The Corporation of the

MAYOR – MAIRE GARY McNAMARA

DEPUTY MAYOR – SOUS MAIRE TOM BURTON

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PLANNING AND BUILDING SERVICES DEPARTMENT

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Manager, Planning Services/Senior Planner CHAD JEFFERY

Area-Manager, Building Services/CBO MIKE VOEGELI

March 29, 2010

Ms. Patricia Staite, Environmental Planner Hydro One Networks Inc. 483 Bay Street, South Tower, 4th Floor Toronto, ON M5G 2P5

Re: Draft Environmental Study Report – Supply to Essex County Transmission

Reinforcement Project, Class Environmental Assessment

Hydro One Networks Inc.

Please be advised that that the Tecumseh Town Council, at its Planning and Building Services Committee Meeting of March 23rd, 2010, adopted the recommendation contained in the attached report (Planning and Building Resolution No. PC-07/10).

The noted recommendation stated:

"It is recommended that:

1. The Planning and Building Services Committee recommend that Council request Hydro One Networks amend Table 4.3a (page 76) of its "Draft Environmental Study Report – Supply to Essex County Transmission, Reinforcement Project, Class Environmental Assessment" dated February 2010 to make reference to the Town's interest in considering the possibility for the introduction of a road linkage along the existing Hydro One ROW in the vicinity of McAuliffe Woods."

The Town provided comments to Hydro One in 2008 with regards to potential Town works and infrastructure improvements within the existing Hydro corridor that traverses Tecumseh Hamlet. Hydro One was provided a copy of the Town report that was completed in 2005 as part of the Ministry of Municipal Affairs and Housing's (MMAH) Provincial Secondary Land Use Program for Hydro Corridors. This program identified potential linkages (roads/trails) and servicing corridors that could potentially be included within the hydro corridor in the future, as the Tecumseh Hamlet area develops.

In addition, as was required by MMAH, the submission report was approved by the County of Essex by way of County Council resolution. In this regard, the Draft ESR states the following on page 47:

"The Town of Tecumseh...have proposed the construction of sewer lines and road linkages along the existing Hydro One ROW where it lies adjacent to the north side of McAuliffe Woods. Any such developments would require approval from Hydro One to ensure that any land uses to not interfere with the safe and reliable operation of the transmission lines."

Subsequently, on page 76 of the Draft ESR, the following is stated:

"Hydro One is aware of the Town of Tecumseh's desire for secondary land uses on the corridor including the installation of water/wastewater infrastructure and the naturalization/trail system on the corridor linking to McAuliffe Woods Conservation Area. Hydro One has committed to working with the Town to accommodate these uses to the extent possible".

The foregoing neglects to make reference to the Town's interest in considering the possibility for the introduction of a road linkage along the existing Hydro One ROW in the vicinity of McAuliffe Woods.

The Draft ESR should be amended to correctly reference the Town's interest as was referenced earlier in the document.

Please contact me if you have any questions regarding this issue.

Regards,

Brian Hillman, MA, MCIP, RPP

Director, Planning and Building Services

cc. Laura Moy, Director, Staff Services/Clerk



THE CORPORATION OF THE TOWN OF TECUMSEH

PLANNING AND BUILDING SERVICES DEPARTMENT Report No. 05/10

TO:

Members of the Planning and Building Services Committee

FROM:

Brian Hillman, MA, MCIP, RPP

Director of Planning and Building Services

DATE:

March 10, 2010

SUBJECT:

Draft Environmental Study Report - Supply to Essex County Transmission.

Reinforcement Project, Class Environmental Assessment

Hydro One Networks Inc. OUR FILE: E06 HY



It is recommended that:

1. The Planning and Building Services Committee recommend that Council request Hydro One Networks amend Table 4.3a (page 76) of its "Draft Environmental Study Report – Supply to Essex County Transmission, Reinforcement Project, Class Environmental Assessment" dated February 2010 to make reference to the Town's interest in considering the possibility for the introduction of a road linkage along the existing Hydro One ROW in the vicinity of McAuliffe Woods.

