



NUCLEAR WASTE MANAGEMENT ORGANIZATION SOCIÉTÉ DE GESTION DES DÉCHETS NUCLÉAIRES

Community Well-Being Assessment

MUNICIPALITY OF BROCKTON, ONTARIO



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**Community Well-Being Assessment:
Municipality of Brockton**

Report

Nuclear Waste Management Organization (NWMO)

Community Well-Being Assessment: Municipality of Brockton

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1. Introduction

This Community Well-being (CWB) Assessment Report aims to provide a summary of the expected influences that the Adaptive Phased Management (APM) Project will have on the overall community well-being of the Municipality of Brockton, Ontario. The Report also seeks to answer some fundamental questions to assist the Nuclear Waste Management Organization (NWMO) and the community in understanding the suitability of Brockton to move forward in the siting process. While each of the communities currently participating in the *Learn More* process will likely benefit in many ways from the APM Project including the economic development and employment opportunities associated with it, there are certain unique uncertainties and priorities to be managed for each community.

Work has been completed to understand the overall community profile of Brockton and also to understand and summarize the ways in which the APM Project might affect the community and the surrounding areas. In concert with the community, NWMO worked to develop an understanding of the community today and its goals and aspirations for the future. To this end, information has been assembled and studied through a variety of means including: review of an economic recovery plan (completed by the municipality), review of current economic development initiatives being pursued by the economic development committee, engagement activities, community visits and tours, Community Liaison Committee meetings, open houses and the development of a community profile. All of this research and study, along with professional judgement, is used in this report to understand the potential implications of the project to the community's well-being and gain insights into the unique uncertainties and priorities that need to be managed.

As outlined at the inception of this step in the site selection process, the objective of the social, economic and cultural assessment is to assess both the potential to foster the well-being of the community and surrounding area, and the potential to create the foundation for community and surrounding area confidence and support needed to implement the project. In Phase 1 of this assessment, which is the focus of this report, the intent is to explore the potential to foster the well-being of the community and, for this reason, the subset of factors and considerations related to the community are addressed at this time. Regional considerations are noted where early insight is available, however more detailed work would be conducted in Phase 2 should the community be selected to proceed to this phase of work and choose to do so.

A number of factors were identified as minimum criteria to consider in the site selection process in assessing the potential to foster well-being (NWMO, 2010):

- Potential social, economic and cultural effects during the implementation phase of the project;
- Potential for enhancement of the community and the regional long-term sustainability through implementation of the Project;
- Potential to avoid ecologically sensitive areas and locally significant features;
- Potential for physical and social infrastructure to adapt to changes resulting from the Project; and
- Potential to avoid or minimize effects of the transportation of used nuclear fuel from existing storage facilities to the repository site.

Factors identified by Aboriginal Traditional Knowledge will help inform this assessment. In order to ensure that a broad, inclusive and holistic approach is being taken to assessment in these areas, a 'community well-being' framework was identified to help understand and assess the potential effects of the APM Project. This framework was used to help explore the project, understand how communities and the surrounding area may be affected if the project were to be implemented in the community, and identifying opportunities to leverage the Project to achieve other objectives important to people in the community and surrounding area.

The framework is designed to encourage exploration of the Project through five different 'lenses':

- **People or Human Assets** – How might the implementation of the project affect people?
- **Economics or Economic Assets** – How might the implementation of the project affect economic activity and financial health of the area?
- **Built Environment or Physical Assets** – How might the implementation of the project affect infrastructure and the physical structures which the community has established?
- **Society and Culture or Social Assets** – How might the implementation of the project affect the sense of belonging within the community, and among residents, and the services and network of activities created to serve the needs of community members?
- **Natural Environment or Natural Assets** – How might the implementation of the project affect the natural environment and the community's relationship with it?

This report begins with an overview of the basic assumptions about the project and potential effects used for the preliminary assessment. The community's priorities/key issues, aspirations, capabilities and capacities are described. Next, the report explores the implications of the APM Project on well-being in the community in terms of the five 'lenses' or asset categories. The preliminary findings are also considered in terms of the 'criteria to assess factors beyond safety' identified by NWMO prior to the initiation of the siting process. A summary of relationship building and engagement activities, and the issues and questions raised to date, is provided. The report concludes by addressing key questions framed by NWMO at the outset of the site selection process.

Ultimately, the potential effect of the project on the well-being of a community needs to be identified and assessed by the community itself. This includes identifying the broad range of factors that need to be considered, the approach to measuring potential effects on well-being and judgements about the magnitude of this effect. It is also recognized that more detailed studies and further investigations of community-specific risks and uncertainties would be required if the community continues in the siting process.

This report reflects the insight from desktop research and professional judgement, as well as reports shared by the community, insight provided by Community Liaison Committee members through their regular meetings, and individual discussions with community leaders and residents and others in the surrounding area. In preparing this report, we have been welcomed into the community and community members have graciously shared their time. We are extremely grateful for their time and participation.

2. Assumptions of the APM Project – Drivers of Community Well-Being

The APM Project is currently still in the early stages of design, thus there remains flexibility in the nature and scope of its implementation. This provides an opportunity for the Project to be structured and operated in a manner that suits the conditions and aspirations of the host community and surrounding area. However, it is important at this early stage of the preliminary assessment to understand the potential implications of the Project on the community and its surrounds. In doing so, this requires some basic assumptions about the Project and initial effects. The starting assumptions for this assessment include the following:

1. The on-site labour workforce required by the APM Project is in the range of 400 – 1,200 jobs, while further jobs (indirect and induced) and community wealth creation will result from Project spending for goods and services and employee income spending (NWMO, 2012). Table 2.1 below summarizes the estimated number of direct, on-site jobs throughout the life of the APM Project, which spans over 150 years.

Table 2.1 Potential Employment by Phase

APM Phase	Number of Years (approx.)	Direct Jobs per Year (approx.)	Primary Skills Required
Construction	10	400-1,200	Mining, engineering, geoscience, safety assessment, manufacturing, construction, trades, project management, social science, engagement, communication, transportation
Operation	30 or more	700-800	Mining, engineering, geoscience, safety assessment, manufacturing, trades support, project management, social science, engagement, transportation
Extended Monitoring	50 or more	100-150	Geoscience, safety assessment, mining
Decommissioning and Closure	30	200-300	Mining, construction trades, geoscience, safety assessment, regulatory affairs
Long Term Monitoring	100 or more	25-50	Environmental and health and safety monitoring

Source: NWMO. October 2012. Description of Canada’s Repository for Used Nuclear Fuel and Centre of Expertise. p 33.

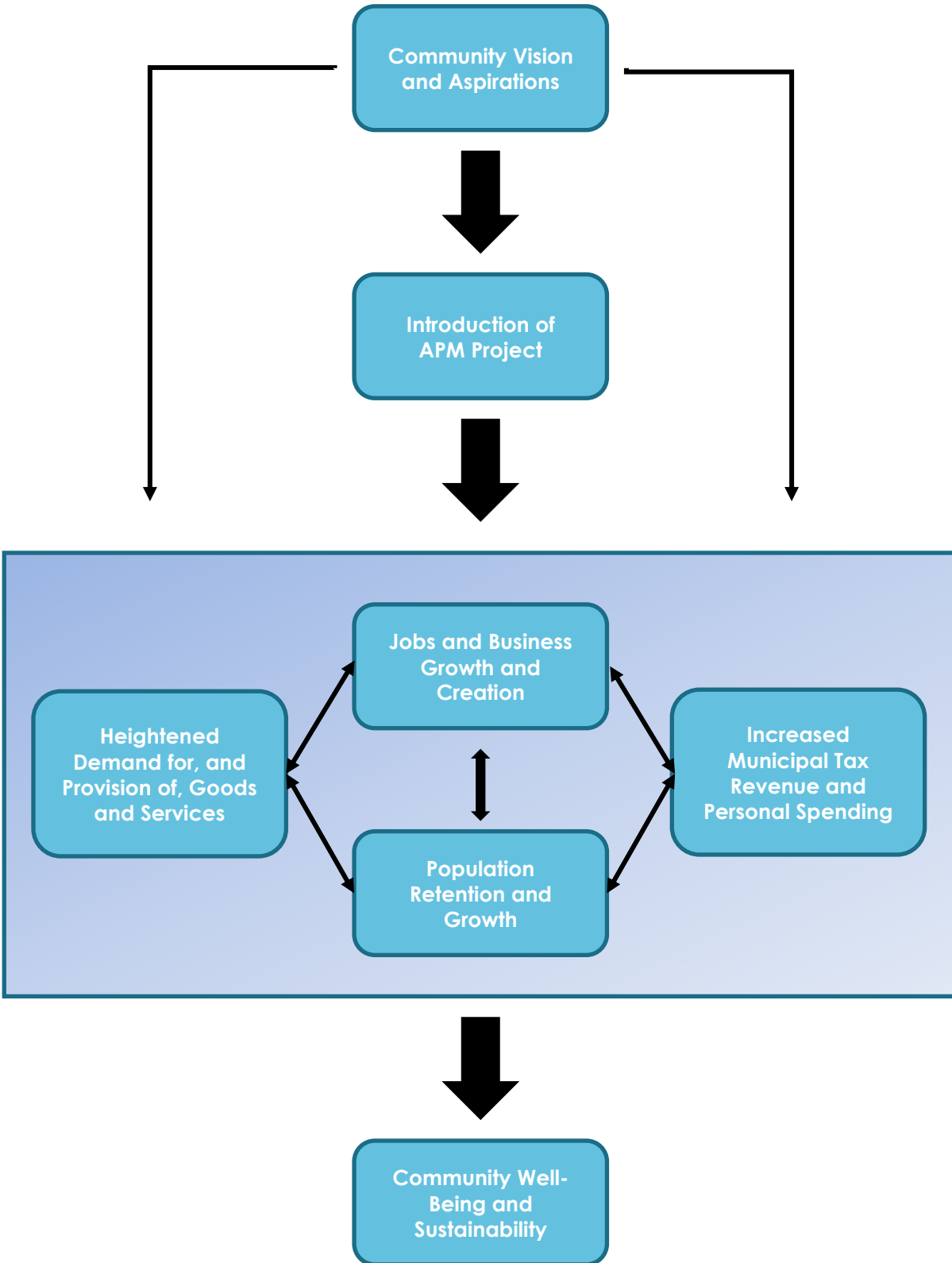
2. Realization of employment benefits within a community will depend on a variety of factors such as:
 - A. Preference for local hiring and sourcing from local businesses,
 - B. Training of local residents for positions in the Project or in supporting services, and
 - C. Planning to prepare for and leverage future opportunities.

