



71604

Clerk's Department
Corporate Services Commission

June 9, 2004

Mr. Denis Kelly
Regional Clerk
The Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

RE: **HYDRO ONE TRANSMISSION LINE
(PARKWAY TS TO ARMITAGE TS) - CLASS
ENVIRONMENTAL ASSESSMENT PROCESS (13.8)**

Dear Mr. Kelly:

This will confirm that at the meeting of Council held on June 8, 2004, Clause 6 of Report No. 33, was approved as follows:

"That written submissions from Sue Fusco, Kathy Kan, STOP Steering Committee, Terrence Wong, Paul and Silvia Scarcello, Christine Mo, Ricky Chow, Dr. Shawn Seit, Ian and Jacqueline Strong, Sherrill Burns and Michael Kusner, Ka-Hoi Hadley Wong and Lisa Lee, Raman Patel, the petition with 94 signatures in objection received on May 26, 2004, Enza Stefanovic and Paul Lim-Hing in opposition to the Hydro One Electrical Supply Proposal, be received;

And that deputations by Susan Fusco, Asim Bhatti, Wanda Lee, Mary Alexandridis, Ariana Soltys, Domenica Violante, Paul Kahlert, Thomas Qu, Prof. Mike Kusnor, Katherine Kan, Krisha Raveendran, Carmen D'Paula, Robert Carter, Chin Wong, John Schindler, Ricky Tang, Michelle Falco, Don McNabb, Varatha Govi, Rose Larosa and Shahira Boulos in opposition to the Hydro One Electrical Supply Proposal, be received;

And that the Development Services Commission report dated June 1, 2004, entitled "Preliminary Comments on the Hydro One Electrical Supply Proposal (Parkway Belt Transmission Corridor, north to northern York Region) under the Class Environmental Assessment Process", be received and endorsed;

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And that Hydro One be advised that the Council of the Town of Markham is adamantly opposed to the possible routing option under consideration in the Town of Markham, and requires that Hydro One discontinue any further consideration of the possible routing option in the Town of Markham;

And that the following actions be undertaken by Hydro One prior to its determination of a preferred alternative:

1. That Hydro One undertake, as part of the Class Environmental Assessment Process, a fully documented identification and assessment of all possible routes and options for expanded power transmission capacity to northern York Region, including the use of other transmission corridors supplying northern York Region, the use of existing and proposed Ministry of Transportation corridors such as Highway's 404, 400 and future 427, pursuing new corridors on rural lands, and any other viable alternatives;
2. That Hydro One, in evaluating all alternatives, give greater consideration to environmental, social and economic impacts on existing and future urban areas and established and future residential communities, including schools adjacent to and in close proximity to the proposed transmission lines, and a lesser consideration to the factor of cost;
3. That Hydro One, in considering any alternatives within existing urban areas, undertake further detailed analysis relating to:
 - a) A full inventory and assessment of natural features and wildlife corridors and functions that would be potentially affected by construction activities and transmission corridor operations and relationship to adjacent urban development;
 - b) An assessment of the impact of the proposal on the intended use of the Hydro One transmission corridor for a future trail system activity linkages within urban areas;
 - c) An assessment of the visual impact of the power transmission towers in an established urban environment, including an assessment of the potential economic impact on homeowners and the loss of enjoyment of residential yards that are in proximity to the hydro corridors;
 - d) Review, with Transport Canada, the compliance of tower transmission heights with respect to Transport Canada Airport zoning regulations ;

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- e) Provide information on the effects of electromagnetic fields on human health; disclose the relative EMF strength emanating from the proposed 230 kV line; undertake a health risk assessment of the proposal in relation to adjacent urban land uses, in particular residential uses, schools and parks; and, identify mitigating measures that would ensure that any proposed changes in transmission capacity will not increase the public's exposure to electromagnetic fields.

