

# **Peer Review Report**

## **Housing Needs and Demand Analysis Study Report (E08)**

Municipality of South Bruce

May 26, 2022

# Executive Summary

The Nuclear Waste Management Organization (NWMO) has been engaged in a multi-year, community-driven process to identify a site where Canada's used nuclear fuel can be safely contained. The site selection process involves nine steps, with the process currently at Step 3 (Phase 2). The NWMO is now in its final screening process, and the two remaining siting areas currently being assessed under Step 3, Phase 2, are the Municipality of South Bruce (MSB) and the Township of Ignace, and their surrounding areas. The NWMO plans to complete all preliminary assessment work and to select one community/area to host the Adaptive Phased Management (APM) Project (Project) by 2023.

Building on previous work, engagement completed to-date, and MSB's 36 Guiding Principles, NWMO and MSB are working together to prepare a suite of studies which will be shared broadly with the community. The studies are being undertaken by NWMO or MSB, with some being joint efforts. The MSB has retained consultants (Deloitte, Tract Consulting) to develop a number of studies and to peer review others (GHD Limited [GHD] team) developed by NWMO and their consultants (DPRA Canada [DPRA] team). The information acquired through the studies is expected to aid MSB make informed decisions about whether the APM Project is suitable for their community, and if they are willing to consider hosting it and under what circumstances and terms.

The Housing Needs and Demand Analysis Study (E08) is one of the studies being carried out by NWMO with the overall objective to assess, identify, and plan for sufficient housing/accommodation for the APM Project needs at the commencement of construction and commencement of operations. The Housing Needs and Demand Analysis Study Draft Report was peer reviewed by Subject Matter Experts (SME) at Deloitte in combination with GHD Leadership's Team (Peer Review Team [PRT]) in accordance with the Peer Review Protocol process established jointly by MSB and NWMO. The PRT considered several documents and information in the peer review of the Housing Needs and Demand Analysis Study Draft Report to aid in their understanding, focus the peer review, and develop their findings. The PRT findings and resolution of those findings are outlined in this Peer Review Report.

The Draft Housing Needs and Demand Analysis Study Report brings forth a conclusion that, based on the data analysis, interpretation, and insights shared through local knowledge holders and consultations, the Study Areas (Regional, Local, and Core including MSB), that the municipality is expected to experience significant growth in the next couple of decades. This growth is considered the Base Case, and represents naturally occurring population growth that does not reflect potential growth from the NWMO project. Within the Base Case analysis, it has been concluded that the existing housing supply will be absorbed by 2046 and may require additional expansion of infrastructure and servicing to meet this demand. In short, the proposed NWMO Project will add additional pressure on the limited housing inventory and will require new residential construction and possibly settlement area boundary expansions.

This Study provides descriptions of the existing housing inventory (including age, condition etc.) as well as rental housing inventory. The Study notes the need for the MSB to re-evaluate its housing projections and to take an active role in addressing Base Case population growth. Should the Project proceed, the MSB and NWMO will need to give consideration as to how to attract the potential Project related growth to South Bruce and the Core Study Area.

The preferred approach identified in this Study to foster Project related growth within South Bruce and the surrounding Core Study Area should be integrated with the strategies and actions developed in the Local Hiring Effects Strategy and Study and the Workforce Development Study. The Land Use Study and the Infrastructure Baseline and Feasibility Study outline the current constraints to housing growth and the actions required to prepare for future growth.

In conclusion the Housing Needs and Demand Study identifies that South Bruce and the NWMO have a significant role to play in attracting and preparing for population and housing growth within South Bruce. The PRT is aligned with the Study and its conclusions.

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## Acronyms

APM	Adaptive Phased Management
CNSC	Canadian Nuclear Safety Commission
CWB	Community well-being
DPRA	DPRA Canada
GHD	GHD Limited
MSB	Municipality of South Bruce
NWMO	Nuclear Waste Management Organization
PRT	Peer Review Team
SME	Subject Matter Expert

## Scope and limitations

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# 1. Introduction

This report documents the peer review undertaken of the Housing Needs and Demand Analysis Study (E08) Draft Report prepared by Keir Corp dated January 28, 2022 (Draft) and May 2, 2022 (Final Draft). The Nuclear Waste Management Organization (NWMO) has been engaged in a multi-year, community-driven process to identify a site where Canada's used nuclear fuel can be safely contained. The site selection process involves nine steps, with the process currently at Step 3 (Phase 2). Step 3 is defined by two phases of preliminary assessments for each interested community. Phase 1 involved primarily desktop studies documenting the current socio-economic conditions in the communities and then considering what might be the possible implications of the Adaptive Phased Management (APM) Project on community well-being (CWB) for each community and the wider area. For interested communities that successfully completed the initial screening in Phase 1, Phase 2 (the current phase) involves additional work to support conducting a preliminary assessment of potential suitability and narrowing the number of communities that have expressed an interest in partnering with NWMO.

The NWMO is now in its final screening process, and the two remaining siting areas currently being assessed under Step 3, Phase 2, are the Municipality of South Bruce (MSB) and the Township of Ignace, and their surrounding areas. The NWMO plans to complete all preliminary assessment work and to select one community/area to host the APM Project by 2023, which then marks the beginning of the fourth step of APM implementation<sup>1</sup>. The selection of a final site will trigger the regulatory approvals phase of the APM Project. Federal approval under the *Impact Assessment Act* and licensing by the Canadian Nuclear Safety Commission (CNSC) under the *Nuclear Safety and Control Act* will be required. Meeting federal regulatory standards is imperative to achieve approval, and to withstand intense public and regulatory scrutiny.

Building on previous work, engagement completed to-date, and MSB's 36 Guiding Principles, NWMO and MSB are working together to prepare a suite of studies which will be shared broadly with the community. The list of studies is included in **Appendix A** grouped by similar topic area (MSB led, environment, infrastructure, and socio-economic). The studies are being undertaken by NWMO or MSB, with some being joint efforts. The MSB has retained consultants (Deloitte, Tract Consulting) to develop a number of studies and to peer review others (GHD Limited [GHD] team) developed by NWMO and their consultants (DPRA Canada [DPRA] team). The information acquired through the studies is expected to aid MSB make informed decisions about whether the APM Project is suitable for their community, and if they are willing to consider hosting it and under what circumstances and terms.

The Housing Needs and Demand Analysis Study is one of the socio-economic studies being carried out by NWMO with the overall objective to assess, identify, and plan for sufficient housing/accommodation for the APM Project needs at the commencement of construction and commencement of operations. The Housing Needs and Demand Analysis Study was peer reviewed by Subject Matter Experts (SME) at Deloitte (Lauren Millier and Shaun Goodeve) in combination with the GHD Leadership Team (Greg Ferraro and Ian Dobrindt) (Peer Review Team [PRT]) in accordance with the Peer Review Protocol process established jointly by MSB and NWMO. **Section 2** elaborates on the Peer Review Protocol process followed including the steps specifically followed and discussions held with NWMO and the DPRA team. As described in **Section 3**, the PRT considered several documents and information in the peer review of the Housing Needs and Demand Analysis Study to aid in their understanding, focus the peer review, and develop their findings.

The results and resolution of the PRT findings are outlined in **Section 4** starting with how the Final Draft Report has been revised to address the comments on the Draft Report. This is followed by a review of how the Study complies with the approved Work Plan and how the Study informs the applicable Guiding Principles. Lastly, the conclusions from the peer review are provided. With this in mind, the PRT concludes that the Housing Needs and Demand Analysis Study sufficiently describes the current housing supply, the potential for growing the housing supply and the constraints and challenges that will need to be addressed.

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1. Nuclear Waste Management Organization, 2020. Moving Towards Partnership - Triennial Report 2017 to 2019.

## 2. Peer Review Protocol

### 2.1 Objectives and Overview of the Peer Review Protocol Process

As mentioned, the peer review of the Housing Needs and Demand Analysis Study was undertaken in accordance with the Peer Review Protocol established jointly by the MSB and the NWMO. The Peer Review Protocol had the following established objectives:

1. To provide the community of the MSB with an independent review by qualified SMEs.
2. To complete a peer review of NWMO's assessment of potential impacts and proposed benefits of locating the APM Project in MSB in comparison to existing conditions.
3. To review how the potential impacts and proposed benefits adhere to the 36 principles that will guide the MSB's assessment of willingness to host the APM Project.

With these objectives in mind, the Peer Review was conducted in a collaborative manner between the NWMO/DPRA team and the MSB/GHD team while maintaining independence during the process. **Appendix B** includes the Peer Review Protocol established in June 2021 and **Figure 2.1** summarizes the process followed.

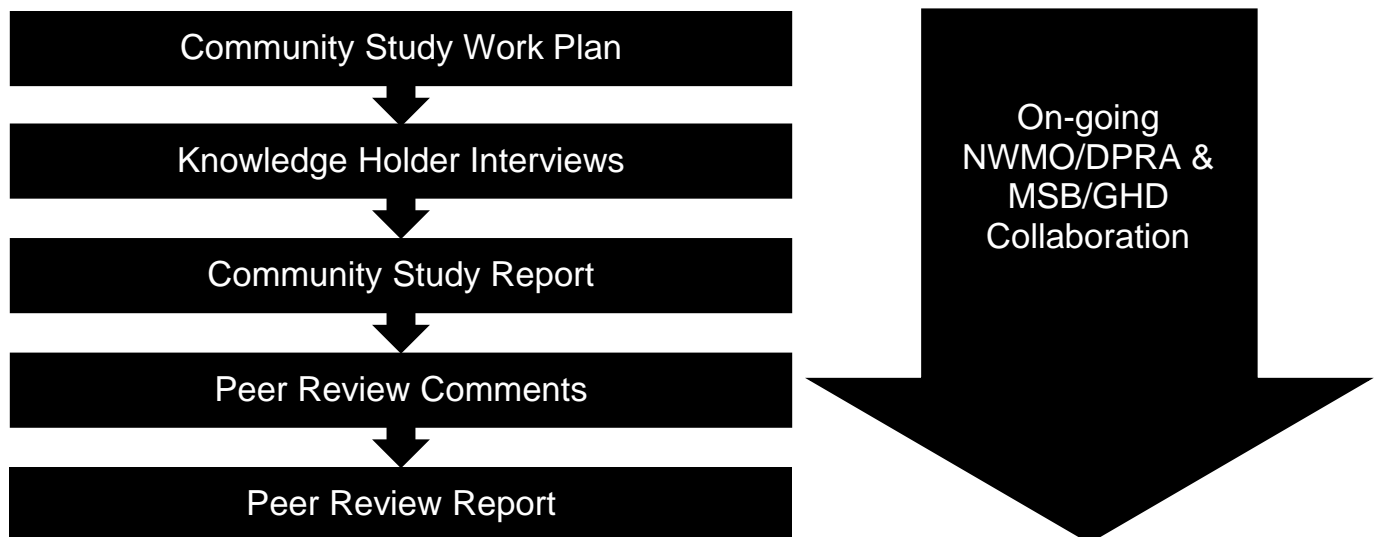


Figure 2.1 The Peer Review Protocol Process

With **Figure 2.1** in mind, the following identifies the primary activities carried out by the PRT:

#### **Community Study Work Plan**

- Review the Statement of Work associated with the Community Study (CS) prepared by MSB (May 2021) to better understand the stated objectives.
- Gain a greater understanding of the APM Project and area conditions including reviewing and providing comments on NWMO's Project design reports and considering responses received from NWMO.
- Hold on-going discussions as required with the NWMO/DPRA team providing input where appropriate (e.g., data sources to be reviewed, study area boundaries, knowledge holders to be interviewed, etc.).
- Review and provide comments on the draft Work Plan associated with the CS prepared by the NWMO/DPRA team and consider responses received from the NWMO/DPRA team as part of them finalizing the Work Plan before its implementation.

