

Walker Environmental Group

Southwestern Landfill Proposal
Environmental Assessment

Visual Impact Assessment Work Plan

Draft for Discussion
December 2012 / 9811AG



CONTENTS

1.0		
Introduction		1
2.0		
Purpose & Objectives		2
3.0		
Environmental Assessment Criteria		3
4.0		
Study Areas		5
5.0		
Data Collection		7
5.1 Background Data Collection		7
5.2 Field Data Collection		7
6.0		
Data Analysis		9
7.0		
Reporting		11

1.0

INTRODUCTION

Walker Environmental Group (WEG) is preparing an Environmental Assessment (EA) for the *“provision of future waste landfill capacity at the Carmeuse Lime (Canada) site in Oxford County for solid, non-hazardous waste generated in the Province of Ontario”*. Figure 1 shows the proposed site location.

Terms of Reference for the EA are being prepared in accordance with the requirements of the Environmental Assessment Act. If these Terms of Reference are approved, then the Environmental Assessment will proceed. At that time, one of the requirements of the EA will be an assessment of the proposed undertaking, in order to determine its potential environmental effects.

This is one of a series of draft work plans that are being prepared by qualified experts on behalf of WEG for review and discussion among various stakeholders to the EA, each covering a particular area of study. WEG will carefully consider the input received in finalizing the work plans and carrying out the impact assessment studies.

Comments on this work plan may be provided to WEG; contact information is supplied at the end of this document.

2.0

PURPOSE & OBJECTIVES

The ***purpose*** of this study is to complete a visual impact assessment (VIA) of the landfill proposed by Walker.

The ***objectives*** of the study are listed below, in general accordance with the requirements for the assessment of an undertaking, as set out in Section 6.1(2)(c) of the Environmental Assessment Act:

- (a) Describe the ***environment potentially affected*** by the proposed undertaking, including both the existing environment as well as the environment that would otherwise be likely to exist in the future without the proposed undertaking.
- (b) Carry out an evaluation of the ***environmental effects*** of the proposed undertaking, using the environmental assessment criteria described in Appendix A.
- (c) Carry out an evaluation of any additional impact management actions that may be necessary to ***prevent, change or mitigate any (negative) environmental effects.***
- (d) Prepare a description and evaluation of the ***environmental advantages and disadvantages*** of the proposed undertaking, based on the net environmental effects that will result following mitigation.
- (e) Prepare monitoring, contingency and impact management plans to ***remedy the environmental effects*** of the proposed undertaking.

WEG will prepare and provide a set of initial design and operating assumptions for the landfill prior to the initiation of the assessment, and following its review of alternatives.¹ WEG will also prepare and provide a forecast of future land use assumptions for the purposes of projecting future environmental baseline conditions.

¹ Note that this work plan may be amended or adjusted prior to the initiation of the assessment in order to properly accommodate the preferred alternatives that arise from that review.

3.0

ENVIRONMENTAL ASSESSMENT CRITERIA

WEG launched the EA for the Southwestern Landfill proposal in March 2012. Since launching the EA, WEG has been collecting input from the public on characteristics of the local environment that should be considered in the EA process. WEG developed the environmental assessment criteria to be used for this EA using input received from the public, previous experience with the EA process and guidelines published by the Ministry of the Environment. Appendix A contains a complete list and detailed descriptions of the environmental assessment criteria that are proposed to be used in this EA.

From that list, the following are the primary environmental assessment criteria that are to be addressed in the visual impact assessment:

Environmental Criteria	Issue(s) Raised through Public Consultation
Visual Impact of the waste disposal facility	Site Location Visual Impact of the Site

Furthermore, this study is also designed to provide key input/data to other environmental criteria that will be addressed through studies conducted by other experts. These studies may include:

Environmental Criteria	Primary Expert
Disruption to use and enjoyment of residential properties.	Social/Cultural
Disruption to use and enjoyment of public facilities and institutions.	Social/Cultural
Displacement/disturbance of cultural/heritage resources.	Archaeology/Heritage
Displacement/disruption of businesses or farms.	Economic/Financial
Property value impacts.	Economic/Financial
Loss/disruption of recreational resources.	Social/Cultural

It should be noted that this is not a complete list of the criteria and expert studies that may use the findings of the visual impact assessment. MHBC will make our findings available to all

experts for use in evaluating any environmental criteria the individual experts determine as necessary.

