



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]



Appendix M9

Key Utility Correspondence

Jennifer Vandermeer

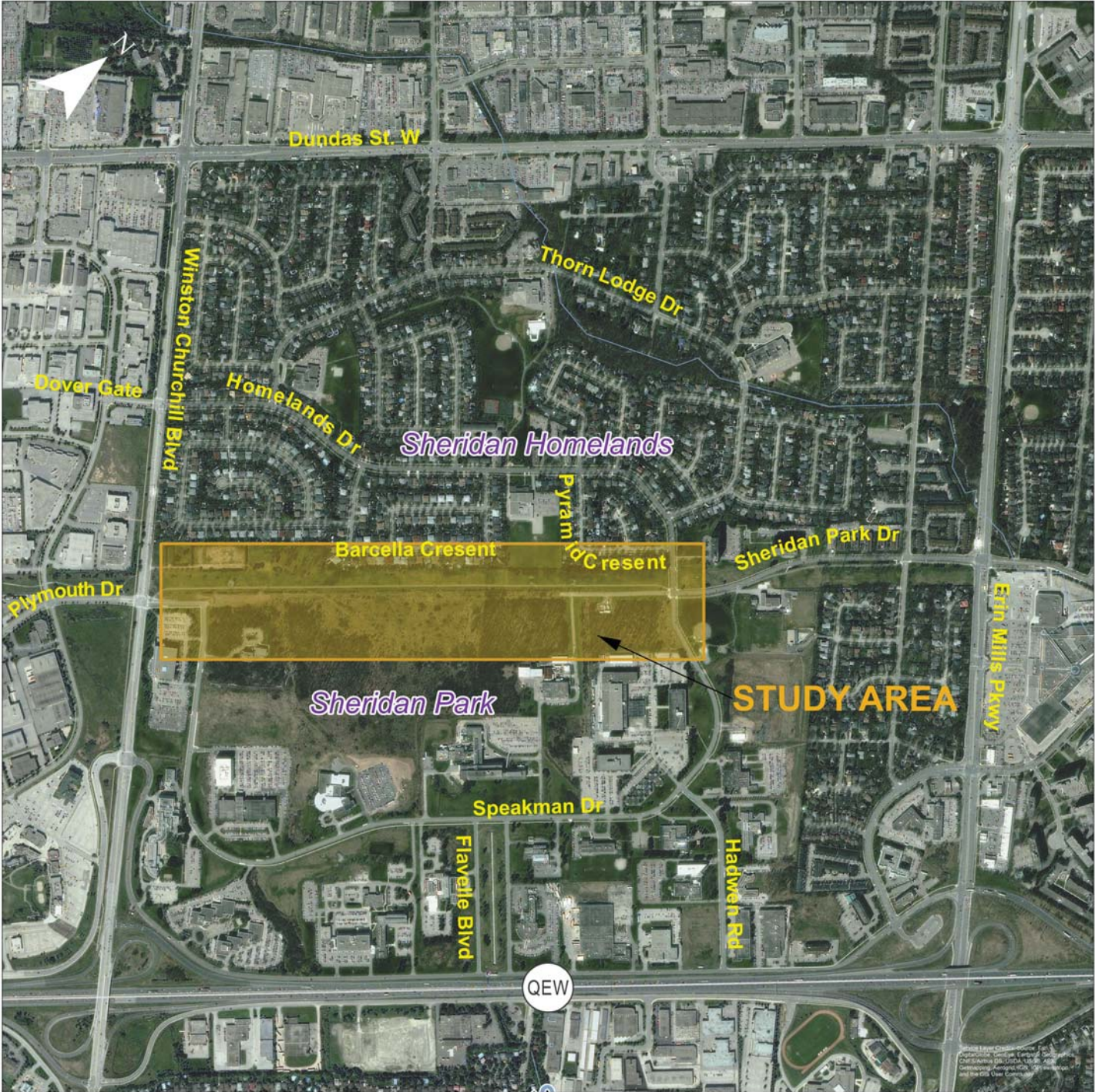
From: Jennifer Vandermeer
Sent: Friday, July 21, 2017 10:36 AM
To: 'tpumarkup@HydroOne.com'
Cc: 'Dana Glofcheskie'; David Argue; Sheridan Park EA
Subject: Sheridan Park Drive Extension Environmental Assessment - Request for meeting with HydroOne
Attachments: 039474 Study Area_SAC_v2_small.pdf; Roll Plan-Prf_500 - Small.pdf

