



# **Peer Review Report**

## **Land Use Study Report (S15)**

Municipality of South Bruce

May 25, 2022

# Executive Summary

The Nuclear Waste Management Organization (NWMO) has been engaged in a multiyear, 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 Land Use Study (S15) is one of the studies being carried out by NWMO with the overall objective to assess the likely changes in present and planned land use and development patterns that will occur with the Project in the MSB and neighbouring communities and its interaction with the emergency response plan for the future facility. The Land Use Study Draft Report was peer reviewed by Subject Matter Experts (SME) at GHD 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 Land Use 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 PRT concludes that the Land Use Study satisfies its overall objective by assessing the likely changes in present and planned land use and development patterns that will occur with the Project in the MSB and neighbouring communities and its interaction with the emergency response plan for the future facility. The Land Use Study brings forth a conclusion that, based on the data analysis, review of Federal, Provincial and Municipal land use planning policies and guidelines, and insights obtained through local knowledge holders and consultations, there is sufficient opportunity to locate the Deep Geological Repository (DGR) and Excavated Rock Management Area (ERMA) within the potential Project site on lands that will avoid or minimize effects on natural environmental features and hazards, prime agricultural lands and mineral aggregate resources.

The existing land use designations and zoning within the assumed 5 km Planning Zone (EPZ) restrict many uses that could complicate emergency planning and the Land Use Study identifies land use planning tools available to MSB to control future land use within the EPZ if necessary. Further, the Land Use Study provides a concise understanding and identification of the land use planning structure and framework for the Project and how this could potentially change because of its construction, operation, and decommissioning. The Land Use Study then provides a general overview of sensitive land uses and discusses the application of Land Use Compatibility guidelines to mitigate any potential for land use conflicts between sensitive land uses and the potential Project.

Finally, the Land Use Study relies on information contained in the Housing Needs & Demand Analysis Study and concludes that the projected increase in housing demand resulting from the construction and operation of the Project can be accommodated within the planned settlement structure and there is no need for land use change beyond what is planned by Bruce County.

Notwithstanding this, the PRT provides several recommendations for MSB to consider in future discussions with NWMO on any potential Land Use Study updates such as carrying out a more detailed assessment of existing land uses with a special emphasis on precisely defining all sensitive land uses/receptors in the study area. Also, the PRT recommends that the MSB hold discussions with the County of Bruce for the purposes of re-visiting the County's growth management strategy to account for more up to date conditions and projections and thus provide lower tier

municipalities like MSB with the opportunity to grow versus being restricted especially in light of the potential Project (see the Housing Needs and Demand Analysis Study (E08)). Finally, the PRT recommends that a program to monitor potential land use changes in MSB following Project implementation be established as part of any future Land Use Study updates.

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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

*GHD have prepared this Report exclusively for the Municipality of South Bruce. All data and information contained herein is considered confidential and proprietary and may not be reproduced, published or distributed to, or for, any third party without the express prior written consent of GHD.*

**Respectfully submitted by:**



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# 1. Introduction

This report documents the peer review undertaken of the Land Use Study (S15) prepared by MHBC dated March 11, 2022 (Draft) and April 29, 2022 (Final Draft). The Nuclear Waste Management Organization (NWMO) has been engaged in a multiyear, 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 socioeconomic conditions in the communities and then considering what might be the possible implications of the Adaptive Phased Management (APM) Project on community wellbeing (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 Land Use Study is one of the socio-economic studies being carried out by NWMO with the overall objective to assess the likely changes in present and planned land use and development patterns that will occur with the Project in the MSB and the neighbouring communities and its interaction with the emergency response plan for the future facility. The Land Use Study was peer reviewed by Subject Matter Experts (SME) at GHD (Scott Waterhouse) 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 Land Use 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 our 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 Land Use Study satisfies its overall objective by assessing the likely changes in present and planned land use and development patterns that will occur with the Project in the MSB and neighbouring communities and its interaction with the emergency response plan for the future facility. Notwithstanding this, the PRT provides several recommendations for MSB to consider in future

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

discussions with NWMO on any potential Land Use Study updates such as carrying out a more detailed assessment of existing land uses with a special emphasis on defining all sensitive land uses/receptors in the study area. Also, the PRT recommends that the MSB hold discussions with the County of Bruce for the purposes of re-visiting the County's growth management strategy to account for more up to date conditions and projections and thus provide lower tier municipalities like MSB with the opportunity to grow versus being restricted especially in light of the potential Project (see the Housing Needs and Demand Analysis Study (E08)). Finally, the PRT recommends that a program to monitor potential land use changes in MSB following Project implementation be established as part of any future Land Use Study updates.

## 2. Peer Review Protocol

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

As mentioned, the peer review of the Land Use Study Draft Report 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.

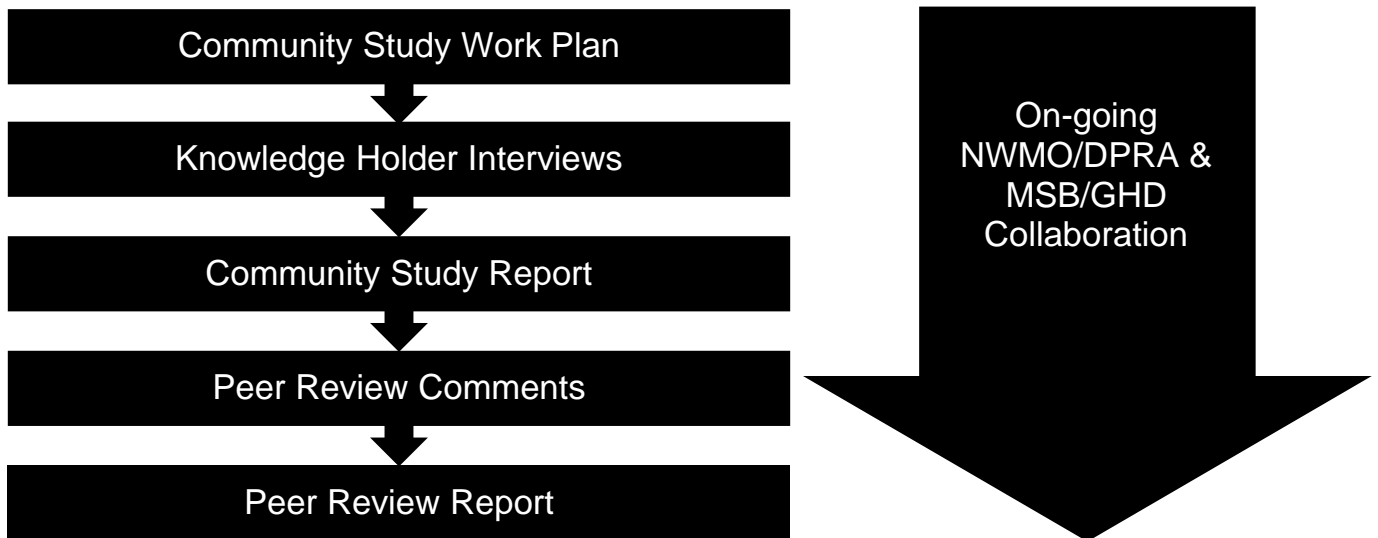


Figure 2.1 The Peer Review Protocol Process



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 Land Use 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 SME at GHD (Scott Waterhouse) in combination with the GHD Leadership Team (Greg Ferraro and Ian Dobrindt) for the Land Use Study prepared by MHBC. The Land Use Study was initiated by MHBC following finalization of the Work Plan in October 2021 and culminated in the Final Draft Report being submitted to GHD on April 29, 2022.

