



NUCLEAR WASTE SOCIÉTÉ DE GESTION
MANAGEMENT DES DÉCHETS
ORGANIZATION NUCLÉAIRES

Phase 1 Preliminary Community Well-Being Assessment

MUNICIPALITY OF WAWA, ONTARIO



APM-REP-06144-0032

OCTOBER 2013

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Preliminary Community Well-Being Assessment: Wawa, ON

OCTOBER 2013



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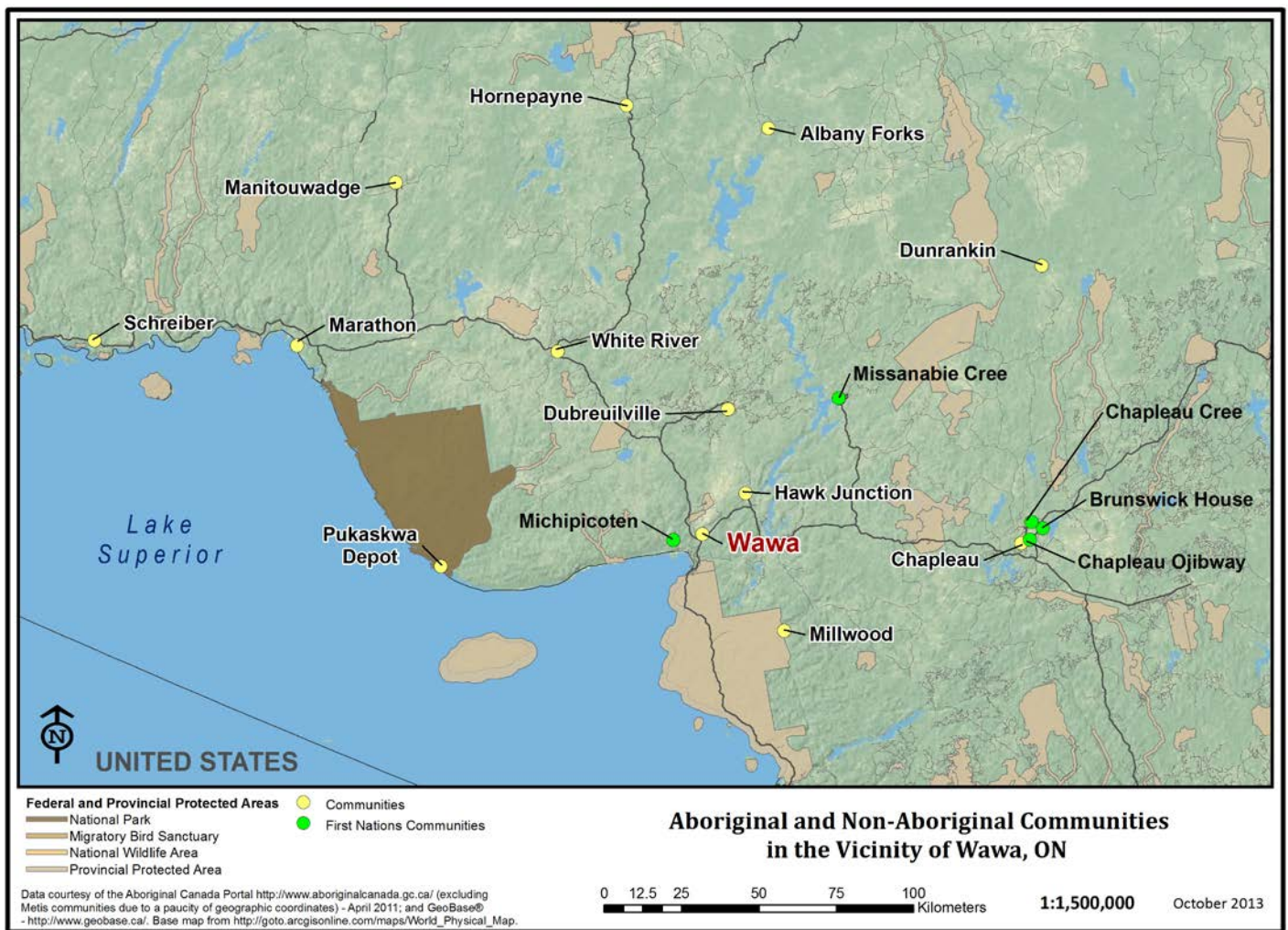
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1.0 INTRODUCTION

This Preliminary Community Well-being Assessment Report aims to provide a summary of the expected influences that the implementation of the Adaptive Phased Management (APM) Project would have on the overall community well-being of Wawa, Ontario (see Figure 1). This report also seeks to answer some fundamental questions to assist the NWMO and the community in understanding the suitability of Wawa 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 and the economic development and employment opportunities associated with it, there are certain unique uncertainties and priorities to be managed for each community.

Figure 1: Wawa, Ontario



Source: DPRA Canada, 2013.

Work has been completed to understand the community profile of Wawa¹, 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, engagement activities, community visits and tours, one-on-one discussions, Nuclear Waste Community Advisory Committee meetings, open houses and the development of a community profile.

All of this research and study, along with professional judgement, is used in this report to understand the potential implications of the project to the community's well-being and gain insights into the unique uncertainties and priorities that need to be managed.

As outlined at the inception of this step in the site selection process, the objective of the social, economic and cultural assessment is to assess both the potential to foster the well-being of the community and surrounding area and the potential to create the foundation for community and surrounding area confidence and support needed to implement the project. In Phase 1 of this assessment, which is the focus of this report, the intent is to explore the potential to foster the well-being of the community and, for this reason, the subset of factors and considerations related to the community are addressed at this time. Regional considerations are noted where early insight is available, however more detailed work would be conducted in Phase 2 should the community be selected to proceed to this phase of work and agree 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-being²:

- Potential social, economic and cultural effects during the implementation phase of the project;
- Potential for enhancement of the community's and the region's 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 the implementation of the project.

¹ DPRA Canada. October 2013. *Community Profile, Wawa – Draft*.

² NWMO. 2010. *Moving Forward Together: Process for Selecting a Site for Canada's Deep Geological Repository for Used Nuclear Fuel*.

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 implementation of the APM Project on the well-being of the community in terms of the five ‘lenses’ or asset categories. The preliminary findings are also considered in terms of the ‘criteria to assess factors beyond safety’ identified by NWMO prior to the initiation of the siting process. A summary of relationship building and engagement activities, and the issues and questions raised to date, is provided. The report concludes by addressing key questions framed by NWMO at the outset of the site selection process.

Ultimately, the potential effect of the project on the well-being of a community needs to be identified and assessed by the community itself. This includes identifying the broad range of factors that need to be considered, the approach to measuring potential 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 will be required if the community continues in the siting process.

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

2.0 THE APM PROJECT

The APM project is currently still in early stages of design and for this reason 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 surroundings. This requires some basic assumptions about the project and initial effects. The starting assumptions for this preliminary assessment include the following:

1. The on-site labour workforce required by the APM Project (see Table 1) is in the range of 400 – 1,200 jobs and further jobs (indirect and induced) and community wealth creation will result from project spending for goods and services and employee income spending³. The following table summarizes the estimated number of direct, on-site jobs throughout the life of the APM Project, which spans over 150 years.

Table 1: Estimate of On-Site Labour Workforce Required by APM Project

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. 2012. *Description of Canada’s Repository for Used Nuclear Fuel and Centre of Expertise*

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

This project will be implemented through a long-term partnership involving the community, neighbouring communities and Aboriginal peoples in the area and the NWMO. Only through engagement, dialogue and collaboration will the NWMO ensure that needs are addressed at each stage