Good morning Mark,

Thanks for taking my call this morning. As noted, the City is undertaking an Environmental Assessment (EA) to study the potential extension of Sheridan Park Drive in the southwest area of the City of Mississauga. As I explained, the proposed extension would run through the City owned right-of-way to the south of the Hydro One utility corridor. We are still undertaking the EA for this project; however, the City would like to meet with representatives from Hydro One to discuss the potential road extension and understand any potential impacts to Hydro One lands known at this stage of the project. I have enclosed a map of the study area, which includes the utility corridor lands and the preliminary proposed road extension concept as presented at the recent Public Information Centre for your information. I would be grateful if you could pass this information onto the appropriate contact in the Real Estate group at Hydro One who would be able to participate in a meeting with the City so we can arrange a convenient date and time with them.

Best regards,

Jennifer



Dundas St. W

Thorn Lodge Dr

Homelands Dr

Sheridan Homelands

Winston Churchill Blvd

Dover Gate

Pyram

Barcella Crescent

Pyram Crescent

Sheridan Park Dr

Plymouth Dr

Sheridan Park

STUDY AREA

Erin Mills Pkwy

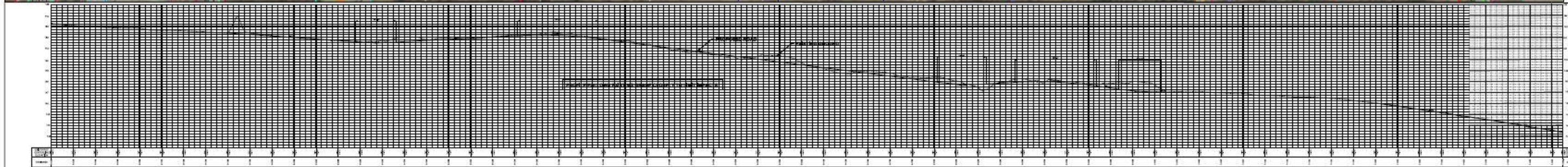
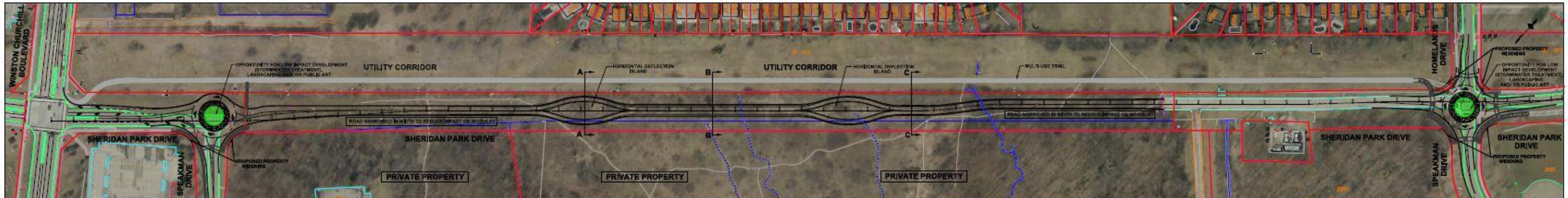
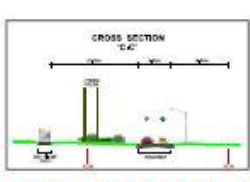
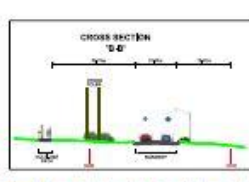
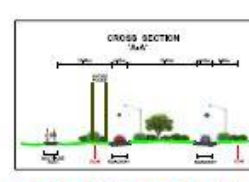
Speakman Dr

Flavelle Blvd

Hadwell Rd

QE

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Legend

- Proposed Road Right-of-Way
- Proposed Road Right-of-Way
- Proposed Road Right-of-Way

