



March 12, 2010

To Mr. Brian J McCormick,

**RE: Notice of completion of the Draft Environmental Study Report Supply to
Essex County Transmission Reinforcement Class**

Thank you for circulating Ontario Realty Corporation (ORC) on your Notice of Completion. The ORC is the strategic manager of the government's real property with a mandate of maintaining and optimizing value of the portfolio, while ensuring real estate decisions reflect public policy objectives of the government.

As you may be aware, ORC is responsible for managing real property that is owned by the Ministry of Energy and Infrastructure (MEI). Our preliminary review of your notice and supporting information indicates that ORC-managed property may be directly in the study area. As a result, your proposal may have the potential to impact properties and/or the activities of tenants present on ORC-managed lands. Please note that as no map has been provided, ORC cannot provide detailed information about the location of ORC managed properties.

Potential Negative Impacts to ORC Tenants and Lands

General Impacts

Negative environmental impacts associated with the project design and construction, such as the potential for dewatering, dust, noise and vibration impacts, and impacts to natural heritage features/habitat and functions, should be avoided and/or appropriately mitigated in accordance with applicable regulations best practices and Ministry of Natural Resources (MNR) and Ministry of the Environment (MOE) standards. Avoidance and mitigation options that characterize baseline conditions and quantify the potential impacts should be present as part of the EA project file. Details of appropriate mitigation, contingency plans and triggers for implementing contingency plans should also be present.

Impacts to Land holdings

Negative impacts to land holdings, such as the taking of developable parcels of ORC managed land or fragmentation of utility or transportation corridors, should be avoided. If the potential for such impacts is present as part of this undertaking, you should contact the undersigned to discuss these issues at the earliest possible stage of your study.

If takings are suggested as part of any alternative these should be appropriately mapped and quantified within EA report documentation. In addition, details of appropriate mitigation and or next steps related to compensation for any required takings should be





present. ORC requests circulation of the draft EA report prior to finalization if potential impacts to ORC-managed lands are present as part of this study.

Heritage Management Process & Class Environmental Assessment (EA) Process

Should the proposed activities impact cultural heritage features, on ORC managed lands, a request to examine cultural heritage issues which can include the cultural landscape, archaeology and places of sacred and secular value could be required. The Ontario Realty Corporation Heritage Management Process should be used for identifying and conserving heritage properties in the provincial portfolio (this document can be downloaded from the Heritage section of our website: <http://www.ontariorealty.ca/What-We-Do/Heritage.htm>). Through this process, ORC identifies, communicates and conserves the values of its heritage places. In addition, the Class EA ensures that ORC considers the potential effects of proposed undertakings on the environment, including cultural heritage.

Potential Triggers Related to MEI's Class EA

The ORC is required to follow the MEI Class Environmental Assessment Process for Realty Activities Not Related to Electricity Projects (MEI Class EA). The MEI Class EA applies to a wide range of realty and planning activities including leasing or letting, planning approvals, disposition, granting of easements, demolition and property maintenance/repair. For details on the ORC Class EA please visit the Environment and Heritage page of our website found at <http://www.ontariorealty.ca/AssetFactory.aspx?did=2240>

If the MEI Class EA is triggered, and deferral to another ministry's or agency's Class EA or individual EA is requested, the alternative EA will be subject to a critical review prior to approval for any signoff of a deferral by the proponent. The alternative EA needs to fulfill the minimum criteria of the MEI Class EA. When evaluating an alternative EA there must be explicit reference to the corresponding undertaking in the MEI Class EA (e.g., if the proponent identifies the need to acquire land owned by MEI, then "acquisition of MEI-owned land", or similar statement, must be referenced in the EA document). Furthermore, sufficient levels of consultation with MEI's/ORC's specific stakeholders, such as the Ontario Ministry of Natural Resources, must be documented with the relevant information corresponding to MEI's/ORC's undertaking and the associated maps. In addition to archaeological and heritage reports, a Phase I Environmental Site Assessment (ESA), on ORC lands should also be incorporated into the alternative EA study. Deficiencies in any of these requirements could result in an inability to defer to the alternative EA study and require completing MEI's Class EA prior to commencement of the proposed undertaking.