This Project will be implemented through a long-term partnership involving the community, neighbouring communities and Aboriginal peoples in the area and the NWMO. Only through engagement, dialogue and collaboration will the NWMO ensure that needs are addressed at each stage of the process, and specifics are identified to determine how a partnership arrangement could work. For illustration purposes only, employment opportunities could be in the order of hundreds of jobs (direct, indirect and induced) within the local area (AECOM, 2010). However, it will be up to the community to determine the nature and scope of how it wishes to grow in discussions with the NWMO.

3. The NWMO is committed to working with communities and the surrounding area to optimize the benefits that will positively contribute to the overall well-being of the area.

The following figure (Figure 2.1) provides a graphical representation of the direct and indirect effects that may result from the siting of the APM Project. The figure illustrates how the Project could be the impetus for growth in population, business activity and municipal finances.

Figure 2.1 Direct and Indirect Effects



3. Values and Aspirations of The Municipality of Brockton

The municipality of Brockton has expressed explicit values, aspirations and desires for its community. These have been expressed to the NWMO through conversations with the community and documented in the Brockton Community Profile (AECOM, 2014) and various other community reports, including the community’s economic recovery plan and more recently in its Sustainable Strategic Plan (Municipality of Brockton, 2013). Key themes relating to their aspirations are summarized in this section. The preliminary assessment, which is the topic of this report, is measured against these values and aspirations.

In 2013, the Municipality of Brockton developed its Sustainable Strategic Plan - a long-term plan to guide the Municipality over the next 25 years –in response to local and global changes. To develop the plan nearly 500 residents of Brockton contributed their thoughts on the future of the Municipality. The ideas expressed by these individuals are reflected throughout the plan (Municipality of Brockton, 2013).

The following emerged as the vision for the community:

“We are a proud rural community that is strengthened by a balance of social equity, culture, environmental integrity, and progressive economic development.”
 (Municipality of Brockton, 2013)

To achieve this vision, four pillars were established around community features, along with associated goals. The pillars include:

Culture	Society	Environment	Economy
▶ Events and Gathering Spaces	▶ Service Groups and Volunteers	▶ Natural Heritage	▶ Employment
▶ Rural Heritage and History	▶ Healthy Lifestyles	▶ Land Use Planning	▶ Agriculture
▶ The Arts	▶ Lifelong Learning	▶ Natural Resources	▶ Tourism
	▶ Transportation		

Each theme is presented with a snapshot of where Brockton currently stands and a goal for Brockton in 25 years. The community desires to have a Brockton that:

- Offers community and cultural events and gathering spaces that form the foundation for Brockton’s social fabric;
- Is proud of our rural heritage and takes steps to preserve Brockton’s historic identity;
- Gives residents and visitors an opportunity to participate in, appreciate, and support the arts;
- Is home to progressive businesses that provide employment opportunities and economic benefits;
- Has an agriculture sector that continues to be a cornerstone of Brockton’s economy and identity;
- Capitalizes on Brockton’s unique strengths and defining features to continue to draw year-round visitors;
- Recognizes the significance of Brockton’s natural assets, and the need to protect them for future generations;
- Keeps the needs of residents in mind, making appropriate, well thought out land use decisions;
- Makes wise use of natural resources, keeping current and future generations in mind;
- Encourages service groups and volunteers to continue to enhance Brockton community’s quality of life;
- Continues to build and foster lifelong learning opportunities with partners within and beyond the Municipality; and
- Enables residents to access diverse and efficient modes of transportation (Municipality of Brockton, 2013).

Strategies and potential actions are included in the plan to describe how Brockton will achieve each goal. Finally, measures for success are presented for each goal that will allow progress to be monitored as time passes. Ultimately, the recommendations provide some ideas for meeting the needs of Brockton residents over the long-term.

In subsequent sections, the APM Project will be compared to existing conditions in the community to determine whether the Project has the potential to create opportunities to meet Brockton's vision and goals for the future.

4. Summary of Community Assets- Key Issues, Aspirations, Capabilities and Capacities

As described in the Brockton Community Profile, the Municipality has identified several priorities and key issues, aspirations, capabilities and capacities that are most vital to the well-being of the community. These are organized to describe the characteristics of the community through five different perspectives or ‘lenses’:

- Human:** Skills, knowledge and essential services supporting the well-being of the community;
- Economic:** Monetary or financial resources supporting the well-being of the community;
- Infrastructure:**..... Basic physical infrastructure supporting the well-being of the community;
- Social:**..... Social and community activities in which people participate and the resources they draw on to support well-being; and
- Natural Environment:**.... Nature and the natural environment are important to well-being.

The characteristics are referred to as “assets” throughout the report. This is intended to highlight their importance and pave the way for a broad and holistic discussion of how each community may be affected by the APM Project, or other large projects which the community may consider.

Tables are included to summarize the priorities and key issues as understood through desktop research to create the community profile, review of municipal documentation and discussions with community leaders and residents. Tables also set out the aspirations of the community articulated during community visioning exercises with community leaders and representatives, if applicable. The community’s capability to address key issues and main priorities, as well as achieve aspirations, is presented as understood through discussions with the community.

The findings in these tables provide the foundation for the preliminary assessment of community well-being and the potential implications of the APM Project.

Table 4.1 Summary of Priorities and Key Issues – Brockton

Asset Category	Overall Priorities and Key Issues
Human	Brockton has experienced modest population decline in recent years which may in part be explained by downsizing among local manufacturers and the wind down of refurbishment activities at the nuclear site in the Municipality of Kincardine. Other contributing factors may include the outmigration of youth for work and education, as well as decreasing numbers of smaller, more labour intensive farm operations which has led to more capital intensive operations with less labour. Provincial and federal public service offices in the community have also faced cutbacks locally and within the region. The population is aging as older residents stay in place and retirees from other areas move to the community.
Economic	Brockton has not escaped the economic decline that is confronting many rural communities across Ontario. The community has a strong focus on revitalizing recreation opportunities and prioritizing the regeneration of its town centres. The town of Walkerton has a vibrant business community. Its downtown core contains a diverse retail and complement of services. The other smaller villages and hamlets, on the other hand, are in most cases facing decline in their business activity with closings and rising vacancies. Throughout the municipality farming is a major activity. Incomes vary by job type and employment status creating income disparity that is common throughout the region.
Infrastructure	The Municipality of Brockton has a strong complement of infrastructure. There is a constant need for maintenance and upgrading. In rural areas, roads and bridges are the primary focus for upgrading. In urban areas, particularly Walkerton, a more diverse complement of infrastructure involving water and wastewater systems, energy systems, and transportation require constant attention. In general all of these infrastructure services appear to be well managed and meet current needs.
Social	There appears to be some social divisions in the community currently. Urban and rural residents have different needs and priorities. Within the settlement areas, especially in Walkerton, there appear to be strong differences of opinion among residents regarding the evolution of the community. Questions are commonly raised about municipal expenditures, particularly how they are decided and who benefits. Maintaining social programs and facilities (e.g. arenas, sports fields) is an important part of social community well-being in Brockton, however setting priorities and making decisions for implementation appears to be quite challenging in this community.
Natural Environment	Maintaining the natural quality of the area is important to the people of Brockton from environmental, cultural and economic perspectives. Many in the community want to ensure the agricultural productivity of the area, and they want to safeguard the unique environmental features of the community (i.e. its rivers, wetlands).

Table 4.2 Summary of Community Aspirations – Brockton

Asset Category	Overall Community Aspirations
Human	For most, Brockton aspires to grow its population, retain its younger people, and accommodate its growing senior population. However, some people or groups expressed a desire for no or limited growth.
Economic	The Municipality of Brockton is financially strong with healthy financial reserves. Community aspirations are to grow the tourism/recreation business sector and revitalize the downtown village and hamlet areas.
Infrastructure	The community desires to have a suite of well-maintained infrastructure that can meet the needs of residents and businesses now and in the future. A concept for a new administrative centre has been proposed in Brockton. Whether there is need for the centre, the scope of the centre, and where it should be located are key divisive issues in the community.
Social	Residents in the municipality of Brockton appear to be strongly divided in their aspirations and priorities for near and long term development in the community. The community is less cohesive because of these tensions. The community's participation in the APM learn-more process appears to be exacerbating these tensions.
Natural Environment	Community members would like to maintain and, where possible, improve the existing natural environment, as well as maintain agricultural productivity.