Scale

North Arrow

Project Information

Client

Project Name

Project Location

Project Number

Project Date

Project Status

Project Manager

Project Engineer

Project Designer

Project Checker

Project Approver

Project Reviewer

Project Consultant

Project Sponsor

Project Stakeholder

Project Contact

Project Address

Project Phone

Project Email

Project Website

Project Social Media

Project Logo

Jennifer Vandermeer

From: Jennifer Vandermeer
Sent: Monday, July 24, 2017 2:10 PM
To: 'Marcel Mallia'
Cc: 'Dana Glofcheskie'; David Argue
Subject: RE: Enbridge Contacts
Attachments: 039474 Study Area_SAC_v2_small.pdf; Roll Plan-Prf_500 - Small.pdf

Good afternoon Marcel,

Thanks for your call this morning. As noted, the City is undertaking an Environmental Assessment (EA) to study the potential extension of Sheridan Park Drive in the southwest area of the City of Mississauga. The proposed extension would run through the City owned right-of-way (southeast of the utility corridor). We are still undertaking the EA for this project; however, the City would like to meet with representatives from Enbridge Gas to discuss the potential road extension and understand any potential impacts to Enbridge Gas facilities/plants known at this stage of the project. I have enclosed a map of the study area and the preliminary proposed road extension concept as presented at the recent Public Information Centre for your information. We'd like to set up a meeting with you sometime during the week of August 21-25, 2017. Since you have graciously indicated that you can make a meeting date work, by way of this email I'm going to ask Dana Glofcheskie (City Project Manager) and David Argue (Consultant Project Manager) to confirm their availability for a meeting the week of August 21-25 and then I will provide your team with a few options.

Best regards,
Jennifer

From: Marcel Mallia [<mailto:Marcel.Mallia@enbridge.com>]
Sent: Monday, July 24, 2017 11:46 AM
To: Jennifer Vandermeer
Subject: Enbridge Contacts

Good Morning Jennifer;

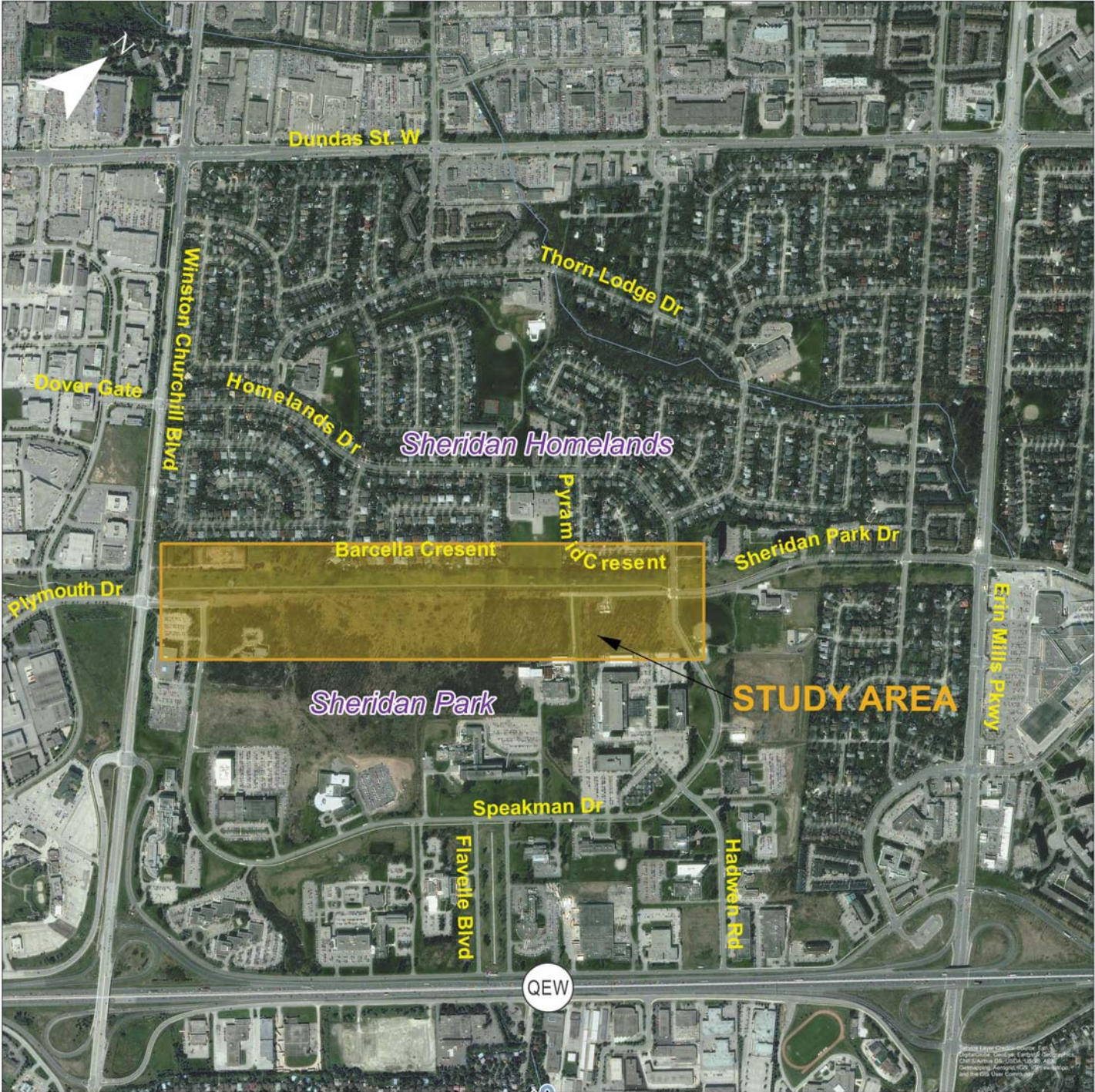
Please see below for a list of contacts at Enbridge Planning.