In summary, the purchase of MEI-owned/ORC-managed lands or disposal of rights and responsibilities (e.g. easement) for ORC-managed lands triggers the application of the





MEI Class EA. If any of these realty activities affecting ORC-managed lands are being proposed as part of any alternative, please contact the Sales and Marketing Group through ORC's main line (Phone: 416-327-3937, Toll Free: 1-877-863-9672), and contact the undersigned at your earliest convenience to discuss next steps.

Specific Comments

If an EA for this project is currently being undertaken and the undertaking directly affects all or in part any ORC-managed property, please send the undersigned a copy of the DRAFT EA report and allow sufficient time (minimum of 30 calendar days) for comments and discussion prior to finalizing the report to ensure that all MEI Class EA requirements can be met through the EA study.

Concluding Comments

Thank you for the opportunity to provide initial comments on this undertaking. Please ensure that mapping is provided to ORC at your earliest convenience to determine if ORC managed properties are in the study area. If you have any questions on the above I can be reached at the contacts below.

Sincerely,

Lisa Myslicki
Environmental Coordinator
Ontario Realty Corporation - Professional Services
1 Dundas Street West,
Suite 2000, Toronto, Ontario
M5G 2L5
(416) 212-3768
lisa.myslicki@ontariorealty.ca



Hydro One Networks Inc.

483 Bay Street
TCT-04, South Tower
Toronto, Ontario, M5G 2P5

Tel: 416-345-6686
Fax: 416-345-6919
Patricia.Staite@HydroOne.com



Patricia Staite

Environmental Specialist, Environmental Services & Approvals

Thursday, March 18, 2010

Lisa Myslicki
Environmental Coordinator
Ontario Realty Corporation – Professional Services
1 Dundas St. West, Suite 2000
Toronto, Ontario M5G 2L5

Dear Ms. Myslicki:

**Notice of Completion of the Draft Environmental Study Report
Supply to Essex County Transmission Reinforcement Class EA**

In response to your letter to Brian McCormick dated March 12, 2010, I am sending a digital copy of the **Supply to Essex County Draft Environmental Study Report (ESR)** and apologize for not sending it with the Notice of Completion letter. I have attached a map to this letter showing the locations of the project. Please note the Lauzon TS x Sandwich Jct. proposed transmission line is on ORC property and parallels existing transmission corridors. The land was originally acquired by Ontario Hydro with the intent to eventually add a transmission line. The proposed Leamington TS and associated transmission line is not located on ORC property.

We are working to finalize the Draft ESR. If you have any comments or would like to discuss this report within the next 30 days please contact me by phone at (416) 345-6686 or by email at Patricia.Staite@HydroOne.com or Brian McCormick, Manager ES&A at 416-345-6597 or mccormick.bj@hydroone.com.