For each of the primary criteria to be addressed in this study, two ***durations*** (or time frames) will be considered in which potential environmental effects can occur:

Operational Period The time during which the waste disposal facility is constructed, filled with waste, and capped. These activities are combined since they occur progressively (i.e., overlap) on a cell-by-cell basis, and they have a similar range of potential effects (e.g., there is heavy equipment active on the site).

Post-Closure Period The time after the site is closed to waste receipt. Activities are normally limited to operation of control systems, routine property maintenance and monitoring, and thus have a more limited range of potential effects.

Table A-1 appended to this work plan identifies the study duration associated with each of the criteria. For this visual impact assessment, the criteria “visual impact of the waste disposal facility” will consider both operational and post-closure periods.

4.0

STUDY AREAS

Table A1 in Appendix A identified three general study areas:

On-Site and in the Site Vicinity On-site includes the waste disposal facility plus the associated buffer zones. Site vicinity is the area immediately adjacent to the waste disposal facility property that is directly affected by the on-site activities. Its size will be variable and flexible in order to encompass the actual extent of the effects, but could consist of neighbouring properties and/or communities as needs be.

Along the Haul Routes The primary route along which waste disposal facility truck traffic moves between a major provincial highway and the waste disposal facility site entrance, plus the properties directly adjacent to these roads.

Wider Area The wider area, generally beyond the immediate site vicinity. Depending on the particular criterion this may include neighbourhoods, local municipalities, Oxford County, or the Province. This study area can also be used for some of the general or indirect effects of a landfill that are not resulting from specific physical activities on the site.

Table A-1 indicates the relevant study areas that will be examined for each of the criteria.

These study areas are not intended to be fixed. Flexibility is needed to expand or contract study areas, depending on the study findings.

For the purposes of this visual impact assessment, the initial estimate of the study areas based on experience of the existing Carmeuse Site, and other landfills, is as follows:

On-Site and in the Site Vicinity The on-site area includes land and property that contains the waste disposal facility plus the associated buffer zones. Site vicinity is the area immediately adjacent to the waste disposal facility property that is directly affected by on-site activities. The site vicinity includes any public road allowances and

representative properties where views to the landfill / quarry property are available (i.e., the viewshed).

These initial study areas will be reviewed and refined following the analysis of the environmental baseline conditions and initial stages of investigation.

5.0

DATA COLLECTION

The objective of the visual impact assessment (VIA) is to describe changes to views and landscape and assess the visual impact of the landfill proposal.

In order to do this the existing conditions (i.e. the view of the site) will be documented and described. In addition, changes over the duration of the project will be projected based on the Aggregate Resources Act site plans and Carmeuse mining plans taking into account surrounding land uses and anticipated changes. This approach will facilitate comparison of the proposed facility to existing conditions and to anticipated conditions over the duration of the project.

The VIA will identify representative viewpoints (viewer locations) where the site and proposed landfill might be visible and include a description and assessment of the anticipated change and degree of impact over the project duration. Where required, mitigation will be developed in order to reduce visibility and visual impacts of the proposal.

5.1 Background Data Collection

Relevant background and base information will be assembled including but not limited to:

- Topographic base data for the existing and proposed conditions.
- Aerial photography of the site and surrounding context.
- County of Oxford Official Plan
- Aggregate Resources Act site plans

5.2 Field Data Collection

The first stage of the study includes field work and viewshed mapping in order to identify view points (viewpoints are places at which the view is taken, also known as “receptor points”) from where the site is visible and potential for change as a result of the proposal. These viewpoints will require consideration in later stages of the assessment and may be adapted based on input from key stakeholders (e.g. the Community Liaison Committee, residents, etc.).

Regular field visits (approximately 4), including site photography, will be conducted throughout the course of the study. Field visits and site photography from the key vantage points will be conducted throughout various seasons including the winter, therefore, will reflect the “worst case” visibility scenario (i.e., when leaves are off the trees).

The limits of the study area will be refined and confirmed. This area may consist of the wider area that would have a visual relationship with the proposed facility.

During the field visits, baseline view conditions for the study area will be recorded as a written and a photographic account to document the existing visual character. This will be accomplished by travelling all community roads in the study area.