Table 4.3 Summary of Community Capabilities – Brockton

Asset Category	Overall Community Aspirations
Human	Some people within Brockton are interested in developing the means by which the community can grow and thrive, while others desire no growth. This divergence in aspirations is problematic in planning for future community development.
Economic	There are strong indications in Brockton that the community is changing and attempting to reinvigorate itself. Many young people have taken over business spaces in Walkerton and are creating a sense of vitality and entrepreneurship. While some residents are generally welcoming of gradual change others are more cautious. Economic development planning and capability in the community is a challenge without a cohesive set of goals and aspirations.
Infrastructure	Brockton provides a strong complement of public services for the people of the community, however some residents would like to see more and others assert some residents benefit more than others.
Social	Brockton residents currently lack a common vision for their community. Although many residents are employed in the nuclear industry, the community has a diverse employment base. This means the social tie to the nuclear activities in the Municipality of Kincardine are not as strong as they appear to be in other Bruce County communities.
Natural Environment	Brockton is well endowed with natural assets. The Greenock Swamp Wetland Complex is a major natural feature in the Municipality, in addition to the Teeswater and Saugeen Rivers. The Saugeen River is popular for trout and bass fishing, as well as canoeing and camping. Many Brockton residents are interested in maintaining the natural environment, and doing so in a sustainable manner.

5. Community Well-Being Assessment

In this section, based on the foregoing discussion, implementation of the APM Project on the well-being of the community is examined through each of five different perspectives or “lenses”. These are referred to as “assets”.

5.1 Implications for Human Assets

For the purpose of this analysis, the Human Assets within a community are understood to include the skills and knowledge inherent in it, as well as the ability of a community to provide its residents with access to other skills, knowledge and essential services. These skills are fundamental for maintaining community well-being, quality of life or a desired standard of living. In this analysis, the specific indicators examined included:

- Population Size and Demographics;
- Skills and Labour Supply;
- Education; and
- Health and Safety Facilities and Services.

The population of Brockton declined roughly 2% over the period of 2001 to 2010. The community’s demographic structure is in a state of change as all cohorts between 0-44 have had negative growth since 2001, while older cohorts above 44 years saw positive growth. This aging population is linked in part to high out-migration of youth and young families for education or work, along with an in-migration of older residents seeking to take up retirement residence.

Brockton has a diversified economic base with significant public and private sector employers. The three largest industry sectors by labour force activity are “agriculture and other resource-based industries” (17 %); “other services” (15%) and “manufacturing” (14%). The most common occupation profiles are in the “sales and service” and “trades, transport, and equipment operators and related occupations” categories. The nuclear industry is acknowledged as a key employment driver for many households in Brockton and the community population is impacted by changing activity levels at the site.

Brockton students in the public school system have access to a modern combined school with elementary and secondary classes offered. Catholic system students have two elementary schools and one secondary school in the community. The proportion of residents with university and college degrees, certificates, and diplomas has increased since 2001. Students wishing to pursue post-secondary education must travel outside the region.

Brockton also has access to good in-community health care at the Walkerton Hospital, part of the South Bruce Grey Health Centre. The Hanover General Hospital, immediately outside the Municipality, is also available, and may be closer for some Brockton residents. Family Health Teams in Walkerton and Hanover provide health services to Brockton residents. The community also has access to regional-based emergency services that include Ontario Provincial Police, Bruce County Emergency Medical Service (EMS), and local fire departments.

The APM Project has the potential to have a positive net effect on the Human Assets of Brockton. The Project will bring direct, indirect and induced jobs which can provide a foundation for population growth and youth retention. The APM Project is a long term project, which will help further diversify the economic base of the community. While it is expected that some individuals involved in the construction and operation of the Project will choose to reside in other nearby communities, it is equally plausible that hundreds of jobs could be held by people residing in Brockton. With additional community development and support provided by the NWMO, it is possible that these job numbers could be increased. New jobs will bring spouses, partners and families, and could increase the population in Brockton; this is a community aspiration for most people. The increased population will be a boost to Brockton

socially and economically, while also becoming a catalyst for spin-off growth and business development which are key aspirations for the Municipality. However, there are some residents in the community with a preference for no or limited growth. This divergence of growth aspirations may be cause for tension in the community.

Skills and labour supply would likely diversify and expand with the increased population and on-site and in-community job opportunities. Indirect and induced jobs will also create opportunities for skills diversification and attract new residents with different levels of expertise. All of these circumstances will provide incentives for youth to remain in the community. The APM Project will capitalize on the existing labour force skills and expertise, and also attract other highly educated and skilled workers further expanding the demographic base of the community. Again, the above mentioned tensions around growth aspirations might be exacerbated by the APM project in this community.

The Project will also provide opportunities for ongoing training, as well as provide opportunities for following generations to pursue education paths to take advantage of careers associated with the Project. There are strong positive educational benefits from the APM Project, including an increased population driving expanded enrolment and educational programming opportunities and potential partnerships with post-secondary institutions. It is further expected that the APM Project will include an international centre of expertise that can attract attention from around the world.

While the APM Project and the associated increase in population will place heightened demand on existing health and safety facilities and services, there is a further potential to expand and improve the existing levels of service by attracting new specialized health care professionals to the area who could provide the resources to better serve and support all age groups in the community. Proper planning would need to take place to ensure that potential increased social issues, generally associated with any large project that substantially increases local populations, are managed and that all age groups in the community are supported.

In summary, it can be expected that the APM Project would bring positive net benefits to the Human Assets of Brockton were the Project to be implemented in the area. The community has strong platforms of human resources, businesses and institutions to build on. The APM Project would make use of these platforms add to their development and in so doing help the Municipality further realize its aspirations for well-being.

Table 5.1 Implications for Human Assets – Brockton

HUMAN ASSETS						
Criteria / Measures	Ideal CWB Condition	Current Brockton Profile		Possible Brockton Profile with APM Project		Observations
Population Size and Demographics	Increase population Retention of youth and young families	Population has declined slightly since 2001	←	Growth in population with stronger growth in younger cohorts and opportunities for youth	→	<ul style="list-style-type: none"> Population experienced an overall decrease (-2%) between 2001 and 2011. An aging population, with 41% of the population being 45 years old and above. The APM Project offers potential to create jobs to attract and retain a younger and more age balanced population. Brockton may require some assistance to plan for, and manage growth. The community will need to engage its residents more to build greater consensus on growth aspirations.
Skills and Labour Supply	Presence of a diverse, skilled workforce	Constrained opportunities for employment at the moment A strong mix of commercial, industrial and institutional employers within municipality	■	Enhanced job creation for youth as well as opportunities for all other parts of the labour force	→	<ul style="list-style-type: none"> Brockton has a diverse labour force that is spread across several economic sectors Occupations in processing, manufacturing and utilities saw a minor increase of 5% between 2001 and 2012. APM Project would attract a new skilled and diverse workforce and bring in new families. APM would offer diverse career opportunities for existing local residents in direct and indirect jobs. Brockton may require some assistance to train and engage local workforce.
Education	Access to education and training Increased enrolment and programming	Beyond elementary and high schools, higher educational opportunities only exist outside of the Municipality	■	Increased opportunities for education and training Broader range of programming and potentially facilities	→	<ul style="list-style-type: none"> The number of individuals obtaining a university certificate, diploma or degree has risen since 2001. Public and Catholic Elementary and High School educational facilities exist in Brockton. There are no post-secondary institutions in the community but institutions are available with a one to two hour drive time. The APM project will attract young families to the area and increase educational enrollments. The APM Project will stimulate career aspirations and interest in training and education. Brockton may require some planning and support to educate and train the current workforce and future generations to take advantage of career opportunities. Brockton may require some investment for new training facilities in the local region or the community.
Health & Safety Facilities and Services	Access to full range of health services 24/7 Fully serviced by emergency responders	Conventional health needs are adequately dealt with through area resources	■	Increased demand on services and facilities Catalyst to broaden supply of services and facilities within the Municipality	→	<ul style="list-style-type: none"> There is a 31 bed hospital in Walkerton that is part of the South Bruce Grey Health Centre. The hospital offers acute and outpatient care. The Hanover and District Hospital also is located nearby to serve Hanover and surrounding communities. Family Health Teams are located in Walkerton, as well as nearby communities. Nursing and rehabilitation care is also available from local agencies such as the Victorian Order of Nurses. Brockton has an OPP detachment serving the community. Court facilities are located in Walkerton. Brockton is served by four local fire departments in Walkerton, Hanover, Paisley, and Elmwood. There is a Bruce County EMS base in Brockton, as well as Chesley and Kincardine. With growth, demand for health and safety services will increase, and this may stimulate planning and expansion of local health and safety facilities and services.

Legend: Declining-Negative ← Increasing-Enhanced-Positive →
Neutral-Stable ■ Uncertain △

5.2 Implications for Economic Assets

The Economic Assets within a community are understood to include the monetary or financial related resources that people use to achieve their well-being objectives. It includes cash or equivalents to individuals and/or their community, and availability of financial and economic resources that allow the community and residents to manage their finances and wealth. In this analysis, the specific indicators examined included:

- Employment;
- Income;
- Business Activity;
- Income;
- Recreation/and or Tourism;
- Economic Development Services; and
- Governance and Municipal Finances.

Brockton has unemployment levels that have been falling since 2001, reaching an estimated level of approximately 4% (2012 estimate). Brockton also has a moderate participation rate (68%) that may be influenced by the number of retirees in the community that are no longer looking for work.

Business activity in Brockton appears strong and diverse. Walkerton is the primary centre in the Municipality with a strong mix of commercial, industrial and institutional activities. The surrounding rural areas are predominately associated with agriculture. Walkerton also serves as the County seat and as a consequence there is a strong compliment of administrative and service functions. Walkerton has a very healthy downtown business core which sets it apart from the contrasting situation in the smaller villages in the Municipality such as Chepstow, Cargill and Elmwood.