### ***Knowledge Holder Interviews***

- Attend Knowledge Holder interviews organized by NWMO to listen firsthand, ask questions, and seek clarifications. Review and provide comments on draft meeting minutes prepared by NWMO.
- Hold on-going discussions as required with the GHD Leadership Team (e.g., receive Project updates and information, ask questions, seek clarification, etc.).

### ***Community Study Report***

- Attend CS Draft Report Status Update Meetings organized by the NWMO/DPRA team
- Review the CS Draft Report prepared by the NWMO/DPRA team
- Review the CS Final Draft Report prepared by the NWMO/DPRA team

### ***Peer Review Comments***

- Develop a preliminary list of comments including initial impressions, observations, and any potential issues and/or concerns with the CS Draft Report based on several documents and information as described in Section 3.
- Attend a CS Draft Report Check-in Meeting with the GHD Leadership Team and MSB to discuss the preliminary list of comments and confirm those to be provided to the NWMO/DPRA team.
- Provide the preliminary list of comments on the CS Draft Report to the NWMO/DPRA team for their understanding of the PRT's initial impressions, observations, and any potential issues and/or concerns. Attend a CS Draft Report Working Session with the NWMO/DPRA team to discuss the preliminary list of comments and work through them collectively in a collaborative manner. Through the Working Session some comments were determined not to be applicable to the CS based on the clarifying discussions. In addition, through the Working Session it was agreed that those comments associated with the Draft Report's structure, or to such items like how sources or exhibits are referenced, or spelling and grammar, would be excluded and the focus would be more on content and substance as it related to the final Work Plan.
- In some situations, it was agreed to between the GHD Leadership Team/MSB and the NWMO/DPRA team that certain sections of the CS Draft Report or the entire document itself should be revised and resubmitted for review because of the nature and extent of the preliminary comments provided. In the situations of the entire document, the formal set of comments were held pending receipt of the revised CS Draft Report. Upon receipt, the revised CS Draft Report was reviewed, the preliminary comments updated accordingly for submission, and further discussions were held between the GHD Leadership Team/MSB and the NWMO/DPRA team prior to formal comments being submitted.
- Submit the formal set of comments on the CS Draft or revised Draft Report to the NWMO/DPRA team for their review and responses.
- Review the responses from the NWMO/DPRA team to the formal set of comments and ensure there were no significant outstanding issues and/or concerns.

### ***Peer Review Report***

- Prepare the draft Peer Review Report and submit to MSB for review
- Finalize the draft Peer Review Report based on any comments received and provide to MSB

## **2.2 Key Activities Associated with the Peer Review of the Housing Needs and Demand Analysis Study**

With the preceding process in mind, **Table 2.1** lists the key activities associated with the Peer Review carried out by the PRT comprising the SMEs at Deloitte (Lauren Millier and Schaun Goodeve) in combination with the GHD Leadership Team (Greg Ferraro and Ian Dobrindt) for the Housing Needs and Demand Analysis Study prepared by



Keir Corp. The Housing Needs and Demand Analysis Study was initiated by Keir Corp following finalization of the Work Plan in October 2021 and culminated in the Final Draft Report being submitted to GHD on May 2, 2022.

**Table 2.1** *Key Activities Associated with the Peer Review of the Housing Needs and Demand Analysis Study*

<b>Key Activities</b>	<b>Date</b>	<b>Parties Involved</b>
Review of the Draft Southwestern Ontario Housing Needs and Demand Analysis Study Work Plan (E08) issued by DPRA (August 10, 2021)	August 2021 – October 2021	Deloitte (Lauren Millier, Paul Blais, Evelyn Paul, and Schaun Goodeve), GHD (Greg Ferraro and Ian Dobrindt)
Issuance of the Peer Review Team comment disposition table on the Draft Work Plan	September 14, 2021	Deloitte (Lauren Millier and Schaun Goodeve), GHD (Greg Ferraro and Ian Dobrindt)
Review of the Final Southwestern Housing Needs and Demand Analysis Study Work Plan (E08) issued by DPRA (October 5, 2021)	October 2021 – January 2022	Deloitte (Lauren Millier, Paul Blais, Evelyn Paul, and Schaun Goodeve), GHD (Greg Ferraro and Ian Dobrindt)
Peer Review Team and DPRA Project Status Update Meeting for the Labour Baseline, Workforce, and Housing Community Studies	November 25, 2021	Deloitte (Lauren Millier and Schaun Goodeve), GHD (Greg Ferraro and Ian Dobrindt), NWMO (Charlene Easton), DPRA (Vicki McCulloch), Keir Corp (Andy Keir), Marvin Stemeroff
Review of Housing Needs and Demand Analysis Study Report (E08) Draft – Southwestern Ontario Community Study issued by Keir Corp (January 28, 2022)	January 2022 – April 2022	Deloitte (Lauren Millier, Paul Blais, Evelyn Paul, and Schaun Goodeve), GHD (Greg Ferraro and Ian Dobrindt)
Peer Review Team Check-in Meeting to review/confirm preliminary comments	February 10, 2022	Deloitte (Lauren Millier and Schaun Goodeve), GHD (Greg Ferraro and Ian Dobrindt), and MSB (Catherine Simpson)
Issuance of the Peer Review Team preliminary comment disposition table on the Draft Report	February 16, 2022	Deloitte (Lauren Millier and Schaun Goodeve), GHD (Greg Ferraro and Ian Dobrindt)
Peer Review Team and DPRA Project Update Meeting to discuss/understand the preliminary comments	February 23, 2022	Deloitte (Lauren Millier and Schaun Goodeve), GHD (Greg Ferraro and Ian Dobrindt), MSB (Catherine Simpson), NWMO (Charlene Easton), DPRA (Vicki McCulloch), Keir Corp (Andy Keir), Marvin Stemeroff
Issuance of the Peer Review Team formal comment disposition table on the Draft Report	March 11, 2022	Deloitte (Lauren Millier and Schaun Goodeve), GHD (Greg Ferraro and Ian Dobrindt)
Issuance of DPRA Team responses to Peer Review Team's formal comments on the Draft Report	April 27, 2022	DPRA (Vicki McCullough) and Keir Corp (Andy Keir)
Review of the Housing Needs and Demand Analysis Study Report Final Draft – Southwestern Ontario Community Study issued by Keir Corp (May 2, 2022)	May 2 – 6, 2022	Deloitte (Schaun Goodeve) and GHD (Greg Ferraro and Ian Dobrindt)

### 3. Key Documentation and Information Reviewed

As stated, several documents and information were considered by the PRT in carrying out the Peer Review Protocol. **Table 3.1** lists the key documents and information considered by the PRT in the review of the Housing Needs and Demand Analysis Study.

**Table 3.1** Key Documents and Information Considered in the Peer Review of the Housing Needs and Demand Analysis Study

Document Name/Information	Author/Source/Date	Description/Application
Implementing Adaptive Phased Management 2021 to 2025	Nuclear Waste Management Organization (NWMO) (March 2021)	Reviewed to understand the Project planning timelines. The PRT provided comments (November 18, 2021) for NWMO's consideration and response (January 27, 2022).
Workforce Development Study - Statement of Work	Municipality of South Bruce (MSB) (May 2021)	Reviewed to understand the objectives and scope of work including inputs to the Workforce Development Study and its relationship to other Community Studies as envisioned by the Municipality of South Bruce (MSB).
Knowledge Holder Interviews (Local farmer & Developer; REALTORS Association of Grey Bruce Owen Sound; Bruce County, Human Services and Health Services; MSB Public Works; Local developer; Bruce Power; Huron County; Huron County; Municipality of Brockton; MSB Public Works; Township of North Huron/Huron County; Township of Huron-Kinloss)	NWMO (July to December 2021)	Attended in-person to listen firsthand, ask questions, and seek clarifications as part of gaining an understanding of key knowledge holders' perspectives on the Project. Reviewed and provided comments on draft meeting minutes prepared by NWMO prior to their issuance to meeting attendees.
Deep Geological Repository Conceptual Design Report – Crystalline / Sedimentary Rock (APM-REP-00440-0211-R000)	NWMO (September 2021)	All members of the PRT reviewed the Executive Summary to obtain an understanding of the below ground facility. Subsequently, additional sections of the Report were reviewed, by certain members of the PRT as appropriate, to obtain a greater level of understanding specific to their areas of study (e.g., Facility Design and Operation, Aggregate Resources Study, Local Traffic Effects Study, Waste Management, etc.). The PRT provided comments (November 18, 2021) for NWMO's consideration and response (January 27, 2022).
Deep Geological Repository Transportation System Conceptual Design Report - Crystalline / Sedimentary Rock (APM-REP-00440-0209-R001)	NWMO (September 2021)	Reviewed if the transportation of used fuel was applicable to the areas of study (e.g., Aggregate Resources Study, Local Traffic Effects Study, etc.). The PRT provided comments (November 18, 2021) for NWMO's consideration and response (January 27, 2022).
APM 2021 DGR Lifecycle Cost Estimate Update Summary Report (NWMO-TR-2021-11 R001)	NWMO (September 2021)	Reviewed to better understand the scope and magnitude of the Project components. The PRT provided comments (November 18, 2021) for NWMO's consideration and response (January 27, 2022).

Document Name/Information	Author/Source/Date	Description/Application
Community Studies Planning Assumptions	NWMO (October 18, 2021)	Reviewed to understand certain parameters for the Project. The PRT provided comments (November 18, 2021) for NWMO's consideration and response (January 27, 2022).
Southwestern Ontario Housing Needs and Demand Analysis Study Work Plan (E08)	DPRA Canada Inc. (October 5, 2021)	Reviewed to understand the purpose and outcome of the Housing Needs and Demand Analysis Study including its linkages to other Community Studies, scope and assumptions, approach, and key information sources/data collection.
Housing Needs and Demand Analysis Study Report (E08) Draft – Southwestern Ontario Community Study	Keir Corp (January 28, 2022)	The draft output/deliverable from completing the final Work Plan for review by the PRT.
South Bruce and Area Growth Expectations Memo	metroeconomics (February 7, 2022)	Reviewed to understand the assessment of the potential for economic and demographic growth over the period from 2022 to 2046 of the Core Study Area including MSB both from the perspectives of growth independent of the Project as well as the result of the Project.
Housing Needs and Demand Analysis Study Report (E08) Final Draft – Southwestern Ontario Community Study	Keir Corp (May 2, 2022)	The final output/deliverable from completing the final Work Plan for review by the PRT.

## 4. Peer Review Findings and Resolution

### 4.1 Comments on the Housing Needs and Demand Analysis Study

The PRT provided formal comments to NWMO/DPRA team on March 11, 2022 in the form of a memo and comment disposition table (**Appendix C**). As per on-going discussions between the PRT and the NWMO/DPRA team, the focus of the peer review and resolution of comments was to be on those of a more substantive nature. As a result, while **Appendix C** lists all the formal comments on the Housing Needs and Demand Analysis Study, **Table 4.1 (3<sup>rd</sup> column)** lists only those comments of a more substantive nature in the Comment Disposition Table.