And that the Town Clerk forward a copy of this report, Council's resolution, and all public submissions received by the Town of Markham, to Hydro One, and request that the Town be added to the project's contact list;

And that the Town Clerk forward a copy of Council's resolution and all public submissions received by the Town of Markham, to the Premier of Ontario, the Minister of the Environment, the Minister of Energy, Markham Area MPPs Tony Wong, Frank Klees and Mario Racco, the Ontario Energy Board, the Region of York, the York Region District School Board, the York Catholic District School Board, the Minister of Health & Long-Term Care, the Independent Electricity Market Operator, the Ministry of Municipal Affairs and Housing, the Clerks and Councils of the Towns of Aurora, Newmarket, Richmond Hill, King, Vaughan and Whitchurch-Stouffville;

And that the York Region Medical Officer of Health be requested to comment on the health issues related to electromagnetic fields (EMFs);

And that Mayor D. Cousens or Deputy Mayor F. Scarpitti meet with the President of Hydro One and the Minister of Energy, the Minister of the Environment and the Minister of Health and Long-Term Care;

And that the Town engage a consultant(s) to provide legal and technical expertise in support of the Town's opposition to the routing option through Markham and that staff report back on the particulars of engaging the consultant(s);

And that staff be authorized and directed, in the event that Hydro One decides to proceed with Alternative 1 routing through Markham, to request a "bump up" to an individual Environmental Assessment;

And that a Task Force be formed, consisting of Mayor D. Cousens, Deputy Mayor F. Scarpitti, Regional Councillor J. Heath, Councillor D. Horchik, Councillor K. Usman, members of STOP, and Councillors and residents of the Town of Aurora;

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And that a "warning" clause be included in all future subdivision agreements for new subdivisions that abut Hydro One corridors or facilities in the Town of Markham;

And that a copy of the report be forwarded to the Mayor and Clerk of the Town of Aurora with the offer for Markham staff to attend and present at a Town of Aurora Council meeting;

And that staff be authorized to make a similar presentation as the one given at the Town of Markham to the Region of York at its Planning Committee meeting scheduled to be held on June 16, 2004;

And that the Town of Aurora and the Region of York be requested to endorse this recommendation."

Yours sincerely,



Sheila Birrell
Town Clerk

Copy to: Jim Baird, Commissioner of Development Services
Alan Brown, Director of Engineering
Valerie Shuttleworth, Director of Planning and Urban Design
Jamie Bosomworth, Senior Project Coordinator
Geoff McKnight, Manager of Strategy & Innovation

SB:mbp

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**REPORT TO DEVELOPMENT SERVICES
COMMITTEE**

TO: Mayor and Members of Council

FROM: Jim Baird, Commissioner of Development Services
Alan Brown, Director of Engineering
Valerie Shuttleworth, Director of Planning & Urban Design

PREPARED BY: Jamie Bosomworth, Senior Project Coordinator
Geoff McKnight, Manager of Strategy & Innovation

DATE OF MEETING: 2004-Jun-01

SUBJECT: Preliminary Comments on the Hydro One Electrical Supply
Proposal (Parkway Belt Transmission Corridor, north to
northern York Region) under the Class Environmental
Assessment Process

RECOMMENDATION:

That the Development Services Commission report dated June 1, 2004, entitled "Preliminary Comments on the Hydro One Electrical Supply Proposal (Parkway Belt Transmission Corridor, north to northern York Region) under the Class Environmental Assessment Process", be received; and,

That Hydro One be advised that the Council of the Town of Markham has very serious concerns with the possible routing option under consideration in the Town of Markham, and requires that the following actions be undertaken by Hydro One prior to its determination of a preferred alternative:

1. That Hydro One undertake, as part of the Class Environmental Assessment Process, a fully documented identification and assessment of all possible routes and options for expanded power transmission capacity to northern York Region, including the use of other transmission corridors supplying northern York Region, the use of existing and proposed Ministry of Transportation corridors such as Highway's 404, 400 and future 427, pursuing new corridors on rural lands, and any other viable alternatives;
2. That Hydro One, in evaluating all alternatives, give greater consideration to environmental, social and economic impacts on existing urban areas and established residential communities, and a lesser consideration to the factor of cost;

