township under the current host community agreement is approximately \$4.1 million, which amounts to approximately 24% of the Township’s gross annual operating budget and approximately 36% of the Township’s total municipal revenue.

For context, the Township of Warwick’s total municipal revenue and gross annual operating budgets for the past five (5) years are provided in **Table 5-8**.

Table 5-8. Township of Warwick Total Municipal Revenue and Gross Annual Operating Budget (2019 to 2024)

Year	Total Municipal Revenue (\$)¹	Gross Annual Operating Budget (\$)²
2019	10,946,779	14,627,865
2020	11,224,275	17,684,398
2021	10,476,185	20,941,266
2022	11,955,864	16,020,837
2023	12,162,776	16,902,129
2024	unavailable	17,208,002

Source:

¹ Total municipal revenues obtained from Financial Information Returns filed with the Ontario Ministry of Municipal Affairs and Housing (<https://efis.fma.csc.gov.on.ca/fir/index.php/en/reports-and-dashboards/fir-multi-year-reports/>).

² Gross Annual Operating Budgets obtained through the Township of Warwick website (<https://www.warwicktownship.ca/en/our-government/budget.aspx>).

The Community Survey and Economic Survey contained questions regarding WM’s host community fee contributions. Of the residents that responded to the Community Survey, 78% indicated that they are aware that WM pays host community fees to the Township of Warwick, but only 10% said they knew the amount of host community

fees and how the fees are spent by the Township (**Appendix A**). Of the businesses that responded to the Economic Survey, all businesses indicated that they are aware that WM pays host community fees to the Township of Warwick, but only 20% said they knew the amount of host community fees and how the fees are spent by the Township (**Appendix B**).

5.2.1.2 Municipal Taxes

Municipal taxes levied on the TCEC form a portion of the tax base for the Township of Warwick, thus alleviating tax burden on the local residents and reducing the Township’s reliance on residential tax assessments. Based on the annual tax rate data published by the Township of Warwick⁶, WM has contributed between 1.7% and 3.5% of the Township’s property tax revenue over the past 5 years.

For context, the Township of Warwick’s total revenue from property taxation and payments in lieu of taxation for the past five (5) years are provided in **Table 5-8**.

Table 5-9. Township of Warwick Total Revenue from Property Taxation and Payments in Lieu (2019 to 2024)

Year	Total Property Tax Revenue (\$) ¹
2019	2,434,272
2020	2,686,706
2021	2,893,032
2022	2,959,109
2023	3,112,144
2024	unavailable

Source:

¹ Total property tax revenues obtained from Financial Information Returns filed with the Ontario Ministry of Municipal Affairs and Housing (<https://efis.fma.csc.gov.on.ca/fir/index.php/en/reports-and-dashboards/fir-multi-year-reports/>).

5.2.2 Support for Community Initiatives

WM is focused on making a difference and strives to be a good corporate citizen. WM is involved in activities that help make communities safer, stronger and more sustainable, working with involved citizens, organizations and community partners to promote civic pride, economic development and revitalization. Engaging and supporting local initiatives brings value to the communities where they live, work and serve.

Since 2009, WM has provided additional support for community projects such as walking trails, soccer fields, arena upgrades, dog park, yard waste and recycling

⁶ Township of Warwick Property Tax Rates available at <https://www.warwicktownship.ca/en/living-in-warwick/taxes.aspx>.

depots, and local festivals and events. Since 2009, WM is proud to have contributed over \$800,000 to important projects across the County of Lambton, including the Green Leader Grant program, Watford Arena enhancements, development of nature trails and a leash-free dog park, and supporting many community events and non-profit organizations (e.g., the Watford-Alvinston Road Race, Watford Legion Building Fund, and Watford Silver Stick Tournament). WM also provides no-fee waste drop-off for local residents' household waste.

5.3 Provision and Procurement of Local Goods and/or Services

WM endeavours to utilize local businesses and services in support of its operation to the extent possible. WM relies on a variety of vendors to maintain its operations at the TCEC, contributing approximately \$2.5 million annually to the local economy through the procurement of local goods and services. WM's annual expenditures on goods and services within the Township of Warwick, including Watford, and County of Lambton from 2019 through 2023 are provided in **Table 5-10**. These values exclude host community and municipal tax payments, charitable donations, other municipal funding, and utility payments.

Table 5-10. WM Annual Expenditures on Goods and Services (2019-2023)

Year	Expenditure in Township of Warwick (\$M)	Expenditure in County of Lambton (\$M)
2019	2.41	1.64
2020	2.56	0.94
2021	8.36	1.68
2022	2.52	2.23
2023	1.73	2.22
TOTAL	17.58	8.71

Source: WM

The TCEC is a regional facility that provides safe and convenient disposal services for communities, businesses and industries serving the Province of Ontario. The landfill is approved to receive municipal, industrial, commercial, and institutional solid non-hazardous wastes generated, including non-hazardous contaminated soil.

As part of the Economic Survey, businesses were asked if they supply goods and/or services to the TCEC, if they receive goods and/or services from the TCEC, the approximate percentage (%) of their business revenue and value of supplied or received goods and/or services that is associated with the TCEC, and how important they feel the TCEC is to their business. This section of the survey was largely incomplete. Two (2) of the businesses provide construction services to the TCEC, and one business receives a product from the TCEC, and the operation of the TCEC is important to these businesses.

6 Summary of Existing Conditions

6.1 Existing Social Conditions

The characterization of Existing Social conditions included the characterization of Population and Residences, local businesses, Level of Satisfaction with Living and Working in the Community, Use and Enjoyment of Property, Existing Nuisance-Related Effects, Confidence in TCEC Operations, and Rights-Based Indigenous Communities.

6.1.1 Population and Residences

Watford has a population of 1,563 residents, which comprises approximately 43% of the population of the Township of Warwick. Watford has experienced a minor population growth of 1.8% since 2016, while the Township of Warwick has experienced a minor population decline of 1.4%. The growth rates for Watford and the Township are below the corresponding growth rate for Ontario (5.8%). There are no residences located within the On-site Study Area. Within the Social Off-site Study Area, there are 648 residences located within Watford and approximately 33 residences located outside of Watford. Three planned residential developments and other identified residential lands in Watford will allow for a significant population increase in the area, which has not been experienced in at least two decades.

6.1.2 Local Businesses

The SLEP currently lists 87 businesses with an address in Watford and 9 businesses with an address in the Township of Warwick, for a total of 96 businesses. Based on the addresses in the SLEP database, one (1) business (WM) is located within the On-site Study Area; 57 businesses are located within the Social Off-site Study Area; 34 businesses are located within the Township outside of the Social Off-site Study Area; and four (4) businesses are physically located outside of the Township.

A large industrial park, the Warwick Industrial Park, is planned to the west of the southern portion of the TCEC site, and the Township of Warwick Official Plan identifies currently vacant lands, including the Warwick Industrial Park, for commercial and industrial use to the north, south, and east of Watford. Together, the identified lands in Watford will allow for commercial and industrial growth in the area.

6.1.3 Level of Satisfaction with Living and Working in the Community

A Community Survey and an Economic Survey were distributed to all residents and businesses, respectively, in the Township of Warwick in September 2023 to aid in the characterization of existing socio-economic conditions. A total of 136 responses were received to the Community Survey, and 6 responses were received to the Economic Survey. Overall, 84% of residents are satisfied with living in the Township of Warwick and are likely to stay and retire within the Township and recommend the Township to

others as a place to live. Based on survey results, the likelihood of younger residents staying in the community will be dependent upon the availability of employment opportunities and housing in the area.

The respondents feel that the most important reasons that they live in the Township are living in a peaceful, quiet area, good access to surrounding cities, and community members who are very neighbourly. Concerns raised by residents included discomfort with the landfill's odour, the need to drive everywhere, limited food delivery options, road conditions, and proximity to a hospital. Residents are most satisfied with emergency services, parks and recreation programs and amenities, and general customer service at the Municipal offices, waste and recycling services, and educational facilities. Respondents were least satisfied with roads infrastructure and maintenance, new development, by-law enforcement, and municipal spending. Of the residential respondents, 74% indicated that they feel reasonably informed about what is happening in the Township of Warwick.

Watford was the most common shopping location identified for residents in the Township according to the Community Survey, indicating that residents are mostly able to find what they need locally.

Businesses are somewhat satisfied with conducting business in the Township of Warwick. Based on survey results, satisfaction appears to be tied to proximity to home, access to surrounding cities, and low development charges. Business respondents are most satisfied with parks and recreational programs and amenities, waste and recycling services, general customer services at Municipal Offices, and emergency services. Of the business respondents, 80% indicated that they feel reasonably informed about what is happening in the Township of Warwick.

6.1.4 Use and Enjoyment of Property

There are various community amenities within the Social Off-site Study Area including elementary schools, churches, retirement homes, parks, trails, and a community centre. Based on the 136 responses received to the Community Survey conducted to characterize existing socio-economic conditions, the most used facilities in the Township of Warwick are the East Lambton Community Complex, and the baseball diamonds and running track at Centennial Park, and the least used facilities by the residents that responded to the survey are the horseshoe pits and BMX park at Centennial Park, Bluebird Parkette, and Nauvoo Park. Overall, survey respondents did not use the Township's recreational facilities very often.

6.1.5 Existing Nuisance-Related Effects

Various nuisance-related effects are typically associated with landfills (e.g., odour, dust, litter, and noise) and mitigation measures are in place to address these issues at the TCEC. Based on the results of the Community Survey, residents are most concerned about odour (84%) and are least concerned about noise (29%). Based on the results of the Economic Survey, businesses are most concerned about odour, air

quality, groundwater quality (40% each), and are least concerned about noise and dust (20% each).

From 2009 through 2024 a total of 233 odour-related complaints were received. There has been a decrease in odour complaints over time with the exception of those received in 2022 when the Township provided information on the formal complaints process via a notice on their website (15 odour complaints were received in 2024, down from 51 in 2019). Based on a review of the 2024 complaints, approximately 33% of the odour complaints were related to abnormal conditions (e.g., power interruptions causing shutdown of landfill gas collection system). Landfill areas under interim and final cover and operations at the active face are the greatest contributors of odour under normal operations. WM has a Best Management Practices Plan (BMPP) for odour to address odour issues.

A total of 15 litter-related complaints were received from 2009 through 2024, with no complaints in 2024. Generally, there are only a few litter complaints each year. WM responded immediately to each complaint and applied the necessary corrective action in accordance with TCEC's wind-blown litter BMPP, which has proven to be effective in controlling off-site litter.

A total of 10 dust-related complaints received from 2009 through 2024, with no complaints in 2024. Typically, no more than one complaint is received per year; however, there were 6 complaints received in 2021 when Automobile Shredder Residue (ASR) material was used as daily cover material. These dust-related complaints were associated with track out. WM implemented a new ASR material abatement plan to control ASR material track out in 2021 and the following year only received one complaint regarding track out, suggesting the abatement plan was successful in decreasing ASR material track out. The Dust Management Plan implemented at the TCEC, which includes road sweeping and watering of on-site roadways and construction sites as well as a number of other practices, is effective for controlling dust at the site.

No noise complaints have been received for the TCEC since 2012, showing that noise mitigation is effective. WM documents public complaints related to noise at the TCEC and a record of complaints is provided in the annual monitoring reports, which are posted on the TCEC website.

Based on the results of the surveys, 72% of residents and 40% of businesses were moderately to very concerned about TCEC-related traffic. The majority of site traffic (approximately 80%) is destined to/from the north and accesses Highway 402. There are no issues related to intersection operations, collisions, or cyclist and pedestrian safety.

Based on the results of the surveys, 51% of residents and 40% of businesses were moderately to very concerned about the visual impact of the existing landfill. The berms and plantings at the TCEC provide effective visual mitigation under existing conditions along with surrounding woodlands and buildings. Visual landscape conditions will change gradually over time, affording people the opportunity to slowly

adjust to the change in views. A PVP plan was developed after the 2005 EA to mitigate the potential effects from changes to the visual landscape resulting from the landfill; however, none of the eligible property owners have had to make use of the plan to-date, indicating that the real estate market has been good, and residents have been able to achieve their desired sale price.

6.1.6 Confidence in TCEC Operations

As part of the Community Survey, residents were asked about their level of confidence in current landfill operations at the TCEC. Based on the results of the Community Survey, 30% of residents responded that they are confident or somewhat confident in current landfill operations, while 33% are neither confident nor unconfident, and 37% are somewhat unconfident or unconfident. Reasons provided for being confident or somewhat confident included knowledge of the landfill being tightly monitored by several agencies. Key reasons provided for being unconfident or somewhat unconfident included concern regarding the long-term ramifications on the residents of Watford, suggestion for more testing and monitoring and more communication, feelings that the landfill has a lack of benefit to the community, and concerns about environmental impacts and odour management.

Based on the results of the Economic Survey, 60% of businesses responded that they are confident in current landfill operations, while 20% are neither confident nor unconfident, and 20% are somewhat unconfident. Reasons provided for being somewhat unconfident included odour, birds, traffic, and low host community fees.

6.1.7 Indigenous Communities

WM acknowledges that the TCEC is located within the traditional territory of the following Indigenous communities identified by the MECP for engagement:

- Aamjiwnaang First Nation;
- Walpole Island (Bkejwanong) First Nation;
- Chippewas of Kettle and Stony Point First Nation;
- Chippewas of the Thames First Nation; and
- Oneida Nation of the Thames.

The TCEC is located within the area where these Indigenous communities hold Aboriginal or Treaty rights. These Indigenous communities are situated between 25 km and 64 km from the TCEC (**Figure 4-12**).

6.2 Existing Economic Conditions

The characterization of Existing Economic conditions included the characterization of labour force, host community contributions, and provision and procurement of goods and services.

6.2.1 Labour Force Characteristics

The TCEC 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. The unemployment rates for Watford and the Township of Warwick increased from 2016 to 2021. These increased unemployment rates may also be attributed to the effects of COVID-19 starting in 2020. The local unemployment rates are higher than that for Ontario.

The proximity of Watford and the Township of Warwick to major employment centres such as Sarnia and London makes it easy for residents in the Township to commute to other locations for work. According to the 2021 Census, 67% of employed residents in Watford commute outside of the Township of Warwick for work, while 72% of employed residents in the Township do the same.

The top three industry sectors in the Township of Warwick are agriculture, forestry, fishing and hunting, construction, and manufacturing, providing 40.9% of the total employment. Waste management is included within the administrative and support, waste management and remediation services industry, which comprises approximately 1.8% of employment within the Township. The top three industry sectors in Watford are construction, manufacturing, and health care and social assistance providing 35.5% of the total employment. Administrative and support, waste management and remediation services industry comprise approximately 1.4% of employment within Watford.

According to the 2021 Census, 26.8% of the labour force in Watford works in trades, transport and equipment operators and related occupations, followed by sales and service occupations at 24.6%. Based on information available from the Sarnia-Lambton Economic Partnership, the top three major employers in Watford, with 100+ employees each, are McCann's Redi-Mix, Watford Roof Truss Limited, and Schouten. The TCEC is not a significant source of employment in the off-site study area due to the scale of its operations and its proximity of the Township of Warwick to other major urban centres. The TCEC provides stable employment for 35 staff, the majority of which are operators.

6.2.2 Contributions to the Host Community

WM entered into a Host Community Agreement with the Township of Warwick, which 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. From 2009 through 2024, WM has contributed over \$41.3 million in host community fees to the Township. The average annual payment of host community fees to the Township under the current host community agreement is approximately \$4.1 million, which amounts to approximately 24% of the Township's gross annual operating budget and approximately 36% of the Township's total municipal revenue. The majority of respondents to the Community

and Economic Surveys indicated that they are aware that WM pays host community fees to the Township; however, less than 20% were aware of the amount of the fees.

Municipal taxes levied on the TCEC form a portion of the tax base for the Township of Warwick, thus alleviating tax burden on the local residents and reducing the Township's reliance on residential tax assessment. Based on the data from Township of Warwick, WM has contributed between 1.7% and 3.5% of the Township's property tax revenue over the past 5 years.

Since 2009, WM has provided additional support for community projects such as walking trails, soccer fields, arena upgrades, dog park, yard waste and recycling depots, and local festivals and events. Since 2009, WM has contributed over \$800,000 to important projects across the County of Lambton.

6.2.3 Provision and Procurement of Local Goods and Services

WM endeavours to utilize local businesses and services in support of its operation to the extent possible. WM relies on a variety of vendors to maintain its operations at the TCEC, contributing up to approximately \$2.5 million annually to the local economy through the procurement of local goods and services.

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Township of Warwick

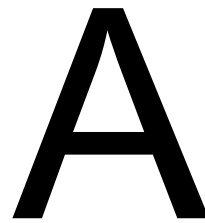
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Community Survey
Report

Community Survey Report

Twin Creeks Environmental Centre Landfill
Optimization Project Environmental Assessment

WM Canada

Township of Warwick, Ontario

July 2025



Prepared by:

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Executive Summary

Introduction

WM Canada (WM), the owner and operator of the Twin Creeks Environmental Centre (TCEC) in Watford, Ontario, has initiated an Environmental Assessment (EA) seeking approval to optimize the landfill design and operation, maximizing the use of the constructed infrastructure and the significant investment made at the TCEC. The Socio-Economic Environment scope of work for the WM TCEC Landfill Optimization Project EA involves characterizing the social and economic existing conditions and conducting an effects assessment of the potential effects of the Project on the social and economic environments, including the local community and economy.

During the EA, existing conditions and potential effects will be considered in the context of two study areas: on-site and off-site. The study areas proposed for the social component of the Socio-Economic Environment are:

- On-site Study Area: the existing TCEC.
- Off-site Study Area: the lands within the vicinity of the TCEC extending approximately 1 km out from the On-site Study Area and extended to include Watford.

The community survey was intended to gather information from residents to aid in both the characterization of existing socio-economic conditions and the assessment of Project effects on the local community.

Flyers advertising the community survey were distributed by Canada Post to the 1,794 residences identified within the Township of Warwick. The survey opened on September 11, 2023 and closed on September 29, 2023. A total of 136 responses were received out of the 1,794 residences that were sent the community survey flyers, which is considered to be an acceptable response rate (7.6%) based on other surveys undertaken by the Township of Warwick.

General Background Information

Of the 136 residents that responded to the survey, 62 respondents are located within the Off-site Study Area and 74 respondents are located within the Township of Warwick outside of the Off-site Study Area.

The largest age group to complete this survey was ages 35-44 (26%), and the majority of respondents (85%) are age 35+. Most of the respondents (59%) indicated that they have lived in the Township for over 25 years. When asked where they work, the majority of respondents indicated that they work in Watford (28%), and a large number of respondents (20%) are retired. Watford and Strathroy appear to be the most popular shopping locations, followed by Sarnia, London, and within the Township of Warwick (outside of Watford). Twenty-one (21%) of respondents said their children attended school within the Township of Warwick, while 16% said their children attended school outside of the Township.

Community Satisfaction and Involvement

Eighty-four percent (84%) of residents indicated that they were satisfied or somewhat satisfied with the Township of Warwick as a place to live, citing the people, services, and excellent neighbours. The area's low traffic, rural setting, and being close to other small communities were noted as positive aspects, and enjoyment of the rural lifestyle, the clean air, and the community's friendliness were mentioned. Residents were asked about the likelihood they would stay within the Township of Warwick if they were to move, and 55% responded yes citing family connections, a sense of community, the small-town feel, and location as factors in their decision. When asked if they plan to retire within the Township of Warwick, 73% of respondents said yes, and many had already retired.

Residents were asked if they think their children will stay within the Township of Warwick, and 40% of respondents said no stating that job opportunities and the availability of suitable housing would play a significant role in determining whether or not their children would stay, and some respondents mentioned that their children had already moved out of the Township citing employment opportunities as the reason.

When asked if they would recommend the Township of Warwick to their friends or family as a place to live, 79% of residents said yes because of friendly people, a rural and spacious environment with a supportive community, low taxes that make it an attractive option for newcomers, and there is easy access to major cities. Regarding residents' involvement in community groups and/or organizations, the types of groups with the most involvement are recreational groups and farm, business, or professional organizations.

The respondents feel that the most important reasons that they live in the Township are living in a peaceful, quiet area, good access to surrounding cities, and community members who are very neighbourly. Concerns raised by residents included discomfort with the landfill's odour, the need to drive everywhere, limited food delivery options, road conditions, and proximity to a hospital. Residents are most satisfied with emergency services, parks and recreation programs and amenities, and general customer service at the Municipal offices, waste and recycling services, and educational facilities. Respondents were least satisfied with roads infrastructure and maintenance, new development, by-law enforcement, and municipal spending.

Residents are most likely to obtain community information from mailed flyers and newsletters, social media, and online websites, and 74% indicated that they feel reasonably informed about what is happening in the Township of Warwick. Half indicated that they had attended or viewed a Township of Warwick council meeting in the last five (5) years.

Use of Recreational Resources

Based on the survey responses, the most used facilities in the Township of Warwick are the East Lambton Community Complex, and the baseball diamonds and running track at Centennial Park, and the least used facilities by the residents that responded to the survey are the horseshoe pits and BMX park at Centennial Park, Bluebird Parkette, and Nauvoo Park. Overall, survey respondents did not use the Township's recreational facilities very often.

Familiarity with the TCEC

Of the 121 residents that responded to the question of if they know where the TCEC is located, 86% said yes, 37% of residents said they drive by the TCEC several times per week, followed by 28% who said they drive by the TCEC either daily or weekly. Twenty-nine percent (29%) of 120 residents responded that they are able to see the TCEC landfill from where they live, and 21% are able to see the landfill from where they work. Of the 29% that can see the landfill from where they live, 17 (50%) are located within the social Off-site Study Area, and 14 (40%) are located within Watford.

When asked if they had ever attended a site tour of the TCEC, 83% of the 120 residents that responded indicated that they had not attended a site tour at the TCEC. Of these respondents, 43% (43 residents) said they would be interested in attending a site tour. The TCEC was described as clean and well-run, larger than anticipated but well organized, impressive regarding organization, neatness, and the various environmentally friendly initiatives such as the use of trees for filtration and wildflower sections.

Fifty-one percent (51%) of residents are aware of the WM TCEC website and 28% had visited the website to obtain information about the TCEC. The information most often accessed was hours of operation, types of materials accepted, contact information, and site information.

Fifty-four percent (54%) of residents said that they were not aware of the Warwick Public Liaison Committee (WPLC). Only 9% of respondents had ever attended a WPLC meeting, and only four (4) of the respondents are a member of the WPLC. Twenty-four percent (24%) of respondents said they would consider joining the WPLC. Thirty-one percent (31%) of respondents indicated that they are aware that the Township of Warwick employs a Technical Review Team (TRT) to review operations and compliance monitoring, and 33% responded that they are aware that the Ministry of Environment, Conservation and Parks (MECP) currently inspects the TCEC landfill weekly. Forty-seven percent (47%) of respondents said that knowing about the WPLC, TRT, and MECP activities increases their confidence in TCEC landfill operations.

Of the 116 residents that responded, 78% indicated that they are aware that WM pays host community fees to the Township of Warwick, but only 10% said they knew the amount of host community fees and how the fees are spent by the Township. Several residents mentioned the importance of keeping the community informed about the use of host community fees. Residents indicated that the main priorities for host community fee spending should be:

- investing in infrastructure improvements, such as road maintenance, improving road safety and maintaining road surfaces, shoulders, and ditches, sewer upgrades (upgrading and expanding sewer and water services to withstand residential growth), and drainage improvements;
- using the fees to lower taxes for the community to make living in the area more affordable;
- enhancing community facilities, such as recreational centers, community complexes, and local parks;

- continuing community beautification projects, upkeep, and maintenance, and improving community amenities;
- funding youth activities, community events, educational programs, and supporting schools; and
- maintaining and regulating the landfill effectively, reducing or controlling the odour emanating from the landfill.

Residents were asked if they felt that their day-to-day quality of life has been affected by landfill operations at the TCEC and 59% responded yes; 9% said their quality of life had been positively or somewhat positively affected, and 81% said their quality of life had been negatively or somewhat negatively affected. Regarding current landfill operations at the TCEC, 42% said they are very or moderately concerned and 34% are slightly or not at all concerned. Regarding their level of confidence in the current landfill operations at the TCEC, 30% of residents responded that they are confident or somewhat confident in current landfill operations and 37% are somewhat unconfident or unconfident. Of the 28% of residents that said they had operational concerns and had contacted WM, 68% said their experience with WM staff regarding their concern was professional; however, 68% also said that their concern was not addressed.

Effects of the Project

Residents were asked about their level of confidence that WM can properly manage a landfill expansion, and 38% of residents responded that they were confident or somewhat confident and 35% said they were unconfident or somewhat unconfident. Sixty-five percent (65%) of residents said they have concerns about the Project, primarily odour, air quality, and traffic. When residents were asked how likely it would be that the Project would decrease their level of satisfaction with living and/or working in the Township of Warwick, 62% of residents said it was likely or somewhat likely. Forty-nine percent (49%) of residents said it was likely or somewhat likely that they would decrease their use of outdoor recreational facilities as a result of the Project.

Half of the residents responded that it was likely or somewhat likely that the Project would decrease their confidence in TCEC operations. When asked if knowing that the WPLC, TRT, and MECP are reviewing the Project increases their confidence in the Project, 53% of residents responded no.

Residents were asked whether knowing that the Project will result in WM's continued payment of host community fees to the Township of Warwick for an additional 12 years would increase their support for the Project, and 52% of residents responded no. Respondents who answered no stated that the current level of payments by WM to the Township should be increased, especially if landfill capacity is being increased, were concerned about the long-term effects of the landfill, and wish for WM to continue paying host fees even after closure

When asked if knowing that the TCEC landfill could be converted for recreational use after closure would increase their support for the Project, 54% of residents said no expressing skepticism and raising safety concerns regarding the feasibility of a recreational area on a former landfill, and the potential for contamination and impacts on health.



The survey results will be incorporated into the Socio-Economic Environment existing conditions and effects assessments as appropriate.



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Appendices

Appendix A. Community Survey Flyer
Appendix B. Community Survey
Appendix C. Detailed Survey Input

1 Introduction

WM Canada (WM), the owner and operator of the Twin Creeks Environmental Centre (TCEC) in Watford, Ontario, has initiated an Environmental Assessment (EA) seeking approval to optimize the landfill design and operation, maximizing the use of the existing infrastructure and the significant investment made at the TCEC. There are approximately eight (8) years of approved landfill airspace capacity remaining at the TCEC (i.e., capacity will be reached in approximately 2031). The proposed optimization would provide additional airspace of approximately 14.3 million cubic metres (m³), which could extend the site life by approximately 12 years (from 2031 to 2043), and may be achieved through alternative landfill configurations or alternative methods within the existing 301 hectare (ha) TCEC site area. No changes are proposed to the size of the TCEC site area, approved service area, or annual fill rate.

The approved Terms of Reference (ToR) included a preliminary description of the existing conditions within the area surrounding the TCEC, with the commitment that a more detailed description of 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 Socio-economic Environment for use in the assessment of the effects of the alternative methods for the TCEC Landfill Optimization Project during the EA.

The Socio-Economic Environment scope of work for the WM TCEC Landfill Optimization Project EA involves characterizing the social and economic existing conditions and conducting an effects assessment of the potential effects of the Project on the social and economic environments, including the local community and economy.

1.1 Background

During the EA, existing conditions and potential effects will be considered in the context of two study areas: on-site and off-site. The study areas proposed for the social component of the Socio-Economic Environment are:

- On-site Study Area: the existing TCEC.
- Off-site Study Area: the lands within the vicinity of the TCEC extending approximately 1 km out from the On-site Study Area and extended to include Watford.

For the social component of the Socio-Economic Environment, it was intended that existing conditions would be characterized within 1 km of the TCEC and the community of Watford, where it is anticipated that most potential nuisance effects would be experienced. Through discussions with the Township of Warwick, it was decided that the community survey would be made available to all residents within the Township.

Assessment criteria, indicators, and data sources were identified in the approved ToR for use in assessing the effects of the alternatives and the preferred alternative on the Socio-Economic Environment, focusing on those aspects of the environment where

potential effects are anticipated. The criteria, indicators, and data sources for the social component of the Socio-Economic environment are provided in **Table 1-1**.

Table 1-1. Evaluation Criteria, Indicators, and Data Sources for the Social Component of the Socio-Economic Environment

Evaluation Criteria	Rationale	Indicators	Data Sources
Socio-Economic Environment			
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 and residences (e.g., receptors) • Number and type of local businesses • Nuisance effects (litter, dust, noise, odour, traffic) • Predicted changes to use and enjoyment of property • Level of satisfaction with living/working in the community • Confidence in TCEC operations 	<ul style="list-style-type: none"> • Mapping and field reconnaissance • Census information and municipal data for Village of Watford and Township of Warwick • Number and nature of nuisance complaints received related to the TCEC (e.g., odour, litter, noise) • Community survey(s) • Proposed facility characteristics • Results of other discipline assessments

The community survey is one of the data sources that can be used to help characterize the existing social environment and assess the potential effects of the Project on the local community. Details of the community survey are provided below.

1.2 Purpose of the Community Survey

The community survey was intended to gather information from residents to aid in both the characterization of existing conditions and the assessment of Project effects. As per the Socio-Economic Work Plan included in the approved ToR for the EA, the community survey was conducted to assess the following:

- current use of property/local area for outdoor recreation activities;
- current level of satisfaction with living/working in the community including identification of issues that may affect level of satisfaction;
- confidence in current TCEC operations;
- likelihood of changes in use of property/local area for outdoor recreation activities as a result of the Project;
- likelihood of changes in level of satisfaction with living/working in the community including identification of issues that may affect level of satisfaction as a result of the Project;
- likelihood of changes in confidence in TCEC operations as a result of the Project; and
- concerns regarding the Project and future TCEC operations.

The goal of the survey is to gather information about what is important to residents of the Township of Warwick, how they live and work in the community, and how they feel about the TCEC and the Project.

The input provided from the community survey will be used to help to describe existing socio-economic conditions and assess the potential effects of the Project on residents in the Township of Warwick and to address potential concerns. The results of the survey will be aggregated to form a summary for inclusion in the EA.

1.3 Survey Format and Distribution

In the Socio-Economic Work Plan, the community survey was proposed to be provided by mail out and/or online to residents in Watford and within 1 km of the TCEC. Upon further consideration, it was decided that the community survey would be hosted online for a period of 2 weeks and a flyer advertising the survey would be distributed to all residents within the Township of Warwick.

To determine the postal routes within the Township of Warwick, Canada Post's Neighbourhood Mail tool was used, and routes were confirmed with Canada Post via phone. A total of 1,794 residences were identified on the applicable routes.

The survey was advertised on the Project website where a link to the survey was provided. The flyer included a link to the Project website and a QR code to access the survey. Hosting the survey online was intended to minimize data entry requirements, allow for quicker processing, and avoid input errors related to illegible writing, which are issues often encountered with hard copy surveys. The majority of the questions were presented in multiple-choice format to enable statistical analysis; however, the option to provide additional input was also included for some questions based on public feedback on other recent landfill community surveys.

A total of 70 questions were included in the survey. The survey was divided into six (6) sections as follows:

1. Introduction: provides an introduction to the survey.
2. General Background Information: intended to gather general information about the resident, such as name, address, age, background in the Township of Warwick, etc.
3. Community Satisfaction and Involvement: intended to assess residents' level of satisfaction with the community as a place to live and work.
4. Use of Recreational Facilities: intended to assess how often residents use recreational areas and facilities within the Social Off-site Study Area.
5. Familiarity with the TCEC: intended to define the residents' level of awareness of, and exposure to, the TCEC and related information, environmental oversight, community contributions, and current landfill operations.
6. Effects of the Project: intended to assess residents' awareness of the Project, involvement in the EA thus far, interest in being informed about the Project, and concerns about the Project.