In reply, NWMO/DPRA provided a documented response on April 27, 2022 describing how and where the formal comments will be addressed in the Final Draft Report (**Table 4.1, 4<sup>th</sup> column**). Upon receiving the Final Draft Report, the PRT reviewed it to ensure the documented responses were, in fact, incorporated into the Housing Needs and Demand Analysis Study (**Table 4.1, 5<sup>th</sup> column**).

As stated in **Table 4.1**, the PRT acknowledges that the Final Draft Report has been updated in response to PRT comments. Notwithstanding this, the following could be considered for future follow up by NWMO which would be beneficial to the Study:

- Although the relevant principles applicable to the Housing Needs and Demand Analysis Study are identified in Section 1.3 of the Final Draft Report, the PRT suggests that further elaboration on how the Study specifically informs the applicable principles be given recognizing their importance to the community in guiding their assessment of willingness to host the Project.
- The PRT acknowledges the lack of published information on temporary housing and suggests that this be addressed as part of the proposed housing plan jointly prepared by NWMO and the MSB to address (Guiding

Principle No. 27). Further, the proposed housing plan should assess such topics as affordable housing and accessible housing needs, temporary accommodations, attracting Project associated workers to live in the Municipality, hard and soft servicing availability, etc.

- The PRT recognizes that the 'Incent' approach in the Strengths, Weaknesses, Opportunities and Threats (SWOTs) analysis of the Final Draft Report implies that the MSB could provide "cash or other inducements such as tax breaks" toward fostering housing development in the community but suggests that a more fulsome examination of the type of incentives permitted by municipalities to provide housing be carried out as part of future Study.

Table 4.1 Housing Needs and Demand Analysis Study Draft Report Comment Disposition Table

Comment Number	Report Section Reference	Formal Substantive Comments from Peer Review on the Draft Report	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments based on the Final Draft Report
1	General	<p>Additional qualitative analysis as it pertains to housing market characteristics and issues facing the Local Study Area would be appropriate.</p> <p>A more fulsome discussion of the housing challenges being experienced by workers across the Local Study Area would be beneficial to the reader as it provides context for the analysis that follows.</p> <p>The consultation program undertaken in preparation of Bruce County's forthcoming economic development strategy highlighted the availability of affordable/accessible housing for the existing and future workforce as a significant challenge in the attraction and retention of workers. This was seen to be impacting all sectors of the economy. While the report notes that this is a trend impacting communities across the province, more consideration of the conditions in the Local Study Areas is appropriate.</p>	<p>The issues around housing in the study areas have been identified and discussed. In the revised April Report, please refer to:</p> <ul style="list-style-type: none"> <li>– Sub-section 4.1.3 Affordable Housing</li> <li>– Appendix C, Table 22 section housing Issues</li> </ul> <p>The implications of the shortage of housing for low-income workers have been identified in this report, the <i>Labour Baseline Study Report</i>, the <i>Workforce Development Study Report</i>, and the <i>Regional Economic Development Study Report</i>.</p>	<p>Comment satisfactorily addressed.</p> <p>Note: it is section 4.3 not 4.1.3 It is Appendix B not C</p>
2	General	<p>The Peer Review Protocol identifies a set of relevant principles.</p> <p>The relevant principles for the Housing Needs and Demand Report have been identified. Narrative should speak to the relevant information in the report and direct the reader to the appropriate section of the report for further detail.</p>	<p>The principles that MSB identified as having alignment with the Housing study were provided in February 2022 and have been included in the April revised report. Refer to Sub-section 1.3.1.</p>	<p>While the relevant principles applicable to the Housing Needs and Demand Analysis Study are identified in Section 1.3, further elaboration on how the Study specifically informs the applicable principles can be given recognizing their importance to the community in guiding their assessment of willingness to host the Project.</p>
3	General	<p>For completing the assessment of housing needs and demand, the South Bruce growth expectations should be used as provided in the metroeconomics report (February 2022).</p>	<p>The growth expectations prepared by metroeconomics (February 2022) were not available when the draft Housing report was submitted but have now been incorporated throughout the revised report where appropriate.</p>	<p>Comment satisfactorily addressed.</p>

Comment Number	Report Section Reference	Formal Substantive Comments from Peer Review on the Draft Report	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments based on the Final Draft Report
5	1.3.1 Peer Review Approach	The municipality of South Bruce has developed project derived growth expectations with corresponding housing needs. These growth expectations provide a more detailed forecast for the Core Study area and allow for a quantitative analysis.	metroeconomics' growth projections (February 2022) have been incorporated throughout the revised report where appropriate.	Comment satisfactorily addressed.
7	2.1.1	Section 2.1.1 of the report references a review of available growth strategies; however, absent in the report is a summary of the implications of the Feb 2022 MSB population and employment projections.	metroeconomics' growth projections (February 2022) have been incorporated throughout the revised report where appropriate.	Comment satisfactorily addressed.
9	2.3 Assessment	What residency targets are used?	<p>The Project associated residency targets developed by South Bruce / metroeconomics (February 2022) are set out in Sub-section 1.3.5 – Table 3.</p> <p>The 'with-Project' projections for South Bruce and the Other Core Area municipalities are discussed in Sub-section 5.2 Supply vs Demand Analysis in the revised April report.</p>	Comment satisfactorily addressed.
10	3.1	<p>Section 3.1 summarize existing conditions; how has temporary housing stock been accounted for?</p> <p>Can temporary housing be accounted for? What assumptions has the author made in this regard?</p>	<p>The data available on Core Study Area Housing Stock is set out in Table 13. This information was derived from Manifold Data Mining Inc. We have made no assumptions.</p> <p>No published information on the availability of temporary (hotel/motel) room counts is available.</p>	The PRT acknowledges the lack of published information on temporary housing stock and suggests that this be addressed as part of the proposed housing plan to be funded by NWMO for the Municipality to prepare (Guiding Principle No. 27).

Comment Number	Report Section Reference	Formal Substantive Comments from Peer Review on the Draft Report	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments based on the Final Draft Report
11	3.1.7	<p>Section 3.1.7 speaks to the age of the housing stock. Could additional detail be provided on the age of the housing stock pre-1961? This goes to the quality of the housing stock in the Local and Core Study Area and the ability of the region to attract/retain the necessary workforce.</p> <p>It's not clear why the author has selected 1961 as a way to differentiate the housing stock.</p> <p>It would be appropriate to differentiate pre-war housing stock and post war as it goes to the quality of the housing and the implications for repair and maintenance.</p>	<p>In the revised April report, the age of the housing stock is addressed in Tables 5 and 12.</p> <p>Table 14 sets out the repair status for housing stock in the Core Study Area municipalities.</p> <p>This matter was discussed in the Peer Review meeting on February 23, 2022. Old homes in a real estate context are those over 50 years of age.</p> <p>Statistics Canada and Manifold both use cut-off dates of 1961 when providing age profiles for housing stock.</p>	Comment satisfactorily addressed.
12	Table 6	How is this forecast arrived at? What process or modelling was used?	Table 6 has been replaced in the revised report. In all cases throughout the revised report metroeconomics' projection data (February 2022) has been used for population and housing projections as appropriate.	Comment satisfactorily addressed.
14	Figure 20	<p>Figure 20 Could this table reflect the position of MSB as it relates to a revised population growth scenario? What is the implication for housing needs under this revised scenario?</p> <p>It would be appropriate to compare and contrast the County's growth projections (Watson) to the projections (metroeconomics) prepared for South Bruce to understand the implications of a revised growth scenario.</p>	<p>Figure has been replaced in the revised report.</p> <p>Section 5.2 provides a detailed assessment of supply vs demand for housing in the Core Study Area involving Base Case and With-Project projections from metroeconomics (February 2022).</p> <p>It is not within this study's scope to provide comparison or justification for third-party projections.</p>	Comment satisfactorily addressed.
15	3.2 Core Study Area	metroeconomics population modelling (February 2022) should be considered/used in this section. The 5 municipalities should be included to present a more detailed analysis.	metroeconomics' growth projections (February 2022) have been incorporated throughout the revised report where appropriate.	Comment satisfactorily addressed.

Comment Number	Report Section Reference	Formal Substantive Comments from Peer Review on the Draft Report	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments based on the Final Draft Report
16	3.3.1 (1)	It is unclear how this section contributes to the objectives listed within the workplan or the assessment of the municipality's ability to accommodate. This statement should be supported by evidence.	The wording has been amended accordingly: "Through the course of discussions with municipal officials from the Bruce County Core Study Area Municipalities, it is apparent there is disagreement with the County's Growth Plan as outlined in their 'Plan the Bruce: Good Growth Discussion Paper (September 2021)'"	Comment satisfactorily addressed.
17	3.3.3	Section 3.3.3 should differentiate between "affordable housing" and "accessible housing". The rationale is that affordable housing is often acquainted with low-income or subsidized social housing versus accessible housing - what might be available for a broader working demographic. Can the report reflect on affordability across income levels?  An analysis of affordability would be helpful as it gives consideration to current income levels across the Core and Local Study Area and the extent to which the lack of affordability hampers workforce attraction and retention.	In the April revised report, Tables 17 and 18 respectively profile Core Study Area Occupied households with shelter to income costs greater than 30%, and Core Area Tenant Households in subsidized housing.  The issues around the scarcity of low-cost housing in the study areas have been identified and discussed in the revised report.  Please refer to: – Sub-section 4.1.3 Affordable Housing – Appendix C, Table 22 section housing Issues	Consideration to income levels comment satisfactorily addressed. However, the Study would benefit from an analysis of the implications of the income costs greater than 30% and the 19% of tenant households that are subsidized within the Core Study.  Differentiate between "affordable housing" and "accessible housing" has not been addressed. Include assessing both in the recommended future housing plan  Affordable Housing is addressed in Section 4.3 not Section 4.1.3.
18	4.2 Figure 23 Incent	Section 4.2 Figure 23 Incent – Should this also address the opportunity for the municipality to provide incentives to the development community to provide housing?  Municipalities can create Community Improvement Plans that provide incentives for housing – both rental and owner occupied. This could be considered as a way to attract more housing development and workers to the community.	We have stated that the four options considered are only meant to frame a range and are not meant to be definitive in number or nature.  Within the 'Incent' option as written in the revised report, MSB could choose to provide incentives to developers	The PRT acknowledges that the report includes a SWOT analysis on four proposed options. However, the Incent option does not address the PRT comment regarding Community Improvement Plans. The PRT recognizes that the Incent option implies that the Municipality of South Bruce could provide "cash or other inducements such as tax breaks". The Study would benefit from a more fulsome examination of types of incentives permitted by municipalities to provide housing.