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3. That in the event that any further analysis of the possible routing option in the Town of Markham is required in order for this option to be "screened out" by Hydro One, that such analysis include, among other matters, consideration of:
- a) A full inventory and assessment of natural features and functions that would be potentially affected by construction activities and transmission corridor operations;
 - b) An assessment of the impact of the proposal on the intended use of the Hydro One transmission corridor for a future trail system activity linkage, as part of the Greenway System identified in the Official Plan;
 - c) An assessment of the visual impact of the power transmission towers in an established urban environment (within the residential communities of Markham Centre, Buttonville, Cachet Woods, Cachet Estates/Jennings Gate, Cathedral Community, and Victoria Square), including an assessment of the potential economic impact on homeowners and the loss of enjoyment of residential yards that are in proximity to the hydro corridors;
 - d) Review, with Transport Canada, the compliance of tower transmission heights with respect to Transport Canada Airport zoning regulations (existing Buttonville and future Pickering airports);
 - e) Provide information on the effects of electromagnetic fields on human health; disclose the relative EMF strength emanating from the existing power line compared with the proposed 230 kV line; and, identify mitigating measures that would ensure that any proposed changes in transmission capacity will not increase the public's exposure to electromagnetic fields; and

That the Town Clerk forward a copy of this report and Council's resolution to Hydro One, and request that the Town be added to the project's contact list; and

That the Town Clerk advise the Premier of Ontario, the Minister of the Environment, Markham Area MPPs Tony Wong, Frank Klees and Mario Racco, the Region of York, the York Region District School Board, and the York Catholic District School Board, of Council's concerns and comments on this matter.

PURPOSE:

Hydro One is undertaking a Class Environmental Assessment (EA) for a project that would expand power transmission capacity to northern York Region. One of the options under consideration for the project consists of increasing electricity transmission capacity in an existing Hydro transmission corridor in the Town of Markham as shown on Attachment #2. The purpose of this report is to provide an overview of the Hydro One proposal, explain the approval process and identify issues and concerns relating to the viability and potential impacts of the Markham option.

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BACKGROUND:

Hydro One is an electricity transmission and distribution company (wholly owned by the Province of Ontario), transmitting up to 97% of the electricity from various generation sources to customers and local utilities in Ontario. Electrical power is transmitted across the province through high voltage transmission lines (500kV, 230kV and 115kV). Within York Region, Hydro One transmits electricity to local utilities, including Markham Hydro. Markham Hydro then distributes the electrical power to homes and businesses in Markham.

In early 2004, Hydro One published a document titled "Transmission Solutions, a Ten Year Transmission Plan for the Province of Ontario, 2004 - 2013" which outlines their plan for transmission of electricity in Ontario for the next ten years. Hydro One's background report identified the need for improved electricity delivery in York Region. A project of particular interest to the Town is the proposed establishment of a new 230kV power line that will run from the existing main lines within the Parkway Belt Transmission Corridor (which run east-west adjacent to Highway 407 in Markham), north to northern York Region.

To address this, two possible north-south routes have been identified by Hydro One - a Vaughan option (44 kilometres long) and a Markham option (24 kilometres long). Both are within existing corridors which terminate in Newmarket at the Armitage Transformer Station (see Attachment #1 - Hydro One Proposed Corridors for Increased Power Transmission to North York Region). The proposed 230 kV power line is subject to Environmental Assessment and Ontario Energy Board approval.

Proposed expansion of Markham corridor

As shown on Attachment #2, the Markham option identified by Hydro One is an existing hydro corridor situated generally mid-block between Woodbine Avenue and Warden Avenue, running from just south of Hwy. 407 up beyond the municipal boundary. Currently, the section south of 16th Avenue transmits power at the 230kV level, with a 115kV line north of 16th Avenue (staff have been advised that the existing 115kV line is actually distributing 28kV).

This existing transmission corridor runs through urban lands in Markham, including the Markham Centre mixed use area, and established residential communities including Buttonville, Cachet Woods, Cachet Estates/Jennings Gate, Cathedral Community and Victoria Square.

The Hydro One proposal for the section south of 16th Avenue is to reconstruct existing towers to an upgraded style with a similar height. North of 16th Avenue, Hydro One is proposing to increase power transmission capacity from 115kV to 230kV. This would require the use of towers that are 60 - 70 feet taller than existing structures. Two types of towers are proposed, as shown on Attachment #3.

