



NUCLEAR WASTE SOCIÉTÉ DE GESTION
MANAGEMENT DES DÉCHETS
ORGANIZATION NUCLÉAIRES

Community Well-Being Assessment

MUNICIPALITY OF CENTRAL HURON, ONTARIO



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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 Central Huron, 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 Central Huron 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 Central Huron 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 a sustainability plan (completed by the municipality), engagement activities, community visits and tours, discussions with community members and others in the surrounding area, 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 identified 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.

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 includes exploring the project, understanding how the community may be affected were the project to be implemented in the area, and identifying opportunities to leverage the Project to achieve other objectives the community considers important. The framework is also used to explore the relative 'fit' of the APM Project for the community, and the potential to create the foundation of confidence and support required for implementation of the project.

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, are 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 effect 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 and individual discussions with community members 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.

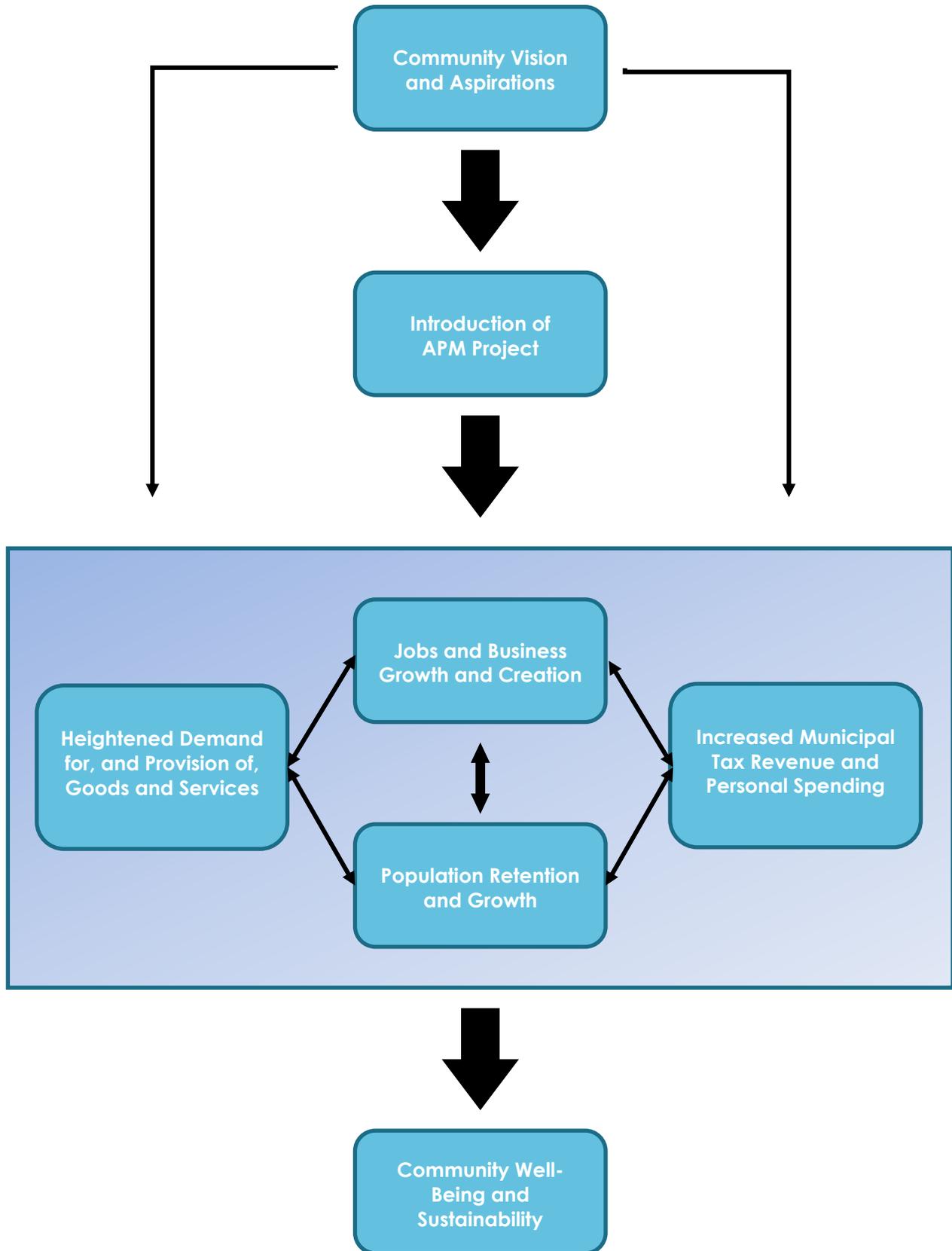
2. Realization of employment benefits within a community will depend on a variety of factors such as:
 - A. Preference for local hiring and sourcing from local businesses,
 - B. Training of local residents for positions in the Project or in supporting services, and
 - C. Planning to prepare for and leverage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

This Project will be implemented through a long-term partnership involving the community, potentially affected First Nation and Métis communities, surrounding communities 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

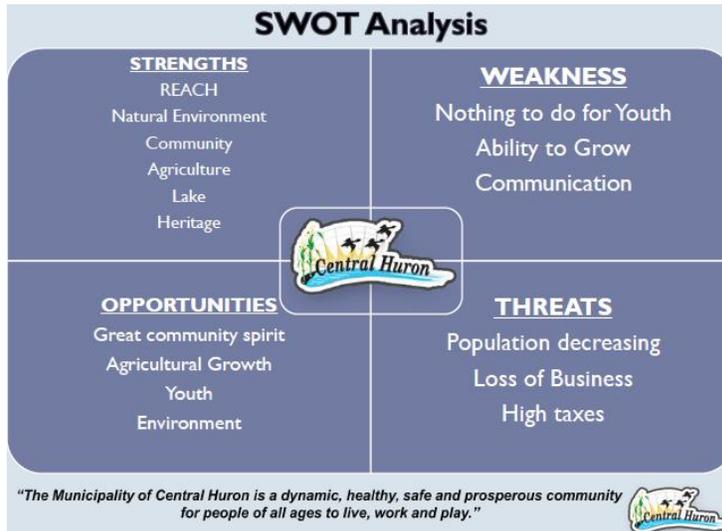


3. Values and Aspirations of the Municipality of Central Huron

The Municipality of Central Huron has expressed explicit values, aspirations and desires for its community. These have been expressed to the NWMO through conversations with the community, through Municipal planning documents, and most recently documented in the community’s strategic plan. Key themes relating to the Municipality’s aspirations are summarized in this section. The preliminary assessment, which is the topic of this report, is measured against these values and aspirations.

The community understands its strengths, weaknesses, opportunities, and threats (SWOT) going forward (Figure 3.1).

Figure 3.1: Central Huron SWOT Analysis



Source: Central Huron, n.d.

The community in response to its previous SWOT analysis identified several key strategic development priorities highlighted in Figure 3.2.

Figure 3.2: Central Huron Strategic Priorities



Source: Central Huron, n.d.

Based on interviews with a cross-section of community members, key issues facing the community include the following:

- Retention of youth,
- Creation of new employment opportunities in the local area,
- Provision of infrastructure services along the shoreline such as water and sewage,
- Management of soil erosion along the shoreline,
- Management of agricultural runoff into water courses and Lake Huron,
- Re-focusing the REACH facility into a sustainable entity with a strong focus on agricultural development,
- Attraction of new businesses that will be compatible with the agricultural base of the community, and
- Rejuvenation of small town main streets through retention and attraction of retail and service businesses.

Some of these issues arise from the attrition of local employment opportunities and the out-migration of residents (particularly youth) to London and other job centres in and beyond the region where employment opportunities are more plentiful and/or fulfilling. The large agricultural operations although growing in size are not labour intensive, rather they are very capital intensive. They rely heavily on advancements in agricultural science and technology to optimize plant and animal production and they invest heavily in large modern equipment and new barns and storage facilities and advanced operating technologies.