**Table 2.1** Key Activities Associated with the Peer Review of the Land Use Study

Key Activities	Date	Parties Involved
Review of the Draft Southwestern Ontario Land Use Study Work Plan (S15) issued by DPRA (August 17, 2021)	August 2021 – October 2021	GHD (Scott Waterhouse, Greg Ferraro and Ian Dobrindt)
Issuance of the Peer Review Team comment disposition table on the Draft Work Plan	September 14, 2021	GHD (Scott Waterhouse, Greg Ferraro and Ian Dobrindt)
Review of the Final Southwestern Land Use Study Work Plan (S15) issued by DPRA (October 7, 2021)	October 2021 – February 2022	GHD (Scott Waterhouse, Greg Ferraro and Ian Dobrindt)
Peer Review Team and DPRA Project Status Update Meeting for the Land Use and Emergency Services Community Studies	January 26, 2022	GHD (Scott Waterhouse, Greg Ferraro and Ian Dobrindt), MSB (Catherine Simpson), NWMO (Charlene Easton), DPRA (Vicki McCulloch and Megan Ketchabaw), and MHBC (Dan Currie)
Review of Land Use Study Report (S15) Draft – Southwestern Ontario Community Study issued by MHBC (March 10, 2022)	March 2022 – April 2022	GHD (Scott Waterhouse, Greg Ferraro and Ian Dobrindt)
Peer Review Team Check-in Meeting to review/confirm preliminary comments	March 25, 2022	GHD (Scott Waterhouse, Greg Ferraro and Ian Dobrindt)
Issuance of the Peer Review Team preliminary comments disposition table on the Draft Report to DPRA	March 28, 2022	GHD (Scott Waterhouse, Greg Ferraro and Ian Dobrindt)
Peer Review Team and DPRA Project Update Meeting to discuss/understand the preliminary comments	March 30, 2022	GHD (Scott Waterhouse, Greg Ferraro and Ian Dobrindt), MSB (Catherine Simpson), NWMO (Charlene Easton, Allan Webster, and Tim Weber), DPRA (Vicki McCulloch and Megan Ketchabaw), MHBC (Dan Currie)
Issuance of DPRA responses to the Peer Review Team preliminary comment disposition table on the Draft Report	April 1, 2022	DPRA (Vicki McCulloch and Megan Ketchabaw), MHBC (Dan Currie)
Issuance of the Peer Review Team formal comments disposition table on the Draft Report	April 11, 2022	GHD (Scott Waterhouse, Greg Ferraro and Ian Dobrindt)
Review of the Land Use Study Report Final Draft - Southwestern Ontario Community Study issued by MHBC (April 29, 2022)	April 29, 2022 – May 6, 2022	GHD (Scott Waterhouse, Greg Ferraro and Ian Dobrindt)
Peer Review Team and DPRA Project Update Meeting to discuss/confirm revisions to the Draft Report	May 3, 2022	GHD (Greg Ferraro and Ian Dobrindt), MSB (Catherine Simpson), NWMO (Charlene Easton), DPRA (Vicki McCulloch), MHBC (Dan Currie)

### 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 Land Use Study.

**Table 3.1** Key Documents and Information Considered in the Peer Review of the Land Use 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).
Land Use Study - Statement of Work	Municipality of South Bruce (MSB) (May 2021)	Reviewed to understand the objectives and scope of work including inputs to the Land Use Study and its relationship to other Community Studies as envisioned by the Municipality of South Bruce (MSB).
Knowledge Holder Interviews (Four County Labour Market Planning Board; Economic Development, Planning and Development, Bruce County; Grey County; Nuclear Innovation Institute; Organization of Canadian Nuclear Industries; Bruce Power; Huron County; Ontario Youth Apprenticeship Program; VPI Working Solutions; Fanshawe College; Municipality of Brockton; MSB Public Works; Township of North Huron; Hydro One; and Township of Huron-Kinloss)	NWMO (July – 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 Land Use Study Work Plan (S15)	DPRA Canada Inc. (October 7, 2021)	Reviewed to understand the purpose and outcome of the Land Use Study including its linkages to other Community Studies, scope and assumptions, approach, and key information sources/data collection.
Land Use Study Report (S15) Draft – Southwestern Ontario Community Study	MHBC (March 10, 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.
Land Use Study Report (S15) Final Draft – Southwestern Ontario Community Study	MHBC (April 29, 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 Land Use Study

The PRT provided their formal comments to NWMO/DPRA team on April 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 Land Use 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 describing how and where the formal comments were to be addressed in the Final Draft Report (**Table 4.1, 4<sup>th</sup> column**). Upon receipt, the PRT reviewed the Final Draft Report to ensure the documented responses were, in fact, incorporated into the Land Use 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 should be considered in any future follow up land use study update by NWMO:

- The PRT recommends that relevant information from the recreation, tourism and agricultural community studies be incorporated into the Land Use Study as they are completed and become available.
- The PRT acknowledges that a description of existing land uses for the three defined study areas (Project site area, Emergency Planning Zone (EPZ), and Core Study Area) is included in the Final Draft Report, but the information is not very detailed, and it is found throughout the document in various sections vs a consolidated standalone section. As a result, the PRT recommends that a much more detailed assessment of existing land uses / conditions be undertaken including field visits and a photograph record. The information collected should be documented by specific land use category (e.g., residential, commercial, recreational, etc.) and type (e.g., detached residential dwelling, etc.). As a result, the established baseline conditions would be detailed enough to accurately assess potential land use changes/implications from the Project in any future monitoring program.
- The PRT recommends that all sensitive land uses/receptors (e.g., residences, educational facilities, places of worship, etc.) within the Project site and EPZ areas (at a minimum) be defined and mapped as part of the

recommended detailed land use assessment. The MSB and NWMO need to agree on the definition of what constitutes a sensitive land use/receptor for the purposes of this recommended exercise. Recommended examples include the Ministry of Transportation's Environmental Guide for Noise.

- The PRT recommends that the results from any future knowledge holder interviews especially those that directly inform conclusions/recommendations be more directly incorporated.

