

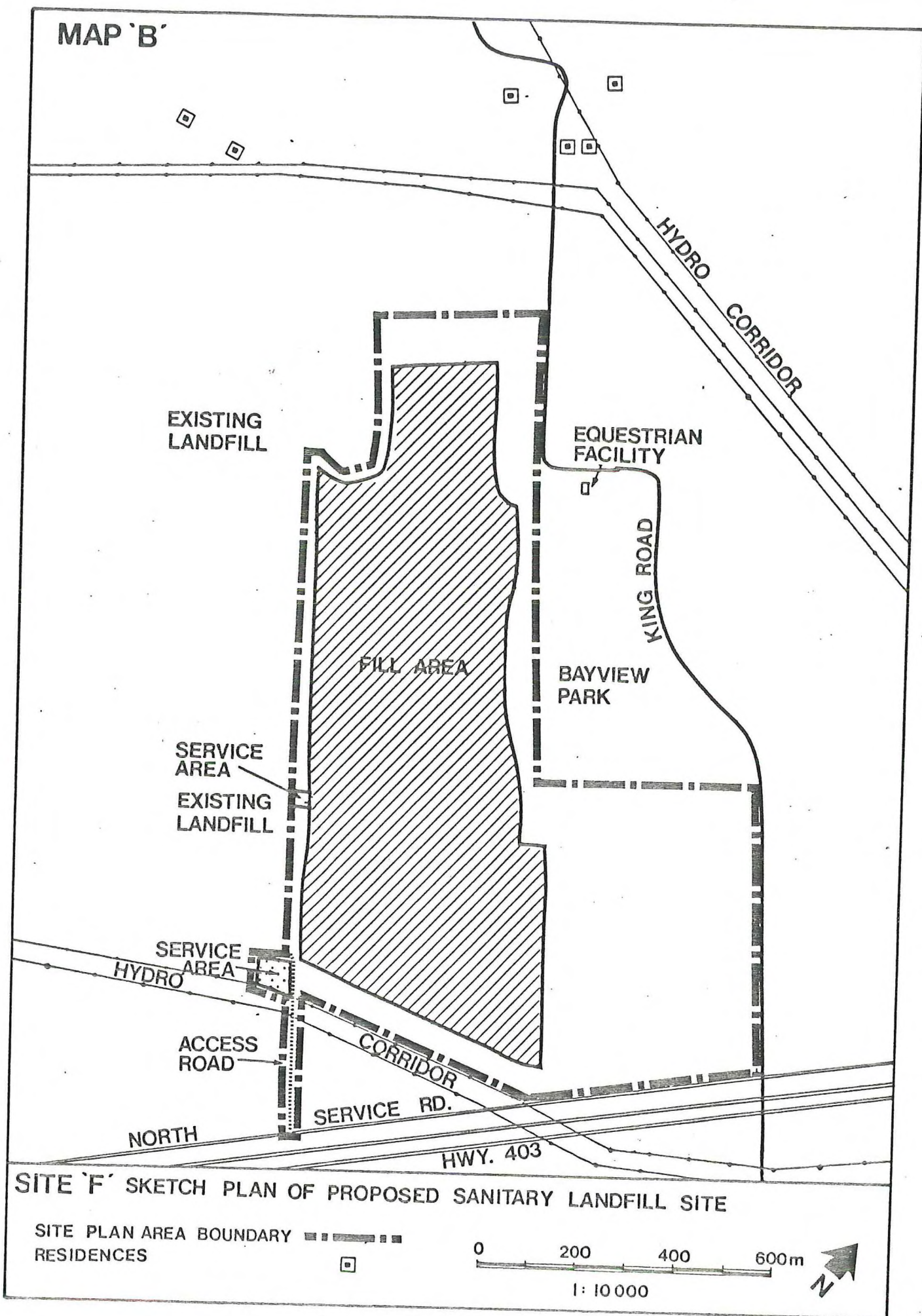
rec'd.
Feb. 3 or 4
Jan 30 filed

**Walker Wright Young
Associates Limited**

January 1987

**Comparative Analysis
of Alternative Sites
for Sanitary Landfilling
in the Regional
Municipality of Halton
Site 'D' and Site 'F'**

MAP 'B'



5.2 Comparisons Within Categories

Public Health and Safety

As a result of the investigations and analyses subsequent to Stage 2C, Site "F" is the preferred site within the "Hydrology and Hydrogeology" factor, although the differential between the two sites is relatively small. There is no preference indicated under the "Traffic Safety" factor; however, the preference for Site "F" under the "Land Use Conflict: Vermin" factor would tend to reinforce the preference for Site "F".