Despite the vitality of retail and service businesses in Walkerton there is still a substantial outflow of income spending from the Municipality to retail and service opportunities outside the community and County.

Brockton falls within the economic influence of the nuclear site located in the Municipality of Kincardine. Activities at the site are an important source of direct and indirect jobs for residents of the Municipality. Income spending by these employees is a further stimulus to local businesses in the community. Given the presence of other employment sectors in the Municipality however the importance of the nuclear sector is not as pronounced as it is in other neighbouring municipalities where the economic base is narrower and job opportunities in other industry sectors are much more limited.

Brockton has a robust agricultural sector. As is the case elsewhere in Bruce County, area agriculture is moving to large scale capital intensive operations. Small farming operations are giving way to the latter. As a result agricultural employment is falling and the rural areas are depopulating.

Brockton aspires to develop tourism/recreation opportunities within the Municipality, particularly around the Saugeen River. The Greenock Swamp Wetland Complex is also acknowledged as an important feature that has strong appeal for naturalists and nature enthusiasts. There is a range of commercial accommodation in the Municipality that includes hotels, motels, bed and breakfast establishments, camp sites and RV parks.

Economic development activities in the Municipality are sponsored at both the County and local level. Brockton has an active Chamber of Commerce/Business improvement Area (BIA) and an Economic Development Committee.

The Municipality is in a healthy financial position with a diverse tax base. Municipal revenues have grown steadily over the last decade led by the residential property tax class. Farm properties are the second biggest tax class, followed by commercial and industrial tax classes. As in other parts of Bruce County, farm properties have been dramatically escalating in value in recent years.

Should the APM Project locate in Brockton, the net economic effects will be positive. A key attribute is the direct and indirect job creation it will bring to the community. Further induced employment will also occur in the community as a result of income spending by direct and indirect workers. The presence of long term, well-paying job opportunities will change the economic complexion of the community and help further diversify its economic base. Out-migration of youth will slow as younger people will be able to find work locally. In-migration will also occur as Brockton will become an employment centre. An increased number of residents with jobs mean household incomes will climb along with household expenditures. More households and greater expenditures open up market opportunities for local businesses to service the expanding needs of a growing and more affluent population. These conditions will in turn help existing businesses and also bring new business into the community thereby adding to the vitality and diversity of the local retail/ service fabric. It is noteworthy, that some residents and groups may have objections about these growth prospects, and consequently the community would need to address these concerns.

The economic buoyancy created among residents and local businesses will have positive implications for municipal finances. The assessment base will grow and it will be more equitably spread across industry, residential and commercial components. This is a key aspiration for the community as it seeks to diversify its tax base to become less reliant on the residential component.

The APM Project is of a scope, scale and longevity that businesses will be attracted to the community to take advantage of the opportunities for the supply of goods and services to the Project itself and the population it has brought into the community. Brockton would need to be proactive many years into the future in looking at where new businesses can locate and the support services they will require for long term operation. The community currently has vacant serviced industrial land available in the East Ridge Industrial Park.

Some have expressed the view that the APM Project may result in perceived effects on agricultural products. Although this concern will need to be addressed it is important to note that despite the long term activity at an existing nuclear site in the broader area, there have been no documented negative effects on agricultural products sourced from this region.

The effect of the APM Project on tourism and recreation has the potential to be both positive and negative. In the short term, initial concerns about the facility may make the area less attractive to visitors until a greater understanding of the Project has developed among them. Conversely, the population that migrates to the community to take advantage of jobs and the visitors who come to the community to study and learn about the facility may present a new market for local tourism and recreation operators. It is also noteworthy that despite the multi-decade presence of the nuclear industry in the region there have been no documented negative effects on tourism or recreational activities. The region continues to be a very popular destination for recreation and tourism.

Relative to current circumstances the APM Project appears to present the Municipality of Brockton with the potential for a strong economic uplift through long term economic diversity and increased stability. However, this uplift will need to be carefully planned for and managed if the community is to realize its full potential. The community would need support to ensure that it is "project ready", over the very long term. In order for Brockton to optimize project benefits, it would be helpful to support education and training of the labour force, municipal staff and residents, and provide advice to local businesses on project opportunities.

Table 5.2 Implications for Economic Assets – Brockton

ECONOMIC ASSETS					
Criteria / Measures	Ideal CWB Condition	Current Brockton Profile		Possible Brockton Profile with APM Project	Observations
Employment	Increasing employment opportunities for residents	Limited employment opportunities for youth Steady employment is available for many residents at the nuclear site in Kincardine	■	Growth in the number – and diversity of employment opportunities in the community	➡ <ul style="list-style-type: none"> Brockton has a diversified economy and job opportunities are spread across commercial, industrial and institutional components Brockton is in the economic influence of the nuclear site located in the municipality of Kincardine. Many residents are employed directly and indirectly through activities at the nuclear site. Many residents also commute to other job opportunities in larger centres to the south. Large capital intensive farming operations are rapidly displacing smaller operations. Local job creation would lower the need for residents to commute outside Brockton for work. Out-migration of youth in search of career opportunities is prevalent. Brockton has a complement of local manufacturing businesses, but some are currently downsizing. Brockton may require some assistance to ensure local residents are able to realize Project direct and indirect employment opportunities. The community will need to engage its residents more to build greater consensus on growth aspirations.
Income	Household income growth and diminished need for social assistance	Overall desire to increase household incomes Some income disparity among residents	■	Growth and employment in good paying jobs will raise household incomes	➡ <ul style="list-style-type: none"> Brockton’s average household income was around \$70,000 in 2012, a level 21% lower than the national average. There is some evidence of income inequality among households in the Municipality and this gives rise to some socio-economic frictions. APM Project would create local jobs which in turn would fuel growth in household incomes. Some residents may benefit from assistance and counseling regarding wealth and debt management. Brockton may require some assistance to help residents realize employment opportunities and manage their finances.
Business Activity	Business growth and increasing business diversity	Many local businesses face challenges to maintain themselves, let alone grow Difficult to attract new businesses Significant local spending flows outside of the community	■	Potential impact on agricultural activity possible use of farmland Potential negative perception attached to local produce as a result of Project would need to be addressed Growth in business activity leading to increases in the number and diversity of businesses Increased opportunities to capture local spending	➡ <ul style="list-style-type: none"> Activities at the nuclear site in the Municipality of Kincardine have been an important source of jobs for the Brockton labour force. However unlike some of its neighbours Brockton has a diverse economic base and relatively good jobs are available across a broader spectrum of industry sectors Agricultural activity is extensive in the Municipality and it is supported by related services. Large scale capital intensive farms are replacing smaller operations throughout the rural area. Some have raised views that APM may affect agricultural produce. Although this matters needs to be addressed, it should be noted that long-term nuclear activities in the Municipality of Kincardine have not caused negative effects on agricultural produce to date. Walkerton has a strong downtown business core with a complement of thriving businesses. This is not the case however in the smaller villages of Chepstow, Cargill and Elmwood. Despite the strength of Walkerton’s retail sector there is still a substantial outflow of income expenditure outside the community. The East Ridge Business Park in Brockton has attracted key tenants and has serviced lots available for new businesses Brockton may require some assistance to plan, implement and manage economic development in a manner that builds consensus.

Criteria / Measures	Ideal CWB Condition	Current Brockton Profile	Possible Brockton Profile with APM Project	Observations
Recreation/and or Tourism	Stability or growth in area tourism	<p>Desire to grow tourism/recreation opportunities in Brockton</p> <p>Some recreation and tourist accommodation is available</p>	<p>Potential negative perception of area for tourism/recreation as a result of project would need to be addressed</p> <p>Potential increase in population and visitors could bolster the need for tourism/recreation opportunities</p>	<p>➡</p> <ul style="list-style-type: none"> ▪ The Saugeen and Teeswater Rivers traverse the Municipality, providing many recreational opportunities. ▪ Trails in the community and the Saugeen Valley Conservation Area and the Greenock swamp also offer opportunities for recreation. ▪ Brockton offers fishing, hunting, gardening and cycling tours, a local theatre for plays and golf opportunities. ▪ Brockton offers commercial accommodations for tourists and travelers through bed and breakfasts, hotel/motels, camping and RV sites, local cabins and vacation homes. ▪ The APM Project may bring a nuclear image to area, but the region has substantial experience with the nuclear industry and it continues to attract visitors. ▪ The Project may also provide new market opportunities for local tourism through population in-migrating to realize employment opportunities and visitors coming to area to learn about the project. ▪ Brockton's tourism/ recreation organizations may require some assistance to manage the presence of constraints and opportunities associated with the APM Project.
Economic Development Services	An active, economic development organization that has demonstrated success in attracting businesses to the community	The Municipality has been proactive in economic development, with some modest success	<p>Businesses will want to locate in the community to take advantage of the opportunities.</p>	<p>➡</p> <ul style="list-style-type: none"> ▪ Brockton has an active Chamber of Commerce/Business Improvement Area (BIA) as well as a local Economic Development Committee. The organizations have led downtown façade improvements, park revitalization, as well as the creation of a business park. ▪ APM would provide a catalyst for economic development but Brockton may need some assistance to plan and implement a strategy that will fully realize the economic development opportunities presented by the APM Project.
Governance and Municipal Finances	Community is financially sustainable over short and long term	The Municipality is in a healthy financial position with a diverse tax base	<p>A diversified tax base with solid contributions from industrial and commercial properties</p> <p>Additional revenues to cover operating and capital requirements associated with growth</p>	<p>➡</p> <ul style="list-style-type: none"> ▪ Brockton receives most of its tax revenue from residential and farm properties, but industrial and commercial uses are also important components. ▪ Farm land values have been increasing dramatically in recent years and this has put pressure on local farmers to pay higher property taxes or sell their properties ▪ The APM Project, by its presence, would elevate revenues available to the Municipality and thus provide sufficient long-term financial resources to meet current needs of a growing and more diverse population ▪ Brockton may need some assistance to understand the fiscal implications of the APM Project and to deal with its financial management accordingly.