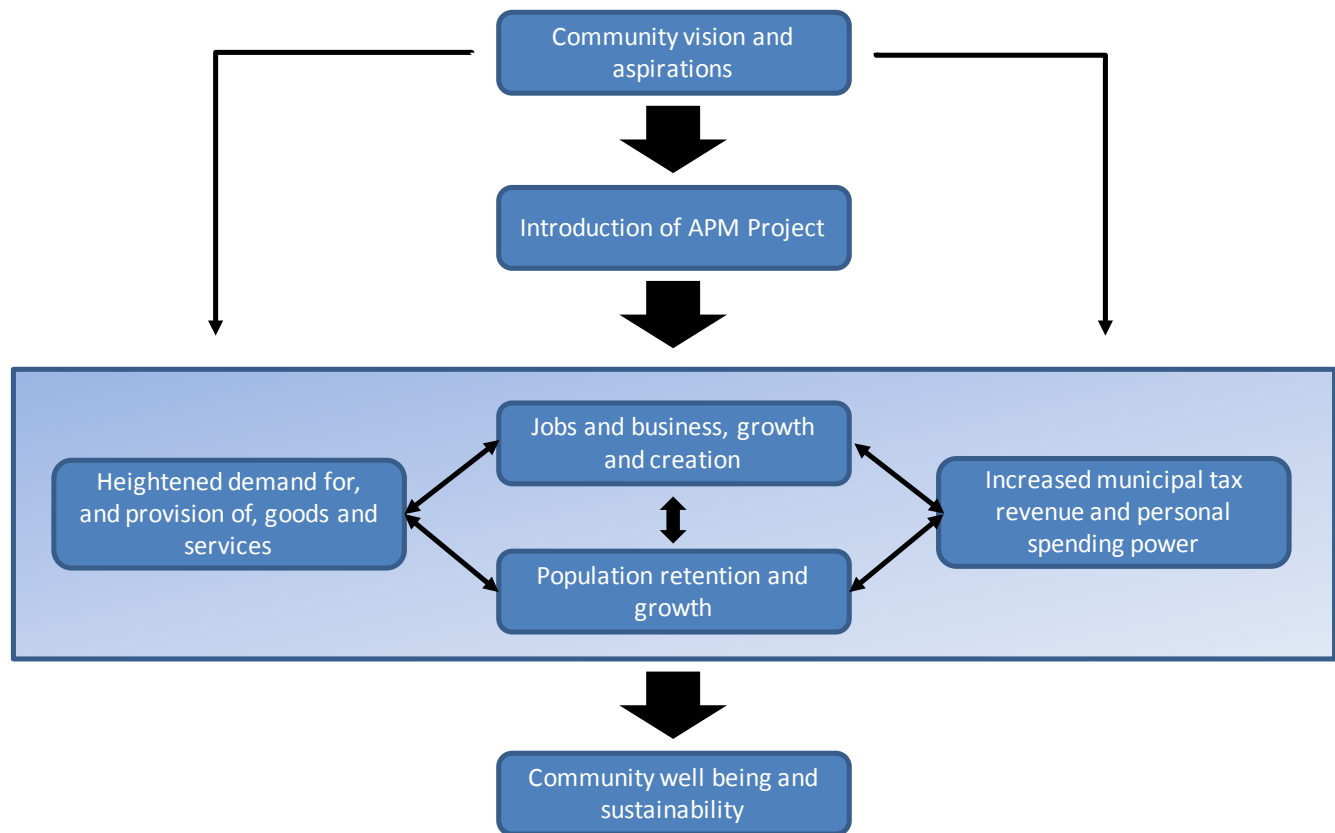
³ NWMO. 2012. *Description of Canada’s Repository for Used Nuclear Fuel and Centre of Expertise*

of the process, and determine the specifics of how a partnership arrangement would work. For illustration purposes only, employment opportunities could be in the order of hundreds of new jobs (direct, indirect and induced) within the local area⁴. 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 associated with the project in a manner that will directly and positively contribute to the overall well-being of not only the host community, but also other communities within the surrounding area, and as much as possible, drive future growth, capabilities and expertise that will sustain the community over a long period of time.

The following figure provides a graphical representation of the direct and indirect effects that may result from the siting of the APM Project (see Figure 2). The figure illustrates how the project could be the impetus for growth in population, business activity and municipal finances.

Figure 2: Direct and Indirect Effects of APM Project in Wawa



⁴ AECOM. 2010. *A Preliminary Assessment of Illustrative Generic Community Economic Benefits from Hosting the APM Project*. Available online at: http://www.nwmo.ca/uploads_managed/MediaFiles/1497_nwmosr-2010-09_preliminary_ass.pdf

3.0 VALUES AND ASPIRATIONS OF WAWA

The Municipality of Wawa is a resilient community, having faced significant social, cultural and economic change due to the various “boom and bust” cycles associated with the community’s natural resource-based economy⁵. Perhaps the greatest changes in Wawa have occurred since the closure of the community’s largest employers including Algoma Ore Division and Weyerhaeuser. The community now faces an aging population and an aging infrastructure network with surplus capacity.

The Municipality of Wawa is currently conducting a strategic planning process. However, the community is currently guided by multiple vision statements found in recent strategy documents:

- *Municipality of Wawa Official Plan (2010)*⁶
- *Wawa 2015: Building Our Future (2010)*⁷
- *New Beginnings: The Municipality of Wawa Sustainability Plan, Final Draft (2010)*⁸

Each vision statement differs in scope. For Example, the Official Plan vision contains a comprehensive statement of how to develop and prosper going forward, while the *Wawa 2015* and *New Beginnings* vision statements are more specific and action-oriented in nature. Nevertheless, each vision has a role in guiding the future development of the Municipality. The vision statement from *New Beginnings: The Municipality of Wawa Sustainability Plan, Final Draft* is reproduced here:

“To provide the best possible municipal services through an environment which focuses on an attainable quality of life for the Residents of the Municipality of Wawa.”

This vision has been woven into other community documents which identify a focus on environmental, economic and social sustainability by providing specific goals addressing:

- The natural environment;
- Growth and settlement;
- Rural lands; and
- Economic development.

The strategies noted above have been drafted to assist Wawa in realizing new opportunities and community aspirations. Each of them identifies the challenges Wawa has and continues to face as a natural resource-based community. However, they also identify potential opportunities that utilize the community’s existing resources and assets.

⁵ DPRA Canada. October 2013. *Community Profile, Wawa Ontario –Draft*.

⁶ Meridian Planning Consultants Inc. 2010. *Official Plan for the Municipality of Wawa*. Prepared for the Corporation of the Municipality of Wawa.

⁷ Wawa Community Adjustment Committee. July 2010. *Wawa 2015 ‘Building Our Future’ Wawa Community Adjustment Committee Report and Recommendations*. Prepared for the Corporation of the Municipality of Wawa.

⁸ Municipality of Wawa. January 2010. *New Beginnings: The Municipality of Wawa Sustainability Plan 2010-2015, Final Draft*.

Continued support for natural resource-based industries will help to stabilize the community. However, additional opportunities to support Wawa include:

- Greater incorporation of technological advancements to support new and existing businesses;
- Promotion of partnerships with neighbouring municipalities and organizations to realize economic development opportunities, particularly those communities and organizations located west along Highway 17 from Wawa;
- Pursue public-private partnerships;
- Promotion of a responsible attitude and use of the natural environment (i.e. use of Wawa Lake for recreation, tourism and educational opportunities);
- Growth of the Wawa and surrounding area eco-tourism sector;
- Development of strong partnerships in the forestry and mining industries; and
- Encouragement of a diverse local economy with employment opportunities across sectors.

In addition to the identified opportunities above, increased economic activity and employment opportunities will stabilize existing services and may encourage expanded retail.

4.0 SUMMARY OF COMMUNITY ASSETS – KEY ISSUES, ASPIRATIONS, CAPABILITIES AND CAPACITIES

As described in the Community Profile⁹, Wawa has several priorities, 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 services and programs they draw upon to support well-being; and
- **Natural environment:** Nature and the natural environment important to well-being.

The characteristics of the community 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 the community may be affected by the APM Project, or other large projects which the community may consider.

Table 2 summarizes the priorities and key issues as understood through desktop research, review of documentation and discussions with community leaders and residents. Table 3 sets out the aspirations of the community that have been articulated in the Municipality of Wawa Official Plan, Wawa 2015: Building Our Future” and New Beginnings: The Municipality of Wawa Sustainability Plan, Final Draft as well as in discussions with community leaders and representatives. Table 4 describes some of Wawa’s capabilities to overcome key issues, address main priorities and achieve aspirations 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 2: Summary of Priorities and Key Issues

Asset Category	Overall Priorities and Key Issues
Human	Wawa is a community strongly tied to the natural resources economy. As a result, community members are used to “boom and bust” cycles associated with business cycles and natural resource-based development activities. A number of priorities and key issues have been identified. Education and training for community members is needed to take advantage of new employment opportunities, including those in the natural-resource based economy such as mining and forestry. A declining population has left an oversupply of education facilities that are currently underutilized. Census data indicates that Wawa’s population has been in a prolonged period of decline due to