Table 4.1 Land Use 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 (conformity with the work plan)	<p>The draft land use study report is missing and/or only partially addresses specific steps/activities from the approved work plan as follows:</p> <ul style="list-style-type: none"> <li>– Step 1 - Review federal and provincial land use requirements for lands in proximity to a nuclear facility. The report would benefit from a discussion on federal and provincial policies and best practices with respect to land use(s) in proximity to a nuclear facility</li> <li>– Step 1 - Review municipal strategies related to nuclear facilities. The report would benefit from a discussion on research strategies other municipalities that host nuclear facilities have established with respect to nuclear facilities</li> <li>– Step 1 - Compile, review, identify and document current land use data. The report would benefit from a discussion on other planning initiatives including environmental assessments and active planning development applications in the study area (if applicable)</li> <li>– Step 2 – Take into considerations data and findings from other studies that are pertinent to the subject study. The report would benefit from including land use related aspects from other studies (e.g., social programs and education studies that could have in-direct land use effects)</li> <li>– Step 3 – the report would benefit from including a description of scenarios for land use changes and specific recommendations and a program to monitor land use changes in the study area going forward</li> </ul>	<p>Per the October 7, 2021 <i>Land Use Study Work Plan</i>, Step 1 activities a-c are as follows:</p> <ol style="list-style-type: none"> <li>a. “Review federal and provincial land use requirements for lands in proximity to a nuclear facility</li> <li>b. Review municipal strategies related to nuclear facilities</li> <li>c. Compile, review, identify and document current land use data:</li> </ol> <p>MSB existing plans (e.g., Official Plan, Secondary Plans, etc.), policies, studies (e.g., Growth Management Studies, Environmental Assessments, etc.) and zoning by-laws</p> <p>Neighbouring municipalities (Huron-Kinloss and Brockton) existing plans (e.g., Official Plan, Secondary Plans, etc.) as necessary</p> <p>Bruce County plans (e.g., Regional Official Plan) and policies”</p> <p>Can provide additional brief commentary (if available) consistent with what is described in Work Plan Step 1a-c above. For example, will include some commentary in Section 3 on:</p> <p>Federal and provincial land use requirements for lands in proximity to a nuclear facility (not much to provide, but can state that in the commentary)</p> <p>Review municipal land use strategies related to nuclear facilities (e.g., for Pickering, Kincardine, Clarington)</p> <p>Ongoing/planned environmental assessments, etc. in the MSB</p> <p>Per the October 7, 2021 <i>Land Use Study Work Plan</i>, the Step 2b activity is as follows:</p>	<p>It is understood that there is a lack of Federal land use requirements / regulations. Therefore, 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>“Take into considerations data and findings from other studies that are pertinent to the subject study”</p> <p>Do not see any relevant land use related findings from the draft <i>Vulnerable Populations/Social Programs</i> or <i>Local/Regional Education</i> community study reports to include in the <i>Land Use Study</i>. Findings from the draft <i>Housing Needs and Demand Analysis, Infrastructure Baseline and Feasibility, Emergency Services, and Aggregate Resources</i> community study reports have been considered. Findings from other community study reports, such as the <i>Road Conditions Study</i>, and MSB-led studies (e.g., <i>Agricultural Business Impact Study, Effects on Recreational Resources</i>, etc.) can be considered in the <i>Land Use Study</i> report if they become available prior to the due date for the final <i>Land Use Study</i> report.</p> <p>For Step 3 comment, see response to comment 45 below.</p>	
2	1.3 Objectives	<p>Expand the specific objectives to include the following:</p> <p>(1) address planned land uses and development patterns, (2) anticipated positive and negative effects of the project on existing and planned land uses and development options, and (3) proposed strategies for mitigating adverse effects and enhancing the benefits of the project</p>	<p>From discussion with the PRT/MSB on March 30, understand that this is not a request to expand the objectives, but to provide some additional clarity in the report related to items 1-3. The stated objectives of the study in the work plan/report will not be revised.</p>	Comment satisfactorily addressed.
3	1.3.2 Spatial Boundaries	<p>Define the study area for indirect land uses from the project</p>	<p>Unable to ‘define’ a study area for indirect land uses based on the information available. Per discussion with the PRT/MSB on March 30, and noted below, the <i>Land Use Study</i> report will be revised to specify three study areas: Core Study Area (the five municipalities as noted in the Keir economics studies), EPZ and potential Project site. If</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
			appropriate, it will also be noted that indirect effects may extend beyond the study areas identified for the <i>Land Use Study</i> .	
7	1.3.2.1	This section should address Task 1a. What about land use impacts caused by the development of the project relating to residential/industrial/commercial construction (indirect)? Where is this captured?	1.3.2.1 is a discussion on the spatial boundaries. See responses to comments 1 and 4 above. Step 1a is addressed in Section 3 of the report.	Comment satisfactorily addressed.
8	2.2.1	There is no mention of any interviews with local municipalities within Bruce County or Huron County (i.e., Huron Kinloss, Morris-Turnberry, etc.) or with Grey County and County of Wellington, and or no rationale or explanation for why such interviews were not conducted or deemed unnecessary.	The land use planning function occurs at the county level and not at the local level. Some additional detail around this will be added to Section 2.2.1. Interviews were held with Bruce County and Huron County. Grey County / Wellington County are not in the land use study area. Interviews were undertaken with Core Area municipalities for the <i>Housing Needs and Demand Analysis Study</i> . Notes from these interviews will be reviewed and relevant information can be incorporated.	Comment satisfactorily addressed.
9	2.2.1	While it is understood that the lands are not subject to any geographic specific Provincial plans, there is no reference to interviews with Provincial ministry staff (i.e., MMAH, OMAFRA, NDMNRF). This is recommended or at a minimum the report should explain why such interviews were not conducted or deemed unnecessary.	As land use is primarily a local matter and provincial policy is well documented and understood, there was no need to conduct interviews with provincial agencies/ministries. Some additional detail around this will be added to Section 2.2.1.	Additional text has been added to section 2.2.1 of the Final Draft Report to explain the reasoning for not conducting interviews with Provincial Ministry staff. Comment satisfactorily addressed.
12	2.2.2 Other Key Data Sources	What about residential, and/or ICI development plans: preliminary, draft approved, registered? What data sources are being relied upon to address Steps 1a and 1b?	Will add to Section 2.2.2 and note data sources applicable to Steps 1a and 1b.	Existing Conditions 3.1 has been updated to account for active development applications in MSB. Comment satisfactorily addressed.
13	2.3	Include decommissioning in addition to “construction and operation” in the second paragraph.	The Community Studies are not discussing decommissioning (see temporal boundaries).	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
		<p>Consider the following potential land use changes resulting indirectly because of the project:</p> <ul style="list-style-type: none"> <li>– IC&amp;I growth</li> <li>– Infrastructure &amp; facilities</li> <li>– Aggregate extraction</li> </ul>	Per discussion with PRT/MSB on March 30, can add a mention of decommissioning in Section 2.3 to be consistent with other sections of the report. While IC&I growth is beyond the scope of this study, if/where appropriate, can add a mention that the potential exists. Additional information can be added to Section 2.3 to reference the infrastructure and aggregate studies.	
14	2.3.1 Analysis Method	Need to consider the land use implications from other draft CS Reports like infrastructure, Aggregates, Tourism, Recreation, Agricultural, etc.	<p>Draft infrastructure and aggregate community study reports have been considered in the development of the draft land use report.</p> <p>MSB/PRT has not provided tourism, recreation, agricultural or any other draft reports as of April 1. They are expected to be issued in April and May. When these draft reports are provided, they can be considered in the <i>Land Use Study</i> if they are available prior to the due date for the final <i>Land Use Study</i> report.</p>	Comment satisfactorily addressed.
16	3 Existing Conditions	Include a section describing existing land uses for the project site, EPZ, and study area to set baseline conditions	A short summary of existing land use and regulations that apply to the project site and EPZ can be included, with the details provided in the subsequent sections.	The PRT acknowledges that the description of existing land uses for the 3 defined study areas is included in the Final Draft Report, but not very detailed and in various sections throughout the document vs a single consolidated section. The PRT recommends that a future land use study update should include a much more detailed description of existing land uses / conditions.
18	3.2 Provincial Policy	Need to include any planning policy associated with OMAFRA (farming/agriculture) or NDMRNF (similar to Comment No. 7)	Can include a paragraph to reference OMAFRA and NDMRNF.	Comment satisfactorily addressed.
19	3.2.5, last paragraph	Define D-2 Guidelines in 2 <sup>nd</sup> paragraph. Recommendations are included in the Existing Conditions section (which become buried in the text). Move to appropriate section.	Yes, can add a definition. Will move recommendations to applicable section if necessary.	Comment satisfactorily addressed.

