Socio-economic Impact Assessment

EXISTING CONDITIONS

- Population
  - City of Ottawa (StatsCan 2011): 883,391; projected to grow 1.2% per year
  - Cumberland Ward (City of Ottawa 2012): 44,400

- Labour Force - City of Ottawa (StatsCan 2011)
  - Unemployment Rate: 7.0%; Median Income: $32,908
  - Public Administration the most common industry (23%)

ASSESSMENT METHODS

- The potential effects on existing and future socio-economic conditions in the area as a result of the proposed CRRRC development were assessed. Direct employment and spending data related to the proposed undertaking were predicted and assessed, including employment, municipal revenue, business impacts and value of goods and services to be generated.

SOURCES OF POTENTIAL IMPACTS

- Employment
- Spending
  - Municipal revenue
  - Goods and services

PARAMETERS EVALUATED

- Person hours of employment for construction and operation
- Municipal revenue
  - Annual property taxes
  - Building permit fees
- Goods and services
  - Construction costs
  - Operation costs (capital and operating expenditures)
  - Opportunities for local businesses

IMPACT ASSESSMENT RESULTS

- Direct employment estimates
  - Construction (one year): 400,000 person-hours (about 160 - 200 workers)
  - Operation (30 years): 198,000 person-hours/year (about 80 - 100 workers)
  - This represents employment opportunities for local workers

- Direct spending estimates (excluding labour)
  - Annual municipal property tax revenue increase: $1.6 - 3.7 Million (based on current MPAC valuation process)
  - Building permit fees: $250,000 to $300,000
  - Construction costs (excluding labour): $58 Million initial, $700,000/year ongoing
  - Operation costs (excluding labour): $3.2 Million capital expenditures/year, $16.2 Million operating expenditures/year (includes escalating the costs 2% per year)
  - Much of this direct spending will be on goods and services from local businesses
  - Direct spending will also create indirect and induced “spin-off” benefits for local businesses and communities

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Proposed Capital Region Resource Recovery Centre
Open House #5
EXISTING CONDITIONS

- The Site itself was formerly used for farming. It was discontinued and vegetation cover has re-established.
- There are no identified environmental, archaeological or agricultural constraints on the Site.
- There is limited development surrounding the Site, which has been constrained primarily due to poor quality groundwater to support development.
- There is an existing industrial park to the west and a golf course to the north across Highway 417.
- A portion of the Site is already zoned Rural Heavy Industrial.

ASSESSMENT METHODS

- The potential effects on existing and proposed future land use in the area as a result of the preferred Site development concept were assessed. Planning policy was assessed to determine potential for future development in the area.

POTENTIAL RECEIVERS OF IMPACTS

- Residential uses in close proximity

PARAMETERS EVALUATED

- Planning Policy
- Provincial Policy Statement
- Eastern Ontario Smart Growth Panel
- City of Ottawa Official Plan
- Background Studies to support the City of Ottawa Official Plan
- National Capital Commission Plans
- Current Planning Applications in the area

IMPACT ASSESSMENT RESULTS

- Proposal is consistent with Provincial Policy Statement:
  - To facilitate and encourage reduction, reuse and recycling
  - Need to provide waste management systems that are an appropriate size and type to accommodate present and future requirements
- Proposal is consistent with the intent of the Smart Growth Panel:
  - Diversion is to be promoted
- Proposal is permitted in the City Official Plan, provided technical studies provide support for the location
- Proposal is consistent with the City of Ottawa’s Background Report on Future Employment to support areas near Highway 417 Interchanges close to the Urban Area
- Proposal is to be screened from Highway 417, which meets the objectives of the National Capital Commission’s Plan for Canada’s Capital and the Greenbelt Master Plan.
- The City of Ottawa has one (1) active application in the area:
  - a site plan for a logistics terminal (location to split double trailers before entering the City) at the south-east corner of Boundary Road and Highway 417
- Potential for future development of sensitive land uses (residential) nearby is very limited:
  - Only rural development permitted
  - Concern over availability of groundwater supply limits residential growth, and development in general
  - Existing Industrial zoning in the area limits opportunities for residential development due to separation requirements from this zone
  - Agricultural lands to the east do not allow for residential development
  - Golf course to the north limits residential potential
  - Limited development potential to the north-west due to Natural Environment Designation
Land Use and Socio-economic – Visual Impact Assessment, Viewpoint 1

ASSESSMENT METHODS
- An assessment of the visual effects of the proposed Site development was carried out. A 3D model of the Site was created using Visual Nature Studio software, to allow the landfill and any other visible Site facilities to be added to the panoramic photos taken at each viewpoint. Viewpoints were selected to be representative locations where a person might view the Site.

SOURCES OF POTENTIAL IMPACTS
- Visual impacts from the landfill, buildings, equipment and stockpiles.
Existing Conditions

Impact Assessment Results (without Screening Berm)

1 - Landfill
2 - Generators
3 - Flare
4 - Power Generation Plant
5 - Secondary Digester
6 - Primary Reactor Cell
7 - Leachate Treatment Facility
8 - Organics Pre-Processing Facility

Impact Assessment Results (with Screening Berm)
Land Use and Socio-economic – Visual Impact Assessment, Viewpoint 3

Existing Conditions

Impact Assessment Results (without Screening Berm)

Impact Assessment Results (with Screening Berm)
EXISTING CONDITIONS

- The Site is currently a mix of secondary growth, a limited area of agricultural fields, a small commercial property to the north-west and a small previous commercial property along the western boundary. A working farm and three residential buildings are also present along Frontier Road at the north-eastern edge of the Site. One residential property is located at the western edge of the Site.

ASSESSMENT METHODS

- A Stage 1 archaeological assessment and a cultural heritage evaluation were completed in relation to the proposed Site development. These assessments involved site inspections, a review of documents, and interviews pertaining to the Site and the Site vicinity.

SOURCES OF POTENTIAL IMPACTS

- Disturbance, destruction and/or displacement of archaeological or cultural heritage resources due to Site construction or operations.

PARAMETERS EVALUATED

- Archaeological Assessment:
  - The Ministry of Tourism, Culture and Sport’s Archaeological Sites Database was consulted to identify registered archaeological sites within 3 km of the Site;
  - The Site was assessed for aboriginal site potential, based on topographical features, types of soils, and proximity to watercourses/wetlands; and
  - The Site was assessed for post-contact or historic site potential, based on maps and census records, and proximity to historical schools, churches, settlement roads, railways, existing archaeological sites, etc.

- Cultural Heritage Evaluation – Pre-1973 properties or landscapes on or within 250 m of the Site were considered to be potential cultural resources and were assessed for:
  - Physical/design value (architecture, craftsmanship, technical merit);
  - Historical/associative value (community history); and
  - Contextual value (community character, landmarks).
IMPACT ASSESSMENT RESULTS

- No registered archaeological sites within the Site and Site-vicinity.
- All of the on-Site lands contain no or low archaeological potential; no Stage 2 assessment required.
- Five pre-1973 properties within 250 m of the Site were identified as potential cultural heritage resources. After assessment none of the five potential cultural heritage resources demonstrate cultural heritage value or interest and are therefore not eligible for designation under the *Ontario Heritage Act*. 