⁹ DPRA Canada. October 2013. *Community Profile, Wawa Ontario –Draft.*

Asset Category	Overall Priorities and Key Issues
	<p>a combination of factors (such as economic fluctuations, business closures and availability of employment opportunities outside of Wawa). Wawa is also an aging community with an increasing median age. In 2006, Wawa’s labour force participation rate declined compared to 2001 and 1996 levels, and increased slightly in 2011.</p>
Economic	<p>Historically, Wawa has experienced a series of “boom and bust” cycles associated with the local economy and Northern Ontario’s natural resources. The closure of major employers in the 1990s and 2000s has impacted the local economy. Wawa’s labour force has been declining over the past 15 years as out-migration and population decline result in some educated, mobile residents leaving the Municipality in pursuit of employment opportunities. It is not uncommon for Wawa residents to reside in the Municipality and commute to work elsewhere.</p> <p>Unemployment rates increased between 1996 and 2001, significantly declined between 2001 and 2006, and rose in 2011. This may indicate a degree of stability returning as mineral development activities in the area surrounding Wawa continued to provide new employment opportunities for local residents. In 2006, Wawa had a high rate of underemployment. Economic development opportunities exist within the community; however, financial constraints and economic conditions of the surrounding area restrict new opportunities.</p> <p>Entrepreneurship is active in the community with new businesses opening in recent years, including a new retail store in Downtown Wawa and a commercial blueberry farm. Mining remains the community’s largest employment sector with two of the major private sector employers being Wesdome Gold Mines Limited and Richmond Mines.</p> <p>Growth of the tourism industry, particularly through growth in nature-based and eco-tourism opportunities, is a priority for community members, as well as a desire exists to re-position Wawa as a tourist destination rather than a tourist stop.</p>
Infrastructure	<p>The Municipality is well-served by existing infrastructure networks. However, trends of population decline have resulted in an oversupply for current population levels. The following priorities and key issues have been identified: the surrounding natural environment should be protected; effective use and management of existing infrastructure networks; municipal resources to maintain and upgrade infrastructure, where appropriate; and encouragement of new development, including the creation of a new residential subdivision.</p>

Asset Category	Overall Priorities and Key Issues
Social	The priorities and key issues related to the ‘social assets’ category include: continued support for a range of recreational activities such as hockey and dance in the community; maintaining and enhancing the visibility of Wawa’s history through new Signs of History displays and other means; maintaining or replacing aging community facilities (e.g., the Michipicoten Memorial Community Centre); and provision of a range of recreational programming for community members of all ages.
Natural Environment	The natural environment within and surrounding Wawa is a source of pride for area residents. It also provides a wealth of recreational and tourist opportunities. Priorities and key issues related to the natural environment category include: preserving the natural environment present within and beyond Wawa; protecting the environment and water quality of Lake Superior; provision of additional tourism opportunities to further explore and appreciate Wawa’s natural environment; protecting the integrity of parks and protected areas; preservation of the area’s pristine natural environment; and balancing of tourism opportunities with environmental protection.

Table 3: Summary of Community Aspirations

Asset Category	Overall Community Aspirations
Human	Municipal leaders and residents have expressed a desire for Wawa to grow, returning to approximately 5,000 residents. As a community of 5,000 residents in the 1970s, Wawa was able to provide residents with a diverse urban community that included a range of services, facilities and programs. Residents expressed a desire to return to the community’s former days of prosperity through an ongoing strategic planning exercise that began in the fall of 2012. The process includes community consultation with residents to identify a collective vision as well as goals and objectives. Once complete, the Wawa Community Strategic Plan will identify ways to foster population and economic growth to support a growing community. The strategic planning process as it progresses will provide insight into the community’s collective vision, goals and objectives for growth. There is also a desire to diversify the local economy and reduce the community’s dependence on natural resource-based activities such as mining.
Economic	As a natural resource-based economy, there is a desire to diversify the local economy by encouraging new businesses and industry to make use of the community’s existing assets (e.g., existing infrastructure networks and available land). <i>Wawa 2015: Building Our Future</i> and the community’s Official Plan highlight the importance of economic development. Municipal leadership and community members have expressed a desire to build on the community’s established tourism industry by encouraging more nature-based and eco-tourism opportunities. The ongoing strategic planning exercise will provide further insights into the economic values, goals and objectives of Wawa residents.

Asset Category	Overall Community Aspirations
Infrastructure	<p>Wawa is an established urban community with a collective vision for growth. Future growth can be accommodated by the community’s existing infrastructure networks which are currently underutilized. The availability of infrastructure to accommodate a population of up to 5,000 residents can provide a catalyst for new investment and new opportunities. In addition, the community has available, serviced land that can be utilized for new development. However, a desire for growth is balanced by a desire to protect and preserve the surrounding natural environment. The community’s scenic location on the shores of Lake Superior and Lake Wawa is a source of pride. This location enables residents to enjoy an outdoor lifestyle and a vast array of recreational opportunities in the area surrounding Wawa.</p>
Social	<p>Wawa and its residents recognize the importance of recreational and social opportunities for a high quality of life. Minor hockey and dance are two of the most popular recreational and social programs in the community. However, residents have expressed a desire for population growth and families to locate in Wawa. While minor hockey is a popular activity, there are constraints given Wawa’s demographic profile and at times, the absence of residents in certain age groups for sports teams. There is also a desire for a growth of extracurricular activities in the schools to provide additional recreational and social opportunities for students.</p>
Natural Environment	<p>The natural environment, including the land, water and air, surrounding Wawa are highly valued by residents and visitors. Wawa’s surrounding natural environment has been a source of local pride and remains a key component of the community’s tourism industry. However, there is a desire to further promote and expand the tourism industry in ways which protect the natural environment. In addition, seasonal activities such as fishing are valued by residents who wish to ensure the protection of the area’s natural resources.</p>

Table 4: Summary of Community Capabilities

Asset Category	Community Capabilities and Capacities
Human	<p>Wawa is a resilient community with a relatively skilled labour force. Between 1996 and 2006, a greater number of residents received some form of formal education including apprenticeship and trades training to take advantage of natural resource-based employment opportunities in Wawa and the surrounding area. As a result, a number of residents were employed in Manufacturing, Construction and natural-resource based industries in 2006 and 2001. However, despite educational attainment levels, Wawa has a high level of underemployment indicating residents are not able to best utilize their skills in available employment opportunities.</p>

Asset Category	Community Capabilities and Capacities
Economic	<p>Available data indicates Wawa is a community seeking growth and new economic development opportunities. The Economic Development Corporation of Wawa is actively pursuing new opportunities and is participating in ventures to encourage new investment. Wawa is also a community with active entrepreneurs who may have a role in increasing new economic opportunities in the future.</p> <p>There are also opportunities to grow and expand Wawa’s tourism industry. Given the community’s location along the TransCanada Highway and Lake Superior, there are opportunities to expand existing operations and encourage new programming opportunities. In addition, the availability of Provincial Parks, canoeing and hiking trails in the area surrounding Wawa can further encourage new tourism opportunities. Growth of the tourism industry could be supported by the availability of local accommodations within the community.</p>
Infrastructure	<p>Wawa is well-serviced with infrastructure networks capable of accommodating a larger population base than currently exists. However, the provision of infrastructure services to the community’s existing residents is a financial constraint due to trends of out-migration and population decline over the past decades. Wawa is well-situated along road and marine transportation networks with direct access to the TransCanada Highway (Highway 17), a privately owned deep water port, and a municipal airport. Existing facilities, such as the Wawa Municipal Airport and Michipicoten Harbour can be revitalized to capitalize on new opportunities in the future. In addition, freight and passenger rail networks are available in the area surrounding Wawa which may provide additional opportunities.</p>
Social	<p>Despite trends of population decline and out-migration, Wawa has maintained a diversity of recreational and social programming for residents. However, these trends have resulted in the reduction and/or cancelation of certain programs due to participation levels. Wawa residents have indicated there are a limited number of community and recreation facilities and programs available for residents of all ages in the community. Given the presence of existing infrastructure (such as the Michipicoten Memorial Community Centre and other community facilities), additional programming can be accommodated without the need for new facilities.</p>
Natural Environment	<p>Wawa’s natural environment has supported and continues to support the community’s tourism industry. In addition, the natural environment is valued as a community asset. The presence of multiple Provincial Parks and trails are also valued assets. While the natural environment supports existing tourism opportunities, it also enhances the lifestyles of community residents. There are a number of businesses within and outside of the Municipality which comprise the local tourism industry. Through completion of the strategic planning process currently underway, insight can be gained on the community’s vision, goals and objectives as they relate to protecting the natural environment while growing the existing tourism industry.</p>

5.0 COMMUNITY WELL-BEING ASSESSMENT

In this section, implications of the implementation of the APM Project on the well-being of the community are examined through each of the five different perspectives or “lenses”.

These are referred to as “assets”. Additional detail on these is provided in the Wawa Community Profile.¹⁰

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 Services.

Table 5 summarizes observations with respect to the APM Project for the human assets of Wawa.

