



# Memorandum

August 04, 2022

<b>To</b>	Dave Rushton/Catherine Simpson, Municipality of South Bruce		
<b>From</b>	Greg Ferraro and Ian Dobrindt (GHD)/Laura Boksman (RSIC)/AD/mma	<b>Tel</b>	+1 519 884 0510
<b>Subject</b>	Agriculture Business Impact Study (E05) Draft Final Report GHD Leadership Team Technical Peer Review Comments	<b>Project no.</b>	11224152-MEM-29

## 1. Introduction

This memo provides GHD Leadership Team's peer review comments on the Agriculture Business Impact Study (E05) Draft Final Report (Draft Final Report) prepared by Deloitte on July 22, 2022 for your consideration. The Agriculture Business Impact Study is one of the 24 socio-economic community studies aimed at helping the South Bruce community make informed decisions about the Nuclear Waste Management Organization (NWMO) Project and the potential positive and negative impacts and benefits of locating the repository and associated facilities within the Municipality of South Bruce (South Bruce). Since the Agriculture Business Impact Study is being led solely by South Bruce through its retained consultants, the peer review it is not subject to the formal peer review protocol that was developed to support a collaborative approach between NWMO and South Bruce for all NWMO led and joint NWMO/South Bruce led community studies.

Notwithstanding this, South Bruce requested that the GHD Leadership Team carry out a technical peer review of all municipally led community studies reflecting the approach and intent of the peer review protocol to maintain the same level of reporting consistency and reliability across all 24 socio-economic community studies regardless of the author.

It is noted that the NWMO led and joint NWMO/South Bruce led community studies are to be carried out in accordance with a corresponding Work Plan that was peer reviewed while the South Bruce led studies are guided by a Project Charter. It is understood the Project Charter is to be referenced in creating the South Bruce led study and includes an engagement plan, a detailed work plan, and a project timeline. The Project Charter confirms the study scope and tracks progress towards the achievement of deliverables including project sequencing and staging of tasks, key decision points, completion date of the study deliverables and the roles and responsibilities of both South Bruce and the retained consultant.

## 2. Technical Peer Review Approach

The technical peer review of the Draft Final Report was carried out by the GHD Leadership Team (Greg Ferraro and Ian Dobrindt) and GHD's subconsultant Radiation Safety Institute of Canada (RSIC; Laura Boksman) guided by the peer review protocol developed between NWMO and South Bruce. The technical peer review of the South Bruce led study involved the following sequential activities:

- Review the Draft Final Report having the following questions in mind:
  - Has the Project Charter been complied with?
  - Has the overall objective of the community study as articulated in the Project Charter been met?
  - Are the findings and recommendations sound, traceable, and understandable based on the methodology including data collection, analysis, and synthesis?
  - Has the most current available pertinent information from the NWMO Project and other on-going socio-economic community studies been utilized?
- Provide preliminary comments to South Bruce and Deloitte via a reviewed version of the Draft Final Report for their initial consideration
- Hold a workshop meeting with South Bruce and Deloitte to discuss the preliminary comments and proposed changes to the Draft Final Report
- Finalize the peer review comments and proposed changes documenting them in a formal memo for submission to South Bruce and Deloitte for their consideration in finalizing the Draft Final Report

## 3. Technical Peer Review Comments

South Bruce was provided initial peer review comments in the reviewed version of the Draft Report on July 7, 2022. A workshop meeting with South Bruce and Deloitte was then held on July 8, 2022 to review the initial comments and to discuss review how the comments can be considered by Deloitte. In attendance and participating in the workshop were South Bruce, Deloitte, and GHD. Subsequently an amended Draft Report was prepared by Deloitte and received by GHD on July 18, 2022. The amended July 18 Draft Report was subject to peer review by GHD and RSIC.

The initial peer review comments and observations were both substantive and non-substantive. The non-substantive comments were editorial in nature including references, clarifications, consistency of terminology, etc. The non-substantive comments have been addressed by Deloitte as part of amending the Draft Report.

**Table 3.1** summarizes the substantive comments provided on July 8, 2022 as well as the status of those comments following the PRT's review of the amended Draft Report. A peer review of potential radiation safety risk to agriculture land uses adjacent to the DGR was carried out by RSIC and is included with this memo as **Attachment 1**.