Flyers advertising the community survey were distributed by Canada Post to the 1,794 residences. The survey opened on September 11, 2023 and closed on September 29,

2023. The survey indicated that respondents should be 18+ years of age, and that contact information is required for data analysis purposes and will not be made public. The survey also indicated that responses would be aggregated and individual input will not be made public.

A copy of the flyer advertising the Community Survey is provided in **Appendix A**. A copy of the Community Survey is provided in **Appendix B**.

2 Community Survey Results

A total of 136 responses were received from the 1,794 residences that were sent the community survey flyers, which is considered to be an acceptable response rate (7.6%) based on other surveys undertaken by the Township of Warwick¹. This response rate allows for a 95% confidence level in the survey results with a margin of error of $\pm 8\%$ ². Of the 136 responses to the Community Survey, 62 respondents (46%) were located within the Social Off-site Study Area and 74 respondents (54%) were located within the Township of Warwick outside of the Social Off-site Study Area. The results of the community survey are presented below. Note that percentage results may not always sum to 100% due to rounding. Detailed survey input is provided in **Appendix C**.

2.1 General Background Information

This section of the community survey was intended to gather general information about the resident, such as name, address, age, background in the Township of Warwick, etc.

2.1.1 Name

Names were collected to confirm that no duplicate surveys were received. Respondents were informed that this information was required for data analysis purposes only, and that the survey was being handled by a third party and this information would remain confidential.

2.1.2 Address and Approximate Home Location

Addresses and approximate home locations were collected to determine the location of residences in relation to the TCEC. Of the 136 residents that responded to the survey:

- 62 respondents (46%) are located within the social Off-site Study Area; and
- 74 respondents (54%) are located within the Township of Warwick outside of the social Off-site Study Area.

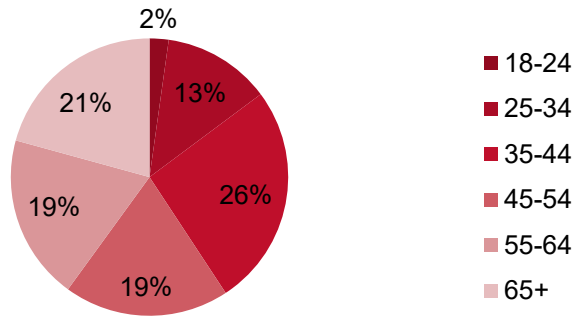
¹ The Township of Warwick conducted a community survey in 2021 in support of the development of their Parks, Recreation, Tourism, & Culture Master Plan (PRTCMP). According to the Township of Warwick's PRTCMP (October 2021), "A total of 124 responses were received and analyzed; this is an acceptable response rate based on other surveys undertaken by the Township of Warwick that involved public consultation."

² The margin of error is the level of uncertainty in survey results, indicating how much the sample results may differ from the total population.

2.1.3 Age Category

Residents were asked to indicate their age category and 135 out of 136 residents responded to this question. The largest age group to complete this survey was ages 35-44 (26%), and the smallest age group to complete this survey was ages 18-24 (2%) (Figure 2-1). The majority of respondents (85%) are age 35+.

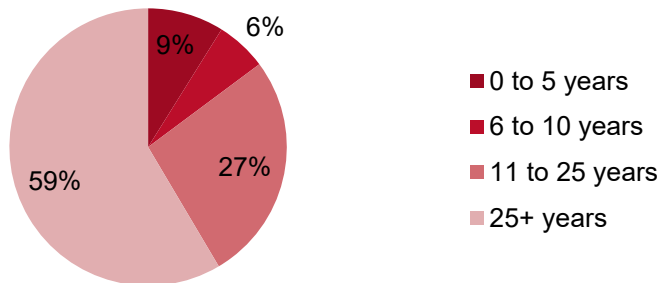
Figure 2-1. Age Category of Respondents (n=135)



2.1.4 Background in the Township of Warwick

Residents were asked how long they have lived in the Township of Warwick. The majority of respondents (59%) indicated that they have lived in the Township for over 25 years (Figure 2-2). Only 15% of respondents have lived in the Township less than 10 years.

Figure 2-2. Length of Residency in the Township of Warwick (n=135)



Respondents were evenly split when indicating if they grew up in the Township: 51% responded yes, while 49% responded no. Similarly, when asked if their parents grew up in the Township, 47% responded yes, while 53% responded no.

2.1.5 Locations for Work, Shopping, and School

When asked where they work, the majority of respondents indicated that they work in Watford (28%), followed closely by the 'Other' category at 27% (Table 2-1). Within the 'Other' category, there were various responses indicating retirement and other locations. Of these responses, 75% responded that they are retired. Other locations identified for

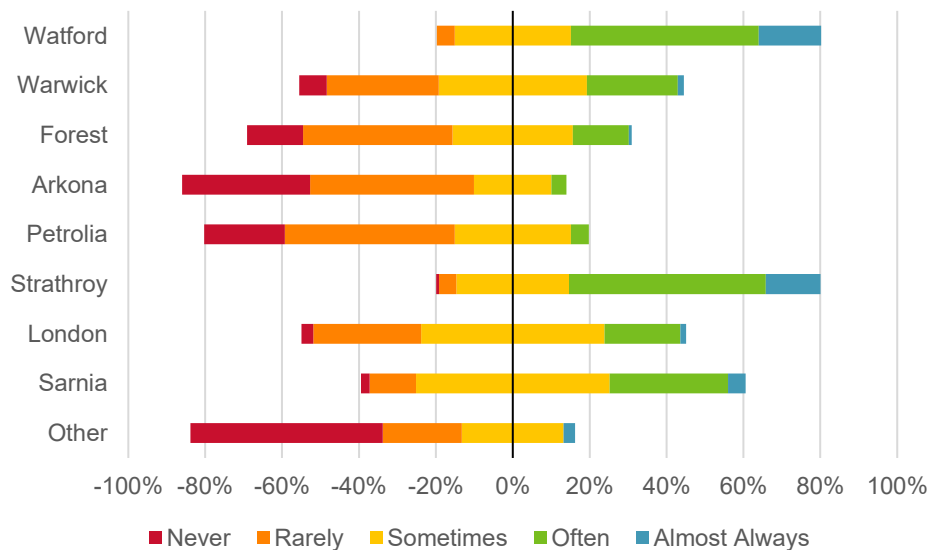
work include Wyoming, Alvinston, Kerwood, Tiverton, Watford and Surrounding Area, Southwest Ontario, Camlachie, Michigan, and various locations.

Table 2-1. Work Location (n=134)

Location	Percentage (%)
Watford	28%
Other	27%
In the Township of Warwick (outside of Watford)	13%
London	8%
Sarnia	7%
Strathroy	6%
Arkona	4%
Petrolia	4%
Forest	3%

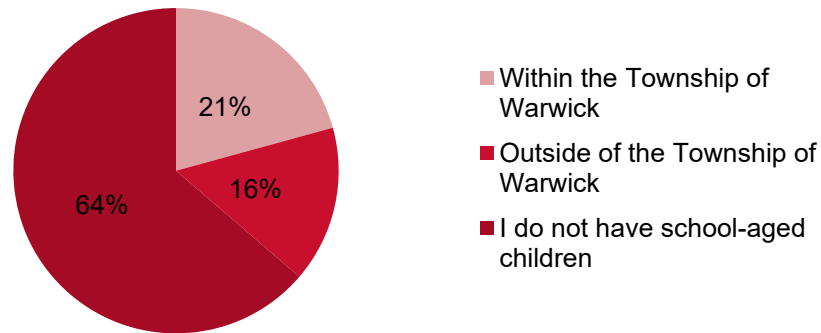
Residents were asked about how often they shop in various locations. Based on the responses received (**Figure 2-3**), Watford and Strathroy appear to be the most popular shopping locations, followed by Sarnia, London, and within the Township of Warwick (outside of Watford). The lower frequency shopping locations are Arkona, Petrolia and Forest. In the Other category, respondents identified Alvinston (a community outside of the Township), Wyoming, online shopping, and shopping when travelling.

Figure 2-3. Frequency of Shopping at Various Locations (n=135)



When asked in which location their school-aged children attend school, the majority of respondents indicated that they do not have school-aged children (64%) (**Figure 2-4**). For those respondents with school-aged children, 21% said their children attended school within the Township of Warwick, while 16% said their children attended school outside of the Township.

Figure 2-4. School Locations (n=135)



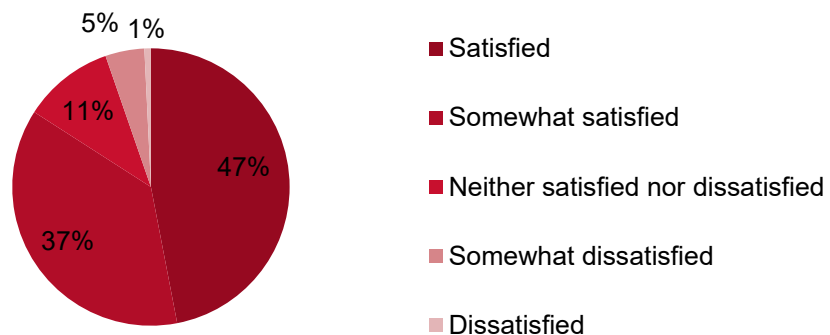
2.2 Community Satisfaction and Involvement

This section of the community survey was intended to assess residents’ level of satisfaction with the community as a place to live and work through requesting information about the reasons they live in the Township, their satisfaction with facilities and services, their involvement in community groups and organizations, and their ability to stay informed about community happenings.

2.2.1 Satisfaction with the Township of Warwick as a Place to Live

Residents were asked how satisfied they are with the Township of Warwick as a place to live. Of the 132 residents that responded to this question, 84% indicated that they were satisfied or somewhat satisfied with the Township as a place to live, while 6% were dissatisfied or somewhat dissatisfied, and 11% were neutral (neither satisfied nor dissatisfied) (**Figure 2-5**).

Figure 2-5. Satisfaction with the Township of Warwick as a Place to Live (n=132)



Residents who answered satisfied or somewhat satisfied expressed satisfaction with Warwick, highlighting the people, services, and excellent neighbours. Some mentioned that they grew up in Warwick, chose to stay, and appreciated the sense of community. The area’s low traffic, rural setting, and being close to other small communities were noted as positive aspects, and enjoyment of the rural lifestyle, the clean air, and the community’s friendliness as mentioned.

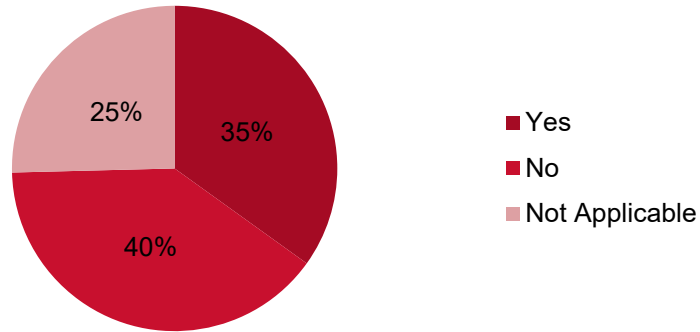
Residents who answered dissatisfied or somewhat dissatisfied expressed dissatisfaction or concerns related to the landfill and its associated odours, traffic, and Toronto's garbage being sent to Warwick, and complaints about the occasional smell of the landfill and the impact of transport traffic from Highway 402 were mentioned. Issues with property taxes were raised, and some residents expressed a desire for WM to pay more. Concerns regarding conservative politics, religious values, and not feeling welcome in the community were mentioned. Specific issues with water problems and basements flooding were mentioned, and transportation and access to medical tests, entertainment, and shopping were noted as areas needing improvement. Residents also expressed concerns regarding the high cost of groceries and the lack of local businesses, particularly restaurants.

Residents were asked about the likelihood they would stay within the Township of Warwick if they were to move, and 55% responded yes, while 45% responded no. Those who responded yes cited family connections, a sense of community, the small-town feel, and location as factors in their decision. Those who answered no cited factors such as the proximity to a hospital, the growing landfill and landfill odours, the availability of senior housing and services, lack of housing, services, and convenience options within the Township, and a desire to move to a nicer area outside of Lambton County. Proximity to family, the need to be closer to emergency services, and not feeling welcome in the community were also mentioned as factors influencing a decision to move out of the Township.

When asked if they plan to retire within the Township of Warwick, 73% of respondents said yes, while 27% said no. As shown in **Figure 2-1**, 40% of respondents are age 55+. Those who responded yes mentioned that they had already retired and continue to live in the Township, that they love where they live and are satisfied with their retirement, and/or cited the presence of family and connections to the community as reasons for considering retiring in the Township. Those who answered no expressed uncertainty about retiring in the Township, mentioning that it would depend on various factors, including affordability, the availability of senior amenities, and convenience. Factors such as the smell from the landfill, lack of housing, minimal health services, and the cost of living were mentioned as potential concerns affecting retirement plans in the Township.

Residents were asked if they think their children will stay within the Township of Warwick. As shown in **Figure 2-6**, 40% of respondents said no and 35% of respondents said yes, while 25% of respondents said the question was not applicable to them. Those respondents who said yes indicated that their children were raised in the Township and have chosen to stay and raise their own families in the area, or that their adult children currently live in the Township and are content with their lives and jobs there. The presence of farms in the area was also noted as a reason for children to stay. Those respondents who answered no said that job opportunities and the availability of suitable housing would play a significant role in determining whether or not their children would stay. Limited job opportunities and high housing prices were concerns for some. Many respondents recognized that the decision for children to stay or move would depend on their individual situations, such as job locations and personal plans, and some respondents mentioned that their children had already moved out of the Township, often citing employment opportunities as the reason. Factors such as personal happiness, job locations, and social connections were also identified as considerations.

Figure 2-6. Likelihood that Children will Stay in the Township of Warwick (n=126)



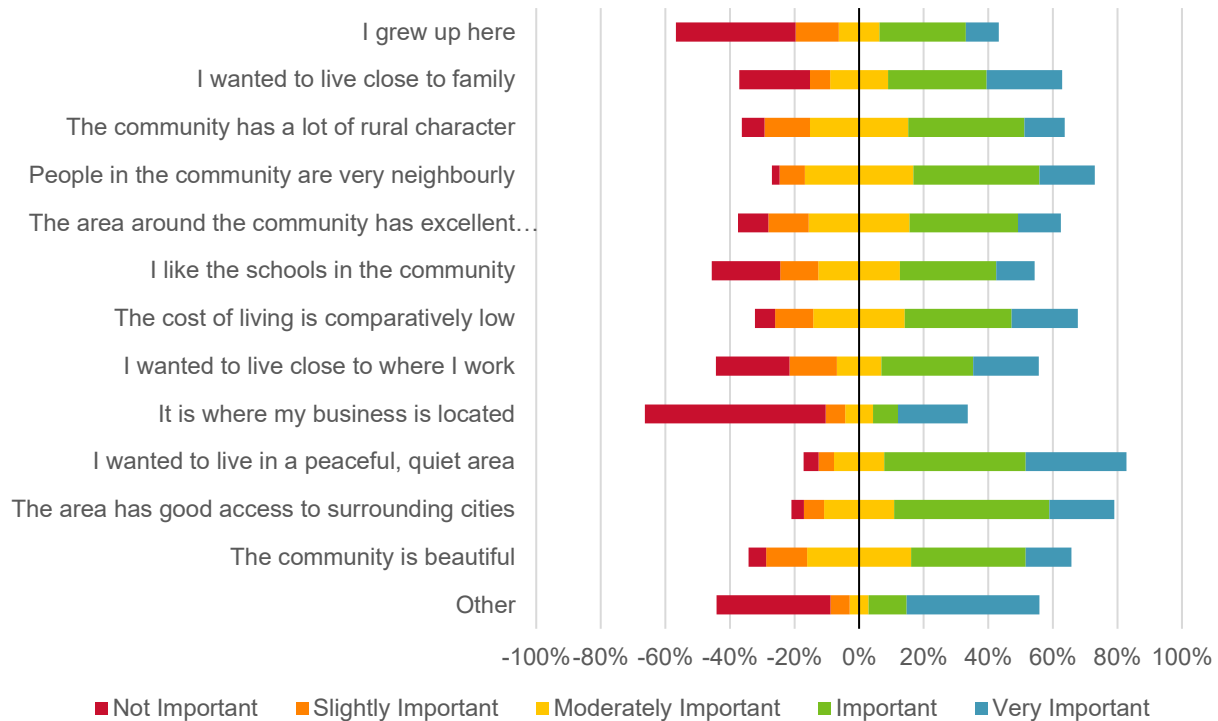
When asked if they would recommend the Township of Warwick to their friends or family as a place to live, 79% of residents said yes, and 21% said no. Residents who answered yes said that there are friendly people, a rural and spacious environment with a supportive community, that low taxes make it an attractive option for newcomers, it is a less-hectic place compared to other areas, there is easy access to major cities, and that the Township of Warwick has a lot to offer. Residents who answered no mentioned concerns regarding the landfill, including its smell, traffic and future size, concern about the lack of services, especially for seniors, a conservative political environment and lack of job opportunities, and high grocery store prices.

2.2.2 Importance of Reasons for Living in the Township of Warwick

Residents were asked how important various factors are in their decision to live in the Township of Warwick. Based on the responses received to this question as shown on **Figure 2-7**, the most important reasons that the respondents live in the Township are living in a peaceful, quiet area, good access to surrounding cities, and community members who are very neighbourly. The least important reasons cited for living in the Township are that their businesses is located there, and that they grew up in the Township.

Other reasons cited to live in the Township include community aesthetics, proximity to work, personal attachment to their homes and gardens, and the Township being safe and quiet with a good sense of community. Concerns raised by residents included discomfort with the landfill's odour, the need to drive everywhere, limited food delivery options, road conditions, and proximity to a hospital.

Figure 2-7. Importance of Reasons to Live in the Township of Warwick (n=131)

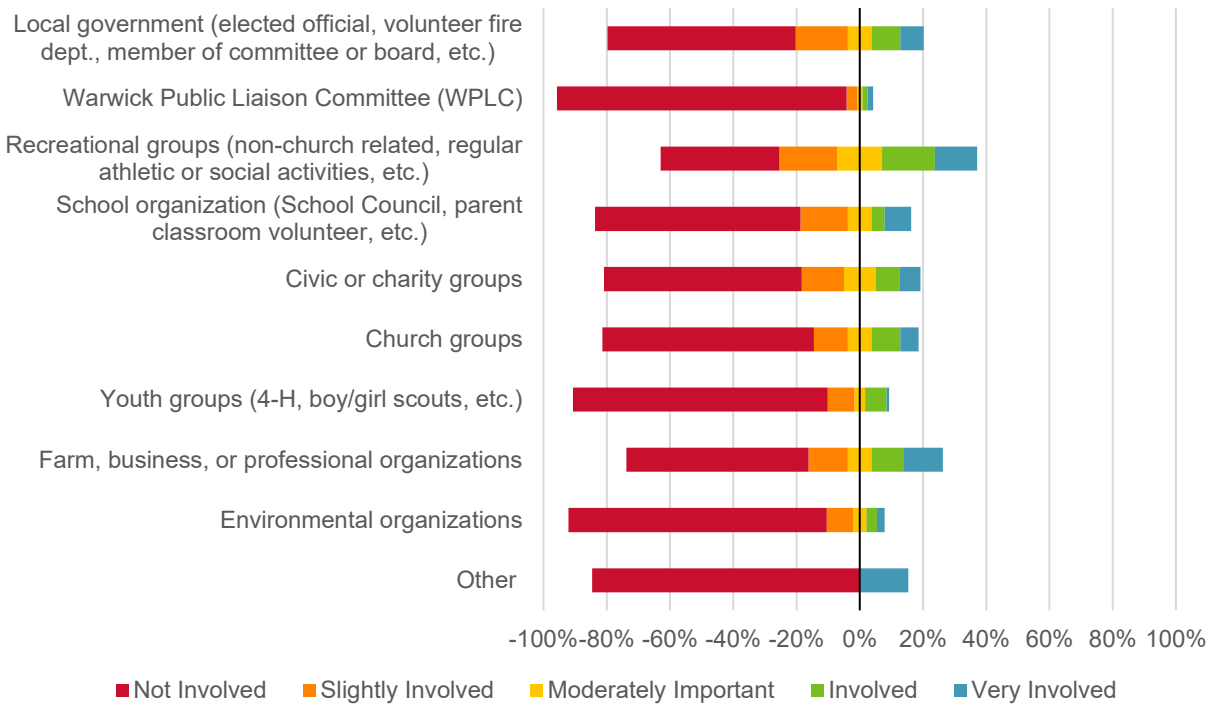


2.2.3 Involvement in Community Groups and Organizations

To gain insight into residents' involvement in community groups and/or organizations, the survey provided a list of groups for residents to select their degree of involvement. Based on the survey responses, the types of groups with the most involvement are recreational groups and farm, business, or professional organizations, and the groups with the least involvement are the WPLC, youth groups, and environmental organizations (**Figure 2-8**).

Other groups identified in the survey responses include the Horticultural Society, youth sports, Masonic Lodge and Shriners International, various organizing committees, and a charitable group in Sarnia.

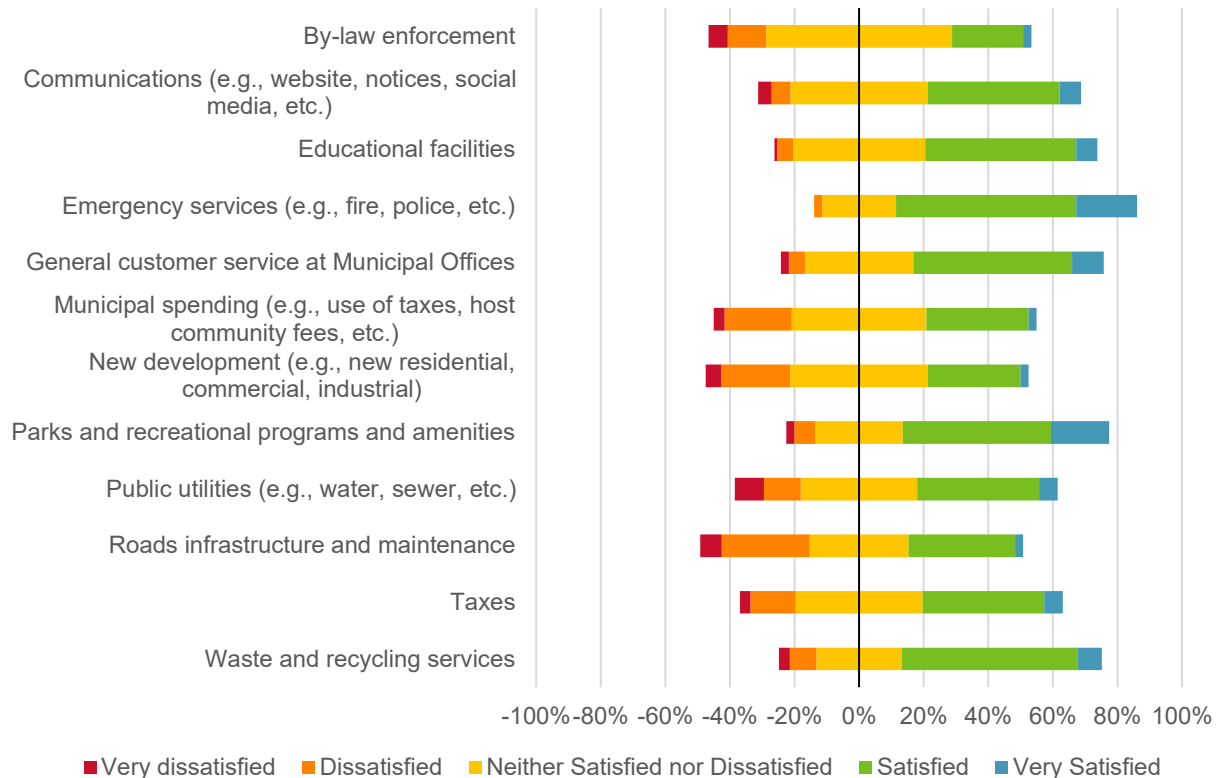
Figure 2-8. Level of Involvement in Community Groups/Organizations (n=121)



2.2.4 Satisfaction with Facilities & Services in the Township of Warwick

Residents were asked how satisfied they are with facilities and services in the Township of Warwick. Based on the responses received to this question as shown on **Figure 2-9**, residents are most satisfied with emergency services, parks and recreation programs and amenities, and general customer service at the Municipal offices, waste and recycling services, and educational facilities. Respondents were least satisfied with roads infrastructure and maintenance, new development, by-law enforcement, and municipal spending.

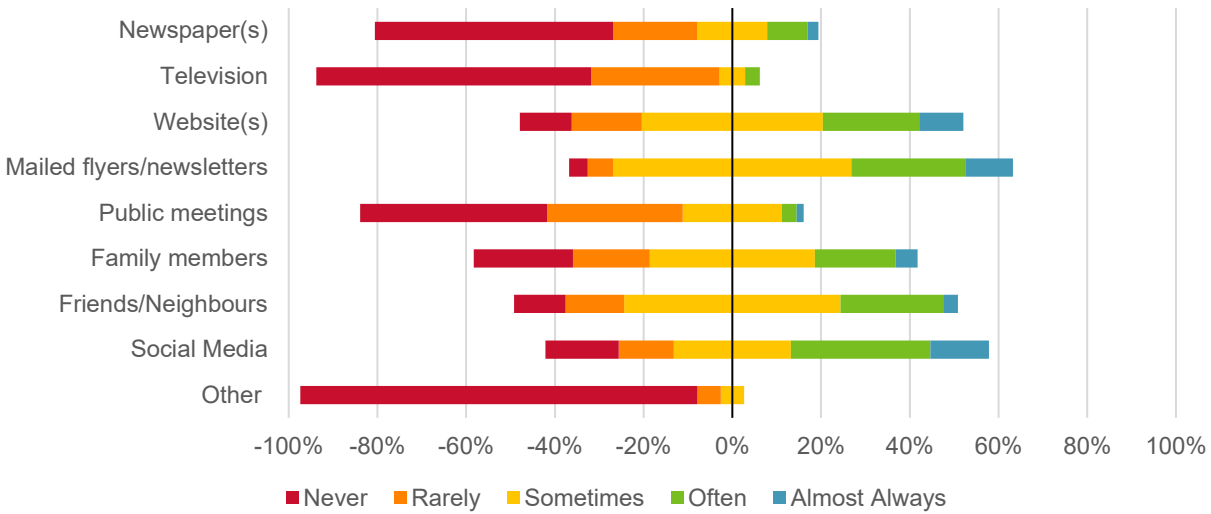
Figure 2-9. Satisfaction with Facilities and Services in the Township of Warwick (n=122)



2.2.5 Frequency of Accessing Community Information for the Township of Warwick from Various Sources

Residents were asked how often they obtain information for the Township of Warwick from various information sources. The residents that responded to this question identified that they were most likely to obtain community information from mailed flyers and newsletters, social media, and online websites as shown in **Figure 2-10**. Residents were least likely to obtain community information from other sources not on the provided list, television, newspapers, and public meetings. One resident stated that not all residents are on social media, which suggests that multiple formats for information sharing should be considered.

Figure 2-10. Frequency of Accessing Information for the Township of Warwick (n=121)



2.2.6 Feeling of Being Reasonably Informed about What is Happening in the Township of Warwick

Residents were asked if they feel they are reasonably informed about what is happening in the Township of Warwick. Of the 120 residents that responded to this question, 74% indicated that they feel reasonably informed about what is happening in the Township of Warwick such as municipal politics, road works, community events, new development, etc., while 26% responded that they did not feel informed. Residents who answered yes noted that there is no local newspaper for information, making it difficult to stay informed about community events and developments, mentioned relying on flyers for information, and expressed disappointment in the quality of communication, particularly regarding road repairs on Zion Line. Residents who answered no mentioned the following:

- challenges in staying informed due to the absence of a community calendar and on-going issues with Canada Post requiring a box number for mail delivery;
- not all residents have access to social media or computers, particularly senior citizens, which hinders their ability to stay informed;
- there are assumptions that everyone uses social media for information, which does not apply to all residents;
- feeling that information flow is mediocre and that they miss the Watford Guide;
- there is a lack of advertising options beyond putting up posters and advertising on the Township website, making it challenging to inform the community about events;
- community meetings are held during the day when people are at work, making it difficult to attend and voice their opinions;
- feeling that a lot of information is withheld from the community;
- feeling that they often find out about things after they are decided, rather than receiving information ahead of time; and

- that it can be difficult to locate up-to-date information.

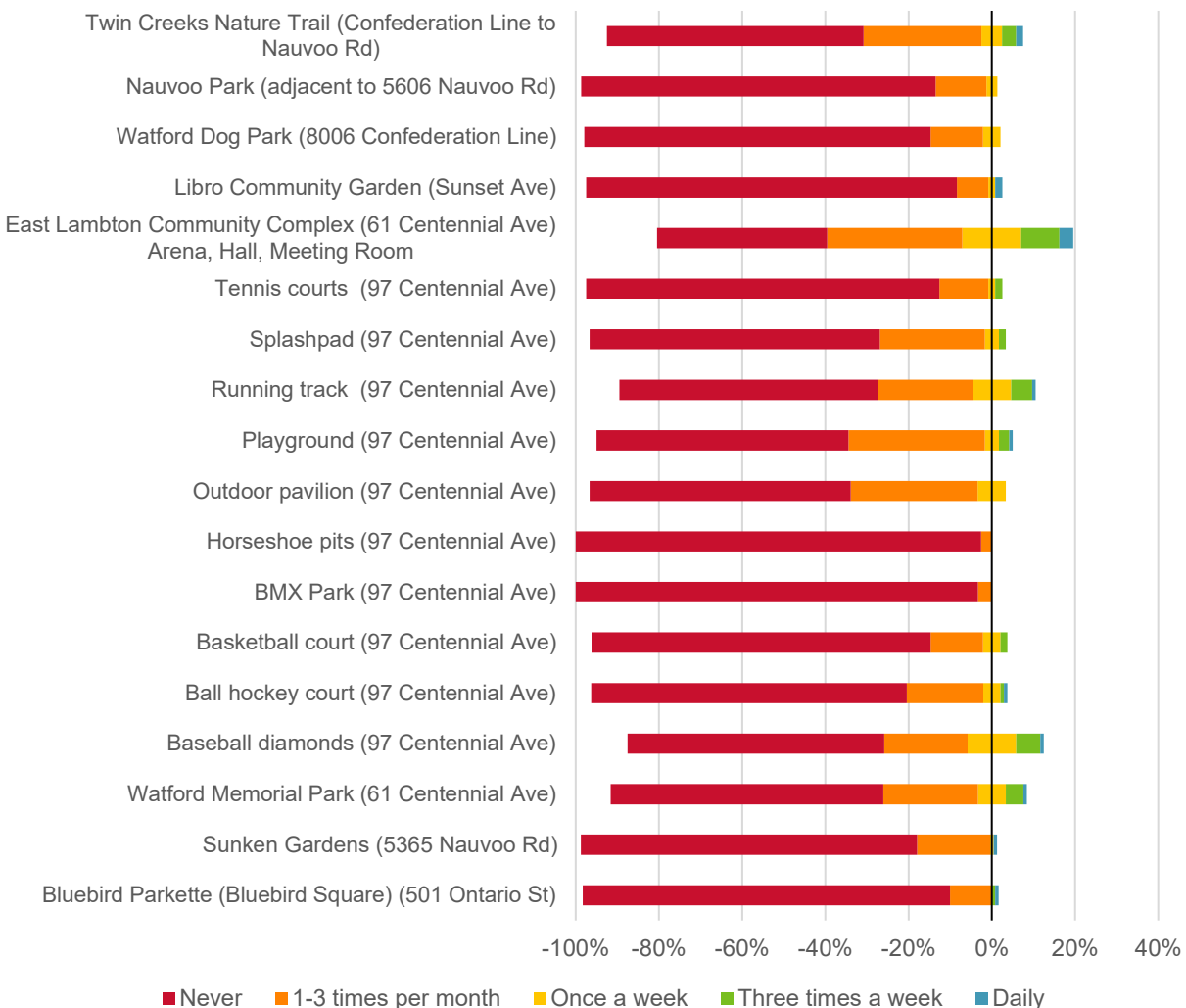
2.2.7 Attendance at Township of Warwick Council Meetings

Fifty percent (50%) of residents that responded to this question (121 residents) indicated that they had attended or viewed a Township of Warwick council meeting in the last five (5) years.