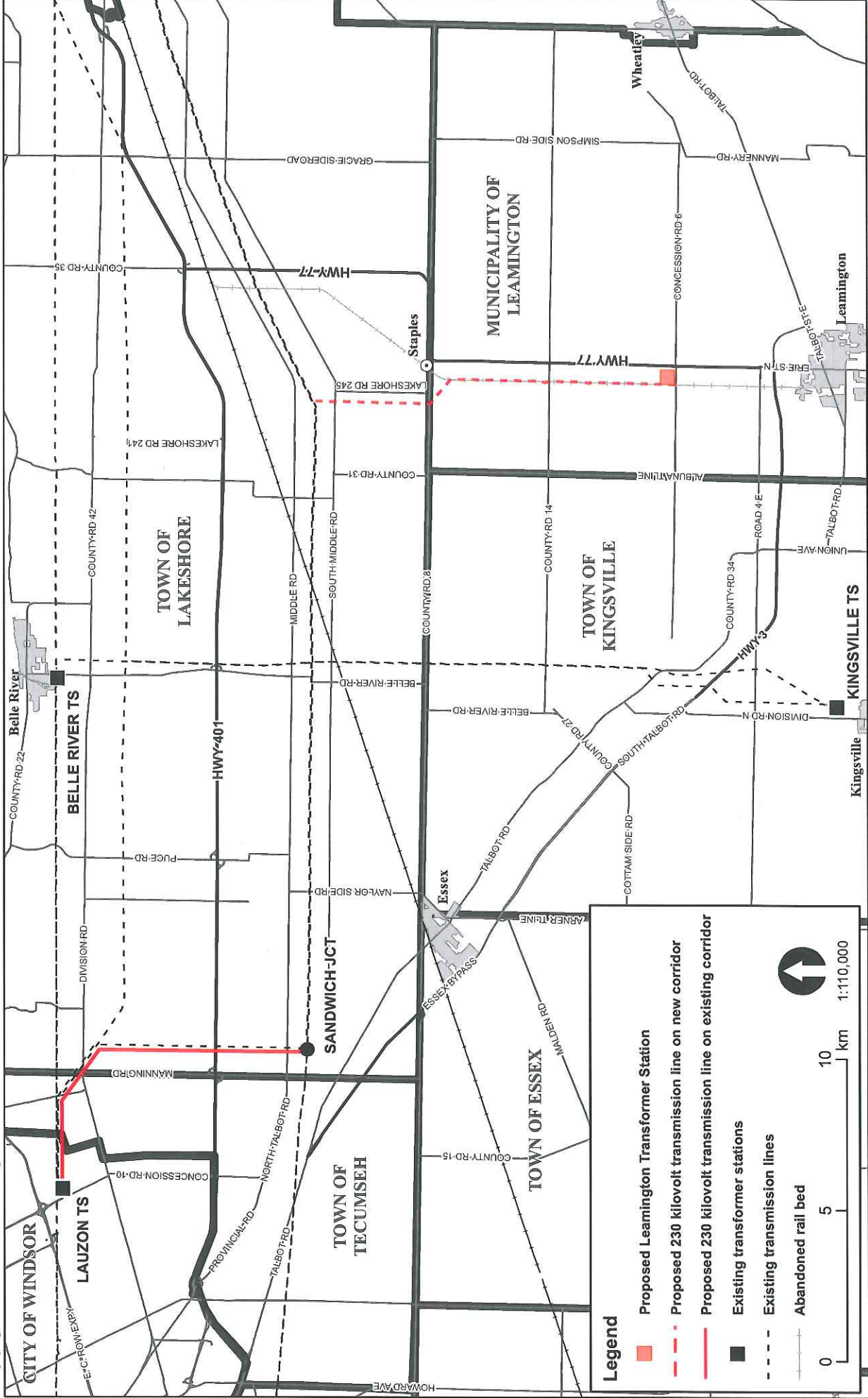
Sincerely,

A handwritten signature in black ink, appearing to read "Patricia Staite". The signature is fluid and cursive, written over a white background.

Patricia Staite
Environmental Specialist
Environmental Services & Approvals

cc Brian McCormick, Manager ES&A
Encl.

Supply to Essex County: Preferred Transmission Alternative



Legend

- Proposed Leamington Transformer Station
- Proposed 230 kilovolt transmission line on new corridor
- Proposed 230 kilovolt transmission line on existing corridor
- Existing transformer stations
- Existing transmission lines
- Abandoned rail bed

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 Date: July 2008, Major Update: February 2010
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 THIS INFORMATION IS INTENDED FOR OFFICIAL USE ONLY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS.



