

## Urban Growth

The Municipality of South Bruce and the Nuclear Waste Management Organization (NWMO) are conducting a wide range of studies to inform the community's willingness to host the NWMO Project. All studies are also being reviewed by independent consultants, known as peer reviewers. Studies about housing need and land use were presented at the Community Liaison Committee (CLC) on June 2, 2022.

### Highlights of Housing Needs and Land Use Studies

- Baseline population growth will increase the demand for housing – the NWMO Project's need for housing on top of that is modest.
- Before 2046, the settlement boundary in South Bruce may need to be expanded – potentially five years sooner if the Project moves forward.
- While there is substantial supply of housing and developable land across the Local Study Area, there is a shortage of rentals and higher density homes in South Bruce. Affordability is also a significant issue.
- The current housing market is very competitive, and other communities like Kincardine have more retail and service infrastructure and an urban character.
- The arrival of the first 200 NWMO employees would provide an opportunity for the communities to establish transition housing and market South Bruce as a "place of choice".
- We need to ensure that South Bruce's infrastructure expands to support the housing demand.
- Any indirect and induced jobs created by the Project would be located within appropriate areas, such as employment areas, commercial areas, and downtowns.
- The site will be appropriately zoned for the deep geological repository.

### Addressing Our Guiding Principles

The studies address several of the community's 36 Guiding Principles to determine if the Project is right for South Bruce. They relate to whether the Project will bring meaningful benefit to the community, specifically:

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| <p><b>10.</b> The NWMO will identify the potential for any positive and negative socio-economic impacts of the Project on South Bruce and surrounding communities and what community benefits it will contribute to mitigate any potential risks.</p>  | <p><b>29.</b> The NWMO will prepare an infrastructure strategy that addresses any municipal infrastructure requirements for the Project and will commit to providing appropriate funding for any required upgrades to municipal infrastructure required to host the Project in South Bruce.</p>   |
| <p><b>11.</b> The NWMO, in consultation with the Municipality, will establish a property value protection program to compensate property owners in the event that property values are adversely affected by the NWMO's site selection process and the development, construction and/or operation of the Project.</p> | <p><b>32.</b> The NWMO, in consultation with the Municipality and other local and regional partners, will prepare a strategy to ensure there are sufficient community services and amenities, including health, child-care, educational, and recreational facilities, to accommodate the expected population growth associated with hosting the Project in South Bruce.</p> |
| <p><b>27.</b> The NWMO will fund the Municipality's preparation of a housing plan to ensure that the residents of South Bruce have access to a sufficient supply of safe, secure, affordable, and well-maintained homes.</p>   | <p><b>33.</b> The NWMO will comply with the Municipal Official Plan and zoning by-law and seek amendments to the Official Plan and zoning by-law as necessary to implement the Project.</p>   |

Learn more about the...

# Housing Needs & Demand Analysis Study

**Study By** Keir Corp.

**Peer Review Conducted By** Deloitte, formerly MDB Insight

## NWMO-led Study:

The NWMO's consultants conducted this study. South Bruce hired independent consultants to peer review the studies, and confirm the methodologies and findings.

## What was the scope and purpose of the study?

- The study's main objective was to assess, identify, and plan for sufficient housing and accommodation for the Project at the start of construction and operations.
- Additionally, the study identified current housing stock and residential lands available for development. It looked at the potential to expand residential lands, and options for encouraging Project employees to live in South Bruce.

## How was the study conducted?

- The consultants reviewed existing housing data from Statistics Canada, local real estate associations, Bruce and Grey County growth plans, documents from economic development and housing agencies, and other sources.
- They also conducted dozens of interviews with key stakeholders in 10 organizations, including economic development professionals, municipal Chief Administrative Officers, and developers.

## What did South Bruce's peer reviewers say?

- Independent consultants reviewed the study and confirmed it provides a detailed, accurate description of existing housing and population growth locally and in surrounding areas.
- They also agreed that the County should revisit its growth strategy to consider more current conditions and projections, and provide lower-tier municipalities with the opportunity to grow, especially in light of the potential Project.
- The consultants recommended that approaches to encourage growth should incorporate the actions proposed in the Local Hiring Effects Strategy, which focused more on the needs of South Bruce, as well as the Workforce Development Study.