<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>
20	3.3.1 Bruce County Official Plan	Page 18 – “the County OP identifies that there are sufficient lands within existing settlement areas and new or expanded settlements are not required.” Should clarify that this does not include the current County OP review and current growth management work and does not account for additional housing needs as a result of this project.	Yes, can provide clarification.	Comment satisfactorily addressed.
21	3.3.5	Why the focus on location of Mennonite schools and churches in a section that discusses zoning?	This was provided as an example to illustrate that these types of uses would require a zoning by-law amendment and are limited in terms of size and scale. Per PRT/MSB discussion on March 30, additional detail will be added to this section to provide clarification around this example.	Comment satisfactorily addressed.
22	3.4	Section 3 needs to be revised to be based on metroeconomics study's information and summarize the key findings in terms of expected growth (no analysis is provided just a basic comparison).	Have been advised to simply use the metroeconomics projections and not provide any analysis or commentary on them. Per discussion with the PRT/MSB on March 30, confirmed it is fine to include both the County and metroeconomics growth projections and note how the Counties presently allocate growth. Section 6 ‘Options Assessment’ will utilize only the metroeconomics growth projections and note that with this level of anticipated growth, the Counties’ growth management strategies would need to change. Will not provide any commentary on what will happen or what the Counties may do with respect to this.	Comment satisfactorily addressed.
24	3.4.1	Table 4 – not clear if these projections included new housing and population as a result of this project?	It does not. Will clarify the text, Table 4 includes the County projected growth.	Comment satisfactorily addressed.
25	3.4.1	Text references the draft housing needs and demand analysis study but lacks any further information or detail on how this housing study relates to the land use study.	Yes, some clarification can be added.	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
26	3.4.2	County has concluded that no settlement boundary expansions are needed to accommodate the forecasted growth to 2046. Does this account for new population resulting from this project? If not, need to clarify.	Yes, we can add clarification.	Comment satisfactorily addressed.
31	4.2.2	600 new housing units required, to be located in SB and 4 adjacent municipalities in the study area. Where, how? Is there land available in the settlement areas for this, relationship to Bruce County OP review process and growth management. See also section 6.4	Will be reviewed/updated to include relevant information from the revised <i>Housing Needs and Demand Analysis Study</i> (in preparation). Between the <i>Land Use Study</i> and the <i>Housing Needs and Demand Analysis Study</i> , additional information can be added to provide more context around where housing capacity is available (e.g., from the County lands needs assessments). Can also include relevant MSB/County OP mapping for settlement areas in MSB.	Comment satisfactorily addressed.
32	4.2.4	Centre of Expertise – located in Teeswater. Further detail and explanation are suggested. Could potential sites in Teeswater / Mildmay be identified?	This level of detail on the Centre of Expertise is not available and a site assessment for a potential location is beyond the scope of this study. During the March 30 discussion with the PRT/MSB, MSB confirmed that the <i>Land Use Study</i> should not provide any suggestions regarding potential sites in Teeswater/Mildmay but can simply state that the Centre of Expertise will be in MSB, and could be located on the potential Project site, in a rural area, or in one of the three settlement areas. The facility will have to meet all the necessary planning requirements/approvals. This level of information with also be included in Section 6.	Comment satisfactorily addressed.
33	5.1.1, first paragraph	What about effects of land ownership changes - from private to NWMO (Federal Gov't)? lease back to farming community, homes rented out? Example being the planned, but never built Pickering Airport.	This is beyond the scope of this study. As noted by MSB during the March 30 discussion, the NWMO is a not-for-profit organization, not a government agency. However, mapping will be updated to show 'NWMO land under contract' (NWMO owned/options land) and a small piece that is 'NWMO land not being	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
			<p>considered for the potential Project site'. This will be updated in all other DPRA community study reports going forward.</p> <p>During the PRT/MSB March 30 discussion, MSB noted that the lands that will be used for the potential Project facility on the site would be under license by CNSC and would be zoned for that purpose/would receive a nuclear designation. The remaining lands under NWMO contract ('the balance of site') would not necessarily have a change in use just because the ownership changes. MSB noted that there are many opportunities for these lands including start-up farming, University of Guelph research station, variety of community uses, etc. The <i>Agricultural Business Impact Study</i> will provide more information on this when available (targeted for early May).</p> <p>The <i>Land Use Study</i> can include a reference to the <i>Agricultural Business Impact Study</i> regarding potential future agricultural uses for the balance of site in Section 6 of the report.</p> <p>During the PRT/MSB March 30 discussion, MSB asked about the need for a special zoning by-law condition on the lands that will have the DGR facility underground and agricultural or other land uses on the surface. Would like to understand if something like this would be required. MHBC will investigate this and provide commentary.</p>	
34	5.5.1, 4 <sup>th</sup> paragraph	References to "existing sensitive land uses" are made, but they should be defined/mapped.	See response to comment 22 above.	The comment remains unaddressed, Other sensitive land uses have not been defined or mapped.
35	5.2.1 Projected Housing Needs	Consider other effects of indirect development - ICI, infrastructure, aggregate, community facilities?	See response comment 11 above.	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
36	5.2.1	Indicates that the 600 additional housing units can be accommodated within the existing land supply that is available in the entire County, yet section 4.2.2 indicates that these new units are expected to be located in SB and 4 adjacent municipalities in the study area. Suggest reference to entire county should be corrected to core study area. Need to understand the effects of 600 housing units on the core study area. Also, provide the approximate timeframe required for the normal planning approval process for a settlement boundary expansion so that enough lead time is understood and planned for by MSB.	Will be reviewed/updated to include relevant information from the revised <i>Housing Needs and Demand Analysis Study</i> (in preparation).  Information on the typical lead time for approvals/process related to a settlement boundary expansion can be provided.	Comment satisfactorily addressed.
37	5.2.2 Centre of Expertise	Identify anticipated timeline requirements in the report (e.g., “likely required Site Plan approval and/or other typical municipal approvals”). Similar comment in Section 5.3 2 <sup>nd</sup> paragraph.	Can add some information around likely time required for ZBL amendment/site plan approval, etc.	Section 5.2.2 has been updated to reference typical planning approval process timelines. Comment satisfactorily addressed.
38a	6.1 Options for the Project Site	Question asked by PRT during the March 30 discussion, regarding the statement in the report that the current potential Project site could be extended or expanded.	Will provide some clarification in the report around this statement, it was not intended to have the conclusion be the potential Project site could be extended or expanded. A statement will be added to note that there is an opportunity to locate the Project-related facilities on the site and also avoid the areas with constraints (e.g., prime ag land, environmentally significant areas, etc.). The word ‘considerable’ will be removed from paragraph 2 in this section.	Comment satisfactorily addressed.
38b	6.3 second paragraph	Should a preliminary list of options (e.g., potential sites) be identified as part of this Study so MSB has a better understanding if the Centre can be reasonably sited in an existing settlement area vs the rural area?	See response to comment 37 above.	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
39	6.4	Reference to additional employment lands is stated in the 1 <sup>st</sup> paragraph, but should this not be delved into greater detail – current availability of appropriately designated/zoned lands, locations, level of servicing – described as part of existing conditions	The level of detail needed to provide this level of assessment is not available. Also see response to comment 37 above.	Comment satisfactorily addressed.
40	7.1	Lacks a description of scenarios for land use changes and lacks specific recommendations and a program to monitor land use changes in the study area going forward	The community studies are not to provide recommendations, only 'options' for further considerations/discussion by MSB/NWMO. Options that might require land use changes for the potential Project site, EPZ and Centre of Expertise have been provided in Section 6. Additional clarification can be added to Section 5.1.3 with respect to the planning tools available and their implementation and monitoring. An approach for monitoring land use changes in the EPZ over time can be added to Section 6.2.	Comment satisfactorily addressed.  A program to monitor potential land use changes in MSB following project implementation should be established as part of a future land use study update.

## 4.2 Comments on Adherence to the Work Plan

The Land Use Study substantially complies with its approved Work Plan as indicated in **Table 4.2**. One of the activities of the approved Work Plan not satisfactorily addressed in the Final Draft Report was Step 3e. 'Identify options for a program to monitor land use changes in the MSB going forward'. As a result, the PRT recommends that a program to monitor potential land use changes in MSB following Project implementation be established as part of a future Land Use Study Update.

**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	<ul style="list-style-type: none"> <li>a. Review federal and provincial land use requirements for lands in proximity to a nuclear facility</li> <li>b. Review municipal strategies related to nuclear facilities</li> </ul>	<ul style="list-style-type: none"> <li>a. This is missing in the land use study</li> <li>b. This is missing in the land use study</li> <li>c. Reference to Environmental Assessments and potentially other relevant</li> </ul>	See details in above response to comment 1 in Table 4.1.	<ul style="list-style-type: none"> <li>a. Comment satisfactorily addressed.</li> <li>b. Comment satisfactorily addressed.</li> <li>c. Comment satisfactorily addressed.</li> </ul>

Step #	Step	Description of Activities	Peer Review Comments	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments
	from other related community studies	<p>c. Compile, review, identify and document current land use data:</p> <ul style="list-style-type: none"> <li>MSB existing plans (e.g., Official Plan, Secondary Plans, etc.), policies, studies (e.g., Growth Management Studies, Environmental Assessments, etc.) and zoning by-laws</li> <li>Neighbouring municipalities (Huron-Kinloss and Brockton) existing plans (e.g., Official Plan, Secondary Plans, etc.) as necessary</li> <li>Bruce County plans (e.g., Regional Official Plan) and policies</li> </ul> <p>d. Undertake interviews with key knowledge holders</p>	<p>plans, policies, studies is missing in the land use study</p> <p>d. Recommend other interviews be conducted with local municipalities and with Provincial Ministry staff as applicable or provide an explanation as to why these interviews are not necessary</p>		d. Comment satisfactorily addressed.
Step 2	Provide Inputs to and take Outputs from Other Studies	<p>a. Share data and findings with other community studies</p> <p>b. Take into considerations data and findings from other studies that are pertinent to the subject study</p>	<p>a. Addressed.</p> <p>b. Land Use Study lacks sufficient discussion on other studies that are related to the land use study (i.e., Education,)</p>	<p>a. N/A</p> <p>b. See details in response to comment 1 in Table 4.1 above</p>	<p>a. N/A</p> <p>b. Comment satisfactorily addressed.</p>
Step 3	Analysis and assessment, identification of effects management options	<p>a. Complete an analysis of the data/information collected</p> <p>b. Describe scenarios for land use changes for the NWMO APM project lands as well as adjacent lands and emergency evacuation zone lands (if it is determined an</p>	<p>a. Addressed.</p> <p>b. Land Use Study lacks specific discussion on scenarios for land use change</p> <p>c. Addressed.</p> <p>d. Land Use Study lacks specific discussion on potential changes to the</p>	See details in responses in Table 4.1 above.	<p>a. N/A</p> <p>b. Comment satisfactorily addressed.</p> <p>c. N/A</p> <p>d. Comment satisfactorily addressed.</p> <p>e. A program to monitor potential land use changes in MSB following</p>



Step #	Step	Description of Activities	Peer Review Comments	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments
		<p>emergency evacuation zone is required)</p> <ul style="list-style-type: none"> <li>• From background research consider potential land use site controls that may be required</li> <li>• Describe scenarios for proposed future land uses taking into consideration any applicable controls</li> </ul> <p>c. Identify potential options to ensure that controls are implemented</p> <p>d. Identify potential changes to the MSB Official Plan and zoning by-laws, should the APM project be located in the MSB</p> <p>e. Identify options for a program to monitor land use changes in the MSB going forward</p>	<p>Official Plans and zoning by-laws.</p> <p>e. Land Use Study is missing options for a program to monitor land use changes</p>		<p>Project implementation should be established as part of a future Land Use Study Update.</p>
Step 4	Observations and Conclusions	<p>a. Summarize findings</p> <p>b. Set out observations and conclusions</p>	<p>a. Addressed.</p> <p>b. Addressed.</p>	<p>a. N/A</p> <p>b. N/A</p>	<p>a. N/A</p> <p>b. N/A</p>

## 4.3 Municipality of South Bruce’s Guiding Principles

The Land Use 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 D**).

Four of the 36 principles are linked to the Land Use Study: numbers 10, 11, 29, and 33. **Table 4.3** lists the four principles and how the Land Use Study informs those principles.