It is understood that the current Strategic Plan (Central Huron, n.d.) is about to be updated and made current with a sharper focus on issues and implementation actions. Central Huron has recently partnered with the Municipality of Bluewater to jointly fund an economic development officer who will lead the revision to the current plan.

The current Strategic Plan identifies other priorities and high-level actions for community involvement, effective use and management of community assets, and planning for improvements to existing infrastructure as well as plans for new infrastructure and environmental protection. With respect to infrastructure, the provision of water and sewer services along the shoreline is a key initiative.

In addition to the community Strategic Plan described above, the Municipality of Central Huron is also guided by the Huron County Official Plan (Central Huron, 2014). According to the County of Huron Official Plan the following basic guiding principles have been developed to establish appropriate direction for the Municipality of Central Huron including the following:

- Promote community development through economic stability and growth;
- Promote, protect and enhance the environment for overall community health;
- Foster a strong sense of community and neighbourhood;
- Facilitate public involvement in land use planning;
- Provide a basis for the Municipality's Zoning By-law, community development programs and public works; and
- Promote agricultural development and support those land uses compatible with and supportive of agriculture (Central Huron, 2014).

A detailed description of the principles and goals is set out in the Community Profile Report that supports this assessment (AECOM, 2015).

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

As described in the Central Huron 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 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 members. Tables also set out the aspirations of the community that were articulated during discussions with community leaders and residents. 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 – Central Huron

Asset Category	Overall Priorities and Key Issues
Human	The community of Central Huron, like many rural communities in Ontario, is experiencing gradual population decline and aging. Out-migration of youth is pronounced. This is a key source of concern and an issue that the community wants to address (Central Huron, n.d.)
Economic	<p>Central Huron is a financially stable community for the time being. Currently the Municipality has a healthy financial position insofar as expenditures do not exceed revenues and its current debt is well within its means for carrying capacity. However, significant investment in future infrastructure may be constrained by a shrinking tax base. Municipal tax revenues are derived from a mix of property types including permanent and seasonal residences, agricultural holdings and associated businesses as well as commercial retail and service businesses. The OLG facility in Clinton is a strong source of annual non-tax revenue.</p> <p>Notwithstanding the preceding the community has also lost key economic contributors in manufacturing, retail and services. Thus, the need to diversify the economy to enable it to grow and prosper is widely recognized. The community also recognizes the need for new businesses to attract and retain youth, to revitalize urban centres, pay capital debt associated with community facilities (i.e. REACH and the local arena), and to fund infrastructure development particularly in the shoreline area.</p> <p>The community requires additional tax revenues to enable investment in infrastructure (i.e. water and wastewater, and erosion control) along the shoreline to meet the needs of existing residents and also to enable future development and economic growth in this area.</p> <p>The racetrack has long been a presence in the community. The OLG Slots facility is a more recent addition. Since the government ended the Slots at Race Tracks funding program in 2012 there has been considerable concern about the viability of horse racing in Ontario. The funding cutback precipitated closures and downsizing in the horse racing industry around breeding, rearing and training. The track located in Clinton, like many other tracks across the province, has been forced to trim its operations and this has further reduced associated economic activity in the area.</p> <p>The transition of small farms to large consolidated farming operations has caused further attrition in jobs. It has also diminished the rural tax base through a reduction of rural residences.</p>

Asset Category	Overall Priorities and Key Issues
	<p>Central Huron has a cottage population along the shoreline but tourism is very limited in the Municipality because of a lack of commercial accommodation. Central Huron is seeking ways and means to grow tourism and recreation and retain visitor spending. A downtown revitalization strategy is being developed to make the towns more attractive to visitors/tourists. Growth in tourist numbers and associated expenditure retention will help established businesses and also attract new businesses to the Municipality.</p>
Infrastructure	<p>Central Huron has the necessary infrastructure to meet its current inland needs. However, along the shoreline area there is a need for water and sewage services to enable growth and development and in the case of sewage to help address water quality issues along the shoreline. In order to address agricultural run-off issues and bank erosion along the shoreline there is also a need for earthworks along Highway 21 through the Municipality.</p> <p>The Municipality's landfill is near capacity and will soon need to be properly closed. In light of these circumstances a new waste disposal site will need to be developed within the Municipality or a transfer facility built to move waste materials outside the Municipality to another disposal site.</p>
Social	<p>The current municipal ward system has some residual frictions and tensions. The most pronounced friction involves the former Goderich Township where there is some movement among some residents to de-amalgamate from Central Huron. A petition with some local signatures has been put forward to the Provincial government for this action.</p> <p>Through a variety of engagement activities within the community it is apparent that there is a strong desire to maintain rural lifestyles and rural/agricultural character throughout the Municipality. The Municipality is working proactively with a variety of interest groups to resolve issues and to create a sustainable community that balances the needs and aspirations of all constituents in a cooperative manner.</p> <p>With respect to the settlement areas (e.g. Clinton) the key priority is to retain and attract new businesses that will help revitalize their main streets and create jobs. Job creation will enhance opportunities for youth and attract new residents. Agriculture has historically been and continues to be the “backbone” of the community. Key priorities are to preserve the agricultural brand and enhance productivity. Small farms are rapidly giving way to large agricultural enterprises which are heavy investors in technology, science and innovation. The priority of large scale farm operations is to maintain and grow their business operations.</p>
Natural Environment	<p>The natural environment is an important issue in the community including the control of agricultural runoff and stress from shoreline development. After heavy rains the shoreline and near shore waters experience heavy nutrient loading and may be deemed unsafe for swimming for a period of time. More investment in infrastructure (water and sewer) in the shoreline area may also help mitigate this issue. The shoreline of Central Huron is characterized by steep clay banks that are vulnerable to extensive erosion. Studies by the Maitland Conservation Authority suggest that over the next 30 to 50 years approximately 430 acres of land with buildings could be compromised by erosion. This puts some \$275 million of property value at risk.</p> <p>Through a variety of in-community discussions it is understood that the rise of large commercial farms and the rise in value of agricultural lands have contributed to forest clearing and wetland draining. These actions put pressure on the natural ecology of the area and exacerbate storm water runoff and associated water quality issues in streams, rivers and the lake.</p>

Table 4.2: Summary of Community Aspirations – Central Huron

Asset Category	Overall Community Aspirations
Human	<p>Central Huron desires sustainable growth and wants to find a means for attracting and retaining its youth.</p> <p>Large farm operations are capital intensive and operate with relatively few employees. The growth in large farm operations has resulted in a decline in rural populations. As a result, creation of new rural-based agricultural opportunities is one of many important objectives for the Municipality.</p> <p>Community businesses in the settlement areas also hope to increase employment opportunities for local residents and thereby retain youth and strengthen and develop current and future work forces.</p> <p>Another aspiration is to grow the population base by attracting new residents from outside the community. This immigration will lend itself to enhanced financial resources and a more resilient/sustainable community.</p>
Economic	<p>Through discussions with community leaders and residents, it is understood that Central Huron wants to increase its prosperity by the following means:</p> <ul style="list-style-type: none"> ▪ By retaining, growing and attracting new businesses; ▪ By finding and growing downstream agri-businesses; ▪ By developing and growing tourism (currently there is very limited tourism and associated businesses) ▪ By maintaining existing infrastructure and building new infrastructure (particularly in water, sewer and erosion control in the shoreline area); and ▪ By partnering, where appropriate, with neighbouring municipalities to enable infrastructure development and services, (e.g. Bluewater for joint economic development). <p>The community is interested in economic growth that involves actively attracting businesses, improving the local business climate, and encouraging the expansion of existing businesses. Business diversification is also considered an important part of supplying the community with a higher variety of employment opportunities. This is particularly pronounced with the recent loss of some major area manufacturers (e.g. Volvo) and institutions (e.g. Bluewater Detention Centre).</p> <p>The Municipality also aspires to revitalize its community business areas, retain expenditures from locals and visitors, and provide employment opportunities for local residents.</p>

Asset Category	Overall Community Aspirations
Infrastructure	In order to provide water and sewage services to the shoreline residential areas of the community servicing agreements and partnerships will need to be formed with the neighbouring Municipalities of Goderich and Bluewater. There is also a need for landscaping (i.e. berming) along Highway 21 to control runoff and erosion along the shoreline. Further public and private infrastructure development may be required inland to enable visitor stays at area attractions such as the Hullett Wildlife Centre, as well as for events and functions in Clinton. Finally maintaining and replacing (where needed) existing infrastructure throughout the Municipality is an ongoing priority.
Social	Central Huron aspires to be a sustainable community with a balanced mix of demographic cohorts (age and employment status), business diversity, and strong incomes to support infrastructure and service needs going forward. The community is in the process of refining its strategic vision and plan. Notwithstanding all of the above, Central Huron residents are proud of their agricultural roots and lifestyle and desire to maintain this connection and heritage going forward, while implementing economic diversification and growth.
Natural Environment	Central Huron seeks to have a sustainable environment that protects its water resources and other natural areas while enabling continued business, residential and tourism growth.

