



NUCLEAR WASTE
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SOCIÉTÉ DE GESTION
DES DÉCHETS
NUCLÉAIRES

Community Well-Being Assessment

TOWNSHIP OF HURON-KINLOSS, ONTARIO



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**Community Well-Being Assessment:
Municipality of Huron-Kinloss**

Report

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Community Well-Being Assessment: Township of Huron-Kinloss

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1. Introduction

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

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

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

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

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

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.

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

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

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

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

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

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

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

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

Table 2.1 Potential Employment by Phase

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

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

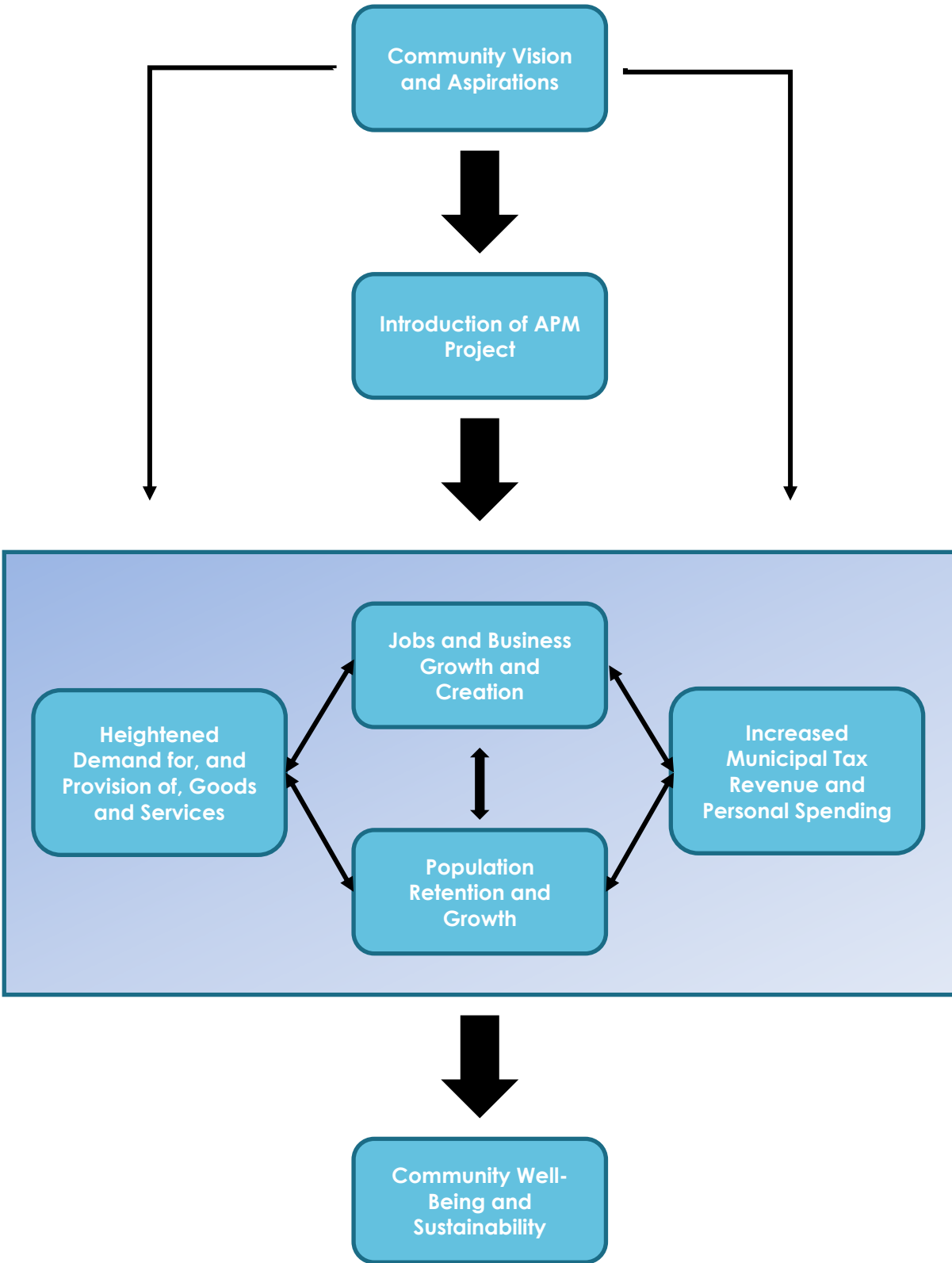
2. Realization of employment benefits within a community will depend on a variety of factors such as:
 - A. Preference for local hiring and sourcing from local businesses,
 - B. Training of local residents for positions in the Project or in supporting services, and
 - C. Planning to prepare for and leverage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

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

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

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

Figure 2.1 Direct and Indirect Effects



3. Values and Aspirations of the Township of Huron-Kinloss

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

Huron-Kinloss completed and released its sustainability plan, “Our Future: Huron-Kinloss” in 2013 (Huron-Kinloss, 2013). The plan outlines the Township’s mission, vision, guiding principles of sustainability, goals, directions and actions. A total of 567 people contributed to the contents of the plan. Engagement was through a steering committee, working groups, Township staff, stakeholder meetings and presentations, a community forum and comment cards. The plan also includes a detailed implementation plan for proposed actions, including leads, partners and measures of success.

The Township of Huron-Kinloss established the following to frame its strategic plan:

- **Our Vision:** Huron-Kinloss celebrates a unique mix of welcoming communities and natural beauty
- **Our Mission:** Support the communities of today to inspire the generations of tomorrow
- **Guiding Principles of Sustainability:** Our Decisions will Equally Consider:
 - Social
 - Environmental
 - Economic
 - Cultural

Huron-Kinloss articulated specific directions associated with each goal and these are set out in Table 3.1.

Table 3.1 Township of Huron-Kinloss – Goals and Directions

Goals	Directions
We are a <u>prosperous</u> community that continues to grow in a sustainable manner.....	By retaining and expanding our existing businesses and attracting new ones By diversifying our economy By growing a diversity of tourism opportunities By strengthening our agricultural and agri-business sector By investing in infrastructure
We are a <u>vibrant</u> community that values our uniqueness and creativity....	By creating places where people want to be By celebrating what makes us unique By preserving and protecting our history and heritage By supporting and growing the arts and creativity
We are a <u>spirited</u> community that takes pride in calling Huron-Kinloss home and welcoming others	By supporting a diversity of lifestyles By maintaining a sense of connection and cohesion with each other By being engaging in our community By retaining our youth
We are an <u>accessible</u> community that offers opportunities for everyone....	By ensuring people have a safe place to live By having amenities and services nearby By being age friendly By enhancing our mobility By being accessible for those with disabilities By being open and vibrant
We are an <u>environmentally conscious</u> community that are good stewards of our natural environment....	By protecting our natural areas By using our resources wisely By being aware and taking responsibility

Source: Huron-Kinloss, 2013

The Township of Huron-Kinloss Strategic Plan also identifies how the Township hopes to position itself for the nuclear industry. The following action items from the plan reflect the nuclear interests of the community:

- P1.3**..... Continue to support the nuclear industry
- P2.4**..... Continue to learn about the Deep Geological Repository (DGR) process
Specifically identifies the Nuclear Waste Management Organization and the Community Advisory Committee.

The community has also completed a Business Retention and Expansion Plan (BR+E) Final Report which synthesizes the findings and results of studies completed by the Township in 2011 and 2012. The document summarizes the results of interviews with 73 business owners across Huron-Kinloss. The focus of the study was to understand the economic issues facing the community as well as propose strategies and actions to address these issues. The key finding of the study is the need to attract new businesses and residents. Specific action items are focused on:

- Business attraction;
- Tourism development and promotion of communities;
- Business support and communication;
- Beautification and downtown revitalization;
- Retention of retail spending; and
- Work force development.