BACKGROUND

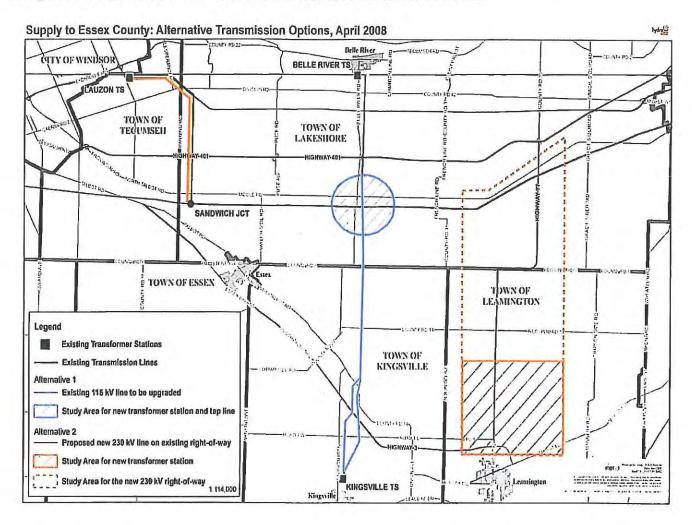
The Ontario Power Authority (OPA) and Hydro One Networks Inc. (Hydro One) have been engaged in a process to identify the electrical service needs and solutions for the Windsor-Essex area. The OPA's role is to provide expertise with respect to system planning, supply development, conservation and market evolution. Its primary goal is to provide a long-term integrated power system plan (IPSP) for the Province through identifying and recommending preferred solutions to Hydro One for transmission facilities. It is then Hydro One's responsibility to implement the aforementioned transmission and distribution solutions. Implementation involves obtaining Ministry of Environment Approval of any/all Environmental Assessments required, conducting public/stakeholder consultation and designing and constructing new facilities once approved.

In April of 2008, Hydro One began a Class Environmental Assessment (EA) Study of two potential transmission alternatives that were intended to reinforce the electricity facilities that supply the Windsor and Essex County Region. The two transmission alternatives were evaluated and reviewed with local distribution companies, government agencies and municipal officials through a series of public information sessions in April and July of 2008. These sessions were held throughout the Essex region, including the Town of Tecumseh and were attended by Town Administration.

COMMENTS

Currently, there is inadequate transformer and line capacity to supply the ever increasing load demand in east Essex County (Kingsville, Leamington and Belle River). This capacity shortfall has resulted in the reliability and the supply of electricity to the entire Windsor-Essex area being below standard for a load of its size. Inadequate transmission capacity also currently exists for delivering power generation from west Windsor to the transmission grid, resulting in grid congestion.

In order to improve transmission capacity, two transmission alternatives have been reviewed and evaluated through the aforementioned EA. These two alternatives are identified below.



Transmission Alternative #1 – Outlined in Blue

- New 24-acre transformer station (TS) in the Woodslee area.
- Replacement of wood poles and conductors with the installation of a higher capacity conductor wire on the two existing 115kV transmission lines that supply the Kingsville TS.
- Depending on growth in electricity demand, additional TS may be required in this area within the next 10 years.
- Estimated cost of \$120 million.
- No part of the transmission line corridor is located within the Town of Tecumseh.

Transmission Alternative #2 - Outlined in Red

- New 8-acre transformer station (TS) in the Learnington area connected by a new 230 kV transmission line on a new corridor to the existing 230 kV lines that run east-west, south of Highway 401.
- An additional 230kV line within and parallel to the existing transmission corridor between the Sandwich Junction near Maidstone and the Lauzon TS on Lauzon Road, south of the E.C. Row Expressway.
- Estimated cost of \$100-115 million.