Table 4.3: Summary of Community Capabilities – Central Huron

Asset Category	Community Capabilities
Human	Agriculture is the heart of the economic base in Central Huron. Job losses in local manufacturing and institutions (i.e. the closure of the Volvo plant in Goderich, the downsizing of Wescast operations in Wingham and the closure of the Bluewater Detention Centre in Central Huron) have accelerated the outmigration of labour to opportunities elsewhere. This has in turn eroded resident labour skills and capacities in a number of industry sectors. Counter point to the decline in manufacturing, the evolution of modern agriculture has created a strong base of innovation in science, technology, and business management that serves the wider community today.
Economic	The community is beginning to chart a path forward to address its economic future. The community is stable at this time but not growing. It benefits from having an exceptionally strong agricultural sector and an attractive setting that draws seasonal residents to the area. However, its aging and slowly declining population both exacerbated by the out-migration of youth in search of career opportunities pose a challenge to ensuring a sustainable community over the long term. The community now has an economic development officer, in partnership with Bluewater, to help drive growth in economic development. Commercial accommodation is very limited in the Municipality and there are nearby communities along the shoreline that are very successful in attracting and accommodating tourists. In Central Huron the Hullett Provincial Wildlife Area is a facility of note that attracts visitors for dog trials and hunting but there are limited options for them to stay locally so they must seek accommodation in nearby municipalities. Central Huron requires accommodation and tourist associated businesses to retain and attract visitors in the community. This requires both public and private sector investment.
Infrastructure	The Municipality is not independently able to supply the needed infrastructure along the shoreline. It recognizes that servicing arrangements will be required with neighbouring municipalities to achieve implementation.
Social	There are essentially three major community groups within Central Huron. Although they share many common needs, they also have their own unique views and aspirations. The shoreline community is primarily focused on recreation and water quality matters. The farm community is largely focused on sustainable agricultural production and processing opportunities. The residents of settlement areas want to reinvigorate their communities with population and economic growth. As described above these three sets of aspirations are not mutually exclusive. Investments in new services and infrastructure along the shoreline depend on economic growth and a growing tax base to fund such needs. Inland communities also rely on economic growth to breathe new life into their communities. The farm community also recognizes the need for economic growth to retain their youth and create new business opportunities that can serve their needs. These communities of interest are very much inter-twined.
Natural Environment	There is opportunity to enhance the environment by preserving forests and wetlands and reducing runoff and erosion. However, these initiatives require innovation and investments that the community may find challenging to implement and afford at the present time.

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 and the ability of a community to provide its residents with access to other skills, knowledge and essential services that are fundamental to 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 Social Services.

Over the period of 2001 to 2011, Central Huron’s population decreased 2.8 % (Statistics Canada, 2002; Statistics Canada, 2013). This represents the second highest population decrease among municipalities in Huron County for this time period. Youth are leaving to seek employment outside of the community. An examination of demographic cohorts reveals that the Municipality’s population is aging. Cohorts above 45 years old are growing with the greatest growth occurring in the 85 years old and over cohort. Cohorts under 45 years old are all showing decline.

Central Huron has a skill and labour force profile indicative of a rural community with a strong quotient of skilled trades, retail occupations and trades, transport and equipment operations. Since 2001, there has been a noticeable decline in primary industry occupations and a strong growth in management occupations as well as social science, education, government service and religious occupations.

Agriculture is the dominant industry and has the largest labour concentration within the Municipality, followed by retail trade and health care and social assistance. However, there has been major consolidation of farming holdings leading to large operations that are very capital intensive with few employees.

There are several primary and secondary schools available to the community (five of seven are located in Clinton), which offer varying levels of education programs, ranging from child care/nursery to high school. Facilities are managed by the Avon Maitland District School Board, the Huron Perth Catholic District School Board and the Huron Christian School. Because of its central location within the County, Clinton also serves residents outside of Central Huron.

The proportion of residents with university and college degrees, certificates and diplomas has increased since 2006. For the most part individuals attending post-secondary education institutions must travel outside the community. However, some courses are offered at the REACH facility in conjunction with Fanshawe College and University of Guelph.

Hospital services are provided in Clinton and nearby communities such as Goderich, Wingham and Seaforth. For those with special health-care needs, hospitals in London are within a one-hour drive. The Clinton Family Health Team (CFHT) serves residents of the Municipality and the surrounding area. Emergency services are provided at a regional level by the Ontario Provincial Police and Huron County EMS Ambulance Service. Central Huron has one fire department located in Clinton, the Central Huron Fire Station. However, the Municipality is also served by other stations located nearby in the municipalities of Goderich, Blyth, Bluewater, and East Huron.

All together, the community education and health services meet the needs of the current population.

The APM Project has the potential to have a positive effect on the Human Assets of Central Huron. The Project will bring direct, indirect and induced jobs that can provide the foundation for population growth and youth retention. The APM Project will also help to diversify the economic base of the community.

While it is expected that some people involved in the construction and operations of the Project will chose to reside in other nearby communities, it is equally plausible that hundreds of jobs could be held by people residing in Central Huron. 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 increase the population in Central Huron. The increased population will in turn be a boost to Central Huron socially and economically and will be a catalyst for spin-off growth and business development. This potential chain of events aligns well with the aspirations of the community.

Local skills and labour supply would diversify and expand with the increased population, and as a result of the on-site and in-community job opportunities. Indirect and induced jobs will also create opportunities for skills diversification and attract new residents with different types and levels of expertise while providing incentives for youth to remain in the community. The APM Project will capitalize on the existing labour force skills and expertise and attract other highly educated and skilled workers. This influx of new jobs and incomes would also create new revenue sources for local businesses and the Municipality itself. In the case of the Municipality, some of the additional revenues could be applied to infrastructure and services investments.

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 including the REACH facility and further developing partnerships with post-secondary institutions such as Fanshawe College, University of Guelph, and others. The APM Project will include an international Centre of Expertise that will attract national and international attention.

While the APM Project and the associated increase in population will place heightened demand on existing health and safety facilities and services, there is 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. The Project may also act as a catalyst to bring more health services to the community itself. Proper planning would need to take place to ensure that potentially heightened social issues, generally associated with any large project that substantially increases local populations, are managed well in advance.

In summary, it can be expected that the APM Project would bring positive net benefits to the Human Assets of Central Huron if the Project were to be implemented in the area. It would help the Municipality realize its aspirations and goals, and it would drive development and expansion in other aspects of its community well-being that are discussed in later sections of this report.