### *Study Overview*

The key objective of the Agriculture Study is to identify the potential for NWMO Project to change the agriculture/agribusiness operations within South Bruce and surrounding area. The amended Draft Report provides a detailed characterization of the existing South Bruce agriculture/agribusiness profile. The data for South Bruce is compared to the data for the County of Bruce to further characterize the nature and magnitude of agriculture operations within South Bruce.

The Study states there is considerable support within the community for agriculture, and a high degree of interest in developing value-added opportunities and agribusiness. There is interest in developing businesses in food processing, culinary and agriculture technology. The Study continues by identifying that on an

international scale most nations are siting their nuclear waste facilities within agriculture settings with no evidence that near-by farming operations or commodity pricing have been impacted.

Economic opportunities and strategies for enhancing the agribusiness, education and tourism are presented and well described and focus on beneficial uses of the Centre of Expertise.

The study concludes with recommendations for tracking changes in commodity pricing and land values, pursuing establishment of agriculture related research facilities on NWMO lands and research related programs at the proposed Centre of Expertise, expanding economic impact of local agriculture experiences and local food within the tourism industry and collaborations between the agriculture business, agriculture organizations and government.

The study identifies the NWMO Project has the potential to impact the agriculture and agribusiness sector in South Bruce in both positive and negative ways and recommends monitoring for project effects.

**Table 3.1**      *Agriculture Business Impact Study Comment Disposition Table*

<b>Comment number</b>	<b>Report section reference</b>	<b>Technical Peer Review Comments July 8, 2022</b>	<b>Technical Peer Review Comments July 18, 2022</b>
1	1	The study area for the Agriculture Study is unclear and not defined in the introductions of the study. The agriculture business profile provides data for South Bruce, while the Stakeholder Engagement Summary also includes engaging with residents of Huron-Kinloss.	Study Area is identified as South Bruce and where data is available Bruce County. Information on the engagement of Huron Kinloss stakeholders is included in the engagement summary. Comment satisfactorily addressed.
2	1	Beneficial to note that the Agriculture Study builds on the South Bruce's 2021 Economic Development Strategy Update and to identify companion studies that provide pertinent inputs into the Agriculture Study.	Comment satisfactorily addressed.
3	2	Section 2 of the Study presents the current agriculture and agribusiness profile. For certain aspects of the profile Statistics Canada data is used for the years 2016 and 2021 to identify trends in the agriculture business operations. For other aspects the 2021 data for South Bruce is compared to the 2021 data for Bruce County. It is unclear the as to the reasoning or purpose for this approach.	The agriculture business profile remains to be a large collection of data and facts for South Bruce and to a lesser extent Bruce County. The key findings are summarized however how the some of the data is considered pertinent to the study and to the project effects assessment is not described. Further development and refinement of the existing agriculture business profile is recommended to better align with specific recommendations.
4	2	The Study indicates a decrease in the capital value of farms with a capital value of less than \$1,000,000. The basis for this conclusion needs further analysis as the value of land continues to increase.	Profile amended to include capital value increases between 2011 and 2021 with significant increases for all size of farms occurring in the first half of this period. No capital value decreases identified. Comment satisfactorily addressed.
5	2	The Study indicates there is a substantial reduction in acreage for almost all field crops between 2016 and 2021. Suggest further research into Statistics Canada data on this as large acreages being removed from production in South Bruce is not apparent to local stakeholders.	The agriculture business profile has been amended to compare data between 2011 and 2021. Profile continues to report a significant decrease in field crop acreages for various crops. The study cautions the use of the Statistics Canada data relative to geographic assignment. Further research into Statistics Canada data recommended to better understand use of the data.
6	2	What is the purpose of listing all South Bruce businesses and agriculture organizations? Unclear how this is used in the project effects assessment.	Lists amended to including value added agriculture processing and business services and agritourism and included in the Agribusiness section of report. Comment satisfactorily addressed.