2.3 Use of Recreational Facilities

This section of the community survey was intended to assess how often residents use recreational areas and facilities within the Social Off-site Study Area (i.e., within 1 km of the TCEC and within Watford). Based on the survey responses, the most used facilities in the Township of Warwick are the East Lambton Community Complex, and the baseball diamonds and running track at Centennial Park (**Figure 2-11**). The least used facilities by the residents that responded to the survey are the horseshoe pits and BMX park at Centennial Park, Bluebird Parkette, and Nauvoo Park.

Figure 2-11. Frequency of Recreational Facility Use in the Township of Warwick (n=120)



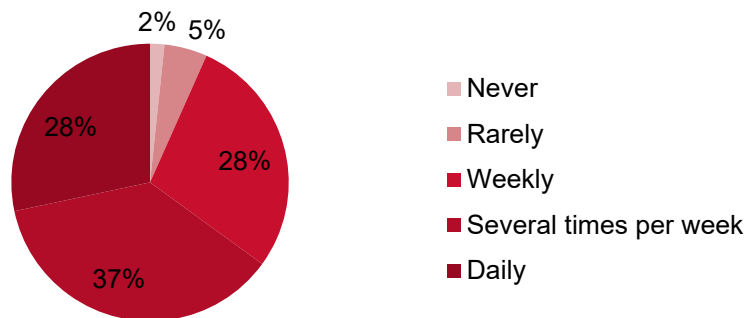
2.4 Familiarity with the TCEC

This section of the community survey was intended to define the residents' level of awareness of, and exposure to, the TCEC and related information, environmental oversight, community contributions, and current landfill operations.

2.4.1 Awareness of, and Exposure to, the TCEC

Of the 121 residents that responded to the question of if they know where the TCEC is located, 86% said yes and 14% said no. When asked how often they drive by the TCEC along Nauvoo Road, 37% of residents said they drive by the TCEC several times per week (**Figure 2-12**) followed by 28% who said they drive by the TCEC either daily or weekly.

Figure 2-12. Frequency Respondents Drive by the TCEC along Nauvoo Road (n=120)



Seventy-one percent (71%) of 120 residents responded that they are unable to see the TCEC landfill from where they live, and 79% are unable to see the TCEC from where they work. Of the 35 residents (29%) that responded that they can see the TCEC from where they live, 17 (50%) are located within the social Off-site Study Area, and 14 (40%) are located within Watford.

Residents were asked if they know that all residents of the Township of Warwick can dispose of bagged residential waste for free at the TCEC, and 80% responded yes. Eighty-nine percent (89%) of residents responded that a member of their household had personally taken waste or recyclables to the TCEC for disposal.

2.4.2 Site Tours

When asked if they had ever attended a site tour of the TCEC, 83% of the 120 residents that responded indicated that they had not attended a site tour at the TCEC. Of these respondents, 43% (43 residents) said they would be interested in attending a site tour.

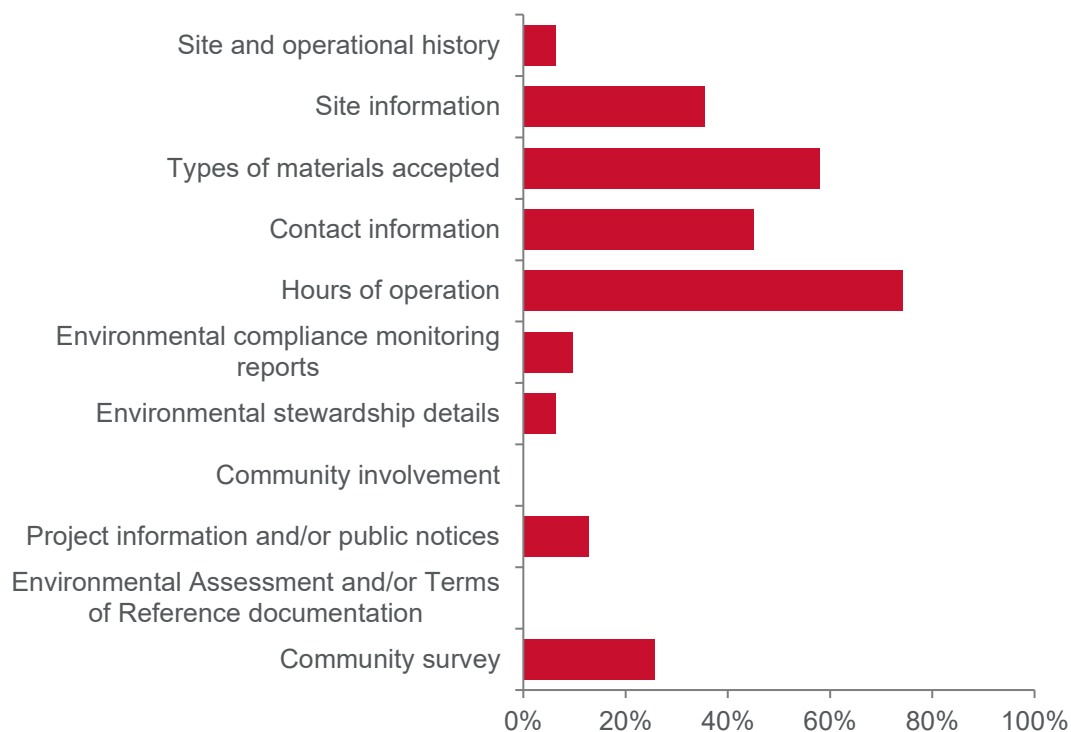
Those that have attended a site tour described the tour as very informative and educational, helpful in understanding the landfill's processes and environmental efforts, reasonable, and not particularly interesting. The TCEC was described as clean and well-run, larger than anticipated but well organized, impressive regarding organization, neatness, and the various environmentally friendly initiatives such as the use of trees for

filtration and wildflower sections. Suggestions for improvement included a focus on better odour control.

2.4.3 TCEC Website

Of the residents that responded to the survey questions about the TCEC website, 51% responded that they were aware of the WM TCEC website and 28% had visited the website to obtain information about the TCEC. Twenty percent (20%) of the respondents are aware that WM posts annual environmental compliance monitoring reports on the TCEC website. The information most accessed by the respondents, from most to least often, is as follows: hours of operation; types of materials accepted; contact information; and site information (e.g., site life, site size, landfill footprint, remaining capacity) (**Figure 2-13**).

Figure 2-13. Information Accessed by Residents on the TCEC Website (n=31)



None of the residents indicated that they visited the Project website to obtain information about WM's community involvement of EA and/or ToR documentation. Other information accessed or searched for on the TCEC website included information on odour and noise complaint submission.

2.4.4 Awareness of the Warwick Public Liaison Committee (WPLC)

Residents were asked if they are aware that there is a public committee, the Warwick Public Liaison Committee (WPLC), that meets regularly and discusses site operations and compliance monitoring results. Of the 118 respondents, 54% said that they were not aware of the WPLC. Only 9% of respondents had ever attended a WPLC meeting, and

only four (4) of the respondents are a member of the WPLC. Twenty-four percent (24%) of respondents said they would consider joining the WPLC.

2.4.5 Awareness of TCEC Oversight

Thirty-one percent (31%) of respondents indicated that they are aware that the Township of Warwick employs a Technical Review Team (TRT) to review operations and compliance monitoring, and 33% responded that they are aware that the MECF currently inspects the TCEC landfill weekly. Forty-seven percent (47%) of respondents said that knowing about the WPLC, TRT, and MECF activities increases their confidence in TCEC landfill operations.

2.4.6 WM's Payment of Host Community Fees to the Township of Warwick

Of the 116 residents that responded, 78% indicated that they are aware that WM pays host community fees to the Township of Warwick, but only 10% said they knew the amount of host community fees and how the fees are spent by the Township. When residents were asked if they are satisfied with how host community fees are spent by the Township, 14% said yes, 10% said no, and 76% responded that they did not know how the host community fees are spent.

Residents were asked what priorities they think the host community fees should be spent on by the Township. Responses included:

- investing in infrastructure improvements, such as road maintenance, improving road safety and maintaining road surfaces, shoulders, and ditches, sewer upgrades (upgrading and expanding sewer and water services to withstand residential growth), and drainage improvements;
- using the fees to lower taxes for the community to make living in the area more affordable;
- enhancing community facilities, such as recreational centers, community complexes, and local parks;
- continuing community beautification projects, upkeep and maintenance, and improving community amenities;
- funding youth activities, community events, educational programs, and supporting schools;
- maintaining and regulating the landfill effectively, reducing or controlling the odour emanating from the landfill;
- promoting recycling, supporting environmental initiatives, and managing waste responsibly;
- supporting local commercial development and businesses in the area;
- supporting environmental conservation efforts, such as native species gardens and conservation authority funding;
- investing in emergency services, such as new fire trucks and facilities;

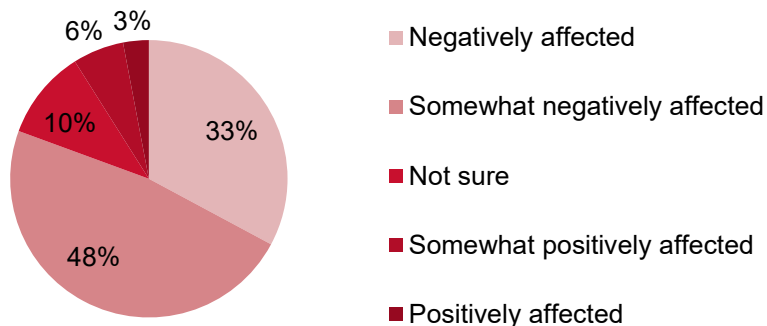
- expanding access to natural gas and improving utilities for rural areas; and
- implementing safety improvements, such as curbing unsafe truck driving practices and ensuring safe roads.

Several residents mentioned the importance of keeping the community informed about the use of host community fees.

2.4.7 Current Landfill Operations at the TCEC

Residents were asked if they felt that their day-to-day quality of life has been affected by landfill operations at the TCEC. Sixty-eight (68) of the 116 residents (59%) responded yes; six (6) said their quality of life had been positively or somewhat positively affected (9%), and 54 said their quality of life had been negatively or somewhat negatively affected (81%), while 10% were not sure (**Figure 2-14**).

Figure 2-14. Effect of Current Landfill Operations on Day-to-Day Quality of Life (n=67)



The residents who said they have been positively or somewhat positively affected by TCEC operations said that:

- the landfill contributes to funding parks and municipal infrastructure, enhancing the community's access to recreational amenities and essential services; and
- the landfill is a means of enabling local development without a substantial increase in taxes, which provides a positive economic benefit for the area.

Despite the positive aspects, there are concerns about the landfill's environmental impact, including the smell, and potential effects on the water system and air quality, which raises concern for future generations.

The residents who said they have been negatively or somewhat negatively affected by TCEC operations said that:

- the landfill emits odours, preventing outdoor activities and causing discomfort for residents, especially during warm weather or specific wind conditions;
- large truck traffic delivering waste to the landfill disrupts daily commutes, poses safety risks, increased traffic, and debris falling onto roads;

- proximity to the landfill has led to concerns about decreased property values, aesthetic problems caused by litter and debris, and the expansion of the landfill, which could affect nearby residential areas;
- there is a belief that poor air quality from the landfill is associated with health issues, including breathing difficulties, asthma, and an inability to enjoy outdoor activities due to concerns about air quality and odour;
- environmental concerns encompass increased presence of birds, rodents, and insects, as well as worries about the landfill's long-term impact on future generations and the preference for more localized waste management solutions; and
- road conditions and maintenance issues, such as mud on the road and inadequate street sweeping, present safety hazards and road quality concerns.

Those residents who were not sure how TCEC operations have impacted them said that:

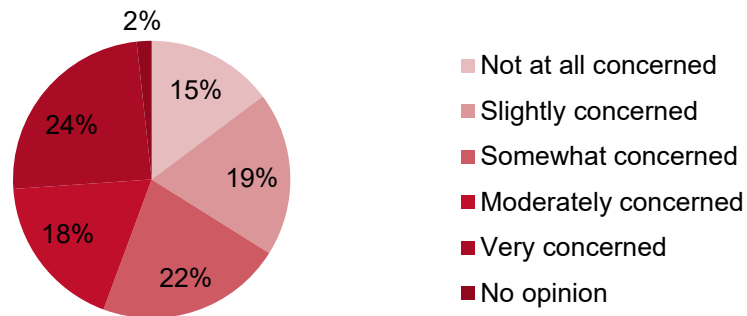
- the impact of the landfill on day-to-day life remains uncertain as the landfill's odour varies based on winds; and
- having waste and recyclable facilities nearby is convenient.

Residents were asked how they feel about current landfill operations at the TCEC. Of the 115 residents that responded, 42% said they are very or moderately concerned, 22% are somewhat concerned, and 34% are slightly or not at all concerned (**Figure 2-15**).

Residents provided the following concerns with current landfill operations:

- need to reduce waste and produce environmentally friendly products as a long-term solution;
- lack of effectiveness of odour control measures and dissatisfaction with the response to odour complaints;
- impact on surface water quality and health risks;
- increasing volume of waste and the rate at which the landfill is filling up;
- traffic congestion and the negative impact on the visual aesthetics of the area due to the landfill;
- need improved monitoring of waste disposal and suggest having someone monitor the items placed in the disposal bins;
- safety concerns at the bin area requiring more salting in the winter due to slippery conditions;
- potential impact on property values, and the perceived impact on the community's quality of life;
- perception that the landfill operation is primarily profit-oriented and concerned about corporate practices; and
- what will happen when the landfill reaches its maximum capacity.

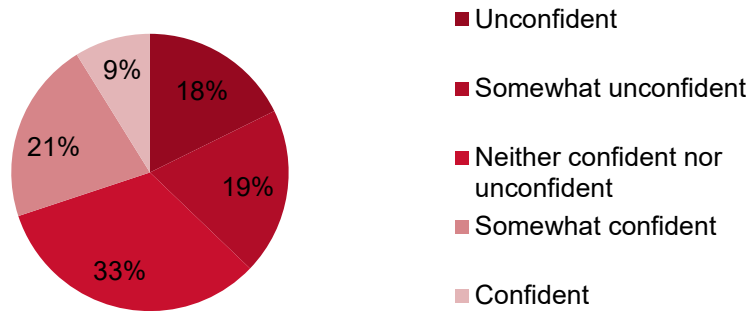
Figure 2-15. Level of Concern about Current Landfill Operations at the TCEC (n=115)



Regarding their level of confidence in the current landfill operations at the TCEC, 30% of residents responded that they are confident or somewhat confident in current landfill operations, while 33% are neither confident nor unconfident, and 37% are somewhat unconfident or unconfident (**Figure 2-16**). Reasons provided for being confident or somewhat confident included knowledge of the landfill being tightly monitored by several agencies. Reasons provided for being unconfident or somewhat unconfident included:

- concern regarding the long-term ramifications on the residents of Watford;
- belief that WM does not have the best interest in how they operate and that small homeowners are overlooked by a large corporation;
- suggestion for more testing and monitoring such as required daily inspections by the MECP or monitoring the landfill site at all times;
- more communication and informing the Township residents and the WPLC with up-to-date information rather than after the fact;
- feelings that the landfill has a lack of benefit to the community;
- environmental impacts such as the air pollution being emitted from machinery such as trucks and bulldozers, or water pollution from water run-off;
- there is not enough being done to manage the odours being emitted from the landfill;
- difficulty with landfill operations staff, stating that they are unable to discuss their issues with staff on the phone and believe that complaints are not being taken seriously; and
- difficulties with wildlife such as seagulls and vultures which come from the landfill and reside on their farm.

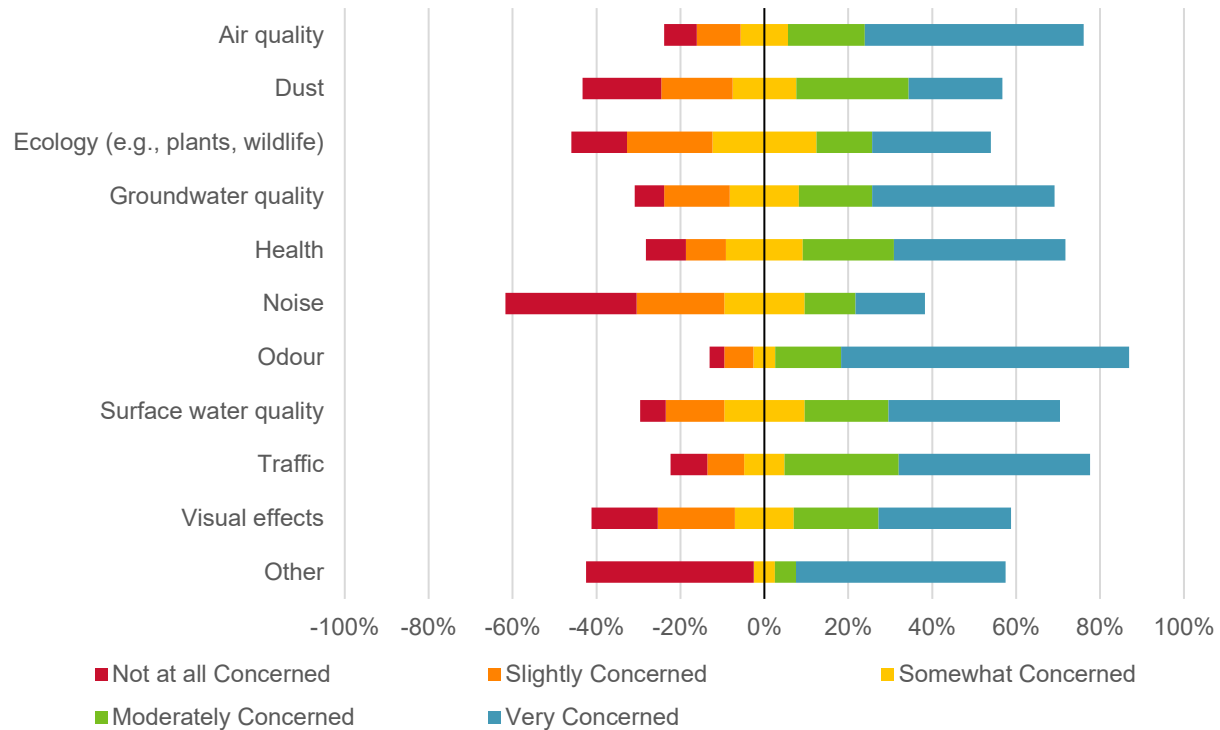
Figure 2-16. Level of Confidence in Current Landfill Operations at the TCEC (n=113)



Regarding their concerns about current landfill operations at the TCEC, residents are most concerned about odour, and are least concerned about noise (**Figure 2-17**). Other identified concerns included:

- the visual appearance of the landfill with suggestion that efforts for improving aesthetic appeal be undertaken by planting more trees and grass on the South-East side of the landfill, or planting more Pine, Fir and Spruce trees on the berm hills;
- presence of waste outside of the site, in places such as the field surrounding the area and on the roadway, shoulders and ditches;
- the odour being emitted from the landfill site;
- truck traffic and road safety because trucks are not stopping as they exit the waste disposal site;
- worries regarding the intent of WM and its perceived care for economic opportunities rather than the community; and
- the negative impact on property value and selling property in the surrounding area.

Figure 2-17. Concerns about Current Landfill Operations at the TCEC (n=115)



2.4.8 Contact with WM about Operational Concerns

Residents were asked if they have ever contacted WM regarding operational concerns they have had about the TCEC landfill. Forty-nine percent (49%) of residents indicated that they have not contacted WM with their operational concerns, 28% said they had contacted WM with their operational concerns, and 23% said they did not have operational concerns. Of the 28% that said they had operational concerns and had contacted WM, 68% said their experience with WM staff regarding their concern was professional; however, 68% also said that their concern was not addressed.

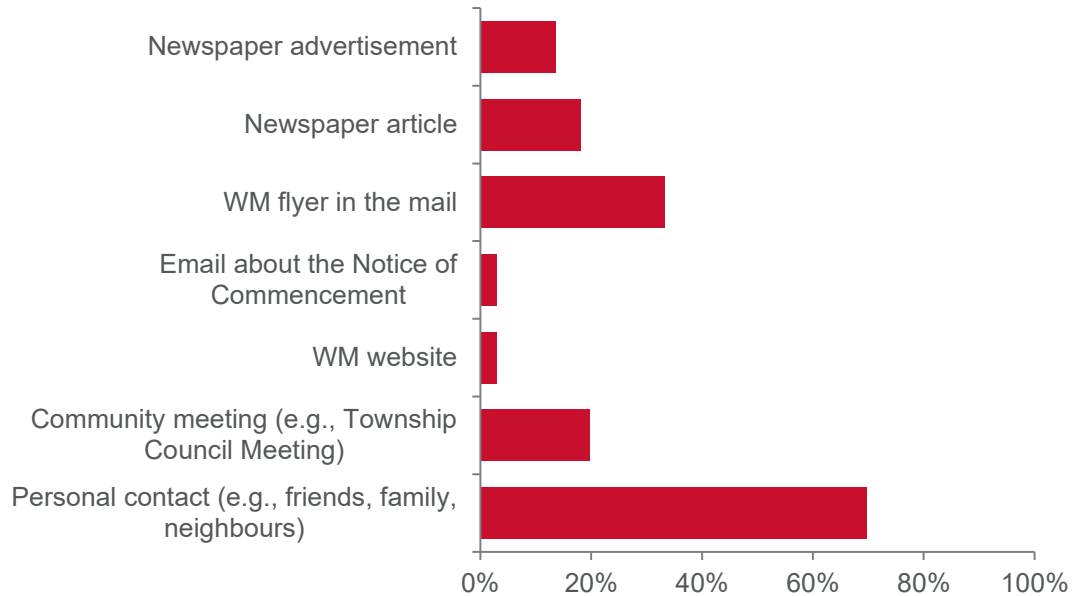
2.5 Effects of the Project

This section of the community survey was intended to assess residents' awareness of the Project, involvement in the EA thus far, interest in being informed about the Project, and concerns about the Project.

2.5.1 Awareness of the Project Prior to Receiving the Community Survey

Residents were asked if they had heard about the Project before receiving the community survey, and 59% of the residents responded that they had. When asked how they had heard about the Project, the majority of respondents indicated that they had heard about the Project through personal contacts (e.g., friends, family, neighbours), and/or a WM flyer in the mail (**Figure 2-18**).

Figure 2-18. Method of Learning about the Project (n=66)



2.5.2 Project Website, Public Information Sessions, and Mailing List

When asked if they have visited the Project website to obtain information about the Project, 89% of residents said they had not. Eight percent (8%) of the residents attended the first Public Information Session held for the Project at the TCEC site office on April 19, 2023, and 54% of residents indicated that they would attend future Public Information Sessions about the Project.

Fifty-three residents expressed interest in being added to the Project mailing list.

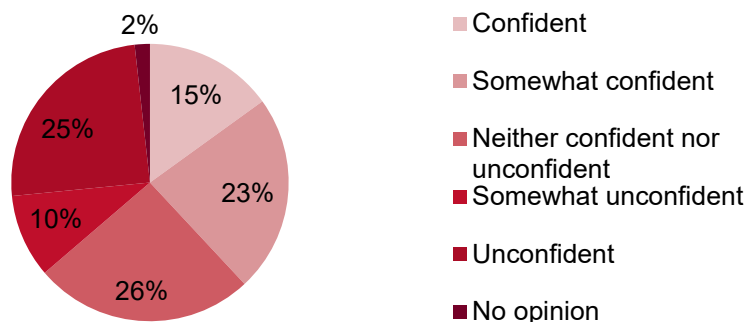
2.5.3 Level of Confidence in WM’s Management of Landfill Expansion

Residents were asked about their level of confidence that WM can properly manage a landfill expansion, and 38% of residents responded that they were confident or somewhat confident (**Figure 2-19**), 35% said they were unconfident or somewhat unconfident, 26% were neutral (neither confident nor unconfident) and 2% had no opinion. Reasons for being confident or somewhat confident included: the ability to work with WM for stay informed; and confidence that WM can manage the Project. Reasons for being unconfident or somewhat unconfident included:

- doubts about the company's commitment to addressing community concerns;
- existing issues related to the landfill, including odour problems, traffic disruptions, and waste mismanagement;
- feelings that community input is not adequately considered based on efforts to oppose projects at the TCEC in the past, identifying that there has been a long-standing preference against any landfill expansion in the community.

Reasons for being neutral (neither confident nor unconfident) included belief in WM's ability to manage the Project but opposes any further development on the site; and that the Auto Shredder waste continues to be tracked out off site.

Figure 2-19. Level of Confidence that WM can Properly Manage a Landfill Expansion (n=113)



2.5.4 Concerns about the Project

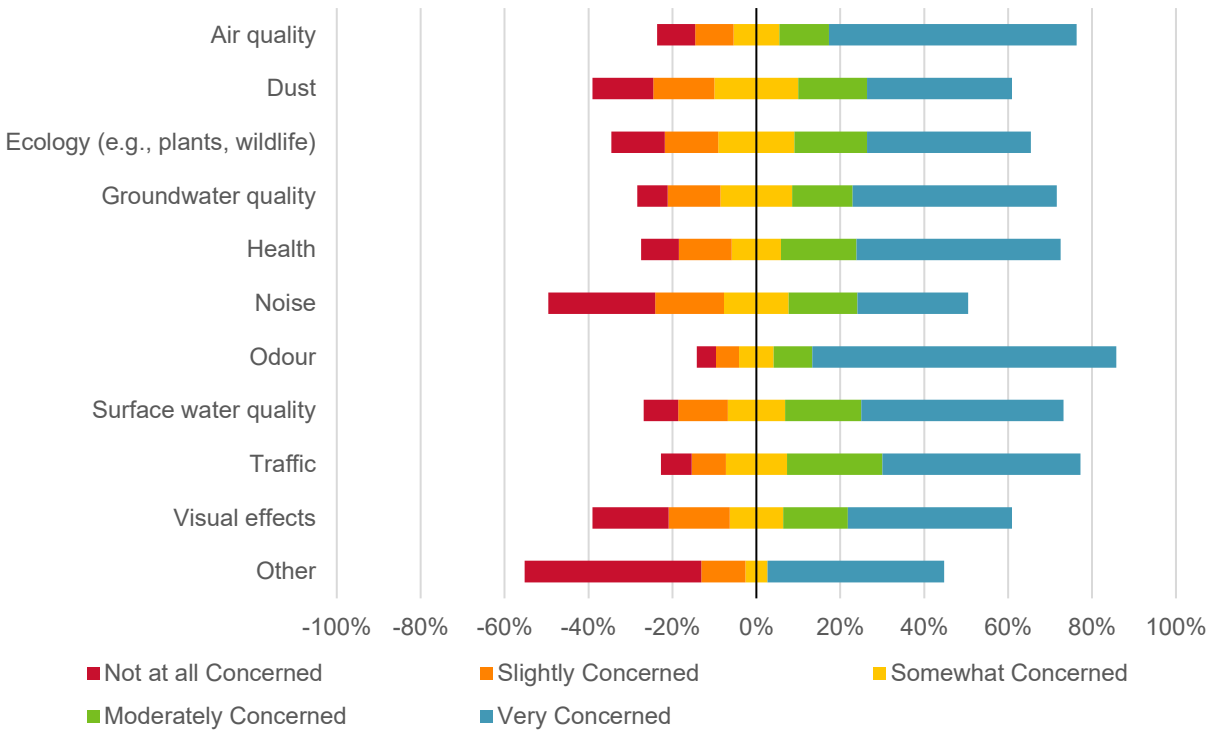
Residents were asked if they have concerns about the Project, and 65% responded yes. The concerns expressed included:

- worsening odours that could be emitted from the landfill expansion and impact their quality of life;
- environmental impacts of the Project on air quality, surface water quality, and the worsening of existing issues;
- negative impact on property values and their investment on these properties;
- increased traffic and road safety issues, and heightened potential for road accidents;
- the aesthetic and visual impact of the landfill on the landscape, especially with its increased size and height;
- negative impacts on the community's health and well-being; and
- distrust in the site assessment process and are uncertain whether the expansion has been adequately assessed.

Separate from the Project, residents also mentioned dissatisfaction with the limited recycling efforts, which indicates the need for more robust recycling practices, and concerns about the potential removal of free dumping services for the community.

When asked about their general level of concern as it relates to the Project regarding various potential effects, residents responded that they were most concerned about odour, air quality, and traffic, and least concerned about noise (**Figure 2-20**). These opinions are consistent with residents' concerns about current landfill operations identified in Section 2.4.7.