Comment Number	Report Section Reference	Formal Substantive Comments from Peer Review on the Draft Report	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments based on the Final Draft Report
19	4.2 Figure 23 Incubate and Cultivate	<p>The report was to identify 'strategies to influence worker choice to seek accommodation in South Bruce'. Section 4.2 Figure 23 - Incubate and Cultivate proposes a Centre of Expertise (campus) that includes temporary housing. Has the NWMO taken a position on this? Are they supportive of this as a 'strategy'?</p> <p>Temporary housing is an important consideration for the municipality. If the campus does not happen, or if it does not match the aspirations of the municipality, what other alternatives for temporary housing should be considered?</p>	<p>NWMO has not indicated a position for or against any option, including the Centre of Expertise campus. This is a matter for discussion within and between NWMO and MSB, and at the Partnership Working Group level.</p> <p>Temporary housing was recognized as an important housing component. If the campus concept in whole or in part is rejected, then other alternatives for temporary housing would need to be explored.</p>	<p>Comment satisfactorily addressed. The PRT acknowledges that the Centre of Expertise has been suggested as an option however it has not been officially endorsed by the NWMO.</p> <p>Alternatives for temporary housing has not been addressed in the Final Draft Report beyond the campus concept.</p>
20	4.3 Conclusion	<p>Section 4.3 Conclusion of the report makes the following statements. It is noted some conclusions appear to be opinions rather than options or strategies. Further elaboration or qualification of these conclusions would benefit the reader. Providing examples of how the municipality might address these issues would be helpful.</p> <p>(4.3.2) "avoid putting up significant barriers that preclude equal opportunity among neighbours"?</p> <p>Could you elaborate as what is considered a potential significant barrier and how they are occurring? Could you provide examples/direction for what the municipality should be doing?</p> <p>(4.3.3) "MSB needs to be prudent around its aspirations for temporary accommodation."?</p> <p>Could the author elaborate or provide further direction to MSB in this regard.</p> <p>(4.3.4) "entities with long-term, high-value contracts are more likely to consider relocation to MSB."?</p> <p>What conditions need to be created? Does this require executive style housing?</p>	<p>The wording in the revised report has been amended to reflect the requests set out in this comment.</p>	<p>Comment satisfactorily addressed.</p>

Comment Number	Report Section Reference	Formal Substantive Comments from Peer Review on the Draft Report	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments based on the Final Draft Report
		Section 4.2(c) "the temporary housing occupied by that project workforce principally in Kincardine and Saugeen Shores will become available by the start of construction". This should be changed to "may become available".		

## 4.2 Comments on Adherence to the Work Plan

The Housing Needs and Demand Analysis Study substantively complies with its approved Work Plan as indicated in **Table 4.2**. The PRT notes that the Housing Needs and Demand Analysis Study could better integrate the findings and recommendations of other related Community Studies like the Infrastructure Baseline Study, Land Use Study, and the Local Hiring Effects Study and Strategy. Also, the PRT acknowledges that the Housing Needs and Demand Analysis Study carries out a housing supply versus demand analysis as well as a housing options analysis in accordance with the approved Work Plan, but the level of assessment could be more robust. In the absence of this, the PRT recommends that South Bruce use the "Incubate and Cultivate" approach suggested by the Study in their future discussions with NWMO on funding a housing plan that should delve into this much further.

**Table 4.2** Adherence to the Work Plan

Step #	Step	Description of Activities	Peer Review Comments	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments
Step 1	Data Collection – Secondary/ Primary; updated Project assumptions; information from other related community studies	<p><b>Supply</b></p> <ul style="list-style-type: none"> <li>a. Identify the current and projected housing supply across municipalities and settlement areas noted above</li> <li>b. Supply includes single and multiple housing as well as seasonal housing and commercial accommodation</li> <li>c. Owned and rental properties are included</li> </ul>	<p><b>Supply</b></p> <ul style="list-style-type: none"> <li>a. This has been addressed – however additional information on the age of the housing stock is appropriate</li> <li>b. Seasonal and commercial accommodation has not been addressed</li> <li>c. Addressed in Figure 2 and Figure 3 description</li> <li>d. Repair status has not been addressed</li> <li>e. The study suggests there is a surplus of potential</li> </ul>	<p><b>Supply</b></p> <ul style="list-style-type: none"> <li>a. See response to comment 11 in Table 4.1</li> <li>b. Paragraph 20 in section 3.2.1 provides seasonal housing counts for the 3 Core Area Municipalities in Bruce County. There was no readily available data for seasonal housing in the Huron County Municipalities. Published commercial accommodation unit data was not readily available for any of the Core Study area municipalities in</li> </ul>	<p><b>Supply</b></p> <ul style="list-style-type: none"> <li>a. Comment satisfactorily addressed.</li> <li>b. Comment satisfactorily addressed.</li> <li>c. Comment satisfactorily addressed.</li> <li>d. Comment satisfactorily addressed.</li> <li>e. Although housing projections are provided, it is not clear if the potential housing supply is zoned and permitted for residential development</li> </ul> <p><b>Demand</b></p>

Step #	Step	Description of Activities	Peer Review Comments	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments
		<p>d. The age of the housing stock and repair status will also be noted</p> <p>e. Housing projections will involve looking at zoned and permitted developments as well as development proposals</p> <p><b>Demand</b></p> <p>a. Identify current and projected demand for housing across the study areas without the project</p> <p>b. Note the nature of forces and conditions that fuel demand and satisfy demand for housing in the study areas</p> <p>c. Calculate the demand for housing potentially generated by the project</p> <p>d. Superimpose the project associated housing demand on the current and future baseline housing conditions</p>	<p>units. Would be beneficial to understand what if any constraints exist. Need to integrate findings of land Use study (e.g., servicing requirements, capital investment, timing to market)</p> <p><b>Demand</b></p> <p>a. This has been addressed; however, MSB / metroeconomics projections should be reflected</p> <p>b. This has been addressed. Section 3.3 speaks to this. Figure 23 illustrates this.</p> <p>c. Section 4 Assessment addresses this.</p> <p>d. Section 4 Assessment addresses this. Figure 23 illustrates this. However, subject to changes as per the SB expectations and metroeconomics projections</p>	<p>either County. Repair status has not been addressed</p> <p>c. N/A</p> <p>d. This has been addressed in the April revised report in Sub-section 3.2.1 Tables 12 and 14 and paragraphs 5 and 7.</p> <p>e. The supply demand analysis in the Section 5.2 of the revised report sets out breakpoint analysis for base case and 'with Project' projections for MSB and the Other Core Area Municipalities</p> <p><b>Demand</b></p> <p>a. As per the responses in Table 4.1 above, the metroeconomics projections (February 2022) have been incorporated in the revised report. Section 5.2 specifically looks at supply demand circumstances with and without the Project</p> <p>b. Chapter 5 provides a comprehensive assessment of population growth and housing supply vs demand with and without the Project.</p> <p>c. N/A</p> <p>f. As per the responses in Table 4.1 above, the metroeconomics</p>	<p>a. Comment satisfactorily addressed.</p> <p>b. Comment satisfactorily addressed.</p> <p>c. Comment satisfactorily addressed.</p> <p>d. Comment satisfactorily addressed.</p>

Step #	Step	Description of Activities	Peer Review Comments	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments
				<p>projections (February 2022) have been incorporated in the revised report. Chapter 5 of the revised report provides a comprehensive assessment of population growth and housing supply vs demand with and without the Project.</p>	
Step 2	Provide Inputs to and take Outputs from Other Studies	<ul style="list-style-type: none"> <li>a. Share data and findings with other community studies</li> <li>b. Take into considerations data and findings from other studies that are pertinent to the subject study</li> </ul>	<ul style="list-style-type: none"> <li>a. It would be beneficial if relevant information from other studies were included in this report (e.g., servicing) i.e., land use &amp; infrastructure</li> <li>b. It would be beneficial if information from other studies were included within the report. i.e., land use &amp; infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>a. The draft Land Use and Infrastructure reports (March 2022) were not available at the time the draft Housing report was submitted and have been included in the revised report. Conversely, the January draft <i>Housing Needs and Demand Analysis</i> report was shared with the authors of other studies. Subsequently supply demand analysis put forward in the April revised report for MSB has been shared with the author of the Land Use Report.</li> <li>b. The draft Land Use and Infrastructure reports (March 2022) were not available at the time the draft Housing report was submitted. They have now been cited in the revised Housing report. The January draft <i>Housing Needs and Demand Analysis</i> report was shared with the authors of other studies.</li> </ul>	<ul style="list-style-type: none"> <li>a. Comment satisfactorily addressed.</li> <li>b. The Housing Needs and Demand Analysis Study could better integrate the findings and recommendations of other related Community Studies like the Infrastructure Baseline Study, Land Use Study, the Local Hiring Effects Study and Strategy and Workforce Development.</li> </ul>

Step #	Step	Description of Activities	Peer Review Comments	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments
Step 3	Analysis and assessment, identification of effects management options	<p><b>Supply vs Demand Analysis</b></p> <ul style="list-style-type: none"> <li>a. Determine the constraints and opportunities associated with of the current and future supply of housing in the study area municipalities to meet the needs of the project across the specified timeframes noted</li> <li>b. Determine the likely distribution of housing consumption across the study area</li> <li>c. Identify the conditions required for an enhanced ability to capture more project related housing demand in South Bruce</li> </ul>	<p><b>Supply vs Demand Analysis</b></p> <ul style="list-style-type: none"> <li>a. This has been partially addressed. More qualitative analysis derived from stakeholder input would be valuable. The report should make clear the expectations of the project, corresponding housing numbers and the capacity of current development lands to accommodate growth Relevant information from other reports would be helpful to understand what development constraints need to be addressed.</li> <li>b. This has been addressed subject to the impact of the metroeconomics growth projections</li> <li>c. Please provide more concise direction as to the planning / land development steps MSB can take to capture 50% of housing starts in the Core Study Area. Tie this back to any constraints/issues identified in other studies (e.g., servicing)</li> </ul>	<p><b>Supply vs Demand Analysis</b></p> <ul style="list-style-type: none"> <li>a. Chapter 5 of the revised report provides an assessment of population growth and the associated housing supply vs demand with and without the Project for MSB and the Other Core Study Area Municipalities.</li> <li>b. As per the responses in Table 4.1 above, the metroeconomics projections (February 2022) have been incorporated in the revised report. Chapter 5 provides a comprehensive assessment of population growth and housing supply vs demand with and without the Project for MSB and the Other Core Study Area municipalities.</li> <li>c. South Bruce originally indicated it wanted to capture 700 housing units associated with the Project. This was subsequently lowered to 250 units by 2046. At the same time, metroeconomics/South Bruce dramatically upped its projections for base case growth to the level that significantly overshadow the projections for Project-related growth. To meet the base case growth</li> </ul>	<p><b>Supply vs Demand Analysis</b></p> <ul style="list-style-type: none"> <li>a. The PRT recognizes that the report has partially addressed this comment. The Study would benefit from a deeper analysis of development constraints and available land supply within the Core Study Area.</li> <li>b. Comment satisfactorily addressed.</li> <li>c. The PRT recognizes that the Study has partially addressed this comment. The Study suggests the 'Incubate and Cultivate' approach for training skilled workforce to increase a greater share of the housing demand but lacks sufficient detail. Recommend preparation of detailed housing plan for MSB</li> </ul>

Step #	Step	Description of Activities	Peer Review Comments	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments
				<p>new and upgraded servicing will be required in the Municipality's settlement areas. Chapter 5 lays out an assessment of the Project effects and discusses the need for servicing. Both the Land Use Study and Infrastructure Study should be consulted to better understand the planning and servicing requirements for South Bruce to meet base case growth and base case plus Project-growth.</p>	
Step 4	Observations and Conclusions	<p>a. Put forward options for project related housing development in South Bruce that is realistic and aligned with the aspirations of the Municipality</p>	<p>a. A Centre of Expertise (campus) concept has been advanced. Are there other options for project-related housing development?</p>	<p>a. Other options for Project related housing growth have been discussed in section 5.3 of the revised report. One or a combination of these approaches could be used to help South Bruce realize its development aspirations.</p>	<p>a. This has not been satisfactorily addressed.</p>

## 4.3 Municipality of South Bruce's Guiding Principles

The Housing Needs and Demand Analysis Study informs select principles of the 36 guiding principles established by MSB. The Municipality published a Project Visioning report based on community workshops held in January 2020 that identified areas of community concern and opportunities. Based on the Project Visioning report and further public consultation, MSB passed a Council resolution endorsing the 36 principles that will guide their assessment of willingness to host the APM Project. In light of their importance to MSB, the principles have been individually linked to each of the studies as appropriate to ensure that they were fully considered or accounted for in completing the work (**Appendix C**).