## What did we learn?

- Baseline population growth will increase the demand for housing—the NWMO Project's need for housing on top of that is modest.
- Without the project, South Bruce is projected to exhaust its remaining potential housing land supply by 2046. With the project, South Bruce's land supply would be exhausted about 5 years sooner in 2041.
- While there is substantial supply of housing and developable land, the Core and Local Study Areas are dominated by owner-occupied, single-family dwellings, and finding affordable housing is a significant issue. South Bruce does not currently have adequate temporary housing or retail/service infrastructure.
- The current housing market is very competitive, and other communities like Kincardine have more retail and service infrastructure and an urban character.
- The most time sensitive need for housing would be for pre-construction workers.
- The arrival of the first 200 NWMO employees will provide an opportunity for the communities to establish transition housing and market South Bruce as a "place of choice".
- A multi-faceted approach is recommended that links housing, training, tourism, recreation, and employment together.

Learn more about the...

## Land Use Study

**Study By** Keir Corp.

**Peer Review Conducted By** Deloitte, formerly MDB Insight

### NWMO-led Study:

The NWMO's consultants conducted this study. South Bruce hired independent consultants to peer review the studies, and confirm the methodologies and findings.

### What was the scope and purpose of the study?

- The study aimed to assess likely changes in present and planned land use and development that will occur with the Project, and its interaction with an emergency response plan for the future facility.
- The study also looked at land uses within the Emergency Planning Zone, which would be established for emergency response planning. The study identified if there are current land uses that would be challenging for emergency response planning, and how to manage future land uses.

### How was the study conducted?

- The consultants reviewed data from sources such as official plans, planning policies, the Ontario Emergency Response Plan, the Ontario Planning Act, other draft Project studies, and more. NWMO Project information and reports were also consulted.
- Interviews were held with knowledge holders from the Bruce and Huron County Planning and Development departments, as well as the Huron County Economic Development department.

### What did South Bruce's peer reviewers say?

- Independent consultants reviewed the study and agreed with the conclusion that the Project Site is appropriately zoned. They also agreed the Emergency Planning Zone would have little land use implication.
- The consultants also recommended creating a community growth plan—which would monitor potential land use needs, housing, and infrastructure in South Bruce.

### What did we learn?

- There is sufficient area at the Project site for the DGR's above ground facilities. It can be sited on appropriately designated land, minimizing impacts on land designated as natural environment, prime agricultural, and aggregate.
- The above ground facilities would likely require Bruce County Official Plan and South Bruce Zoning By-Law amendments.
- An Emergency Planning Zone would be established to guide emergency response planning. It would not change any land uses in this area. If needed, planning tools are available to further control future land use, such as a special policy area or holding provisions.
- It would be best to locate the Centre of Expertise in one of the settlement areas in South Bruce—Teeswater, Formosa or Mildmay.
- Any indirect and induced jobs created by the Project would be located within appropriate areas, such as employment areas, commercial areas, and downtowns.
- A settlement boundary expansion in the Municipality would need to occur before 2046 if Base Case growth projections remain consistent—five years sooner with the Project.

# Stay Involved!

*The studies play an important role in ensuring that we can make an informed decision about the Project. There a number of ways you can stay involved, and learn more about the studies.*

- Read the full study reports and peer review reports:
  - Visit [www.southbruce.ca/Studies](http://www.southbruce.ca/Studies) for electronic copies.
  - Visit the Municipal Office, or the Mildmay, Teeswater, or Formosa libraries to view print copies.
- Join a monthly virtual question and answer session with the consultants to ask them questions directly about the studies and peer reviews.
- Links will be posted on the Municipal website to join the meetings, which will be held once a month on the third Thursday, following the two CLC meetings.
- Mark your calendar for the first virtual "Meet the Experts":

**June 23, 2022**

**7-9pm via Zoom**

## Questions and Comments

- If you have questions or comments about the studies and peer reviews, they can be submitted through our community engagement tool: [www.southbruceswitchboard.ca](http://www.southbruceswitchboard.ca)
- The South Bruce Nuclear Exploration Project Team will be pleased to direct your question or comment to the appropriate person (consultant, study manager, etc.) as required.
- We will make every effort to provide a timely response. Thank you again for taking an interest in, and learning about the Project studies!

## About the Project

Nuclear power is used in several provinces. In Ontario, it supplies about half of our electricity. The used nuclear fuel from power plants is currently stored securely above-ground at seven sites across Canada.

The NWMO is tasked with finding a safe, permanent solution. Globally, storing the waste in a reinforced facility deep underground is considered the safest long-term option.

The proposed South Bruce facility would be about 660-metres underground, with a Centre of Expertise and other facilities built above ground. About half of the waste that will be stored in this facility is expected to come from within Bruce County.

The Municipality of South Bruce is one of two municipalities in the site selection process. After the NWMO comes to an agreement with an informed and willing host community, a federal licensing and Impact Assessment process will begin. These detailed studies will further ensure it is safe for the community and the local environment.