Table 5.1: Implications for Human Assets – Central Huron

HUMAN ASSETS						
Criteria / Measures	Ideal CWB Condition	Current Central Huron Profile		Possible Central Huron Profile with APM Project		Observations
Population Size and Demographics	Population growth Retention of youth and young families	An overall aging and declining population	←	Population growth with stronger growth in younger cohorts and retention of youth	→	<ul style="list-style-type: none"> Central Huron experienced an overall population decline of 2.8% between 2001 and 2011. By comparison, the County of Huron experienced a population decline of 1.0% over the same time period. The Municipality's population shows strong aging trends with population growth in the over 45 age cohorts and decline in the under 45 age cohorts. The APM Project offers potential to create new jobs to attract and retain a younger and more balanced population in the community. This is an important aspiration of the community that has been highlighted. Central Huron may require some assistance to plan for, and manage growth well in advance of the project.
Skills and Labour Supply	Presence of a diverse, skilled workforce	Constrained opportunities for employment Attrition of major employers in the manufacturing and service sector	■	Enhanced job creation for youth, as well as opportunities for all other parts of the labour force	→	<ul style="list-style-type: none"> Central Huron has an appropriately diverse labour force that reflects current socio-economic conditions. Agriculture is the dominant industry sector and many residents are employed in this sector on full and part-time bases The APM Project would attract a new skilled and more diverse workforce and bring in new families with the associated benefits of increasing employment opportunities in retail and other service industries to serve this expanding population base. The APM Project would offer diverse career opportunities for existing local residents in direct and indirect jobs. Central Huron may require some assistance to train and engage the local workforce.
Education	Access to education and training Increased enrolment and programming	Clinton is a regional node for elementary and secondary education for both the public and separate school boards. Clinton also has a private Christian elementary school. Some higher education opportunities exist in partnership with Fanshawe College and Guelph University at the REACH facility	→	Increased opportunities for education and training Broader range of programming and facilities	→	<ul style="list-style-type: none"> Within Central Huron, Clinton is a regional education hub with elementary and high school facilities. Courses are offered at the REACH facility in conjunction with Fanshawe College and the University of Guelph. There has been an increase in the number of residents with a "university certificate, diploma or degree" since 2006. For many younger residents seeking post-secondary education, they travel to institutions in larger urban centres such as London and Kitchener-Waterloo. The APM Project will attract many young families to the area and increase educational enrollments and possibly lead to additional and expanded facilities. The APM Project will stimulate career aspirations and interest in training and education. Central Huron may require some planning and support to educate and train the current workforce and future generations to take advantage of Project career opportunities. Central Huron 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 and a local hospital	→	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 one hospital in Clinton and other nearby hospitals located in Goderich, Wingham and Seaforth and slightly further afield in London. The Clinton Family Health Team (CFHT) serves residents of the Municipality and the surrounding area. Emergency services are adequate and are provided on a regional basis by Huron County EMS and OPP. Central Huron is served by five fire-departments respectively located in Clinton and nearby municipalities of Goderich, Blyth, Bluewater, and East Huron. 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:

- Business Activity;
- Employment;
- Income;
- Recreation and Tourism;
- Economic Development Services; and
- Governance and Municipal Finance.

The economy of Central Huron is largely based on agriculture and related services. Farm consolidation is ongoing with large operators buying up and absorbing traditional small farms. The Bluewater Youth Centre (a youth correctional centre) was a major employer (200 staff) in the community that closed in May 2012. The Municipality still feels the fall-out from this closure according to in-community interviews.

Agriculture is the dominant sector in the economy of Central Huron. Larger farms have become the norm for Central Huron and the region. Central Huron is a “top tier municipality” for agricultural production value in the Province of Ontario (Statistics Canada 2012b).

Central Huron has an unemployment level of 5.2% (Statistics Canada, 2013) which is below the Ontario average of over 7%. The unemployment level in part reflects out-working, out-migration and people retiring from the labour force.

The Municipality has a labour force participation rate that has been declining and now stands at roughly 65%. This suggests that a significant component of the available labour force (those up to 65 years of age) is not active and also implies that a large portion of the working age group in community is either retired or simply not looking for work. The average household income in Central Huron in 2012 was approximately \$81,000.

Apart from agriculture, much of the labour force in Central Huron finds employment in jobs outside the Municipality. Clinton and lands within the Municipality adjacent to the Town of Goderich are the primary commercial concentrations in Central Huron and they offer employment in retail and service sector jobs. The surrounding rural areas have a strong agricultural presence and agricultural jobs are available in production and processing.

Agriculture in Central Huron, as it is throughout Huron County, is in rapid transition to large scale capital intensive operations. Recent times have also seen a dramatic increase in farmland values. These rising values create more taxes, which benefit the Municipality, but they also incent small operators to sell in the face of higher taxes to realize real estate appreciation. Additionally, many large farms either sever off or demolish unwanted farm residences and buildings and this has the effect of both lowering their tax assessment and the flow of tax revenue to the Municipality.

Retail and service businesses in the settlement areas of Central Huron are experiencing significant challenges due to market forces often beyond their control. It is a common practice for local residents to drive to larger retail centres looking for selection and prices. Business closures and vacant stores are common in the settlement areas of the Municipality. Shoreline residents also tend to travel outside the Municipality for most purchases or in the case of seasonal residents they bring many of their supplies from their place of departure or home.

Central Huron has a cottage population along the shoreline and they do not tend to venture inland to visit or shop. Their orientation is north and south. Tourism is constrained in the Municipality because commercial accommodation and retail/service outlets that cater to tourists are very limited. There are also other communities along the shoreline that are currently better positioned to attract tourists and this puts Central Huron at a competitive disadvantage. Central Huron has attractions such as the Hullett Wildlife management area, which attracts many visitors for dog trials and hunting. However, there are limited options for them to stay locally, and they seek accommodation in nearby municipalities and patronize businesses there. Central Huron aspires to attract tourists and it recognizes that for this to happen public and private infrastructure needs to be put in place. A downtown revitalization strategy is being developed to make the towns more attractive for visitors and businesses.

Outdoor recreation plays some part in the local economy as cottagers and visitors are drawn to the Lake Huron shoreline and the lifestyle it affords. Lake Huron is the dominant physical feature that plays a strong role in the recreation and tourism potential of the Municipality.

Municipal finances are currently healthy, given that expenditures do not exceed revenues and debt levels are manageably low. Going forward, to meet the needs of infrastructure and other services additional financial resources will be required. Residential properties make up 59% of property value assessment and the shoreline properties are by far the largest contributor in this category. Farmland accounts for roughly 34% of the assessment base. Commercial, industrial and other uses combined make up the remaining 7%.

Should the APM Project locate in Central Huron, 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 diversify and grow 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 Central Huron will become an employment centre with growing opportunities. These outcomes align well with the community's aspirations.

An increased number of residents with well-paying jobs means that household incomes and expenditures will rise. The availability of increased job opportunities and associated wealth for more households may help reduce any tensions created by income disparity.

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 to reverse the decline in existing businesses and also bring new business into the community thereby adding to the vitality and diversity of the local retail/service fabric.

The economic buoyancy created among residents and local businesses will have positive implications for municipal finance. The assessment base will grow and it will be more equitably spread across industry, residential and commercial components. This too is a key aspiration for the community as it seeks to increase and diversify its tax base which is currently heavily reliant on the residential sector particularly along the shoreline.

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. If the project were to be located in Central Huron, many years into the future, the community would need to be proactive in looking at where new businesses can locate and the support services they will require for long-term operation.

Some have expressed the view that the APM Project may result in perceived effects on agricultural products, thereby affecting the viability of area agriculture. Although this issue will need to be addressed with appropriate study and actions, it should be noted that despite nearly five decades of nuclear operations in the region there have been no documented negative effects of this nature.

The effect of the APM Project on recreation has the potential to be both positive and negative. In the short term, initial concerns about safety of the facility may make the area less attractive to cottagers and tourists until a greater understanding of the Project has been 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 visit and learn about the facility may present a new market for local tourist operators.

There may be some concern among cottagers and visitors around the perceived effects of the APM Project on the shoreline communities. Therefore, the NWMO will need to work with the communities to address concerns and explore opportunities to maintain and enhance well-being in the shoreline areas. While tourism is not fully developed at this point in time in Central Huron, it is important to note that tourism and recreational activities in the community or the wider region do not appear to have been affected by the ongoing presence of the nuclear site operations in the region.

The APM Project appears to present Central Huron with the potential for strong economic uplift through long-term economic diversity and increased stability. However, this uplift would need to be carefully planned for and managed if the community is to realize its full potential. The community may need support to ensure that it is "Project ready", many years into the future. For Central Huron to optimize Project benefits it would be helpful to support education and training of the labour force, municipal administration and residents, and provide advice to local businesses on Project opportunities.