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

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

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

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

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

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

Table 4.1 Summary of Priorities and Key Issues – Huron-Kinloss

Asset Category	Overall Priorities and Key Issues
Human	The community of Huron-Kinloss, unlike many rural communities in Ontario, is experiencing population growth, which appears to be largely attributable to an influx of retirees to the community. Counterpoint to the above is the out-migration of youth. This is a key source of concern and an issue that the community wants to address. The Huron-Kinloss Business Retention and Expansion Report stated that one of the key issues in the community is work force development. The report identified that skilled labour is an issue for some area businesses and also confirmed that youth retention is a significant issue for the community.
Economic	Huron-Kinloss is a prosperous community with strong employment ties to the nuclear energy site located in the Municipality of Kincardine. The community also recognizes the need to diversify its economy to be less reliant on activities at the nuclear site. Smaller farming operations are decreasing in numbers, and giving way to large farming operations. These operations are capital intensive rather than labour intensive. Other economic activities within the Township include recreation, wind energy and some commercial/retail trade. The community is actively trying to build commercial and cultural recreation opportunities through initiatives such as produce sales from organic farming, cottage rentals and seasonal festivals. At present there is no major industry in the community beyond some agricultural services and limited food processing. Small retail service businesses are located in Lucknow and Ripley. The Township and local business associations are looking at ways and means of supporting and growing new business opportunities.
Infrastructure	Huron-Kinloss is well served with infrastructure and services; however there is a continual need for maintenance and upgrading. The shoreline area residents have strong expectations for new services (e.g. lighting, trails, and paved roads) in keeping with their contribution to the municipal tax base. In the rural areas, roads and bridges are the primary concern. Maintaining and building infrastructure is seen as a priority for the Township to ensure there is a platform for growth and community development in keeping with its strategic plans. A priority aspiration is the acquisition of natural gas services.

Asset Category	Overall Priorities and Key Issues
Social	<p>It is a focus of Huron-Kinloss to ensure that programming and facilities can accommodate the needs of recreational and cultural needs of residents.</p> <p>Some residents along the shoreline and those in rural areas have some different priorities regarding current and future development. The Township is working proactively with the communities of interest to resolve issues and to create a sustainable community that balances the needs and aspirations of all constituents in a cooperative manner.</p> <p>Through a variety of engagement activities within the community it is apparent that there is a strong desire to maintain rural lifestyles and character.</p>
Natural Environment	<p>The natural assets of Huron-Kinloss are important for the economic and social well-being of the community. The landscape of Huron-Kinloss is viewed as an important and valuable asset including lakes, water courses, forests and farmlands.</p> <p>Water quality is an issue identified by shoreline residents and other members of the community. Algae growth in the lake, is a problem that impedes the enjoyment of recreational activities and that requires ongoing maintenance.</p> <p>The Pine River Watershed Initiative is working with lakeshore residents and the farming community to look at ways and means of controlling runoff from agricultural lands such as through strategic tree plantings and the construction of ponds and marshes.</p>

Table 4.2 Summary of Community Aspirations – Huron-Kinloss

Asset Category	Overall Community Aspirations
Human	<p>Huron-Kinloss desires sustainable growth and hopes to retain its younger population through educational linkages and business opportunities.</p> <p>Community businesses also hope to increase opportunities for local residents and provide more employment opportunities for youth to both strengthen and develop current and future work forces.</p>
Economic	<p>Huron-Kinloss wants to increase its prosperity by the following means, as outlined in the community's sustainability plan:</p> <ul style="list-style-type: none"> • By retaining and expanding existing businesses and attracting new ones; • By diversifying the economy; • By growing and diversifying tourism/recreational opportunities; • By strengthening its agricultural and agri-business sector; and • By investing in infrastructure. <p>The Business Retention and Expansion report identifies that the community is interested in economic growth that involves actively attracting businesses, improving the local business climate, and encouraging the expansion of existing businesses. Business recruitment is also considered an important part of supplying the community with a higher variety of employment opportunities</p> <p>There is a need to increase the portfolio of businesses outside of the nuclear activities at the Municipality of Kincardine site. The community also aspires to revitalize its downtown urban areas, retain local spending, and provide employment opportunities for local residents.</p>
Infrastructure	<p>In terms of infrastructure, Township aspirations include:</p> <ul style="list-style-type: none"> • Work with neighbouring communities to obtain a natural gas supply to the municipality; • Work with private investors to improve building stock and attract and accommodate investment; • Continue to maintain and upgrade road and transportation infrastructure; and • Develop and maintain a comprehensive capital asset management plan.
Social	<p>Huron-Kinloss aspires to be a healthy community with a vibrant population who are able to meet their needs easily and quickly. Key aspirations include:</p> <ul style="list-style-type: none"> • Having amenities and services nearby; • Retaining younger people; • Enhancing mobility; • Maintaining a sense of connection and cohesion with each other; • Engaging in the community; and • Supporting a diversity of lifestyles.
Natural Environment	<p>Environmental consciousness is a key aspiration of Huron-Kinloss residents who have stated that protection and improvement of their natural environment, wise resource use and taking responsibility are action points in their strategic plan.</p>

Table 4.3 Summary of Community Capabilities – Huron-Kinloss

Asset Category	Community Capabilities
Human	<p>Huron-Kinloss seeks to retain youth and modestly grow its population. A large number of households have direct and indirect labour ties to the various employers at the nuclear site located in the municipality of Kincardine. To grow, retain youth, and meet the needs of its senior residents, the community requires investment in education, training, and support services.</p> <p>A unique aspect of the community is its shoreline permanent and seasonal residential population.</p>
Economic	<p>Huron-Kinloss has demonstrated strong capacity to proactively plan and chart a path forward to address its economic issues. The community is prosperous with evidence of high incomes, due in part to employment at the nuclear site located in the Municipality of Kincardine. It benefits from having strong regional nuclear industry employment, a strong agricultural sector and an attractive setting that draws cottagers and retirees to the area.</p> <p>Huron-Kinloss has the cohesive will and resources to grow and succeed. Action plans are in place to help retain and grow businesses within the Township. These plans recognise the need to optimize and synchronize the use of natural features and man-made assets in a sustainable fashion.</p>
Infrastructure	<p>Huron-Kinloss has defined how it intends to invest in and improve its existing infrastructure. It has also stated its intention to work with other municipalities to help acquire regional infrastructure (i.e., natural gas). Well maintained infrastructure is viewed as a key platform for maintaining and improving the economic environment within the Township.</p>
Social	<p>Huron-Kinloss has clearly stated its desire to have a spirited, accessible community with residents who work together and who have the amenities to succeed. This is viewed as a means of ensuring that the population is retained and can grow.</p>
Natural Environment	<p>The Township has stated its intent to ensure that the natural assets of Huron-Kinloss are maintained and enhanced. Collaboration between local, provincial and federal governments has helped to ensure that environmental integrity is maintained. Community by-laws have been implemented to protect water quality and tree habitat.</p>

5. Community Well-Being Assessment

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

5.1 Implications for Human Assets

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

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

The Township of Huron-Kinloss experienced 9% population growth between 2001 and 2011 which was among the highest municipal growth rates recorded in Bruce County. The Township’s location near Lake Huron provides ample opportunities for cottagers, recreationists and retirees. Retirees are contributing to the pronounced population growth occurring in the 45 to 64 years old and the 65 years old plus age cohorts.

Huron-Kinloss has a diverse labour force led by “sales and service” employees, followed by individuals in the “trades, transportation and operators” category, and in turn followed by those “unique to the primary industry”, which includes power generation at the nuclear site in the region. The nuclear industry is acknowledged by many as a key employment driver for many households in Huron-Kinloss and the community population is impacted by activity levels at the site. The community is aware and accepting of the nuclear industry and supports investments in this local industry.

Agriculture is an extensive activity in the township and many residents are employed in this sector both on full and part time bases. However, there is a growing trend in consolidation of farming operations leading to high capital intensive operations with less labour.