Wawa and many Northern Ontario communities have experienced declines in population. Wawa has experienced significant population loss in the past two decades with the resulting effects on loss of retail and other services. Since 1986, the population has declined by more than 30%; in 2011 approximately 2,975 people lived in the community. Wawa has historically been dependent on natural resource-based industries and has been susceptible to many “boom and bust” cycles. Specific events such as the 1998 closure of Algoma Ore Division, the 2007 closure of Domtar Forest Products and the 2007 closure of Weyerhaeuser strand board mill significantly reduced employment opportunities. As a result, the community has been experiencing out-migration as youth and predominantly young families seek other employment opportunities. As a result, there are limited local employment opportunities to attract a diverse and growing workforce.

Population decline is a primary concern for the people of Wawa and there is a strong desire to grow – the community has said it would like to see its population at least double. The APM Project has the potential to reverse the decline, achieve its population goal and stimulate growth in Wawa and other nearby communities. This growth will rejuvenate the schools, retail options and community facilities and services. The APM Project would likely utilize the existing skilled labour force and attract a new skilled and diverse workforce as well as attracting new families. The project offers the opportunity for local residents to obtain opportunities in direct, indirect and induced jobs and thereby retain population. Wawa would require assistance to plan for and manage growth, as well as train and engage any available local workforce.

¹⁰ DPRA Canada. October 2013. *Community Profile, Wawa Ontario – Working Draft*.

With respect to education, Wawa has experienced a decline in enrolment and staff at educational facilities as well as a reduction in programming in recent years. Community education facilities are underutilised given current population levels. It is hoped that the APM Project would stimulate career aspirations and interest in education and training. Wawa may require planning and support to educate and train current workforce and future generations. Investment may be required for new training facilities in the community and surrounding area.

The APM Project has the potential to reverse the decline and stimulate growth in Wawa and other nearby communities.

Basic healthcare is available in the community; however, specialty healthcare services require travel outside of the community. Emergency services are also adequate for the community at this time. Because the regional health facilities are located in Wawa, any growth will reinforce Wawa as the regional centre and so one can anticipate a degree of stability. There is the potential for increased social risks associated with population growth and project activity. Conversely, growth may stimulate planning and expansion of health and safety facilities and services.

The APM Project will also provide local residents with employment options. As well, the school system will stabilize and potentially, a broader range of programming (education and training) will be provided. Residents may also be able to benefit from employment options since Wawa appears to have a concentration of persons with apprenticeship and trades training compared to Algoma District and Province of Ontario residents.

The APM Project has the potential to bring positive net benefits to the Human Assets of Wawa were the project to be implemented in the area. It would help the town realize its aspiration and goals, and it would drive development and expansion in other aspects of its community well-being.

Table 5: Implications for Human Assets

Criteria / Measures	Ideal CWB Condition	Current Wawa Profile	Possible Wawa Profile with APM Project	Observations
HUMAN ASSETS:				
Population Size and Demographics	Increase population up to 5,000 Retention of youth and young families	Declining (loss of ~34% over past 26 years)	Growth in population and diversity	<ul style="list-style-type: none"> Wawa has experienced out-migration with the loss of key employers and employment opportunities. Aging population with limited opportunity to attract working population. The community has expressed a strong desire to grow – at least double its current population as return to former days of prosperity. APM Project offers potential to create jobs and attract and retain population. Wawa would require assistance to plan for and manage growth.
Skills and Labour Supply	Presence of a diverse, skilled workforce	Constrained opportunities for employment	Job creation and growth of a diverse, skilled workforce	<ul style="list-style-type: none"> Majority of past out-migration has been workforce seeking employment elsewhere. Limited local employment opportunities to attract a diverse and growing workforce. APM Project would likely attract new skilled and diverse workforce and bring in new families. The APM Project offers diverse career opportunities for local residents in direct and indirect jobs. Wawa would require assistance to train and engage any available local workforce.
Education	Access to education and training Increased enrolment and programming	Declining enrolment Constrained programming	Increased enrolment and opportunities for education and training Broader range of programming	<ul style="list-style-type: none"> Wawa has experienced declining enrolment and declining staff and a contraction in programming over the past 25 years. Wide range of new local employment/career opportunities with the APM Project will attract young families to the area, increasing enrolment. The APM Project will stimulate career aspirations and interest in training and education. Wawa would require planning and support to educate and train current workforce and future generations to take advantage of career opportunities. Wawa may require 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	Local hospital is able to meet many local needs Specialty care not available within the community Emergency response needs adequately met	Increased demand on services and facilities Catalyst to broaden supply of services and facilities, particularly healthcare	<ul style="list-style-type: none"> Basic healthcare is available; specialty healthcare requires travel outside the community. Emergency services are adequate for community at this time. With growth, demand for health and safety services will increase. Potential for increased social risks associated with population growth and project activity. Conversely, growth may also stimulate planning and expansion of health and safety facilities and services.
Declining-Negative				
Neutral-Stable				
Increasing-Enhanced-Positive				
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 residents to manage their finances and wealth. In this analysis, the specific indicators examined include:

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

Table 6 summarizes observations with respect to the APM Project for the economic assets of Wawa.

The economy of Wawa is one of decline with many closed businesses. Employment in the resource sectors has been declining until recently. Many residents left the community to find work elsewhere in Northern Ontario and beyond. This was particularly prevalent amongst the younger generation. While participation rates and employment rates have been decreasing over time so too have unemployment rates because of out-migration and people leaving the labour force.

Mining exploration activities have recently created local employment opportunities. It is expected that these and the APM Project will provide desired stable employment and career opportunities for community residents and stimulate business activity in the community. Wawa may require assistance to plan for economic development and ensure local residents realize project direct and indirect employment opportunities.

The community is working hard at enhancing its destination tourism, but is being handicapped by the struggling US economy.

Even within this set of circumstances, property values appear to be stable.

Community prosperity and household incomes in Wawa are improving and rising back to former levels. The APM Project will further create local jobs and stimulate growth in household income and wealth creation. Some residents may benefit from assistance and counselling regarding wealth and debt management.

Natural areas in and surrounding Wawa are very important to the community for conservation, residents' use and for tourism. The tourism industry in Wawa is partially dependent on the American market, which is in decline. Tourism has long been an important economic activity for the community of Wawa. Going forward, the community has expressed a strong desire to pursue new tourism opportunities and grow the industry including the promotion of eco-tourism and nature-based programming. There is concern among some in the community that the APM Project may not be well-aligned with aspirations of the community regarding tourism, and adversely affect tourism, as some people may be less likely to visit the area. Conversely, there is also

















potential for new tourist visitors to come to the area to learn more about the project. Wawa and tourism organizations may require assistance to manage the presence of APM Project constraints and opportunities.

Municipal fiscal circumstances are currently challenging. Business closures, out-migration, loss of tax revenue and vacant properties have left the community with a weak revenue base. The community is fiscally challenged to cover long term capital needs. The APM Project will increase municipal revenues to accommodate project related demands for services and infrastructure. Optimizing benefits may require assistance from the NWMO in terms of planning. Wawa may also need assistance to understand the fiscal implications of the APM Project and to how best manage its finances.

The APM Project will revitalize the business sector because of the population growth. The Project will also help provide fiscal stability and more balance in the tax base.

Should the APM Project locate in Wawa, the net economic effects are expected to be positive although there is some concern that the APM Project may require specific implementation and mitigation measures in order to be compatible with the tourist industry. For the most part, however, jobs and business opportunities will be created and incomes will grow. The presence of long term and stable job opportunities will change the economic complexion of the community. Out-migration of youth will slow and in-migration will occur as Wawa becomes an employment centre. 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 align with the community's aspirations for economic growth.