Legend: Declining-Negative  Increasing-Enhanced-Positive 
Neutral-Stable  Uncertain 

5.3 Implications for Infrastructure

The Infrastructure or Physical Assets within a community is understood to include the basic infrastructure needed to support well-being and the tools or equipment that people use to function more productively. Infrastructure is a public good and improved access to it increases community well-being and quality of life. In this analysis, the specific indicators examined include:

- Housing;
- Municipal Infrastructure and Services; and
- Transportation Infrastructure.

It should be noted that while these indicators are a subset of those included in the Community Profile, these are the key indicators that are thought to be most important to the community in terms of its physical well-being.

Real estate sales activity has been declining since 2001. The community has a stable, but aging housing stock with just over 78% of the homes built before 1986. About 20% of the existing housing stock is rental.

In the countryside the rise of large scale farming operations has resulted in many homes being demolished, left vacant or severed off.

Municipal services vary between rural and urban settings. Rural residents are on septic systems and individual wells. In Walkerton residents have access to municipal water and sewer systems. Electricity is provided by either Hydro One or Westario Power, while Walkerton residents have access to natural gas connections for home heating. The community offers curbside waste collection on a weekly basis, as well as a clear bag system to divert recyclables.

While the infrastructure needs of many residents are well looked after there is some concern among rural residents that the residents in urban areas, particularly in Walkerton are better served and that their needs take priority over others. This is an ongoing source of tension in the community.

Brockton has good transportation infrastructure, including highways that connect to surrounding regional centres. The Saugeen Municipal Airport is located in Brockton adjacent to Hanover. It provides service to recreational and commercial traffic, as well as Canada Customs clearance on an as needed basis. There is no rail in the Municipality and the closest commercial ports are in Owen Sound and Goderich.

The APM Project has the potential to create net positive benefits on the physical assets of Brockton. In terms of housing, the APM Project will bring an influx of individuals and families to the community and provide impetus for increasing and diversifying housing stock and tenure arrangements in the community and surrounding areas. The development of new stock and absorption of new and existing homes will reinforce property prices and increase tax rolls, which in turn generates added revenues to fund new infrastructure and maintain existing assets.

Although there is a positive upside for housing with the APM Project there is also a potential downside that needs to be managed. If demand strongly outstrips supply, price escalation will occur and the complement of affordable housing may fall. A further note of caution with respect to housing is that supply limitations particularly during the construction phase may see significant demand for hotel rooms. This situation could displace tourists and travellers. Additionally, as these commercial facilities fill up workers will be forced to look for accommodation in other municipalities. Over the course of the APM Project, attention will need to be carefully focused on maintaining an equitable housing supply/demand balance. Attention should also be given to the protection of tourist/traveler accommodations and other related services to prevent unwanted consequences in that industry.

The APM Project may stimulate the upgrading and expansion of transportation and environmental infrastructure and services to accommodate new growth in the community. The community and the NWMO would need to work cooperatively to effectively plan, build, operate and manage each of the physical asset components should the APM Project be implemented in the Municipality. Also, it will be necessary for the community to build stronger consensus on infrastructure investments are deployed to address current tensions in this regard.

Table 5.3 Implications for Infrastructure Assets – Brockton

INFRASTRUCTURE OR PHYSICAL ASSETS				
Criteria / Measures	Ideal CWB Condition	Current Brockton Profile	Possible Brockton Profile with APM Project	Observations
Housing	Sufficient housing stock to meet all needs and incomes Average house values increase over time in line with household incomes	Declining real estate sales activity Limited growth in the number of new homes available Trend to large farming has resulted in a loss of housing in the agricultural areas	■ Growth in housing within communities. Strong market and support for real estate prices.	➡ <ul style="list-style-type: none"> Recent housing sales data indicates a general slowdown in the Brockton housing market. The municipal tax base is dominated by residential and farm properties placing a proportionately higher burden on these revenue sources to fund infrastructure investments. APM would create a demand for a mix of new housing types and tenure arrangements that will in turn increase tax revenues A supply/demand balance of housing would need to be maintained to prevent excessive price escalation and ensure there is a strong supply of affordable housing. Those seeking accommodation may also turn to commercial accommodation, thereby reducing room availability for other visitors. Brockton may need some assistance to plan, develop and maintain a sustainable housing portfolio.
Municipal Infrastructure and Services	Infrastructure assets are in good condition, well maintained and adequately sized to meet the short and long term needs of the community.	There is a question whether infrastructure and services adequately meet current needs of the urban and rural parts of the community in an equitable manner.	△ Increased demand for infrastructure and services. Enhanced opportunities for new and renewed infrastructure.	➡ <ul style="list-style-type: none"> Brockton has a complement of well-maintained infrastructure that meets the needs of many residents. Rural area residents in some cases feel that the infrastructure needs of urban areas, Walkerton in particular, are better looked after than they are in the countryside. APM may place increased demands on existing infrastructure, and thereby necessitate the need for upgrades and expansions. APM would generate municipal revenues that can be applied to infrastructure capital and operating requirements. Brockton may need some assistance to plan, operate, maintain, and build new infrastructure as required to meet service demands associated with APM. The community will need to engage its residents more to build greater consensus on infrastructure investments.
Transportation Infrastructure and Services	A strong complement of transportation facilities and services to meet the needs of the residents and businesses within the community.	Situated on highways with strong connections to nearby major urban areas. Some marine and air facilities located in surrounding communities.	■ Potential upgrades of road network in municipality and other transportation facilities in surrounding communities.	➡ <ul style="list-style-type: none"> Brockton has strong transportation linkages through area highways, and there are several trucking companies located in the Municipality. The nearest commercial ports are located in Goderich and Owen Sound. There is an airport in Brockton, located adjacent to Hanover. Other municipal airports are located outside Brockton in Kincardine and Wingham. The APM project would increase road and airport usage and this may necessitate upgrading and expansions but it may attract new business reliant on such infrastructure. NWMO would work with South Bruce and relevant authorities to ensure transportation infrastructure and operational needs created by the APM Project are put in place.

Legend: Declining-Negative  Increasing-Enhanced-Positive 
Neutral-Stable  Uncertain 

5.4 Implications for Social Assets

For the purpose of this analysis, the Social Assets within a community are understood to include the social and community activities in which people participate and the resources that they draw upon in pursuit of their well-being. These activities and resources create networks within and between communities, enhance cohesion and generate trusting relationships and community pride. In this analysis, the specific indicators examined included:

- Community Composition;
- Social Service and Organizations;
- Community Recreational Facilities and Programs; and
- Community Character and Cohesion.

It should be noted that while these indicators are a subset of those included in the Community Profile, these are the key indicators that are thought to be most important to Brockton in terms of its Social well-being.

Brockton has a declining and aging population. It has a strong central place in Walkerton and strong agricultural activity in the rural areas. Agriculture is rapidly growing in scale and capitalization at the expense of small scale farming operations. Walkerton itself has seen population growth as retirees are moving into the community.

Brockton has a complex social mix with a diversity of resident groups distinguished by age, income, location, lifestyle and leadership. These groups have different perspectives on needs and priorities now and how the Municipality needs to evolve for the future. Some residents want rapid change and development. Others are more cautious and seek to preserve the status quo and move forward slowly. This is a source of tension in the community.

Brockton has a strong tradition of building culture through local festivals, service clubs, sports organizations and volunteer opportunities. The many clubs and organizations identified in the Municipality are indicative of a community that celebrates its past and is interested in nurturing social vitality for moving forward.

Brockton is considering development of new sports facilities (i.e., soccer fields) and contemplating the feasibility of a combined administrative centre and recreation complex. These initiatives appear to be quite divisive in the community. They are supported by some groups within the community and stridently opposed by others. This too is a source of tension in the community.

The community has a strong pride of place and a rich cultural history. Residents cherish their close ties to rural lifestyles and agricultural. Walkerton is the County seat.

The project has the potential to positively affect the Social Assets of the community if it is implemented in the Municipality. The Project has the potential to stimulate community growth by increasing local and area employment opportunities, thereby retaining youth and promoting population growth through the attraction of young families.

The increased population associated with the APM Project would be expected to increase demand on social resources such as community recreational facilities and programs, as well as social services and organizations. This increased population would also heighten participation rates, and create a larger base of human resources for volunteers. Increased funding and participation would allow Brockton to upgrade and expand its recreational and social programs.

Despite the above however, there is potential that the APM Project may negatively affect the Social Assets of the community if it is implemented in the Municipality. While many in the community see the potential for the project to assist the community in achieving its aspirations for growth, employment and a more balanced demographic profile,

some groups and community leaders feel strongly that the APM Project is a poor fit for the community as it would precipitate unwanted growth and raise concerns about health and safety. The project has the potential to reinforce existing divisions and tensions in the community and in so doing diminish community character and cohesion.

Brockton will need very substantial assistance from the NWMO to try and create cohesive alignment between the project and the community. The risk is, no matter how much effort is expended on this front there is substantial uncertainty that it would be successful. On the contrary, there is significant potential that increased efforts to build consensus might exacerbate current tensions in the community. Should this occur, the resulting divisiveness could grade into other matters and considerations in the community and diminish overarching community well-being and decision-making.