Education in Huron-Kinloss is provided by two public elementary schools located in Ripley and Lucknow. Within the township there are no public secondary schools or elementary or secondary Catholic schools. Students seeking these facilities are served by schools in nearby centres such as Kincardine and Wingham.

The proportion of residents with university and college degrees, certificates and diplomas has increased since 2006. Individuals attending post-secondary education institutions must travel outside the community.

Hospital services are provided in nearby communities such as Kincardine, Goderich, and Wingham. Family health care teams support practices in Lucknow and Ripley. Emergency Services are provided regionally by the Ontario Provincial Police and Bruce County EMS ambulance service. Fire departments that serve the Township are located in Lucknow, Ripley and Kincardine. All together, the community education and health services meet the needs of the current population.

The APM Project has the potential to have a very positive effect on the Human Assets of Huron-Kinloss. The Project will bring direct, indirect and induced jobs which can provide the foundation for population growth and youth retention. The APM Project’s long-term benefits will help to diversify the economic base of the community. The APM

Project has the potential to be a driver for population retention and growth. While it is expected that some people involved in the construction and operations of the Project will chose to reside in other nearby communities, it is equally plausible that hundreds of jobs could be held by people residing in Huron-Kinloss. With additional community development and support provided by the NWMO it is possible that these job numbers could be increased. New jobs will bring spouses, partners and families and could increase the population in Huron-Kinloss which is a community aspiration. The increased population will be a boost to Huron-Kinloss socially and economically and will be a catalyst for spin-off growth and business development which are priority aspirations for the Township. This chain of events aligns well with the aspirations of the community.

Local skills and labour supply would diversify and expand with the increased population, and as a result of the on-site and in-community job opportunities. Indirect and induced jobs will also create opportunities for skills diversification and attract new residents with different levels of expertise while providing incentives for youth to remain in the community. The APM Project will capitalize on the existing labour force skills and expertise and attract other highly educated and skilled workers. This influx of new and likely well paid households would also create valuable new revenue sources for local businesses and the Township itself, which could apply this added revenue base to more infrastructure and services investments.

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

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

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

Table 5.1 Implications for Human Assets – Huron-Kinloss

HUMAN ASSETS				
Criteria / Measures	Ideal CWB Condition	Current Huron-Kinloss Profile	Possible Huron-Kinloss Profile with APM Project	Observations
Population Size and Demographics	Increase population Retention of youth and young families	An overall growing population, growth along the shoreline, but with decline in the rural areas	Continued growth in population with stronger growth in younger cohorts and opportunities for youth	<ul style="list-style-type: none"> Huron-Kinloss experienced an overall population growth of approximately 9% between 2001 and 2011. It one of few rural communities in the region experiencing overall growth. However, the Township's population is aging with 50% of the population being greater than 45 years old. The APM Project offers potential to create new jobs to attract and retain a younger and more balanced population to the community. This is one aspiration of the community that has been highlighted. Huron-Kinloss may require some assistance to plan for, and manage growth well in advance of the project.
Skills and Labour Supply	Presence of a diverse, skilled workforce	Constrained opportunities for employment Heavy reliance on one major area employment site	Enhanced job creation for youth, as well as opportunities for all other parts of the labour force	<ul style="list-style-type: none"> Huron-Kinloss has an appropriately diverse labour force for its current socio-economic conditions. Agriculture is extensive in the township and many residents are employed in this sector on full and part-time bases Activities at the nuclear site located in the Municipality of Kincardine are a major source of direct and indirect employment for the Township's workforce. Many households in the community are employed there. APM Project would attract a new skilled and more diverse workforce and bring in new families with the associated benefits of increasing employment opportunities in retail and other service industries serving this expanding population base. APM would offer diverse career opportunities for existing local residents in direct and indirect jobs. Huron-Kinloss may require some assistance to train and engage the local workforce.
Education	Access to education and training Increased enrolment and programming	Beyond public elementary school, higher educational opportunities only exist outside of the Township	Increased opportunities for education and training Broader range of programming and potentially facilities	<ul style="list-style-type: none"> Within Huron-Kinloss there are two public elementary schools. Public secondary schools and Catholic elementary and secondary schools are available in nearby municipalities (i.e. Kincardine and Wingham). There has been an increase in the number of residents with a "university certificate, diploma or degree" since 2006 most likely linked to changing nature of agriculture in the areas, as well as employment at the nuclear site located in the Municipality of Kincardine. Those seeking post-secondary education must travel to institutions in larger urban centres such as London and Kitchener-Waterloo. The APM Project will attract many young families to the area and increase educational enrollments and possibly lead to additional facilities. The APM Project will stimulate career aspirations and interest in training and education. Huron-Kinloss may require some planning and support to educate and train the current workforce and future generations to take advantage of career opportunities. Huron-Kinloss may require some investment for new training facilities in the local region or the community.
Health & Safety Facilities and Services	Access to full range of health services 24/7 Fully serviced by emergency responders	Conventional health needs are adequately dealt with through area resources	Increased demand on services and facilities Catalyst to broaden supply of services and facilities within the Township	<ul style="list-style-type: none"> There are no hospitals in the Township, but nearby facilities are located in Kincardine, Wingham, and Goderich. Family health teams support physician practices in Wingham, Teeswater, Lucknow, Ripley and Kincardine. Emergency services are adequate and are provided on a regional basis by Bruce EMS and OPP. Huron-Kinloss is served by three fire-departments respectively located in Lucknow, Ripley, and Kincardine. With growth, demand for health and safety services will increase, and this may stimulate planning and expansion of local health and safety facilities and services.

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

5.2 Implications for Economic Assets

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

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

Huron-Kinloss has a low unemployment level of just under 5% (2012 estimate) which is well below the Ontario average of over 7%. There is acknowledgement among community residents and leaders that in large part the low unemployment rate in recent years is attributable to ongoing activity at the nuclear site located in the region. Many household incomes in the community benefit.

The Township has a labour force participation rate of roughly 63% which suggests that a significant component of the available labour force (those up to 65 years of age) is not active. This means a large portion of the working age group in community is either retired or simply not looking for work. The average household income in Huron-Kinloss in 2012 was approximately \$75,000.

Much of the labour force in Huron-Kinloss finds employment in jobs outside the Township. Ripley and Lucknow are the primary commercial centres in the Township and they offer employment in retail and service sector jobs. The surrounding rural areas have a strong agricultural presence and limited jobs are available in production and processing. Beyond the Township, activities at the nuclear site located in the region are a major source of employment for the labour force of Huron-Kinloss. Other workers from the Township commute to jobs in a spectrum of other municipalities.

Strong employment at the nuclear site has created some income disparity in the Township and this in turn has created some potential for socio-economic frictions.

Agriculture in Huron-Kinloss, as it is throughout Bruce County, is in rapid transition to large scale capital intensive operations. The only exception to this is the Mennonite farms that occupy much of the south-east corner of the Township. Recent times have also seen a dramatic increase in farmland values. These rising values create more taxes, which benefit the Township, but they also incent small operators to sell in the face of higher taxes to realize real estate appreciation. A third effect of this price escalation is the fact that it is more difficult for Mennonite farmers to expand their holdings.

Retail and service businesses in the small towns and villages of Huron-Kinloss are experiencing significant challenges, due to market forces often beyond their control. It is common practice for residents to drive to larger centres looking for selection and prices not available in the small town outlets. Business closures and vacant stores are common in the urban areas of the Township. Shoreline residents also tend to travel outside the Township for most purchases or in the case of seasonal residents they bring many of their supplies from their place of departure or home.

Outdoor recreation plays a part in the local economy as cottagers and visitors are drawn to the Huron shoreline and the lifestyle it affords. There is some accommodation available through local bed and breakfast operations and one hotel, as well as short to medium-term accommodations through cabins, rental cottages, and camping/ RV parks. Lake Huron is the dominant physical feature that drives the recreation and tourism potential of the Township.