Table 6: Implications for Economic Assets

Criteria / Measures	Ideal CWB Condition	Current Wawa Profile	Possible Wawa Profile with APM Project	Observations
ECONOMIC ASSETS:				
Employment	Increasing employment opportunities for residents	Decline in employment opportunities as a result of business closures and downsizing A high underemployment rate	 Growth in the number of and diversity of employment opportunities in the community 	<ul style="list-style-type: none"> Business closures and downsizing have resulted in a decline in local job opportunities and underemployment for residents. Many residents have left the community to seek employment elsewhere; some residents seek to remain in the community but work in other locations across northern Ontario and further afield. Out-migration of youth in search of job and career opportunities is prevalent. While participation rates and employment rates have been decreasing over time so too have unemployment rates because of out-migration and people leaving the labour force. APM Project would offer a diverse range of employment opportunities and careers for both community and regional residents. Wawa may require 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	Median labour income is rebounding	 Growth in employment and as a result growth in household incomes and wealth creation 	<ul style="list-style-type: none"> Recent trends indicate rebounding employment income. APM Project would create local jobs and as a result this will stimulate growth in household income and wealth creation. Some residents may benefit from assistance and counselling regarding wealth and debt management. Wawa may require assistance to help residents realize employment opportunities and manage their finances.
Business Activity	Business growth and increasing business diversity	Many businesses in decline Downsizing and closures are have been commonplace	 Growth in business activity leading to growth in the number and diversity of businesses 	<ul style="list-style-type: none"> Decline in business activity has had a ripple affect across the community causing job loss and population decline. There is potential for new employment opportunities resulting from growth in tourism, mining and forestry industries. APM Project would create local direct and indirect jobs and stimulate business activity across the community. By reversing the population decline and raising incomes local market opportunities would present themselves and these in turn will stimulate business growth and diversity. Wawa may require assistance to plan, implement and manage economic development.
Tourism	Stability or growth in area tourism	An industry facing change Demographic, social and economic circumstances have affected the market	 Potential deterioration in tourism, particularly in shoreline area, as a result of negative perceptions and project concerns Potential increase in tourism with niche market 	<ul style="list-style-type: none"> The community has expressed a strong desire to pursue new tourism opportunities and grow the industry including promotion of eco-tourism and nature based programming. Economic circumstances, nationally and internationally, have affected the tourism market. APM Project may not be well-aligned with aspirations of community regarding tourism. APM Project may result in some negative perceptions of the area, but may also provide new markets for local tourist industry through population in-migrating to realize employment opportunities and visitors coming to the area to learn about and see the APM Project. Wawa and tourism organizations may require assistance to manage the presence of APM Project constraints and opportunities.
Economic Development Services	An active, economic development organization that has demonstrated success in attracting businesses to the community	The Town has an economic development committee but tangible success has been hard to come by	 Businesses will want to locate in the community to take advantage of the business opportunities directly and indirectly created by the APM project 	<ul style="list-style-type: none"> Wawa and area communities (including First Nations) are collaboratively pursuing economic development opportunities. Economic development has been difficult given the overall economy and the ongoing local attrition in businesses and jobs. APM Project would provide a catalyst for economic development through its own presence and creation of associated business opportunities. Wawa may need 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	Declining financial position Declining tax base	 An enhanced tax base with solid contributions from industrial and commercial properties Sufficient revenues to cover operating and capital requirements 	<ul style="list-style-type: none"> Business attrition, vacant properties and tax arrears have left the community with a weak revenue base. Hard and soft services need to be operated and maintained and in some cases upgraded or replaced. The community is fiscally challenged to cover long term capital needs. APM Project by its presence would elevate revenues available to the Municipality. Wawa may need assistance to understand the fiscal implications of the APM Project and to how best to manage its finances to ensure upside potentials are fully realized and downside risks are minimized.
Declining-Negative				
Neutral-Stable				
Increasing-Enhanced-Positive				
Uncertain				

5.3 IMPLICATIONS FOR INFRASTRUCTURE

The Infrastructure or Physical Assets within a community is understood to include the basic infrastructure needed to support well-being and the tools or equipment that people use to function more productively. Infrastructure is a basic public good and improved access to it increases community well-being, human health 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 Wawa in terms of its physical well-being. Table 7 summarizes observations with respect to the APM Project for the physical assets of Wawa.

Wawa is well positioned to handle population and housing growth in the coming years. The existing municipal infrastructure is more than sufficient to handle population growth anticipated from the APM Project and the rejuvenation of retail businesses. The APM Project may place increased demands on existing infrastructure and may necessitate facility replacement or upgrading in some cases.

New housing is being developed and property values have been increasing in recent years. Vacant zoned serviced lots are available for future residential, commercial and industrial development. An 18 dwelling subdivision received Municipal approval in recent years.

The APM Project would see the in-migration of individuals and families who will absorb the available housing stock. As vacancy rates fall and housing supply becomes constricted housing prices might increase. The APM Project would create a demand for a mix of housing types and tenure arrangements. A supply/demand balance of housing would need to be maintained and ensure there is a strong supply of affordable housing. Wawa may need planning assistance to develop and maintain a sustainable housing portfolio.

The APM Project would generate municipal revenues directly and indirectly that can be applied to facility operation and maintenance, upgrading and replacement. Wawa may need assistance to plan, operate, maintain, and build new as required to meet service demands associated with APM Project.

Wawa has strong transportation linkages particularly for road (TransCanada Highway). The community has a Municipal Airport (available for private aircraft) and a privately-owned deep water marine port. Freight rail is also available near the community. The APM Project would increase road, rail, and airport usage and, as such, Wawa and relevant authorities may require assistance to create a multimodal transportation plan.

Overall, the changes in community well-being related to the physical assets of Wawa as a result of the APM Project appear to be positive. The APM Project has the potential to create increased demand for housing and municipal services but also the means to pay for them. With respect to housing, there will be demand for a range of housing stock and there may be some project related price escalation which needs to be managed.

Table 7: Implications for Infrastructure

Criteria / Measures	Ideal CWB Condition	Current Wawa Profile	Possible Wawa Profile with APM Project	Observations
INFRASTRUCTURE OR PHYSICAL ASSETS:				
Housing	<p>Sufficient housing stock to meet all needs and incomes</p> <p>Average house values increase over time in line with household incomes</p>	<p>There is development potential with available zoned, serviced lands</p> <p>House prices have been increasing</p>	<p>Strong absorption of available housing and stimulus to housing prices</p> <p>New housing development</p> <p>Potential shortage of supply if development does not keep pace with demand</p>	<ul style="list-style-type: none"> There are vacant zoned, serviced lots available for future residential, commercial or industrial development. An 18 dwelling subdivision received Municipal approval in recent years. Housing prices having been rising in recent years. APM Project would see the in-migration of individuals and families who will absorb the available housing stock. As vacancy rates fall and housing supply becomes constricted housing prices might increase. APM Project would create a demand for a mix of housing types and tenure arrangements. 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 temporarily occupy motel rooms thereby reducing the supply of rooms available for tourists and general travelling public. Wawa may need assistance to plan, develop and maintain a sustainable housing portfolio.
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>The water and waste system are in good condition and have surplus capacity</p>	<p>Increased demand for infrastructure and services</p> <p>Enhanced opportunities for new and renewed infrastructure</p>	<ul style="list-style-type: none"> Community has surplus capacity in municipal infrastructure and meets current needs. APM Project may place increased demands on existing infrastructure and may necessitate facility replacement or upgrading in some cases. APM Project would generate municipal revenues directly and indirectly that can be applied to facility operation and maintenance, upgrading and replacement. Wawa may need assistance to plan, operate, maintain, and build new as required to meet service demands associated with APM Project.
Transportation Infrastructure and Services	<p>A strong complement of transportation facilities and services to meet the needs of the residents and businesses within the community</p>	<p>Situated on the TransCanada Highway and main east west CN line</p> <p>Has a harbour facility</p>	<p>Upgrading / rehabilitation of deep water marine port and other services</p>	<ul style="list-style-type: none"> Wawa has strong transportation linkages, particularly for road (TransCanada Highway) The Wawa Municipal Airport is available for private aircraft. Privately owned deep water marine port could be re-developed and expanded. APM Project would increase road, rail and airport usage and this may necessitate upgrading and expansions. Wawa and relevant authorities may require assistance to create a multimodal transportation plan to design, build, operate and manage transportation facilities and services needed by the APM Project.

Declining-Negative	
Neutral-Stable	
Increasing-Enhanced-Positive	
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.

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

Table 8 summarizes observations with respect to the APM Project for the social assets of Wawa.

Wawa currently has a number of recreational facilities and programs; however the decline in population has led to program and membership reductions in recent years. Fluctuating financial circumstances of the Municipality do not permit major capital investments in infrastructure, therefore new facilities cannot be constructed or existing facilities upgraded. The APM Project will bring an increased population to the community, thereby boosting participation and involvement. It will also enable new facility construction and upgrading. This transition may require planning assistance.

Wawa also has the usual complement of social services and organizations and has the benefit of local media (paper and radio) outlets.

Wawa is a safe and quiet community for families. The Municipality of Wawa has a strong sense of identity that is rooted in its location and the related natural environmental features. This underscores the tourism base and potential. Wawa has a strong community recreation focus which is rooted in its natural environment. There is some concern that the APM Project may affect perceptions of the area with respect to the natural environment and that this might not align with the aspirations and visions of all community members. Some community members are uncertain about the potential for a major development such as the APM Project to co-exist with an eco-tourism focus of the communities' vision, whereas others see potential for coexistence of eco-tourism objectives with such a development. The potential effect this may have on the character of the community and cohesion within the community is, at this point, uncertain. Although the APM Project could double the existing population, there is a desire to preserve the community character and ensure community pride is maintained and the project aligns with community visions.

The APM Project will bring additional demands on the community and social services which will result in beneficial changes and, may revitalize some of the community organizations.