**Table 4.3** The Principles Associated with the Land Use Study

Principle # and Description	Consideration of the Principle in the Study
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 Land Use Study informs Guiding Principle #10 by identifying and assessing both potential direct and indirect effects on land use within the Project site and Emergency Planning Zone [EPZ (direct)] and then more broadly in the remainder of the Core Study Area and beyond (indirect). In terms of community benefits, the Study makes mention of the Centre of Expertise and suggests that it is a land use, which is more suited to be located within a settlement area rather than a rural location outside of a settlement area.
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.	The Land Use Study informs Guiding Principle #11 by identifying the Project Site and the assumed 5 km EPZ as the areas where the potential for direct effects of the Project are anticipated on land uses. Further, the Study defines the Project within the context of the Ministry of the Environment, Conservation and Parks’ D Series Guidelines as functioning similar in many ways to an industrial facility (aside from the radioactive component of the materials) with nuisance related effects being the likely potential day to day impacts. In addition, the Land Use Study does state that there is sufficient opportunity to locate the Project surface facilities within the site to avoid or minimize potential land use compatibility issues between the Deep Geological Repository (DGR) facility and nearby sensitive land uses, which would potentially need a property value protection program. Further, the Study mentions that there are planning tools available to the Municipality to control and further restrict future land use within the EPZ if necessary. As a result, the need to revisit the property value protection program established for the Project in the future to potentially include other property owners not originally covered should be less likely.
29. 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.	The Land Use Study informs Guiding Principle #29 by addressing potential infrastructure requirements of the Project within the context of the land use policy framework (i.e., roads, water and sewer services, stormwater management facilities). As a result, NWMO can incorporate the land use policy framework into the infrastructure strategy so that applicable planning approval processes are accounted for.
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 Land Use Study informs Guiding Principle #33 by providing the relevant municipal land use policy for the potential Project site, EPZ, and the Core Study Area. The Study also states that a Zoning By-law Amendment at the local municipal level and an Official Plan Amendment at the County level will be required to permit the Project in the rural/agricultural zones. NWMO would be in compliance with the County of Bruce Official Plan and MSB’s Zoning By-Law by obtaining the specified amendments for the Project.

## 4.4 Conclusions of the Peer Review

The Land Use Study satisfies its overall objective by assessing the likely changes in present and planned land use and development patterns that will occur with the Project in the MSB and neighbouring communities and its interaction

with the emergency response plan for the future facility. The Study begins by defining three study areas: Project site, Emergency Planning Zone (EPZ), and the Core Study Area. The EPZ is a 5-kilometre (km) radius around the perimeter of the NWMO owned/optioned lands to be used for the purpose of emergency response planning and evacuation, as determined by the NWMO.

The 5 km EPZ is a starting planning assumption, and the PRT recommends that it should be revisited by MSB in discussions with NWMO if the Project comes to the community and confirmed or revised based on further analysis/understanding of the Project. The Project site and EPZ are where any potential land use changes/impacts are likely to occur as a direct result of the construction, operation, and decommissioning of the Project. Indirect effects on land uses that may result from the Project are expected to take place beyond the Project site study area. Although the Study identifies existing land uses, that information is distributed throughout the Final Draft Report and is not consolidated in one stand-alone section. Consequently, the PRT recommends that a detailed investigation of existing land uses be carried out in the future as part of a potential land use update study for the Project if it is located in the community. The land use update study would inform the siting of the Deep Geological Repository (DGR) and Excavated Rock Management Area (ERMA) with the aim of mitigating land use compatibility issues and informing NWMO's property value protection program.

Next, the Study describes the relevant land use planning framework as it relates to the three defined study areas beginning with federal, then provincial and finally municipal (County, lower tier municipalities like MSB, and Conservation Authorities). The entire Project site is situated within the County of Bruce and MSB boundaries. Since the potential Project site is outside of a designated Settlement Area (e.g., Teeswater), the County's Official Plan land use designations apply: Agricultural, Rural, and Hazard for the most part. However, a portion of the Project site are within the Mineral Aggregate Resources overlay and a small area has been designated Licenced Aggregate/Quarry Operation. The MSB Zoning Bylaw applies to the entire Project site. The applied zoning categories implement the Official Plan policies and are as follows: agricultural, environmental protections, and extractive industrial.

From a provincial planning context, Provincial land use policy and guidelines do not specifically address nuclear facilities like the Project. Similarly, municipalities like the Municipality of Clarington and the City of Pickering which have nuclear facilities both recognize the facility within their boundary, but do not apply specific policies to regulate the land use of the facility or apply policies to restrict land use in the vicinity of the facility.

Notwithstanding this, the Study does appropriately note the Ministry of the Environment, Conservation and Parks' (MECP's) land use compatibility guidelines (D Series Guidelines) that are to be considered in the land use planning process to avoid and minimize impacts on sensitive land uses (such as residential uses) from land uses that may emit noise, odour, vibration, or other impacts. The D Series Guidelines do not specifically address a land use like the Project. However, aside from the radioactive component of the materials, the Project site would function similar in many ways to an industrial facility with nuisance related effects (e.g., noise, dust, vibration, etc.) being the likely potential day to day impacts. Therefore, the D-6 Guidelines would likely be a useful surrogate. Regardless, the concept of separation distances to minimize impacts of potential noxious uses is a standard planning tool in Ontario. As a result, the PRT recommends that MSB consider the D-6 Guideline and the use of separation in their discussions with NWMO as part of the planning and site development process for the Project if it is established in the community.

In addition to the Project, the Study assesses the potential implications of Study Area population and housing growth projections on the existing municipal land use planning framework based on metroeconomics base case (without the Project) and base case plus the Project data. The Study concludes that the County has sufficient lands within existing settlement areas to accommodate projected growth including that resulting from the Project. This conclusion is based on County's growth management strategy which looks at the County as a whole – meaning that if there is shortage of land capacity within a particular local municipality to accommodate forecast growth, a settlement boundary expansion would not be necessary if there is otherwise a surplus of capacity elsewhere in the County. The PRT recommends that the MSB hold discussions with the County for the purposes of re-visiting the County's growth management strategy to account for more up to date conditions and projections and providing lower tier municipalities like MSB with the opportunity to grow versus being restricted especially in light of the potential Project (see the Housing Needs and Demand Analysis Study (E08)).

The Study also touches on the land use implications of other requirements to support the development of the Project including roads, water and sewer services, and stormwater management facilities. The inclusion of this information aligns with the PRT's comments of ensuring data and findings from other studies, which are pertinent to the Land Use Study are taken into consideration. However, the Study points to future planning approval processes for detailing the land use implications of these other requirements so the information provided in the Study is limited.

Notwithstanding this, the Study does provide a more detailed assessment of the land use implications associated with the following aspects of the Project: DGR, ERMA, EPZ, projected housing needs, and Centre of Expertise which in turn guides the option assessment documented in the Final Draft Report. The following briefly summarizes the results of the option assessment from the PRT's perspective:

- **Project Site:** There is sufficient opportunity to locate the DGR facility and associated ERMA within the potential Project site area on lands that would avoid or minimize effects on natural environmental features and hazards, prime agricultural lands, and mineral aggregate resources. There is opportunity to mitigate land use compatibility issues between the DGR facility and nearby sensitive land uses as part of the siting process.
- **EPZ:** The location of the EPZ is directly related to the location of the potential Project site. Whether the EPZ is larger or smaller or in a different location has little land use implication. The surrounding lands have much the same land use designation as the lands within the currently identified EPZ, and municipalities have the same planning tools regardless of the shape or size of the EPZ to restrict many uses that could complicate emergency planning if necessary.
- **Center of Expertise:** The preferred location for the Centre of Expertise has not yet been determined and there are several potential options. In terms of land use considerations, the main distinction is whether the Centre is in an existing settlement area or located on rural lands outside of a settlement area. The Centre for Expertise is a type of land use that is most suitable to be located within a settlement area. Therefore, options for locating the Centre for Expertise within existing settlement areas (i.e., in Teeswater, Mildmay or Formosa) should be explored before any alternatives in rural locations.
- **Accommodating Indirect Development and Growth Projections:** If additional employment lands are needed to accommodate the indirect employment growth (i.e., firms supplying goods and services to the Project), the development of these lands would occur through the usual municipal planning approval and private sector land development process. However, any settlement boundary expansion would have to occur in consideration of the policies of the Provincial Policy Statement and conform to the policies of the applicable County and MSB Official Plans. Likewise, if the metroeconomics base case growth projections are adopted, there will be a need for a settlement boundary expansion in MSB before 2041. The settlement boundary expansion could occur through the approval of the new County of Bruce Official Plan and subsequent update to the MSB Official Plan, or it could occur at the next Official Plan update (e.g., in 2031).

Finally, the PRT recommends that a program to monitor potential land use changes/implications in MSB be established as part of a future Land Use Study Update if the Project is located in the community.