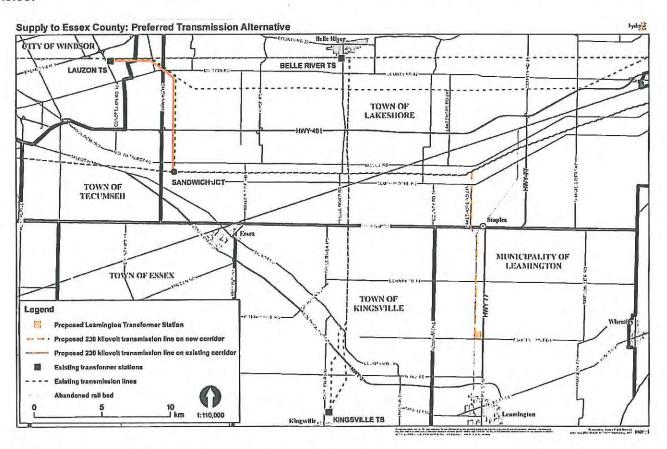
 The new 239 kV transmission line corridor will traverse the Town of Tecumseh within the existing Ontario Hydro Right-of-Way dissecting Tecumseh Hamlet.

These two alternatives were evaluated based on a multitude of factors identified by Hydro One, including but not limited to:

- New routes vs. following existing infrastructure corridors.
- Proximity of residential dwellings to proposed transmission lines.
- Protection of significant woodlots and watercourses.
- Turns in the transmission line route.
- Amount of Class 1 3 agricultural lands impacted.

Preferred Alternative

Subsequent to the technical analysis and consideration of project economics, social and environmental factors and the public/stakeholder feedback, Alternative #2 (shown below) was selected as the preferred choice.

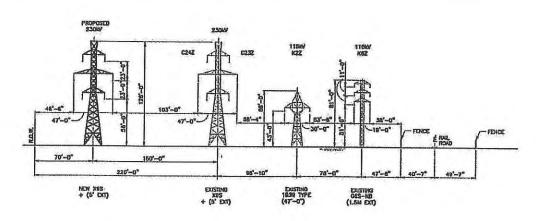


The superior ability to improve the transmission system's reliability (by providing greater diversity of supply), power quality, and distribution system (by locating TS in the Learnington area) are noted as the main advantages of Alternative #2. Also, this alternative has the ability to utilize the full potential of an existing transmission corridor (Sandwich Junction to Lauzon TS). Economically, Alternative #2 is estimated to cost approximately \$10 - \$20 million less than Alternative #1.

There are two proposed cross-sections of the corridor within the Town. The first cross-section is from Lesperance Road westerly to Banwell Road. The second cross-section is from Lesperance Road easterly to Manning Road. These cross-sections are shown in the figures that follow.

CROSS-SECTION #1 - LESPERANCE ROAD TO BANWELL ROAD

Draft Environmental Study Report - Supply to Essex County Transmission Reinforcement Project

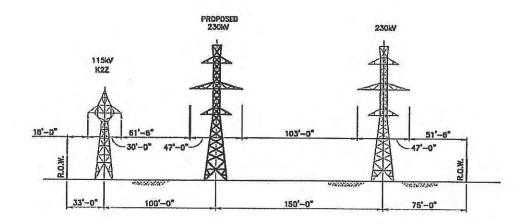


LAUZON TS x SANDWICH JCT PROPOSED 230kV

Figure 8-6 Proposed Right of Way Cross Section # 1

CROSS-SECTION #2 - MANNING ROAD TO LESPERANCE ROAD

Draft Environmental Study Report - Supply to Essex County Transmission Reinforcement Project



LAUZON TS x SANDWICH JCT PROPOSED 230kV

Figure 8-7 Proposed Right of Way Cross Section # 2

Hydro One has completed and issued for comment the "Draft Environmental Study Report, Supply to Essex County Transmission Reinforcement Project", dated February 2010 ("Draft ESR"). The following is an excerpt from the Draft ESR identifying issues that have been raised regarding the introduction of a new line in the existing corridor traversing Tecumseh Hamlet.