Meetpal Chinna (905)458-2159

Marcel Mallia

Planning Supervisor, Brampton

—
ENBRIDGE GAS DISTRIBUTION
TEL: 416-758-4793 || CELL: 416-884-3786
6 Colony Court
Brampton, Ontario, L6T 4E4



Dundas St. W

Winston Churchill Blvd

Thorn Lodge Dr

Homelands Dr

Sheridan Homelands

Pyram

Barcella Crescent

Pyram Crescent

Sheridan Park Dr

Plymouth Dr



STUDY AREA

Sheridan Park

Erin Mills Pkwy

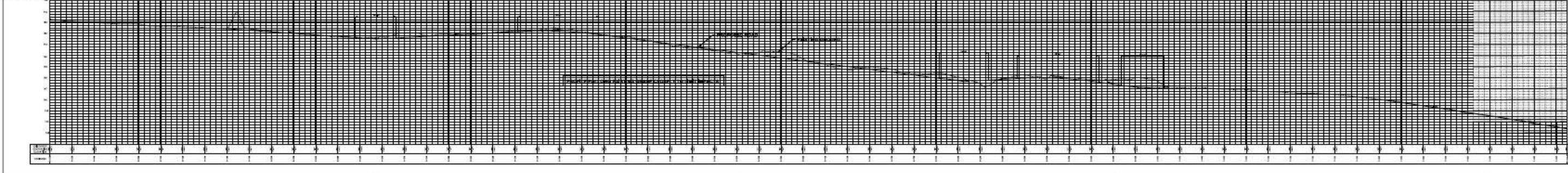
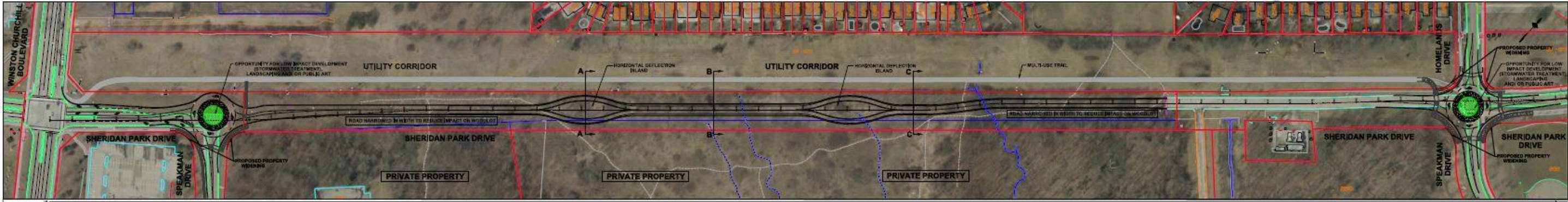
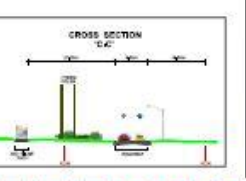
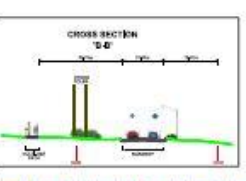
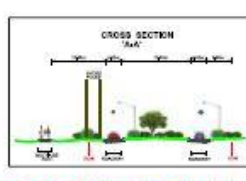
Speakman Dr