Viewpoints will be identified and photographs taken from those locations. Key landmarks will also be identified within the study area. Both the location of vantage points and landmarks will be recorded by a global positioning system (GPS) unit. Knowing the exact location of vantage points and key landmarks will assist in the development of the viewshed mapping and visual simulations.

The areas where the waste disposal facility will be able to be seen will be defined (i.e. the viewshed) and will be based on varying distances and key vantage points. Important features on the landscape that screen views will be documented (e.g. woodlots or buildings).

Prepare a Digital Terrain Model (DTM) and viewshed mapping

Using the contour data assembled, a digital terrain model (DTM) will be developed of the site and study area. This DTM will form a foundation from which the viewshed mapping and visual simulations will be generated.

The viewshed maps are a topographic model that analyzes sight lines in order to map areas from within which selected viewpoints are or are not visible. The topographic base is a combination of on-site contours based on topographic surveys and off-site contour information in the form of a DTM surface.

Although the viewshed mapping will be one of the end products from the fieldwork and analysis, the development of the viewshed mapping will be ongoing. For example, a preliminary map (generated automatically through the use of our GIS mapping applications) will be prepared to assist in conducting fieldwork. The mapping will be revised and refined based on fieldwork and ultimately, the viewshed mapping (developed through a combination of GIS modeling and field reconnaissance) will be completed.

Viewpoints will be determined by a combination of fieldwork and viewshed mapping. Viewpoints will be selected to consider where the site and changes as a result of the proposal are visible, and the extent of visibility is significant enough that there is potential for impact.

6.0

DATA ANALYSIS

Determine receptor-based visual impact values for each stage of operation

A system to describe and evaluate the impact, and where mitigation may be in order to reduce impact, will be developed. Receptor-based visual impact values for the duration of the operation will be developed and will consider factors such as:

- Landform/topography (relative relief, complexity, steepness);
- Vegetation (diversity, variety);
- Special features (landscape features and structures, water features);
- Land use (agricultural, rural residential, quarries); and
- Built heritage.

The receptor-based visual impact values above may be adapted based on input from key stakeholders. The nature of the impact will be evaluated based on this system at different stages in the duration of the project taking into account the following considerations:

- Spatial separation between the waste disposal facility and each viewpoint;
- Angle measurement of each viewpoint, horizontally and vertically;
- Area calculations of visible portion of the waste disposal facility from each viewpoint;
- Area calculations of the watershed, within which the waste disposal facility can be seen from each viewpoint; and
- Potential number and types of viewers.

All pertinent planning and policy documents such as the Official Plan will be reviewed to ensure conformity with or identify divergence from their landscape objectives.

Prepare visual simulations

Using the digital base plan and DTM, computer simulations will be prepared from key vantage point locations (as confirmed with the study team and key stakeholders) of the proposed facility at particular phases. These simulations will illustrate the potential impacts and mitigation strategies at each phase of the proposed facility. Based on this, additional visual aids, such as cross-sections or SketchUp, may be prepared to support the analysis and help describe the visual effect.

Recommend mitigation measures

Recommendations to mitigate and manage the potential impacts (i.e. screening/blocking, buffering/filtering, end use planning and phasing) will be discussed in detail in the visual impact assessment report. In addition, these recommendations will be directly reflected in the visual simulations and will be presented in such a way to illustrate each of the following:

- Impact from each timeframe of the proposal;
- Difference in alternative measures of mitigation;
- Difference in levels of effort of mitigation; and
- Comparison of the visual character of the current rehabilitation plan for the area where the landfill is proposed and the proposed closure plan after landfilling.

7.0

REPORTING

The visual impact assessment report will be structured to address each of the major objectives set out previously in Section 2 of this work plan. Also included in the report will be detailed appendices containing data and analysis carried out in the course of the study, along with other pertinent information to support the conclusions.

Contact Information

Comments or questions regarding this draft work plan, or the Environmental Assessment, may be addressed through any of the following:

- Sending written comments by mail or fax to:
Joe Lyng
Walker Industries
160 Carnegie Street
Ingersoll, ON N5C 4A8
- Sending an email with your comments to info@walkerea.com

Additional information about the EA may be obtained at:

- The project web site: www.walkerea.com
- Calling the toll-free project number: 1-855-392-5537
- Registering to receive the Southwestern Landfill Proposal Newsletter and electronic updates by sending an email with your contact details to: info@walkerea.com. You may also subscribe to the Newsletter by phone or mail.