Four of the 36 principles are linked to the Housing Needs and Demand Analysis Study: numbers 10, 27, 32, and 33. **Table 4.3** lists the six principles and how the Housing Needs and Demand Analysis Study informs those principles.

*Table 4.3 The Principles Associated with the Housing Needs and Demand Analysis Study*

<b>Principle # and Description</b>	<b>Consideration of the Principle in the Study</b>
10. The NWMO will identify the potential for any positive and negative socio-economic impacts of the Project on South Bruce and surrounding communities and what community benefits it will contribute to mitigate any potential risks.	The Housing Needs and Demand Analysis Study informs Guiding Principle #10 by identifying both potential positive and negative socio-economic impacts of the Project on South Bruce and surrounding communities. The Study provides current housing inventories and new housing development potential in the Municipality and Core Study Area as the context for assessing supply versus demand for base case conditions and base case conditions with Project demand. The supply versus demand analysis identifies there will be a housing surplus for the base case and a deficit over the 2021-2046 period for base case with the Project. Also, the Study provides strategies and options that NWMO together with South Bruce can use in capturing Project-related housing growth.
27. The NWMO will fund the Municipality's preparation of a housing plan to ensure that the residents of South Bruce have access to a sufficient supply of safe, secure, affordable and well-maintained homes.	The Housing Needs and Demand Analysis Study informs Guiding Principle #27 by recommending through its strategies and options assessment that South Bruce needs to be strategic in capturing Project-related housing growth. Although there is no mention of funding from NWMO for preparation of a housing plan South Bruce can use the 'Incubate and Cultivate' approach suggested by the Study in their future discussions with NWMO. The 'Incubate and Cultivate' is the most strategic of the options assessed being multi-purposed linking housing, training, tourism, and office employment in a campus concept.
32. The NWMO, in consultation with the Municipality and other local and regional partners, will prepare a strategy to ensure there are sufficient community services and amenities, including health, child-care, educational and recreational facilities, to accommodate the expected population growth associated with hosting the Project in South Bruce.	The Housing Needs and Demand Analysis Study informs Guiding Principle #32 by utilizing the expected population growth associated with hosting the Project in South Bruce and what that means from a housing growth and community development perspective.
33. The NWMO will comply with the Municipal Official Plan and zoning by-law and seek amendments to the Official Plan and zoning by-law as necessary to implement the Project.	The Housing Needs and Demand Analysis Study informs Guiding Principle #33 by identifying 'Incubate and Cultivate' is a significant initiative and decisions need to be made; planning needs to take place; and development needs to be started in the near term to be ready for 2028. The need to seek amendments to the County of Bruce and Municipal Official Plans and/or Municipal Zoning By-Law to realize this strategic approach is part of the planning that must take place before development can be started.

## 4.4 Conclusions of the Peer Review

The Housing Needs and Demand Analysis Study satisfies its overall objective by assessing, identifying, and planning for sufficient housing/accommodation for the Project needs at the commencement of construction and commencement of operations. The Study begins with appropriately using the Municipality of South Bruce's prepared base case

('without the Project') projections for population, housing, and employment growth for the five core area municipalities (metroeconomics, 2022). A corresponding set of incremental 'anticipated Project effects' projections for each of these demographics for the same municipalities was also prepared for the Study utilizing Municipality of South Bruce Project-related growth targets (metroeconomics, 2022).

With information in hand, the Study provides a detailed description of existing housing conditions (e.g., number of occupied housing units, occupancy type, housing stock age profile, housing type, sales activity, home values, residential building permit activity) and population growth in the Local Study Area and Core Study Area including the MSB. The Study presents a series of conclusions based on existing housing conditions and population growth for both the Local Study Area and Core Study Area including the MSB.

The Study correctly acknowledges that MSB believes that the Count of Bruce needs to re-visit its growth strategy considering more up to date conditions and projections and provide lower tier municipalities with the opportunity to grow versus being restricted especially in light of the potential Project. The Study goes on to state that there is current and potential housing availability across the Local Study Area producing a competitive landscape for housing. Further, the Study touches on the two issues facing housing in the Local Study Area:

- The scarcity of low-cost housing, which seems to be increasing over time
- The availability of servicing, both hard and soft, which needs to be in place

Next, the Study undertakes a housing supply/demand analysis both in terms of base case conditions (without the Project) and base case with Project demand considering a 2021 to 2046 period. Regarding MSB, 70 potential housing units of supply are projected to remain in 2046 (base case conditions). In contrast, another 180 housing units would need to be accommodated in South Bruce if the Municipality is to achieve its Project associated target. In other words, the absorption of the potential housing supply and the need for expanded services and possibly settlement boundary expansions are accelerated with the Project.

The Study identifies the need for expanded infrastructure and services to accommodate growth, but does not clearly indicate whether sufficient lands permitting residential development are available within South Bruce.

In light of the potential shortfall in the housing supply, the Study identifies four potential options or approaches (i.e., Do Nothing, Mandate, Incent, and Incubate and Cultivate) that MSB and NWMO can consider in accomplishing Project-related growth. The Study subjects the four approaches to a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis, which is relatively high level and as the Study rightly points out it is essentially provided for discussion purposes. The Study does not explicitly identify a recommended or preferred approach, but leans towards the 'Incubate and Cultivate' option stating that it is more strategic by being multi-purpose by linking housing, training, tourism, and office employment in a campus package.

The Study should use the 'Incubate and Cultivate' approach suggested by the Study as the potential starting point in their future discussions with NWMO and MSB preparing a more in-depth and detailed housing plan. The proposed housing plan should assess such topics as affordable housing and accessible housing needs, temporary accommodations, attracting Project associated workers to live in the Municipality, hard and soft servicing availability, etc.

The preferred approach identified in this Study to foster Project related growth within South Bruce and the surrounding Core Study Area should be integrated with the strategies and actions developed in the Local Hiring Effects Strategy and Study and the Workforce Development Study. The Land Use Study and the Infrastructure Baseline and Feasibility Study outline the current constraints to housing growth and the actions required to prepare for future growth.

In conclusion the Housing Needs and Demand Study identifies that South Bruce and the NWMO have a significant role to play in attracting and preparing for population and housing growth within South Bruce.



# Appendices

# **Appendix A**

**List of Socio-Economic Community Studies**

## Appendix A. List of Socio-Economic Community Studies

ID	Study Name	Study Proponent	Lead Consultant
E01	Local Economic Development Study & Strategy	MSB	Deloitte
E02	Economic Development Program - Youth	MSB	Deloitte
E03	Local Hiring Effects Study & Strategy	MSB	Deloitte
E04	Demographics	MSB	Keir Corp.
E05	Agricultural Task Force/Agricultural Business Impact Study	MSB	Deloitte
E06	Fiscal Impact and Public Finance	MSB	Watson & Associates Economists
E07	Tourism Industry Effects & Strategy	MSB	Deloitte
E08	Housing Needs and Demand Analysis Study	NWMO, MSB	Keir Corp.
E09	Labour Baseline Study	NWMO	Keir Corp.
E10	Workforce Development Study	NWMO	Keir Corp.
E11	Regional Economic Development Study	NWMO	Keir Corp.
E12	Property Value Monitoring Program		
I21	Aggregate Resources Study	NWMO, MSB	Keir Corp.
I22	Infrastructure Baseline and Feasibility Study	NWMO	Morrison Hershfield
I23	Local Traffic Effects Study	NWMO	Morrison Hershfield
I24	Road Conditions Effects Study	NWMO	Morrison Hershfield
S13	Effects on Recreational Resources	MSB	Tract Consulting
S14	Local/Regional Education Study	NWMO, MSB	DPRA
S15	Land Use Study	NWMO, MSB	DPRA
S16	Social Programs Study	NWMO, MSB	DPRA
S17	Emergency Services Study	NWMO	DPRA
S18	Vulnerable Populations Baseline and Effects Study	NWMO	DPRA
S19	Effects on Community Safety		
S20	Community Health Programs and Health Infrastructure Study	NWMO	DPRA

# **Appendix B**

## **Peer Review Protocol**

## **South Bruce Consultants Peer Review Protocol**

### **Protocol for Peer Review Process**

1. The scope of the peer review is variable for each NWMO study (Study). The scope and objective of each Study is variable. The Study may include development of information, data and documents in the form of a:

- Statement of Work
- Work plan
- Baseline conditions
- Modeling/prediction/forecast of future conditions
- An assessment of impact/benefits

Not all NWMO studies will include each of the above listed elements. While a collaborative peer review approach is to be used, it is important to maintain independence during the peer review process.

2. Develop an initial understanding of NWMO inputs to conducting the Study including timing, availability and sources of information.
3. Meet with NWMO and their consultants to
  - compile a list of information/documents that will need to be reviewed as part of the Peer Review
  - compile a list of parties/agencies providing information for use in preparing the Study
  - identify additional information/sources that may be pertinent to the Study
4. Undertake an initial review of the information/documents assembled and developed for the Study
  - Peer review of the SoW will include information and data pertaining to some or all of the following elements:
    - i.) Statement of Work (SoW)
    - ii.) Work plan
    - iii.) Baseline conditions
  - Provide questions/comments to NWMO on the available information/documents and ensure they have been adequately addressed with the community in mind.
5. Conduct peer review of the Study findings as they are developed which may include the following:
  - i.) Project design(s)
  - ii.) Modeling of future conditions
  - iii.) Impact assessment approach
  - iv.) Impact assessment findings
  - v.) Analysis of reliability
  - If warranted, work with NWMO and their consultants to conduct a site visit
6. Meet with NWMO and their consultants to:
  - Seek clarifications of the information/documents reviewed
  - Ensure a full understanding of the assessment approach and findings
  - Present the preliminary peer review findings (concurrences and concerns)



- Provide questions/comments and peer review findings and ensure they have been adequately addressed with the community in mind.
7. Review NWMO draft reports
    - Complete a detailed review of the draft reports
    - Identify omissions and/or inconsistencies if they occur with SOW and Work Plan
  8. Prepare draft Peer Review Report for submission to South Bruce for comments.
    - Include a summary of peer review observations, findings, and comments
  9. South Bruce will review with RedBrick for communications to public
  10. Finalize and present the Peer Review Report to South Bruce and NWMO
  11. Each consultant will need to provide a presentation of the findings of the peer reviews to the CLC.