Table 5.4 Implications for Social Assets – Brockton

SOCIAL ASSETS					
Criteria / Measures	Ideal CWB Condition	Current Brockton Profile		Possible Brockton Profile with APM Project	Observations
Community Recreational Facilities and Programs	A strong complement of recreational facilities and programs to meet the needs of the residents.	Recreational/ cultural needs are served by a combination of facilities and programs within Brockton and neighbouring Municipalities. The supply of new facilities and capacities is a contentious issue. Some residents are in favour others are not.	△	Population growth will create demand for programs and facilities, and potentially create the need for new and upgraded programs and facilities in the Municipality.	➡ <ul style="list-style-type: none"> There are strong differences of opinion within the community regarding the need for additional facilities and programs. Recreation/ cultural activities in the community are rooted in volunteer organizations, service clubs, churches, sports clubs, and community events. Population associated with the APM Project will place demands on existing facilities and programs and will create need for new and upgraded facilities or programs. At the same time, the APM Project would also provide increased resources to further evolve facilities and programs. Brockton may need assistance to plan, develop and operate the recreational facilities and services needed in light of the APM Project. The community will need to engage its residents more to build greater consensus on growth and infrastructure investment aspirations.
Social Services and Organizations	A wide range of services, organizations and media outlets are present to support the social fabric and needs of the community.	Many organizations and services are present within the community and in the immediate surrounding communities	■	Some potential to increase demands on services and organizations. Strengthen service delivery through increased population and fiscal resources.	➡ <ul style="list-style-type: none"> Population associated with the APM Project would place increased demand on existing and new services. Brockton has a large number of organizations that supply social services to the community. Brockton may need some assistance to plan, develop and resource the services and organizations needed in light of the APM Project. The project would also provide resources to further evolve and expand existing services and programs.
Community Character and Cohesion	Strong sense of community identity Cohesive community Stability of population	A community with strong identity, but with constituent groups having varying perspectives on well-being priorities and needs	△	Project has potential to increase community well-being through wealth creation, population and business growth. Notwithstanding the above, some residents may not be supportive of the Project and this can be source of much tension.	△ <ul style="list-style-type: none"> Brockton residents have strong pride of place and a rich cultural history Population and demographic structural changes have created the need to adjust and rationalize municipal facilities and programs. Brockton has a diversity of resident groups distinguished by age, income, location, lifestyle and leadership. These groups have different views and priorities on current matters and ways forward. Representatives from some groups have pointedly stated that their membership is opposed to the APM project. Some council members have also made it clearly known that they are not in favour of the APM Project. Groups opposed to the APM project have outreached to opposition groups in other jurisdictions to help bolster their case. The APM Project could exacerbate already existent divisions within the Municipality. It is not aligned with the aspirations of some community groups and some community leaders. Brockton would need substantial assistance to try and create alignment between the APM Project and its resident communities. In some cases alignment of aspirations and cohesion might not be possible.

Legend: Declining-Negative  Increasing-Enhanced-Positive 
Neutral-Stable  Uncertain 

5.5 Implications for Natural Environment

For the purpose of this analysis, the Natural Environment within a community is understood to include a wide range of natural assets from intangible public goods (e.g. air quality and biodiversity) to resources that are “used” by people (e.g. water, trees, land and wildlife). In this analysis, the specific indicators examined included:

- Natural Areas/Features of Significance; and
- Parks and Protected Areas

Community well-being is enhanced when the natural environment is available to all residents for their enjoyment, and to support community goals for the sustainable use of resources. Initial studies on the potential environmental effects associated with the Project suggest that with mitigation the APM Project is unlikely to have any major negative effect on the natural environment attributes of the community.






There are no provincial or national parks within Brockton but there are three designated protected areas within the Municipality comprising the Greenock Swamp Wetland Complex, the Edengrove Wetland Complex and the Chepstow Swamp. These areas cover 13% of the Municipality. There is also a major groundwater recharge area in the Municipality and the Saugeen and Teeswater Rivers are important water courses. The Brant Tract is a large County Forest area within the Municipality.

As would be the case with any large project, natural areas could potentially be affected during the construction and operation phase of the Project. Effective mitigation and environmental protection measures will ensure that the overall environmental integrity of the area is maintained.

Population growth associated with the APM project may increase user demands on conservation lands. Off-setting this potential increase in usage however is the fact that the Project may provide the community with increased resources and funding to manage and improve environmental attributes through proactive conservation initiatives such as reforestation, control of agricultural run-off and support for agricultural sustainability. Effective mitigation and environmental protection measures coupled with enabled investment will ensure that the overall environmental integrity of the area is maintained and where desired enhanced.

Table 5.5 Implications for Natural Environment Assets – Brockton

NATURAL ASSETS						
Criteria / Measures	Ideal CWB Condition	Current Brockton Profile		Possible Brockton Profile with APM Project		Observations and Implications
Natural Areas / Features of Significance	Areas and features are protected and contribute to pride of place	Residents are proud of natural areas and use features for passive and active recreation	█	Potential for increased demand	█	<ul style="list-style-type: none"> There are wilderness areas and parks within the Municipality. Protected areas within the Municipality of Brockton include the Greenock Swamp, the Edengrove Wetland Complex and the Chepstow Swamp. These areas cover 13% of the Municipality. The Brant Tract is a County Forest within the Municipality. The Saugeen and Teeswater Rivers flow through the Municipality. The APM Project has the potential to have a negative effect on the area’s natural areas and features of significance. Any potential effects on natural areas/features of significance will be mitigated.
Parks and Protected Areas	Conservation reserves and parks are supported, maintained and also remain available for use	Reserves are available for passive and active recreational use	█	Potential for increased demand Increased resources and abilities to address ongoing environmental issues	█	<ul style="list-style-type: none"> There are no provincial or national parks or conservation areas within the Municipality of Brockton. The Brant Tract is a County Forest that provides hiking trails and biking opportunities. Potential for increased demand on conservation reserves and protected areas. Proper planning and dialogue between NWMO, the Municipality and area agencies, would ensure that resources remain protected and that increased demand as a result of Project related population growth is properly managed. Additionally, the Project will generate revenues for the Municipality and thereby create opportunities for investment in environmental conservation initiatives such as reforestation, sustainable agriculture and agricultural run-off control.

Legend: Declining-Negative  Increasing-Enhanced-Positive 
 Neutral-Stable  Environment-Integrity Maintained 
 Uncertain 

5.6 Community Well-Being Summary






Based on the foregoing discussion, the APM Project has some potential to enable the aspirations of the community, and through this, foster well-being, as Brockton defines it. Brockton is well suited to take on additional growth. It is well served by highways and there is an airport in the Municipality. Its familiarity with manufacturing provides a strong foundation for finding people with skills that could be employed for the implementation and operation of the APM Project. The transportation networks are a large benefit for the APM Project, with direct access to highway resources and an air facility and marine resources within the broader region.

Based on the foregoing discussion and assessment however, the APM Project appears to only be a partial fit for the community of Brockton. The APM Project has the potential to enable aspirations for many people in the community and foster well-being. It would provide economic growth, increase the population and change the demographic profile of the community. For other community members however the project is an anathema. It does not fit with their vision for Brockton as it precipitates unwanted growth.

The proposed project has the potential to be a divisive issue and exacerbate pre-existing tensions within the community. The community divide may become wider and deeper if pronounced efforts are made to build project consensus. The division and tensions created could permeate other matters and activities in the community and diminish overarching well-being.

Table 5.6 Overall Community Well-Being Implications – Brockton

OVERALL CWB IMPLICATIONS						
Criteria / Measures	CWB is Enhanced When ...	Current Brockton Profile		Possible Brockton Profile with APM Project		Observations and Implications
Human Assets	Population growth occurs and youth are retained in the community	Neutral	■	Enhanced	➡	<ul style="list-style-type: none"> APM would enable population growth, which is an aspiration for some parts of the community. Youth would be retained through increased employment opportunities and new residents would be attracted to the area. Educational resources would be enhanced and new facilities could be developed.
Economic Assets	Employment opportunities are available and tax base increases to fund community services and facilities	Neutral	■	Enhanced	➡	<ul style="list-style-type: none"> There would be increased employment opportunities and a more diverse range of jobs would be available. The increased jobs from the APM Project would be the catalyst to enhance community well-being. Increased funding through a wider tax base would provide the financial resources to fund infrastructure projects, educational developments, community and recreational facilities and programs and social services and organizations.
Infrastructure	Infrastructure is maintained or improved to meet the needs of the community	Uncertain	△	Enhanced	➡	<ul style="list-style-type: none"> The APM Project, while placing increased demands on some of the infrastructure and services, would overall provide increased funding to improve and enhance existing services.
Social Assets	Opportunities exist for recreation and social networking. Community is cohesive, and community character is enhanced	Uncertain	△	Uncertain	△	<ul style="list-style-type: none"> The community would see some benefit to its Social assets through increased participation and funding for recreational facilities and programs as well as its social services and organizations. There is potential for existing divisions within the community to be exacerbated by the APM Project. The APM Project has the potential to enable aspirations for many people in the community and foster well-being. For other community members, however, the project is an anathema and does not fit with their vision for Brockton. It appears doubtful that continued efforts to build consensus for implementing the project in Brockton would succeed.
Natural Environment	Natural areas, parks and conservation reserves are preserved and maintained for use and enjoyment	Maintained	■	Maintained	■	<ul style="list-style-type: none"> Some natural areas could be affected by the APM Project but effective mitigation and environmental protection measures will ensure that the overall environmental integrity of the area is maintained. It is understood at this juncture that no net negative environmental effects are likely during the construction, operation and decommissioning phases of the used fuel repository itself. Municipal revenues created by the project would enable investment in environmental initiatives such as reforestation and sustainable agriculture.