The Township has indicated it is keen to grow and diversify its economy. It is actively pursuing economic development opportunities through initiatives with the Bruce County Community Futures Development Corporation, the Small Business Enterprise System and the local Chambers of Commerce in Lucknow and Ripley. The efforts and aspiration are there and a few successes have been realized but overall progress is slow and challenging in attracting new business to the community.

Township finances are strong. Residential properties make up 77% of the tax base and the shoreline properties are by far the largest contributor in this category. Farmland accounts for roughly 20% of the tax base. Commercial and industrial combined make up the remaining 3%.

Should the APM Project locate in Huron-Kinloss, the net economic effects will be positive. A key attribute is the direct and indirect job creation it will bring to the community. Further induced employment will also occur in the community as a result of income spending by direct and indirect workers. The presence of long term, well-paying job opportunities will change the economic complexion of the community and help diversify and grow its economic base. Out-migration of youth will slow as younger people will be able to find work locally. In-migration will also occur as Huron-Kinloss will become an employment centre with growing opportunities. These outcomes align well with the community's aspirations.

An increased number of residents with well-paying means that household incomes will climb as well as household expenditures. More important, the availability of more job opportunities and associated wealth for more households will reduce tensions created by income disparity.

More households and greater expenditures open up market opportunities for local businesses to service the expanding needs of a growing and more affluent population. These conditions will in turn help to reverse the decline in existing businesses and also bring new business into the community thereby adding to the vitality and diversity of the local retail/service fabric.

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

The APM Project is of a scope, scale and longevity that businesses will be attracted to the community to take advantage of the opportunities for the supply of goods and service to the Project itself and the population it has brought into the community. If the project were to be located in Huron-Kinloss, many years into the future, the community would need to be proactive in looking at where new businesses can locate and the support services they will require for long term operation.

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

The effect of the APM Project on recreation has the potential to be both positive and negative. In the short term, initial concerns about safety of the facility may make the area less attractive to cottagers and tourists until a greater understanding of the Project has been developed among them. Conversely, the population that migrates to the community to take advantage of jobs and the visitors who come to the community to visit and learn about the facility may present a whole new market for local tourist operators.



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

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

Table 5.2 Implications for Economic Assets – Huron-Kinloss

ECONOMIC ASSETS						
Criteria / Measures	Ideal CWB Condition	Current Huron-Kinloss Profile		Possible Huron-Kinloss Profile with APM Project		Observations
Employment	Increasing employment opportunities for residents	Limited employment opportunities for youth Steady employment is available for many residents at the nuclear site in the Municipality of Kincardine	■	Growth in the number and diversity of employment opportunities in the community	➡	<ul style="list-style-type: none"> Low unemployment in recent years in Huron-Kinloss and the surrounding area. This is attributable, in large part, to strong activity at the nuclear site in the Municipality of Kincardine. Many residents are employed through activities at the nuclear site located in the Municipality of Kincardine Many residents also commute to job opportunities outside the community. Farming operations are becoming larger, more capital intensive and much less reliant on labour. Local job creation would lower the need for residents to commute outside the Township for work. Out-migration of youth in search of career opportunities is prevalent. Huron-Kinloss may require some assistance to ensure local residents are able to realize Project direct and indirect employment opportunities.
Income	Household income growth and diminished need for social assistance	Overall desire to increase household incomes Some income disparity among residents	➡	Growth and employment in good paying jobs will raise household incomes	➡	<ul style="list-style-type: none"> Evidence of income inequality exists among households in the Township which gives rise to some socio-economic frictions. APM Project would create local jobs which in turn would fuel growth in household incomes. Some residents may benefit from assistance and counseling regarding wealth and debt management. Huron-Kinloss may require some assistance to help residents realize employment opportunities and manage their finances.
Business Activity	Business growth and increasing business diversity	Many local businesses face challenges to maintain themselves, let alone grow Difficult to attract new businesses Significant local spending flows outside of the community	⬅	Potential impact on agricultural activity through possible use of farmland Potential negative perception attached to local produce as a result of Project would need to be addressed Growth in business activity leading to increases in the number and diversity of businesses Increased opportunities to capture local spending	➡	<ul style="list-style-type: none"> The nuclear industry in the region has been a large and important driver of the local economy for the last 35 years. Agricultural activity is extensive in the area and it is supported by related services. Large farms are replacing traditional family-run operations in much of the Township. Small community downtowns in Huron-Kinloss and the surrounding region struggle to maintain and attract new businesses. Huron-Kinloss may require some assistance to plan, implement and manage economic development. Agriculture is a very important economic activity in the Township and there is concern that the APM Project could negatively affect the sector and stigmatize produce. Huron-Kinloss may require some assistance to address and manage agricultural concerns associated with the project.
Recreation/and or Tourism	Stability or growth in area tourism	Cottages are concentrated along the shoreline and there is a significant trend in upgrading to year round residences A variety of accommodation options are available for visitors and recreational users It is challenging to pull cottagers and tourists to inland areas	➡	Potential negative perception of area for recreational purposes as a result of the project Potential increase in population and visitors could bolster the need for recreation opportunities	➡	<ul style="list-style-type: none"> Huron-Kinloss benefits from the recreation opportunities afforded by its proximity to Lake Huron. Accommodation is available through local bed and breakfasts, as well as cabins, cottages, camping/RV parks and one hotel within the Township. APM may bring a nuclear image to area, but the region has substantial experience with the nuclear industry and it continues to attract visitors. The Project may also provide new market opportunities for local recreation and tourism. Huron-Kinloss, as well as recreation and tourism organizations, may require some assistance to manage the presence of APM constraints and opportunities.

Criteria / Measures	Ideal CWB Condition	Current Huron-Kinloss Profile		Possible Huron-Kinloss Profile with APM Project	Observations	
Economic Development Services	An active, economic development organization that has demonstrated success in attracting businesses to the community	The Township has been proactive in business planning, but success is hard to come by	■	Businesses will want to locate in the community to take advantage of the opportunities.	➡	<ul style="list-style-type: none"> Economic development takes place at the regional level through Bruce Community Futures Development Corporation in Kincardine and Owen Sound, as well as the Small Business Enterprise Centre in Owen Sound and Hanover. Two local organizations, the Lucknow and District Chamber of Commerce and the Ripley Business Community, are also active in promoting local economic development. APM would provide a catalyst for economic development given the large scale and scope of the project and many years to prepare in an organized manner. Huron-Kinloss may need some assistance to plan and implement a strategy that will fully realize the economic development opportunities presented by the APM Project.
Governance and Municipal Finances	Community is financially sustainable over short and long term	Given shoreline developments, the Township is in a healthy financial position	➡	<p>A diversified tax base with solid contributions from industrial and commercial properties</p> <p>Additional revenues to cover operating and capital requirements associated with growth</p>	➡	<ul style="list-style-type: none"> Huron-Kinloss receives most of its revenue from residential and farm property taxes, with special note given to contributions made by shoreline properties. <ul style="list-style-type: none"> Farm land values have been increasing dramatically in recent years, putting pressure on local farmers to pay higher taxes or sell their properties. The APM Project, by its presence, would elevate revenues available to the Township. Huron-Kinloss may need some assistance to understand the fiscal implications of the APM Project and to deal with its finances.

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

5.3 Implications for Infrastructure

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

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

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

Recent sales data indicate that there has been a slowdown in the Township's housing market in terms of number of sales and at the same time average housing prices have plateaued around the \$250,000 level. Growth in new housing is very constrained at the moment because of a limited supply of serviced lots. The municipal tax base is dominated by residential and farm properties.