ISSUE	DESCRIPTION	HYDRO ONE RESPONSE
Appearance of the upgraded	The Deputy Mayor, Town of Tecumseh and a member of Cauncil stated they would not like the appearance of an additional transmission line, making four in total, on the carridor between tesperance Road and Lauzon TS.	Additional land was acquired along the Sandwich Jet to Lauzon TS corridor several decades ago by the former Ontario Hydro for the purpose of installing an additional transmission line at some point in the future. This transmission corridor is the major supply route into the City of Windsor, with most cities of this size and industrial make-up having a similar corridor. Hydro One noted that Provincial policy supports the full utilization of existing corridors over development of new corridors. Given the corridor lands are provincially-owned, Hydro One explained that it will inevitably be expanded to its full potential, whether as part of this project or in the future.
transmission corridor in the Town of Tecumseh	The Town indicated there are future plans for residential development along this section of the corridor, and asked if it would be possible for Hydro One to consolidate the two 115 kV tower lines currently on the corridor so that there would still only be three transmission lines on the corridor.	Hydro One subsequently investigated the potential to consolidate the existing two 115 kV lines (circuits K2Z and K6Z) west of Lesperance Road onto a single tower line so that the new 230 kV line could replace the 115 kV line currently in the centre of the ROW. This option was not considered feasible because: there would be insufficient physical separation between the new 230 kV line and the 115 kV line on the north side of the transmission corridor; additional real estate might be required near Lesperance Road to reconnect the circuits; and outages on these circuits would be difficult to obtain as they supply customers served from transformer stations in Belle River, Kingsville and Tilbury.
		Finally, Hydro One is aware of the Town of Tecumseh's desire for secondary land uses on the corridor including installation of water/wastewater infrastructure and the naturalization/trail system on the corridor linking to McAuliffe Woods Conservation Area. Hydro One has committed to working with the Town to accommodate these uses to the extent possible.
Naturalization of transmission corridor in the Tecumseh / Windsor area	City of Windsor and Town of Tecumseh Planning Staff, and representatives of the Little River Enhancement Group expressed an interest in Hydro One's participation in a naturalization project along the Twin Oaks – McAuliffe Woods section of the transmission corridor.	Hydro One would be willing to work with interested municipalities and partners on a naturalization project along the transmission corridor, but this would best be done after the new 230 kV line is installed and the corridor is developed to its full potential.

The process ultimately evaluated a number of factors, their potential effects, proposed methods of mitigation and determined residual (net) effects.

The following are excerpts from the Draft ESR summarizing the foregoing as it relates to the introduction of a new line in the existing corridor traversing Tecumseh Hamlet.

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Table 9-5: Miligation Measures for the Proposed Lauzan TS x Sandwich Jct. (Short Term Effects)

Factors	Potential Effects	Proposed Mitigation	Residual (Net)
Biological and N	atural Environment		
Soils	Compaction and rutting Wind eroston	Temporary access roads are built using geotextile to separate crushed rock and soils. This allows for easy removal of road and prevents rutting and minimizes compaction of soils. If wind erosion becomes an issue erosion control measures will be used such as planting or wetting down the area.	No significant residual effects on soils are predicted.
Surface Hydrology	Sedimentation of creeks or drains Contamination due to accidental spills	It is anticipated that most major water crossings will be avoided. If it is necessary to cross creeks or drains, all necessary permits and approvals will be obtained and conditions adhered to. If crossings are necessary clean rack material will be used. Equipment operation on slopes adjacent to	No significant residual effects are predicted.
		streams will be minimized. • Emergency Preparedness Plans are developed	