Table 5.2: Implications for Economic Assets – Central Huron

ECONOMIC ASSETS						
Criteria / Measures	Ideal CWB Condition	Current Central Huron Profile		Possible Central Huron Profile with APM Project		Observations
Employment	Increasing employment opportunities for residents	Limited employment opportunities for youth		Growth in the number and diversity of employment opportunities in the community		<ul style="list-style-type: none"> Low unemployment in recent years in Central Huron and the surrounding area. In part this may be attributable to a combination of factors including out commuting, out migration and people leaving the labour force. Many residents also commute to job opportunities outside the community. Farming operations are becoming larger, more capital intensive and much less reliant on labour. At the moment, out-migration of youth in search of career opportunities is prevalent Local job creation would lower the need for residents to commute outside the Municipality for work. Central Huron may require some assistance to ensure local residents are able to realize Project direct and indirect employment opportunities.
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"> 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. Central Huron 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		<p>Potential impact on agricultural activity through possible use of farmland</p> <p>Potential negative perception attached to local produce as a result of Project would need to be addressed</p> <p>Growth in business activity leading to increases in the number and diversity of businesses</p> <p>Increased opportunities to capture local spending</p>		<ul style="list-style-type: none"> Agricultural activity is extensive in the area and it is supported by related services. Large farms are replacing traditional family-run operations in much of the Municipality. Settlement area downtowns in Central Huron and the surrounding region struggle to maintain and attract new businesses and recent closures of major enterprises in the Municipality have exacerbated this. Central Huron may require some assistance to plan, implement and manage economic development. Agriculture is a very important economic activity in the Municipality and there is concern that the APM Project could negatively affect the sector and stigmatize its commodity outputs. Central Huron may require some assistance to address and manage agricultural concerns associated with the project.
Recreation/and or Tourism	Stability or growth in area tourism	Cottages are concentrated along the shoreline and there is a start of a trend in upgrading to year round residences It is challenging to pull cottagers and tourists to inland areas		<p>Potential negative perception of area for recreational purposes as a result of the project</p> <p>Potential increase in population and visitors could bolster the need for recreation opportunities</p>		<ul style="list-style-type: none"> Central Huron benefits from the recreation opportunities afforded by its proximity to Lake Huron. Limited accommodation is available through local bed and breakfasts, as well as cabins, cottages, camping/RV parks and one small hotel within the Municipality. The APM Project may bring a nuclear image to Municipality, 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 recreation and tourism with increases of population associated with the Project. Central Huron, as well as recreation and tourism organizations, may require some assistance to manage the presence of APM Project constraints and opportunities.

Criteria / Measures	Ideal CWB Condition	Current Central Huron Profile		Possible Central Huron Profile with APM Project	Observations
Economic Development Services	An active, economic development organization that has demonstrated success in attracting businesses to the community	The Municipality has been proactive in business planning, but success is hard to come by	■	Businesses will want to locate in the community to take advantage of the opportunities.	➡ <ul style="list-style-type: none"> Economic development takes place at the regional level through the Huron Business Development Corporation (HBDC) and the County of Huron Economic Development Services. The APM Project would provide a catalyst for economic development given the large scale and scope of the project and many years to prepare in an organized manner. Central Huron 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 mix of property classes in the Municipality creates a diversified tax base. The OLG facility is also an important contributor of non-tax revenues	■	A diversified tax base with solid contributions from residential, farm and industrial and commercial properties Additional revenues to cover operating and capital requirements associated with growth	➡ <ul style="list-style-type: none"> Municipal finances meet the current needs of the community but going forward, additional revenue will be required for new infrastructure and services. Central Huron receives most of its revenue from residential and farm property taxes, with special note given to contributions made by shoreline properties (accounting for over 50% of the municipal tax base). Farm land values have been increasing in recent years resulting in higher assessment values and more taxes. The OLG is an important source of non-tax revenue. The APM Project, by its presence, would elevate revenues available to the Municipality. Central Huron may need some assistance to understand the fiscal implications of the APM Project and to deal with its finances.

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

5.3 Implications for Infrastructure

The Infrastructure or Physical Assets within a community are 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 included:

- 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 Central Huron in terms of its Physical well-being.

Recent sales data indicate that average housing prices are between \$225,000 and \$250,000. Housing growth is modest at approximately 1.5% per year between 2006 and 2011 (Statistics Canada 2013).

Central Huron has three Plans of Subdivision but growth is limited because of servicing constraints. Servicing partnerships may need to be put in place with adjacent municipalities, (i.e. Goderich and Bluewater) to enable implementation of subdivision and shoreline developments.

The Municipality of Central Huron is largely served by Hydro One for local electricity transmission and distribution services. Erie Thames Powerlines is the local power distributor for Clinton. Union Gas provides natural gas to Clinton and other parts of the Municipality.

Landfill services are provided by Mid-Huron Landfill Site located in Holmesville. This facility is now very close to full capacity and as a result the Municipality is confronted with the priority need to find replacement capacity either within its own borders or to transfer waste to a disposal facility beyond its borders.

Central Huron has transportation infrastructure to meet the needs of some businesses. However, it lacks proximity to a 400 series highway. This constrains convenient/efficient transport of goods to manufacturers and markets.

The Goderich Harbour is a key deep-water port on the Great Lakes - St. Lawrence Seaway. Plans are underway to expand the harbour. This will enable expanded shipments of salt and grain.

Air transport is enabled by a facility in Goderich. Air transport for larger air shipments and personal travel is available in London.

Freight service in Central Huron is served by the Goderich-Exeter Railway Company Ltd. (GEXR), which is Canada's first short line railway. The GEXR is headquartered in Goderich and runs through Central Huron.

The APM Project has the potential to create net positive benefits on the physical assets of Central Huron. The APM Project will bring an influx of individuals and families to the community thereby providing impetus for increased housing development and variety and associated servicing in the community. The development and absorption of new and existing homes will reinforce property prices and increase tax rolls.

Although there is a strong 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 be very low. A further note with respect to housing is that, during the construction phase, a strong uptake of commercial accommodation within the wider region by workers could take place with the consequence that

tourists and travelers might be displaced at certain points in time. Within Central Huron commercial accommodation is very limited at the moment. Over the course of the undertaking attention will need to be paid to maintaining an equitable housing supply/demand balance as well as protection of regional tourist/traveler accommodations and other related services to prevent unwanted consequences in that industry.

The APM Project would be expected to stimulate the upgrading and expansion of infrastructure and services to accommodate new growth in the community. Central Huron is well connected by a road network to communities within the region and beyond. It is also serviced by air and marine transportation in nearby communities. GEXR provides short line freight rail service connecting to the wider rail network. The community and the NWMO would need to work cooperatively to effectively plan, build, operate and manage each of the physical asset components if the Project were to be implemented in the Municipality.