Municipal services vary between rural and non-rural properties. Rural homes are on septic systems while residences in Lucknow and Ripley are served by local sanitary sewer systems. Notably, Huron-Kinloss is not served by natural gas, thereby requiring residents to use alternative means for home heating such as oil, propane or electricity. The Township along with Kincardine and Arran-Elderslie are currently looking at a joint proposal to bring natural gas to their municipalities.

Huron-Kinloss contains and is bounded by major road infrastructure, including highways 21, 86 and 9. There are no airports in Huron-Kinloss however there are airports in proximity, in Kincardine, Wingham and Brockton. The nearest commercial port is in Goderich.

The APM Project has the potential to create net positive benefits on the physical assets of Huron-Kinloss. In terms of housing, the APM Project will bring an influx of individuals and families to the community thereby providing impetus for increased housing developments in the community and surrounding areas to accommodate the rental and ownership needs of individuals and families. The development and absorption of new and existing homes will reinforce property prices and increase tax rolls.

Although there is a strong upside for housing with the APM Project there is also a potential downside that needs to be managed. If demand strongly outstrips supply price escalation will occur and the complement of affordable housing may be very low. A further note of caution with respect to housing is that supply limitations particularly during the construction phase may see a strong uptake of commercial accommodation by workers with the consequence that tourists and travelers might be displaced. Over the course of the undertaking attention will need to be carefully focused on maintaining an equitable housing supply/demand balance as well as protection of tourist/traveler accommodations and other related services to prevent unwanted consequences in that industry.

The APM Project would be expected to stimulate the upgrading and expansion of infrastructure and services to accommodate new growth in the community. Huron-Kinloss has strong transportation infrastructure and is well connected by road to nearby urban areas. It is also serviced by air and marine transportation in nearby communities. The community and the NWMO would need to work cooperatively to effectively plan, build, operate and manage each of the physical asset components were the Project to be implemented in the Township.

Table 5.3 Implications for Infrastructure Assets – Huron-Kinloss

INFRASTRUCTURE OR PHYSICAL ASSETS				
Criteria / Measures	Ideal CWB Condition	Current Huron-Kinloss Profile	Possible Huron-Kinloss Profile with APM Project	Observations
Housing	<p>Sufficient housing stock to accommodate growth and meet all needs and incomes</p> <p>Average house values increase over time in line with household incomes</p>	<p>Limited residential growth in inland communities. Strong growth along shoreline with cottage conversions and new development</p> <p>Trend to large farming has resulted in a loss of housing in the agricultural areas</p> <p>General rise in house prices, particularly along the shoreline</p>	<p>Growth in housing, particularly in inland communities</p> <p>Strong market and support for real estate prices</p>	<p>➡</p> <ul style="list-style-type: none"> Recent housing sales data indicates a general slowdown in the Huron-Kinloss housing market, although housing and property values continue to remain strong or increasing. The municipal tax base is dominated by residential and farm properties. In general, residential growth in the Township is hampered by the limited supply of serviced lots. APM 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 also turn to commercial accommodation, thereby reducing room availability for other visitors but with appropriate planning this can be mitigated. Huron-Kinloss may need some assistance to plan, develop and maintain a sustainable and balanced housing portfolio that meets all needs.
Municipal Infrastructure and Services	<p>Infrastructure assets are in good condition, well maintained and adequately sized to meet the short and long term needs of the community</p>	<p>Infrastructure and services adequately meet current needs of the community</p>	<p>Increased demand for infrastructure and services and increased revenue to offset costs</p> <p>Enhanced opportunities for new and renewed infrastructure</p>	<p>➡</p> <ul style="list-style-type: none"> Huron-Kinloss has a strong complement of well-maintained physical infrastructure to meet current needs. There is no natural gas service to the community, but plans are underway with adjacent municipalities to acquire this service. APM may place increased demands on existing infrastructure, and thereby necessitate the need for upgrades and expansions. However, given the many years before the project might commence there is ample time to plan and prepare. APM would generate municipal revenues that can be applied to infrastructure capital and operating requirements. Huron-Kinloss may need some assistance to plan, operate, maintain, and build new infrastructure as required to meet service demands associated with APM.
Transportation Infrastructure and Services	<p>A strong network of roads within the Township with air and marine facilities nearby</p>	<p>Situated on Highway 21 with strong connections to nearby major urban areas</p> <p>Some marine and air facilities located in surrounding communities</p>	<p>Potential upgrades of road network in Township and other transportation facilities in surrounding communities</p>	<p>➡</p> <ul style="list-style-type: none"> Huron-Kinloss has strong transportation linkages through area highways that connect it to local centres throughout the rest of Ontario and beyond. There are no airports in Huron-Kinloss, although there are municipal airports in Kincardine, Wingham and in the Brockton/Hanover area (Saugeen Municipal Airport). APM would increase road and airport usage and this may necessitate some upgrading and expansions which could serve to attract other new businesses sensitive to transportation needs. NWMO would work with Huron-Kinloss and relevant authorities to ensure transportation infrastructure and operational needs created by the APM project are put in place.

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

5.4 Implications for Social Assets

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

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

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

Huron-Kinloss is experiencing modest population growth driven in part by retirees relocating from other more populated urban areas (mostly from within Ontario) to retire to the shoreline. The agricultural community is inland from the shoreline. In this area, there are villages and hamlets surrounded by rich agricultural land. In the southeast quadrant of the Township there is a substantial agrarian Mennonite population.

Huron-Kinloss has a strong tradition of building culture through local festivals, service clubs, sports organizations, and volunteer opportunities. The many clubs and organizations identified in the Township are indicative of a community that is interested in its past and nurturing social vitality for going ahead. The equitable distribution of services and facilities across the Township presents challenges at times but the municipal administration is proactive in trying to ensure balance by continuing to build consensus and cohesion.

Within Huron Kinloss there are three distinct population groups – those who reside along the shoreline, those who populate the farmland and small villages and hamlets and the Mennonite communities. The shoreline community is made up of full time and seasonal residents. The full time residents are generally retired couples and younger families. In some cases households have one or both parents working outside the Township, often in nuclear industry- associated jobs. The seasonal shoreline residents are cottagers from a variety of locations in southern Ontario, as well as across Canada and from the United States. For the most part residents in this area have stronger north-south relationships and do their shopping and seek entertainment outside the community. These residents pay relatively higher taxes, want up-to- date services, and are not generally dependent on finding employment in the Township. They are interested in preserving the environment and are particularly concerned with water quality along the shoreline.

The residents inland from the shoreline have strong associations with agriculture. The Villages of Ripley, Lucknow and Whitechurch grew up as service centres for the surrounding rural areas. At present however village businesses are challenged by declining rural populations and the ease with which shoppers/ customers may travel to other centres. They drive outside the Township to larger centres for greater product choice and lower prices. There is limited economic interaction between the inland community and those along the shoreline, which is a source of some modest tension at times.

The rural interior residents generally want to see population growth and greater job opportunities. They want their villages to become vital business centres again. They know change is necessary to sustain the community into the future. Shoreline residents would see benefits from increased employment and economic growth in general since it brings higher revenues to the Township which can then be invested in infrastructure services that they will benefit from.

The third population group in the community are Mennonites. For the most part they occupy smaller, more labour-intensive farmland in the southeast quadrant of the Township. The population is roughly between 800 and 1,000 people. They are very self-sufficient and have their own churches and schools. They pay taxes but do not partake in community events. They shop locally as required. There is interaction between this community and the other two populations insofar as the sale of farm produce, and provision of some services. This limited interaction is a source of tension among some. A concern of the Mennonite community at this time is that farmland has become so expensive it has become difficult to afford to buy new land required to pass on to their offspring.

Amalgamation created some challenges in the Township as old rivalries continued. It has taken a strong effort by the municipal administration to create an equitable balance in the distribution of infrastructure and services. The overall decline and aging in the population has necessitated the need to share services, programs and facilities and these initiatives have sparked some tensions.