Legend: Declining-Negative  Increasing-Enhanced-Positive 
 Neutral-Stable  Environment-Integrity Maintained 
 Uncertain 

6. Criteria to Assess Factors Beyond Safety Summary

The previous chapter has taken a holistic approach to the assessment, taking into account the aspirations of the Municipality of Brockton and the implications of the Project for community well-being. The NWMO has acknowledged that the process of assessment of community well-being needs to be collaborative and reflective of the community. Before initiating the siting process, and beginning to engage interested communities in the assessment process to understand their aspirations, the NWMO identified five evaluation factors, which, at a minimum would need to be addressed.

The table which follows draws on information outlined in the previous discussion to understand the potential to foster well-being in Brockton against these original factors. The table summarizes preliminary findings about the implications of the APM Project, were it to be implemented in the community, on various factors of well-being. Four measures are used: maintained, enhanced, diminished or uncertain. For other evaluation factors, two measures are used: yes or no. The overall conclusion using these evaluation factors and the understanding that has emerged to date is consistent with that outlined in the previous sections.

Over the course of discussions and conversations, the community identified a number of other important areas for consideration. The community expressed a strong desire to better understand how to engage neighbouring communities, communities on transportation routes and in particular area Aboriginal communities. Brockton realizes that it would be essential to develop relationships with all of the foregoing to support the implementation of the Project. Noteworthy at this early stage is that four Brockton community neighbours also expressed interest in learning more about the APM Project and have participated in the site selection process.

Table 6.1 Summary Table of Criteria to Address Factors Beyond Safety – Brockton

Factors Beyond Safety	Evaluation Factors to be Considered	Indication	Discussion Based on Preliminary Assessment
Potential social, economic and cultural effects during the implementation phase of the Project, including factors identified by Aboriginal Traditional Knowledge	Health and safety of residents and the community	To be Determined	<ul style="list-style-type: none"> There is a strong safety case, and some of the community is eager to learn more about safety and health considerations to enhance their confidence in the safety of the Project. For others in the community there is strong doubt about the safety case and little trust of the NWMO.
	Sustainable built environments	Enhanced	<ul style="list-style-type: none"> Community infrastructure and built environment will be further enhanced through project activities and investments in the community.
	Sustainable natural environments	Maintained	<ul style="list-style-type: none"> Effective mitigation and environmental protection measures will ensure that the overall environmental integrity of the area is maintained. It is understood at this point in time that no significant negative environmental effects are likely during the construction and operation phase of the used fuel repository. The Project would make resources available to help improve the environmental conditions in the Municipality.
	Local and regional economy and employment	Enhanced	<ul style="list-style-type: none"> Significant employment and population growth will occur in Brockton and surrounding communities – hundreds of new jobs might be created in the area. With these jobs comes the potential to increase population and retain youth. Opportunities would be created for current and new local businesses to serve the Project and growing population.
	Community administration decision-making processes	Enhanced	<ul style="list-style-type: none"> The majority of local leadership has demonstrated interest in the process to learn more about the project. Local leadership will ensure local residents have opportunities to learn more and continue to engage in community decision making,
	Balanced growth and healthy, livable communities	To be Determined	<ul style="list-style-type: none"> Brockton has aspirations to improve its local businesses and for some grow its population. For some, the APM Project appears to be a fit with community objectives and aspirations. On the other hand, a number of other residents and groups feel the APM Project is not aligned with their aspirations. Although concerns were expressed by some about the potential loss of agricultural land and nuclear stigma on outputs agricultural land loss will be minimized and potential negative effects on outputs will be mitigated.
	Potential for enhancement of the community’s and region’s long term sustainability through implementation of the Project, including factors identified by Aboriginal Traditional Knowledge	Health and safety of residents and the community	Maintained
Sustainable built environments		Enhanced	<ul style="list-style-type: none"> Infrastructure and built fabric will be enhanced through project activities and investments in the community and surrounding areas.
Sustainable natural environments		Maintained	<ul style="list-style-type: none"> Some natural areas may be negatively influenced during the construction phase of the Project. Effective mitigation and environmental protection measures will be required to ensure that the overall environmental integrity of the area is maintained.
Local and regional economy and employment		Enhanced	<ul style="list-style-type: none"> Substantial employment and economic development opportunities would extend to the surrounding region.
Community administration and local and regional decision-making processes		Enhanced	<ul style="list-style-type: none"> Engagement of surrounding communities is underway. Some surrounding community leaders have demonstrated interest in the Project and going forward it is expected they will be able to make informed and effective decisions.
Balanced growth and healthy, livable communities		Enhanced	<ul style="list-style-type: none"> Surrounding area communities are collectively seeking economic development and growth in the region. The APM Project generally appears to be in alignment with these aspirations, provided it does not compromise existing economic activities (i.e., agriculture and recreation).

Factors Beyond Safety	Evaluation Factors to be Considered	Indication	Discussion Based on Preliminary Assessment
Potential to avoid ecologically sensitive areas and locally significant features, including factors identified by Aboriginal Traditional Knowledge	Ability to avoid ecologically sensitive areas and locally significant features	Yes	<ul style="list-style-type: none"> The area appears to contain suitable sites for the Project, thus providing flexibility in selecting specific sites that can avoid ecologically sensitive areas and local significant features.
Potential for physical and social infrastructure to adapt to changes resulting from the Project	Potential for physical infrastructure to be adapted to implement the Project	Yes	<ul style="list-style-type: none"> There are no major infrastructure limitations in Brockton or the surrounding region to impede project implementation. Brockton is located in-land which may limit the available modes of transportation. Social and economic support services, and capacity to absorb the anticipated growth in population and economic activity may increase. Some infrastructure investments may be required to accommodate growth and special project needs.
	Potential for social infrastructure to be adapted to implement the Project	Yes	<ul style="list-style-type: none"> The community of Brockton appears to have the necessary core of social infrastructure in place to plan and adapt to changes resulting from the Project. More investment may be required in recreation infrastructure such as hotels or amenities to increase visitor time within Brockton.
	The NWMO resources required to put in place physical and social infrastructure needed to support the Project	To be determined	<ul style="list-style-type: none"> In all likelihood, Brockton would require assistance in terms of planning, human and financial resources. Further studies would be required to explore the specifics of these requirements.
Potential to avoid or minimize effects of the transportation of used nuclear fuel from existing storage facilities to the repository site	The availability of transportation routes (road, rail, water) and the adequacy of associated infrastructure and potential to put such routes in place from a social perspective	To be determined	<ul style="list-style-type: none"> Brockton is well situated and connected to major urban areas. There are marine facilities in surrounding communities. Project transportation will need to address community, logistical and regulatory matters across multiple provinces and multiple jurisdictions including; Ontario, Quebec and New Brunswick. Engagement of surrounding communities is at a preliminary stage and further dialogue will be required to understand and address questions and concerns.
	The availability of suitable safe connections and intermodal transfer points, if required, and potential to put them in place from a social perspective	To be determined	<ul style="list-style-type: none"> Engagement of surrounding communities and those on potential transportation routes is at a preliminary stage and further dialogue would be required to understand and address questions and concerns.
	The NWMO resources (fuel, people) and associated carbon footprint required to transport used fuel to the site	310 – 420 tonnes of equivalent carbon dioxide emissions expected to be produced per year.	<ul style="list-style-type: none"> In a scenario of all road transport of 4.6 million fuel bundles from the interim storage sites to an APM facility near Brockton, approximately 420 tonnes of equivalent carbon dioxide emissions are expected to be produced per year. In a scenario of transport mostly by rail mode approximately 310 tonnes of equivalent carbon dioxide emissions per year is expected.
	The potential for effects on communities along the transportation routes and at intermodal transfer points	To be determined	<ul style="list-style-type: none"> There is a robust technical safety case for the safe and secure transport of used nuclear fuel. Engagement of surrounding communities and those on potential transportation routes is at a preliminary stage and further dialogue would be required to understand and address questions and concerns.

7. Relationship Building and Engagement Summary

7.1 Overview of Engagement

NWMO has engaged with and supported Brockton leadership and community members and has begun to engage surrounding communities through a variety of means, including:

- Several community open houses;
- Regular attendance at the Community Liaison Committee meetings;
- Both informal and structured interviews with community members;
- A Community Liaison Committee web page and community newsletter;
- Preparation of written materials;
- Informal tours and visits with local residents;
- 'Ask the NWMO' columns in regional newspapers;
- Attendance at local meetings and events;
- A storefront community office;
- NWMO Mobile Transportation Exhibit; and
- Nuclear waste management facility tours.

Initial discussions with a cross-section of community leaders, briefings and conversations with community groups, and conversations with residents during open houses included

- Local political leaders (e.g., Mayor and Councillors);
- Members of the Community Liaison Committee;
- Local farm operators and farming associations;
- Local business owners/operators;
- Local service providers (e.g. emergency services, social services, education);
- Community groups (e.g. clubs, associations); and
- Residents.

The community has taken initial steps to engage its neighbours to establish a foundation for broader area consideration of the Project. Several neighbouring communities to Brockton have expressed interest in learning and participating in the siting process.

7.2 Summary of Issues and Questions Raised

This section summarizes the key challenges, issues and comments as heard from the community and other persons engaged.

7.2.1 *Key Challenges, Issues and Opportunities*

The community has a diverse labour force. Agriculture is a key economic activity within the municipality, but there is also strong commercial, industrial and institutional activity in Walkerton. Outside of Walkerton business attrition in the villages is noticeable. Municipal revenues appear strong.