## **Table of Contents for Peer Review Report**

1. Introduction
  - a. State the purpose of the Peer Review Report (Report)
  - b. Provide capsule summary of the proposed Project
  - c. Identify the NWMO Study that is being peer reviewed
  - d. Identify the NWMO Statement of Work for completing the Study (i.e., SOW from EOI or update)
  - e. Identify participants involved in conducting the Study
  - f. Identify the time period the Study work and Peer Review was carried out
2. Peer Review Objectives and Process
  - a. State objectives for conducting the Peer Review which include
    - i. To provide the community of SB with independent review by qualified subject matter experts
    - ii. To complete a peer review of the NWMO Assessment of potential impacts and proposed benefits in comparison to existing conditions
    - iii. To review how the potential impacts and proposed benefits adhere to the 36 principles that will guide the assessment of willingness to host the Project.
  - b. Describe the Peer Review Process Undertaken
    - i. Describe the Peer Review process that was carried out.
    - ii. List activities completed (e.g., site visits, work plan review, data review, report review, meetings, etc.)
3. Documentation and Information Reviewed
  - a. List NWMO study specific information reviewed which may include:
    - i. Scope of work
    - ii. Detailed work plan
    - iii. Baseline Conditions
    - iv. Assessment Approach
    - v. Assessment Findings
  - b. List parties/agencies involved in providing information into the study
  - c. List all documents/meetings/data/additional information and include a short summary of each
4. Peer Review Findings and Resolution
  - a. Baseline Conditions Report (concurrences and concerns and resolution)

- b. Impact Assessment (IA) Report
    - i. IA approach (concurrences and concerns and resolution)
    - ii. IA findings (concurrences and concerns and resolution)
  - c. Conclusions of peer review
  - d. Adherence to the 36 principles which are pertinent to the study
5. Summary

# **Appendix C**

**Peer Review Comments Memo**





# Memorandum

March 11, 2022 – updated May 6, 2022

<b>To</b>	Dave Rushton/Catherine Simpson, Municipality of South Bruce		
<b>Copy to</b>			
<b>From</b>	Greg Ferraro and Ian Dobrindt/AD/kf	<b>Tel</b>	+1 519 884 0510
<b>Subject</b>	Housing Needs and Demand Analysis Study (E08) Draft Report – Peer Review Comment Disposition Table UPDATED	<b>Project no.</b>	11224152-MEM-18

## 1. Introduction

This memo provides the Municipality of South Bruce (South Bruce) peer review team's comments on the Housing Needs and Demand Analysis Study (E08) Draft Report (Draft Report) prepared by Keir Corp (January 28, 2022) for your consideration and internal circulation as per the South Bruce Nuclear Exploration Project joint study review flow process. In addition, the memo will be submitted to the Nuclear Waste Management Organization (NWMO) and their consultants (DPRA Canada, Keir Corp) by GHD Limited (GHD) as per the peer review protocol process.

## 2. Peer review approach

The peer review of the Draft Report was carried out by Deloitte and GHD. The peer review process was completed in alignment with the peer review protocol that was developed to support a collaborative approach between NWMO and South Bruce while maintaining independence during the process. In accordance with the peer review protocol process, Deloitte (Subject Matter Expert) and GHD (Lead Consultant) considered the following information during our individual reviews of the Housing Needs and Demand Analysis Study Draft Report:

- Housing Needs and Demand Analysis Study - Statement of Work (May 2021)
- Southwestern Ontario Housing Needs and Demand Analysis Study Work Plan (E08), prepared by DPRA Canada Inc. (October 5, 2021)
- Knowledge holder interviews
- Peer review comments on NWMO's draft project description for South Bruce community studies memo prepared by GHD Limited (November 18, 2021) and responded to by NWMO (January 27, 2022)
- South Bruce and area growth expectations memo prepared by metro economics (February 2, 2022)

Both Deloitte and GHD reviewed the Draft Report having the following questions in mind:

- Are there any significant concerns, issues, and/or omissions with the Draft Report?

- What are our initial observations/impressions on the Draft Report?
  - Has the statement of work and work plan been complied with?
  - Has pertinent information gained from knowledge holder interviews been included?
  - Has a previous NMWO response of deferring a peer review team comment to the Draft Report task been complied with?
  - Have peer review comments made during the community study workshops been addressed?
  - Does the Draft Report reflect the most current information available?

Deloitte and GHD discussed our initial observations and confirmed our combined preliminary comments on the Draft Report at our 10-day peer review check-in meeting. Following this, Deloitte and GHD shared our initial observations/preliminary comments with NWMO and their consultants through a discussion where questions were asked, clarifications were sought, and suggestions were offered. Following this discussion, our comments were further revised and are listed in the attached comment disposition table (**Table 1**).

### **3. Peer review comments**

As stated above, the comment disposition table (**Table 1**) lists our combined comments on the Draft Report. It is understood that NWMO and their consultants will provide responses to these comments and address each comment where appropriate as part of finalizing the report.

Based on completion of the peer review and follow up discussions with NWMO and their consultants, the inputs presented in the Draft Report are found to support the overall objective to describe and characterize the local housing supply and market conditions.

In general, the study as described in the Draft Report substantially complies with the statement of work and work plan in terms of information developed and assessed. Omissions identified with the work plan are identified in **Table 2**.

Table 1 Housing Needs and Demand Analysis Study (E08) Comment Disposition Table

Comment Number	Report Section Reference	Formal Substantive Comments from Peer Review on the Draft Report	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments based on the Final Draft Report
1	General	<p>Additional qualitative analysis as it pertains to housing market characteristics and issues facing the Local Study Area would be appropriate.</p> <p>A more fulsome discussion of the housing challenges being experienced by workers across the Local Study Area would be beneficial to the reader as it provides context for the analysis that follows.</p> <p>The consultation program undertaken in preparation of Bruce County's forthcoming economic development strategy highlighted the availability of affordable/accessible housing for the existing and future workforce as a significant challenge in the attraction and retention of workers. This was seen to be impacting all sectors of the economy. While the report notes that this is a trend impacting communities across the province, more consideration of the conditions in the Local Study Areas is appropriate.</p>	<p>The issues around housing in the study areas have been identified and discussed.</p> <p>In the revised April Report, please refer to: Sub-section 4.1.3 Affordable Housing Appendix C, Table 22 section housing Issues</p> <p>The implications of the shortage of housing for low-income workers have been identified in this report, the <i>Labour Baseline Study Report</i>, the <i>Workforce Development Study Report</i>, and the <i>Regional Economic Development Study Report</i>.</p>	<p>Comment satisfactorily addressed.</p> <p>Note: it is section 4.3 not 4.1.3 It is Appendix B not C</p>
2	General	<p>The Peer Review Protocol identifies a set of relevant principles.</p> <p>The relevant principles for the Housing Needs and Demand Report have been identified. Narrative should speak to the relevant information in the report and direct the reader to the appropriate section of the report for further detail.</p>	<p>The principles that MSB identified as having alignment with the Housing study were provided in February 2022 and have been included in the April revised report.</p> <p>Refer to Sub-section 1.3.1</p>	<p>While the relevant principles applicable to the Housing Needs and Demand Analysis Study are identified in Section 1.3, further elaboration on how the Study specifically informs the applicable principles can be given recognizing their importance to the community in guiding their assessment of willingness to host the Project</p>
3	General	<p>For completing the assessment of housing needs and demand, the South Bruce growth expectations should be used as provided in the metroeconomics report (February 2022).</p>	<p>The growth expectations prepared by metroeconomics (February 2022) were not available when the draft Housing report was submitted but have now been incorporated throughout the revised report where appropriate.</p>	<p>Comment satisfactorily addressed.</p>

<b>Comment Number</b>	<b>Report Section Reference</b>	<b>Formal Substantive Comments from Peer Review on the Draft Report</b>	<b>How and Where Comments are Addressed</b>	<b>Peer Review Responses to DPRA Comments based on the Final Draft Report</b>
4	General	A definitions section to the report is appropriate. There should be no confusion as to the use of terms.	A list of Acronyms and a Glossary is included as part of the Table of Contents section in this report.	Comment not satisfactorily addressed.
5	1.3.1 Peer Review Approach	The municipality of South Bruce has developed project derived growth expectations with corresponding housing needs. These growth expectations provide a more detailed forecast for the Core Study area and allow for a quantitative analysis	metroeconomics' growth projections (February 2022) have been incorporated throughout the revised report where appropriate.	Comment satisfactorily addressed.
6	2.1.1	<p>Section 2.1.1 of the report references knowledge holder interviews; however, absent in the report is a summary of the key findings and learnings from those interviews.</p> <p>The study would benefit from a concise summary of major themes from the stakeholder consultation, that way the reader can differentiate between the opinions/observations of the author of the report and the comments derived from local stakeholders – municipalities, developers, real estate community, etc.</p> <p>Information obtained from conversations/interviews is spread through the report which leads to difficulty in understanding facts vs opinions</p> <p>This is particularly important given the level of consultation that informed Bruce County's forthcoming economic development strategy and community development plan, a key consideration of which is the challenging housing situation across the county – people have been priced out of the market both in terms of rentals and home ownership, being impacted by low rental inventory, etc.</p>	<p>Appendix C – Table 22 in the revised report sets out key findings from Knowledge Holder interviews.</p> <p>Section 4 also draws on information derived from interviews with Knowledge Holders.</p>	Comment satisfactorily addressed.

Comment Number	Report Section Reference	Formal Substantive Comments from Peer Review on the Draft Report	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments based on the Final Draft Report
7	2.1.1	Section 2.1.1 of the report references a review of available growth strategies; however, absent in the report is a summary of the implications of the Feb 2022 MSB population and employment projections.	metroeconomics' growth projections (February 2022) have been incorporated throughout the revised report where appropriate.	Comment satisfactorily addressed.
8	2.2.2 (1a - 1c)	Section 2.2.2(1a - 1c) It is suggested that these statements be removed. While appropriate in a witness statement, not appropriate in a housing needs and demand report – could be interpreted as bias on the part of the author.	This sub-section has been removed.	Comment satisfactorily addressed.
9	2.3 Assessment	What residency targets are used?	The Project associated residency targets developed by South Bruce / metroeconomics (February 2022) are set out in Sub-section 1.3.5 – Table 3.  The 'with-Project' projections for South Bruce and the Other Core Area municipalities are discussed in Sub-section 5.2 Supply vs Demand Analysis in the revised April report.	Comment satisfactorily addressed.
10	3.1	Section 3.1 summarize existing conditions; how has temporary housing stock been accounted for? Can temporary housing be accounted for? What assumptions has the author made in this regard?	The data available on Core Study Area Housing Stock is set out in Table 13. This information was derived from Manifold Data Mining Inc. We have made no assumptions. No published information on the availability of temporary (hotel/motel) room counts is available.	The PRT acknowledges the lack of published information on temporary housing stock and suggests that this be addressed as part of the proposed housing plan to be funded by NWMO for the Municipality to prepare (Guiding Principle No. 27).
11	3.1.7	Section 3.1.7 speaks to the age of the housing stock. Could additional detail be provided on the age of the housing stock pre-1961? This goes to the quality of the housing stock in the Local and Core Study Area and the ability of the region to attract/retain the necessary workforce.	In the revised April report, the age of the housing stock is addressed in Tables 5 and 12. Table 14 sets out the repair status for housing stock in the Core Study Area municipalities. This matter was discussed in the Peer Review meeting on February 23, 2022.	Comment satisfactorily addressed.