Factors	Potential Effects	Proposed Mitigation	Residual (Net) Effects
		for each construction and maintenance project. Activities such as refuelling and equipment washing will be carried out away from water courses to avoid accidental spills.	
Fish and Fish Habilat	 Loss of habitat and effects on spawning beds due to soil erosion and sedimentation. 	 In most cases, water crossings can be avoided by access roads. If water crossing are required a mitigation plan will be prepared in consultation with ERCA. Retaining shrubby bank vegetation near water courses. 	No significant residual effects are predicted on aquatic life.
Vegetation, ESAs, SAR and Wildlife	 Vegelation removal may be required to maintain a conductor clearances, compatibility and safe operation. 	 All compatible vegetation will be retained. Hydro One will not remove trees during bird - breeding or nesting season, or will conduct bird nesting studies prior to clearing trees. Hydro One will work with Little River Enhancement group, the City of Windsor, the Town of Tecumseh and MNR to develop Tall Grass Prairie species habitat between Little River and McAuliffe Woods. 	No significant residual effects are predicted on vegetation, ESAs or wildlife.

Factors	Potential Effects	Proposed Mitigation	Residual (Net) Effects
Socio-economic	Environment		
Air Quality and Noise	Effects of dust and noise will be temporary.	 Wark will be limited to daylight hours. Municipal noise by-laws will be followed. Construction equipment will be kept in good repair. Dust suppression techniques, such as on-site watering and street cleaning will be used if dust and dirt is a problem during construction. Adherance to Cheminfo (2005) best practices. Locale access roules and lay down areas away from residences to the extent possible. 	Residual effects are not predicted on air quality and noise.
Agriculture	Disturbance to farm operations Crop loss and damage to soil, field tiles, equipment, fencing and injury to livestock.	Tower location and access road lay-out will be discussed with tenants prior to location finalization to minimize disruption and damage. Contact is maintained with tenant regarding work schedule, fencing, gates, noise and remediation measures Temporary access roads are constructed using geotextile and removed after construction. These roads also help protect tiles.	No significant residual effects on agriculture are predicted.

Factors	Potential Effects	Proposed Mitigation	Residual (Net)
Public Safety	 Public could be potentially exposed to hazards in the vicinity of the construction areas. 	 Construction areas will be signed, fenced and locked where necessary. The location of the construction lay-down and access areas will be carefully selected to minimize any potential effect an public safety. The construction schedule will be discussed with the municipality/town planning staff and provided to the local emergency services Traffic control will be discussed with the towns and City of Windsor for the construction phase of the proposed project. Significant lane closures and other restrictions are not anticipated. Hydro One will make best efforts to keep delays to a minimum 	No significant residual effects an public safety are predicted.
Archaeological & Harilaga Resources	 During construction archaeological resources or lands of traditional value to First Notions may inadvertently be destroyed. 		No significant residual effects an archaeological/ heritage resources are predicted.

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Factors	Potential Effects	Proposed Mitigation	Residual (Net) Effects
		ossessment will be required to determine their extent and significance. If significance is found to be high following the Stage 3 work, then mitigative measures (either site avoidance and preservation or excavation) will be implemented in consultation with the Ministry of Culture. First Nations will be notified if Aboriginal burial sites are encountered.	
Recreational Resources	The potential effects include visual effects on scenic vistas and some restrictions in use unofficial trails during the construction phase.	 Fencing and warning signs around work areas, where necessary. Work with the City of Windsor and Town of Tecumseh to create a trail on the ROW to be used by community members for recreational purposes between Lauzon TS and McAuliffe woods. 	No significant residual effects on recreotional resources are predicted,

Table 9-6: Miligation Measures for the Proposed Transformer Station for the Proposed Lauzon TS x Sandwich Lct. (Long Term Effects)

Factors	Potential Effects	Proposed Mitigation	Residual (Net)
Aesthetics Effects	 Change in appearance due to the transmission line. The transmission line and Leamington TS will be visible to adjacent residents. 	 Hydro One has committed to work with the Town of Tecumseh and City of Windsor in recreation areas to enhance the landscape. 	No significant residual effects are predicted
Agriculture	 Farmers will have to work around lowers 	On the existing transmission corridor, the new lowers will be aligned with the existing towers.	Na significant residual effects on agricultural resources are predicted
Electric and Magnetic Fields	 Exposure to EMF 	 Health Canada has concluded that typical exposures in the vicinity of transformer stations or transmission lines do not present a health risk. 	No anticipated health effects.