May 21, 2010

To Ms. Patricia Staite, Environmental Planner

RE: Supply to Essex County Transmission Reinforcement

Thank you for circulating Ontario Realty Corporation (ORC) on your Class EA document. The ORC is the strategic manager of the government's real property with a mandate of maintaining and optimizing value of the portfolio, while ensuring real estate decisions reflect public policy objectives of the government.

ORC is responsible for managing real property that is owned by the Ministry of Energy and Infrastructure (MEI). Our preliminary review of your notice and supporting information indicates that ORC-managed property, not managed by Hydro One, is directly in the study area. As a result, your proposal may have the potential to impact this property and/or the activities of tenants present on ORC-managed lands. Attached please find a map that identifies these properties to assist you in identifying and avoiding potential impacts on ORC-managed lands.

Potential Negative Impacts to ORC Tenants and Lands

General Impacts

Negative environmental impacts associated with the project design and construction, such as the potential for dewatering, dust, noise and vibration impacts, and impacts to natural heritage features/habitat and functions, should be avoided and/or appropriately mitigated in accordance with applicable regulations best practices and Ministry of Natural Resources (MNR) and Ministry of the Environment (MOE) standards. Avoidance and mitigation options that characterize baseline conditions and quantify the potential impacts should be present as part of the EA project file. Details of appropriate mitigation, contingency plans and triggers for implementing contingency plans should also be present.

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If takings are suggested as part of any alternative these should be appropriately mapped and quantified within EA report documentation. In addition, details of appropriate mitigation and or next steps related to compensation for any required takings should be present. ORC requests circulation of the draft EA report prior to finalization if potential impacts to ORC-managed lands are present as part of this study.





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In summary, the purchase of MEI-owned/ORC-managed lands or disposal of rights and responsibilities (e.g. easement) for ORC-managed lands triggers the application of the MEI Class EA. If any of these realty activities affecting ORC-managed lands are being proposed as part of any alternative, please contact the Sales and Marketing Group





through ORC's main line (Phone: 416-327-3937, Toll Free: 1-877-863-9672), and contact the undersigned at your earliest convenience to discuss next steps.

Concluding Comments

Thank you for the opportunity to provide initial comments on this undertaking. If you have any questions on the above I can be reached at the contacts below.

Sincerely,

A handwritten signature in black ink that reads "L. Myslicki".

Lisa Myslicki
Environmental Coordinator
Ontario Realty Corporation - Professional Services
1 Dundas Street West,
Suite 2000, Toronto, Ontario
M5G 2L5
(416) 212-3768
lisa.myslicki@ontariorealty.ca





Appendix 1: Location of ORC property



Hydro One Networks Inc.

483 Bay Street
TCT-04, South Tower
Toronto, Ontario, M5G 2P5

Tel: 416-345-6686
Fax: 416-345-6919
Patricia.Staite@HydroOne.com



Patricia Staite

Environmental Specialist, Environmental Services & Approvals

Tuesday, July 20, 2010

Lisa Myslicki
Environmental Coordinator
Ontario Realty Corporation – Professional Services
1 Dundas St. West, Suite 2000
Toronto, Ontario, M5G 2L5

RE: Supply to Essex County Transmission Reinforcement Class EA

Dear Ms. Myslicki:

Thank you for your letter dated May 21, 2010 in which you provided comments on the Draft Environmental Study Report (ESR) for the Supply to Essex County Transmission Reinforcement Project, Class Environmental Assessment. We have assessed the property rights on the existing transmission corridor and have found that the lands involved on the Lauzon TS x Sandwich Jct transmission line are owned by MEI and managed by Hydro One. Hydro One has purchased lands for Leamington TS and plans to acquire easements for the Leamington TS x Leamington Jct transmission line. As a result, Hydro One does not anticipate affecting ORC managed property.

If you would like to discuss this project further please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Patricia Staite". The signature is fluid and cursive, with the first name being more prominent.

Patricia Staite
Environmental Specialist
Environmental Services & Approvals

cc Brian McCormick, Manager ES&A, Hydro One Networks Inc.
Encl.