Comment Number	Report Section Reference	Formal Substantive Comments from Peer Review on the Draft Report	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments based on the Final Draft Report
		It's not clear why the author has selected 1961 as a way to differentiate the housing stock. It would be appropriate to differentiate pre-war housing stock and post war as it goes to the quality of the housing and the implications for repair and maintenance.	Old homes in a real estate context are those over 50 years of age. Statistics Canada and Manifold both use cut-off dates of 1961 when providing age profiles for housing stock.	
12	Table 6	How is this forecast arrived at? What process or modelling was used?	Table 6 has been replaced in the revised report. In all cases throughout the revised report metroeconomics' projection data (February 2022) has been used for population and housing projections as appropriate.	Comment satisfactorily addressed.
13	Figure 19	Why is there reference to the Hamlets/Villages within South Bruce. Why has the analysis in Figure 19 dropped down into lower tier municipalities/hamlets rather than stay at the township level?	Tables and paragraphs referencing Hamlets and village have been removed although this information is found in other community studies.	Comment satisfactorily addressed.
14	Figure 20	Figure 20 Could this table reflect the position of MSB as it relates to a revised population growth scenario? What is the implication for housing needs under this revised scenario? It would be appropriate to compare and contrast the County's growth projections (Watson) to the projections (metroeconomics) prepared for South Bruce to understand the implications of a revised growth scenario.	Figure has been replaced in the revised report. Section 5.2 provides a detailed assessment of supply vs demand for housing in the Core Study Area involving Base Case and With-Project projections from metroeconomics (February 2022). It is not within this study's scope to provide comparison or justification for third-party projections.	Comment satisfactorily addressed.
15	3.2 Core Study Area	metroeconomics population modelling (February 2022) should be considered/used in this section. The 5 municipalities should be included to present a more detailed analysis.	metroeconomics' growth projections (February 2022) have been incorporated throughout the revised report where appropriate.	Comment satisfactorily addressed.

Comment Number	Report Section Reference	Formal Substantive Comments from Peer Review on the Draft Report	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments based on the Final Draft Report
16	3.3.1 (1)	It is unclear how this section contributes to the objectives listed within the workplan or the assessment of the municipality's ability to accommodate. This statement should be supported by evidence.	The wording has been amended accordingly: "Through the course of discussions with municipal officials from the Bruce County Core Study Area Municipalities, it is apparent there is disagreement with the County's Growth Plan as outlined in their 'Plan the Bruce: Good Growth Discussion Paper (September 2021)'"	Comment satisfactorily addressed.
17	3.3.3	Section 3.3.3 should differentiate between "affordable housing" and "accessible housing". The rationale is that affordable housing is often acquainted with low-income or subsidized social housing versus accessible housing - what might be available for a broader working demographic. Can the report reflect on affordability across income levels? An analysis of affordability would be helpful as it gives consideration to current income levels across the Core and Local Study Area and the extent to which the lack of affordability hampers workforce attraction and retention.	In the April revised report, Tables 17 and 18 respectively profile Core Study Area Occupied households with shelter to income costs greater than 30%, and Core Area Tenant Households in subsidized housing. The issues around the scarcity of low-cost housing in the study areas have been identified and discussed in the revised report. Please refer to: Sub-section 4.1.3 Affordable Housing Appendix C, Table 22 section housing Issues	Consideration to income levels comment satisfactorily addressed. However, the Study would benefit from an analysis of the implications of the income costs greater than 30% and the 19% within the Core Study are of tenant households that are subsidized  Differentiate between "affordable housing" and "accessible housing" has not been addressed. Affordable Housing is addressed in Section 4.3 not Section 4.1.3.
18	4.2 Figure 23 Incent	Section 4.2 Figure 23 Incent – Should this also address the opportunity for the municipality to provide incentives to the development community to provide housing? Municipalities can create Community Improvement Plans that provide incentives for housing – both rental and owner occupied. This could be considered as a way to attract more housing development and workers to the community.	We have stated that the four options considered are only meant to frame a range and are not meant to be definitive in number or nature.  Within the 'Incent' option as written in the revised report, MSB could choose to provide incentives to developers	The PRT acknowledges that the report includes a SWOT analysis on four proposed options. However, the Incent option does not address the PRT comment regarding Community Improvement Plans. The PRT recognizes that the Incent option implies that the Municipality of South Bruce could provide "cash or other inducements such as tax breaks". The Study would benefit from a more fulsome examination of types of incentives permitted by municipalities to provide housing.

Comment Number	Report Section Reference	Formal Substantive Comments from Peer Review on the Draft Report	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments based on the Final Draft Report
19	4.2 Figure 23 Incubate and Cultivate	<p>The report was to identify 'strategies to influence worker choice to seek accommodation in South Bruce'. Section 4.2 Figure 23 - Incubate and Cultivate proposes a Centre of Expertise (campus) that includes temporary housing. Has the NWMO taken a position on this? Are they supportive of this as a 'strategy'?</p> <p>Temporary housing is an important consideration for the municipality. If the campus does not happen, or if it does not match the aspirations of the municipality, what other alternatives for temporary housing should be considered?</p>	<p>NWMO has not indicated a position for or against any option, including the Centre of Expertise campus. This is a matter for discussion within and between NWMO and MSB, and at the Partnership Working Group level.</p> <p>Temporary housing was recognized as an important housing component. If the campus concept in whole or in part is rejected, then other alternatives for temporary housing would need to be explored.</p>	<p>Comment satisfactorily addressed. The PRT acknowledges that the Centre of Expertise has been suggested as an option however it has not been officially endorsed by the NWMO.</p> <p>Alternatives for temporary housing has not been addressed in the Final Draft Report beyond the campus concept.</p>
20	4.3 Conclusion	<p>Section 4.3 Conclusion of the report makes the following statements. It is noted some conclusions appear to be opinions rather than options or strategies. Further elaboration or qualification of these conclusions would benefit the reader. Providing examples of how the municipality might address these issues would be helpful.</p> <p>(4.3.2) "avoid putting up significant barriers that preclude equal opportunity among neighbours"?</p> <p>Could you elaborate as what is considered a potential significant barrier and how they are occurring? Could you provide examples/direction for what the municipality should be doing?</p> <p>(4.3.3) "MSB needs to be prudent around its aspirations for temporary accommodation."?</p> <p>Could the author elaborate or provide further direction to MSB in this regard.</p>	<p>The wording in the revised report has been amended to reflect the requests set out in this comment.</p>	<p>Comment satisfactorily addressed.</p>



Comment Number	Report Section Reference	Formal Substantive Comments from Peer Review on the Draft Report	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments based on the Final Draft Report
		<p>(4.3.4) "entities with long-term, high-value contracts are more likely to consider relocation to MSB."?</p> <p>What conditions need to be created? Does this require executive style housing?</p> <p>Section 4.2(c) "the temporary housing occupied by that project workforce principally in Kincardine and Saugeen Shores will become available by the start of construction".</p> <p>This should be changed to "may become available".</p>		

Table 2 Assessment of the study work plan - Table 1. Housing Needs and Demand Study Approach

Step #	Step	Description of Activities	Peer Review Comments	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments
Step 1	Data Collection – Secondary/ Primary; updated Project assumptions; information from other related community studies	<p><b>Supply</b></p> <p>Identify the current and projected housing supply across municipalities and settlement areas noted above</p> <p>Supply includes single and multiple housing as well as seasonal housing and commercial accommodation</p> <p>Owned and rental properties are included</p> <p>The age of the housing stock and repair status will also be noted</p> <p>Housing projections will involve looking at zoned and permitted developments as well as development proposals</p> <p><b>Demand</b></p> <p>a. Identify current and projected demand for housing across the study areas without the project</p> <p>b. Note the nature of forces and conditions that fuel demand and satisfy demand for housing in the study areas</p> <p>c. Calculate the demand for housing potentially generated by the project</p>	<p><b>Supply</b></p> <p>a. This has been addressed – however additional information on the age of the housing stock is appropriate</p> <p>b. Seasonal and commercial accommodation has not been addressed</p> <p>c. Addressed in Figure 2 and Figure 3 description</p> <p>d. Repair status has not been addressed</p> <p>e. The study suggests there is a surplus of potential units. Would be beneficial to understand what if any constraints exist. Need to integrate findings of land Use study (e.g., servicing requirements, capital investment, timing to market)</p> <p><b>Demand</b></p> <p>a. This has been addressed; however, MSB / metroeconomics projections should be reflected</p> <p>b. This has been addressed. Section 3.3 speaks to this. Figure 23 illustrates this.</p> <p>c. Section 4 Assessment addresses this.</p>	<p><b>Supply</b></p> <p>a. See response to comment 11 in Table 4.1</p> <p>b. Paragraph 20 in section 3.2.1 provides seasonal housing counts for the 3 Core Area Municipalities in Bruce County. There was no readily available data for seasonal housing in the Huron County Municipalities. Published commercial accommodation unit data was not readily available for any of the Core Study area municipalities in either County. Repair status has not been addressed</p> <p>c. N/A</p> <p>d. This has been addressed in the April revised report in Sub-section 3.2.1 Tables 12 and 14 and paragraphs 5 and 7.</p> <p>e. The supply demand analysis in the Section 5.2 of the revised report sets out breakpoint analysis for base case and ‘with Project’ projections for MSB and the Other Core Area Municipalities</p> <p><b>Demand</b></p>	<p><b>Supply</b></p> <p>a. Comment satisfactorily addressed.</p> <p>b. Comment satisfactorily addressed.</p> <p>c. Comment satisfactorily addressed.</p> <p>d. Comment satisfactorily addressed.</p> <p>e. Although housing projections are provided, it is not clear if the potential housing supply is zoned and permitted for residential development.</p> <p><b>Demand</b></p> <p>a. Comment satisfactorily addressed.</p> <p>b. Comment satisfactorily addressed.</p> <p>c. Comment satisfactorily addressed.</p> <p>d. Comment satisfactorily addressed.</p>

Step #	Step	Description of Activities	Peer Review Comments	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments
		<ul style="list-style-type: none"> <li>d. Superimpose the project associated housing demand on the current and future baseline housing conditions</li> </ul>	<ul style="list-style-type: none"> <li>d. Section 4 Assessment addresses this. Figure 23 illustrates this. However, subject to changes as per the SB expectations and metroeconomics projections</li> </ul>	<ul style="list-style-type: none"> <li>a. As per the responses in Table 4.1 above, the metroeconomics projections (February 2022) have been incorporated in the revised report. Section 5.2 specifically looks at supply demand circumstances with and without the Project</li> <li>b. Chapter 5 provides a comprehensive assessment of population growth and housing supply vs demand with and without the Project.</li> <li>c. N/A As per the responses in Table 4.1 above, the metroeconomics projections (February 2022) have been incorporated in the revised report. Chapter 5 of the revised report provides a comprehensive assessment of population growth and housing supply vs demand with and without the Project.</li> </ul>	
Step 2	Provide Inputs to and take Outputs from Other Studies	<ul style="list-style-type: none"> <li>a. Share data and findings with other community studies</li> <li>b. Take into considerations data and findings from other studies that are pertinent to the subject study</li> </ul>	<ul style="list-style-type: none"> <li>a. It would be beneficial if relevant information from other studies were included in this report (e.g., servicing) i.e., land use &amp; infrastructure</li> <li>b. It would be beneficial if information from other studies were included</li> </ul>	<ul style="list-style-type: none"> <li>a. The draft Land Use and Infrastructure reports (March 2022) were not available at the time the draft Housing report was submitted and have been included in the revised report. Conversely, the January draft <i>Housing Needs and Demand</i></li> </ul>	<ul style="list-style-type: none"> <li>a. Comment satisfactorily addressed.</li> <li>b. The Housing Needs and Demand Analysis Study could better integrate the findings and recommendations of other related Community Studies like the</li> </ul>