# 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

April 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>	Land Use Study (S15) Draft Report – Peer Review Comments	<b>Project no.</b>	11224152-MEM-22

## 1. Introduction

This memo provides the Municipality of South Bruce (South Bruce) peer review team’s comments on the Land Use Study (S15) Draft Report (Draft Report) prepared by MHBC Planning (March 10, 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, MHBC Planning) 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 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, GHD (Subject Matter Expert [SME] and Lead Consultant) considered the following information during our individual reviews of the Land Use Study Draft Report:

- Land Use Study - Statement of Work (May 2021)
- Southwestern Ontario Land Use Study Work Plan (S15), prepared by DPRA Canada Inc. (October 7, 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 7, 2022)

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?

GHD's Lead Consultant and SME held an internal 10-day Peer Review Check-In Meeting working through the preceding questions. Following this, we shared our initial observations/preliminary comments with NWMO and their consultant during a discussion on March 30, 2022, where questions were asked, clarifications were sought, and suggestions were offered. Following this discussion, our substantive comments were finalized as listed in the Comment Disposition Table (**Table 1**).

### 3. Peer review comments

As stated, the comment disposition table (Error! Reference source not found.) lists our combined comments on the Draft Report. Although the expectation established in the peer review protocol is that NWMO and their consultants will provide responses to **Table 1** comments following its receipt, NWMO and their consultants have submitted their responses to the preliminary comments GHD gave them in advance of the March 30, 2022 discussion. As a result, **Table 1** has been advanced further than normal with GHD's Lead Consultant and SME providing initial feedback to NWMO and their consultants' responses on those comments considered 'substantive'. The 'non-substantive' comments have been removed from **Table 1**.

We understand that NWMO and their consultants will finalize the Land Use Community Study Report taking into account the following:

- The March 30, 2022 discussion
- The 'non-substantive' preliminary comments (e.g., references, table/figure numbering, inconsistencies between text and tables/figures, incorrectly labeled information, spelling, etc.)
- The initial feedback provided by GHD's Lead Consultant and SME in **Table 1**.

In general, the draft Land Use Report documents the planning policy at the County level very well but would benefit by providing a more in-depth understanding of existing land uses and potential development or lack thereof to set an improved context for assessing Project implications, developing land use change scenarios and associated options for implementing land use controls that are specific to the defined Study Areas.

Presently, the draft Land Use Study Report does not address all the steps and activities of the final Work Plan. In addition, there is currently a lack of sufficient detail given for some of the steps and activities, which were not missed in the draft Land Use Study Report. This additional detail is needed to fully understand the implications of the Project on the existing, planned, and future land use framework in the Municipality of South Bruce, the Core Area, and beyond. **Table 2** summarizes the peer review team's assessment of the Work Plan.

However, NWMO and their consultants are proposing to address those missed steps and activities and provided further detail as part of finalizing the draft Land Use Report. Notwithstanding this, there is still one exception to this in that NWMO's commitment in the final Work Plan to identify options for a program to monitor land use changes in the MSB going forward has not been specifically responded to.

Table 1 Land Use Study (S15) 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 (conformity with the work plan)	<p>The draft land use study report is missing and/or only partially addresses specific steps/activities from the approved work plan as follows:</p> <ul style="list-style-type: none"> <li>– Step 1 - Review federal and provincial land use requirements for lands in proximity to a nuclear facility. The report would benefit from a discussion on federal and provincial policies and best practices with respect to land use(s) in proximity to a nuclear facility</li> <li>– Step 1 - Review municipal strategies related to nuclear facilities. The report would benefit from a discussion on research strategies other municipalities that host nuclear facilities have established with respect to nuclear facilities</li> <li>– Step 1 - Compile, review, identify and document current land use data. The report would benefit from a discussion on other planning initiatives including environmental assessments and active planning development applications in the study area (if applicable)</li> <li>– Step 2 – Take into considerations data and findings from other studies that are pertinent to the subject study. The report would benefit from including land use related aspects from other studies (e.g., social programs and education studies that could have in-direct land use effects)</li> <li>– Step 3 – the report would benefit from including a description of scenarios for land use changes and specific recommendations and a program to</li> </ul>	<p>Per the October 7, 2021 <i>Land Use Study Work Plan</i>, Step 1 activities a-c are as follows:</p> <ol style="list-style-type: none"> <li>a. “Review federal and provincial land use requirements for lands in proximity to a nuclear facility</li> <li>b. Review municipal strategies related to nuclear facilities</li> <li>c. Compile, review, identify and document current land use data:</li> </ol> <p>MSB existing plans (e.g., Official Plan, Secondary Plans, etc.), policies, studies (e.g., Growth Management Studies, Environmental Assessments, etc.) and zoning by-laws</p> <p>Neighbouring municipalities (Huron-Kinloss and Brockton) existing plans (e.g., Official Plan, Secondary Plans, etc.) as necessary</p> <p>Bruce County plans (e.g., Regional Official Plan) and policies”</p> <p>Can provide additional brief commentary (if available) consistent with what is described in Work Plan Step 1a-c above. For example, will include some commentary in Section 3 on:</p> <p>Federal and provincial land use requirements for lands in proximity to a nuclear facility (not much to provide, but can state that in the commentary)</p> <p>Review municipal land use strategies related to nuclear facilities (e.g., for Pickering, Kincardine, Clarington)</p> <p>Ongoing/planned environmental assessments, etc. in the MSB</p>	<p>It is understood that there is a lack of Federal land use requirements / regulations. Therefore, 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
		monitor land use changes in the study area going forward	<p>Per the October 7, 2021 <i>Land Use Study Work Plan</i>, the Step 2b activity is as follows:</p> <p>“Take into considerations data and findings from other studies that are pertinent to the subject study”</p> <p>Do not see any relevant land use related findings from the draft <i>Vulnerable Populations/Social Programs</i> or <i>Local/Regional Education</i> community study reports to include in the <i>Land Use Study</i>. Findings from the draft <i>Housing Needs and Demand Analysis, Infrastructure Baseline and Feasibility, Emergency Services, and Aggregate Resources</i> community study reports have been considered. Findings from other community study reports, such as the <i>Road Conditions Study</i>, and MSB-led studies (e.g., <i>Agricultural Business Impact Study, Effects on Recreational Resources</i>, etc.) can be considered in the <i>Land Use Study</i> report if they become available prior to the due date for the final <i>Land Use Study</i> report.</p> <p>For Step 3 comment, see response to comment 45 below.</p>	
2	1.3 Objectives	<p>Expand the specific objectives to include the following:</p> <p>(1) address planned land uses and development patterns, (2) anticipated positive and negative effects of the project on existing and planned land uses and development options, and (3) proposed strategies for mitigating adverse effects and enhancing the benefits of the project</p>	<p>From discussion with the PRT/MSB on March 30, understand that this is not a request to expand the objectives, but to provide some additional clarity in the report related to items 1-3. The stated objectives of the study in the work plan/report will not be revised.</p>	Comment satisfactorily addressed.
3	1.3.2 Spatial Boundaries	Define the study area for indirect land uses from the project	<p>Unable to ‘define’ a study area for indirect land uses based on the information available. Per discussion with the PRT/MSB on March 30, and noted</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
			below, the <i>Land Use Study</i> report will be revised to specify three study areas: Core Study Area (the five municipalities as noted in the Keir economics studies), EPZ and potential Project site. If appropriate, it will also be noted that indirect effects may extend beyond the study areas identified for the <i>Land Use Study</i> .	
4		Figure 1 and related text should be revised to include Morris-Turnberry as the 5th municipality making up the Core Study Area.	Core Study Area terminology is from Keir economics studies. Will revise to refer to 'Core Study Area' in the <i>Land Use Study</i> . Figure 1 is being revised.	Comment satisfactorily addressed.
5		Are there actually 3 study areas: project site, EPZ, and L U Study Area?	Yes, can revise to specify Core Study Area, EPZ and potential Project site as three study areas.	Comment satisfactorily addressed.
6		Reference is made to "general area for the Project Site". isn't this the Core Study Area as defined in other CS? If so, then name it as such for continuity in this report.	See response directly above.	Comment satisfactorily addressed.
7	1.3.2.1	This section should address Task 1a. What about land use impacts caused by the development of the project relating to residential/industrial/commercial construction (indirect)? Where is this captured?	1.3.2.1 is a discussion on the spatial boundaries. See responses to comments 1 and 4 above. Step 1a is addressed in Section 3 of the report.	Comment satisfactorily addressed.
8	2.2.1	There is no mention of any interviews with local municipalities within Bruce County or Huron County (i.e., Huron Kinloss, Morris-Turnberry, etc.) or with Grey County and County of Wellington, and or no rationale or explanation for why such interviews were not conducted or deemed unnecessary.	The land use planning function occurs at the county level and not at the local level. Some additional detail around this will be added to Section 2.2.1. Interviews were held with Bruce County and Huron County. Grey County / Wellington County are not in the land use study area. Interviews were undertaken with Core Area municipalities for the <i>Housing Needs and Demand Analysis Study</i> . Notes from these interviews will be reviewed and relevant information can be incorporated.	Comment satisfactorily addressed.  Any future Land Use Study update should more directly incorporate knowledge holder interview key takeaways specifically those that inform conclusions / recommendations as appropriate.