Figure 2-20. General Level of Concern as it Relates to the Project (n=111)

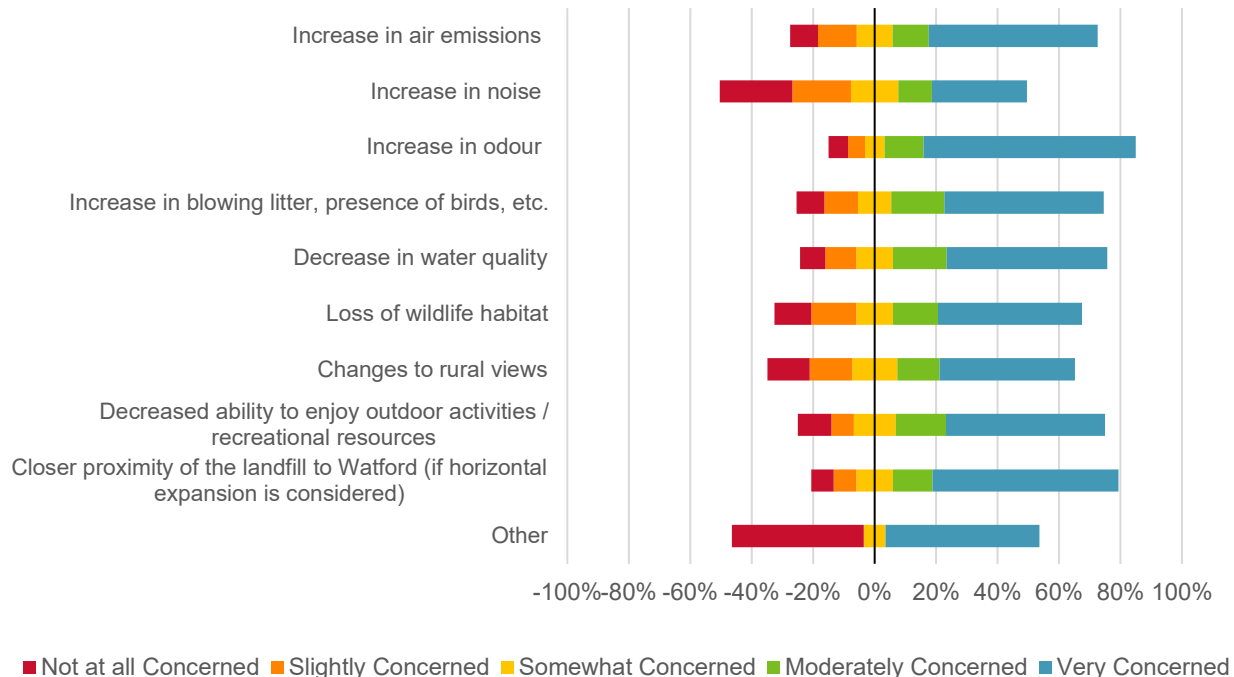


2.5.5 Potential Effects of the Project on Residents

Residents were asked how concerned they are about the impact of the Project on them personally given the location of the Project (i.e., within the existing TCEC site) in relation to where they live and work. Residents are most concerned about potential increases in odour, and the closer proximity of the landfill to Watford if horizontal expansion is considered (**Figure 2-21**). Residents are least concerned with potential increases in noise and other potential effects. Other potential effects and concerns identified by residents included:

- the potential negative impact of the landfill on housing values within the area;
- increased number of dump trucks parked overnight in the community and causing unsafe truck traffic;
- lack of recycling practices and that the disposal of grass clippings should be addressed;
- physical proximity to the village of Watford and environmental factors such as odour, dust, litter, and air emissions disturbing the community;
- the landfill is unaesthetic and disrupting the rural beauty of the Township; and
- the landfill expansion is unnecessary for the Township.

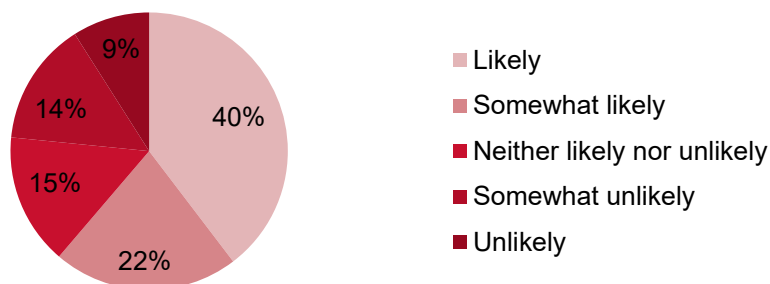
Figure 2-21. Level of Concern about Potential Effects of the Project on Residents (n=111)



2.5.6 Likelihood that the Project would Decrease Level of Satisfaction with Living/Working in the Township of Warwick

When residents were asked how likely it would be that the Project would decrease their level of satisfaction with living and/or working in the Township of Warwick, 62% of residents said it was likely or somewhat likely, 15% were neutral (neither likely nor unlikely), 25% said unlikely or somewhat unlikely (**Figure 2-22**).

Figure 2-22. Likelihood that the Project would Decrease Level of Satisfaction Operations (n=111)



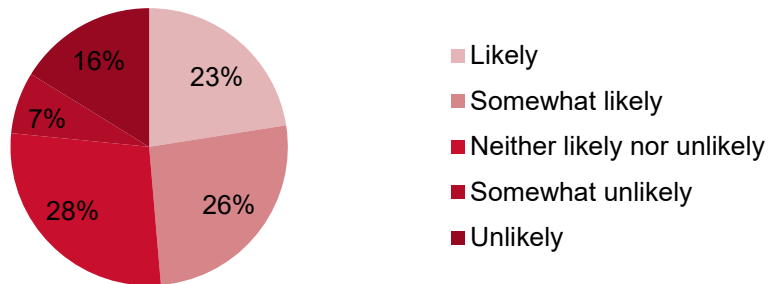
Residents who answered likely or somewhat likely expressed concern that the expansion of landfill size would significantly decrease their level of satisfaction living in the Township; the odours being emitted from the landfill negatively impact the enjoyment of being outdoors; more effective odour reduction measures need to be placed; and

questioned whether there were any tangible benefits to the community, and that the landfill’s operation prioritizes business interests over the well-being and feelings of residents.

2.5.7 Likelihood that the Project would Decrease Use of Outdoor Recreational Facilities

Residents were asked how likely it would be that they would decrease their use of outdoor recreational facilities as a result of the Project. Forty-nine percent (49%) of residents said it was likely or somewhat likely, 28% were neutral (neither likely nor unlikely), 23% said unlikely or somewhat unlikely (**Figure 2-23**).

Figure 2-23. Likelihood that the Project would Decrease Use of Outdoor Recreational Facilities (n=111)



Respondents who answered likely or somewhat likely said that:

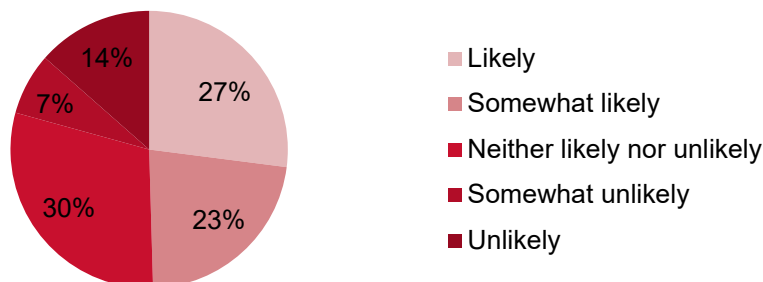
- odour being emitted from the landfill is impacting residents’ enjoyment of outdoor exercise and activities, which ultimately deters them from engaging in such programs;
- odour has impacted residents’ confidence in registering for outdoor programs, as they are unsure whether they can consistently attend due to the odour issues;
- the landfill expansion may negatively impact residents’ enjoyment of existing local parks and trails, which could result in their discontinuation of use; and
- unpleasant odours regularly hinders the enjoyment of being in residents’ own yards.

2.5.8 Likelihood that the Project would Decrease Confidence in TCEC Operations

Residents were asked how likely it is that the Project would decrease their confidence in TCEC operations. Twenty-one percent (21%) of residents said that it was unlikely or somewhat unlikely that the Project would decrease their confidence in TCEC operations, while 30% responded as neutral (neither likely nor unlikely), and 50% responded that it was likely or somewhat likely (**Figure 2-24**). Respondents who answered likely or somewhat likely said that they have concerns regarding the sanitary and visual impacts of the waste, which could impact the surrounding residential areas and environment.

There is a sense of disappointment and frustration amongst the community where they feel promises of project length and operation have not been kept.

Figure 2-24. Likelihood that the Project would Decrease Confidence in TCEC Operations (n=111)



2.5.9 Effect of Awareness of WPLC, TRT, and MECP Review on Confidence in the Project

When asked if knowing that the WPLC, TRT, and MECP are reviewing the Project increases their confidence in the Project, 53% of residents responded no, while 47% responded yes.

2.5.10 Effect of Awareness of WM's Continued Payment of Host Community Fees on Support for the Project

Residents were asked whether knowing that the Project will result in WM's continued payment of host community fees to the Township of Warwick for an additional 12 years would increase their support for the Project, and 48% of residents responded yes, while 52% responded no.

Respondents who answered no stated that the current level of payments by WM to the Township should be increased, especially if landfill capacity is being increased, were concerned about the long-term effects of the landfill, and wish for WM to continue paying host fees even after closure of the landfill. The importance of environmental impacts being greater than monetary compensation was mentioned. There was some uncertainty as to how the money from WM is currently being spent by the Township. There are concerns about the money not being used effectively and going towards projects that residents do not support. One sentiment expressed was that the fees paid by WM should compensate for the inconvenience of traffic, odours, and environmental risks.

2.5.11 Effect of Awareness of Post-Closure Landfill Use on Support for the Project

Residents were asked if knowing that the TCEC landfill could be converted to a recreational use after closure would increase their support for the Project, and 46% of respondents said yes, while 54% said no. Respondents who answered no expressed skepticism and safety concerns regarding the feasibility of a recreational area on a

former landfill, and the potential for contamination and impacts on health. Another concern was having the area become a tourist attraction. A number of respondents expressed their desire for faster implementation and would prefer to see the recreational facilities sooner rather than later. Respondents who answered yes said they were in support of the plan and in favour of converting the site into a recreational facility, and there were some suggestions offered including walking trails and the possibility for a ski or toboggan hill.

3 Conclusion

The results of the survey are summarized below, organized by survey section. The survey results will be incorporated into the Socio-Economic Environment existing conditions and effects assessments as appropriate.

Community Satisfaction and Involvement

This section of the community survey was intended to assess residents' level of satisfaction with the community as a place to live and work through requesting information about the reasons they live in the Township, their involvement in the community, their satisfaction with facilities and services, and their ability to stay informed about community happenings.

Overall, based on the responses to the community survey, residents appear to be satisfied with the community as a place to live and feel reasonably informed about what is happening in the Township of Warwick. The most important reasons that the respondents live in the Township of Warwick are living in a peaceful, quiet area, good access to surrounding cities, and community members who are very neighbourly. Residents are most likely to obtain community information from mailed flyers and newsletters, social media such as Facebook, and online websites, and the majority of residents said that they feel reasonably informed about what is happening in the Township.

Use of Recreational Facilities

This section of the community survey was intended to assess how often residents use recreational areas and facilities within the Social Off-site Study Area.

Overall, survey respondents did not use the Township's recreational facilities very often. The most used facilities in the Township of Warwick are the East Lambton Community Complex, and the baseball diamonds and running track at Centennial Park.

Familiarity with the TCEC

This section of the community survey was intended to define the residents' level of awareness of, and exposure to, the TCEC and related information, environmental oversight, community contributions, and current landfill operations.

Based on the responses to the community survey, the majority of residents are aware of the TCEC and are exposed to the TCEC visually while driving by along Nauvoos Road. Approximately 29% of respondents said they can see the TCEC landfill from

where they live. Most of the residents (83%) that responded to the survey have not attended a site tour and about 43% of them are interested in attending a tour in the future. About half of respondents (51%) are aware of the WM TCEC website and 28% had visited the website to obtain information.

Regarding landfill environmental oversight, 33% of residents are aware that the MECP currently inspects the TCEC landfill weekly, and 31% are aware that the Township employs the TRT to review operations and compliance monitoring and know of the WPLC; about half (47%) of residents said that knowing about the WPLC, TRT, and MECP activities increases their confidence in TCEC landfill operations.

The majority of residents (78%) are aware that WM pays host community fees to the Township; however, very few (10%) said they knew the amount of host community fees and how the fees are spent. Suggested spending priorities for host community fees include:

- investing in infrastructure improvements;
- using the fees to lower taxes;
- upgrading community utilities and infrastructure;
- continuing community beautification projects, upkeep and maintenance;
- enhancing community facilities;
- funding youth activities, community events, educational programs, and supporting schools;
- maintaining and regulating the landfill effectively;
- promoting recycling;
- supporting environmental initiatives;
- supporting local commercial development and businesses in the area;
- supporting environmental conservation efforts;
- investing in emergency services;
- expanding access to natural gas and improving utilities for rural areas; and
- implementing road safety improvements.

Just over half (59%) of residents said they felt that their day-to-day quality of life has been affected by landfill operations at the TCEC, and the majority (81%) said their quality of life had been negatively affected; 42% are concerned about current landfill operations at the TCEC, and 37% are not confident in current landfill operations. Just under a third (28%) have had operational concerns. Regarding current operations, residents are most concerned about odour and are least concerned about noise.

Effects of the Project

This section of the community survey was intended to assess residents' awareness of the Project, involvement in the EA thus far, interest in being informed about the Project, and concerns about the Project.

Just over one-third (38%) of residents are confident that WM can properly manage a landfill expansion, and 65% indicated they have general concerns about the Project, primarily odour, air quality, and traffic. When asked how likely it would be that the Project would decrease their level of satisfaction with living and/or working in the Township of Warwick, 62% of residents said it was likely or somewhat likely. Forty-nine percent (49%) of residents said it was likely or somewhat likely that they would decrease their use of outdoor recreational facilities as a result of the Project.

Half of the residents responded that it was likely or somewhat likely that the Project would decrease their confidence in TCEC operations and said that knowing that the WPLC, TRT, and MECP are reviewing the Project does not increase their confidence in the Project. They also said that knowing that the Project will result in WM's continued payment of host community fees to the Township of Warwick for an additional 12 years would not increase their support for the Project.

When asked if knowing that the TCEC landfill could be converted to a recreational use after closure would increase their support for the Project, 54% of residents said no expressing skepticism and raising safety concerns regarding the feasibility of a recreational area on a former landfill, and the potential for contamination and impacts on health.



A

Community Survey Flyer

Notice of Community Survey



Twin Creeks Environmental Centre Landfill Optimization Project Environmental Assessment

September 11, 2023
to
September 29, 2023

WM Canada (WM), the owner and operator of the Twin Creeks Environmental Centre (TCEC) in Watford, Ontario, is conducting a **Community Survey** to gather input from residents in the Township of Warwick as part of the **TCEC Landfill Optimization Project Environmental Assessment (EA)**.

The goal of the survey is to gather information about **what is important to you** as a resident of the Township of Warwick, how you live and work in the community, and how you feel about the TCEC and the Project.

The input you provide will help to describe **existing socio-economic conditions and determine the potential effects of the Project** on residents in the Township of Warwick and to address potential concerns you may have to make it better for the community. The results of the survey will be aggregated to form a summary for inclusion in the EA.

The **Community Survey** will be available starting on **September 11, 2023** and will close on **September 29, 2023**.

Access the **Community Survey**:

https://www.surveymonkey.com/r/WM_Community_Survey2023

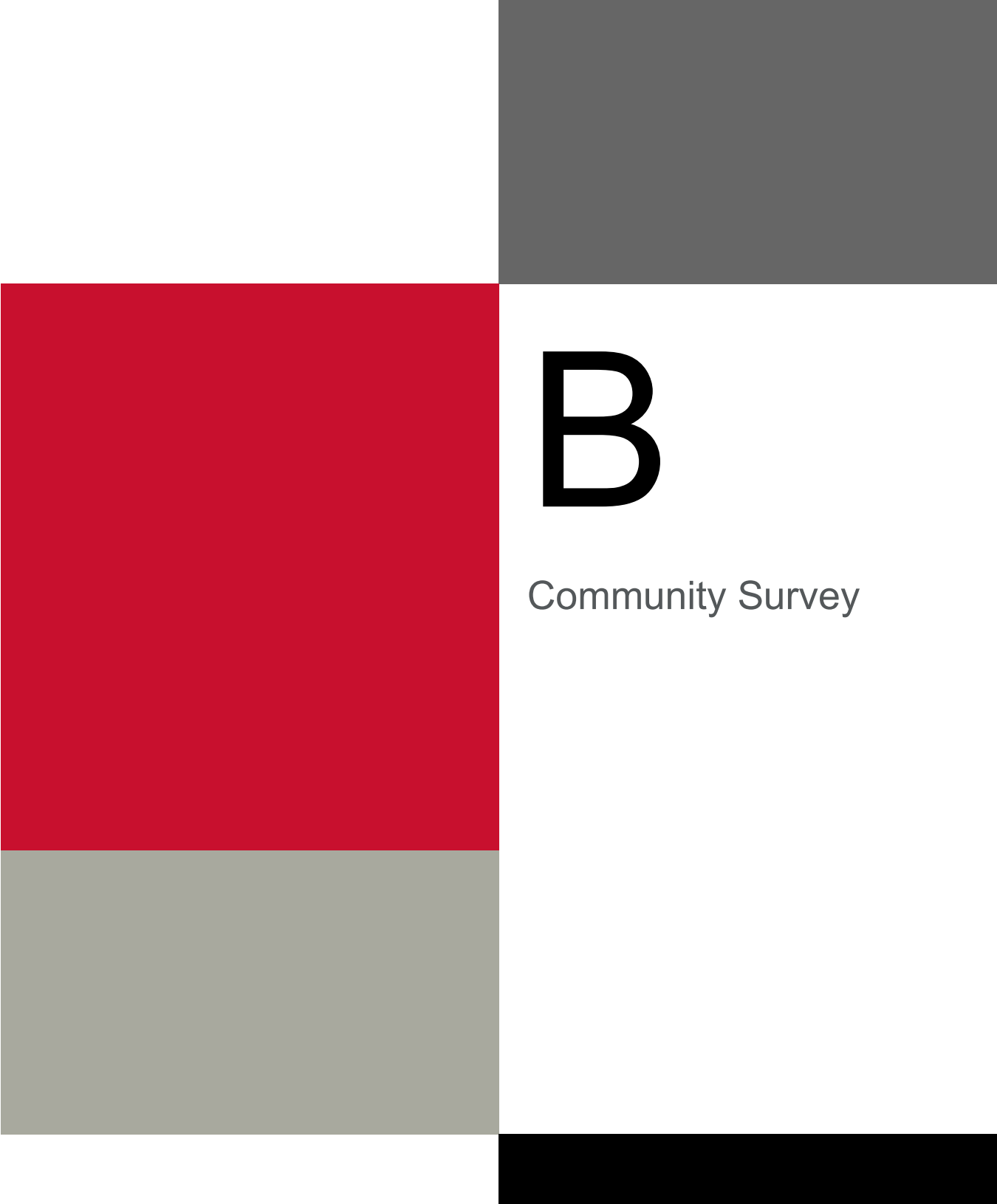


<https://www.wm.com/ca/en/twin-creeks-landfill/landfill-optimization-project>

If you would like a hard copy of the survey to fill out and mail in, please contact:

Wayne Jenken
Area Landfill Manager, Eastern Canada Area
WM Canada
Phone: 519.849.5810
E-mail: wjenken@wm.com

Larry Fedec, P.Eng. M.B.A.
Solid Waste Program Lead, Canada
HDR Corporation
Phone: 289.695.4696
E-mail: larry.fedec@hdrinc.com

The page features a large, abstract graphic composed of several overlapping rectangular blocks. A large red block is on the left side, partially overlapping a grey block above it and another grey block below it. A black block is at the bottom right. The text 'B' and 'Community Survey' is positioned to the right of the red block.

B

Community Survey



Community Survey

WM Twin Creeks Environmental Centre Landfill Optimization Project Environmental Assessment

Introduction

WM Canada (WM), the owner and operator of the Twin Creeks Environmental Centre (TCEC) in Watford, Ontario, is conducting a **Community Survey** to gather input from residents in the Township of Warwick as part of the **TCEC Landfill Optimization Project Environmental Assessment (EA)**.

The goal of the survey is to gather information about **what is important to you** as a resident of the Township of Warwick, how you live and work in the community, and how you feel about the TCEC and the Project.

The input you provide will help to describe **existing socio-economic conditions and determine the potential effects of the Project** on residents in the Township of Warwick and to address potential concerns you may have to make it better for the community. The results of the survey will be aggregated to form a summary for inclusion in the EA.

The **Community Survey** will close on **September 29, 2023**.

This survey will take approximately **26 minutes** to complete. Respondents must be 18+ years of age to complete the survey; limit of one survey per person (duplicates will not be considered). Responses will be aggregated and individual input will not be made public.

You may leave the survey and return to complete the remainder at any time prior to the closing date.

4. Which category below includes your age?

18-24

25-34

35-44

45-54

55-64

65+

5. How long have you lived in the Township of Warwick?

0 to 5 years

6 to 10 years

11 to 25 years

25+ years

6. Did you grow up in the Township of Warwick?

Yes

No

7. Did your parents grow up in the Township of Warwick?

Yes

No

8. In which Town/Village/City do you work?

- Watford
- In the Township of Warwick (outside of Watford)
- Forest
- Arkona
- Petrolia
- Strathroy
- London
- Sarnia
- Other (please specify)

9. How often do you shop in the following locations?

	Never	Rarely	Sometimes	Often	Almost Always
Watford	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
In the Township of Warwick (outside of Watford)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Forest	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Arkona	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Petrolia	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Strathroy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
London	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sarnia	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

10. In which location do your school-aged children attend school?

- Within the Township of Warwick
- Outside of the Township of Warwick
- I do not have school-aged children

Community Satisfaction and Involvement

11. How satisfied are you with the Township of Warwick as a place to live?

- Satisfied
- Somewhat satisfied
- Neither satisfied nor dissatisfied
- Somewhat dissatisfied
- Dissatisfied

Reason (optional)

12. If you moved, would you stay within the Township of Warwick?

- Yes
- No

Reason (optional)

13. Do you plan to retire within the Township of Warwick?

Yes

No

Reason (optional)

14. Do you think your children will stay within the Township of Warwick?

Yes

No

Not Applicable

Reason (optional)

15. Would you recommend the Township of Warwick to your friends or family as a place to live?

Yes

No

Reason (optional)

16. How important are each of the following reasons in your decision to live in the Township of Warwick?

	Not Important	Slightly Important	Moderately Important	Important	Very Important
I grew up here.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I wanted to live close to family.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The community has a lot of rural character.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
People in the community are very neighbourly.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The area around the community has excellent natural resources (e.g., lakes, conservation areas, etc.).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I like the schools in the community.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The cost of living is comparatively low.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I wanted to live close to where I work.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It is where my business is located.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I wanted to live in a peaceful, quiet area.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The area has good access to surrounding cities.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The community is beautiful.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

17. On average, how involved have you been in the following types of community groups and/or organizations?

	Not Involved	Slightly Involved	Moderately Involved	Involved	Very Involved
Local government (elected official, volunteer fire dept., member of committee or board, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Warwick Public Liaison Committee (WPLC)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreational groups (non-church related, regular athletic or social activities, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
School organization (School Council, parent classroom volunteer, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Civic or charity groups	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Church groups	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth groups (4-H, boy/girl scouts, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Farm, business, or professional organizations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Environmental organizations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

18. How satisfied are you with the following in the Township of Warwick?

	Very Dissatisfied	Dissatisfied	Neither Satisfied nor Dissatisfied	Satisfied	Very Satisfied
Building and planning processes and services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
By-law enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Communications (e.g., website, notices, social media, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Educational facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emergency services (e.g., fire, police, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
General customer service at Municipal Offices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Municipal spending (e.g., use of taxes, host community fees, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New development (e.g., new residential, commercial, industrial)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks and recreational programs and amenities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public utilities (e.g., water, sewer, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Roads infrastructure and maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Taxes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Waste and recycling services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

19. How often do you obtain community information for the Township of Warwick from the following sources?

	Never	Rarely	Sometimes	Often	Almost Always
Newspaper(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Television	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Website(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mailed flyers/newsletters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public meetings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family members	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Friends/Neighbours	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Social Media (e.g., Facebook, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

20. Do you feel you are reasonably informed about what is happening in the Township of Warwick? (e.g., municipal politics, road works, community events, development, etc.)

Yes

No

Reason (optional)

21. In the last 5 years, have you attended or viewed a Township of Warwick council meeting?

Yes

No

Use of Recreational Facilities

22. On average, how often do you use each of the following recreational areas/facilities?

	Never	1-3 times per month	Once a week	Three times a week	Daily
<i>Bluebird Parkette</i> (Bluebird Square) (501 Ontario St)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Sunken Gardens</i> (5365 Nauvoo Rd)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Watford Memorial Park</i> (61 Centennial Ave)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Baseball diamonds <i>Centennial Park</i> (97 Centennial Ave)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ball hockey court <i>Centennial Park</i> (97 Centennial Ave)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Basketball court <i>Centennial Park</i> (97 Centennial Ave)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
BMX Park <i>Centennial Park</i> (97 Centennial Ave)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Horseshoe pits <i>Centennial Park</i> (97 Centennial Ave)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor pavilion <i>Centennial Park</i> (97 Centennial Ave)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playground <i>Centennial Park</i> (97 Centennial Ave)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Running track <i>Centennial Park</i> (97 Centennial Ave)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Splashpad <i>Centennial Park</i> (97 Centennial Ave)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis courts <i>Centennial Park</i> (97 Centennial Ave)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Never	1-3 times per month	Once a week	Three times a week	Daily
<i>East Lambton Community Complex</i> (61 Centennial Ave) Arena, Hall, Meeting Room	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Libro Community Garden</i> (Sunset Ave)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Watford Dog Park</i> (8006 Confederation Line)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Nauvoo Park</i> (adjacent to 5606 Nauvoo Rd)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Twin Creeks Nature Trail</i> (Confederation Line to Nauvoo Rd)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Familiarity with the Twin Creeks Environmental Centre

23. Do you know where the WM Twin Creeks Environmental Centre (TCEC) is located?

- Yes
- No

24. On average, how often do you drive by the TCEC along Nauvoo Road?

- Never
- Rarely
- Weekly
- Several times per week
- Daily

25. Can you see the TCEC landfill from where you **live**?

- Yes
- No

26. Can you see the TCEC landfill from where you **work**?

Yes

No

27. Did you know that all residents of the Township of Warwick can dispose of bagged residential waste for free at the TCEC?

Yes

No

28. Has any member of your household ever personally taken waste or recyclables to the TCEC?

Yes

No

29. Have you ever attended a site tour of the TCEC?

Yes

No

30. What was your opinion of the site tour and TCEC?

31. Would you be interested in a site tour?

Yes

No

32. Did you know that WM has a website for the TCEC?

- Yes
- No

33. Have you ever visited the TCEC website to find information about the TCEC?

- Yes
- No

34. What information did you access? (select all that apply)

- Site and operational history
- Site information (e.g., site life, site size, landfill footprint, remaining capacity)
- Types of materials accepted
- Contact information
- Hours of operation
- Environmental compliance monitoring reports
- Environmental stewardship details
- Community involvement
- Project information and/or public notices
- Environmental Assessment and/or Terms of Reference documentation
- Community survey

Other (please specify)

35. Are you aware that WM posts annual environmental compliance monitoring reports on the TCEC website?

Yes

No

36. Are you aware that there is a public committee, the Warwick Public Liaison Committee (WPLC), that meets regularly and discusses site operations and compliance monitoring results?

Yes

No

37. Have you ever attended a WPLC meeting?

Yes

No

38. Are you a member of the WPLC?

Yes

No

39. Would you consider joining the WPLC?

Yes

No

40. Are you aware that the Township of Warwick employs a Technical Review Team (TRT) to review operations and compliance monitoring?

Yes

No

41. Are you aware that the Ministry of Environment, Conservation and Parks (MECP) currently inspects the TCEC landfill weekly?

Yes

No

42. Does knowing about the WPLC, TRT, and MECP activities increase your confidence in TCEC landfill operations?

Yes

No

43. Did you know that WM pays host community fees to the Township of Warwick?

Yes

No

44. Do you know the amount of host community fees and how the fees are spent by the Township of Warwick?

Yes

No

45. Are you satisfied with how host community fees are spent by the Township of Warwick?

Yes

No

Not applicable (I do not know how the host community fees are spent)

Reason (optional)

46. What priorities do you think the host community fees should be spent on by the Township of Warwick?

47. Overall, do you feel that your day-to-day quality of life has been affected by landfill operations at the TCEC?

Yes

No

48. To what extent has your day-to-day quality of life been affected by landfill operations at the TCEC?

Negatively affected

Somewhat negatively affected

Not sure

Somewhat positively affected

Positively affected

Reason (optional)

49. How do you feel about **current landfill operations** at the TCEC?

- Not at all concerned
- Slightly concerned
- Somewhat concerned
- Moderately concerned
- Very concerned
- No opinion

Reason (optional)

50. Which of the following reflects your level of confidence in the **current landfill operations** at the TCEC?

- Unconfident
- Somewhat unconfident
- Neither confident nor unconfident
- Somewhat confident
- Confident

Reason (optional)

51. How concerned are you about the following as it relates to **current landfill operations** at the TCEC?

	Not at all Concerned	Slightly Concerned	Somewhat Concerned	Moderately Concerned	Very Concerned
Air quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dust	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ecology (e.g., plants, wildlife)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Groundwater quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Odour	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Surface water quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Visual effects	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

52. If you have had operational concerns about the TCEC landfill, have you ever contacted WM regarding your concerns?

- Yes
- No
- Not applicable (I have not had any operational concerns)

53. Was the experience with WM staff regarding your operational concern professional?

Yes

No

54. Was your operational concern addressed?

Yes

No

Effects of the Project

WM, the owner and operator of the TCEC is currently undertaking an Environmental Assessment (EA) under the *Ontario Environmental Assessment Act* seeking approval to develop additional landfill disposal capacity as part of the optimization of the design and operation of the TCEC landfill. The TCEC is located in the Township of Warwick near the Village of Watford, at the corner of Nauvoo Road and Zion Line.

There are approximately 8 years of approved landfill airspace capacity remaining at the TCEC (i.e., capacity will be reached in approximately 2031). The proposed optimization would provide additional airspace of approximately 14 million cubic metres (m³), which could extend the site life by approximately 12 years (from 2031 to 2043), and may be achieved through alternative landfill configurations or alternative methods within the existing 301 ha TCEC site area. No changes are proposed to the size of the TCEC site area, approved service area, or annual fill rate.

55. Had you heard about the WM TCEC Landfill Optimization Project (the Project) before receiving this survey?

Yes

No

56. How did you hear about the Project? (select all that apply)

- Newspaper advertisement (print and/or online)
- Newspaper article (print and/or online)
- WM flyer in the mail (e.g., Notice of Commencement of EA)
- Email about the Notice of Commencement
- WM website
- Community meeting (e.g., Township Council Meeting)
- Personal contact (e.g., friends, family, neighbours)

Other (please specify)

57. Have you visited the project website to obtain information about the Project?

- Yes
- No

58. Did you attend the first Public Information Session held for the Project at the TCEC site office on April 19, 2023?

- Yes
- No

59. Would you attend future Public Information Sessions about the Project?

- Yes
- No

60. Would you like to be added to the project mailing list?

Yes

No

If yes, please provide your email address, or write "N/A" and your mailing address will be used.

61. What is your level of confidence that WM can properly manage a landfill expansion?

Confident

Somewhat confident

Neither confident nor unconfident

Somewhat unconfident

Unconfident

No opinion

Reason (optional)

62. Do you have concerns about the Project?

Yes

No

If yes, what are your concerns?

63. How concerned are you about the following, **in general**, as it relates to the Project?

	Not at all Concerned	Slightly Concerned	Somewhat Concerned	Moderately Concerned	Very Concerned
Air quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dust	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ecology (e.g., plants, wildlife)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Groundwater quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Odour	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Surface water quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Visual effects	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

64. Given the location of the Project (within the existing TCEC site) in relation to where you live/work, how concerned would you be about the impact of each of the following on **you personally**?

	Not at all Concerned	Slightly Concerned	Somewhat Concerned	Moderately Concerned	Very Concerned
Increase in air emissions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase in noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase in odour	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase in blowing litter, presence of birds, etc.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Decrease in water quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of wildlife habitat	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Changes to rural views	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Decreased ability to enjoy outdoor activities / recreational resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Closer proximity of the landfill to Watford (if horizontal expansion is considered)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

65. How likely is it that the Project would decrease your **level of satisfaction with living/working in the Township of Warwick?**

- Likely
- Somewhat likely
- Neither likely nor unlikely
- Somewhat unlikely
- Unlikely

Reason (optional)

66. How likely would you be to decrease your **use of local outdoor recreational facilities** as a result of the Project?