Table A1: Environmental Assessment Criteria and Studies

Criteria	Definition/ Rationale	Studies Addressing the Criteria											Study Areas			Duration			
		Agriculture	Air Quality	Archaeology/ Cultural Heritage	Ecology	Economic/ Financial	Groundwater/ Surface Water	Land Use	Noise/Vibration	Social	Traffic	Visual/ Landscape	On-Site & Site Vicinity	Along the Haul Routes	Wider Area	Operational Period	Post-Closure Period		
Public Health & Safety																			
Explosive hazard due to combustible gas accumulation in confined spaces.	Gas produced within a waste disposal facility (e.g., methane) can move through the ground and accumulate in confined spaces (e.g., manholes, basements, etc.) on or immediately adjacent to the waste disposal facility. There is potential for the gas to combust, creating an explosion and fire hazard.						<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Effects due to exposure to air emissions.	Waste disposal facilities can produce gases containing contaminants that degrade air quality if they are emitted to the atmosphere. Other operations, such as leachate collection facilities, can also produce emissions that could degrade air quality in the vicinity of the site. Air quality in the vicinity of the site should meet regulated air quality standards in order to protect public health.		<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Effects due to fine particulate exposure.	Construction, operation, and truck haulage activities at a waste disposal facility can lead to increased levels of particulate (dust) in the air. Airborne fine particulate is a health concern in certain size ranges exposure durations.		<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Effects due to contact with contaminated groundwater or surface water.	Contaminants associated with a waste disposal site have the potential to seep into the groundwater or surface water. This could pose a public health concern if it enters local drinking water supplies, or if it mixes with surface water.						<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Flood hazard.	The construction of a waste disposal facility can disrupt natural surface water drainage patterns, causing a potential for increased flooding.						<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Disease transmission <i>via</i> insects or vermin.	Insects and vermin drawn to a waste disposal facility may have the potential to transmit diseases.				<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
Potential for traffic collisions.	The risk of traffic collisions may increase along the haul routes to the waste disposal facility. This includes the risk to pedestrian, bicycle and farm machinery.															<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	

Study that will be primarily responsible for addressing criterion.

Note: Many of the studies will provide key input to criteria that will be addressed through other impact assessment studies

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Aviation impacts due to gull interference.	Birds may be attracted to waste disposal facilities. This can pose a risk of bird strikes on aircraft in the vicinity of the site, especially during take-off and landing altitudes.				<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
Social and Cultural																
Displacement of residents from houses.	Any residents living on a future waste disposal site will have to relocate, which can cause inconvenience and stress to the residents.								<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Disruption to use and enjoyment of residential properties.	Potential nuisance effects associated with the waste disposal facility operation, or traffic moving to and from the waste disposal facility along the haul route, may disturb the daily activities and uses of residential properties. Disturbances could result from noise, dust, litter, odour, visibility, gulls and traffic congestion.								<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Disruption to use and enjoyment of public facilities and institutions.	Potential nuisance effects associated with waste disposal facility operations, or traffic moving to and from the waste disposal facility, may disturb the daily activities at community facilities. Disturbances could result from noise, dust, litter, odour, visibility, gulls and traffic congestion.								<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Disruption to local traffic networks.	Increased traffic volume resulting from a waste disposal facility could disturb the overall traffic flow along the haul routes, and effectively reduce the available road capacity.									<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Visual impact of the waste disposal facility.	Development and operation of a waste disposal facility can affect the visual appeal of a landscape.										<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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Nuisance associated with vermin.	Waste disposal facilities can attract vermin and gulls, which can be a nuisance and lead to a decrease in property enjoyment by area residents. Vermin and gulls can also be a nuisance to agricultural operations.									<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Social and Cultural (Continued)																		
Displacement/disturbance of cultural/heritage resources.	Cultural resources (including heritage buildings, cemeteries and cultural landscapes) are an important component of human heritage. These non-renewable cultural resources may be displaced by the construction of a waste disposal facility. The use and enjoyment of cultural resources may also be disturbed by the ongoing operation and traffic. Disturbances could result from noise, dust, odour, visibility, gulls, litter and traffic congestion.			<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Effects on land resources, traditional activities or other interests of Aboriginal communities.	Major new developments of any type may have positive or negative effects on the interests of Aboriginal communities (i.e., businesses opportunities, joint ventures)									<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Displacement/destruction of archaeological resources.	Archaeological resources are non-renewable cultural resources that can be destroyed by the construction and operation of a waste disposal facility.			<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	