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
9	2.2.1	While it is understood that the lands are not subject to any geographic specific Provincial plans, there is no reference to interviews with Provincial ministry staff (i.e., MMAH, OMAFRA, NDMNRF). This is recommended or at a minimum the report should explain why such interviews were not conducted or deemed unnecessary.	As land use is primarily a local matter and provincial policy is well documented and understood, there was no need to conduct interviews with provincial agencies/ministries. Some additional detail around this will be added to Section 2.2.1.	Additional text has been added to section 2.2.1 of the Final Draft Report to explain the reasoning for not conducting interviews with Provincial Ministry staff. Comment satisfactorily addressed.
10	2.2.1	No reference to interviews with local developers as stated in the October 2021 work plan	Will cross-reference with interview(s) Keir Corp. conducted with local developers and reference them under Section 2.2.1.	Comment satisfactorily addressed.
11	2.2.1	Second Huron County interview of November 17, 2021 is not identified.	Focus of Nov. 17, 2022 interview was with respect to the Housing and Regional Economic Development studies (Keir). Will review the notes and will reference under Section 2.2.1 if relevant.	Comment satisfactorily addressed.
12	2.2.2 Other Key Data Sources	What about residential, and/or ICI development plans: preliminary, draft approved, registered? What data sources are being relied upon to address Steps 1a and 1b?	Will add to Section 2.2.2 and note data sources applicable to Steps 1a and 1b.	Existing Conditions 3.1 has been updated to account for active development applications in MSB. Comment satisfactorily addressed.
13	2.3	Include decommissioning in addition to “construction and operation” in the second paragraph. Consider the following potential land use changes resulting indirectly because of the project: – IC&I growth – Infrastructure & facilities – Aggregate extraction	The Community Studies are not discussing decommissioning (see temporal boundaries). Per discussion with PRT/MSB on March 30, can add a mention of decommissioning in Section 2.3 to be consistent with other sections of the report. While IC&I growth is beyond the scope of this study, if/where appropriate, can add a mention that the potential exists. Additional information can be added to Section 2.3 to reference the infrastructure and aggregate studies.	Comment satisfactorily addressed.
14	2.3.1 Analysis Method	Need to consider the land use implications from other draft CS Reports like infrastructure, Aggregates, Tourism, Recreation, Agricultural, etc.	Draft infrastructure and aggregate community study reports have been considered in the development of the draft land use report.	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
			MSB/PRT has not provided tourism, recreation, agricultural or any other draft reports as of April 1. They are expected to be issued in April and May. When these draft reports are provided, they can be considered in the <i>Land Use Study</i> if they are available prior to the due date for the final <i>Land Use Study</i> report.	
15	2.3.1.2	Why is No. 1 any different from the preceding No. 1 under Section 2.3.1.1?	2.3.1.1 is specific to the Project site and EPZ for direct effects and 2.3.1.2 is specific to the Land Use Study Area (5 core municipalities) for indirect effects.	Comment satisfactorily addressed.
16	3 Existing Conditions	Include a section describing existing land uses for the project site, EPZ, and study area to set baseline conditions	A short summary of existing land use and regulations that apply to the project site and EPZ can be included, with the details provided in the subsequent sections.	The PRT acknowledges that the description of existing land uses for the 3 defined study areas is included in the Final Draft Report, but not very detailed and in various sections throughout the document vs a single consolidated section. The PRT recommends that a future land use study update should include a much more detailed description of existing land uses / conditions.
17	3.1, fourth paragraph	Define the “study area” when referencing it throughout the report	Yes, can define.	Comment satisfactorily addressed.
18	3.2 Provincial Policy	Need to include any planning policy associated with OMAFRA (farming/agriculture) or NDMRNF (similar to Comment No. 7)	Can include a paragraph to reference OMAFRA and NDMRNF.	Comment satisfactorily addressed.
19	3.2.5, last paragraph	Define D-2 Guidelines in 2 <sup>nd</sup> paragraph. Recommendations are included in the Existing Conditions section (which become buried in the text). Move to appropriate section.	Yes, can add a definition. Will move recommendations to applicable section if necessary.	Comment satisfactorily addressed.
20	3.3.1 Bruce County Official Plan	Page 18 – “the County OP identifies that there are sufficient lands within existing settlement areas and new or expanded settlements are not required.” Should clarify that this does not include the current County OP review and current	Yes, can provide clarification.	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
		growth management work and does not account for additional housing needs as a result of this project.		
21	3.3.5	Why the focus on location of Mennonite schools and churches in a section that discusses zoning?	This was provided as an example to illustrate that these types of uses would require a zoning by-law amendment and are limited in terms of size and scale. Per PRT/MSB discussion on March 30, additional detail will be added to this section to provide clarification around this example.	Comment satisfactorily addressed.
22	3.4	Section 3 needs to be revised to be based on metroeconomics study's information and summarize the key findings in terms of expected growth (no analysis is provided just a basic comparison).	Have been advised to simply use the metroeconomics projections and not provide any analysis or commentary on them. Per discussion with the PRT/MSB on March 30, confirmed it is fine to include both the County and metroeconomics growth projections and note how the Counties presently allocate growth. Section 6 'Options Assessment' will utilize only the metroeconomics growth projections and note that with this level of anticipated growth, the Counties' growth management strategies would need to change. Will not provide any commentary on what will happen or what the Counties may do with respect to this.	Comment satisfactorily addressed.
23	3.4.1	The LU Study Area needs to be re-defined to include the 5 municipalities vs the 4 presently defined	The text does include all 5 municipalities. As noted above, Figure 1 is being revised.	Comment satisfactorily addressed.
24	3.4.1	Table 4 – not clear if these projections included new housing and population as a result of this project?	It does not. Will clarify the text, Table 4 includes the County projected growth.	Comment satisfactorily addressed.
25	3.4.1	Text references the draft housing needs and demand analysis study but lacks any further information or detail on how this housing study relates to the land use study.	Yes, some clarification can be added.	Comment satisfactorily addressed.
26	3.4.2	County has concluded that no settlement boundary expansions are needed to	Yes, we can add clarification.	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
		accommodate the forecasted growth to 2046. Does this account for new population resulting from this project? If not, need to clarify.		
27	Figure 9	Illustrates location of Mennonite churches. Why only these churches? Absence of other land uses (i.e., Sensitive land uses)?	See response to comment 22 above.	Comment satisfactorily addressed; however, see Response to comment 16.
28	4.1.1	Include DGR Site figure for visual understanding of Sections 4.1.1 and 4.1.2	Yes, can include.	Comment satisfactorily addressed.
29	4.1.3	Emergency planning zone – confusing what this means or what this is saying. “offset area around a facility for which emergency planning and preparation are done in advance...” can this be further explained?	This is information was provided to DPRA by NWMO for use in the Emergency Services and Land Use community studies as described in our February 25 email to GHD. Additional clarification around the quoted text along with a clearer link to the <i>Emergency Services Study</i> will be added to this section.	Comment satisfactorily addressed.
30	4.1.4.1	Please clarify “related planning approvals process” in the report so it is clearer as to what process is being referred to.	Will clarify.	Comment satisfactorily addressed.
31	4.2.2	600 new housing units required, to be located in SB and 4 adjacent municipalities in the study area. Where, how? Is there land available in the settlement areas for this, relationship to Bruce County OP review process and growth management. See also section 6.4	Will be reviewed/updated to include relevant information from the revised <i>Housing Needs and Demand Analysis Study</i> (in preparation). Between the <i>Land Use Study</i> and the <i>Housing Needs and Demand Analysis Study</i> , additional information can be added to provide more context around where housing capacity is available (e.g., from the County lands needs assessments). Can also include relevant MSB/County OP mapping for settlement areas in MSB.	Comment satisfactorily addressed.
32	4.2.4	Centre of Expertise – located in Teeswater. Further detail and explanation are suggested. Could	This level of detail on the Centre of Expertise is not available and a site assessment for a potential location is beyond the scope of this study. During the March 30 discussion with the	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
		potential sites in Tesswater / Mildmay be identified?	PRT/MSB, MSB confirmed that the <i>Land Use Study</i> should not provide any suggestions regarding potential sites in Teeswater/Mildmay but can simply state that the Centre of Expertise will be in MSB, and could be located on the potential Project site, in a rural area, or in one of the three settlement areas. The facility will have to meet all the necessary planning requirements/approvals. This level of information with also be included in Section 6.	
33	5.1.1, first paragraph	What about effects of land ownership changes - from private to NWMO (Federal Gov't)? lease back to farming community, homes rented out? Example being the planned, but never built Pickering Airport.	<p>This is beyond the scope of this study. As noted by MSB during the March 30 discussion, the NWMO is a not-for-profit organization, not a government agency. However, mapping will be updated to show 'NWMO land under contract' (NWMO owned/optioned land) and a small piece that is 'NWMO land not being considered for the potential Project site'. This will be updated in all other DPRA community study reports going forward.</p> <p>During the PRT/MSB March 30 discussion, MSB noted that the lands that will be used for the potential Project facility on the site would be under license by CNSC and would be zoned for that purpose/would receive a nuclear designation. The remaining lands under NWMO contract ('the balance of site') would not necessarily have a change in use just because the ownership changes. MSB noted that there are many opportunities for these lands including start-up farming, University of Guelph research station, variety of community uses, etc. The <i>Agricultural Business Impact Study</i> will provide more information on this when available (targeted for early May).</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
			<p>The <i>Land Use Study</i> can include a reference to the <i>Agricultural Business Impact Study</i> regarding potential future agricultural uses for the balance of site in Section 6 of the report.</p> <p>During the PRT/MSB March 30 discussion, MSB asked about the need for a special zoning by-law condition on the lands that will have the DGR facility underground and agricultural or other land uses on the surface. Would like to understand if something like this would be required. MHBC will investigate this and provide commentary.</p>	
34	5.5.1, 4 <sup>th</sup> paragraph	References to “existing sensitive land uses” are made, but they should be defined/mapped.	See response to comment 22 above.	The comment remains unaddressed, Other sensitive land uses have not been defined or mapped.
35	5.2.1 Projected Housing Needs	Consider other effects of indirect development - ICI, infrastructure, aggregate, community facilities?	See response comment 11 above.	Comment satisfactorily addressed.
36	5.2.1	Indicates that the 600 additional housing units can be accommodated within the existing land supply that is available in the entire County, yet section 4.2.2 indicates that these new units are expected to be located in SB and 4 adjacent municipalities in the study area. Suggest reference to entire county should be corrected to core study area. Need to understand the effects of 600 housing units on the core study area. Also, provide the approximate timeframe required for the normal planning approval process for a settlement boundary expansion so that enough lead time is understood and planned for by MSB.	<p>Will be reviewed/updated to include relevant information from the revised <i>Housing Needs and Demand Analysis Study</i> (in preparation).</p> <p>Information on the typical lead time for approvals/process related to a settlement boundary expansion can be provided.</p>	Comment satisfactorily addressed.
37	5.2.2 Centre of Expertise	Identify anticipated timeline requirements in the report (e.g., “likely required Site Plan approval and/or other typical	Can add some information around likely time required for ZBL amendment/site plan approval, etc.	Section 5.2.2 has been updated to reference typical planning approval