- Likely
- Somewhat likely
- Neither likely nor unlikely
- Somewhat unlikely
- Unlikely

Reason (optional)

67. How likely is it that the Project would decrease your confidence in TCEC operations?

- Likely
- Somewhat likely
- Neither likely nor unlikely
- Somewhat unlikely
- Unlikely

Reason (optional)

68. Does knowing that the WPLC, TRT, and MECP are reviewing the TCEC landfill optimization project increase your confidence in the Project?

- Yes
- No

69. Does knowing that the Project will result in WM's continued payment of host community fees to the Township of Warwick for an additional 12 years increase your support for the Project?

- Yes
- No

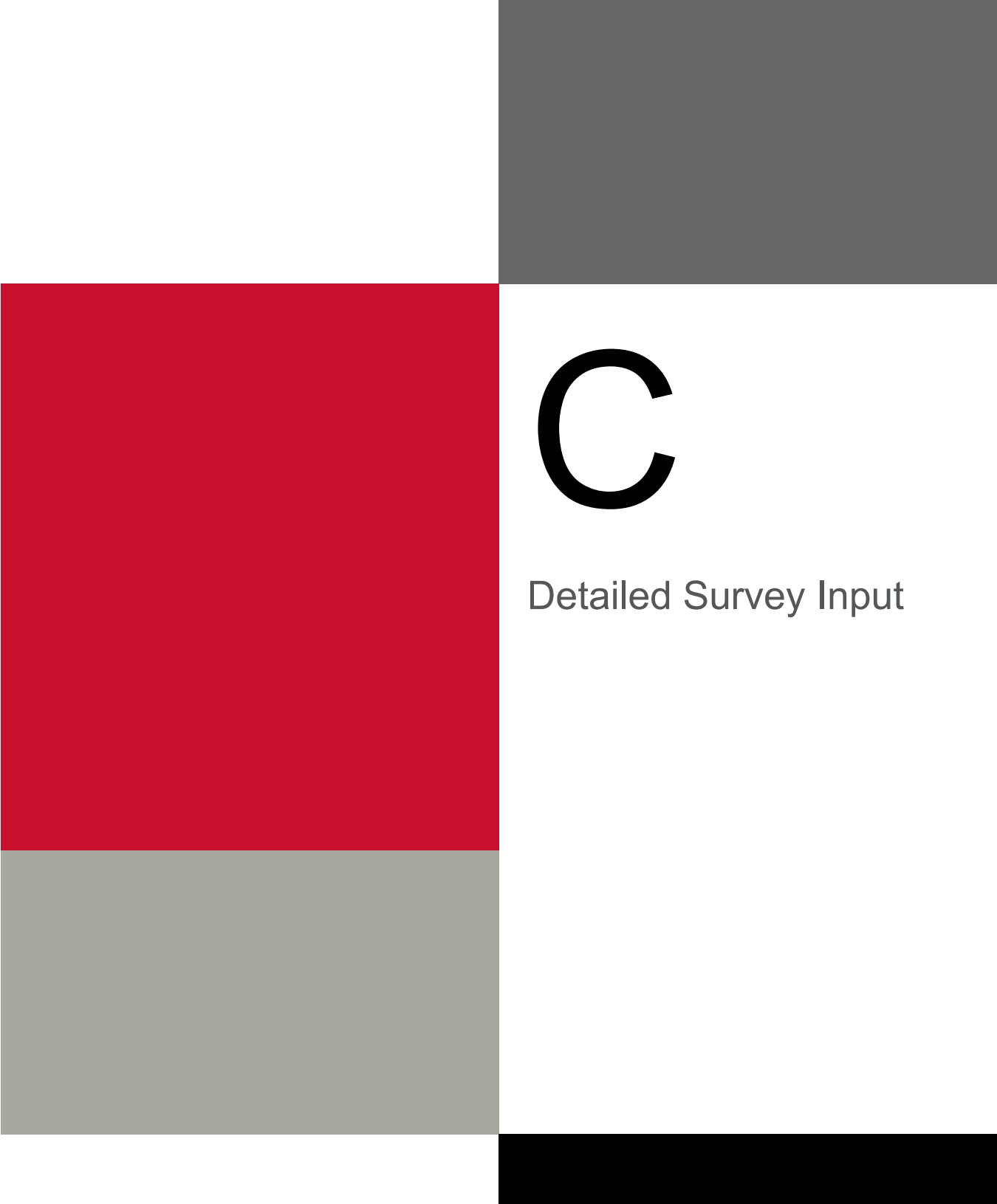
Reason (optional)

70. Would knowing that the TCEC landfill could be converted to a recreational use (e.g., walking/biking trails, nature park, etc.) after closure increase your support for the Project?

Yes

No

Reason (optional)



C

Detailed Survey Input

Detailed Survey Input – Community Survey

Detailed input from the Community Survey is presented below for the questions where respondents provided written responses, with the exception of the introductory questions. To retain respondent confidentiality, some responses have been edited to remove identifying information.

Question 11

How satisfied are you with the Township of Warwick as a place to live?

- Satisfied. The people and services are very good. We also have excellent neighbours. Cost of living is manageable.
- Somewhat satisfied. Less traffic.
- Somewhat satisfied. I have issues with the policies of Warwick on painting rainbow flags on crosswalks. I feel the township should be neutral, and it doesn't reflect my religious values, and I don't feel that I should be funding this as it functioned effectively before repainting.
- Satisfied. Grew up here our whole lives and chose to stay here and raise our family.
- Satisfied. We were born and raised here, and so were many generations of my family. We like everything about a small town and the surrounding area, and we choose to stay here. We were here long before other people and communities decided NOT to take responsibility for their own garbage in their backyard.
- Somewhat dissatisfied. Landfill smells bad on many days, always garbage laying on Nauvoo and Zion areas. The town doesn't offer much for shopping, dining, or youth (without having to purchase a Y membership).
- Somewhat satisfied. Friends and family.
- Somewhat satisfied. Lots of garbage trucks drive by on the Confederation Line East of Watford, and we smell the dump often.
- Somewhat dissatisfied. Need more transportation to larger centers for medical tests, entertainment, and shopping. Homecare services are difficult to access because we are rural. Grocery prices are unreasonably high.
- Satisfied. It is a great area to live with easy access to other smaller communities - great rural communities with amazing neighborhoods.
- Neither satisfied nor dissatisfied. Landfill smells bad at times, and we pay too much property taxes to have Toronto's garbage here. We should pay \$0 in property taxes. WM should flip the bill or move out! Take your garbage somewhere else.
- Neither satisfied nor dissatisfied. I don't like the conservative, religious politics. I don't feel welcome as an immigrant.
- Somewhat satisfied. The landfill smells a lot, too often.
- Somewhat satisfied. The dump smell is getting ridiculous.
- Somewhat dissatisfied. There is a water issue that needs to be fixed, so people's basements don't flood like water coming over the bathtub and toilet.

- Neither satisfied nor dissatisfied. The dump smells, could use more stores and businesses.
- Somewhat dissatisfied. The landfill.
- Somewhat satisfied. The additional recreation facilities over the last few years are a welcome addition.
- Satisfied. My roots are here, and I have no wish to reside anywhere else.
- Neither satisfied nor dissatisfied. The smell from the dump is horrible sometimes at night. The traffic is really bad sometimes at the dump. Too many trucks cut off cars when passing the dump.
- Somewhat satisfied. Wish there were a few more businesses, particularly a restaurant. Dislike the occasional smell of the dump!
- Satisfied. Great neighbours, small town everyone is friendly.
- Neither satisfied nor dissatisfied. The town has been growing in a lot of great ways, but things such as the landfill smell and the amount of transport traffic coming from the 402 can make it a difficult place to enjoy living at times.
- Satisfied. Quiet, friendly, spacious/rural; it has a strong sense of community.
- Satisfied. Nice community, clean air, most of the time. Like living in the countryside.
- Somewhat satisfied. If there was no dump, "Satisfied" would be my answer. The citizens are constantly improving this area.
- Satisfied. Great community.
- Satisfied. Low taxes and good services.
- Satisfied. I enjoy living in the country. I plan to retire here.
- Somewhat satisfied. The landfill smells often on warm, summer days. It smells at the ball park at night when we play ball, it smells when we enjoy a drink on our back patio at night. Sometimes instead of smelling like methane gas, it smells like actual garbage. Residents don't bother to complain anymore because they know the MOE doesn't care.
- Somewhat satisfied. Am closer connected to Lambton Shores for reasons of proximity. Going into Watford means passing the dump and often dealing with garbage dropped on the road.

Question 12

If you moved, would you stay within the Township of Warwick?

- Yes. This is home for us!
- No. Family is further south.
- Yes. Depends on the circumstances.
- No. Need to be closer to a hospital at my age.
- No. I am usually associated with living in the smelly dump town.
- Yes. We like living in this small community.

- No. Move closer to adult children.
- Yes. It is my home! Even if I left Watford, Watford would still be home to me!
- Yes. I don't want to live in a bigger town or city.
- No. Although my hometown born and raised, I would consider other options of residing - mostly because the smell and sight of the landfill.
- No. Nicer area outside of Lambton county.
- Yes. But way farther away from the dump than we live now.
- No. The dump is too close and we can smell it.
- No. To be closer to emergency services and family when it becomes necessary.
- No. Both of our employers are outside of Warwick township, so if we moved, it would be closer to our work.
- No. Landfill.
- No. Minimal retirement options, services, etc.
- No. My adult son lives up north. I don't feel welcome in this community.
- Yes. My family is here.
- No. Lack of housing.
- No. As the landfill grows, and extends their contract, we no longer plan to stay long term.
- No. If I am moving, it is going to be far away.
- No. The landfill.
- Yes. If adequate senior housing is available.
- No. Not enough store options or doctors in town.
- No. Would probably move for aging reasons and to be closer to more conveniences.
- Yes. Possibly, depends on what is available.
- No. Don't plan on moving.
- Yes. My step-children go to school here.
- N/A. Unsure, I enjoy living in this township as my entire extended family lives here, but if a house came up in another area, I would also consider moving out.
- Yes. The answer to this question would really depend on why I was moving.
- Yes. Really do not plan to move, built my house and plan to stay here.
- Yes. I like the location.
- No. The smell of the dump.
- Yes. The community.
- Yes. This is where I grew up.

- No. Landfill is only going to get bigger and smellier.
- Yes. Close to family and services I am comfortable with.
- No. Maybe, it depends on affordability.

Question 13

Do you plan to retire within the Township of Warwick?

- Yes. Already have!
- Yes. We did retire and continue to live here.
- Yes. It is where all of my family is from.
- No. We're already retired.
- Yes. Remaining in our home for now.
- Yes. I have been retired for many years!
- Yes. We love where we live.
- Yes. Possibly. Can't be sure.
- No. Not enough conveniences.
- Yes. Just happened to be here when retirement age. Would move if I could afford to.
- No. If there was a senior apartment to go to, yes. But considering there is nothing for seniors in Watford, I would have to go elsewhere.
- No. Landfill and lack of housing.
- No. Minimal health services.
- Yes. My family is here.
- No. Lack of housing.
- Yes. I don't plan on moving again.
- Yes. Cost of living being out of control.
- Yes. I am retired.
- No. Everything I need is in Strathroy. My Doctors, hospital, taxi, restaurants, hairdresser, etc.
- Yes. Already have.
- Yes. Possibly. Depends on what is available.
- Yes. My spouse grew up here, his family is all here.
- Yes. Like it.
- Yes. I am already retired.
- No. The smell from the landfill is horrendous.
- No. No plans to retire now.

- Yes. Maybe. It depends on affordability.

Question 14

Do you think your children will stay within the Township of Warwick?

- No. Job opportunities are limited.
- Yes. They were raised here and have chosen to stay and raise their families here also.
- No. Already have moved away - no employment.
- Yes. We have farms here.
- Yes. Friends are close by, but it will depend on their situation.
- Yes. If we stay here I can't see our kids moving too far away from us.
- No. Probably will move due to the landfill smells.
- No. Already moved out of town because housing prices are higher than other communities.
- No. Lack of housing and general employment options.
- No. Work has taken them outside of Warwick township.
- Yes. Two of our children live in the township.
- No. They have different plans.
- Yes. They are happy here and have jobs within this area.
- No. Some of our children will likely, not all.
- No. They have moved away.
- No. They have moved on and are working elsewhere, and I can't foresee them ever moving back.
- No. Tough to know where they will end up.
- Yes. One stayed; others moved to different communities.
- No. Only one of our children lives in the township, and housing is a concern.
- No. They have not made many friends here.
- No. Generally unlikely for higher-educated young people to stay.
- No. Already moved.
- No. Many years until they move out but more opportunities elsewhere.
- No. One, no. One maybe.

Question 15

Would you recommend the Township of Warwick to your friends or family as a place to live?

- No. The dump.
- Yes. Friendly people and supportive community.
- No. Dump.
- Yes. But stay away from Watford, as the landfill is gross.
- Yes. But will mention the dump.
- Yes. But a long way from the dump.
- Yes. Lower taxes.
- No. Considering most of my friends are seniors and there is nothing for seniors here, no.
- Yes. Besides the fact of a landfill Watford is a good community.
- No. Landfill smell, lack of services.
- No. Right-wing, conservative, religious politics. Nepotism, no morals or ethics.
- Yes. But would warn them of the smell of the landfill.
- No. Lack of homes.
- Yes. Less hustle & bustle compared to the city or other small towns. Easy access to 401-can be in London in 45 minutes and Sarnia in 25 minutes. Close to universities and colleges. Friendly citizens.
- No. The cost of a house has gone up so much for this town, there isn't many things to offer for seniors.
- No. Probably not. There is no job growth for young educated adults, and the healthcare system is poor.
- Yes. I have.
- No. Landfill.
- No. Because of the smell of the dump and the truck traffic
- No. Not too many stores. The grocery store prices are too high to shop for a family.
- Yes. If they're looking for a farm.
- No. Dump.
- Yes. Nice place to grow up but the housing is too high for what's available.
- Yes. I would advise people not to live downwind of the landfill. Terrible smells.
- Yes. Great community, watches out for each other.
- Yes. Friendly, spacious, rural environment with wonderful people.
- No. Concerns about the future size of the dump are a huge consideration which is an 'unknown' at this moment.

- Yes. It has a lot to offer.
- Yes. Low taxes.
- No. Because of the smell from the landfill.
- Yes. Cheaper place to live and is close to Strathroy, Sarnia, and London.
- Yes. Space and quiet life with many services nearby.

Question 20

Do you feel you are reasonably informed about what is happening in the Township of Warwick? (e.g., municipal politics, road works, community events, development, etc.)

- Yes. Mediocre - miss the Watford Guide.
- No. There is no place where a community calendar is posted. Fighting Canada Post to not need a Box number to receive mail like every other municipality in Ontario.
- No. There is no local paper for information.
- No. I get emails from Sarnia News but they often refer to a meeting or activity it is too late to attend. There is little choice in how to advertise events other than posters and Township site and Facebook.
- Yes. Only flyers.
- No. Not all of the residents have access to Facebook. Information regarding upcoming events, etc., posted at the post office and elsewhere isn't always available. Not everyone has access to computers either, especially senior citizens. Not all are computer literate. Since there is no longer a community newspaper, most rely on the Petrolia Independent to read about what is going on in the Watford and surrounding municipality.
- No. They hold meetings during the day when people are at work, how are you supposed to attend to voice your opinion.
- No. Assumptions are made that everyone uses social media.
- No. A lot of information is withheld.
- Yes. Unfortunately the extent of repairs for Zion line was poorly communicated - Zion line is still in terrible condition.
- Yes. I am disappointed in the quality of communication.
- No. My choice to not attend meetings.
- No. We usually find out about things after they are decided instead of hearing about them far enough ahead to change anything.
- No. The local newspaper used to update us with Watford news. That's gone.
- Yes. There is no community newspaper in the Township of Warwick. We get news from watching Council meetings, the website, social media, and the published newsletter.
- No. Difficult to find up-to-date information.

Question 30

What was your opinion of the site tour and TCEC?

- Very informative, we learned a lot.
- Great, I wasn't really interested.
- Clean, well-run but need to control odours.
- Very informative. Have more onsite tours and advise the public and encourage Warwick residents to come and voice their concerns about this landfill.
- Satisfied.
- Very helpful to understand processes and ongoing efforts to minimize the impact of the landfill on the environment.
- That's one big hole! And couldn't believe all the gravel and stone they end up burying under the trash.
- I was very impressed. They are doing the best they can. I really like the wildflower section and the part where the trees are used for filtration, etc. From the outside, it is well kept and does not look so obviously like a landfill. It is very neat, tidy, and organized. I would rather not have a landfill, but given that we do, I think they do their best to be responsible in their actions.
- It was informative.
- It was much bigger than I anticipated. It seemed very well organized.
- Reasonable.
- Initially impressed with the future planning. Disappointed with the use of the methane digesters for electricity. Lately still impressed with the organization/works of the site but notice more garbage collecting off-site, e.g., roads and ditches adjacent to the property.
- Operators are rude.

Question 45

Are you satisfied with how host community fees are spent by the Township of Warwick?

- Not applicable (I do not know how the host community fees are spent). I would be interested to know how the money is spent.
- I am not sure of the breakdown of how the township of Warwick disperses the collected fees.
- Not applicable (I do not know how the host community fees are spent). Whatever they pay isn't near enough to put up with the dump!!!
- Not applicable (I do not know how the host community fees are spent). I would have to visit the website instead of hearsay.
- No. Not shared reasonably throughout the township.
- Not applicable (I do not know how the host community fees are spent). How/where is this spent?

- Yes. Other than the Nauvoo Road @ 22 highway roundabout.
- No. I think that it's inappropriate that normal Township budget costs are paid using Landfill money and to reduce the tax rate.
- Not applicable (I do not know how the host community fees are spent). I am aware of the host fee payments, and I understand that the Township uses this money to offset the costs of municipal works, etc., which satisfies me. However, I do not know specifically how the money is spent nor the total funding allocated to the various 'buckets'.
- Not applicable (I do not know how the host community fees are spent). It should be up to our Township Council to inform us of this.
- Not applicable (I do not know how the host community fees are spent). We requested WM to donate funds for a baseball tournament and didn't get a response. Anytime I called, the phone was either not answered or the person I needed to speak to wasn't available. There was also never a person in the office to speak with.

Question 46

What priorities do you think the host community fees should be spent on by the Township of Warwick?

- Lower property taxes. All of Warwick Township residents would benefit from that.
- I would hope council would spend them to help and better our community.
- Capital Projects.
- Sewer & rainwater utilities need to be upgraded & able to withstand multiple residential construction.
- Taxes.
- Reduce the smell from the dump as one drives along Nauvoo Road in the evenings and weekends.
- Commercial development.
- Road upkeep and making fees low for residents.
- Cleaning up Nauvoo Road and Zion line road surfaces, shoulders, and ditches of garbage.
- Infrastructure, roads.
- Fixing the sewer.
- Community upkeep, keeping township taxes at a reasonable level.
- Roads.
- I think that the host fees should be spent on keeping the odour of the landfill under control at ALL times!
- Clean air, smell, blowing garbage, roads.
- Improving town streets, sidewalks, drains, upkeep yearly for beautifying the town as they did for the 150th celebration.

- Trails in Warwick Village and community recreational areas in Warwick Village.
- Rebates for residents.
- Soccer fields and a ski hill in the future.
- Lowering taxes or lower fees for people living in the community when they have a larger amount of stuff to dump at the landfill when renovating, etc. I don't feel I should have to drive to Sarnia to pay less money for stuff like that.
- Reduce debt and retain residents.
- The host fees should be spent on improving the infrastructure, such as water and sewer.
- Rural roads.
- Odour control.
- Give us another rink or a pool.
- Roads.
- Compensate people in the area for the smell and extra garbage truck traffic.
- Making improvements on outdoor recreational activities for youth.
- No trucks parked on off-ramps of the 402. Host should be providing a parking lot on their property for the 15 or more trucks that are parked on off-ramps by our home. These drivers are polluting, urinating and (other) in our ditches.
- More updates to the ball diamond in the village of Warwick, i.e., diamond surface needs work.
- Continued support in developing recreational resources. Educational programs for youth and the community to ensure they know about best environmental and recycling practices. Could develop school programs and liaise with Scouts, etc. Participate in Cleanup day (when we pick up garbage in town) and make it more extensive. Another day each year to take excess items to the landfill (so 3 times). Funding for our Conservation Authority (St. Clair) to save more species and deal with invasive ones. Horticultural Society Funding to develop a native species garden.
- Lower taxes.
- Road maintenance.
- Benefits for residents, upgrade roads.
- Whatever the majority of the community as a whole feels the funds should be spent on. The township of Warwick could reach out to taxpayers asking for special projects to support - and ask for taxpayer input on priorities where to spend the community fees.
- Paying our property taxes. Again, Warwick should have all property taxes paid by WM.
- Road improvements, keeping roads clean around the landfill free of debris from the 402 overpass to Confederation, support existing facilities to become barrier-free.
- As many positive environmental impacts as we can achieve.
- All priorities the municipality and elected officials see fit.

- Developing more housing, i.e., subdivisions.
- Fix the water problems so people's basements stop flooding.
- To better the community, not just Watford.
- 50% should be utilized to maintain a low mill rate to keep a ceiling on property taxes. All township residents should receive the benefit of the return from the landfill. 50% should be utilized to bring improved services such as the new East Lambton Community Centre.
- The smell.
- WM has been more than generous to the town and township for over 30 years. Businesses have contributed to many of the same projects that WM has so generously given to the town over these 30+ years. Reid Clelland was instrumental in providing workshops to the community residents regarding recycling. It's a shame residents don't recycle like they should. Some folks are too lazy to recycle.
- Recreation facilities and programming - the extras we wouldn't normally have without this money.
- All monies should go towards programs and buildings for youth.
- Roads, lower taxes, fix sidewalks, add more storm sewers so water goes off the roads.
- Community betterment.
- I think that the selected individuals on council are responsible for the distribution of funds and have confidence they are put to good use.
- Basic infrastructure.
- Bringing natural gas to all residences of Warwick Township.
- They keep hiring more staff than they know what to do with.
- Fixing drainage issues.
- Attracting residential development, business revitalization, community beautification.
- Lower taxes and road and infrastructure upgrades.
- Infrastructure.
- Obviously, having the dump this close to home has an impact such as smell in the summer and increased bugs and birds. But personally, the pros of having a dump close by outweigh the cons IF and it's a big IF, the free dumping remains. However, my concern is twice in the past 4 years when I'm disposing of waste, yardwork, etc., I've had staff approach me and talk about threats that township residents will not be getting to dump for free and/or there will be inspections that everything is bagged, etc. And if that happens, then there is zero positives about having a massive landfill that ships waste from all over, to get swarmed by bugs and constant bad smells, unsightly, big trucks rolling through, etc. I'm all for supporting jobs at the dump but the threats of removing the free dumping need to end as it ruins my day and makes me feel like an outsider problem when it happens. The free dumping NEEDS to remain, or else I see the landfill as now a complete negative to living here and probably lowers my property value. The money paid to the township committee has not lowered my cost of living at all. In fact, my property taxes and house insurance doubled in the past year,

and the cost of municipal water is atrocious. I have no idea where all the money is going but definitely I'm not seeing any of it.

- Roads.
- Continue to invest in recreational options for community members.
- I think that the biggest problem we encounter where we live is the smell!
- Road infrastructure.
- Enhancing the walking trails and making it a complete loop. Start a savings investment fund for the meaningful development.

Question 48

To what extent has your day-to-day quality of life been affected by landfill operations at the TCEC?

- Negatively affected. Lower property value, stench, litter.
- Not sure. Sometimes odour from landfill is offensive, depends on wind. It is nice to have waste and recyclable close to home.
- Negatively affected. The smell & amount of traffic using the highways trucking all the garbage to Watford Dump are 2 of the most important. Each city, area, ought to look after their own garbage. Maybe then the manufacturers would decrease or improve the type of garbage produced. There will be future problems with a dump this size which our children & grandchildren will inherit.
- Negatively affected. I smell the dump on a regular basis. Also seagulls are everywhere.
- Negatively affected. The dump is getting bigger and bigger and too close to the town. If I was younger, I would move out of town to another community.
- Somewhat positively affected. The parks and municipal infrastructure we enjoy due to funding from WM.
- Negatively affected. Due to the overwhelming stench that comes from the landfill on a daily to weekly level we are almost never able to sit outside or for that matter eat outside, my community is berated by co-workers, and friends about how much it smells, they complain about having to drive past it on the 402.
- Somewhat negatively affected. dust, noise, smell, and looking across the road at the size.
- Somewhat negatively affected. Odour on humid days cause breathing difficulties. Unsafe truck driving practices.
- Negatively affected. I can smell the dump almost daily when the weather is warm. I've had garbage end up on my property numerous times following storms that litter multiple kms long across the fields surrounding the dump. I've had heavy trucks pull out in front of me and cut me off many times. I've had debris fall off trucks in front of me as they enter and exit the site. I've witnessed large chunks of mud fly off tires as trucks are pulling away from site. I was almost hit by a trucker that was on his phone while on the dump property.
- Somewhat negatively affected. The smell some days make me feel sick!
- Positively affected. Odours.

- Negatively affected. Who wants to sit outside when the air smells, dealing with more traffic of large trucks delivering waste, etc. Can't dump whatever I need without it costing an arm and a leg, yet I deal with the other negative effects of the dump.
- Somewhat negatively affected. Air quality---what is in the air we are breathing.
- Somewhat negatively affected. Odours coming from the landfill.
- Somewhat negatively affected. Smell of dump.
- Somewhat negatively affected. Smell and garbage truck traffic.
- Somewhat negatively affected. Line of trucks slow my commute to and from work every day.
- Negatively affected. The smell is nasty when we get a south wind and we seem to have more garbage on our yard.
- Somewhat negatively affected. Smell.
- Somewhat negatively affected. There is a sour winey smell when the wind is from the east. I don't like having to store garbage pick-up bins that I did not want and cannot use.
- Some positive and some negative - increases truck traffic from transport bringing garbage. The strong disgusting odours from decomposing garbage as well as loose garbage that flies out of the trucks or is blown out onto our neighbouring fields, roads and ditch banks. We have picked up debris from the waste management site in our fields.
- Somewhat negatively affected. Smell, traffic disruptions.
- Somewhat negatively affected. There are obvious monetary benefits if it's to having the landfill but the smell has affected my ability to enjoy our community.
- Positively affected. Allows development without drastically higher taxes.
- Somewhat negatively affected. Stinks.
- Somewhat negatively affected. I live far north-north west of the facility and on relatively still days I can smell landfill odours. At times I have to hold my breath driving by the facility. Not sure how the residents near the facility put up with it.
- Somewhat negatively affected. Smell when driving by most days is awful.
- Negatively affected. The smell from the landfill affects my ability to be outdoors in my own backyard. The junk on the road in front of the dump is hazardous to my vehicle (i.e., tire damage, etc.).
- Somewhat positively affected. I feel the smell is not healthy, what is going into our water system, in the air, smelling the gas coming into town, why are there fires there and then that goes into the air and I can smell it, getting all the GTA and area garbage etc.
- Somewhat negatively affected. The landfill just keeps getting bigger and bigger. Truck traffic is too heavy and often holds up traffic. I avoid Nauvoo as much as I can. Depending on the direction of the wind, the odour is intense and our windows can't be open.
- Somewhat negatively affected. I am asthmatic the horrendous of or that comes from the dump on a daily basis is absolutely horrific. There are days I can't go outside because of the

poor air quality. It always smells like rotting plasticine. It's like breathing through a dirty paper bag.

- Not sure. Not sure yet but the amount of VOCs coming from the landfill can't be great for us.
- Negatively affected. Often cannot open my windows or sit in my yard because of the smell of garbage. Not farm smells - smells from rotting garbage. Then additional traffic on Nauvoo Road.
- Negatively affected. I don't see it every day, but with a north wind I can smell it.
- Somewhat negatively affected. It smells most days even in town. Increased flies. Increased traffic in Nauvoo in front of dump. The right lane leaving the dump needs to be longer for the exiting trucks to have time to get speed.
- Somewhat negatively affected. We sometimes can't sit outside, or I can't hang out laundry, or go for a walk. I don't want to be a prisoner in my own home. Maybe my sense of smell is stronger than others but it does affect my enjoyment of living here.
- Somewhat negatively affected. The smell of Watford is really bad at times. We are unable to sit outside.
- Somewhat negatively affected. Smell is very strong at times.
- Negatively affected. Muddy roads garage in the ditch smell from trucks and garbage birds and rodents.
- Negatively affected. Smells, it looks terrible coming into town, the road is dirty, the trucks coming on and off the 402 are dangerous.
- Somewhat negatively affected. Unable to enjoy my yard due to foul smells from the landfill occasionally.
- Negatively affected. The smell.
- Negatively. North of the site during humid summer days the smell is absolutely rancid when a south wind blows. While the smell has negatively impacted our ability to enjoy the outdoors on our own property, what is more concerning is the reckless truck traffic using the 402 off-ramp. In one instance I was cut off so severely by a turning truck that I had to slam on the brakes and swerve to avoid a fatal collision. I followed the truck to the landfill and spoke to a woman who worked there and they tried to smooth things over. Unfortunately, this story is one of many which are similar and speak to a broader pattern of poor behaviour and reckless endangerment on the stretch of Nauvoo Road between the 402 and Zion Line. Lastly, the street sweeping on Nauvoo is not frequent enough: there is too much debris (I have gotten a flat tire in the last two years from this), and the mud that is sometime tracked out of the landfill is not only unsightly, but also presents a road hazard for small cars.
- Somewhat negatively affected. We get to "enjoy" the odour that comes off the landfill from time to time. Being directly south east of it, sometimes we do not hang our clothes out to dry because of the smell.
- Negatively affected. There are days you can't sit outside due to the smell.
- Somewhat negatively affected. The odour.

- Negatively affected. The smell at times from this landfill is horrible. Sometimes it is hard to sleep at night and we have to close our windows whenever there is a southwest wind. We can tell whenever the gas is diverted to burn at the greenhouse because of the change in smell.
- Somewhat negatively affected. I keep a very clean automobile and every time I must drive through and past the site on an asphalt road there is always some type of wet slop or garbage I must drive over and whence home again wash the underside of the auto to remove the odourous wet slop that gathered on the carriage.

Question 49

How do you feel about current landfill operations at the TCEC?

- Moderately concerned. I wish that someone manned the hill where we leave our garbage. I wish the containers were emptied more often and it was better salted for safety.
- Moderately concerned. Leaf & limb bin not big enough. Better salted on hill in winter for ice.
- Very concerned. A dump is a bandaid solution. The solution is to decrease the amount of garbage & produce environmentally friendly products which can be safely disposed.
- Very concerned. I hate that it is so close to town and getting higher so quickly.
- Very concerned. I don't believe that the garbage is being capped with a clay seal to stop the gasses and rotten smells from drifting throughout the community...I don't believe that wood chips or sawdust are a very air tight material. I understand that upon receipt of enough complaints, a trailer with an orchard fan and febreze mist is utilized, however, I have yet to smell anything other than methane and sour rotting garbage.
- Very concerned. Communication is poor when reporting odour and message. Feels like an automated response every time.
- Somewhat concerned. Gases, fires, health risks from it, growth of it.
- Very concerned. What is in the ASW that is tracked out on to Nauvoo Rd. The surface water that runs off site, how safe is it for all downstream residents all the way to the Great Lakes.
- Very concerned. Smell and traffic seams to get more and more and we have an ugly view the place we live.
- Slightly concerned. Occasional odours have prevented windows open at night. Concerned that climate change issues like extensive rain will overwhelm the processes and contaminate local water.
- Very concerned. It appears to be filling up very fast. Where can locals who dispose of their garbage on site go when it reaches max. capacity?
- Slightly concerned. The smells can be VERY overwhelming at times.
- Somewhat concerned. There are trucks accessing the waste management site at all hours. The pile of waste continues to grow higher and higher and it is definitely not a pleasant experience to drive by when the wind is blowing the wrong direction.
- Very concerned. Should be shut down unless they pay more!