The APM Project will affect the Social Assets of the community in positive way if it is implemented in the Township. The increased population associated with the APM Project would be expected to increase demand on community recreational facilities and programs, as well as social services and organizations likely leading to new investments in these services more easily funded with increased tax revenues. In addition, this increased population would also be expected to increase program participation rates and create a larger volunteer base to serve community needs. Increased funding, volunteerism and participation would allow Huron-Kinloss to upgrade and expand its recreational and social programs. In all, the community's aspiration for enhanced vitality would be achieved.

There are many other social benefits that could be created by the APM project. Based on engagement activities to date many residents particularly those from the rural area and villages support continuing to learn more about the project and build their understanding and confidence in the safety case. On the other hand, some residents especially those within some of the shoreline communities have expressed some concern about the APM project. They are unsure of the need for it and they do not want it in their midst. For some, it creates too much change for their liking. They are not trusting of the safety case and they fear environmental damage. They acknowledge the project would create jobs but area employment is, for the most part, not a priority for them.

Faced with these circumstances the Township and NWMO will need to work closely together to address community concerns related to the project. Effort and innovation will be required to preserve the unique social character of the Township and align the Project to foster well-being across the community for all of the major social groups. Some individuals have indicated that they are opposed to the project; however, the widely held view appears to be in favour of moving forward in the siting process in order to continue to learn more.

Table 5.4 Implications for Social Assets – Huron-Kinloss

SOCIAL ASSETS				
Criteria / Measures	Ideal CWB Condition	Current Huron-Kinloss Profile	Possible Huron-Kinloss Profile with APM Project	Observations
Community Recreational Facilities and Programs	A strong complement of recreational facilities and programs to meet the needs of the residents	Recreational/ cultural needs are met by a combination of facilities and programs within the Township and neighbouring municipalities (principally Kincardine)	<p>■</p> <p>The APM project would stimulate growth and provide revenue to pay for growth. Population growth will create demand for programs and facilities, and potentially create the need for new and upgraded programs and facilities in the Township</p>	<p>➔</p> <ul style="list-style-type: none"> Recreation/ cultural activities in the community are rooted in volunteer organizations, service clubs, churches, sports clubs, and community events. Population associated with the APM will place demands on existing facilities and programs and will create need for new and upgraded facilities or programs as well. At the same time, the APM Project would also provide increased resources to further evolve facilities and programs. Huron-Kinloss may need assistance to plan, develop and operate the recreational facilities and services needed in light of the APM Project.
Social Services and Organizations	A wide range of services, organizations and media outlets present to support the social fabric and needs of the community	Many organizations and services present within the community and in the immediate surrounding communities	<p>■</p> <p>The APM Project would increase demands on services and organizations and provide revenue to accommodate these demands</p> <p>Strengthen service delivery through additional programs</p>	<p>➔</p> <ul style="list-style-type: none"> Population associated with the APM Project would place increased demand on existing and new services. Huron-Kinloss and the immediate surrounding communities have a large number of organizations that supply social services to the community. Huron-Kinloss may need some assistance to plan, develop and resource the services and organizations needed in light of the APM. The project would also provide resources to further evolve and expand existing services and programs.
Community Character and Cohesion	<p>Strong sense of community identity</p> <p>Cohesive community</p> <p>Stability of population</p>	A community with strong identity, but some constituent groups have different perspectives on well-being	<p>■</p> <p>Project has potential to increase community well-being through wealth creation, population and business growth.</p> <p>Project can reinforce community identity and cohesion.</p> <p>Notwithstanding the above, some residents may not be supportive of the Project.</p>	<p>➔</p> <ul style="list-style-type: none"> Township residents have a strong sense of pride of place. Township residents also have a rich history and diverse cultural heritage. There are three distinct populations within the Township – the shoreline population, the farmland and village population and the Mennonite population There is little interaction among the groups and each group has its own distinct behaviours, needs and aspirations. The Mennonite population is most heavily concentrated in the southeast portion of the Township. They maintain a distinct presence, and do not readily intermingle outside their community. Population changes have created the need to rationalize municipal facilities and programs The amalgamation has created some social and fiscal frictions among populations within Huron-Kinloss but the leadership is making strides in addressing this. The APM Project could also increase frictions or divisions if not aligned with the priorities of different community groups within the Township. Huron-Kinloss may need assistance to create alignment between the APM Project and its resident communities.

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

5.5 Implications for Natural Environment

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

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

Community well-being is enhanced when the natural environment is available to all residents for their enjoyment, and to support community goals for the sustainable use of resources. At the moment there are some pressures on the environment in Huron-Kinloss from a number of factors such as lake levels, invasive species, diminishment of woodlands and wetlands, and water quality in shoreline areas. Initial studies of potential environmental effects associated with the project suggest that the APM Project is unlikely to have any significant negative effect on the natural environment within the Township. Rather, the implementation of the project will provide resources to help address local environmental challenges, such as to preserve or restore woodland, or enhance water quality in the shoreline area.






There are no provincial or national parks within Huron-Kinloss. Five percent of Huron-Kinloss has protected area designation and there are also four small locally significant wetlands. Concerns regarding shoreline degradation and forest loss have been expressed by many.

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

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

Table 5.5 Implications for Natural Environment Assets – Huron-Kinloss

NATURAL ASSETS					
Criteria / Measures	Ideal CWB Condition	Current Huron-Kinloss Profile		Possible Huron-Kinloss Profile with APM Project	Observations and Implications
Natural Areas / Features of Significance	Areas and features are protected and contribute to pride of place	Residents are proud of natural areas and use features for passive and active recreation	➡	Potential for increased demand	➡ <ul style="list-style-type: none"> Wilderness areas or parks are not located in the Township. Concerns have been expressed regarding shoreline algae, soil erosion, and loss of natural habitats. The APM Project may disturb some of the area's natural areas and features of significance. Any potential effects on natural areas/features of significance will be mitigated and the Project will also create opportunities for investment in environmental initiatives such as reforestation, sustainable agriculture and agricultural run-off control.
Parks and Protected Areas	Conservation reserves and parks are supported, maintained and also remain available for use	Reserves are available for passive and active recreational use	➡	Potential for increased demand Increased resources and abilities to address ongoing environmental issues	➡ <ul style="list-style-type: none"> There are no provincial or national parks within the Township Lucknow Waterworks Conservation Area is in the Township, and is 0.6 ha. There are 7 provincially designated protected areas in the Township, covering 5% of the Township's area. The Greenock Swamp is a major wetland area in southern Ontario and is located near the north east border of Huron-Kinloss Township. Four small locally significant wetlands are in the area. Potential for increased demand on conservation reserves and protected areas. Proper planning and dialogue between NWMO, the Municipality and area agencies, would ensure that resources remain protected and that increased demand as a result of Project related population growth is properly managed. Additionally, the Project will generate revenues for the Municipality and thereby create opportunities for investment in environmental conservation initiatives such as reforestation, sustainable agriculture and agricultural run-off control.

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

5.6 Community Well-being Summary

Based on the foregoing discussion and assessment, the APM Project has the potential to be a fit for the community of Huron-Kinloss. The APM Project has the potential to enable the aspirations of many community residents and through this, foster well-being as Huron-Kinloss defines it. Based on discussions with community officials and residents, it is felt that the APM Project would generate desired population and economic growth and provide the Township with the human and fiscal resources necessary to shape its future and well-being.

Huron-Kinloss is well suited to take on additional growth. It has a desire for managed growth and has a good complement of municipal services and transportation infrastructure to support this objective. Its residents are familiar with nuclear projects and possess some of the skills that would be required for the implementation and operation of the APM Project. The existing transportation networks are suitable for the APM Project, with direct access to highway resources and access to air and marine resources within the broader region.






The project can be developed in a manner that would not compromise the environment. Effective mitigation would ensure the quality of the natural environment is maintained and where desired and as appropriate municipal revenues derived from the project could be directed to fund environmental initiatives such as reforestation, shoreline management and sustainable agriculture.