The APM Project would likely have a net positive benefit on the Social Assets of the community were it to be implemented in the area. With respect to the community recreational facilities and programs and also the social services and organizations, the increased population associated with the APM Project would be expected to increase demand on these resources. However, this increased population would also be expected to heighten participation rates, and create a larger base of human resources for volunteers. Increased funding and participation would allow Wawa to upgrade and expand its recreational and social programs. Based on discussions with the community, the project could have a positive influence on the dynamics of the community by providing a more stable population base through the retention of younger families and youth and by providing the ability to support its middle aged and senior populations. However, there is some uncertainty regarding the compatibility of the APM Project and the community's values and vision for its surrounding natural environment.

Table 8: Implications for Social Assets

Criteria / Measures	Ideal CWB Condition	Current Wawa Profile	Possible Wawa Profile with APM Project	Observations
SOCIAL ASSETS:				
Community Recreational Facilities and Programs	A strong complement of recreational facilities and programs to meet the needs of the residents	Has a good complement of facilities but with population decline it is becoming less viable to operate some facilities and programs	<p>Increased demand for and patronage of recreation programs</p> <p>Enhanced opportunities for new and renewed facilities</p>	<ul style="list-style-type: none"> The decline in population has caused some attrition in recreational programming. The fluctuating financial circumstances of the Municipality do not permit major capital investments. APM Project would bring population into the community and this population may place demands on existing facilities and services and may create need for new facilities and services as well as increased participation and funding to support growth of facilities and programs. Wawa 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	<p>Has many organizations and services present</p> <p>Declining membership</p>	<p>Increased demand for and use of social services and organizations</p> <p>Enhanced opportunities for new services and organizations</p>	<ul style="list-style-type: none"> Wawa has several organizations that supply social services to the community. As a result of population decline, membership in certain organizations has fallen. APM Project would bring population in to the community and this population may place demands on existing services and organizations and may create a need for new services and organizations as well as increased participation and funding to support growth of services and organizations. Wawa would need assistance to plan, develop and resource the services and organizations needed in light of the APM Project.
Community Character	<p>Strong sense of community identity</p> <p>Cohesive community</p> <p>Stability of population</p>	Strong sense of pride in history, community and natural environment	<p>Increased youth retention and resources to strengthen pride in place</p> <p>APM Project may diminish community image and pride for some residents</p>	<ul style="list-style-type: none"> Wawa has a strong sense of pride associated with community history. Wawa is felt to be a safe, quiet and friendly community for new and existing families. Residents in the community strongly value its natural environment and features with particular regard for surrounding wilderness areas. The APM Project could bring growth and stability if carefully managed to ensure community pride is maintained and the project aligns with community visions. There is some uncertainty that the APM Project may have a negative perception effect with respect to the natural environment and that this might not align with the aspirations and visions of all community members. Wawa would need assistance to plan for and accommodate population associated with the APM Project.

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

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

Table 9 summarizes the implications of the APM Project for the natural assets of Wawa.

The natural environment, including inland and shoreline areas, are a source of pride for the community of Wawa and its residents. Wawa and area residents regularly use the surrounding area for recreational activities. In addition to the community’s location on Lake Superior and Wawa Lake, recreational opportunities are provided by the numerous Provincial Parks (both operational and non-operational), a National Park, conservation reserves and the Chapleau Crown Game Preserve which are located in the area surrounding Wawa. A number of tourism operators and fly-in lodges are present in the area surrounding Wawa. Fishing, hunting and other shoreline activities are important to the community as are the snowmobile and ATV trails. These natural features will likely be attractive to many of the new residents and workers, thereby increasing demand.

In addition, there is a proposal for the Lake Superior Highland Conservation Reserve. Natural heritage features have been recognized by residents and are protected under the *Municipality of Wawa Official Plan (2010)*. Increased population will result in increased visitor numbers and also heightened pressure on natural areas. Growth of nature based and eco-tourism is highly desired by the community.

Wawa prides itself on being at the centre of many natural environmental features. These features are central to the Municipality’s image and focus on tourism growth and development.

The APM Project will attract employees and families, but their effect on the natural environmental features will be minimal. Of greater concern among some in the community is that the Project may create a “negative image” effect that will diminish Wawa in terms of the public perception of the area being a relatively pristine natural environment. NWMO will need to work with the community to ensure the potential effect is minimized.

Further environmental studies would be needed to understand any environmental effects. With proper planning and dialogue, resources would remain protected and increased demand managed.

Initial studies on the potential environmental effects associated with the project suggest that the APM Project is unlikely to have any significant negative effect on the natural environment which makes up the parks and protected areas near the community. There is the potential that visitation at the Provincial Parks may experience some decline with the presence of the facility and any associated potential negative perceptions. However, there are many examples of Provincial Parks that are situated close to or nearby to nuclear facilities

(i.e., Darlington, MacGregor Point and Inverhuron Provincial Park) where visitation has not been affected. It is expected that through working with park managers and clearly communicating with the public, any potential effects can be mitigated, and project activity may even be leveraged to take advantage of increased population growth and visitation associated with the project. Further study is required to better understand and predict the potential effects of the project on visitor perception and use of the area.

As would be the case with any large project, natural areas might be affected during the various phases of the 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 taking into account mitigation that will be applied.

The project contains some flexibility with respect to on-site building designs and energy use to be consistent with broad 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.

Table 9: Implications for Natural Assets

Criteria / Measures	Ideal CWB Condition	Current Wawa Profile	Possible Wawa Profile with APM Project	Observations and Implications
NATURAL ENVIRONMENT:				
Parks and Protected Areas	Conservation reserves and parks are supported and maintained and also remain available for use	Reserves and parks are available for passive and active recreational use Park use has been increasing over time	Potential for increased demand	<ul style="list-style-type: none"> Several Provincial Parks, one National Park, and conservation reserves have been attracting many visitors and are a sense of pride for the community. Several non-operational Provincial Parks are located in the area surrounding Wawa. Potential for increased demand on conservation reserves and parks. With proper planning and dialogue, resources would remain protected and increased demand managed.
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 and degradation of features	<ul style="list-style-type: none"> The proposed Lake Superior Highlands Conservation Reserve is present in the area surrounding Wawa. 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 net negative environmental effects are likely during the construction and operation phase of the used fuel repository itself.
Declining-Negative				
Neutral-Stable				
Environment – Integrity Maintained				
Increasing-Enhanced-Positive				
Uncertain				

5.6 COMMUNITY WELL-BEING SUMMARY

Based on the foregoing discussion, the APM Project has some potential to be a fit for the community of Wawa. The project is understood to be compatible with many community aspirations, including the desire to see growth and stability. Table 10 provides a summary for all five asset categories.

The introduction of the APM Project to a relatively remote Northern Ontario community such as Wawa will create significant change. Positive changes could include:

- Employment and business opportunities (direct and indirect)
- Population growth due to in-migration of workers will result in greater utilization and growth of local community assets (infrastructure, housing, facilities and services)
- Utilization of available, serviced land
- Ability to retain and attract youth/young families in the community
- Improved education and training, development of a skilled work force
- Enhanced self-sufficiency for individuals, families and the community as whole
- Improved tax base/municipal revenues

It is recognized that some members of the community are concerned about the effect of the APM Project. This is particularly the case with respect to potential and perceived effects on the natural environment and tourism. Some see the APM Project as being in conflict with the eco-tourism goal of the community. There are those that see positive implications for the tourist industry as a result of increased population and tourism visitation to the area.

Some natural areas may be affected by the APM Project. Effective mitigation and environmental protection measures would ensure that the overall environmental integrity of the area is maintained.