Table 5.3: Implications for Infrastructure Assets – Central Huron

INFRASTRUCTURE OR PHYSICAL ASSETS						
Criteria / Measures	Ideal CWB Condition	Current Central Huron Profile		Possible Central Huron Profile with APM Project		Observations
Housing	<p>Sufficient housing stock to accommodate growth and meet all needs and incomes</p> <p>Average house values increase over time in line with household incomes</p>	<p>Limited residential growth within Municipality, due to servicing constraints and muted demand</p> <p>Trend to large farming has resulted in a loss of housing in the agricultural areas</p>	■	<p>Growth in housing along the shoreline and within inland communities.</p> <p>Strong market and support for real estate prices</p>	➡	<ul style="list-style-type: none"> Statistics Canada data show a modest growth in housing stock over the last decade. The municipal tax base is dominated by residential and farm properties. In general, residential growth in the Municipality is hampered by the lack of water and sewer services in the shoreline area. The APM Project would create a demand for a mix of housing types and tenure arrangements within the Municipality and beyond. The APM Project would fit with the Municipality’s vision for reinvigorating its settlement areas and invigorating its tax base to accommodate needed future investments in infrastructure and services. 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 in the surrounding areas, thereby reducing room availability for other visitors but with appropriate planning this can be mitigated. Central Huron may need some assistance to plan, develop and maintain a sustainable and balanced housing portfolio that meets all needs.
Municipal Infrastructure and Services	<p>Infrastructure assets are in good condition, well maintained and adequately sized to meet the short and long term needs of the community</p>	<p>Infrastructure and services adequately meet some current needs of the community</p> <p>Municipal landfill is at capacity and there is a priority need to find replacement capacity either within or outside the Municipality</p> <p>Water and sewer services are required to enable growth and development in the shoreline area</p>	←	<p>Increased demand for infrastructure and services and increased revenue to offset costs</p> <p>Enhanced opportunities for new and renewed infrastructure and services</p>	➡	<ul style="list-style-type: none"> Central Huron has service limitations to accommodate growth and development, particularly in the shoreline area. The Municipality is working on partnership agreements with adjacent municipalities (i.e. Goderich and Bluewater) to acquire services. Going forward, the municipality has growing infrastructure liabilities that require new funding sources. The APM Project may place increased demands on existing infrastructure, and thereby necessitate the need for upgrades and expansions. However, given that there are many years before a potential project start there is ample time to plan and prepare. The APM Project would generate municipal revenues that can be applied to infrastructure capital and operating requirements. Central Huron may need some assistance to plan, operate, maintain, and build new infrastructure as required, to meet service demands associated with APM.
Transportation Infrastructure and Services	<p>A strong network of roads within the Municipality with air and marine facilities nearby</p>	<p>Situated on Highway 21 with strong connections to nearby major urban areas</p> <p>Some marine and air facilities located in surrounding communities</p> <p>Freight rail service available through GEXR</p>	■	<p>Potential upgrades of road network in Municipality and other transportation facilities in surrounding communities</p>	➡	<ul style="list-style-type: none"> Central Huron has strong transportation linkages through area highways that connect it to local centres throughout the rest of Ontario and beyond. There are no airports in Central Huron, although there are municipal airports in Goderich, and Wingham. London Airport is an hour’s drive and offers national and limited international services. The APM Project would increase road and airport usage and this may necessitate some upgrading and expansions which could serve to attract other new businesses sensitive to transportation needs. NWMO would work with Central Huron and relevant authorities to ensure local 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 Recreational Facilities and Programs;
- Social Services and Organizations; 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 Central Huron in terms of its Social well-being.

The community facilities and programs available to the Municipality of Central Huron are a source of pride and in many cases are the social hubs of the community for all age groups. Youth recreational programs are integral avenues for social activity for many families in the area. These facilities and programs provide a social focal point not only for the local community, but they also help to foster relationships and ties with the surrounding communities. Recreational tournaments are supported by the availability of recreational facilities that are vital to the social fabric of the community. While some newer facilities have been built in the community, other centres and services are going through a process of consolidation.

Central Huron 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 is interested in its past and nurturing social vitality for going ahead. The equitable distribution of services and facilities across the Municipality presents challenges at times, but the municipal administration is proactive in trying to ensure balance by continuing to build consensus and cohesion.

Central Huron is characterized by three constituent communities that have shaped the Municipality. The first is located along the Lake Huron shoreline which is a waterfront community that is oriented toward family recreation and cottaging. The second group is the farming community located inland east of Highway 21. The third community is formed by the residents of inland settlement areas of which Clinton is the largest.

Central Huron has a strong relationship with agriculture. The Municipality is a valuable farming area. Much of the culture, spirit and economy of the community centres on agriculture.

The rural areas of the Municipality have been transitioning away from small family farms to large scale commercial operations. This trend has contributed to depopulation of the rural areas and has had a subsequent ripple effect into the smaller towns as their hinterland populations are no longer there to sustain their commercial and social interests.

The shoreline community at the moment is somewhat loosely organized. Much of the development along the shoreline is seasonal cottages on small lots. There are some trailer park developments and a limited number of larger homes created through cottage conversions. This is an area in transition but the pace of change is constrained until water and sewage infrastructure is in place. Many residents along the shoreline come from other areas of southern Ontario and Michigan. Cottage occupants tend to shop north and south in Goderich and Bayfield, respectively, and infrequently venture inland to other settlement areas within the Municipality.

The residents in the inland settlement areas are confronted with declining and aging populations. Local businesses are declining as well and storefront vacancies are apparent in all of these communities.

There is some frustration in the former Township of Goderich (the shoreline community) regarding the amount of taxes paid and the availability of services they feel are important to them. The Municipality understands their desire and immediate need for water and sewage infrastructure but lacks the necessary financial resources and means to rapidly move this forward. Despite this financial constraint the Municipality is actively engaged in forming a partnership with Bluewater and Goderich to enable the provision of some infrastructure.

The APM project has the potential to help the community to meet the aspirations and priorities of the overall community and the subgroups within it.

In the shoreline community, the APM Project can help generate the financial resources to enable needed water, sewage and erosion control infrastructure. Within the settlement communities (e.g. Clinton), the project can generate employment and population growth both of which will help revitalize these communities. As for the farm community the APM Project can also be beneficial in the following ways:

1. Enhance youth retention through education and employment opportunities, and
2. Contribute to agricultural business growth through generating revenue that would support research and development and environmental stewardship activities.

For the community as a whole, the APM Project will create new sources of financial capital that could be reinvested in community infrastructure, services, education, and further economic development initiatives in agriculture and other sectors. With the Municipality and the NWMO working in close collaboration, there is the potential all this could be achieved in harmony with Central Huron's overall objective to preserve and build upon its rural/agricultural identity.

There are many other social benefits that could be created by the APM Project. Based on engagement activities to date there appears to be interest among residents particularly those from the rural area and villages to continue to learn more about the Project and build understanding and confidence in the safety case. Many people acknowledge the Project would create jobs, which is a priority within the Municipality and the surrounding area.

Faced with these circumstances the Municipality and the NWMO will need to work closely together to address community questions related to the project. Effort and innovation will be required to preserve the unique social character of the Municipality and align the Project to foster well-being across the community for all of the major social groups. Based on limited engagement of community members to date, there appears to be an interest in learning more about the APM Project and its suitability for the Municipality.

Table 5.4: Implications for Social Assets – Central Huron

SOCIAL ASSETS					
Criteria / Measures	Ideal CWB Condition	Current Central Huron		Possible Central Huron 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 met by a combination of facilities and programs within the Municipality and neighbouring municipalities	■	The APM Project would stimulate growth and provide revenue to pay for growth. 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"> 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 as well. At the same time, the APM Project would also provide increased resources to further evolve facilities and programs. Central Huron may need assistance to plan, develop and operate the recreational facilities and services needed in light of the APM Project.
Social Services and Organizations	A wide range of services, organizations and media outlets present to support the social fabric and needs of the community	Many organizations and services present within the community and in the immediate surrounding communities	■	The APM Project would increase demands on services and organizations and provide revenue to accommodate these demands Strengthen service delivery through additional programs	➡ <ul style="list-style-type: none"> Population associated with the APM Project would place increased demand on existing and new services. Central Huron and the immediate surrounding communities have a large number of organizations that supply social services to the community. Central Huron 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 some constituent groups have different perspectives on priorities and outcomes for the Municipality	■	Project has potential to increase community well-being through wealth creation, population and business retention and growth. Project can reinforce and build community identity and cohesion. Notwithstanding the above, some residents may not be supportive of the Project.	➡ <ul style="list-style-type: none"> Residents have a strong sense of pride of place. Residents also have a rich history and diverse cultural heritage. There are three distinct populations within the Municipality – the shoreline population, the settlement area populations and the farming community Interaction occurs among the groups, but each group also has some distinct behaviours, needs and aspirations. There is a historic bond between the settlement areas and the farming community. Population changes have created the need to rationalize municipal facilities and programs. The APM Project if aligned with the priorities of different community groups within the Municipality will further enhance ongoing efforts to build cohesion and well-being in the community and has the potential to provide benefits that are meaningful to the community. Central Huron and NWMO need to work collaboratively to ensure alignment of the project with community aspirations.