Multiple approvals are required

For this project, Hydro One is required to undertake a Class Environmental Assessment (EA) for "Minor Transmission Facilities". At the completion of the EA process, Hydro One must also obtain approval from the Ontario Energy Board (OEB). In addition, they require approval from the Electricity Market Operator (IMO). Both the EA process and the OEB process provide for

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public input. The IMO approval is more technical in nature and does not provide for public input.

Class Environmental Assessment process

The Environmental Assessment Act is administered by the Ministry of Environment (MOE). It provides decision making and public input processes that must be followed before public infrastructure projects can be undertaken. The intent of the Class Environmental Assessment (EA) process is to ensure that impacts associated with the construction and operation of a project are environmentally acceptable. The flow chart (Attachment #4) lays out the steps in the process.

Simply stated, a Class EA involves:

- the identification and assessment of alternatives for the infrastructure project
- public consultation on the alternatives (the current stage of the Hydro One EA)
- identification of a preferred alternative, along with mitigative measures to minimize impacts such as environmental, social, etc.
- public consultation on the preferred alternative and mitigation strategy, and
- reporting on the preferred alternative

A Class EA is a "self-assessment" process led by the proponent (in this case Hydro One). Provided that MOE's process is properly followed and issues identified through consultation are adequately addressed, the project can receive environmental approval. MOE only becomes part of the process when an individual or group opposes the project and requests a "bump-up" to an individual EA – which would require evaluation of a broader range of options to a greater depth of study. An individual EA can be a much longer and more extensive process.

Status of the Hydro One Environmental Assessment

In accordance with the Class EA process, Hydro One is conducting a public consultation program. The first public information centre was held at various venues during the last week of April and the first week in May – including an April 28th meeting in the Town of Markham. Hydro One provided a set of display boards which identified the need for the project, identified alternative routes and designs, indicated the process they would be following, and requested the public to comment on the project. Currently, Hydro One remains focused on assessing the Vaughan and Markham alternatives, as shown on Attachment # 1.

Future public information centres have yet to be scheduled. Hydro One advises they originally intended to hold the second session in June. However, a date has yet to be set in order to allow more time for informal consultation with members of the public, interested groups and public agencies (e.g. School Boards). Once these consultations are completed, Hydro One will present their preferred option. The public will have an opportunity to comment further at that time.

Upon completion of the consultation process, Hydro One will prepare an Environmental Study Report which will be filed with the Ministry of Environment. The report will outline the project, process and outcome. Hydro One will notify all interested parties including the public,

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stakeholders and agencies that 30 days are available to review the report and provide comments. At this stage, any member of the public can request that MOE "bump-up" the project to an individual EA. Requests must include written submissions outlining inadequately addressed issues. If no bump-up is requested within the 30 day period, Hydro One will have Ministry of Environment approval to start the project.

If a "bump-up" is requested, Hydro One will have an opportunity to address the requestor. If the issues cannot be resolved, the Minister of Environment will review the Environmental Study Report and the reasons for the bump-up request, and make a decision. The Minister can either indicate that the objection is not warranted thereby granting environmental approval, or direct the proponent to undertake an individual EA. The outcome of an individual EA requires the approval of a third-party Consolidated Hearing Board through a public hearing

Role of the Ontario Energy Board

Upon the completion of the EA process, Hydro One must also acquire approval from the Ontario Energy Board (OEB). Through its process, the OEB reviews the proposed transmission project within the context of how the project may impact the price, reliability, availability and quality of electricity.

To acquire this approval, Hydro One will file an application with OEB. Hydro One will then notify interested parties and the general public of the application. Any party will have an opportunity to participate in the OEB's review process, which includes submission of evidence, interrogation of other parties' evidence, and a hearing. Upon the completion of this process, OEB reviews all submissions and issues a decision. With OEB approval, Hydro One will be in a position to construct the project.

The Town and Region have no approval authority in EA or OEB processes

Under the current provincial legislation for Class EA and OEB processes, the Town of Markham and Region of York hold the status of commenting agencies – they are not regulatory approval agencies. Site plan approval and building permits are not required for Hydro transmission towers.