Table 10: Overall Community Well-Being Implications for Wawa

Criteria / Measures	CWB is Enhanced When ...	Current Wawa Profile	Possible Wawa Profile with APM Project	Observations and Implications
OVERALL CWB IMPLICATIONS:				
Human Assets	Population growth occurs and youth are retained in the community	Declining	Enhanced	<ul style="list-style-type: none"> APM Project would bring population growth, which is a key priority and aspiration for the community. Youth would be retained through increased employment opportunities and new residents would be attracted to the area. Educational and healthcare resources would be enhanced.
Economic Assets	Employment opportunities are available and tax base increases to fund community services and facilities	Stable	Enhanced	<ul style="list-style-type: none"> There will be increased employment opportunities and a more diverse range of jobs. Increased funding through a wider tax base would provide additional financial resources for Wawa to fund its 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 for Wawa to enhance its community well-being.
Infrastructure	Infrastructure is maintained or improved to meet the needs of the community	Stable	Enhanced	<ul style="list-style-type: none"> The APM Project, while placing increased demands on some of the infrastructure and services, would overall provide increased funding to improve and enhance existing services.
Social Assets	Opportunities exist for recreation and social networking. Community is cohesive, and community character is enhanced.	Stable	Uncertain	<ul style="list-style-type: none"> The community would see benefit to its Social Assets through increased participation and funding to its recreational facilities and programs as well as its social services and organizations. Interest in the project is positive for many residents. Some potential for APM Project to diminish community pride and image for some residents if there are perceived negative effects on the valued natural assets which may affect community character and cohesion.
Natural Environment	Natural areas, parks and conservation reserves are preserved and maintained for use and enjoyment	Positive	Environment – Integrity Maintained	<ul style="list-style-type: none"> 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

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

6.0 CRITERIA TO ASSESS FACTORS BEYOND SAFETY - SUMMARY

The previous discussion has taken a holistic approach to the assessment, taking into account the aspirations of the community and the implications of the project for community well-being. The NWMO acknowledges that the process of assessment of community well-being needs to be collaborative and reflective of the community. Before initiating the siting process, and beginning to engage interested communities in the assessment process to understand their aspirations, the NWMO identified five evaluation factors which, at a minimum, would need to be addressed¹¹.

Table 11 draws on information outlined in the previous discussion to understand the potential to foster well-being in Wawa against these original factors. It 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 evaluation factor, four measures are used: maintained, enhanced, diminished or uncertain. For other evaluation factors two measures are used: yes, or no. The overall conclusion using these evaluation factors and the understanding that has emerged to date is consistent with that outlined in the previous sections.

Over the course of discussions and conversations, the community identified a number of other important areas for consideration. The community expressed a strong desire to better understand how to engage neighbouring communities, communities on transportation routes and in particular area Aboriginal communities. Wawa realizes that it would be essential to develop relationships with all of the foregoing to support the implementation of the project.

¹¹ NWMO. 2010. *Moving Forward Together: Process for Selecting a Site for Canada's Deep Geological Repository for Used Nuclear Fuel*. Available online at: <http://www.nwmo.ca/sitingprocess>.

Table 11: Summary Table of Criteria to Assess Factors Beyond Safety – Wawa

Factors Beyond Safety	Evaluation Factors to be Considered	Potential Effect of APM Project	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, but the community wants to learn more about safety and health considerations in order to strengthen their confidence in the safety of the project.
	Sustainable built environments	Enhanced	<ul style="list-style-type: none"> Community infrastructure and built fabric will be enhanced through project activities and investments in the community.
	Sustainable natural environments	Maintained	<ul style="list-style-type: none"> 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
	Local and surrounding area economy and employment	Enhanced	<ul style="list-style-type: none"> Significant employment and population growth would occur in Wawa and surrounding communities – hundreds of new jobs could be created in Wawa. With these jobs comes the potential to significantly increase the current population of Wawa. New opportunities would be created for local businesses to serve the project and growing population.
	Community administration and decision-making processes	Uncertain	<ul style="list-style-type: none"> Some local leadership has demonstrated interest in the project while for others, within the community, there are uncertainties surrounding the suitability of the project. Going forward it is expected that local leadership will engage the community in decision-making with respect to the APM Project.
	Balanced growth and healthy, livable communities	Uncertain	<ul style="list-style-type: none"> Wawa has aspirations to grow its population and economy as platforms for its strategic plan. The APM Project generally appears to be a fit with primary community goals and aspirations for economic development and growth. There is some uncertainty as to the alignment of the APM Project with the community’s vision and values for the natural environment with a particular concern around the nearby wilderness areas and the related eco-tourism industry.
Potential for enhancement of the community’s and surrounding area’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 beginning and further dialogue will be required 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 and decommissioning phases of the project. Effective mitigation and environmental protection measures will be required to ensure that the overall environmental integrity of the area is maintained.
	Local and surrounding area 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 decision-making processes	Enhanced	<ul style="list-style-type: none"> Engagement of surrounding communities has been initiated and is coordinated and ongoing. Surrounding community leadership has demonstrated some interest in the project and going forward it is expected they will be able to make informed and effective decisions.
	Balanced growth and healthy, livable communities	Enhanced	<ul style="list-style-type: none"> Engagement of surrounding communities has been initiated and is coordinated and ongoing. Surrounding area communities are collectively seeking economic development and growth. The APM Project generally appears to be in alignment with these aspirations.
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 region contains potentially suitable sites for the project thus providing flexibility in selecting specific sites that can avoid ecologically sensitive areas and local significant features.

Factors Beyond Safety	Evaluation Factors to be Considered	Potential Effect of APM Project	Discussion Based on Preliminary Assessment
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 Wawa or the surrounding area to impede project implementation. ▪ Wawa and the surrounding areas are highway accessible, have social and economic support services, and capacity to absorb the anticipated growth in population and economic activity. ▪ Some investments would be required to accommodate identified specific infrastructure deficiencies.
	Potential for social infrastructure to be adapted to implement the project	Yes	<ul style="list-style-type: none"> ▪ The community of Wawa 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, Wawa would require assistance in terms of planning, and human and financial resources. ▪ Further studies will 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"> ▪ Wawa is well-situated along the TransCanada Highway and is near rail transportation. ▪ The community and surrounding area have access to multiple modes of transportation. ▪ 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 will be required to help build understanding 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 will be required to help build understanding and address questions and concerns.
	The NWMO resources (fuel, people) and associated carbon footprint required to transport used fuel to the site	875-1,510 tonnes of equivalent carbon dioxide emission is 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 Wawa, approximately 1,510 tonnes of equivalent carbon dioxide emissions are expected to be produced per year. ▪ In a scenario of transport mostly by rail mode, approximately 875 tonnes of equivalent carbon dioxide emissions are 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. However, engagement of surrounding communities and those on potential transportation routes is at a preliminary stage and further dialogue will be required to help build understanding and address questions and concerns.

7.0 RELATIONSHIP BUILDING AND ENGAGEMENT SUMMARY

7.1 OVERVIEW OF ENGAGEMENT

NWMO has engaged with Wawa leadership, community members, surrounding communities and First Nations/Aboriginal organizations through a variety of means, including:

- Several community open houses
- Regular attendance at the Nuclear Waste Community Advisory Committee meetings
- Both informal and structured interviews with community members
- Facilitating the Nuclear Waste Community Advisory Committee web page and newsletters
- Preparation of written materials
- Informal tours and visits with local residents
- ‘Ask the NWMO’ columns in regional newspapers
- Meetings with nearby First Nations and Métis
- Attendance at regional meetings, conferences (e.g., with Northeast Superior Regional Chiefs’ Forum, Northeast Superior Mayors’ Group and Federation of Northern Ontario Municipalities)
- NWMO Mobile Transportation Exhibit
- Nuclear waste management facility tours

Initial discussions with a cross-section of community leaders, briefings and conversations with community members, and conversations with residents during open houses suggest there is some interest in the community to continue to learn about the project and consider hosting the project in the area. To this end, opportunities for preliminary discussions were sought with:

1. Local political leaders (e.g., Mayor and Councillors)
2. Members of the Nuclear Waste Community Advisory Committee
3. Local business owners/operators
4. Local service providers (e.g. emergency services, social services, education)
5. Community groups (e.g. clubs, associations)
6. Surrounding community leaders
7. Residents
8. First Nation and Métis Communities in the vicinity, including elders

Based on these discussions, there appears to be some potential in the local community to sustain interest. There also appears to be some interest to continue and move forward with the siting process.

Through engagement with organizations such as the Northeast Superior Mayors’ Group and others, Wawa has taken steps to engage its neighbours, including Aboriginal peoples, and has begun to set the foundation for further constructive consideration of the project and opportunity to work collaboratively to explore the project and interest in the broader area. These steps have elicited positive interest from some surrounding communities.

7.2 SUMMARY OF ISSUES AND QUESTIONS RAISED

7.2.1 KEY CHALLENGES, ISSUES AND OPPORTUNITIES

The key challenge for Wawa, as identified through the various engagement activities, is to create economic development. Growth is necessary to address the most important challenges: a declining and aging population; declining school enrolments; out-migration; declining availability of local employment opportunities; a tax base dependent on residential assessments; and lack of retail and commercial services.

The local tourism industry is also experiencing decline for various reasons – the most notable is a dependency on American clientele who are similarly experiencing difficult economic times. As a result of recent market trends and a global economic recession, American clientele have been reducing travel expenditures, resulting in local declines to Wawa tourism. Community members identify the community’s natural assets and growth of eco-tourism as opportunities to further support the community’s development and growth. While tourism has a role in the local economy, it will not be an answer to ensuring the community’s long-term sustainability.