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. At the moment there are some pressures on the environment in Central Huron from a number of factors such as lake levels, invasive species, diminishment of woodlands and wetlands, and water quality in shoreline areas. Initial studies of potential environmental effects associated with the project suggest that the APM Project is unlikely to have a significant negative effect on the natural environment attributes within the Municipality. Rather, the implementation of the project may provide resources to help address local environmental challenges, such as to preserve or restore woodland, or enhance water quality in the shoreline area.

There is one Provincial Wildlife Management Area, four conservation areas, one Provincial Park and two reserves within the Municipality of Central Huron. The Municipality of Central Huron also contains Areas of Natural and Scientific Interest (ANSI), International Biological Program sites, and wetlands, three of which are Provincially Significant Wetlands (PSWs). Concerns regarding water quality in streams, rivers and Lake Huron have been expressed by some residents.

As would be the case with any large project, natural areas might be affected during the construction, operation, and decommissioning phases of the Project. Effective mitigation and environmental protection measures will ensure that the overall environmental integrity of the area is maintained. In addition, the Project may generate increased resources and funding to manage and improve environmental conditions through conservation initiatives, reforestation, shoreline management, agricultural run-off control and sustainable agricultural practices. It appears at this point in time that no significant negative environmental effects are likely during the construction, operation and decommissioning phases of the used fuel repository itself. Project implementation is many years away and this provides sufficient time to make effective plans that will protect environmental interests.

The Project contains some flexibility with respect to on-site building designs and energy use to be consistent with environmental and social values. For example, the ability to use renewable sources of electric power, where feasible, coupled with energy-efficient building designs might limit the overall carbon footprint of the Project. In addition, there may be potential for the site to provide areas for re-forestation and/or agricultural uses, which are aspirations for the community. In this case, the APM Project may have a substantial positive influence on the natural environment in Central Huron.

Table 5.5: Implications for Natural Environment Assets – Central Huron

NATURAL ASSETS						
Criteria / Measures	Ideal CWB Condition	Current Central Huron Profile		Possible Central Huron 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 a number of natural and protected areas in the Municipality. Issues have been raised regarding shoreline algae, soil erosion, and stream and river degradation. The APM Project may disturb some of the area’s natural areas and features of significance. Any potential negative effects on natural areas/features of significance will be mitigated and the Project will also create opportunities for investment in environmental initiatives such as reforestation, sustainable agriculture and agricultural run-off control.
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 a number of conservation areas, reserves, a Provincial Park and a major Provincial Wildlife Management Area (Hullett Provincial Wildlife Area) The Hullett Provincial Wildlife Area is a major tourist/recreation attraction for hiking, hunting and special events (international dog trials). 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 and assessment, the APM Project has the potential to be a fit for the community of Central Huron. If implemented collaboratively, the APM Project has the potential to enable the aspirations of many community residents and through this, foster well-being as Central Huron defines it. Based on discussions with community officials and residents, it is felt that the APM Project could generate desired population and economic growth and provide the Municipality with the human and fiscal resources necessary to shape its future and well-being.

Central Huron has the ability to take on additional growth. It has a desire for managed growth and has a complement of municipal services and transportation infrastructure to support this objective. With respect to infrastructure, the existing transportation networks are suitable for the APM Project, with direct access to highway resources and access to air resources within the broader region.

The project can be developed in a manner that could enhance the environment. Effective mitigation would ensure the quality of the natural environment is maintained and where desired and as appropriate municipal revenues derived from the project could be directed to fund environmental initiatives such as reforestation, shoreline management and sustainable agriculture.

Going forward, the Municipality and NWMO will need to work closely together to create understanding of the Project and to collaborate on appropriate strategies and actions to optimize the project implementation to meet the needs of the municipality and that of all constituent community groups.

Table 5.6: Overall Community Well-Being Implications – Central Huron

OVERALL CWB IMPLICATIONS						
Criteria / Measures	CWB is Enhanced When ...	Current Central Huron Profile		Possible Central Huron 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"> The APM Project would enable desired population growth, which is an aspiration for 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 will be increased employment opportunities and a more diverse range of jobs would be available. 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. The increased jobs from the APM Project would be the catalyst to enhance community well-being.
Infrastructure	Infrastructure is maintained or improved to meet the needs of the community	Neutral		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. The community can leverage increased revenues from a growing population to invest in new infrastructure.
Social Assets	Opportunities exist for recreation and social networking. Community is cohesive, and community character is enhanced	Neutral		Enhanced		<ul style="list-style-type: none"> The APM Project, collaboratively implemented, has the potential to foster community cohesion and well-being by enabling the attainment of overall community aspirations and that of many constituent community groups. There is a need to foster understanding about the Project and to align it with community interests.
Natural Environment	Natural areas, parks and conservation reserves are preserved and maintained for use and enjoyment	Maintained		Maintained		<ul style="list-style-type: none"> Forested areas, shorelines and water courses are under stress. Some natural areas might be affected by the APM Project. 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, 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, shoreline management 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 and the implications of the Project for community well-being. The NWMO has acknowledged 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 Central Huron 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. For many of the evaluation factors, 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.

Table 6.1: Summary Table of Criteria to Address Factors Beyond Safety – Central Huron

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	Maintained	<ul style="list-style-type: none"> There is a strong safety case; however, the community needs to learn more about safety and health considerations to enhance their confidence in the safety of the Project. A few municipal residents work at the Bruce nuclear site and have knowledge of nuclear matters.
	Sustainable built environments	Enhanced	<ul style="list-style-type: none"> Community infrastructure and built environment could be 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, operation, and decommissioning phases of the used fuel repository. The project would make resources available to help improve environmental conditions in the Municipality.
	Local and regional economy and employment	Enhanced	<ul style="list-style-type: none"> Employment and population growth will occur in Central Huron 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"> Some local leaders have demonstrated interest in the Project. Going forward it is expected that residents will have opportunities to learn more and engage in community decision making around the Project.
	Balanced growth and healthy, livable communities	To be determined	<ul style="list-style-type: none"> Central Huron has aspirations to grow its population and diversify its economy in keeping with its community vision. The APM Project appears to be a positive fit with many community objectives and aspirations. However, more engagement and community participation is required to provide focus on key issues and solutions. There is some concern about potential loss of productive agricultural land and potential negative effects on outputs/brand as a result of the APM Project.
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	<ul style="list-style-type: none"> There is a strong safety case. Engagement of surrounding communities is required and further dialogue will be needed to understand and address questions and concerns about safety and health considerations related to the repository and transportation of used nuclear fuel.
	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 affected during the construction, operation, or decommissioning phases of the project. Effective mitigation and environmental protection measures will be required to ensure 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	To be determined	<ul style="list-style-type: none"> Engagement of surrounding communities needs to be initiated to ensure 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 (such as Goderich, Huron County in general) 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 Central Huron or the surrounding region to impede Project implementation. Central Huron and the surrounding areas have multiple modes of transportation, social and economic support services, and capacity to absorb the anticipated growth in population and economic activity. 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 Central Huron appears to have the necessary core of social infrastructure in place to plan and adapt to changes resulting from the Project.
	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, Central Huron would require assistance in terms of planning, and 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"> Central Huron is well situated and connected to major urban areas. There are marine and air facilities in surrounding communities. The municipality has rail access. 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	280-480 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 Central Huron, approximately 480 tonnes of equivalent carbon dioxide emissions is expected to be produced per year. In a scenario of transport mostly by rail mode approximately 280 tonnes of equivalent carbon dioxide emissions is expected to be produced per year.
	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 learning with Central Huron leadership and community members through a variety of means, including:

- Several community open houses and open office events;
- Both informal and structured interviews with community members;
- Preparation of written materials;
- Informal tours and visits with local residents;
- 'Ask the NWMO' columns in regional newspapers;
- Attendance at local events;
- Storefront community learn more centre; and
- Nuclear waste management facility tours.