Comment number	Report section reference	Technical Peer Review Comments July 8, 2022	Technical Peer Review Comments July 18, 2022
7	3	"Potential Changes to Agriculture and Agriculture Business" - this section should identify the potential for both positive and negative changes. Also, this indicates there is an absence of conclusive evidence on the lack of negative effects on agriculture business nearby nuclear facilities. The case studies both internationally and within Canada provide such evidence as presented further on in Section 3 describing international examples.	Actual and perceived as reported for several international projects describe both positive and negative effects. Comment satisfactorily addressed.
8	3/4	DGR Surplus Acreage – the Study indicates that 1400 acres of the DGR lands may be surplus and may continue to be used for agriculture uses. The DGR lands contain wood lots, wetlands, river flood plains, hazard lands and other sensitive land features as well as aggregate resources subject to future development resulting in a significant reduction in DGR lands available for ancillary or agriculture uses after the DGR facility and ERMA are sited and constructed.	DGR Surplus Acreage no longer quantified. Ancillary beneficial uses are identified and include continued agriculture operation with research on new technologies. Comment satisfactorily addressed.
9	3	Agriculture Activities near Nuclear Power Plants – refer to the attached review of the Agriculture Study by Radiation Safety Institute of Canada on the potential for radiation impacts to adjacent agriculture land uses nuclear waste facilities. Section should clearly differentiate the difference of the risk levels between nuclear power generating facilities and nuclear waste management facilities.	Mitigation Measure Analysis provides emphasis on monitoring and safety Monitoring programs for international waste management facilities are described. Comment satisfactorily addressed.
10	5	Study recommends a Commodity Value Monitoring Program – recommend referring to case studies in both Canada and internationally for types of programs and actual results	Case studies included with results indicating no evidence of discernible impacts on commodity values has been identified. The approach or framing of a CVM Program for South Bruce was not developed as part of the Study. It is noted that marking boards control the costs for many agriculture products. The CVM Program is however directly applicable to direct sales businesses and as such the recommendations for a program should articulate specific objectives.
11	5	Property Value Monitoring Program – ensure the description and purpose the PVM Program being proposed/developed by the NWMO is up to date	Comment outstanding.
12	5	Study recommends the PVM Program be implemented within a 5 km radius of the DGR. Rationale should be provided for this distance.	Clarification that the PVM Program is being developed by the NWMO. The initial 5 m radius is proposed by the NWMO for emergency management purposes and was adopted by the initial PVM Program. Ultimately the radius will be set by the by the Canadian Nuclear Safety Commission.

Comment number	Report section reference	Technical Peer Review Comments July 8, 2022	Technical Peer Review Comments July 18, 2022
13	7	Guiding Principles – The assessment of how the Agriculture Study informs certain Guiding Principles are provided in Section 3 of the Draft Report under “Agriculture Activities near Nuclear Power Plants”. This information may be better presented after the recommendations are listed and described to better integrate the recommendations with addressing the Guiding Principles.	Identification of the Guiding Principles informed by the Agriculture Study is provided along with the recommendations. The recommendations describe opportunities and strategies to address the pertinent guiding Principles, however specific description of how the principle is informed by the Study is not provided. Comment partially addressed.

## 4. Municipality of South Bruce’s Guiding Principles

The Agriculture Business Impact Study informs five of the 36 guiding principles associated with it, which were 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 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 (**Attachment 2**).

Five of the 36 principles are linked to the Agriculture Business Impact Study: numbers 5, 10, 13, 19, and 23. **Table 4.1** lists the five principles and how the Agriculture Business Impact Study informs those principles.

**Table 4.1** *The Principles Associated with the Agriculture Business Impact Study*

<b>Principle # and Description</b>	<b>Consideration of the Principle in the Study</b>
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.	The Agriculture Business Impact Study informs Guiding Principle # 5 by identifying potential project effects and measures to mitigate those effects that could result in negative impacts.
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 Agriculture Business Impact Study informs Guiding Principle # 10 by identifying potential positive and negative socio-economic impacts of the Project on South Bruce agriculture business. The study provides recommendations and strategies to enhance the positive impacts and mitigate the negative impacts. The recommendation for monitoring the project effects is made.
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.	Recommendations are made for South Bruce advocate on behalf of the agriculture business community to the NWMO, Province of Ontario, and the Gov’t of Canada for funding of research and development initiatives, technology and innovation, education and training, demonstrations for agriculture, agribusiness, and agritech sectors linked with the Centre of Expertise, post-secondary education institutions and other organizations
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.	The Study describes strategic uses and roles for the Centre of Expertise in promoting the awareness and development of the South Bruce agriculture business, agritourism and agritech sectors and makes suggestions for securing funding for the design and construction of the Centre.
23. The NWMO will enter into an agreement with the Municipality providing for community benefit payments to the Municipality.	The Study makes recommendations for the NWMO to contribute in the funding of strategic uses of the Centre of Expertise to increase the awareness of the agriculture business, agribusiness and agritech as well as the training and development of the next generation of the agriculture labour force.