The APM Project, however, is recognized as a potential means to ensure the long-term viability of Wawa. This can be accomplished by decreasing the dependency on resource-based industries (i.e., mining and forestry), which result in a cyclical economy prone to “boom and bust” cycles.

7.2.2 SUMMARY OF KEY INTERESTS/QUESTIONS

In Wawa, most of the persons engaged were neutral to supportive about the APM Project. Many were also interested in learning more. Some persons engaged were initially in opposition to the APM Project; however, once questions were addressed through the ‘*learn more*’ process their positions shifted. In some cases, persons were still opposed. The **core** key interests expressed include:

- Environmental risk in and around the site;
- Public health and safety in and around the site; and
- Economic benefit and opportunities for growth.

Environmental Risk and Protection in and Around the Site

Environmental risk questions were raised by many residents and focused on the potential for contamination of lakes, rivers and groundwater and the potential for degradation of the natural environment as a direct result of the project. A source of concern regarding Wawa potentially hosting the APM Project is the community’s waterfront location on the shore of Lake Superior and presence of natural features in the surrounding area. Other questions raised included how water quality can be preserved in and around the site, particularly given the presence on Lake Superior, and Lake Wawa, Magpie River and Michipicoten River within municipal boundaries. Other questions focused on the protection of natural resources given the presence of forests and Provincial Parks in the area surrounding Wawa.

Public Health and Safety in and Around the Site

Questions were raised in an effort to understand more about the potential health and safety risks in and around the site. Given the nature of the waste, many questions focused on the risk of radiation exposure and what preventative measures would be taken during the construction and operation phase. Other concerns expressed focused on radiation exposure resulting from a breach in containment, on-site accidents or malfunctions.

Economic Benefit and Opportunities for Growth

The APM Project is viewed as a positive means to provide long-term economic stability for the community. However, a number of questions were raised regarding the longevity of employment opportunities. Some asked whether Wawa would become host to a skeletal staff in the post-closure phase. Other questions focused on the number and type of employment opportunities that would be provided and the level of education required to secure these new jobs.

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

- The potential for negative perceptions of the area, due to the project;
- Transportation;
- NWMO process and project description details (what is the NWMO exit strategy if a community leaves the process?); and
- Consultation (how will ‘willing host’ actually be decided?).

The Potential for Negative Perceptions

The potential for the APM project to create negative perceptions was a recurrent concern expressed by some community members, particularly among those associated with the tourism industry. Concerns centered on the possibility of the project affecting tourism in the area. Other concerns expressed included a questioning of whether the facility would be contradictory to the community’s nature-based and/or eco-tourism focus. There was also concern expressed that nuclear “is a bad word”, resulting in negative perceptions among residents and local officials.

Transportation

Questions were raised in an effort to understand more about the health and safety risks of transporting nuclear waste. Given the nature of the waste (i.e., used nuclear fuel), many transportation questions focused on the mode of transportation to be used and the potential health and safety risks to communities en route.

Consultation

Residents are interested in learning more about the process and project. Questions dealt with how community members’ voices are being incorporated and to learn how Aboriginal communities are being consulted. Numerous comments indicated the importance of Aboriginal communities being consulted and incorporation of Traditional Knowledge into the site selection process.

NWMO Process and Project Description Details

Residents are interested in and actively learning more about the site selection process and APM Project. Recurring comments or questions include:

- More detailed understanding of the jurisdictional responsibilities to store used nuclear fuel;
- Understanding of how “willing” community is defined;
- More details regarding how and where the specific site might be located;
- Understanding of whether the project would potentially be sited within or outside of municipal boundaries;
- Siting of facility components (i.e., would the Centre of Excellence be on site or in the community, and would a camp be required?);
- Project timing and phasing;
- Clarification on the range and number of employment opportunities;
- Number of communities in the site selection process;
- Ability to remove and/or retrieve waste in the future should technological advancements enable reprocessing or recycling of waste;
- Source and security of used nuclear fuel sources (i.e., clarification on whether foreign sources would also be stored in the repository); and
- More details on repository facility including capacity and monitoring procedures.

7.2.3 ONGOING ENGAGEMENT

Going forward, engagement with surrounding communities will need to continue.

8.0 KEY QUESTIONS IN THE SITE SELECTION PROCESS - SUMMARY

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 process¹². The discussion which follows addresses and elaborates on a subset of these questions related to community well-being in the context of Wawa.

The preceding sections have looked at implementation of the APM Project in Wawa and the implications this might have on community well-being. Additionally, key issues and concerns identified through engagement activities have been highlighted. Through desktop research, dialogues with community members and leaders and ongoing analysis, it is understood that Wawa has some interest in further exploration of potentially hosting the APM Project in the area to realize growth and development opportunities within the community and surrounding area.

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

There is some potential for sustained interest in the local community. This is evidenced by support from some community leadership to continue participation in the site selection process. There is also a potential interest in moving forward. However, there is some potential that the APM Project may not be aligned with community aspirations and values, particularly with respect to the natural environment and the community's eco-tourism objectives.

There is potential for sustained interest in the surrounding communities as Wawa has engaged its neighbours including members of the Northeast Superior Mayors' Group.¹³ Wawa has also taken steps to set the foundation for further constructive consideration of the project and its opportunities with communities in the surrounding area. Further discussions will be required to gain an understanding of the potential interest in surrounding communities.

There appears to be potential for the APM Project to foster well-being in Wawa. The project is understood to be compatible with community aspirations, including the desire to see growth and stability. The APM Project has potential to assist Wawa in achieving some of its goals and is seen by some residents and leaders as a potential opportunity for sustainable growth and the development they desire. However, the community's eco-tourism focus may conflict with the APM Project from the perspective of some community members.

¹² NWMO. November 2011. *Preliminary Assessment of Potential Suitability – Feasibility Studies*. Draft for Discussion with Communities Involved in the Site Selection Process.

¹³ Other Northeast Superior Mayors Group member communities (White River, Manitouwadge, and Hornepayne) are also participating in the NWMO's 'Learn More' process.

There is potential for the APM Project to foster well-being in the communities surrounding Wawa. Preliminary discussions with residents and officials of the surrounding communities have revealed an interest in the potential economic development benefits offered by the project. However, further 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, neighbouring communities and Aboriginal peoples in the area and the NWMO. Only through engagement, dialogue and collaboration will the NWMO ensure that needs are addressed at each stage of the process and identify the specifics of how a partnership arrangement could work.

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 need to be identified:
 - a. Community input is required to identify areas which should be reserved for other uses or preservation. The remaining areas must overlap with potentially suitable siting areas identified through scientific and technical studies. Some areas (in proximity to the waterfront and the proposed Conservation Reserve) have already been identified by the community as unsuitable for the APM Project.
 - b. Further engagement with potentially affected Aboriginal communities is required, including Aboriginal Traditional Knowledge holders in the area. The NWMO has stated that they acknowledge, respect and honour 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 peoples¹⁴.
 - c. How will it impact the Municipality if the APM Project is sited on Private or Crown land outside the municipal boundaries?
2. Project implementation (including engineering, logistics, community well-being) must align with specific community aspirations:
 - a. An acceptable community and regional project implementation plan must be identified which aligns ultimate project configuration with community expectations.
 - b. Effective implementation of project planning at a broader level, involving the surrounding communities and potentially affected Aboriginal peoples, will be important in successful implementation of the project.
3. Interest in the community for further learning about the project needs to be sustained:
 - a. The site selection process spans several years and interest and conversation in the community and area needs to be sustained throughout this process, including multiple election cycles

¹⁴ Nuclear Waste Management Organization (NWMO) 2010. *NWMO Aboriginal Policy*.
http://www.nwmo.ca/uploads_managed/MediaFiles/1513_nwmo_aboriginalpolicy-2010en.pdf

- b. The potential effects of the project on the community would be substantial and the community and area will need support to further explore their interest and take an active role in discussions of how the project should be implemented.
 - c. Opposition groups, largely from outside of the area, may actively seek to influence community decision-making and community leaders will need to respond to these pressures. Wawa will require support to prepare for the next phases of the siting process if they are to proceed.
4. Transportation routes and mode(s) need to be designed and configured taking into account social values.
 - a. Transportation will be spatially extensive from current interim storage sites to the repository. Regulatory matters along routes in several Provinces including, New Brunswick, Quebec and Ontario, would need to be addressed. Social questions and concerns would also need to be heard and taken into account.
5. Environment and Safety evaluations need to be aligned with community input.
 - a. This requires regard for input from the host community and surrounding communities.
 - b. This requires engagement by the NWMO and input from the community and surrounding communities. This may require capacity building to enable this input, which would include Aboriginal Traditional Knowledge.
 - c. Input from transportation route communities will also need to be incorporated.

9.0 REFERENCES

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