Initial discussions with a cross-section of community members, briefings and conversations with community groups, and conversations with residents during open houses suggest that although there are some community members concerned about the community's participation in the siting process, or opposed to it, there is more often interest in the community to continue to learn about the APM Project and to, many years in the future, consider hosting it. To this end, opportunities for preliminary discussions were sought with:

- Local political leaders (e.g., Mayor and Councillors);
- Local farm operators; Local business owners/operators;
- Local service providers (e.g. emergency services, social services, education); and
- Residents.

Based on discussions with the above, there appears to be potential to sustain interest in the local community. There also appears to be interest in continuing to learn more and move forward with the siting process.

There is a need to engage neighbours to establish a foundation for regional consideration of the Project.

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 Central Huron population has been slowly declining in recent years and unemployment remains unchanged and lower than both Huron County and the Province as a whole. The community has a diverse labour force that has seen growth in some categories and decline in others. Residential development is modest and prices reflect a small upswing. Rising agricultural and waterfront property values currently provide a strong tax base for the Municipality.

A key priority for Central Huron, as identified through community planning exercises and various engagement activities, is to create sustainable economic growth that will be compatible with its local environment and rural lifestyle. The Municipality is predominately rural, with Clinton being the key settlement area. The commercial fabric of Clinton and other small settlement areas have been in a state of economic decline. Causal factors for this decline

include depopulation of rural areas, changing demographics (i.e. aging), changing shopping patterns and business closures and downsizing. Interviews identified that many businesses are struggling and have great difficulty competing with the low prices and merchandise variety available in larger centres (i.e. Goderich, Stratford, London). Gradual, sustainable growth is valued to preserve the local environment and rural lifestyle of Central Huron.

Growth potential at the moment is somewhat limited, due to servicing constraints. Employment opportunities within the Municipality itself are limited given recent business closures. Many residents work beyond the Municipality in a spectrum of communities including larger centres to the south such as Seaforth, Stratford and London. Youth and young-adults out-migrate for education and/or employment.

The Lake Huron shoreline draws some visitors and seasonal residents. The Hullett Wildlife Preserve also draws visitors and recreationists from a broad area including the United States. Central Huron would like to develop tourism opportunities to grow related businesses. Although tourism and recreation could play a more substantial role in the local economy, it is understood that it is not the primary answer to long-term economic sustainability of the community.

The APM Project is recognized by some as a means to ensure the long-term viability of the community. This would be accomplished by helping the community in its efforts to diversify economic opportunities and improve employment options for existing and potential new residents.

7.2.2 Summary of Key Interests/Questions

In Central Huron, most of the people engaged were interested in learning more. Several key interests were recurring and identify matters which the community is most interested in learning more about. The core key interests expressed included:

- Health, safety and environmental risk in and around the site, Lake Huron and along the transportation route
- Economic benefit and opportunities for growth; and
- The implications and potential for agriculture.

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

At this stage, the community is learning how the Project will be implemented in a safe way for people and the environment. Interviews demonstrated that Central Huron residents are beginning to understand the current potential risks and opportunities associated with the proposed facilities. Interviews identified that safety is a key concern for Project implementation. Questions were raised in an effort to understand more about the health and safety risks in and around the prospective site and Lake Huron.

Many of the questions focused on concerns about the suitability of the site geology, as well as the proximity to the Great Lakes watershed. Questions about environmental risks focused on any potential for contamination of Lake Huron and inland lakes and streams, potential effects on groundwater and the potential impacts on agricultural land and its outputs.

Economic Benefit and Opportunities for Growth

Engagement to date suggests that community members see potential for the project to provide long-term economic stability for the community and further learning is warranted. Questions focused on what type of employment

opportunities would be available and how many workers are required for each phase. There is interest in the Centre of Expertise and how it might help train a local skilled workforce, and integrate with local agricultural and commercial opportunities.

The Implications and Potential for Agriculture

Agriculture is the most extensive economic and social activity in the Municipality. Questions were raised to understand potential property and agricultural output protection plans. Further questions were voiced to understand how the Project might affect the agricultural image and brand of the Municipality.

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

- How the community will be engaged in the decision making process;
- The APM Project process and description details;
- Preservation of community character and environmental quality; and
- Uses that might be permitted on the balance of site not devoted to buildings.

Recurring comments or questions include:

Involvement in Future Decision Making Processes

- More detailed understanding of how the decision making process works;
- Clarification on who will be involved in the decision making process; and
- Scheduling and timing of decisions.

The APM Project 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; and
- More details regarding the location and nature of the Project site and its operation.

Preservation of Community Character and Environmental Quality

- Level of growth generated by the Project and changes in character to shoreline areas, settlements and rural areas;
- Project compatibility with the environment especially ground and surface waters, particularly the Great Lakes, flora and fauna;
- The potential implications for agriculture; and
- Spills prevention and response plans.

Uses for Balance of Site

- Interest in knowing potential uses on balance of site; and
- Interest in knowing potential siting areas in the Municipality.

7.2.3 Ongoing Engagement

Going forward, more engagement in the Municipality will need to take place. Engagement with surrounding communities will also need to develop. Central Huron and NWMO understand that proactive engagement is required for the community to further learn about the Project and how it might be best implemented to deliver value to all community groups and the NWMO.

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 Central Huron.

The preceding discussion has looked at implementation of the APM Project in Central Huron and the implications that 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, as well as on-going analysis, it is understood that Central Huron has an interest in learning about the APM Project and what it might mean to host it.

The Municipality of Central Huron understands that this siting process, in partnership with the NWMO, could assist their community over time to get the information they require to reflect upon their willingness to continue in the site selection process and to decide whether or not they are interested in continuing to the next phase of studies.

There is potential for sustained interest in the local community. Further engagement is required to inform this interest. At this point in time, there is no indication that Central Huron will not remain committed to learning more. More engagement is required to better understand the levels of interest throughout the Municipality and beyond.

At this point, the potential for sustained interest in the surrounding communities needs to be better understood. Some of the surrounding communities have limited experience with nuclear technologies and facilities while others are more familiar. Two communities in nearby Bruce County continue to be participants in the APM site selection process, and a number of other communities expressed interest but have now been eliminated from the siting process. Further discussions will be required to gain an understanding of the potential interest in surrounding communities. However, there appears to be growing interest to learn more about the APM Project and what it might mean for Central Huron and the region.

There appears to be potential for the APM Project to foster well-being in Central Huron. The Project could enable community priorities and aspirations, and is seen by many who have been engaged to date to be a potential catalyst for the socio-economic growth and development that most in the community desire.

It is necessary to understand the potential for the APM Project to foster well-being in the surrounding communities and larger area as a whole. Ongoing discussions will be required to assess the implications of the Project for surrounding area communities. This Project will be implemented through a long-term partnership involving the community, potentially affected First Nation and Métis communities, surrounding communities, and the NWMO.

There are some uncertainties associated with the preceding 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:
 - 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 and potentially affected private land owners must be supportive.
 - 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, 2010).

2. Project implementation (including engineering, logistics and/or community well-being) must align with specific community aspirations:
 - An acceptable area and regional project implementation plan must be identified which aligns the ultimate project configuration with area expectations.
 - Effective implementation of project planning at a broader level, involving potentially affected First Nation and Métis communities, and surrounding communities, will be important for successful implementation of the project.
3. Interest in further learning about the project needs to be sustained:
 - The site selection process spans several years and interest and conversation in the interested community needs to be sustained throughout this process, including multiple election cycles.
 - The potential effects of the project on the interested community, First Nation and Métis communities in the vicinity, and surrounding municipalities 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.
 - Activists groups may seek to influence community decision-making and community leaders will need to respond to these pressures. Central Huron will require support to prepare for the next phases of the siting process if it is to proceed.
4. Transportation routes and mode(s) need to be designed and configured taking into account social values:
 - 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 interested community input:
 - This requires regard for input from the interested community and surrounding communities.
 - This requires engagement by the NWMO and may require capacity building to enable this input, which would include Aboriginal Traditional Knowledge.
 - Input from transportation route communities will also need to be incorporated.

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