Step #	Step	Description of Activities	Peer Review Comments	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments
			within the report. i.e., land use & infrastructure	<p><i>Analysis</i> report was shared with the authors of other studies. Subsequently supply demand analysis put forward in the April revised report for MSB has been shared with the author of the Land Use Report.</p> <p>b. The draft Land Use and Infrastructure reports (March 2022) were not available at the time the draft Housing report was submitted. They have now been cited in the revised Housing report. The January draft <i>Housing Needs and Demand Analysis</i> report was shared with the authors of other studies.</p>	Infrastructure Baseline Study, Land Use Study, the Local Hiring Effects Study and Strategy and Workforce Development.
Step 3	Analysis and assessment, identification of effects management options	<p><b>Supply vs Demand Analysis</b></p> <p>a. Determine the constraints and opportunities associated with of the current and future supply of housing in the study area municipalities to meet the needs of the project across the specified timeframes noted</p> <p>b. Determine the likely distribution of housing consumption across the study area</p> <p>c. Identify the conditions required for an enhanced ability to capture more project</p>	<p><b>Supply vs Demand Analysis</b></p> <p>a. This has been partially addressed. More qualitative analysis derived from stakeholder input would be valuable. The report should make clear the expectations of the project, corresponding housing numbers and the capacity of current development lands to accommodate growth. Relevant information from other reports would be helpful to understand what development constraints need to be addressed.</p>	<p><b>Supply vs Demand Analysis</b></p> <p>a. Chapter 5 of the revised report provides an assessment of population growth and the associated housing supply vs demand with and without the Project for MSB and the Other Core Study Area Municipalities.</p> <p>b. As per the responses in Table 4.1 above, the metroeconomics projections (February 2022) have been incorporated in the revised report. Chapter 5 provides a comprehensive</p>	<p><b>Supply vs Demand Analysis</b></p> <p>a. The PRT recognizes that the report has partially addressed this comment. The Study would benefit from a deeper analysis of development constraints and available land supply within the Core Study Area.</p> <p>b. Comment satisfactorily addressed.</p> <p>c. The PRT recognizes that the Study has partially addressed this comment. The Study suggests the 'Incubate and Cultivate' approach for training skilled workforce to</p>

Step #	Step	Description of Activities	Peer Review Comments	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments
		related housing demand in South Bruce	<ul style="list-style-type: none"> <li>b. This has been addressed subject to the impact of the metroeconomics growth projections</li> <li>c. Please provide more concise direction as to the planning / land development steps MSB can take to capture 50% of housing starts in the Core Study Area. Tie this back to any constraints/issues identified in other studies (e.g., servicing)</li> </ul>	<p>assessment of population growth and housing supply vs demand with and without the Project for MSB and the Other Core Study Area municipalities.</p> <ul style="list-style-type: none"> <li>c. South Bruce originally indicated it wanted to capture 700 housing units associated with the Project. This was subsequently lowered to 250 units by 2046. At the same time, metroeconomics/South Bruce dramatically upped its projections for base case growth to the level that significantly overshadow the projections for Project-related growth. To meet the base case growth new and upgraded servicing will be required in the Municipality's settlement areas. Chapter 5 lays out an assessment of the Project effects and discusses the need for servicing. Both the Land Use Study and Infrastructure Study should be consulted to better understand the planning and servicing requirements for South Bruce to meet base case growth and base case plus Project-growth.</li> </ul>	increase a greater share of the housing demand but lacks significant detail.

Step #	Step	Description of Activities	Peer Review Comments	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments
Step 4	Observations and Conclusions	a. Put forward options for project related housing development in South Bruce that is realistic and aligned with the aspirations of the Municipality	a. A Centre of Expertise (campus) concept has been advanced. Are there other options for project-related housing development?	a. Other options for Project related housing growth have been discussed in section 5.3 of the revised report. One or a combination of these approaches could be used to help South Bruce realize its development aspirations.	a. This has not been satisfactorily addressed.

# **Appendix D**

**36 Guiding Principles**

# South Bruce Guiding Principles for NWMO's Site Selection Process

The Nuclear Waste Management Organization (NWMO) is seeking an informed and willing host for a deep geologic repository (DGR) to safely store Canada's used nuclear fuel, and a Centre for Expertise. To guide its work, South Bruce held a comprehensive visioning process in 2019 and 2020 to get input on what people cared about most in relation to the Project. The process, in addition to other community input and feedback resulted in the creation of 36 Guiding Principles which focus on safety for people and the environment, ensuring the Project brings meaningful benefits to the community, and ensuring the municipality has a voice in decision-making.

The principles were adopted by Council resolution and they have guided municipal activities and engagement related to the Project. South Bruce is seeking NWMO commitments on how it would meet or address these 36 expectations and aspirations for the Project. This is a key step in determining whether the Project is right for the community and will help people make an informed decision when a public referendum is held to measure willingness to be a host community.


## Safety and the Natural Environment



1. The NWMO must demonstrate to the satisfaction of the Municipality that the Project will be subject to the highest standards of safety across its lifespan of construction, operation and into the distant future.
2. The NWMO must demonstrate to the satisfaction of the Municipality that sufficient measures will be in place to ensure the natural environment will be protected, including the community's precious waters, land and air, throughout the Project's lifespan of construction, operation and into the distant future.
3. The NWMO must demonstrate to the satisfaction of the Municipality that used nuclear fuel can be safely and securely transported to the repository site.
4. The NWMO will ensure that the repository site will not host any nuclear waste generated by other countries.
5. The NWMO must commit to implementing the Project in a manner consistent with the unique natural and agricultural character of the community of South Bruce.
6. The NWMO will minimize the footprint of the repository's surface facilities to the extent it is possible to do so and ensure that public access to the Teeswater River is maintained, subject to meeting regulatory requirements for the repository.
7. The NWMO must commit to preparing construction management and operation plans that detail the measures the NWMO will implement to mitigate the impacts of construction and operation of the Project.



## People, Community and Culture

8. The NWMO must demonstrate to the satisfaction of the Municipality that it has built broad support for the Project within the community of South Bruce.
  9. The Municipality will, in collaboration with community members, develop and establish an open and transparent process that will allow the community to express its level of willingness to host the Project.
  10. The NWMO will identify the potential for any positive and negative socio-economic impacts of the Project on South Bruce and surrounding communities and what community benefits it will contribute to mitigate any potential risks.
  11. The NWMO, in consultation with the Municipality, will establish a property value protection program to compensate property owners in the event that property values are adversely affected by the NWMO's site selection process and the development, construction and/or operation of the Project.
  12. The NWMO, in consultation with the Municipality, will establish a program to mitigate losses to business owners in the event that their business is adversely affected by the NWMO's site selection process and the development, construction and/or operation of the Project.
  13. The NWMO, in partnership with the Municipality, will develop a strategy and fund a program to promote the agriculture of South Bruce and the surrounding communities.
  14. The NWMO, in partnership with the Municipality, will develop a strategy and fund a program to promote tourism in South Bruce and the surrounding communities.
  15. The NWMO, in partnership with the Municipality, will commit to implement programs to engage with and provide opportunities for youth in the community, including investments in education and the provision of scholarships, bursaries and other incentives for youth to remain in or return to the community.
  16. The NWMO will implement the Project in a manner that promotes diversity, equality and inclusion.
  17. The Municipality recognizes the important historic and contemporary roles Indigenous peoples have and continue to play in the stewardship of the lands we all call home and will, in the spirit of Reconciliation, work with the NWMO and local Indigenous peoples to build mutually respectful relationships regarding the Project.
  18. The NWMO will commit to relocate the working location of a majority of its employees to South Bruce as soon as it is reasonably practicable to do so after the completion of the site selection process.
  19. The NWMO will, in consultation with the Municipality, establish a Centre of Expertise at a location within South Bruce to be developed in conjunction with the Project.
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## Economics and Finance

20. The NWMO, in consultation with the Municipality, will commit to implementing a local employment and training strategy with the objective of ensuring that the majority of employees for the Project are located within South Bruce and surrounding communities.
21. The NWMO, in consultation with the Municipality, will commit to implementing a business opportunities strategy that will provide opportunities for qualified local businesses to secure agreements that support the Project and that requires the NWMO to take all reasonable steps to create opportunities for qualified local businesses to benefit from the Project.
22. The NWMO will commit to implementing a procurement strategy for the Project that gives preference to the selection of suppliers who can demonstrate economic benefit to South Bruce and surrounding communities.
23. The NWMO will enter into an agreement with the Municipality providing for community benefit payments to the Municipality.
24. The NWMO agrees to cover the costs of the Municipality's preparation for and participation in the Project's regulatory approval processes, including the Canadian Nuclear Safety Commission's licencing process and the assessment of the Project under the Impact Assessment Act (or other similar legislation), that are not otherwise covered by available participant funding.
25. The NWMO will fund the Municipality's preparation of a housing plan to ensure that the residents of South Bruce have access to a sufficient supply of safe, secure, affordable and well-maintained homes.
26. The NWMO will prepare a review of the existing emergency services in South Bruce and provide appropriate funding for any additional emergency services required to host the Project in South Bruce.
27. The NWMO will prepare an infrastructure strategy that addresses any municipal infrastructure requirements for the Project and will commit to providing appropriate funding for any required upgrades to municipal infrastructure required to host the Project in South Bruce.
28. The NWMO will cover the costs incurred by the Municipality in assessing community well-being and willingness to host the Project.
29. The NWMO will fund the engagement of subject matter experts by the Municipality to undertake peer reviews of Project reports and independent assessments of the Project's potential impacts on and benefits for the community as determined necessary by the Municipality.
30. The NWMO will enter into a road use agreement with the Municipality that identifies approved transportation routes during construction and operation of the Project and ensures proper funding for maintenance and repair of municipal roads and bridges used for the Project.

## Capacity Building

24. The NWMO will cover the costs incurred by the Municipality in assessing community well-being and willingness to host the Project.
25. The NWMO will fund the engagement of subject matter experts by the Municipality to undertake peer reviews of Project reports and independent assessments of the Project's potential impacts on and benefits for the community as determined necessary by the Municipality.
30. The NWMO will prepare a review of the existing and projected capacity of South Bruce's road network and will commit to providing appropriate funding for any required upgrades to the road network.
31. The NWMO will enter into a road use agreement with the Municipality that identifies approved transportation routes during construction and operation of the Project and ensures proper funding for maintenance and repair of municipal roads and bridges used for the Project.

## Capacity Building (continued)

32. The NWMO, in consultation with the Municipality and other local and regional partners, will prepare a strategy to ensure there are sufficient community services and amenities, including health, child-care, educational and recreational facilities, to accommodate the expected population growth associated with hosting the Project in South Bruce.
33. The NWMO will comply with the Municipal Official Plan and zoning by-law and seek amendments to the Official Plan and zoning by-law as necessary to implement the Project.

## Regional Benefits

36. The NWMO must demonstrate to the satisfaction of the Municipality that the Project will benefit the broader region outside of the community of South Bruce, including local Indigenous communities.




## Governance and Community Engagement

34. The NWMO will provide the Municipality with an ongoing and active role in the governance of the Project during the construction and operation phases of the Project.
35. The NWMO will continue to engage with community members and key stakeholders to gather input on community vision, expectations and principles, including concerns, related to the Project.

Reach out anytime with your questions, comments, concerns, or if you are seeking more information. We would be happy to hear from you!

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