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Level of public service provided by the waste disposal facility.	The presence of a waste disposal operation within a municipality can provide an increased level of public service (e.g., convenient access to waste disposal services) to local residents and businesses, as well as those in the broader community(ies).							<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Effects on other public services.	The presence of a waste disposal facility may have positive or negative spin-off effects on other public services in the community (e.g., waste water treatment capacity, if there is discharge to the sewer system).							<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Changes to community character/cohesion.	Community character and cohesion refer to physical characteristics, social stability, attractiveness as a place to live and patterns of social interaction. A waste disposal facility may actually or perceptually interfere with these important community attributes.									<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Compatibility with municipal land use designations and official plans.	A waste disposal facility has the potential to affect the viability of present and future land uses, which may have an effect on planning decisions made in the surrounding community.							<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Economics																	
Displacement/disruption of businesses or farms.	Any on-site businesses or farms would be displaced by a waste disposal facility, and there could be financial losses as a result of relocation. Some types of businesses located in the site vicinity or along the haul routes may suffer financial losses due to the potential nuisance effects or perceived effects associated with the operation of a waste disposal facility such as noise, litter, dust, odour, visibility, gulls, vermin and traffic congestion.								<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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Property value impacts.	The establishment and operation of a waste disposal facility may adversely affect property values in the site vicinity or along the haul routes.					<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Direct employment in waste disposal facility construction and operation.	A waste disposal facility may create new employment opportunities both in the construction and day-to-day operation.					<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Indirect employment in related industries and services.	A waste disposal facility has the potential to create increased employment opportunities in local firms supplying products or services directly, or as secondary suppliers.					<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
New business opportunities related directly to waste disposal facility construction and operation.	A large capital project, such as the construction and operation of a waste disposal facility, can create new opportunities for local businesses supplying products or services.					<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
New business opportunities in related industries and services.	New opportunities may be created for local businesses, or as secondary suppliers to industries working for the waste disposal facility (e.g., restaurants, gas stations, machine shops, repair shops, welding shops, equipment rentals, etc.).					<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Public costs for indirect liabilities.	Some public services may have to be upgraded to accommodate the establishment and operation of a waste disposal facility (e.g., snow removal, sewer and water connections, etc.).					<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Economics (continued)																	
Effects on the municipal tax base.	A waste disposal facility has the potential to affect municipal tax revenues from the site it occupies.					<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Effect on the cost of service to customers.	The costs of constructing a waste disposal facility will affect the price of tipping fees to the site. This affects the cost of service to customers in Oxford County and the Province.					<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

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Effects on the provincial/ federal tax base.	A waste disposal facility has the potential to affect provincial/federal tax revenues.					<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Environment & Resources																	
Loss/displacement of surface water resources.	Construction of a waste disposal facility may cause the removal of all or part of a natural stream or pond.						<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Impact on the availability of groundwater supply to wells.	A waste disposal facility can impact the availability of groundwater supply if groundwater is pumped from aquifers or if recharge to aquifers is reduced.						<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Effects on stream baseflow quantity/quality.	The presence of a waste disposal facility has the potential to affect the quality or quantity of baseflow to surface water.						<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Loss/disturbance of terrestrial ecosystems.	Terrestrial ecosystems refer to the land-based habitats connected through the vegetation cover; their protection and integration maintains and regulates ecological health. Waste disposal facility operations and/or traffic may remove or disturb the functioning of these systems.				<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Loss/disturbance of aquatic ecosystems.	Aquatic ecosystems refer to the water-based habitats connected through the surface water; their protection and integration maintains and regulates ecological health. Waste disposal facility operations may remove or disturb the functioning of these systems.				<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Displacement of agricultural land.	The establishment of a waste disposal facility has the potential to displace existing or potential agricultural resources, including the loss of prime agricultural land.	<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sterilization of industrial mineral resources.	The establishment of a waste disposal facility may limit the opportunity to extract industrial mineral resources located beneath the site.							<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Displacement of forestry resources.	The establishment of a waste disposal facility may limit the opportunity to utilize forestry resources on or near the site.							<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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