The Draft ESR also notes that although the need for the project is driven by local requirements, the proposed facilities will also facilitate the connection of future renewable energy projects resulting from the Provincial Government's Green Energy initiative and *The Green Energy Act*.

Next Steps

Based on studies conducted over the past two years and public and stakeholder consultation, Hydro One is proposing the staged construction of the new facilities to reinforce the electricity transmission system in Essex County to ensure an adequate and reliable supply of power for the future. The two-staged construction has been identified as:

 Stage 1: a new transformer station on Concession Road 6 in the Municipality of Learnington and a new double circuit 230 kilovolt (kV) transmission line on a new corridor to connect the station to the existing 230 kV lines south of Highway 401 in The Town of Lakeshore. It is anticipated that an application will be submitted to the Ontario Energy Board (OEB) later this year seeking approval to construct this stage of the project with a projected in-service date of 2013; and

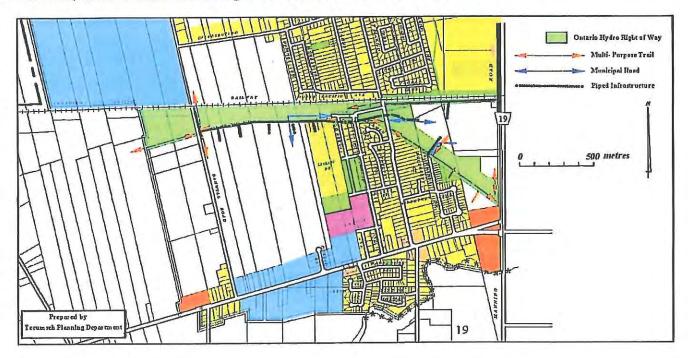
Stage 2: an additional double circuit 230 kV transmission line within and parallel to the existing
transmission corridor between Sandwich Junction and Lauzon transformer station in the City of
Windsor. This project has been deferred until the economic conditions and demand for electricity
in the Windsor area is forecast to return to the same level as in 2007 or about 1060 MV. It is
anticipated that OEB approval for this stage of the project will be sought approximately two years
prior to the forecast of these conditions.

In accordance with the Class Environmental Assessment for Minor Transmission Facilities, approved under the Environmental Assessment Act, Hydro One is making the Draft ESR available for public review and comment for 30 days, from February 11, 2010 to March 12, 2010. Hydro One representatives have confirmed that given the scheduling of Town Council meetings and the anticipated delivery of this Planning Report, comments would be accepted from the Town past the March 12th date.

If no concerns are received, Hydro One will finalize the ESR and file it with the Ministry of the Environment. The project will be considered acceptable and may proceed, subject to Ontario Energy Board approvals, as outlined in the draft ESR.

Consultation with Town of Tecumseh

The Town provided comments to Hydro One in 2008 with regards to potential Town works and infrastructure improvements within the existing Hydro corridor that traverses Tecumseh Hamlet. Hydro One was provided a copy of the Town report that was completed in 2005 as part of the Ministry of Municipal Affairs and Housing's (MMAH) Provincial Secondary Land Use Program for Hydro Corridors. This program identified potential linkages (roads/trails) and servicing corridors that could potentially be included within the hydro corridor in the future, as the Tecumseh Hamlet area develops. The mapping attached to the aforementioned 2005 report submission, which identified the linkages and services corridors, is depicted below.