Flavelle Blvd

Hadwell Rd

QE

Aerial Layer: OpenStreetMap, Esri, DigitalGlobe, GeoEye, Earthstar (United States), CNR, Aermap, IGN, United States Geological Survey, Swire, CNR, and the U.S. Navy. © 2013



Legend

- Proposed Right-of-Way
- Proposed Roadway
- Proposed Utility Corridor
- Proposed Median
- Proposed Roundabout
- Proposed Island
- Proposed Edge Line
- Proposed Horizontal Deflection
- Proposed Property
- Proposed Property Widening
- Proposed Property Widening
- Proposed Property Widening

Scale

1" = 100'

North Arrow

Project Information

Client: MISSISSAUGA

Project Name: SHERIDAN PARK DRIVE EXTENSION

Location: MISSISSAUGA, ONTARIO

Scale: 1" = 100'

Sheet No.: 101

Date: 2024-08-01

Drawn by: [Name]

Checked by: [Name]

Approved by: [Name]

Jennifer Vandermeer

From: rick.schatz@HydroOne.com
Sent: Monday, July 24, 2017 9:51 AM
To: Jennifer Vandermeer
Cc: Meredith.Nyers@HydroOne.com
Subject: FW: Sheridan Park Drive Extension Environmental Assessment - Request for meeting with HydroOne
Attachments: IO_LandSaleProcess_012.pdf; Proposal Submission Requirements.pdf; Technical Considerations (HONI Corridors).pdf; 039474 Study Area_SAC_v2_small.pdf; Roll Plan-Prf_500 - Small.pdf

Hi Jennifer,

I am your contact at Hydro One in this matter.

At this point it's too early to meet on this. I looked at the drawing and it appears that you will need to extend the daylight triangles in two locations and add some trail connections. An operational land sale will be required for the daylight triangles and the trail connections will fall within the existing park licence.

There is currently no hydro transmission infrastructure within the hydro corridor so I can't see this being a problem from our perspective. That said, I have included three attachments:

- The first attachment outlines the process involved in obtaining an operational land sale. To begin the process you will need to submit the items listed in the first 5 bullet points.
- The second attachment provides guidance in terms of what we need to see on drawings that you submit for our review. Please ensure that this is followed or the review of the submission may be delayed or returned.
- The third attachment provides some technical considerations when planning new infrastructure near Hydro One plant.

Our current turn around time to review drawings is about 12 -16 weeks.

If you have any questions please call me.

Regards,

Richard (Rick) Schatz SR/WA
Senior Real Estate Coordinator

Hydro One Networks Inc.

Tel: 905-946-6233
Cell: 416.735.2909
Email: Rick.Schatz@HydroOne.com

From: HAMILTON Mark **On Behalf Of** TPUCC DRAWINGS
Sent: Friday, July 21, 2017 10:51 AM
To: SCHATZ Richard; NYERS Meredith
Cc: TPUCC DRAWINGS
Subject: FW: Sheridan Park Drive Extension Environmental Assessment - Request for meeting with HydroOne

Meredith,

As discussed on the phone, please review the attached proposed work in the City of Mississauga and their request below.

Thank you and have a great weekend.

Mark Hamilton

Grid Operations Supervisor
Barrie Corporate Office - BAH
Phone: 705-797-4142 Cisco: 88974142

From: Jennifer Vandermeer [<mailto:Jennifer.Vandermeer@rjburnside.com>]
Sent: Friday, July 21, 2017 10:37 AM
To: TPUCC DRAWINGS
Cc: Dana Glofcheskie; David Argue; Sheridan Park EA
Subject: Sheridan Park Drive Extension Environmental Assessment - Request for meeting with HydroOne

Good morning Mark,

Thanks for taking my call this morning. As noted, the City is undertaking an Environmental Assessment (EA) to study the potential extension of Sheridan Park Drive in the southwest area of the City of Mississauga. As I explained, the proposed extension would run through the City owned right-of-way to the south of the Hydro One utility corridor. We are still undertaking the EA for this project; however, the City would like to meet with representatives from Hydro One to discuss the potential road extension and understand any potential impacts to Hydro One lands known at this stage of the project. I have enclosed a map of the study area, which includes the utility corridor lands and the preliminary proposed road extension concept as presented at the recent Public Information Centre for your information. I would be grateful if you could pass this information onto the appropriate contact in the Real Estate group at Hydro One who would be able to participate in a meeting with the City so we can arrange a convenient date and time with them.