- Somewhat concerned. As long as they follow all environmental regulations and by-laws, etc. I have no problem. Also, as long as they attempt to do as much recycling, and adopt as much environmentally friendly practices as possible, for future sustainability, I am good.
- Slightly concerned. The smell.
- Moderately concerned. Reaching capacity - what comes after?
- Very concerned. Odour control.
- Very concerned. Someone should be sitting in the booth where the bins are to monitor what is being put into them. Some people don't care what they are throwing into them!
- Moderately concerned. The smell is more often within the past 1-2 years, not being capped properly.
- Slightly concerned. Plastic bags and waste often in our fields.
- Somewhat concerned. Smells and air quality.
- Very concerned. Quality of life issues - smells and increased traffic. All so concerned about contamination of ground water in the area surrounding the landfill.
- Very concerned. It's a for profit corporation.
- Moderately concerned. Smell coming from landfill seems to be worse and more often than in the past.
- Very concerned. I am disappointed that the volume of waste is going to increase substantially & worried about odour problems & truck traffic.
- Moderately concerned. Smells terrible when driving down Nauvoo Rd. Don't know how the people in Watford can tolerate the smell, makes me nauseous when in Watford & area!
- Somewhat concerned. Smell and trucks parking on 402 exit at night. It becomes higher and higher and bigger every day.
- Very concerned. The changes that are going to happen and the impacted to the community.
- Slightly concerned. Sometimes it smells.
- Very concerned. The odours have improved over the past two years but I think this is only because of extra work to get the extension, once that is accomplished I suspect it will be smells all the time again.
- Slightly concerned. When the winds blows a certain way I can sometimes smell the dump, makes me not want to leave my windows open when I'm not home incase I come home and the inside of my house smells like dump.
- Somewhat concerned. We are taking in a huge volume of waste from big populations outside of our area.
- Slightly concerned. As noted previously, TCEC tolerates far too many recess truck drivers, and when confronted about this previously, staff at the TCEC informed me "they don't work for us", and from there 'passed the buck'. Very poor response. Likewise, the lack of cleanliness on Nauvoo near the TCEC entrance and foul odour emanating from the facility calls into question the operational management tactics being employed at the site.

- Somewhat concerned. Always concerned when that kind of operation is in our "backyard". Such as the water supply as we are on well water and do not want to go to municipal and start paying for what we get for free now.
- Very concerned. The pile keeps growing.
- Moderately concerned. I don't have a problem with the landfill operation...just the smell.
- Moderately concerned. Odour, traffic levels in the area, garbage dropped on the road outside dump. Plans to make taller piles of garbage without consultation.
- Slightly concerned. The smell when you drive-by.
- Slightly concerned. Odour.

Question 50

Which of the following reflects your level of confidence in the current landfill operations at the TCEC?

- Unconfident. In 25 years, who is going to care about the long term ramifications which will affect the residents of Watford.
- Unconfident. I don't think the landfill has our best interest in how they do business.
- Unconfident. I feel like unfortunately, the small homeowner is overlooked and the big corporation does as it pleases until it drives the home owner away. Unfortunately, I am convinced that the home owners' property is not worth what it could be worth if it was in a location that allowed the owner to be outside and not have the stench.
- Somewhat unconfident. We strongly feel that it should be tested more often.
- Unconfident. The community has not had much benefit from it.
- Unconfident. Landfills of this size require daily inspections by the MOE. The Township Review Team should keep the Warwick Public Liaison Committee more up to date (not one year after the fact) and the local Township residents should be more informed as to when the Township Review Team will be making their presentation.
- Unconfident. Air pollution off the air from all the trucks and dozers etc. and water pollution from run of water.
- Somewhat unconfident. Not doing enough to curb the smell. When I call to complain they ask dumb questions and don't take my complaint seriously. I also get a lot of seagulls and vultures from the landfill on my farm.
- Unconfident. I think that there should be monitoring on site at all times.
- Unconfident. If you can't get a person on the phone or in person to discuss issues.
- Somewhat confident. I know that you are tightly monitored by several agencies.
- Neither confident nor unconfident. The smell.

Question 61

What is your level of confidence that WM can properly manage a landfill expansion?

- Unconfident. Even the notice of Community Survey was created to be difficult. The link address was complicated. This survey is long. As you will have noticed, I didn't want the dump in the first place & feel that you are a large corporation doing 'what is required' & will end up doing 'what you want'.
- Unconfident. There was a fight years ago to not expand the dump, but it all failed and the expansion continues.
- Unconfident. My voice doesn't count, just like the petition that was signed by thousands of community members asking for Watford to not be the site of a huge landfill. When complaints are submitted for the odour, we receive a response telling us that due to the wind conditions at the time of complaint, it is not possible that we smelled that odour.
- Somewhat confident. We find it extremely important to be able to work with the people in charge for asking questions and getting answers.
- Unconfident. We already have issues with traffic, garbage and terrible odour with the size it is now. Expanding is NOT going to make any of that better.
- Somewhat unconfident. Don't like what I am seeing from it so far, so I am not sure it will get any better.
- Neither confident nor unconfident. The Auto Shredder Waste has continued to be tracked out off site.
- Unconfident. Because of the negative effects like smell and traffic we are dealing with now already it's time to close this landfill and do it in an area were no people live close by , it's here almost in the town of Watford that is not right.
- Neither confident nor unconfident. You can handle the expansion but I believe enough is enough and it's time to finish operations here and let the site be.
- Unconfident. It often smells badly!
- Somewhat confident. My level of confidence that they can manage it, does not mean that I think it is a good idea!
- Unconfident. I don't feel the smell, traffic, and birds have been managed well at the current level.
- No opinion. Don't want the expansion.
- Somewhat unconfident. Do not currently keep promises about smell, roadway garbage, windswept garbage, etc.
- Unconfident. We don't need a bigger landfill!
- Somewhat unconfident. If they can't handle the amount of odour and air quality now, how are they gonna manage when it's bigger?
- Unconfident. Not really that I don't think it's managed properly, I just don't want any more landfill in our community, never have & never will.

- Somewhat confident. As the old saying goes, Trust but Verify.

Question 62

Do you have concerns about the Project?

- Yes. Traffic, noise, odour, litter, contaminated water, property value, landfill closure.
- Yes. The future children will be the residents who have to deal with the problems arising from the dump location.
- Yes. The expansion, the size and look and the smell.
- Yes. Is local contractors being used or just the cheapest whatever contractors.
- Yes. I am truly in sure how expanding a problem will help to mediate a problem.
- Yes. The additional height is very extreme for where we live and having to look at it every day and never receiving anything of a inconvenience from that.
- Yes. What will it do to the community. What does it do for the community.
- Yes. When Watford fought the initial dump expansion many years ago, because no one in the community wanted Toronto's garbage, we were told a whole bunch of lies about the size, height, odour, seagulls, truck traffic etc etc. I feel that if this expansion is allowed to proceed then it will just happen again. As soon as it gets close to being "full" there will be more plans drawn up on how it can be expanded again. WM doesn't care about the community and only cares about their profits.
- Yes. What happens after 12yrs and landfill is at its capacity and no longer available to the public, where do we go, and who will be responsible for the upkeep of appearance and daily monitoring of gases etc.
- Yes. Way too big of a landfill and will negatively effect the residents for years to come.
- Yes. Air quality. What will the site look like in the future. Ground water for our rural well users - like myself.
- Yes. More or stronger odour in the air, more traffic, horrible to look at, no benefits to the community for costs at the dump, etc.
- Yes. My concern is why is our community forced to take garbage from Toronto. There has been a landfill in operation for over 50 years. The landfill is already 25.9 metres high (85 feet) and WM already has approval for the landfill to go to 38 metres (125 feet) in the air. With this new expansion they want to double the height and have it go to 83.8 metres (275 feet). This is the approximate height of a 24-storey building! Why should we have to have our airspace flooded with this huge amount of garbage. We live in a rural community. We don't want to have to look at a 24-storey building of garbage for the rest of our lives!
- Yes. The extra height will increase the odour issues and off site litter. The extra pressure will increase leachate seeps.
- Yes. The entire landfill is disorganized, unreliable, and they seem unconcerned about the effects it has on residents.
- Yes. The view, smell and traffic is a problem already , don't extend that and or increase that but stop it.

- Yes. Our quality of life and the devalue of our homes because we live close to the dump.
- Yes. Too much waste in one site...unknowns re climate change that will affect the contamination. Unsightliness of greater height and manageability of the odours and usual problems.
- Yes. Visual impact and worsening of air quality and odour.
- Yes. As with any project of that magnitude, there are always concerns (increasing levels of smell, air quality, noise, traffic) but still hoping that if done properly there will be little impact on the environment/community.
- Yes. Odour, traffic, visual.
- Yes. We already experience odour problems for more than 5 years, where we live.
- Yes. As a homeowner, I do think the value of my investment in my property could be negatively impacted by the expansion of the site. I am also concerned about creating more waste. We should be addressing the cause of all the waste and educating and encouraging people to create less waste in the first place!
- Yes. I'm concerned our community won't receive enough compensation for the expansion. I'm also concerned about the smell, birds, and traffic.
- Yes. How it's going to affect people in Watford and Warwick Township.
- Yes. Township of Warwick is not adequately compensated. Odour control will continue to be an issue. Uncertainty that site assessment was not scaled for proposed expansion. General sense that the communities sending the garbage our way have little incentive for proper disposal and recycling with the cost to deliver their refuse outside of their area cheaper than dealing with it properly in the 1st place.
- Yes. I would like to see more information and it's future impact it will have.
- Yes. Air quality and odour issues.
- Yes. WM already moved away from weekly inspections before. They seem to gaslight the public when there are odour concerns.
- Yes. Increased and continues smell. Cannot enjoy my home and property frequently.
- Yes. Everything about it bothers me.
- Yes. Obviously, having the dump this close to home has an impact on me negatively such as smell in the summer and increased bugs and birds. But personally the pros of having a dump close by outweigh the cons IF and it's a big IF, the free dumping remains. However, my concern with it is twice in the past 4 years when I'm disposing of waste, yardwork etc. I've had staff approach me and talk about threats that township residents will not be getting to dump for free and/or there will be inspections that everything is bagged etc. And if that happens then there is zero positives about having a massive landfill that ships waste from all over, right to my backdoor to get swarmed by bugs and constant bad smells, unsightly, big trucks rolling through etc. I'm all for supporting jobs at the dump but the threats of removing the free dumping need to end as it ruins my day and makes me feel like an outsider problem when it happens. The free dumping. NEEDS to remain or else I see the landfill as now a complete negative to living here and probably lowers my property value. The money paid to

the township committee has not lowered my cost of living at all in fact my property taxes and house insurance doubled in the past year, and the cost of municipal water is atrocious. I have no idea where all the money is going but definitely I'm not seeing any of it.

- Yes. The size of the landfill. Warwick Township residents had zero say in the initial expansion. Our quality of life and value of our homes are impacted to support the needs of larger cities.
- Yes. The possibility of more traffic- condition of our roads and highways due to increased traffic Possibility of accidents at the 402 turnoff to Nauvoo Rd.- very dangerous now! If the odour can't be contained now how will it will be contained if there is more expansion? Will the township be fairly compensated for the inconveniences of having a dump within our area considering the impact of health, environment, and animal life.
- Yes. Traffic, Truck sit on side of road and 402 off ramp waiting for facilities to open.
- Yes. I was hoping to enjoy the green space post landfill, sooner than 2043.
- Yes. Air quality and odour.
- Yes. This year the odour has improved greatly.
- Yes. Odour from landfill.
- Yes. Odour, traffic.
- Yes. Size and visibility.
- Yes. Smell it's already very bad! Future environmental pollution of land and water.
- Yes. It is getting too big and out of hand.
- Yes. Expanding is a big concern of mine. More transports travelling our roads, using engine brakes in residential areas, pulling out in front of vehicles coming off the 402.
- No. As I've not checked out the project yet.
- Yes. The impacted to area.
- Yes. I want the landfill filled and ended That the problems that have existed in the past will come back as soon as the approval is granted. That the health of our community is affected and economic growth is stalled because of the landfill. That the community itself is reliant on the funds from the Landfill and will have to significantly raise taxes when it is finished to catch up to what are the true costs. That despite promises that clean up will not be sufficient when it is at capacity and it will affect future generations in the area.
- Yes. Will the smell get worse Will the serviced area increase Will traffic increase Staging area for trucks waiting for landfill to open (get them off the 402 off ramp) Free large item disposal for township residents (mattresses, etc.).
- Yes. Want to make sure that the STINK levels are even better monitored than they are now. I drive by there all the time and at least 2 or 3 times a week the smell will GAG you.
- No. I don't know enough about it to be concerned or not.
- Yes. Getting too close to residential, build a incinerator burn it for power.

- Yes. The landfill size has grown immensely. We have done our share. Hosting landfills need to be equally shared throughout our province.
- Yes. Exacerbation of existing issues (odour, road safety, surface water quality).
- Yes. Air quality. The smell
- Yes. The environmental impacts. I do not want the Township wasting dollars opposing this as, it is just a matter of time that WM will get what they want.
- Yes. The dump is already too big.
- Yes. The smell.
- Yes. While understanding waste needs to go somewhere where the expansion will make the eventual longterm need to deal with the waste more difficult.
- Yes. The smell and possible health effects to me and my family. I am also concerned about the financial impact when I try to sell my home when I need to downsize. Does a larger landfill mean more odours? For longer periods?
- Yes. Additional time and height will aggravate dust, odour and other environmental effects.

Question 65

How likely is it that the Project would decrease your level of satisfaction with living/working in the Township of Warwick?

- Somewhat unlikely. Not that easy to pack up and move!
- Likely. The size alone is enough to decrease satisfaction living in this area.
- Unlikely. Business does what is good for them, regardless of feelings of residents.
- Somewhat likely. Would weigh in decision where to relocate if we move into town.
- Likely. There is never a benefit to our community - beneficial to everyone.
- Likely. Less likely for Watford to grow and support Doctors and a medical clinic.
- Likely. Unless our property taxes are paid for and WM controls the awful smell.
- Likely. I don't believe enough will be done about the smell, birds and traffic.
- Likely. Down the road from the dump, the smell is horrendous even in the building.
- Likely. Threats of removing free dumping will hinder my ability to ignore the dissatisfaction of having a massive mountain of waste right beside where I live.
- Somewhat likely. Due to odour and air quality.
- Likely. Heath concerns for all residents in the area. What will be long term negative effects on people?
- Somewhat likely. Odour from landfill.
- Somewhat likely. If more is not done to manage the odour issue it will further exacerbate issues we have with being able to enjoy our outdoor spaces, particularly during the summer.

- Likely. Our property close to the dump, so as it gets bigger, and with the prevailing winds, our outside environment will change.
- Likely. Unless you reduce the odour.

Question 66

How likely would you be to decrease your use of local outdoor recreational facilities as a result of the Project?

- Somewhat likely. No one wants to walk/exercise if the smell is bad.
- Likely. Odour.
- Likely. Because there are days in which the odour is so bad you cannot be outside. Why would I register for an outdoor program if I am not confident I can attend all of the time?
- Likely. Odour, air quality.
- Somewhat likely. A previous question about parks usage did not provide an appropriate answer choice for me. I occasionally use the dog park and trail but if the expansion negatively impacted the enjoyment of that, I would stop using them.
- Likely. Bad smell.
- Likely. When it smells, it is nauseating.
- Likely. Threats of removing free dumping will hinder my ability to ignore the dissatisfaction of having a massive mountain of waste right beside where I live.
- Somewhat likely. Odour from landfill.
- Likely. There are already lots of days I cannot enjoy my own yard because of the odours.
- Somewhat likely. Smell.
- Somewhat likely. Because of the smell.

Question 67

How likely is it that the Project would decrease your confidence in TCEC operations?

- Likely. Already there is a sanitary/visual issue with the garbage for a full country block around the site.
- Likely. This dump was supposed to last a lot longer than it has already, why are you breaking promises to the community?
- Likely. Threats of removing free dumping will hinder my ability to ignore the dissatisfaction of having a massive mountain of waste right beside where I live.

Question 69

Does knowing that the Project will result in WM's continued payment of host community fees to the Township of Warwick for an additional 12 years increase your support for the Project?


- No. I don't have clue how much money WM gives to Warwick township but it is not nearly enough.
- No. Who is responsible for the dump after the 12 yrs? Township should receive payments still after dump is closed.
- No. Where does the money go?
- Yes. But only if it was increased relative to the space being utilized.
- No. The long lasting effects of the dump - WM should pay host fees long past the life of the site.
- No. They don't pay enough! Find another place to take the garbage or pay up!
- No. The impact to the environment is more important to me than the money!
- No. The question doesn't say the payments are going up. Their should be a substantial increase in the host community fees as well as substantial donations made to community services like parks and recreation, schools, community service groups and organizations.
- Yes. Continued payment would be expected and with inflation it should be enhanced as the residents of the township deserve significant compensation for the inconvenience of the traffic, odours, environmental risk, etc.
- No. Hope they are paying more.
- Yes. Municipal taxes and property taxes you'd think would be decreased with how much money WM pays but that hasn't been my experience.
- No. I would rather pay higher taxes and not have a mega landfill in my community.
- Taxes are used for things like that. Sure with extra money looks great. But then again that is not what is needed. It's our health, I'm concerned about.
- No. I don't really know where the money is spent.
- No. Uncertain as to where this money is spent.
- No. I will never personally see the money, the Township will just spend it on pet projects.
- No. Fees are too low for the short and long term impact of hosting the dump.

Question 70

Would knowing that the TCEC landfill could be converted to a recreational use (e.g., walking/biking trails, nature park, etc.) after closure increase your support for the Project?

- No. This will not affect myself or my husband as we are seniors now.
- No. Nasty who wants to walk-in a dump.
- No. The hypothetical of how long this can go on for capacity is endless and therefore we don't believe it will ever end.

- No. A dump becoming a tourist attraction is a joke.
- Yes. I would love a ski hill.
- No. The leachate will be a big issue forever!
- No. Let's do that now, Watford took enough garbage from far away . It's a real bad option anyway to drive that far with so much garbage every day. Thanks.
- No. Seriously, who wants to go to a park on a dump site. Sure take your family on a walk or picnic on contaminated soil. Have you not seen connections between contamination and illnesses?
- Yes. That is something I always envisioned for the area.
- Yes. Maybe.
- No. I will not be around anymore then.
- No. I'd rather have a new park sooner, rather than later.
- No. There could be so much more being done with this location after the fact. Walking Trails are definitely not enough of a draw.
- No. The current trail is ridiculous. Zero thought put into it. Will the new trails be any different?
- No. I do not think the site is appropriate for recreational activities.
- Yes. A ski hill like Boler mountain would be cool.
- No. I don't want to walk through a dump.
- Yes. But that is still a long wait.
- Yes. Maybe.
- No. By the time that happens, I may or may not be around.
- Yes. We need a ski/tobaggon hill in Warwick.
- No. This is part of normal remediation requirements.

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B

Economic Survey Report

Economic Survey Report

Twin Creeks Environmental Centre Landfill
Optimization Project Environmental Assessment

WM Canada

Township of Warwick, Ontario

July 2025



Prepared by:

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Executive Summary

Introduction

WM Canada (WM), the owner and operator of the Twin Creeks Environmental Centre (TCEC) in Watford, Ontario, has initiated an Environmental Assessment (EA) seeking approval to optimize the landfill design and operation, maximizing the use of the constructed infrastructure and the significant investment made at the TCEC. The Socio-Economic Environment scope of work for the WM TCEC Landfill Optimization Project EA involves characterizing the social and economic existing conditions and conducting an effects assessment of the potential effects of the Project on the social and economic environments, including the local community and economy.

During the EA, existing conditions and potential effects will be considered in the context of two study areas: on-site and off-site. The study areas proposed for the economic component of the Socio-Economic Environment are:

- On-site Study Area: the existing TCEC.
- Off-site Study Area: the Township of Warwick.

The economic survey was intended to gather information from residents to aid in both the characterization of existing socio-economic conditions and the assessment of Project effects on the local community.

Flyers advertising the economic survey were distributed by Canada Post to the 133 businesses recipients identified within the Township of Warwick. The survey opened on September 11, 2023 and closed on September 29, 2023. A total of six (6) responses were received out of the 133 businesses that were sent the economic survey flyers.

General Background Information

Five (5) of the six (6) businesses (83%) are located within 3.5 km of the TCEC, and the businesses that responded to the survey were classified as follows: Agriculture (33%); Construction (33%); and Other (33%). The majority (80%) of businesses that responded to the survey have been operating in the Township of Warwick for 11+ years and have between <10 and 49 employees. Most of these businesses operate year-round with the majority of income occurring during particular seasons.

Community Satisfaction and Involvement

Eighty percent (80%) of businesses indicated that they were somewhat satisfied with the Township of Warwick as a place to conduct their business. The primary factors motivating the respondents to conduct business in the Township of Warwick are that they live in the community and want to work close to where they live, the area has good access to surrounding cities, and there is a strong agricultural sector. Businesses are most satisfied with parks and recreational programs and amenities, waste and recycling services, general customer services at Municipal Offices, and emergency services.

Businesses are most likely to obtain community information from websites, followed by mailed flyers and newsletters, family members, and friends and neighbours, and 80% indicated that they feel reasonably informed about what is happening in the Township of Warwick, and indicated that they had attended or viewed a Township of Warwick council meeting in the last five (5) years.

Familiarity with the TCEC

All businesses indicated that they know where the TCEC is located, 60% of respondents drive by the TCEC along Nauvoo Road several times per week, and 80% responded that they can see the TCEC landfill from their business location. The businesses that responded that they could see the TCEC from their location are located between 2.5 km and 3.5 km from the TCEC.

Sixty percent (60%) of businesses indicated that they had attended a site tour at the TCEC and said that the TCEC is well run, well kept, and very organized, and that the site tour was excellent and impressive. Half of the businesses that had not attended a site tour said they would be interested in attending a site tour in the future.

Eighty percent (80%) of businesses are aware of the WM TCEC website and had visited the website to obtain information about the TCEC. The information most often accessed was hours of operation, contact information, and types of materials accepted. Eighty percent (80%) of businesses are aware that the Township employs a Technical Review Team (TRT) to review operations and compliance monitoring and are aware of the Warwick Public Liaison Committee (WPLC), and all responded that they are aware that the MECP currently inspects the TCEC landfill weekly. Forty percent (40%) of respondents said they would consider joining the WPLC and said that knowing about the WPLC, TRT, and MECP activities increases their confidence in TCEC landfill operations.

All businesses indicated that they are aware that WM pays host community fees to the Township of Warwick, but only one (20%) said they knew the amount of host community fees and how the fees are spent. Businesses indicated that priorities for host community fee spending should be:

- new residential and industrial development to attract more residents and introduce more employment opportunities;
- attracting new businesses to the area;
- upgrading utilities and infrastructure such as the addition of municipal water, natural gas, and road improvements;
- increasing training for road workers; and
- keeping taxes low.

Eighty percent (80%) of businesses said they felt that their day-to-day business operations have been affected by landfill operations at the TCEC, and 60% said their business had been positively affected. Positive effects included business opportunities for working with WM on various projects and contracts at the TCEC, while negative effects included odour, birds, and traffic. Sixty percent (60%) of businesses said they are not at all concerned about current landfill operations at the TCEC and they are confident in current landfill operations. Regarding current operations, businesses are most

concerned about odour, air quality, groundwater quality, and are least concerned about noise and dust. Sixty percent (60%) of businesses indicated that they have not had any operational concerns.

Importance of the TCEC

Businesses were asked if they supply goods and/or services to the TCEC, and if they receive goods and/or services from the TCEC. Thirty-three percent (33%) of the businesses provide construction services to the TCEC, and 17% of businesses receive a product from the TCEC. The operation of the TCEC is important to these businesses.

Importance of the Project

Businesses were asked about their level of confidence that WM can properly manage a landfill expansion, and 50% of businesses responded that they were confident. Reasons for being confident included that WM has the appropriate knowledge, expertise, and experience, while reasons for being unconfident included lack of confidence in the management of odour, birds, and traffic based on existing operational concerns. Only 20% of businesses indicated they have concerns about the project, which include odour, traffic, birds, and visual effects.

When asked how concerned they are about the impact of the project on their business operations given the location of the project relative to their business, businesses are most concerned about potential increases in blowing litter and presence of birds, followed by potential increases in odour and air emissions, changes to rural views, and decreased ability to enjoy outdoor activities and recreational resources. When asked how likely is it that the project would affect their business operations, 40% of businesses responded that it was likely that the project would affect their businesses; these businesses said that the project would affect their business in a positive way, potentially providing more work in the future.

Sixty percent (60%) of businesses identified that continued operation would be important for their businesses; of these, 40% mentioned that continued landfill operation would be positive, potentially providing more work in the future. When asked to what extent their business would be affected if the TCEC landfill was to close, 60% of the businesses responded that they would be negatively affected. Those that would be negatively affected said that they would lose income, sales, and work, and their employees would be affected if the TCEC landfill was to close.

Sixty percent (60%) of businesses said that it was unlikely that the project would decrease their confidence in TCEC operations. When asked if knowing that the WPLC, TRT, and MECP are reviewing the TCEC landfill optimization project increases their confidence in the project, 60% of businesses responded yes.

When asked whether knowing that the project will result in WM's continued payment of host community fees to the Township of Warwick for an additional 12 years would increase their support for the Project, 60% responded yes, while 40% responded no. One business said that host community fees need to increase dramatically and other community donations need to be made before they would be able to increase their support for the project.

The survey results will be incorporated into the Socio-Economic Environment existing conditions and effects assessments as appropriate.



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Appendices

Appendix A. Economic Survey Flyer
Appendix B. Economic Survey
Appendix C. Detailed Survey Input

1 Introduction

WM Canada (WM), the owner and operator of the Twin Creeks Environmental Centre (TCEC) in Watford, Ontario, has initiated an Environmental Assessment (EA) seeking approval to optimize the landfill design and operation, maximizing the use of the existing infrastructure and the significant investment made at the TCEC. There are approximately eight (8) years of approved landfill airspace capacity remaining at the TCEC (i.e., capacity will be reached in approximately 2031). The proposed optimization would provide additional airspace of approximately 14 million cubic metres (m³), which could extend the site life by approximately 12 years (from 2031 to 2043), and may be achieved through alternative landfill configurations or alternative methods within the existing 301-hectare (ha) TCEC site area. No changes are proposed to the size of the TCEC site area, approved service area, or annual fill rate.

The approved Terms of Reference (ToR) included a preliminary description of the existing conditions within the area surrounding the TCEC, with the commitment that a more detailed description of 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 Socio-economic Environment for use in the assessment of the effects of the alternative methods for the TCEC Landfill Optimization Project during the EA.

The Socio-Economic Environment scope of work for the WM TCEC Landfill Optimization Project EA involves characterizing the social and economic existing conditions and conducting an effects assessment of the potential effects of the project on the social and economic environments, including the local community and economy.

1.1 Background

During the EA, existing conditions and potential effects will be considered in the context of two study areas: on-site and off-site. The study areas proposed for the economic component of the Socio-Economic Environment are:

- On-site Study Area: the existing TCEC.
- Off-site Study Area: the Township of Warwick.

For the economic component of the Socio-Economic Environment, existing conditions will be characterized within the Township of Warwick and the community of Watford with a focus on those businesses that have, or may have, a direct interaction with the TCEC.

Assessment criteria, indicators, and data sources were identified in the approved ToR for use in assessing the effects of the alternatives and the preferred alternative on the Socio-Economic Environment, focusing on those aspects of the environment where potential effects are anticipated. The criteria, indicators, and data sources for the economic component of the Socio-Economic environment are provided in **Table 1-1**.

Table 1-1. Evaluation Criteria, Indicators, and Data Sources for the Economic Component of the Socio-Economic Environment

Evaluation Criteria	Rationale	Indicators	Data Sources
Socio-Economic Environment			
Economic			
Economic effects on local community	The continued operation of the landfill could have economic effects on and/or provide economic benefits to the local community	<ul style="list-style-type: none"> • Employment at site (number, type, and duration) • Contributions to the host community • Opportunities for the provision and procurement of products and/or services 	<ul style="list-style-type: none"> • Census and municipal data for Village of Watford and Township of Warwick • Municipal tax information / sources of municipal revenues • WM data on host community fee contributions • WM site employment data • WM data on types and values of goods and services procured • WM data on types and values of goods and services provided • Economic survey • Proposed facility characteristics • Results of other discipline assessments

The economic survey is one of the data sources that can be used to help characterize the existing economic environment and assess the effects of the project on the local economy. Details of the economic survey are provided below.

1.2 Purpose of the Economic Survey

The economic survey was intended to gather information from businesses to aid in both the characterization of existing conditions and the assessment of project effects. As per the Socio-Economic Work Plan included in the approved ToR for the EA, the economic survey was conducted to assess the following:

- the importance of the TCEC to the success of their operations; and
- the importance of the continued operation of the TCEC to the success of their operations.

The goal of the survey was to gather information about what is important to businesses in the Township of Warwick, how businesses operate in the Township, and their sentiments about the TCEC and the Project.

The input provided from the economic survey will be used to help to describe existing socio-economic conditions and assess the potential effects of the Project on businesses in the Township of Warwick and to address potential concerns. The results of the survey will be aggregated to form a summary for inclusion in the EA.

1.3 Survey Format and Distribution

In the Socio-Economic Work Plan, the economic survey was proposed to be provided by mail out and/or online to the businesses that provide goods and services to the TCEC. Upon further consideration, it was decided that the economic survey would be hosted online for a period of 2 weeks and a flyer advertising the survey would be distributed to all businesses within the Township of Warwick.

To determine the postal routes within the Township of Warwick, Canada Post's Neighbourhood Mail tool was used, and routes were confirmed with Canada Post via phone. A total of 133 business recipients were identified on the applicable routes.

The survey was advertised on the project website where a link to the survey was provided. The flyer included a link to the project website and a QR code to access the survey. Hosting the survey online was intended to minimize data entry requirements, allow for quicker processing, and avoid input errors related to illegible writing, which are issues often encountered with hard-copy surveys. The majority of the questions were presented in multiple-choice format to enable statistical analysis; however, the option to provide additional input was also included for some questions based on public feedback on other recent landfill community surveys.

A total of 65 questions were included in the survey. The survey was divided into six (6) sections as follows:

- Introduction: provides an introduction to the survey.
- General Background Information: intended to gather general information about the business, such as business name, location, industry sector, operational data, etc.
- Community Satisfaction and Involvement: intended to assess the business owner's level of satisfaction with the community as a place to conduct business.
- Familiarity with the TCEC: intended to define the business' level of awareness of, and exposure to, the TCEC and related information, environmental oversight, community contributions, and current landfill operations.
- Importance of the TCEC: intended to assess the importance of the TCEC to a business' operations including the provision or procurement of goods and/or services.
- Importance of the Project: intended to assess business' awareness of the project, involvement in the EA thus far, interest in being informed about the project, concerns about the project, and the importance of the continued operation of the TCEC to a business' operations.