Draft Environmental Study Report - Supply to Essex County Transmission, Reinforcement Project,
Class Environmental Assessment, Hydro One Networks Inc.

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March 10, 2010

In addition, as was required by MMAH, the submission report was approved by the County of Essex by way of County Council resolution. In this regard, the Draft ESR states the following on page 47:

"The Town of Tecumseh...have proposed the construction of sewer lines and road linkages along the existing Hydro One ROW where it lies adjacent to the north side of McAuliffe Woods. Any such developments would require approval from Hydro One to ensure that any land uses to not interfere with the safe and reliable operation of the transmission lines."

Subsequently, on page 76 of the Draft ESR, the following is stated:

"Hydro One is aware of the Town of Tecumseh's desire for secondary land uses on the corridor including the installation of water/wastewater infrastructure and the naturalization/trail system on the corridor linking to McAuliffe Woods Conservation Area. Hydro One has committed to working with the Town to accommodate these uses to the extent possible".

The foregoing neglects to make reference to the Town's interest in considering the possibility for the introduction of a road linkage along the existing Hydro One ROW in the vicinity of McAuliffe Woods. The Draft ESR should be amended to correctly reference the Town's interest as was referenced earlier in the document.

SUMMARY

The Draft ESR has been reviewed from the perspective of giving consideration to the noted issues, their effects, proposed methods of mitigation and the identified residual (net) effects. It is the opinion of the writer that the Draft ESR sufficiently addresses and has regard for the interests of the Town along with those of existing and future residents, subject to the wording being corrected on page 76 as noted above.

CONSULTATIONS

Public Works and Environmental Services.

FINANCIAL IMPLICATIONS

None.

Draft Environmental Study Report – Supply to Essex County Transmission, Reinforcement Project, Class Environmental Assessment, Hydro One Networks Inc.

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Page 11 of 11

This report has been reviewed by senior Administration as indicated below and recommended for submission by the CAO.

Prepared by:

Enrico De Cecco, BA (Hons), MCIP, RPP

Junior Planner

Reviewed by:

George De Groot, CET Director, Public Works and

Director, Public Works and Environmental Services

Reviewed by:

Brian Hillman, MA, MCIP, RPP

Director of Planning and Building Services

Recommended by:

Tony Haddad, MSA, CMO, CPFA

Chief Administrative Officer

ED

Attachment(s):

File Name (R:\Planning Reports\E06 HY - Hydro One Networks, Selection of Preferred Transmission Line Route and Transformer Station Site.doc)

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

Wednesday, July 21, 2010

Brian Hillman
Director, Planning and Building Services
The Corporation of the Town of Tecumseh
917 Lesperance Road
Tecumseh, Ontario, N8N 1W9

RE: Supply to Essex County Transmission Reinforcement Class EA

Dear Mr. Hillman,

Thank you for your letter dated March 29, 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.

As per your request, the Final ESR has been updated to correctly reference the "Town's interest in considering the possibility for the introduction of a road linkage along the existing Hydro One ROW in the vicinity of McAuliffe Woods". Hydro One is aware that the Corporation of the Town of Tecumseh owns a strip of land on the transmission corridor from approximately Lesperance Road west to the McAuliffe Woods Conservation Area (see attached map). Hydro One will work with the Town of Tecumseh during the detailed planning and construction of the transmission line because of the number of planned land uses in the area.

Hydro One will defer construction of the Lauzon TS x Sandwhich Jct transmission line until electricity demand in the Windsor area returns to the same level as 2007. Hydro One will seek Ontario Energy Board approval for the "leave to construct" (Section 92) application for this section of the project about 2 years prior to the forecast of these conditions. Hydro One will contact the Town of Tecumseh when this application with the Ontario Energy Board is filed.

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

Sincerely,

Patricia Staite

Environmental Specialist

Environmental Services & Approvals

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

Encl.