Best regards,
Jennifer


Jennifer Vandermeer, P.Eng.
Environmental Assessment Lead

R.J. Burnside & Associates Limited
292 Speedvale Avenue West, Unit 20, Guelph, Ontario N1H 1C4
Office: 800-265-9662 Direct: 226-486-1559
www.rjburnside.com

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Ontario Infrastructure and Lands Corporation Land Sale Process -- Public Uses

Land sales involving former Hydro One owned corridor lands must be direct transfers from the Province as represented by Ontario Infrastructure and Lands Corporation (OILC), which is also known as Infrastructure Ontario (IO) to either a municipality or a Provincial Ministry. Hydro One will still retain its statutory easement rights over the lands being transferred.

The Provincial Secondary Land Use Program (PSLUP) permits compatible “secondary” uses on corridor lands. Secondary uses are those uses which can coexist with the safe and efficient operation of Hydro One’s transmission and distribution businesses. These uses are based on approved public use principles as set out in the policy and guidelines of the PSLUP.

To initiate a land sale under the PSLUP, the proponent must submit a written proposal with the following information:

- State the proposed secondary land use for which a land sale is being sought.
- Provide the proponent’s legal name/company name, contact name, phone and fax numbers, address for legal notification.
- A key map of the neighbourhood/area where the property is located.
- Include a concept drawing locating the proposed lands to be transferred; identify the corridor property lines relative to the proposed transfer and include all Hydro facilities (towers, poles, etc.); provide approximate area to be transferred (ie. 0.25 acre subject to survey).
- Provide the legal description of the portion of the corridor lands required (ie. Lot, Concession and name of original geographic boundary) and provide a property abstract such as the PIN sheet.
- Submit the required Engineering Review Fee (ERF).

Engineering Review Fee (ERF)

An Engineering Review Fee (ERF) of \$1,250 + HST are charged for processing a land sale to a municipality or Provincial Ministry. This **non-refundable fee** should be made payable to “Ontario Infrastructure and Lands Corporation” and it is intended to offset costs incurred in reviewing the proposal. The fee is based on reviewing a typical proposal; however, if additional engineering input or further internal or external expertise is required, then the proponent will be charged accordingly. The ERF is payable at the time the signed Agreement of Purchase and Sale is submitted to Hydro One for final processing.

Property Management Proposal (PMP)

After Hydro One receives the above information, a Property Management Proposal (PMP) describing the proposed use is circulated to IO and a number of Hydro One stakeholders for review and comments. IO circulates it to other Provincial bodies such as its planning specialist, the Ministry of Environment, etc.

Hydro One stakeholders review and comment from a technical perspective with a focus on how the proposed use impacts the assets. To obtain Hydro One's final technical approval, the proponent must submit four (4) full size **folded** copies of a grading and drainage plan, a composite utility plan, landscape plan, and a lighting plan if lighting is required. The plans should show the property lines of the corridor, and any Hydro One structures in the vicinity. There may be further requirements for cross-sections, elevation etc. which will be assessed during the review process. The result of this technical review will be a Terms and Conditions letter identifying all Hydro One comments and/or approval.

Environmental Assessment (EA)

An Environmental Assessment that complies with IO's requirements is required for the lands to be transferred. This assessment will be undertaken at the proponent's cost. If the proponent already has an environmental consultant, the chosen consultant's name, email and telephone number should be forwarded to Hydro One for direct contact with IO's Environmental Coordinator.

Valuation of Land

A land value appraisal will be required. Before commencing the appraisal work, the appraiser must contact IO's appraiser for the terms of reference. The appraisal is completed at the proponent's expense and typically takes place later in the process. Hydro One will require delivery of THREE copies of the appraisal report for review. The effective date of the appraisal must be within six (6) months of the date of transfer. One of the conditions in the Agreement of Purchase and Sale is IO obtaining an Order-in-Council for the land sale.