Flyers advertising the economic survey were distributed by Canada Post to the 133 business recipients. The survey opened on September 11, 2023 and closed on September 29, 2023. The survey indicated that respondents should be the owner or manager of the business, and that contact information is required for data analysis purposes and will not be made public. The survey also indicated that responses would be aggregated and individual input will not be made public.

A copy of the flyer advertising the Economic Survey is provided in **Appendix A**. A copy of the Economic Survey is provided in **Appendix B**.

2 Economic Survey Results

A total of six (6) responses were received out of the 133 businesses that were sent the economic survey flyers, which is a lower response rate than the Community Survey (approximately 4.5%). This response rate allows for a 90% confidence level in the survey results with a margin of error of $\pm 33\%$.^{Error! Bookmark not defined.} Of the six (6) responses to the Economic Survey, one (1) business was located within 1 km of the TCEC, four (4) businesses were located between 1.5 km and 3.5 km of the TCEC, and one (1) business was located over 10.5 km from the TCEC. The results of the economic survey are presented below. Detailed survey input is provided in **Appendix C**.

2.1 General Background Information

This section of the economic survey was intended to gather general information about the business, such as business name, location, business industry sector, operational data such as years of operation and number of employees, and seasonality.

2.1.1 Contact Name and Role

Contact names and roles were collected to confirm that no duplicate surveys were received and that the surveys were being completed by the owner or manager of the business. Respondents were informed that this information was required for data analysis purposes only, and that the survey was being handled by a third party and this information would remain confidential.

2.1.2 Business Name, Address, and Approximate Business Location

Business names, addresses and approximate locations were collected to determine the location of the business in relation to the TCEC. Of the six (6) businesses that responded to the survey:

- one (1) business was located within 1 km of the TCEC;
- two (2) businesses were located between 1.5 km and 2.5 km of the TCEC;
- two (2) businesses were located between 3 km and 3.5 km of the TCEC; and
- one (1) business was located over 10.5 km from the TCEC.

2.1.3 Business Industry Sector and Business Activities

In the survey, Business Industry Sectors were listed according to their North American Industry Classification System (NAICS) code in the general order of largest to smallest employment category for the Township of Warwick according to the 2021 Census¹. The businesses that responded to the survey were classified as follows: Agriculture (33%),

¹ Statistics Canada. 2023. Census Profile. 2021 Census of Population. Statistics Canada Catalogue number 98-316-X2021001. Ottawa. Released March 29, 2023. <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E> (accessed June 23, 2023).

which is the largest employment category in the Township; Construction (33%), which is the second-largest employment category in the Township; and Other (33%).

Business activities were described as civil and environmental construction, excavation, contracting, crop and livestock production, and general consumer services.

2.1.4 Length of Business Operation and Number of Employees

The majority (80%) of businesses that responded to the survey have been operating in the Township of Warwick for 11+ years as shown in **Figure 2-1**, and have between <10 and 49 employees as shown in **Figure 2-2**.

Figure 2-1. Length of Business Operation (n=5)

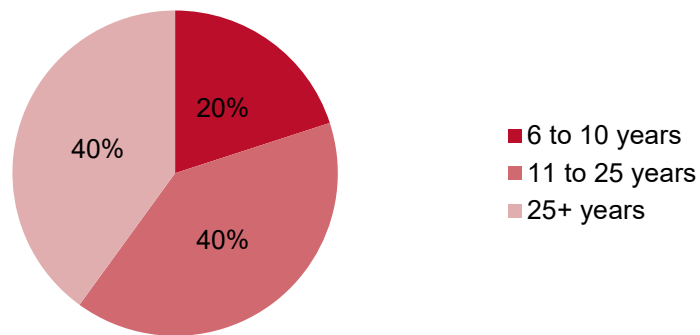
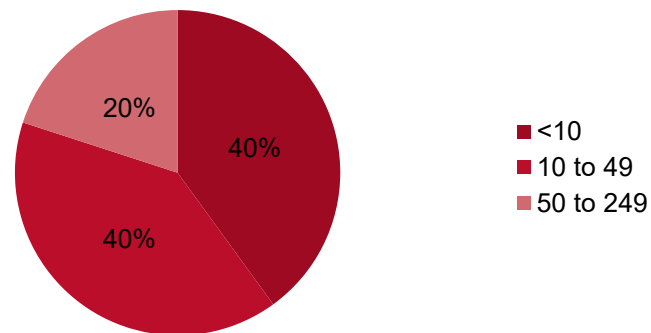


Figure 2-2. Number of Employees (n=5)



2.1.5 Business Operations and Business Success

Of the businesses that responded to the survey, the construction and agricultural businesses indicated that their operation is seasonal, i.e., that they operate year-round with the majority of income occurring during particular seasons. The general services businesses operate consistently year-round. No businesses identified as only operating for a portion of the year. All respondents indicated that they believed their business to be successful.

2.2 Community Satisfaction and Involvement

This section of the economic survey was intended to assess the business owner's level of satisfaction with the community as a place to conduct business through requesting information about the reasons they conduct business in the Township, their satisfaction with facilities and services, and their ability to stay informed about community happenings.

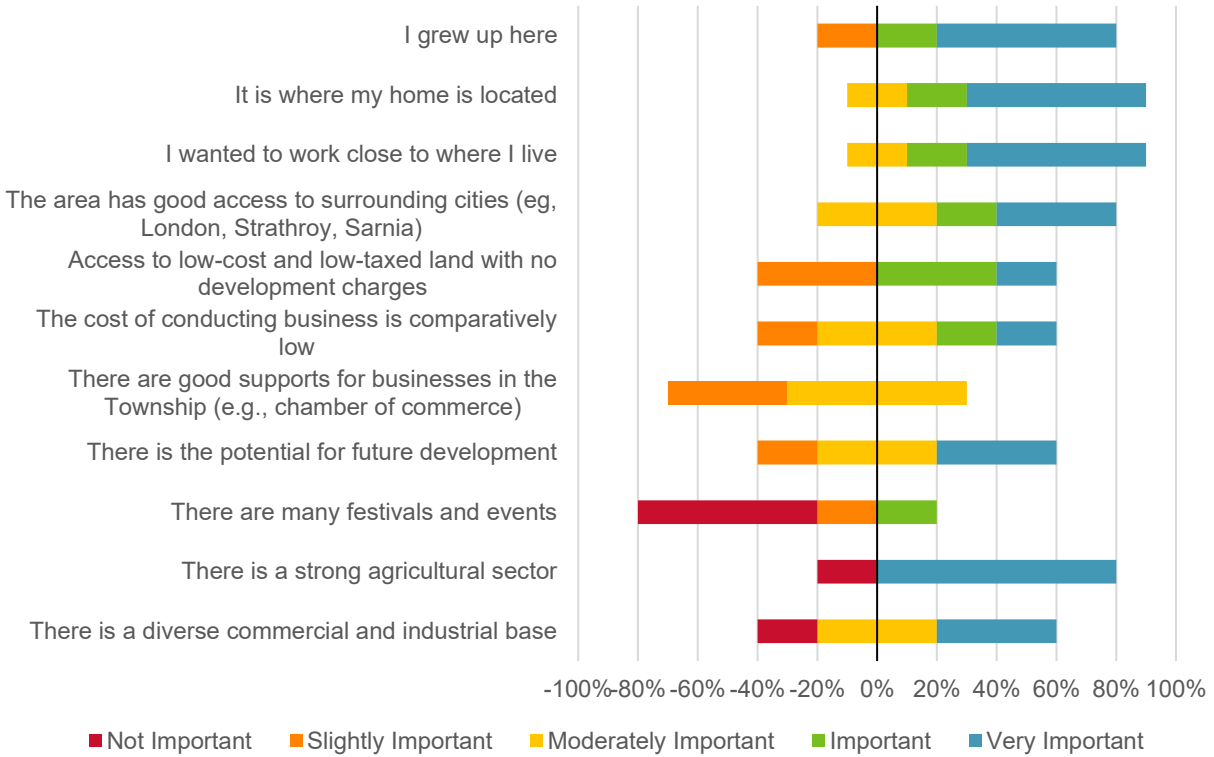
2.2.1 Satisfaction with the Township of Warwick as a Place to Conduct Business

Businesses were asked how satisfied they are with the Township of Warwick as a place to conduct their business. Of the five (5) businesses that responded to this question, 80% indicated that they were somewhat satisfied with the Township of Warwick as a place to conduct their business, and 20% indicated that they were neutral (neither satisfied nor dissatisfied). One business cited the recent addition of development charges by the Township as a reason for their response of being somewhat satisfied.

2.2.2 Importance of Reasons to Conduct Business in the Township of Warwick

Businesses were asked how important various factors are in their decision to conduct their business in the Township of Warwick. Based on the responses received to this question as shown in **Figure 2-3**, the most important reasons that the respondents conduct business in the Township of Warwick are that they live in the community and want to work close to where they live, the area has good access to surrounding cities, and there is a strong agricultural sector. The least important reasons are local festivals and events, and there are good supports for businesses in the Township.

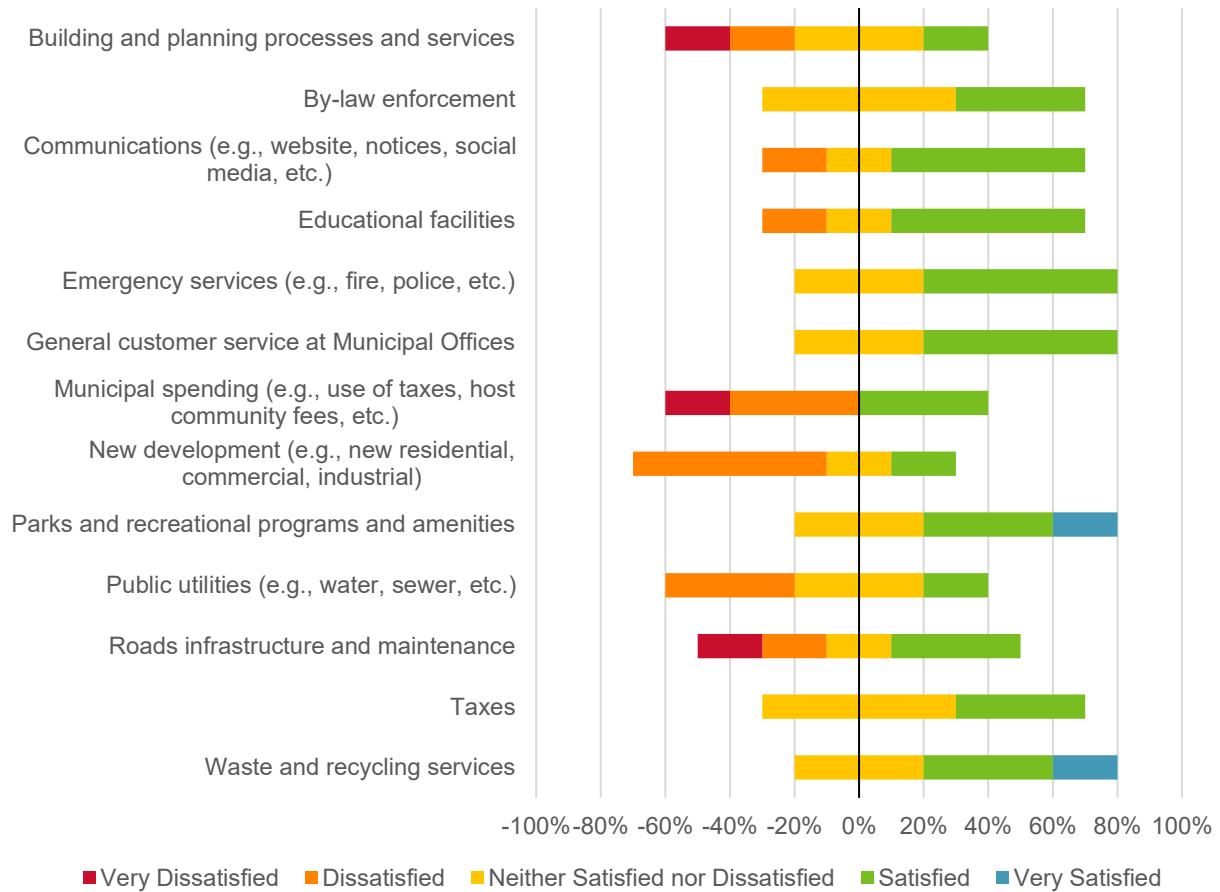
Figure 2-3. Importance of Reasons to Conduct Business in the Township of Warwick (n=5)



2.2.3 Satisfaction with Facilities & Services in the Township of Warwick

Businesses were asked how satisfied they are with facilities and services in the Township of Warwick. Based on the responses received to this question as shown in **Figure 2-4**, businesses are most satisfied with parks and recreational programs and amenities, waste and recycling services, general customer services at Municipal Offices, and emergency services. Respondents were least satisfied with new development, followed by building and planning processes and services, municipal spending, and public utilities.

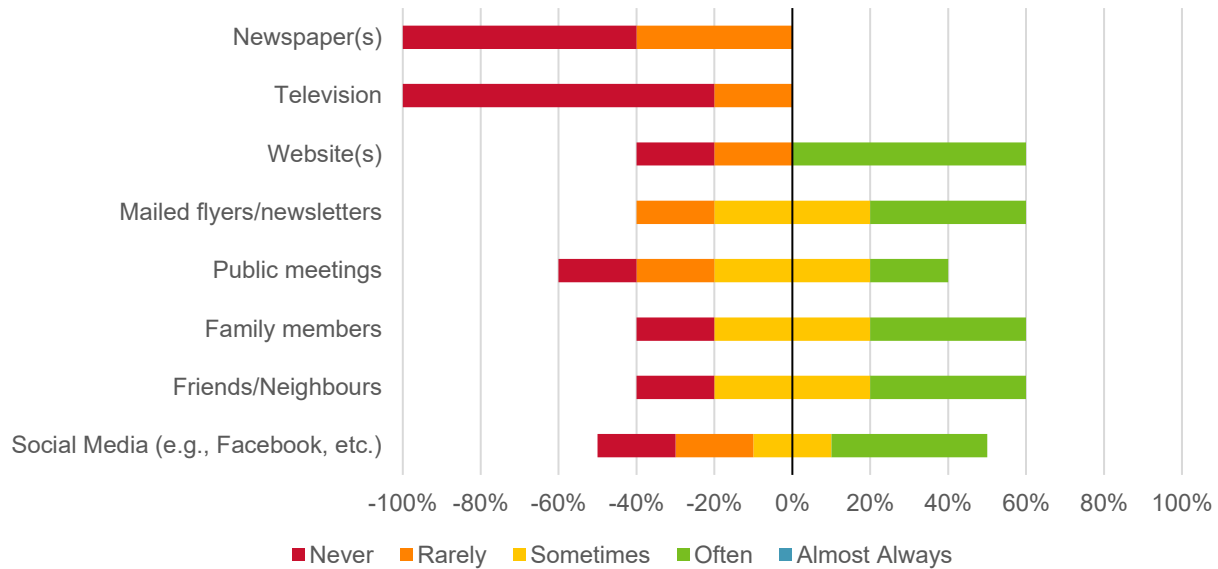
Figure 2-4. Satisfaction with Facilities and Services in the Township of Warwick (n=5)



2.2.4 Frequency of Accessing Community Information for the Township of Warwick from Various Sources

Businesses were asked how often they obtain information for the Township of Warwick from various information sources. The five (5) businesses that responded to this question identified that they were most likely to obtain community information from websites, followed by mailed flyers and newsletters, family members, and friends and neighbours as shown in **Figure 2-5**. Respondents were least likely to obtain community information from television and newspapers.

Figure 2-5. Frequency of Accessing Information for the Township of Warwick (n=5)



2.2.5 Feeling of Being Reasonably Informed about What is Happening in the Township of Warwick

Businesses were asked if they feel they are reasonably informed about what is happening in the Township of Warwick. Of the five (5) businesses that responded to this question, 80% indicated that they feel reasonably informed about what is happening in the Township of Warwick such as municipal politics, road works, community events, new development, etc.

2.2.6 Attendance at Township of Warwick Council Meetings

Based on the survey responses, 80% of businesses indicated that they had attended or viewed a Township of Warwick council meeting in the last five (5) years.

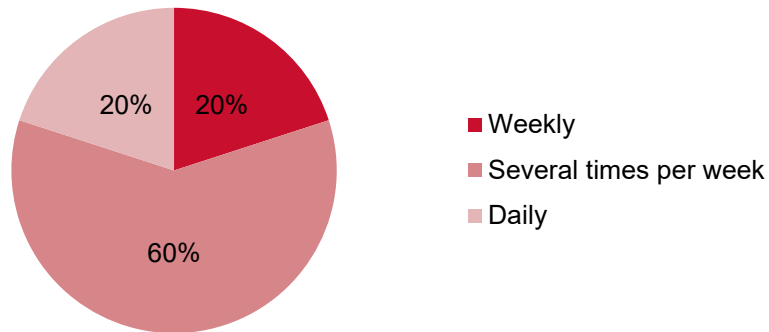
2.3 Familiarity with the TCEC

This section of the economic survey was intended to define the business' level of awareness of, and exposure to, the TCEC and related information, environmental oversight, community contributions, and current landfill operations.

2.3.1 Awareness of, and Exposure to, the TCEC

All five (5) respondents indicated that they know where the TCEC is located, 60% of respondents drive by the TCEC along Nauvoo Road several times per week (**Figure 2-6**), and 80% responded that they can see the TCEC landfill from their business location. The businesses that responded that they can see the TCEC from their location are located between 2.5 km and 3.5 km from the TCEC.

Figure 2-6. Frequency Respondents Drive by the TCEC along Nauvoo Road (n=5)



2.3.2 Site Tours

Three (3) out of the five (5) businesses, or 60% of respondents, indicated that they had attended a site tour at the TCEC. Those that have attended a site tour said that the TCEC is well run, well kept, and very organized, and that the site tour was excellent and impressive when compared to site tours at other environmental facilities they have visited. Half of the businesses that had not attended a site tour said they would be interested in attending a site tour in the future.

2.3.3 TCEC Website

Of the five (5) businesses that responded to the survey questions about the TCEC website, 80% responded that they were aware of the WM TCEC website and had visited the website to obtain information about the TCEC. Sixty percent (60%) of the respondents are aware that WM posts annual environmental compliance monitoring reports on the TCEC website. The information accessed by the respondents, from most to least often, is as follows:

- hours of operation and contact information;
- types of materials accepted; and
- site information, site and operational history, environmental compliance monitoring reports, project information and/or public notices, and EA and/or ToR documentation.

None of the businesses indicated that they visited the project website to obtain information about WM's environmental stewardship or community involvement, or to access the economic survey.

2.3.4 Awareness of the Warwick Public Liaison Committee (WPLC)

Four (4) of the five (5) businesses (80%) said they are aware that there is a public committee, the Warwick Public Liaison Committee (WPLC), that meets regularly and discusses site operations and compliance monitoring results. Only 20% of respondents had ever attended a WPLC meeting, and none of the respondents are a member of the WPLC. Forty percent (40%) of respondents said they would consider joining the WPLC.

2.3.5 Awareness of TCEC Oversight

Four (4) of the five (5) businesses indicated that they are aware that the Township of Warwick employs a Technical Review Team (TRT) to review operations and compliance monitoring, and all responded that they are aware that the MECP currently inspects the TCEC landfill weekly. Forty percent (40%) of respondents said that knowing about the WPLC, TRT, and MECP activities increases their confidence in TCEC landfill operations.

2.3.6 WM's Payment of Host Community Fees to the Township of Warwick

All businesses indicated that they are aware that WM pays host community fees to the Township of Warwick, but only one (20%) said they knew the amount of host community fees and how the fees are spent by the Township. This respondent said they are satisfied with how host community fees are spent by the Township. The businesses that are not aware of the amount of fees and how they are spent are interested in obtaining more information.

Businesses were asked what priorities they think the host community fees should be spent on by the Township. Responses included:

- new residential and industrial development to attract more residents and introduce more employment opportunities;
- attracting new businesses to the area;
- upgrading utilities and infrastructure such as the addition of municipal water, natural gas, and road improvements;
- increasing training for road workers; and
- keeping taxes low.

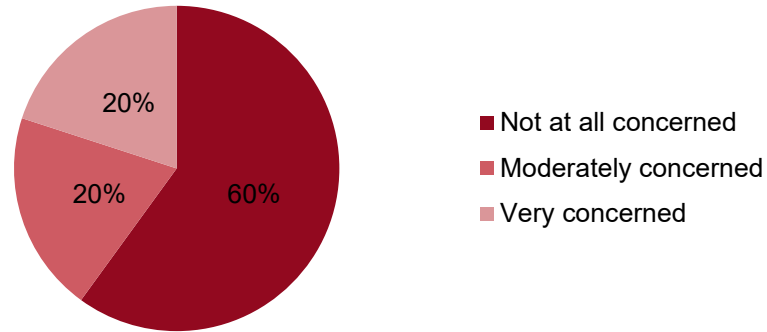
2.3.7 Current Landfill Operations at the TCEC

Businesses were asked if they felt that their day-to-day business operations have been affected by landfill operations at the TCEC. Four (4) of the five (5) businesses (80%) responded yes. Of these, three (3) said their business had been positively affected, and one (1) said their business had been negatively affected.

The businesses that said they have been positively affected by TCEC operations responded that they work with WM on various projects and contracts at the TCEC, which have provided benefits to their businesses, and that without the TCEC, they would have located their business in a different location with more business opportunities. The business that said they have been negatively affected by TCEC operations cited odour, birds, and traffic as negative aspects of the landfill.

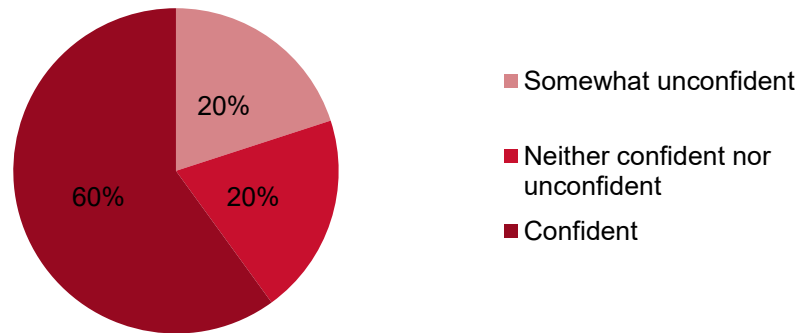
Businesses were asked how they feel about current landfill operations at the TCEC. Of the five (5) businesses that responded, 60% said they are not at all concerned, while 40% said they are moderately or very concerned (**Figure 2-7**). Reasons provided for being not at all concerned included that the TCEC is well-run by WM, and reasons provided for being very concerned included odour, birds, and traffic.

Figure 2-7. Level of Concern about Current Landfill Operations at the TCEC (n=5)



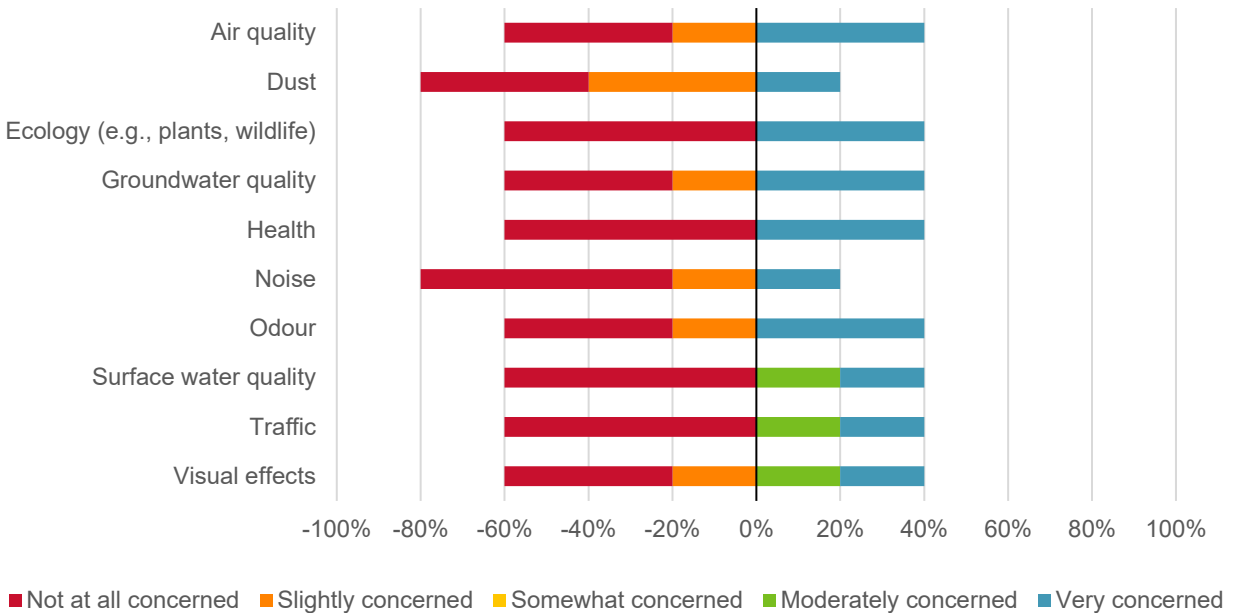
Regarding their level of confidence in the current landfill operations at the TCEC, 60% of businesses responded that they are confident in current landfill operations, while 20% are neither confident nor unconfident, and 20% are somewhat unconfident (**Figure 2-8**). Reasons provided for being somewhat unconfident included odour, birds, traffic, and low host community fees.

Figure 2-8. Level of Confidence in Current Landfill Operations at the TCEC (n=5)



Regarding their concerns about current landfill operations at the TCEC, businesses are most concerned about odour, air quality, groundwater quality, and are least concerned about noise and dust (**Figure 2-9**).

Figure 2-9. Concerns about Current Landfill Operations at the TCEC (n=5)



2.3.8 Contact with WM about Operational Concerns

Businesses were asked if they have had operational concerns about the TCEC landfill, and if they have ever contacted WM regarding their concerns. Sixty percent (60%) of businesses indicated that they have not had any operational concerns. Of the 40% that said they had operational concerns and had contacted WM, half said their experience with WM staff regarding their concern was professional and that their concern was addressed.

2.4 Importance of the TCEC

This section of the economic survey was intended to assess the importance of the TCEC to a business' operations including provision or procurement of goods and/or services.

Businesses were asked if they supply goods and/or services to the TCEC, if they receive goods and/or services from the TCEC, the approximate percentage (%) of their business revenue and value of supplied or received goods and/or services that is associated with the TCEC, and how important they feel the TCEC is to their business. This section of the survey was largely incomplete. Two (2) of the businesses provide construction services to the TCEC, and one business receives a product from the TCEC, and the operation of the TCEC is important to these businesses.

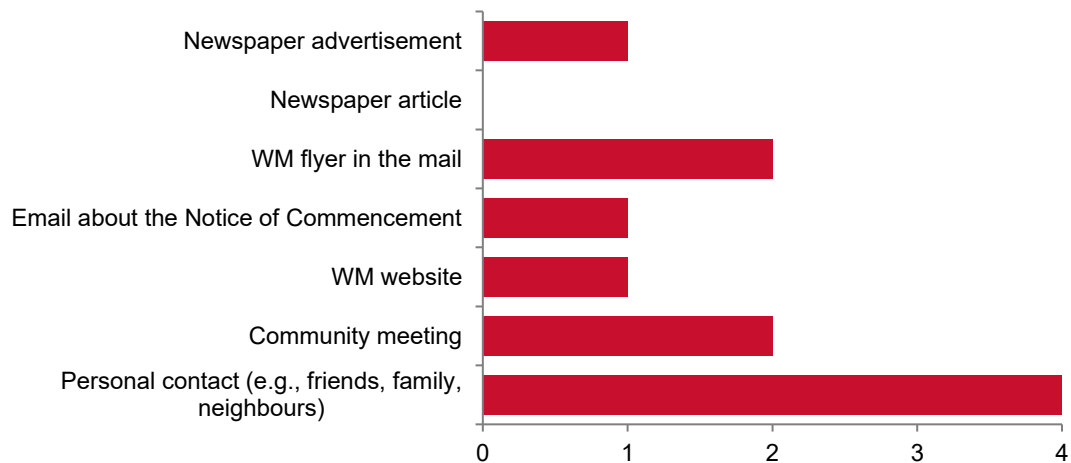
2.5 Importance of the Project

This section of the economic survey was intended to assess business' awareness of the project, involvement in the EA thus far, interest in being informed about the project, concerns about the project, and the importance of the continued operation of the TCEC to a business' operations.

2.5.1 Awareness of the Project Prior to Receiving the Economic Survey

Businesses were asked if they had heard about the project before receiving the economic survey, and 80% of the businesses responded that they had. When asked how they had heard about the project, the majority of respondents indicated that they had heard about the project through personal contacts (e.g., friends, family, neighbours), a WM flyer in the mail, and/or community meetings (e.g., Township Council Meetings) (**Figure 2-10**).

Figure 2-10. Method of Learning about the Project (n=4)



2.5.2 Project Website, Public Information Sessions, and Mailing List

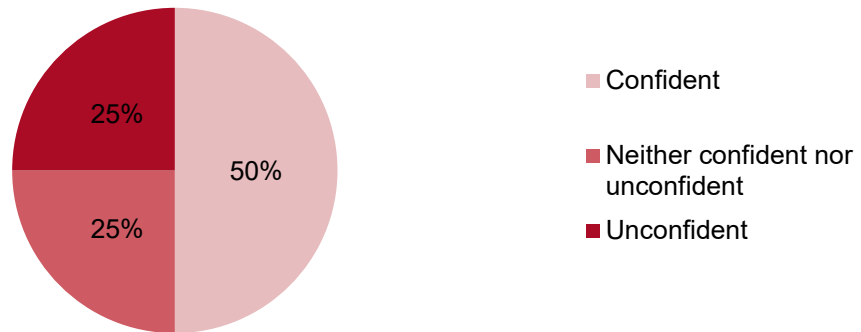
When asked if they have visited the project website to obtain information about the project, 60% of businesses said they had not. None of the businesses attended the first Public Information Session held for the project at the TCEC site office on April 19, 2023; however, 80% of businesses indicated that they would attend future Public Information Sessions about the project.

One of the businesses expressed interest in being added to the project mailing list.

2.5.3 Level of Confidence in WM's Management of Landfill Expansion

Businesses were asked about their level of confidence that WM can properly manage a landfill expansion, and 50% of businesses responded that they were confident (**Figure 2-11**), while the other 50% were neither confident nor unconfident, or unconfident. Reasons for being confident included that WM has the appropriate knowledge, expertise, and experience, while reasons for being unconfident include lack of confidence in the management of odour, birds, and traffic based on existing operational concerns.

Figure 2-11. Level of Confidence that WM can Properly Manage a Landfill Expansion (n=4)



2.5.4 Concerns about the Project

Businesses were asked if they have concerns about the project. One (1) business (20%) responded that they had concerns, which include odour, traffic, birds, and visual effects. Separate from the project, this business also mentioned their opinion that host community fees are not sufficiently increasing, and that WM's donations and fundraising for community organizations are insufficient.

2.5.5 Potential Effects of the Project on Businesses

Businesses were asked how concerned they are about the impact of the project on their business operations given the location of the project (i.e., within the existing TCEC site) in relation to their business location. Businesses are most concerned about potential increases in blowing litter and presence of birds, followed by potential increases in odour and air emissions, changes to rural views, and decreased ability to enjoy outdoor activities and recreational resources (**Figure 2-12**). Businesses are least concerned with potential increases in odour, and loss of wildlife habitat.