Based on engagement to date many residents appear to see positive implications for the community as result of project implementation and a few expressed a broader view and endorsed the project as a means of safeguarding the interests of society and the environment through the proper long term management of used nuclear fuel.

Notwithstanding the foregoing, it is also recognized that some community members have strong concerns about the APM Project. There is a risk that these concerns could spawn divisions among community groups with different perspectives on community well-being. Going forward the Township and NWMO will need to work closely together to see if these concerns can be addressed and harmonized into a cohesive approach to exploring the project and nurturing community well-being.

Table 5.6 Overall Community Well-Being Implications – Huron-Kinloss

OVERALL CWB IMPLICATIONS						
Criteria / Measures	CWB is Enhanced When ...	Current Huron-Kinloss Profile		Possible Huron-Kinloss Profile with APM Project		Observations and Implications
		Profile	Indicator	Profile	Indicator	
Human Assets	Population growth occurs and youth are retained in the community	Neutral	■	Enhanced	➡	<ul style="list-style-type: none"> APM would enable desired population growth, which is an aspiration for the community. Youth would be retained through increased employment opportunities and new residents would be attracted to the area. Educational resources would be enhanced and new facilities could be developed.
Economic Assets	Employment opportunities are available and tax base increases to fund community services and facilities	Neutral	■	Enhanced	➡	<ul style="list-style-type: none"> There will be increased employment opportunities and a more diverse range of jobs would be available. Increased funding through a wider tax base would provide the financial resources to fund infrastructure projects, educational developments, community and recreational facilities and programs and social services and organizations. The increased jobs from the APM Project would be the catalyst for to enhance community well-being.
Infrastructure	Infrastructure is maintained or improved to meet the needs of the community	Neutral	■	Enhanced	➡	<ul style="list-style-type: none"> The APM Project, while placing increased demands on some of the infrastructure and services, would overall provide increased funding to improve and enhance existing services. The community can leverage increased revenues from a growing population to invest in new infrastructure.
Social Assets	Opportunities exist for recreation and social networking. Community is cohesive, and community character is enhanced	Neutral	■	Enhanced	➡	<ul style="list-style-type: none"> The community would see an overall benefit to its Social Assets through increased participation and funding to its recreational facilities and programs as well as its social services and organizations. There is some potential for increased divisions among community groups if not aligned with their various perspectives of well-being.
Natural Environment	Natural areas, parks and conservation reserves are preserved and maintained for use and enjoyment	Maintained	■	Maintained	■	<ul style="list-style-type: none"> Forested areas and shorelines are under stress. Some natural areas might be affected by the APM Project. Effective mitigation and environmental protection measures will ensure that the overall environmental integrity of the area is maintained. It is understood at this point in time that no net negative environmental effects are likely during the construction and operation phase of the used fuel repository itself. Municipal revenues created by the project would enable investment in environmental initiatives such as reforestation, shoreline management and sustainable agriculture.

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

6. Criteria to Assess Factors Beyond Safety Summary

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

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

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

Table 6.1 Summary Table of Criteria to Address Factors Beyond Safety – Huron-Kinloss

Factors Beyond Safety	Evaluation Factors to be Considered	Indication	Discussion Based on Preliminary Assessment
Potential social, economic and cultural effects during the implementation phase of the Project, including factors identified by Aboriginal Traditional Knowledge	Health and safety of residents and the community	Maintained	<ul style="list-style-type: none"> There is a strong safety case; however, the community is eager to learn more about safety and health considerations to enhance their confidence in the safety of the Project. Given the community’s proximity to an operating nuclear facility, some local residents are well aware of safety measures related to nuclear facilities.
	Sustainable built environments	Enhanced	<ul style="list-style-type: none"> Community infrastructure and built environment will be further enhanced through Project activities and investments in the community.
	Sustainable natural environments	Maintained	<ul style="list-style-type: none"> Effective mitigation and environmental protection measures will ensure that the overall environmental integrity of the area is maintained. It is understood at this point in time that no significant negative environmental effects are likely during the construction and operation phase of the used fuel repository. The project would make resources available to help improve environmental conditions in the Township.
	Local and regional economy and employment	Enhanced	<ul style="list-style-type: none"> Employment and population growth will occur in Huron-Kinloss and surrounding communities – hundreds of new jobs might be created in the area. With these jobs comes the potential to increase population and retain youth. Opportunities would be created for current and new local businesses to serve the Project and growing population.
	Community administration decision-making processes	Enhanced	<ul style="list-style-type: none"> Local leadership has demonstrated cohesive interest in the Project and going forward it is expected that local leadership will ensure residents have opportunities to learn more and engage in community decision making.
	Balanced growth and healthy, livable communities	To be determined	<ul style="list-style-type: none"> Huron-Kinloss has aspirations to grow its population and diversify its economy in keeping with its community vision. For most, the APM Project appears to be a fit with community objectives and aspirations. On the other hand, others (particularly along the shoreline) may feel the APM Project is not aligned with their aspirations and more engagement is required to understand their views. There is concern about loss of agricultural land and potential negative effects on outputs. Some have concerns about the potential of the Project to compromise water quality on the Great Lakes. This is a divisive issue within the community.
Potential for enhancement of the community’s and region’s long term sustainability through implementation of the Project, including factors identified by Aboriginal Traditional Knowledge	Health and safety of residents and the community	Maintained	<ul style="list-style-type: none"> There is a strong safety case. Engagement of surrounding communities is required and further dialogue will be needed to understand and address questions and concerns about safety and health considerations related to the repository and transportation of used nuclear fuel.
	Sustainable built environments	Enhanced	<ul style="list-style-type: none"> Infrastructure and built fabric will be enhanced through Project activities and investments in the community and surrounding areas.
	Sustainable natural environments	Maintained	<ul style="list-style-type: none"> Some natural areas may be negatively influenced during the construction phase of the Project. Effective mitigation and environmental protection measures will be required to ensure that the overall environmental integrity of the area is maintained.
	Local and regional economy and employment	Enhanced	<ul style="list-style-type: none"> Substantial employment and economic development opportunities would extend to the surrounding region.
	Community administration and local and regional decision-making processes	Enhanced	<ul style="list-style-type: none"> Engagement of surrounding communities is being initiated. Some surrounding community leaders have demonstrated interest in the project and going forward it is expected they will be able to make informed and effective decisions.
	Balanced growth and healthy, livable communities	Enhanced	<ul style="list-style-type: none"> Surrounding area communities are collectively seeking economic development and growth in the region. The APM Project generally appears to be in alignment with these aspirations, provided it does not compromise existing economic activities (i.e., agriculture and recreation).