Survey and Legal Costs

Prior to signing the Agreement of Purchase and Sale, the proponent must provide a Plan of Survey, at the proponent's expense, which identifies the Parts to be transferred with a Schedule indicating the area of each Part. Eight (8) copies (folded) of the survey are required for circulation and the final submission package.

All legal costs incurred by the Transferor's solicitor, inclusive of disbursements and H.S.T., as they pertain to the sale of land and completion of the transaction are also borne by the proponent.

No Access Until Land Sale is Registered

Construction activity on IO owned Hydro One transmission corridor lands **must not** commence until the sale has been completed and a pre-construction on-site meeting with Hydro One technical staff has taken place.

PROPOSAL SUBMISSION REQUIREMENTS IN AND AROUND HYDRO ONE NETWORKS INC. ELECTRICAL TRANSMISSION CORRIDORS

Hydro One strives to work with proponents to review secondary land use proposals on the Transmission Corridors to ensure they are compatible with the safety and maintenance requirements of its high-voltage equipment. The Hydro One Transmission Network can consist of steel lattice towers, monopoles, twin wood poles, overhead conductors, underground cable ducts. The transmission lines generally conduct electricity at 115kV, 230kV or 500kV.

Technical drawings for any proposal impacting transmission infrastructure and / or corridors must be reviewed and approved by Hydro One. These reviews may require several weeks or months to complete depending on the complexity of the proposal. Currently our turnaround time is about 12 – 16 week. A resubmission will require the same timelines. The drawings must be approved by Hydro One, and occupation agreements in place prior to the commencement of any construction work.

Detailed drawings that need to be submitted include: site plan, grading, drainage, lighting, landscaping, signage (including any other above grade structures) and profiles for underground works. Additional drawings may be requested but please don't send them to us unless we ask for them.

To effectively review and provide comments, your proposal must include the following information.

- **LAND/EASEMENT PROPERTY LINES:** On all plan drawings, indicate and label the Hydro corridor property limits in RED.
- **HYDRO ONE STRUCTURES:** On all plan drawings, show all Hydro One towers, other structures and the overhead centreline of the towers, all clearly marked with colour. (Also indicate the tower numbers – these numbers will be provided by Hydro One)
- **GRADES and DRAINAGE:** Indicate existing and proposed grades. Grading changes must not result in standing water anywhere along the corridor.
- **MAINTENANCE ACCESS ROUTE:** On all plan drawings, mark in colour and label a 6.0 meter wide Hydro One maintenance access route to each Hydro One tower or other structure.
- **MAINTENANCE ZONE:** Indicate in colour and label a 15.0 meter radius for the Hydro One maintenance work zone around each Hydro One towers measured from the tower footings. Also show the distance from the edge of the proposed infrastructure to the edge of the nearest tower footing.
- **POPOSED UNDERGROUND SERVICES:** Plans and profiles are required showing any proposed underground works .
- **LIGHTING:** Keep lighting as far away from our circuits as possible, toward the outer edge of the corridor. The locations and the height of each light post must be clearly described.
- **LANDSCAPING:** Plantings which grow to a mature height of over 3 metres are not permitted on the ROW. Hydro One has a Compatible Species List which will be provided on request.
- **RESUBMITTED DRAWINGS:** If a resubmission of drawings is required, the revised drawings must include “bubbles” over the areas where changes were made to help us identify the areas that need to be reviewed.

Your submission should include:

- **An introduction letter that briefly describes your project and the impact that it will have on the hydro corridor**
- **A neighborhood map (ie Google aerial map) showing the general vicinity of the proposed work**
- **Three full sized hard copies of each drawing (folded) along with an electronic copy in PDF**
- **An engineering review fee**

Courier:
185 Clegg Road
Markham, ON L6G 1B7

Technical Considerations for Hydro One Electrical Transmission Corridors

Your project may involve proposed works on Hydro One electrical transmission corridors or rights-of-way (ROW). Hydro One will work with proponents to review secondary land use proposals on the ROWs to ensure that they are compatible with the safety and maintenance requirements of its high-voltage equipment. The Hydro One transmission network can consist of steel lattice towers, monopoles, twin wood poles, overhead and underground conductors etc..