## 5. Peer Review

The PRT is of the view that the Agriculture Business Impact Study satisfies its overall study objective as outlined in the Project Charter by characterizing the exiting South Bruce agriculture business and providing a comprehensive economic profile. The Study generated significant volume of data and information and included analyses of the data to address the study objectives. Stakeholder engagements were carried out with the views and concerns of the stakeholders presented. Recommendations are provided to advance the awareness and

future growth of the agriculture, agribusiness and agritech sectors in South Bruce. The peer review has identified the following substantive comments and recommendations for further study in key areas.

The agriculture business profile contains significant volume of data obtained from Statistics Canada and other regional/local sources. However, a clear and concise summary of the of the current agriculture business trends is not provided and would be beneficial especially when considering the potential project impacts described with in the study. The pertinence of some of the data and how it is used in support of the study recommendations is unclear. No discussion on future trends on the agriculture business without the project is provided. Further to this, the Study does not consider the effect baseline population growth on the agriculture business as forecasted by metro economics independent of the project.

It is recommended that the business profile be further categorized between types of agriculture businesses (i.e., commercial farms versus direct sales) and also the size of farms. There are meaningful distinctions between different farming operations in terms of market risks, production scale, use of technology and business models. Further refinement of the profile will allow for focusing of the recommendations such that they are better matched across the range and type of farming operations.

The Study presents the results of the stakeholder engagement process identifying both enthusiasm for economic opportunity and concern of negative stigma, business impacts, change of community character and radiation safety risk. RSIC review of potential safety risk is included as **Attachment 1**. RSIC confirms the science being definitive about safety, but it is recognized this does not address potential concern and perceived risk.

It is noted safety risk to adjacent agriculture operations also includes impacts from significant volumes of project construction and operation traffic. Dedicated safe haul routes are required to minimize the level of impact.

The stakeholder engagement generated recommendations and ideas for developing the agribusiness with the Centre of Expertise being a hub for technical knowledge sharing and agriculture functions. Further development of the strategic initiatives could be carried out with a greater emphasis on education and training for next generation farmers and development of the future labour pool for the agriculture business.

The SOARR Analysis is carried out with results identifying key goals for the agriculture business and the community culture. The goals are adopted and imbedded within the Study recommendations which are made to address potential impacts on the agriculture business. Identifying that SOARR goals are included and how they are adopted would be helpful.

Recommendations are made for South Bruce to advocate for government funding for an establishment and operation of an Agritech Demonstration Farm, the Centre of Expertise and improved program funding for the agriculture and agribusiness sector. As there is limited funding and significant competition the initiatives should be prioritized with a strategic implementation plan to optimize positive impact to the South Bruce agriculture business.

Recommendations made as part of the study should be made as suggestions and opportunities and not directives. The recommendations for the elements and content for the Community Benefit Agreement is not considered by the PRT as a requirement for the Community Studies to address.



# Attachments

# **Attachment 1**

**Radiological Risks for Agriculture from  
DGR**

## **Comments for Radiological Risks for Agriculture from DGR**

The Agriculture report indicates that there are concerns regarding a stigma around a perceived risk of radiological contamination of foods grown within the area of the DGR which may result in a boycott of products grown in the area.

There does not appear to be any current stigma or boycott due to a similar (perceived) risk of radiological contamination of foods grown around operating nuclear power plants, even though operating nuclear power plants actually have a higher risk for spread of radiological contamination off-site than does a Deep Geological Repository (DGR) for aged spent nuclear fuel. A discussion of the structure of nuclear fuel as well as the risks of contamination spread for an operating nuclear power plant and a DGR for spent fuel are provided below.