Factors Beyond Safety	Evaluation Factors to be Considered	Indication	Discussion Based on Preliminary Assessment
Potential to avoid ecologically sensitive areas and locally significant features, including factors identified by Aboriginal Traditional Knowledge	Ability to avoid ecologically sensitive areas and locally significant features	Yes	<ul style="list-style-type: none"> The area appears to contain suitable sites for the Project thus providing flexibility in selecting specific sites that can avoid ecologically sensitive areas and local significant features.
Potential for physical and social infrastructure to adapt to changes resulting from the Project	Potential for physical infrastructure to be adapted to implement the Project	Yes	<ul style="list-style-type: none"> There are no major infrastructure limitations in Huron-Kinloss or the surrounding region to impede Project implementation. Huron-Kinloss and the surrounding areas have multiple modes of transportation, social and economic support services, and capacity to absorb the anticipated growth in population and economic activity. Some infrastructure investments may be required to accommodate growth and special Project needs.
	Potential for social infrastructure to be adapted to implement the Project	Yes	<ul style="list-style-type: none"> The community of Huron-Kinloss 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, Huron-Kinloss would require assistance in terms of planning, human and financial resources. Further studies would be required to explore the specifics of these requirements.
Potential to avoid or minimize effects of the transportation of used nuclear fuel from existing storage facilities to the repository site	The availability of transportation routes (road, rail, water) and the adequacy of associated infrastructure and potential to put such routes in place from a social perspective	To be determined	<ul style="list-style-type: none"> Huron-Kinloss is well situated and connected to major urban areas. There are marine and air facilities in surrounding communities. Project transportation will need to address community, logistical and regulatory matters across multiple provinces and multiple jurisdictions including; Ontario, Quebec and New Brunswick. Engagement of surrounding communities is at a preliminary stage and further dialogue will be required to understand and address questions and concerns.
	The availability of suitable safe connections and intermodal transfer points, if required, and potential to put them in place from a social perspective	To be determined	<ul style="list-style-type: none"> Engagement of surrounding communities and those on potential transportation routes is at a preliminary stage and further dialogue would be required to understand and address questions and concerns.
	The NWMO resources (fuel, people) and associated carbon footprint required to transport used fuel to the site	290 - 450 tonnes of equivalent carbon dioxide emissions expected to be produced per year.	<ul style="list-style-type: none"> In a scenario of all road transport of 4.6 million fuel bundles from the interim storage sites to an APM facility near Huron-Kinloss, Ontario approximately 450 tonnes of equivalent carbon dioxide emissions is expected to be produced per year. Transport by mostly rail mode would produce approximately 290 tonnes of equivalent carbon dioxide emissions is expected to be produced per year.
	The potential for effects on communities along the transportation routes and at intermodal transfer points	To be determined	<ul style="list-style-type: none"> There is a robust technical safety case for the safe and secure transport of used nuclear fuel. Engagement of surrounding communities and those on potential transportation routes is at a preliminary stage and further dialogue would be required to understand and address questions and concerns.

7. Relationship Building and Engagement Summary

7.1 Overview of Engagement

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

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

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

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

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

The community has taken steps to engage its neighbours, and establish a foundation for regional consideration of the Project. Several neighbouring communities to Huron-Kinloss have expressed interest in learning and participating in the siting process.

7.2 Summary of Issues and Questions Raised

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

7.2.1 *Key Challenges, Issues and Opportunities*

The Huron-Kinloss population has been increasing in recent years and unemployment remains very low. The community has a diverse labour force that has seen growth in most categories. Residential property sales have

slowed but prices are increasing. Since 2009, rising property values and associated tax revenues have fueled strong finances for the Township and these have given the Township the means to maintain infrastructure and programs.

A key priority for Huron-Kinloss, as identified through community planning exercises and various engagement activities, is to create sustainable economic growth that will be compatible with its local environment and rural lifestyle. The Township is predominately rural, with the small villages of Lucknow and Ripley constituting key centres. The commercial fabric of these towns has been in a state of economic decline in the face of rural population decline, changing demographics and changing shopping patterns which have shifted to outside the community. Interviews identified that many businesses are struggling and have great difficulty competing with the low prices and variety available in larger centres. Gradual, sustainable growth is valued to preserve the local environment and rural lifestyle of Huron-Kinloss.

Growth potential at the moment is somewhat limited, due to a lack of available building lots in the Township, the lack of natural gas distribution, and ongoing attrition of retail and commercial services. Employment opportunities within the Township itself are limited, and interviews identified that there is noticeable income inequality between individuals working at the nuclear site in the Municipality of Kincardine and those that do not. A sizeable portion of the Township's labour force work either directly or indirectly on activities associated with the nuclear site. Many residents also work beyond the municipality in a spectrum of communities including to larger centres to the south such as Kitchener-Waterloo and London. The absence of post-secondary institutions within the Township and local area leads to youth and young-adult out-migration for education and or employment. A lack of social and health services within the Township also requires residents to travel a short distance outside the immediate community.

Recreation opportunities contribute to the local economy as the proximity to Lake Huron draws visitors and seasonal residents to beaches, marinas, cultural and outdoor opportunities. Although recreation plays a role in the local economy, it is understood that it is not the primary answer to long-term economic sustainability of the community.

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

7.2.2 Summary of Key Interests/Questions

In Huron-Kinloss, most of the people engaged were interested in learning more, were supportive of their community being involved in the siting process, and look forward to the next steps. Several key interests were recurring and identify matters which the community is most interest in learning more about. The *core* key interests expressed included:

- Health, safety and environmental risk in and around the site and along the transportation route; and
- Economic benefit and opportunities for growth
- How the community will be engaged in the decision making process

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

At this stage, for many, there is strong and growing confidence in the community that the Project will only be implemented if safe to people and the environment. Interviews demonstrated that Huron-Kinloss is aware of the potential risks and opportunities associated with nuclear power. Interviews identified that many understand that safety is integrated into everything having to do with nuclear energy generation, and there is a belief that the APM Project will be similar in that respect. Questions were raised in an effort to understand more about the health and safety risks in and around the prospective site.

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

Economic Benefit and Opportunities for Growth

The Project is seen by many as a positive means to provide long term economic stability for the community. Questions focused on what type of employment opportunities would be available and how many workers are required for each phase. There is interest in the Centre of Expertise and how it might help train a local skilled workforce, and integrate with local agricultural and commercial opportunities.

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

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

- The potential for concerns about nuclear image;
- APM process and Project description details;
- Preservation of community character and environmental quality;
- Uses that might be permitted on the balance of site not devoted to buildings; and
- How the used fuel can be retrieved if future technology enables the cost effective recycling of used fuel.

Recurring comments or questions include:

The Potential for Concerns about Nuclear Image

- Property and agricultural output protection plans;
- Effects of the Project on non-Project related growth and development; and
- Community brand and image both for residents and visitors.

APM Process and Project Description Details

- More detailed understanding of the indirect and induced employment and business opportunities;
- Clarification on the APM process and transparency between local municipalities and NWMO; and
- More details regarding the location and nature of the Project site and its operation.

Preservation of Community Character and Environmental Quality

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

7.2.3 Ongoing Engagement

Going forward, engagement with surrounding communities will continue to develop. Huron-Kinloss is looking forward to ongoing engagement with the NWMO to learn more about the Project and to potentially working with the NWMO in a long term partnership that will optimize well-being in the community and surrounding area.

8. Community Well-Being Summary Findings

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

The preceding chapters have looked at implementation of the APM Project in Huron-Kinloss and the implications that this might have on community well-being. Additionally, key issues and concerns identified through engagement activities have been highlighted and discussed. Through desktop research, dialogue with community members and leaders, as well as on-going analysis, it is understood that Huron-Kinloss has an interest in learning about what it might mean to host the APM Project but also understands that benefits can be realized if the Project were to locate in a neighbouring municipality.

The community of Huron-Kinloss 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 to decide whether or not they are interested in continuing to the next phase of studies.

There is high potential for sustained interest in the local community. This is evident through the strong, proactive commitment community leaders and residents have shown towards their continued participation in the site selection process. At this point in time, there is no indication that Huron-Kinloss will not remain committed to learning throughout the subsequent steps. More engagement is required, however, to better understand the levels of support especially in the shoreline communities.

There is high potential for sustained interest in the surrounding communities. Huron-Kinloss has taken steps to engage its neighbours. The surrounding communities have experience with existing nuclear activities located in the region which sets the foundation for further constructive consideration of the APM Project and its opportunities. These initial steps have elicited interest from some surrounding communities and discussions are ongoing. Further discussions will be required to gain an understanding of the potential interest in surrounding communities.

There appears to be high potential for the APM Project to foster well-being in Huron-Kinloss and in the region as a whole. The Project is understood to enable community priorities and aspirations, and is seen by leaders and residents to be a potential catalyst for the socio-economic growth and development that most in the community desire.

There is also potential for the APM Project to foster well-being in the surrounding communities. Preliminary discussions have revealed an interest in the economic development potential offered by the Project. Ongoing discussions will be required to further 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.

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

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

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

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

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