When preparing a proposal, there are a number of technical considerations that should be kept in mind. A number of these are outlined below. Please note that this is not intended to be a comprehensive list of requirements, but aims to serve as a guideline to prepare a proposal. Reviews for each proposal are conducted individually by Hydro One and may require several weeks or months to complete depending on the complexity of the proposal.

Technical Considerations:

Grading, Drainage and Stormwater Management

- Grading changes must not result in standing water anywhere along the corridor, and especially not within 15m radial zone of transmission structures.
- No fill material may be placed on the ROW without written approval from Hydro One.
- Catch basins that are not positioned within a paved roadway are not permitted.
- Stormwater management (SWM) ponds placed under 115 and 230 kV transmission lines cannot exceed two-thirds of the corridor width.
- SWM ponds under 500 kV transmission lines cannot exceed one-third of the corridor width.
- SWM ponds must be designed to withstand the effects of 100-year storm conditions.

Roads and Parking

- Roads crossing the ROW should be perpendicular to the hydro corridor.
- Roads off ROW should stay 15m clear of transmission structures.
- Curb cuts or access gates should be provided for Hydro One maintenance vehicles.
- Parking facilities on 115 kV and 230 kV ROWs should be restricted to passenger vehicles only. Large truck and trailer parking is generally not permitted.
- Parking facilities are generally not permitted under 500 kV ROWs.
- Transmission towers near roads and parking areas must be protected by standard highway barriers.

Vertical Clearances

- Transmission conductors (wires) are dynamic in nature. They can sag lower to the ground depending on parameters such as ambient temperature and operating conditions.
- Minimum vertical clearances must be maintained from the maximum design sag levels of the conductors (worst-case scenario). Hydro One will review these clearances as they are case-specific and not immediately apparent by observation alone.

Access to Structures

- An unhindered, minimum 6-metre wide access path to facilities on the corridor must be provided for maintenance vehicles.
- A 15-metre clear working radius around transmission structures is required in order to maintain access for vehicles carrying out routine maintenance.
- A 3-metre radius around each tower footing must be left unpaved for access to the footing.

Pipelines & Underground Facilities

- All underground facilities must be designed to withstand the loading conditions created by heavy maintenance vehicles that may be used by Hydro One.
- The ROW must be restored to pre-construction condition once the project is completed.
- Excavation using heavy machinery is prohibited within 10 metres of tower footings to protect foundations. Within 10 metres, excavation must be carried out by hand or by use of a VAC system.
- Pipelines on ROWs must adhere to the provisions of CSA Standard C22.3 No. 6.

Landscape Plantings

- Plantings which grow to a maturity height over 3 metres are not permitted on the ROW. Hydro One has a 'Compatible Species List' which will be provided as applicable. It must be noted that plantings should not be planted in such a way as to impede access to the transmission towers. An area of 15 metres around transmission towers should be kept clear of shrubs to permit Hydro One access to towers.

Other Requirements

- **Buildings and permanent structures are not permitted on corridor lands.**
- Flammable or hazardous materials may not be stored on ROWs.
- Consideration should be given to minimizing the use of conductive (metallic) material where alternatives exist (e.g. fences).
- The proponent is responsible for all costs of modifying, relocating, or monitoring Hydro One assets as a result of the proposal.
- **Grounding studies, induction studies, spark discharge and / or step touch potential studies may be required to confirm that the proposal will not conflict with the Hydro One electrical infrastructure.** The cost of these studies, our review of the completed studies, and any mitigation measures required as a result of these studies, will be borne by the Proponent.

Property Rights: Who is the landowner?

- Transmission corridor lands can be owned by private landowners, Municipalities, Province of Ontario (Infrastructure Ontario), railway companies, and First Nations and Métis communities.
- Hydro One Networks Inc. owns the transmission components/network.
- Hydro One Networks Inc. has rights either registered on land title or by legislation to operate the transmission network.

Property Rights: What Agreements do you require?

Contact Hydro One Real Estate Services at 1.888.231.6657 for the Real Estate Coordinator for your municipality. The Real Estate Coordinator arranges for Hydro One review of your proposal, advises of documentation and prepares the Agreements.