### **Fuel Information**

Fuel used in nuclear power plants is solid, consisting of uranium oxide sintered pellets (essentially a ceramic pellet form). The pellets are then fully encapsulated within metal tubes called fuel cladding (the metal is called Zircaloy, being an alloy of zirconium, and is a metal that can withstand the harsh environment of a nuclear power plant core without adverse reaction/activation). Due to the nature of the pellet form and the metal tube enclosure, the radioactive material within the fuel (before, during, and after fission within the reactor core) cannot escape to form contamination, as long as the tube remains intact. Within an operating nuclear power plant, heat is generated during fission of the nuclear fuel, but the encapsulating metal tubes have cooling applied to take the heat away which keeps the tubes intact (the heat is taken to provide the energy for electric power generation). After being removed from an operating power plant core, nuclear fuel (still in the tubes) remains hot for a time. Therefore, the nuclear power plant stores the fresh used fuel and keeps it cooled (e.g., in a water pool enclosure) for a few more years. After a few years, the heat generated has decreased to the point that cooling of the fuel is no longer required. At this point, nuclear fuel is transferred from the pool and is stored in above ground canisters at the nuclear plant site. Some nuclear power plant sites in Canada have had used fuel in above ground storage for decades. There have been no reported incidents of contamination spread from above ground stored spent fuel in Canada.

### **Contamination Risk – Nuclear Power Plant**

For an operating nuclear power plant, there is risk of spread of contamination from the plant primarily due to the volatile nature of radioactive material within the plant. This comes mainly from two areas. First, CANDU nuclear power plants use heavy water (containing deuterium, a non-radioactive isotope of hydrogen). When deuterium interacts with neutrons from the fission of fuel, tritium (H-3, a radioactive isotope of hydrogen) can be formed. Tritium is quite volatile and is easily spread. The second source of potential off-site radioactive contamination from an operating nuclear plant is from short-lived fission products that are formed during the nuclear fission reaction. These fission products contain very volatile substances (noble gases and Iodine-131) which can be very easily spread if there is a breach of the fuel cladding (the encapsulating metal tubes). Due to the presence of these materials, the nuclear power plants are designed to limit spread of such material within the plant itself, and to the surrounding environment.

Nuclear power plants have a robust environmental release control and monitoring program. The regulator, the CNSC, also performs environmental monitoring around nuclear power plants. These monitoring programs currently show that food grown in the environment surrounding Canadian operating nuclear power plants is safe.

### **Contamination Risk – Deep Geological Repository and Pre-Storage Processing Centre**

The fuel being sent to the DGR will not be fresh out of the reactor. Fuel will only be sent to the DGR if it has been out of the reactor core for at least 10 years. Much of the fuel will have been out of the reactor for 30 years or more. After 10 years of “cooling”, the fuel contains very little of the volatile fission products that were of concern for contamination spread for the operating nuclear power plant. This is because these volatile fission products have very short half-lives. A half-life is the time taken for 50% of a radioactive substance to disappear due to radioactive decay. For example, Iodine-131 has an 8 day half life, so after fuel is removed from the reactor core, there is only half of the I-131 that was originally present after 8 days; after 8 more days only ¼ of the I-131 that was originally present is still in the fuel; and after another 8 days, the fuel is down to 1/8 of what was originally there. After 10 years, it is all gone. Similarly, after 10 years, noble gas fission products are significantly reduced or are completely absent (Xenon-135 has a half-life of 9.2 hours, Krypton-85 has a half-life of 10.7 years, and Argon-41 has a half-life of 109 minutes). As such, the aged spent fuel being sent to the DGR has very limited potential for spread of contamination. Additionally, there will be no tritium contamination issue at the DGR, as there is no tritium or heavy water being transported to this facility – it is only receiving the aged spent fuel. The main risk for contamination due to this aged spent fuel will be for workers handling the containers, due to any surface contamination present when packaged at the nuclear power plant. However, such material will be limited (just on the surface of the material) so that there is a VERY limited potential for contamination spread within the facility, such that there is no risk for widespread contamination of food grown or processed in the immediate area. The planned DGR is designed to limit spread of such material within the facility itself, as well as to the surrounding environment.

The DGR will be operated under the same regulatory environment as nuclear power plants, and will be required to also have a robust environmental release control and monitoring program. The regulator, the CNSC, will also perform environmental monitoring around the DGR. These control and monitoring programs will ensure and demonstrate that food grown in the environment of the DGR is safe.

# **Attachment 2**

**36 Guiding Principles**

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


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

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

## Safety and the Natural Environment

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

## People, Community and Culture

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

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



## 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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