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
		municipal approvals"). Similar comment in Section 5.3 2 <sup>nd</sup> paragraph.		process timelines. Comment satisfactorily addressed.
38a	6.1 Options for the Project Site	Question asked by PRT during the March 30 discussion, regarding the statement in the report that the current potential Project site could be extended or expanded.	Will provide some clarification in the report around this statement, it was not intended to have the conclusion be the potential Project site could be extended or expanded. A statement will be added to note that there is an opportunity to locate the Project-related facilities on the site and also avoid the areas with constraints (e.g., prime ag land, environmentally significant areas, etc.). The word 'considerable' will be removed from paragraph 2 in this section.	Comment satisfactorily addressed.
38b	6.3 second paragraph	Should a preliminary list of options (e.g., potential sites) be identified as part of this Study so MSB has a better understanding if the Centre can be reasonably sited in an existing settlement area vs the rural area?	See response to comment 37 above.	Comment satisfactorily addressed.
39	6.4	Reference to additional employment lands is stated in the 1 <sup>st</sup> paragraph, but should this not be delved into greater detail – current availability of appropriately designated/zoned lands, locations, level of servicing – described as part of existing conditions	The level of detail needed to provide this level of assessment is not available. Also see response to comment 37 above.	Comment satisfactorily addressed.
40	7.1	Lacks a description of scenarios for land use changes and lacks specific recommendations and a program to monitor land use changes in the study area going forward	The community studies are not to provide recommendations, only 'options' for further considerations/discussion by MSB/NWMO. Options that might require land use changes for the potential Project site, EPZ and Centre of Expertise have been provided in Section 6. Additional clarification can be added to Section 5.1.3 with respect to the planning tools available and their implementation and monitoring. An approach for	Comment satisfactorily addressed.  A program to monitor potential land use changes in MSB following project implementation should be established as part of a future land use study update.



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
			monitoring land use changes in the EPZ over time can be added to Section 6.2.	
41	Appendix C	Include summary of information gleaned	A brief summary of the key takeaways from the knowledge holder interviews can be added to Appendix C.	Comment satisfactorily addressed. However, the PRT recommends that the future land use study update should more directly incorporate the knowledge holder interview key takeaways especially those that directly inform the conclusions/recommendations as appropriate.

**Table 2 Assessment of the study work plan - Table 1. Land Use 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>a. Review federal and provincial land use requirements for lands in proximity to a nuclear facility</p> <p>b. Review municipal strategies related to nuclear facilities</p> <p>c. Compile, review, identify and document current land use data:</p> <ul style="list-style-type: none"> <li>• MSB existing plans (e.g., Official Plan, Secondary Plans, etc.), policies, studies (e.g., Growth Management Studies, Environmental Assessments, etc.) and zoning by-laws</li> <li>• Neighbouring municipalities (Huron-Kinloss and Brockton) existing plans (e.g., Official Plan, Secondary Plans, etc.) as necessary</li> <li>• Bruce County plans (e.g., Regional Official Plan) and policies</li> </ul> <p>d. Undertake interviews with key knowledge holders</p>	<p>a. This is missing in the land use study</p> <p>b. This is missing in the land use study</p> <p>c. Reference to Environmental Assessments and potentially other relevant plans, policies, studies is missing in the land use study</p> <p>d. Recommend other interviews be conducted with local municipalities and with Provincial Ministry staff as applicable or provide an explanation as to why these interviews are not necessary</p>	See details in above response to comment 1 in Table 1.	<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 2	Provide Inputs to and take Outputs from Other Studies	<p>a. Share data and findings with other community studies</p> <p>b. Take into considerations data and findings from other studies that are</p>	<p>a. Addressed.</p> <p>b. Land Use Study lacks sufficient discussion on other studies that are related to the land use study (i.e., Education,)</p>	<p>a. N/A</p> <p>b. See details in response to comment 1 in Table 1 above</p>	<p>a. N/A</p> <p>b. Comment satisfactorily addressed.</p>

Step #	Step	Description of Activities	Peer Review Comments	How and Where Comments are Addressed	Peer Review Responses to DPRA Comments
		pertinent to the subject study			
Step 3	Analysis and assessment, identification of effects management options	<p>a. Complete an analysis of the data/information collected</p> <p>b. Describe scenarios for land use changes for the NWMO APM project lands as well as adjacent lands and emergency evacuation zone lands (if it is determined an emergency evacuation zone is required)</p> <ul style="list-style-type: none"> <li>• From background research consider potential land use site controls that may be required</li> <li>• Describe scenarios for proposed future land uses taking into consideration any applicable controls</li> </ul> <p>c. Identify potential options to ensure that controls are implemented</p> <p>d. Identify potential changes to the MSB Official Plan and zoning by-laws, should the APM project be located in the MSB</p> <p>e. Identify options for a program to monitor land use changes in the MSB going forward</p>	<p>a. Addressed.</p> <p>b. Land Use Study lacks specific discussion on scenarios for land use change</p> <p>c. Addressed.</p> <p>d. Land Use Study lacks specific discussion on potential changes to the Official Plans and zoning by-laws.</p> <p>e. Land Use Study is missing options for a program to monitor land use changes</p>	See details in responses in Table 1 above.	<p>a. N/A</p> <p>b. Comment satisfactorily addressed.</p> <p>c. N/A</p> <p>d. Comment satisfactorily addressed.</p> <p>e. A program to monitor potential land use changes in MSB following Project implementation should be established as part of a future Land Use Study Update.</p>
Step 4	Observations and Conclusions	<p>a. Summarize findings</p> <p>b. Set out observations and conclusions</p>	<p>a. Addressed.</p> <p>b. Addressed.</p>	<p>a. N/A</p> <p>b. N/A</p>	<p>a. N/A</p> <p>b. N/A</p>

# **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.

## Capacity Building

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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