When asked how likely is it that the project would affect their business operations, 40% of businesses responded that it was likely that the project would affect their businesses, while another 40% said it was somewhat unlikely, and 20% responded neither likely nor unlikely (**Figure 2-13**). The businesses that responded that it was likely that the project would affect their businesses said that the project would affect their business in a positive way, potentially providing more work in the future.

Figure 2-12. Level of Concern about Potential Effects of the Project on Business Operations (n=5)

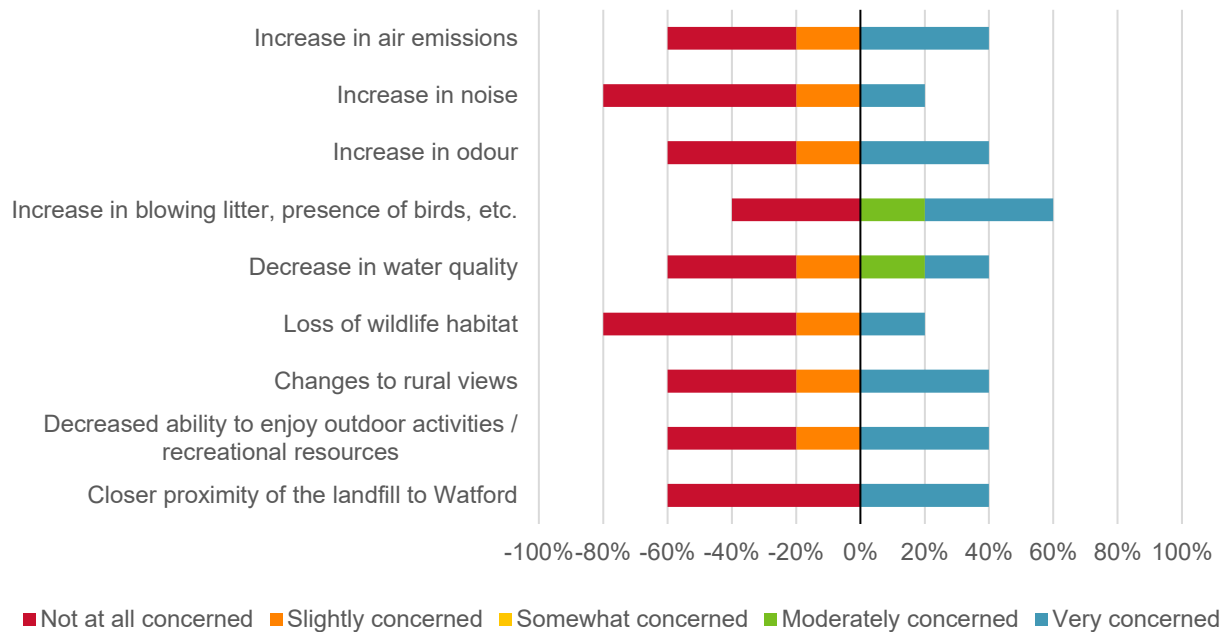
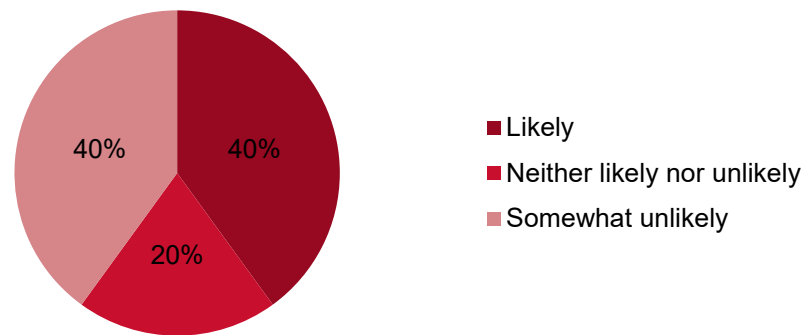


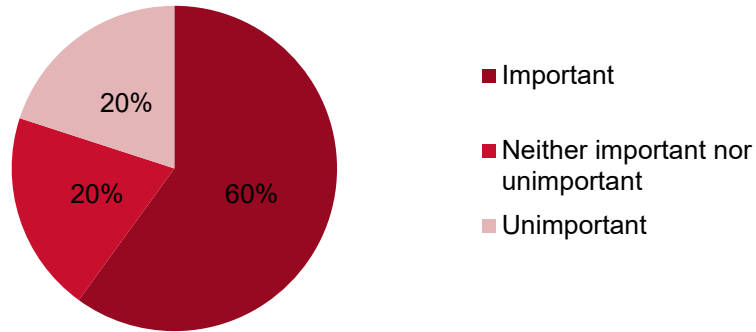
Figure 2-13. Likelihood of Effect of the Project on Business Operations (n=5)



2.5.6 Importance of Continued Operation of TCEC Landfill to Business

Businesses were asked how important the continued operation of the TCEC landfill would be to their business, and 60% of businesses identified that continued operation would be important (**Figure 2-14**). Of these, 40% mentioned that continued landfill operation would be positive, potentially providing more work in the future.

Figure 2-14. Importance of Continued Operation of the TCEC Landfill to Businesses (n=5)



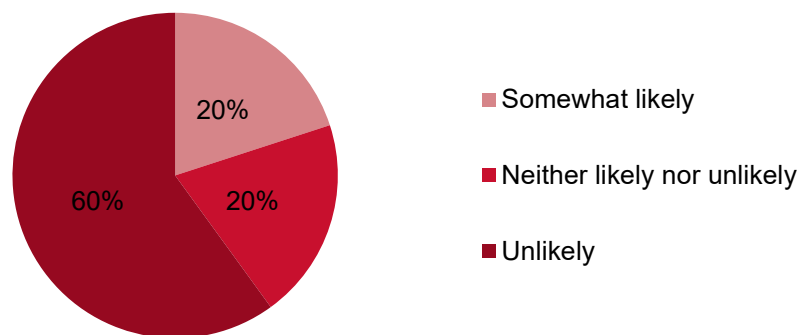
2.5.7 Extent of Effect on Business if TCEC Landfill Closes

When asked to what extent their business would be affected if the TCEC landfill was to close, 60% of the businesses responded that they would be negatively affected, and 40% responded that they would be somewhat positively affected. Those that would be negatively affected said that they would lose income, sales, and work, and their employees would be affected if the TCEC landfill was to close.

2.5.8 Likelihood that the Project would Decrease Confidence in TCEC Operations

Businesses were asked how likely it is that the Project would decrease their confidence in TCEC operations. Sixty percent (60%) of businesses said that it was unlikely that the project would decrease their confidence in TCEC operations, while 40% responded as either neither likely nor unlikely, or somewhat likely (**Figure 2-15**).

Figure 2-15. Likelihood that the Project would Decrease Confidence in TCEC Operations (n=5)



2.5.9 Effect of Awareness of WPLC, TRT, and MECP Review on Confidence in the Project

When asked if knowing that the WPLC, TRT, and MECP are reviewing the TCEC landfill optimization project increases their confidence in the project, 60% of businesses responded yes, while 40% responded no.

2.5.10 Effect of Awareness of WM's Continued Payment of Host Community Fees on Support for the Project

Businesses were asked whether knowing that the project will result in WM's continued payment of host community fees to the Township of Warwick for an additional 12 years would increase their support for the Project, and 60% of businesses responded yes, while 40% responded no. One business that responded no said that host community fees need to increase dramatically and other community donations need to be made before they would be able to increase their support for the project.

3 Conclusion

The results of the survey are summarized below, organized by survey section. The survey results will be incorporated into the Socio-Economic Environment existing conditions and effects assessments as appropriate.

Community Satisfaction and Involvement

This section of the economic survey was intended to assess the business owner's level of satisfaction with the community as a place to conduct business through requesting information about the reasons they conduct business in the Township, their satisfaction with facilities and services, and their ability to stay informed about community happenings. Overall, business owners are satisfied with the community as a place to conduct business and feel reasonably informed about what is happening in the Township of Warwick. The most important reasons that the respondents conduct business in the Township of Warwick are that they live in the community and want to work close to where they live, the area has good access to surrounding cities, and there is a strong agricultural sector.

Familiarity with the TCEC

This section of the economic survey was intended to define the business' level of awareness of, and exposure to, the TCEC and related information, environmental oversight, community contributions, and current landfill operations. Businesses are aware of the TCEC and the majority are exposed to the TCEC visually from their business locations (within 3.5 km of the TCEC) or while driving by the TCEC several times per week. Most of the businesses (60%) that responded to the survey have attended a site tour or are interested in attending a tour in the future, and most businesses (80%) are aware of the WM TCEC website and had visited the website to obtain information.

Regarding landfill environmental oversight, all businesses are aware that the MECP currently inspects the TCEC landfill weekly, and most (80%) are aware that the Township employs the TRT to review operations and compliance monitoring and know of the WPLC; however, less than half (40%) of businesses said that knowing about the WPLC, TRT, and MECP activities increases their confidence in TCEC landfill operations.

All businesses are aware that WM pays host community fees to the Township; however, very few (20%) said they knew the amount of host community fees and how the fees are spent. Suggested spending priorities for host community fees include:

- new residential and industrial development;
- attracting new businesses to the area;
- utilities and infrastructure upgrades;
- increased training for road workers; and
- keeping taxes low.

Most (80%) of businesses said they felt that their day-to-day business operations have been affected by landfill operations at the TCEC, and the majority (60%) said their business had been positively affected; they are not at all concerned about current landfill operations at the TCEC, are confident in current landfill operations, and have not had any operational concerns. Regarding current operations, businesses are most concerned about odour, air quality, and groundwater quality, and are least concerned about noise and dust.

Importance of the TCEC

This section of the economic survey was intended to assess the importance of the TCEC to a business' operations including the provision or procurement of goods and/or services. Businesses were asked if they supply goods and/or services to the TCEC, and if they receive goods and/or services from the TCEC. Two (2) of the businesses provide construction services to the TCEC, and one business receives a product from the TCEC, and the operation of the TCEC is important to these businesses.

Importance of the Project

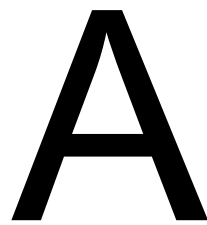
This section of the economic survey was intended to assess business' awareness of the project, involvement in the EA thus far, interest in being informed about the project, concerns about the project, and the importance of the continued operation of the TCEC to a business' operations.

Half (50%) of businesses are confident that WM can properly manage a landfill expansion, and only 20% indicated they have general concerns about the project, which include odour, traffic, birds, and visual effects. Businesses are most concerned about potential increases in blowing litter and presence of birds, followed by potential increases in odour and air emissions, changes to rural views, and decreased ability to enjoy outdoor activities and recreational resources.

Less than half (40%) of businesses said it was likely that the project would affect their business operations; these businesses said that the project would affect their business in a positive way. Over half (60%) of businesses said that continued operation would be

important for their businesses and that they would be negatively affected if the TCEC landfill was to close through lost income, sales, and work, and resulting effects on employees. Of these, 40% mentioned that continued landfill operation would be positive, potentially providing more work in the future.

Over half of businesses (60%) said that it was unlikely that the project would decrease their confidence in TCEC operations, and that knowing that the WPLC, TRT, and MECF are reviewing the TCEC landfill optimization project increases their confidence in the project. They also said that knowing that the project will result in WM's continued payment of host community fees to the Township of Warwick for an additional 12 years would increase their support for the Project.



Economic Survey Flyer

Notice of Economic Survey



Twin Creeks Environmental Centre Landfill Optimization Project Environmental Assessment

September 11, 2023
to
September 29, 2023

WM Canada (WM), the owner and operator of the Twin Creeks Environmental Centre (TCEC) in Watford, Ontario, is conducting an **Economic Survey** to gather input from businesses in the Township of Warwick as part of the **TCEC Landfill Optimization Project Environmental Assessment (EA)**.

The goal of the survey is to gather information about **what is important to businesses** in the Township of Warwick, how businesses operate in the Township, and how you feel about the TCEC and the Project.

The input you provide will help to describe **existing socio-economic conditions and determine the potential effects of the Project** on businesses in the Township of Warwick and to address potential concerns you may have to make it better for the community. The results of the survey will be aggregated to form a summary for inclusion in the EA.

The **Economic Survey** will be available starting on **September 11, 2023** and will close on **September 29, 2023**.

Access the **Economic Survey**:

https://www.surveymonkey.com/r/WM_Economic_Survey2023




<https://www.wm.com/ca/en/twin-creeks-landfill/landfill-optimization-project>

If you would like a hard copy of the survey to fill out and mail in, please contact:

Wayne Jenken
Area Landfill Manager, Eastern Canada Area
WM Canada
Phone: 519.849.5810
E-mail: wjenken@wm.com

Larry Fedec, P.Eng. M.B.A.
Solid Waste Program Lead, Canada
HDR Corporation
Phone: 289.695.4696
E-mail: larry.fedec@hdrinc.com



B

Economic Survey



Economic Survey

WM Twin Creeks Environmental Centre Landfill Optimization Project Environmental Assessment

Introduction

WM Canada (WM), the owner and operator of the Twin Creeks Environmental Centre (TCEC) in Watford, Ontario, is conducting an **Economic Survey** to gather input from businesses in the Township of Warwick as part of the **TCEC Landfill Optimization Project Environmental Assessment (EA)**.

The goal of the survey is to gather information about **what is important to businesses** in the Township of Warwick, how businesses operate in the Township, and how you feel about the TCEC and the Project.

The input you provide will help to describe **existing socio-economic conditions and determine the potential effects of the Project** on businesses in the Township of Warwick and to address potential concerns you may have to make it better for the community. The results of the survey will be aggregated to form a summary for inclusion in the EA.

The **Economic Survey** will close on **September 29, 2023**.

This survey will take approximately **24 minutes** to complete. Respondents must be 18+ years of age to complete the survey and should be the owner or manager of the business; limit of one survey per business (duplicates will not be considered). Responses will be aggregated and individual input will not be made public.

You may leave the survey and return to complete the remainder at any time prior to the closing date.

General Background Information

1. Name

**This information is mandatory. Contact information is required for data analysis purposes only. This survey is being handled by a third party and this information will remain confidential.*

Role*

e.g., Owner, Manager, etc.

First name*

Last name*

2. Business Name & Address

**This information is mandatory. Contact information is required for data analysis purposes only.*

Business Name*

Street address*

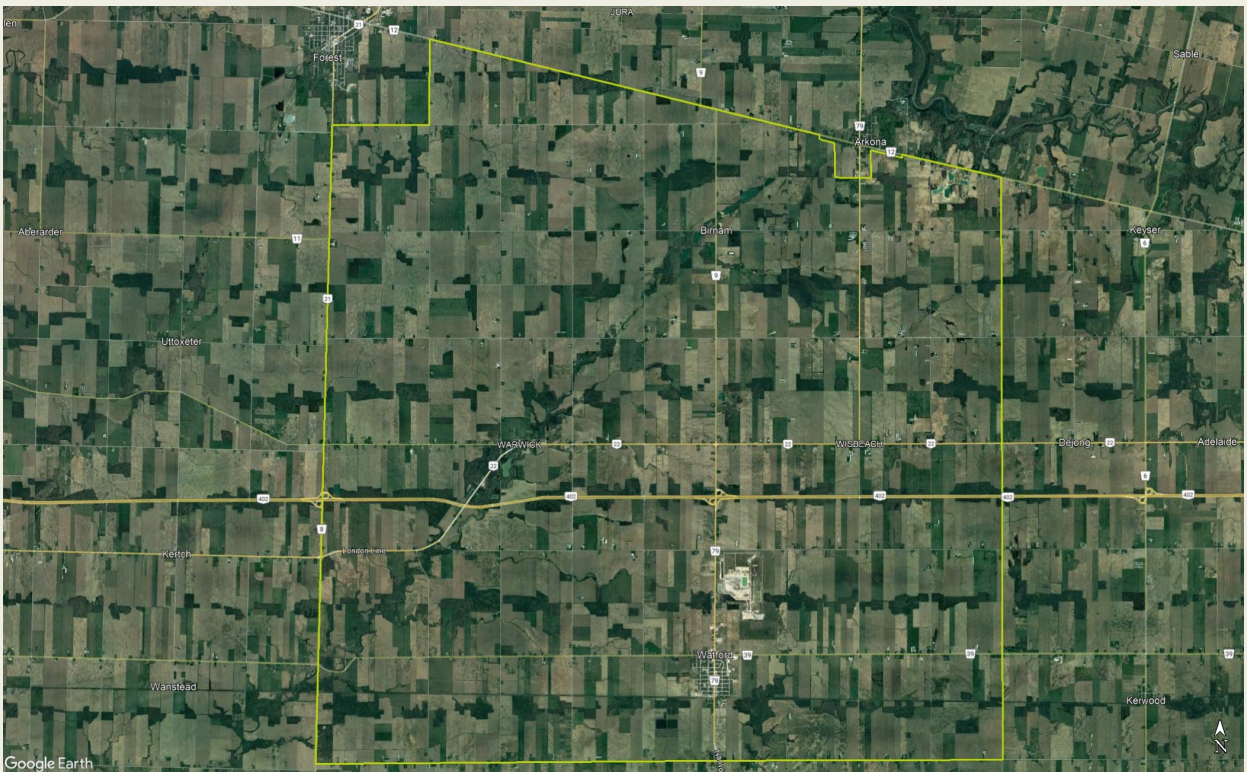
City/Town/Village*

Province

Ontario

Postal Code*

3. Click on your approximate business location on the map below.



4. What is your Business Industry Sector?

- Agriculture
- Construction
- Manufacturing
- Retail
- Health Care
- Transportation
- Professional and technical services
- Educational services
- Finance and insurance
- Accommodation and food services
- Public administration
- Waste management and remediation services
- Arts, entertainment and recreation
- Aggregate extraction
- Real estate
- Other (please specify)

5. Provide a description of your business activities, for example, the services you provide and/or the goods you produce.

6. How long has your business been operating in the Township of Warwick?

- 0 to 5 years
- 6 to 10 years
- 11 to 25 years
- 25+ years

7. How many employees does your business have?

- <10
- 10 to 49
- 50 to 249
- 250+

8. Is your business seasonal, or does it operate relatively consistently year-round?

- Seasonal, operating year-round with the majority of income occurring during particular seasons
- Seasonal, operating for only a portion of the year
- Consistent year-round

If your business only operates for a portion of the year, how many months in a year do you operate?

9. Would you say that your business is successful?

- Yes
- No

Community Satisfaction and Involvement

10. How satisfied are you with the Township of Warwick as a place to conduct your business?

- Satisfied
- Somewhat satisfied
- Neither satisfied nor dissatisfied
- Somewhat dissatisfied
- Dissatisfied

Reason (optional)

11. How important are each of the following reasons in your decision to conduct your business in the Township of Warwick?

	Not Important	Slightly Important	Moderately Important	Important	Very Important
I grew up here.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It is where my home is located.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I wanted to work close to where I live.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The area has good access to surrounding cities (e.g., London, Strathroy, Sarnia).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to low-cost and low-taxed land with no development charges.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The cost of conducting business is comparatively low.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There are good supports for businesses in the Township (e.g., chamber of commerce).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is the potential for future development.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There are many festivals and events.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is a strong agricultural sector.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is a diverse commercial and industrial base.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

12. How satisfied are you with the following in the Township of Warwick?

	Very Dissatisfied	Dissatisfied	Neither Satisfied nor Dissatisfied	Satisfied	Very Satisfied
Building and planning processes and services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
By-law enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Communications (e.g., website, notices, social media, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Educational facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emergency services (e.g., fire, police, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
General customer service at Municipal Offices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Municipal spending (e.g., use of taxes, host community fees, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New development (e.g., new residential, commercial, industrial)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks and recreational programs and amenities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public utilities (e.g., water, sewer, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Roads infrastructure and maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Taxes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Waste and recycling services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

13. How often do you obtain community information for the Township of Warwick from the following sources?

	Never	Rarely	Sometimes	Often	Almost Always
Newspaper(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Television	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Website(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mailed flyers/newsletters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public meetings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family members	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Friends/Neighbours	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Social Media (e.g., Facebook, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

14. Do you feel you are reasonably informed about what is happening in the Township of Warwick? (e.g., municipal politics, road works, community events, development, etc.)

Yes

No

Reason (optional)

15. In the last 5 years, have you attended or viewed a Township of Warwick council meeting?

Yes

No

Familiarity with the Twin Creeks Environmental Centre

16. Do you know where the WM Twin Creeks Environmental Centre (TCEC) is located?

Yes

No

17. On average, how often do you drive by the TCEC along Nauvoo Road?

Never

Rarely

Weekly

Several times per week

Daily

18. Can you see the TCEC landfill from your business location?

Yes

No

19. Have you ever attended a site tour of the TCEC?

Yes

No

20. What was your opinion of the site tour and TCEC?

21. Would you be interested in a site tour?

Yes

No

22. Did you know that WM has a website for the TCEC?

Yes

No

23. Have you ever visited the TCEC website to find information about the TCEC?

Yes

No

24. What information did you access? (select all that apply)

- Site and operational history
- Site information (e.g., site life, site size, landfill footprint, remaining capacity)
- Types of materials accepted
- Contact information
- Hours of operation
- Environmental compliance monitoring reports
- Environmental stewardship details
- Community involvement
- Project information and/or public notices
- Environmental Assessment and/or Terms of Reference documentation
- Community survey

Other (please specify)

25. Are you aware that WM posts annual environmental compliance monitoring reports on the TCEC website?

- Yes
- No

26. Are you aware that there is a public committee, the Warwick Public Liaison Committee (WPLC), that meets regularly and discusses site operations and compliance monitoring results?

- Yes
- No

27. Have you ever attended a WPLC meeting?

Yes

No

28. Are you a member of the WPLC?

Yes

No

29. Would you consider joining the WPLC?

Yes

No

30. Are you aware that the Township of Warwick employs a Technical Review Team (TRT) to review operations and compliance monitoring?

Yes

No

31. Are you aware that the Ministry of Environment, Conservation and Parks (MECP) currently inspects the TCEC landfill weekly?

Yes

No

32. Does knowing about the WPLC, TRT, and MECP activities increase your confidence in TCEC landfill operations?

Yes

No

33. Did you know that WM pays host community fees to the Township of Warwick?

Yes

No

34. Do you know the amount of host community fees and how the fees are spent by the Township of Warwick?

Yes

No

35. Are you satisfied with how host community fees are spent by the Township of Warwick?

Yes

No

Not applicable (I do not know how the host community fees are spent)

Reason (optional)

36. What priorities do you think the host community fees should be spent on by the Township of Warwick?

37. Overall, do you feel that your day-to-day business operations have been affected by landfill operations at the TCEC?

Yes

No

38. To what extent have your day-to-day business operations been affected by landfill operations at the TCEC?

Negatively affected

Somewhat negatively affected

Not sure

Somewhat positively affected

Positively affected

Reason (optional)

39. How do you feel about **current landfill operations** at the TCEC?

- Not at all concerned
- Slightly concerned
- Somewhat concerned
- Moderately concerned
- Very concerned
- No opinion

Reason (optional)

40. Which of the following reflects your level of confidence in the **current landfill operations** at the TCEC?

- Unconfident
- Somewhat unconfident
- Neither confident nor unconfident
- Somewhat confident
- Confident

Reason (optional)

41. How concerned are you about the following as it relates to **current landfill operations** at the TCEC?

	Not at all Concerned	Slightly Concerned	Somewhat Concerned	Moderately Concerned	Very Concerned
Air quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dust	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ecology (e.g., plants, wildlife)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Groundwater quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Odour	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Surface water quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Visual effects	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

42. If you have had operational concerns about the TCEC landfill, have you ever contacted WM regarding your concerns?

- Yes
- No
- Not applicable (I have not had any operational concerns)

43. Was the experience with WM staff regarding your operational concern professional?

Yes

No

44. Was your operational concern addressed?

Yes

No

Importance of the TCEC

45. Do you supply goods and/or services to the TCEC?

Yes

No

If yes, what goods and/or services do you provide?

46. Do you receive goods and/or services from the TCEC?

Yes

No

If yes, what goods and/or services do you receive?

47. How important do you feel the TCEC is to your business?

- Unimportant
- Somewhat unimportant
- Neither important nor unimportant
- Somewhat important
- Important

Reason (optional)

48. Approximately what percentage (%) of your **total business revenue** is associated with the TCEC?

0 100

49. Approximately what percentage (%) of the **overall value of your supplied goods and/or services** are provided to the TCEC?

0 100

50. Approximately what percentage (%) of the **overall value of your received goods and/or services** are provided by the TCEC?

0 100

Importance of the Project

WM, the owner and operator of the TCEC is currently undertaking an Environmental Assessment (EA) under the *Ontario Environmental Assessment Act* seeking approval to develop additional landfill disposal capacity as part of the optimization of the design and operation of the TCEC landfill. The TCEC is located in the Township of Warwick near the Village of Watford, at the corner of Nauvoo Road and Zion Line.

There are approximately 8 years of approved landfill airspace capacity remaining at the TCEC (i.e., capacity will be reached in approximately 2031). The proposed optimization would provide additional airspace of approximately 14 million cubic metres (m³), which could extend the site life by approximately 12 years (from 2031 to 2043), and may be achieved through alternative landfill configurations or alternative methods within the existing 301 ha TCEC site area. No changes are proposed to the size of the TCEC site area, approved service area, or annual fill rate.

51. Had you heard about the WM TCEC Landfill Optimization Project (the Project) before receiving this survey?

- Yes
- No

52. How did you hear about the Project? (select all that apply)

- Newspaper advertisement (print and/or online)
- Newspaper article (print and/or online)
- WM flyer in the mail (e.g., Notice of Commencement of EA)
- Email about the Notice of Commencement
- WM website
- Community meeting (e.g., Township Council Meeting)
- Personal contact (e.g., friends, family, neighbours)

Other (please specify)

53. Have you visited the project website to obtain information about the Project?

Yes

No

54. Did you attend the first Public Information Session held for the Project at the TCEC site office on April 19, 2023?

Yes

No

55. Would you attend future Public Information Sessions about the Project?

Yes

No

56. Would you like to be added to the project mailing list?

Yes

No

If yes, please provide your email address, or write "N/A" and your mailing address will be used.

57. What is your level of confidence that WM can properly manage a landfill expansion?

- Confident
- Somewhat confident
- Neither confident nor unconfident
- Somewhat unconfident
- Unconfident
- No opinion

Reason (optional)

58. Do you have concerns about the Project?

- Yes
- No

If yes, what are your concerns?

59. Given the location of the Project (within the existing TCEC site) in relation to your business location, how concerned would you be about the impact of each of the following on **your business operations**?

	Not at all Concerned	Slightly Concerned	Somewhat Concerned	Moderately Concerned	Very Concerned
Increase in air emissions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase in noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase in odour	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase in blowing litter, presence of birds, etc.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Decrease in water quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of wildlife habitat	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Changes to rural views	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Decreased ability to enjoy outdoor activities / recreational resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Closer proximity of the landfill to Watford (if horizontal expansion is considered)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

60. How likely is it that the Project would affect your business operations?

- Likely
- Somewhat likely
- Neither likely nor unlikely
- Somewhat unlikely
- Unlikely

Reason (optional)

61. How important would the continued operation of the TCEC landfill be to your business?

- Important
- Somewhat important
- Neither important nor unimportant
- Somewhat unimportant
- Unimportant

Reason (optional)

62. To what extent would your business be affected if the TCEC landfill was to close?

- Negatively affected
- Somewhat negatively affected
- Not affected
- Somewhat positively affected
- Positively affected

Reason (optional)

63. How likely is it that the Project would decrease your confidence in TCEC operations?

- Likely
- Somewhat likely
- Neither likely nor unlikely
- Somewhat unlikely
- Unlikely

Reason (optional)

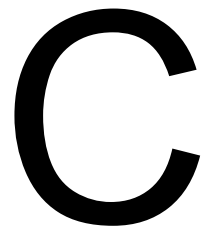
64. Does knowing that the WPLC, TRT, and MECP are reviewing the TCEC landfill optimization project increase your confidence in the Project?

- Yes
- No

65. Does knowing that the Project will result in WM's continued payment of host community fees to the Township of Warwick for an additional 12 years increase your support for the Project?

- Yes
- No

Reason (optional)



Detailed Survey Input

Detailed Survey Input – Economic Survey

Detailed input from the Economic Survey is presented below for the questions where respondents provided written responses, with the exception of the introductory questions. To retain respondent confidentiality, some responses have been edited to remove identifying information.

Question 10

How satisfied are you with the Township of Warwick as a place to conduct your business?

- Somewhat satisfied. There is now development charges in Warwick Township.

Question 20

What was your opinion of the site tour and TCEC?

- Excellent and impressive for an environmental facility in comparison to others I have attended.
- Very organized and well-kept facility.
- Looks well-run.

Question 35

Are you satisfied with how host community fees are spent by the Township of Warwick?

- Not Applicable (I do not know how the host community fees are spent). I haven't really looked into it, but I would like to know how much money and what they do with it!
- Not Applicable (I do not know how the host community fees are spent). I've heard numbers, and depending on whether those numbers are true or not, I think the community could spend more to attract more industry and development to the community.

Question 36

What priorities do you think the host community fees should be spent on by the Township of Warwick?

- Development
- Attract more business, particularly industrial, for employment opportunities and residential developments to attract more residents and spin off businesses in the industrial sector.
- The host fees should be spent on whatever our elected officials see fit.
- Priorities may include natural gas, piped-in water, vastly improved roads, and much more training for road workers.
- Keeping taxes low.

Question 38

To what extent have your day-to-day business operations been affected by landfill operations at the TCEC?

- Positively affected. We work for the WM at the TCEC quite a bit.
- Positively affected. We have obtained numerous contracts and additional work from TCEC over the past decade. Without TCEC, our business probably would not reside in the Watford area. We would have moved to a more populated center with more work available at close proximity.
- Negatively affected. Smell, birds, traffic.
- Positively affected. We work with the TCEC on different projects, which has been beneficial to our business.

Question 39

How do you feel about current landfill operations at the TCEC?

- Not at all concerned. From what I see, WM conducts the facility excellently.
- Very Concerned. Smell, birds, traffic.

Question 40

Which of the following reflects your level of confidence in the current landfill operations at the TCEC?

- Somewhat unconfident. Smell, birds, traffic, host fees inadequate.

Question 57

What is your level of confidence that WM can properly manage a landfill expansion?

- Confident. They have the knowledge, experience and expertise to do so.
- Unconfident. I don't feel the smell, birds and traffic is being managed well now, it seems unlikely it will be managed after the expansion.

Question 58

Do you have concerns about the Project?

- Yes. Smell, traffic, birds, visual. Host fees not increasing enough. Donations made to community organizations/ fundraising not enough.

Question 60

How likely is it that the Project would affect your business operations?

- Likely. It may give us more future work potentially.
- Likely. IN a POSTIVE way we hope! We hope to obtain more work at the TCEC because of this project.

Question 61

How important would the continued operation of the TCEC landfill be to your business?

- Important. It may give us more future work potentially.
- Important. IN a POSITIVE way. WM is valued customer and we hope to continue that in the future.

Question 62

To what extent would your business be affected if the TCEC landfill was to close?

- Negatively affected. We would lose work and employment for our employees.
- Negatively affected. We would lose sales/income/work if the TCEC closed.

Question 65

Does knowing that the Project will result in WM's continued payment of host community fees to the Township of Warwick for an additional 12 years increase your support for the Project?

- No. Continued host fee rates are not enough. Host fees need to increase dramatically and other community donations need to be made for me to increase support for the project.