Hydro One did not require warning clauses in subdivision agreements

As required by the Planning Act, Hydro One is provided copies of plans and applications for new subdivisions that abut their corridors and facilities. This provides an opportunity for Hydro One to review and comment on the applications – comments could include a request that new home owners be notified of the proximity of power transmission corridors, as well as the prospects of changes to the corridors in the future. Such warning clauses in agreements were required in the past by Hydro along certain sections of Hydro corridors in Markham.

Staff reviewed several subdivision agreements for newer residential developments in the vicinity of the subject Hydro corridor in the Town of Markham. Hydro did request certain technical requirements relating to such matters as fencing and grading, which are addressed in the subdivision agreements. However, Hydro did not request any specific notice or warning requirements to be included in the agreements reviewed.

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DISCUSSION:

Staff have reviewed the background reports prepared by Hydro One, attended the April 28th public information session, liaised with other municipalities, and consulted with experts in the power transmission industry. Based upon these reviews and consultations, we have identified several main issues and concerns that must be addressed as Hydro One proceeds under the Environmental Assessment process, namely: ensuring that all potential options are thoroughly explored; assessing the aesthetic and environmental impacts during and following construction; and, providing a scientifically sound and conclusive statement regarding the relationship between electromagnetic fields and the proposed changes to the power transmission corridor, and any possible affects on human health.

Hydro One must pursue all reasonable options

As noted earlier, Hydro One has focused its efforts in this Class EA process on only two options – the Vaughan and Markham alternatives. However we note that both these options run through built-up urban areas, immediately adjacent to established residential communities.

We recommend in the strongest of terms that Hydro One, as part of the formal EA process, be required to consider other possible options that could involve less of an impact on urban residential communities. Other possible options identified to date for expanded power transmission capacity to northern York Region could include other existing transmission corridors supplying northern York Region (such as corridors north of Newmarket), the use of existing and proposed Ministry of Transportation corridors such as Highway's 404, 400 and future 427, pursuing new corridors on rural lands, and any other viable alternatives.

Hydro One should identify and investigate these and any other viable alternatives as part of the current Environmental Assessment process.

The effects of EMF remain unknown

Every electronic device emits electromagnetic fields (EMF), including clock radios, cell phones, computers and power transmission lines. Concerns have been raised for several decades regarding the potential health risks associated with exposure to EMF. York Region undertook a review of the matter eight years ago, and determined that despite a remarkably large body of research, the scientific community offers contradictory and typically inconclusive results on the effects of EMF on human health. This lack of consensus is further evidenced in the efforts of the World Health Organization, which initiated an international review of EMF effects in 1996 and has yet to release a singularly conclusive position.

Members of the public living in the residential communities adjacent to the Hydro transmission corridor shown on Attachment #2 have been expressing to Hydro One, Members of Council and the School Boards serious concerns in regard to the possible health effects of the proposal, given the close proximity of the corridor to homes, schools and parks.

Possible EMF impacts are a sensitive matter worthy of further review, and the proponent should be obligated to respond to the public's concerns in a meaningful manner. This would include Hydro One providing information on the effects of electromagnetic fields on human health, disclosing the relative EMF field strengths associated with 28kV, 115kV and 230 kV power

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lines, and identifying mitigating measures that would ensure that any proposed changes in transmission capacity will not increase the public's exposure to electromagnetic fields.

Social and economic impacts must be considered in the review of alternatives

Power transmission towers present a visual intrusion into the urban landscape. For the section of corridor running north from 16th Avenue, the Hydro One proposal would require the replacement of the existing towers with structures that are 60 – 70 feet taller and potentially broader as well. The introduction of larger towers can worsen the already poor aesthetic impact of transmission corridors, present a further domination of the landscape, and possibly lead to negative economic impacts on homeowners as well as loss of enjoyment of residential yards in proximity to the corridor. For these reasons, visual impact of the alternatives must be considered in the EA, along with related social and economic concerns.