Natural Environment

The agricultural impact on Site "D" is moderated by the proposed after-use.

As a result of the Technical Studies, there are still major constraints to landfilling on Site "F" from a biophysical perspective, notwithstanding the reduced extent of the fill area.

Overall, Site "D" may now be said to be marginally preferable for landfilling to Site "F" within this category, although the nature and extent of this slight difference is difficult to define.

Social Environment

Site "D" is preferred with respect to the "Community Facilities" factor. Site "F" is preferred with respect to the "Population Impact", "Land Use Compatibility" and "Visual Impact" factors. It is also preferred under the "Dust", "Odour", "Litter" and "Noise" factors, although impacts for both sites under these factors are low. Overall, Site "F" is regarded as the preferred site. This degree of preference is more marked than for the "Public Health and Safety" and "Natural Environment" categories, mainly because of the extent of population impacts on Site "D".

Information generated by the Technical Studies with respect to Traffic Service and Operations sub-factor was utilized in conducting the Economic Impact and Affordability Analysis. There are no further findings within this sub-factor which would assist in comparing the two sites on the basis of Public Health and Safety; therefore, this sub-factor is now excluded from the Evaluation factors to be used for the Comparative Analysis.

Factor: "Land Use Conflict: Vermin"

The Biophysical Analysis Technical Studies identified a potential for differentiation between the two alternative sites, based on this factor. While no impact was anticipated in the case of either site with respect to potential effects of vermin on immediately surrounding land uses, the proximity of Site "D" to the Burlington Air Park, and the potential for birds attracted by landfilling (treated here as vermin) to interfere with aircraft operations was considered sufficient to merit a 'low' impact in the Comparative Analysis. This matter was addressed under the 'Land Use Compatability' factor in Stage 2C, and contributed to the identification of a 'Moderate-High' impact level for Site D at that time. The 'Low' impact now assigned to Site 'D' is, however, considered to be appropriate, given the more detailed level of investigation that has been undertaken. The impact assigned to Site "F" with respect to this factor is "nil", however, and Site "F" is therefore the preferred site. The consultant's comparative analysis may be found in Appendix C to this report, and a more detailed explanation of the way in which this factor was investigated may be found in the Biophysical Analysis Technical Study Report for Site "D."

4.3 Natural Environment (Category)

Factor: Biophysical

The Biophysical Analysis Technical Studies identify two additional sub-factors to those considered in Stage 2C--"Wildlife Habitat: Species", and "Land Use Conflict: Vermin". The latter has been allocated as a factor to the "Public Health and Safety" category, as described above.

Impact levels with respect to some other sub-factors have been revised compared to Stage 2C, based on more detailed investigations, the publication of a new plant species checklist, and differences brought about by changes to the proposed areal extent of the landfill sites, since Stage 2C. The basis for these changes is discussed in Appendix "C" to this report, and is more fully explained in the Biophysical Analysis Technical Studies. The changes that have been made with respect to each sub-factor are as follows:

- . "Vegetation Community Types - Uncommon" : impact increased from 'moderate' to 'high' for Site "F".
- . "Vegetation Community Types - Important" : impact reduced from 'low' to 'nil' for Site "D".
- . "Vegetation Community Types - Managed Woodlots" : impact reduced from 'low' to 'nil' for Site "F".
- . "Plant Species - Rare" : impact increased from 'nil' to 'low' for Site "D".
- . "Wildlife Habitat-Corridor" : impact increased from 'nil' to 'low' for Site "F".
- . "Wildlife Habitat-Species" : new sub-factor: 'nil' for both Site 'D' and Site "F".
- . "Aquatic Systems: Pattern" : impact reduced from 'low' to 'nil' for Site "F".
- . "Water Characteristics" : impact increased from 'beneficial' to 'nil' for Site "F".

While the reduction in the areal extent of the area to be landfilled has resulted in some reduction of biophysical impacts on Site "F", the consultant considers that this site still has major biophysical constraints to the development of a municipal landfill site. Site "D" is still the preferred site for landfilling, based on the Biophysical factors. The consultant's comparative analysis comprises Appendix "C" to this report.