A key priority for most in Brockton, as identified through various engagement activities, is to create sustainable economic growth. Growth potential is impeded, however, as youth out-migrate for school or work, and the population

ages and declines. These circumstances limit the labour force and consumer base. Walkerton is a strong central place and it has created a healthy vibrant downtown business community. Existing manufacturers are facing some difficult economic conditions and downsizing is taking place in some instances. At the same time new businesses are moving into the East Ridge business park and although the pace of capture might not be as fast as desired progress is being made. Real estate sales activity in the community has also been declining for the last decade.

Municipal infrastructure is adequate to meet most needs. Walkerton residents have access to natural gas, municipal water, and sewage systems. Rural residents rely on individual wells and septic systems. The absence of post-secondary institutions within the Municipality leads to youth and young-adult out-migration for education and eventually employment. Brockton has a full complement of health services including a hospital.

Attracting visitors and retail patrons from flow-through traffic is a priority Brockton. Good quality commercial accommodation is available for travellers and tourists. Brockton is anxious create more tourism opportunities particularly through river activities.

The APM Project is recognized by some as a potential means to ensure the long term viability of the community but for others it is viewed in an opposite light. For the former it helps the community in its efforts to diversify economic opportunities, and improve options for existing and potential new residents. For the later it brings unwanted change and compromises community their aspirations for well-being.

7.3 Summary of Issues and Questions Raised

This section summarizes the key challenges, issues and comments as heard from the community and other persons engaged.

7.3.1 Summary of Key Interests/Questions

In Brockton, many of the people engaged were interested in learning more. Several key interests were recurring and identify the areas which the community is most interested in learning more about the Project. The core key interests expressed include:

- Health and safety and environmental risk in and around the site and along the transportation route; and
- Economic opportunities for growth and development.

Health, Safety and Environmental Risk in and around the Site and along the Transportation Route

Many residents believe the APM Project can be safely implemented however some doubts remain about the actual need for the Project and whether or not more emphasis should be placed on finding a solution to reuse of spent fuel. Interviews indicated that many Brockton residents are quite familiar with the nuclear industry and are aware of the potential risks and opportunities associated with nuclear power.

Concerns about ground and surface water were raised. Brockton residents continue to have a heightened awareness of water issues due to the *E. coli* contamination event in May 2000.

Economic Benefit and Opportunities for Growth

The APM Project is seen by many as a positive means to provide long term economic stability for the community. Topics of interest focused on the number of jobs that might be created and the nature of these jobs. There is a

desire to prioritize local hiring for the project, and a strong interest in the actions needed to make residents project ready. There was keen interest in the proposed centre of expertise and many people saw it as an excellent fit with the Walkerton Clean Water Centre.

Representatives from other communities also see the APM Project as a potential means to stimulate economic development in the wider area. There is a sense that APM Project benefits will be realized in the neighbouring communities given the large size of the undertaking.

In addition to these core key interests, a number of **secondary** key interests were also expressed and include:

- The potential for concerns about nuclear image;
- APM siting process and project description details; and
- Preservation of community character and environmental quality.

Recurring comments or questions include:

Potential for Concerns about Nuclear Image

- Potential for stigmatization of agricultural activities and outputs;
- Effects of the Project on non-Project related growth and development;
- Community brand and image both for residents and visitors; and
- Compromising Brockton's growing role as a retirement destination.

APM Process and Project Description Details

- More detailed understanding of the indirect and induced employment and business opportunities;
- Clarification on the APM process and transparency between local municipalities and NWMO;
- More details regarding the location and nature of the Project site and its operation;
- Uses that might be permitted on the balance of site not devoted to buildings; and
- Ability to retrieve the waste should future technology enable the cost-effective recycling of used fuel.

Preservation of Community Character and Environmental Quality

- Level of growth generated by the Project and changes to urban and rural character;
- Project compatibility with the environment especially ground and surface waters and flora and fauna;
- The potential implications for agriculture; and
- Spills prevention and response plans.

7.3.2 Ongoing Engagement

Going forward, engagement with surrounding communities could continue to evolve. Some Brockton residents will continue to learn more about the Project and in time could work with the NWMO in a long term partnership that could optimize well-being in the community and surrounding area.

Unfortunately, not all members of the community desire further engagement. Some would like to see the community withdraw from the siting process and Learn More program as soon as possible. Continued learning and discussion about the project may entrench existing divisions in the community and in so doing diminish overall well-being.

8. Community Well-Being Summary Findings

At the outset of the site selection process, the NWMO framed four key questions respectively addressing safety, the well-being of the community, the well-being of surrounding area communities and the potential to foster sustained interest in exploring this project through subsequent steps in the site selection process (NWMO, 2011). This section addresses and elaborates on a subset of these questions related to community well-being in the context of the Municipality of Brockton.

The preceding chapters have looked at implementation of the APM Project in Brockton and the implications this might have on community well-being. Additionally, key issues and concerns identified through engagement activities have been highlighted and discussed. Through desktop research, dialogue with community members and leaders and on-going analysis the potential for fostering well-being has been explored.

If the project were implemented in the Municipality of Brockton, there is uncertainty as to whether the project would enhance the well-being of the community. Although the project has the potential to enhance human assets, economic assets and infrastructure, and maintain natural environment, there is potential for the project to reinforce existing tensions in the community and in so doing diminish community character and cohesion. Siting of the project in a nearby community could fit with Brockton's priorities and aspirations, and enable the community to plan for and realize the socio-economic growth and development desired by many in the community. It has the potential to enhance community character by reducing potential strains on community cohesion, while still enabling the community to derive benefit.

There is potential for sustained interest by some in the local community. This is evident through the proactive commitment some community leaders and residents have shown towards their continued participation in the site selection process. However, there are also some interests who are not supportive of the project. At this point in time, there is indication that Brockton has some ability to remain committed to learning more throughout the subsequent steps although there is uncertainty. Overall, the municipality of Brockton appears to only be somewhat supportive of learning more about the project and becoming a host to the APM Project.

Recognizing the strong inter-community ties however, it might be more strongly supportive in a wider regional discussion about hosting the project, preferably in a neighbouring community.

There is high potential for sustained interest in the surrounding communities. Several other local communities also entered the APM Learn More process at the same time as Brockton. The area communities have experience with nuclear projects through activities at the nuclear site in the Municipality of Kincardine. These initial steps have elicited interest from some surrounding communities and discussions are ongoing. Further discussions will be required to gain a full understanding of the potential interest in surrounding communities.

There is potential for the APM Project to foster well-being in the surrounding communities. The surrounding communities have experience with existing nuclear activities located in the region which sets the foundation for further constructive consideration of the APM Project and its opportunities. Engagement activities have revealed a strong interest in the regional economic development potential offered by the Project. Ongoing discussions will be required to further assess the implications of the Project for area communities.

It is noteworthy that the municipalities which entered the site selection process in the area function as a region. They are politically autonomous but they are also tied to one another through their political, cultural and administrative constituency as fellow neighbouring communities. Beyond their shared interest in learning about the APM Project, these communities are connected through government ties and shared planning. As well, there are a variety of other linkages that further speak to the broader connections between the municipalities. In many cases

family ties crisscross community borders. Communities share facilities and services and share a common experience in proximity to a nuclear facility in the area. They come together for community events. They have a willingness to share common opportunities to benefit from the APM Project which has encouraged cohesion across the Bruce communities. Engagement of these communities would need to continue.

There are some uncertainties associated with the proceeding analysis due to the preliminary nature of the work at this stage. These uncertainties and challenges include:

1. Specific land areas that are socially acceptable would need to be identified:
 - a. Community input is required to identify areas which should be reserved for other uses or preservation. The remaining areas must overlap with potentially suitable siting areas identified through scientific and technical studies.
 - b. Further engagement with potentially affected Aboriginal communities is required, including Aboriginal Traditional Knowledge holders in the area. The NWMO acknowledges, respects and honours that Aboriginal peoples - Indian, Inuit and Métis peoples of Canada - have unique status and rights as recognized and affirmed in s.35 of the *Constitution Act*, 1982. The NWMO is committed to respecting the Aboriginal rights and treaties of Aboriginal peoples (NWMO, 2010b).
2. Project implementation (including engineering, logistics and/or community well-being) must align with specific community aspirations:
 - a. An acceptable area and regional project implementation plan must be identified which aligns ultimate project configuration with area expectations.
 - b. Effective implementation of project planning at a broader level, involving the surrounding communities and potentially affected Aboriginal peoples, will be important for successful implementation of the project.
3. Interest in the community for further learning about the project needs to be sustained:
 - a. The site selection process spans several years and interest and conversation in the community and area needs to be sustained throughout this process, including multiple election cycles.
 - b. The potential effects of the project on the community and area would be substantial and the community and area will need support to further explore their interest and take an active role in discussions of how the project should be implemented.
 - c. Opposition groups may actively seek to influence community decision-making and community leaders will need to respond to these pressures. Brockton will require support to prepare for the next phases of the siting process if they are to proceed.
4. Transportation routes and mode(s) need to be designed and configured taking into account social values:
 - a. Transportation considerations will need to be determined. Regulatory matters along routes in several Provinces including, New Brunswick, Quebec and Ontario, would need to be addressed. Social questions and concerns would also need to be heard and taken into account.
5. Environment and Safety evaluations need to be aligned with community input:
 - a. This requires regard for input from the community and surrounding communities.
 - b. This requires engagement by the NWMO and may require capacity building to enable this input, which would include Aboriginal Traditional Knowledge.
 - c. Input from transportation route communities will also need to be incorporated.

9. References

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