Confirm compliance with airport zoning regulations

Federal zoning regulations are in place to restrict the height of structures in the vicinity of Buttonville Airport. At the locations in proximity to flight paths, the maximum permissible height may conflict with the height of the 230kV towers proposed by Hydro One. The Markham transmission corridor is also affected by draft regulations recently issued by Transport Canada for the Pickering Airport. Although these additional height restrictions are unknown at this time, the onus is on Hydro One to confirm that it complies with all airport zoning regulations of Transport Canada.

Concerns exist that construction activity may have environmental impacts

Maintenance of power transmission corridors typically limits the extent of significant tree growth, but varied undergrowth does emerge over time. These areas become suitable for habitat and nesting grounds for a large variety of small mammals, birds, reptiles, etc. They can also serve as vital terrestrial corridors linking core habitat areas.

Construction activity associated with the erection of any new Hydro towers would degrade the habitat value of the transmission corridors. Regardless of the alternative selected, a full inventory and assessment of natural features is required, as well as a mitigation strategy to minimize the impacts of construction.

Ongoing maintenance and operating impacts of an intensified hydro corridor are also of concern, relating to such matters as the increased potential for use by Hydro One of pesticides and herbicides.

Markham Official Plan identifies Hydro Corridors as Activity Links in Greenway System

Section 2.2.2.3 of the Official Plan supports the development of a linked Greenway System to support ecological functions, provide access to natural areas and to provide continuous trails across the municipality and linking to Regional systems. The Greenway System is shown conceptually on Appendix Map 1 – GREENWAY SYSTEM of the Official Plan.

Section 2.2.2.12 Activity Linkages of the Official Plan provides that the "Town encourages and will work cooperatively with Ontario Hydro to gradually establish trail links on sections of the Hydro rights-of-way ...".

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The subject transmission corridor is shown as an intended "activity linkage" on the Greenway System map. Hydro One should be required to prepare an assessment of the impact of the proposal on the intended use of the Hydro One transmission corridor for a future pedestrian and bicycle path linkage, as part of the Greenway System identified in the Official Plan.

FINANCIAL CONSIDERATIONS:

At this point in the EA, Hydro One continues to assess the various options. Once a preferred option has been selected, staff will report back to Council with recommendations pertaining to the selection and provide information on any potential financial impacts.

ENVIRONMENTAL CONSIDERATIONS:

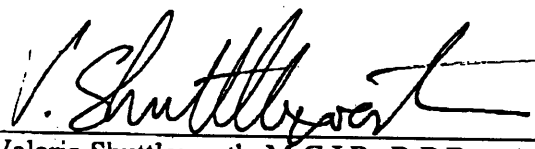
As detailed in the discussion section of this report, construction activity associated with the project may degrade natural flora and fauna. Staff recommend that Hydro One prepare a full inventory and assessment of natural features within the corridors, as well as a mitigation strategy to minimize the impacts of construction. The impacts of the proposal on the activity linkages/Greenway Systems policies of the Official Plan are also of concern.

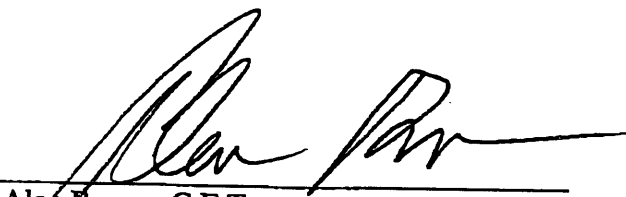
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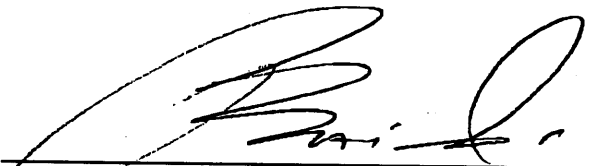
All affected departments will be involved in the review of Hydro One's preferred option, once that information is released.

ATTACHMENTS:

- Attachment #1 – Hydro One Proposed Corridors for Increased Power Transmission to North York Region
- Attachment #2 – Hydro One Proposal for Existing Markham Corridor
- Attachment #3 – Illustrations of Proposed Transmission Towers
- Attachment #4 – Class Environmental Assessment Study Process

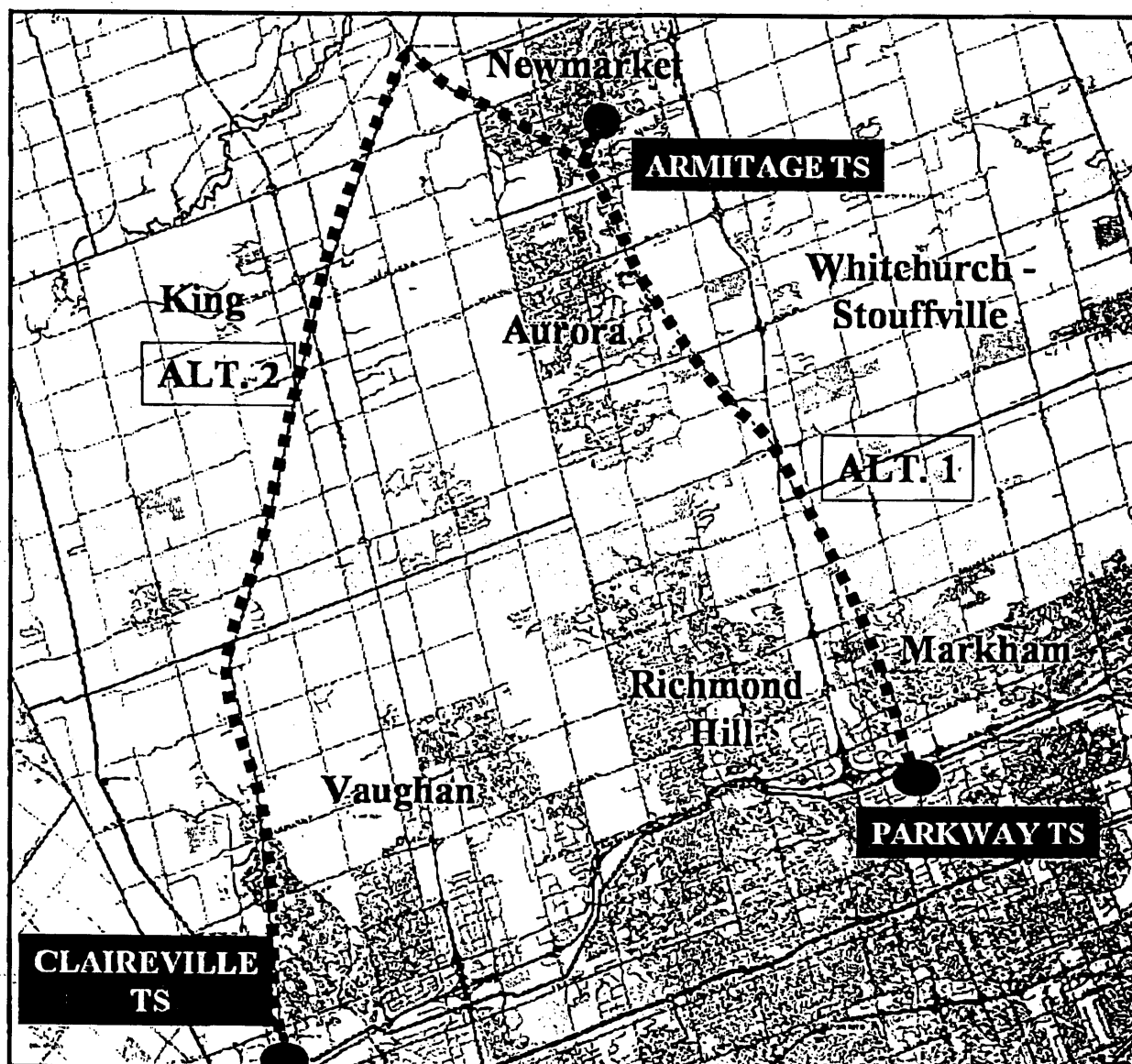

Valerie Shuttleworth, M.C.I.P., R.P.P.
Director of Planning & Urban Design


Alan Brown, C.E.T.
Director of Engineering


Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

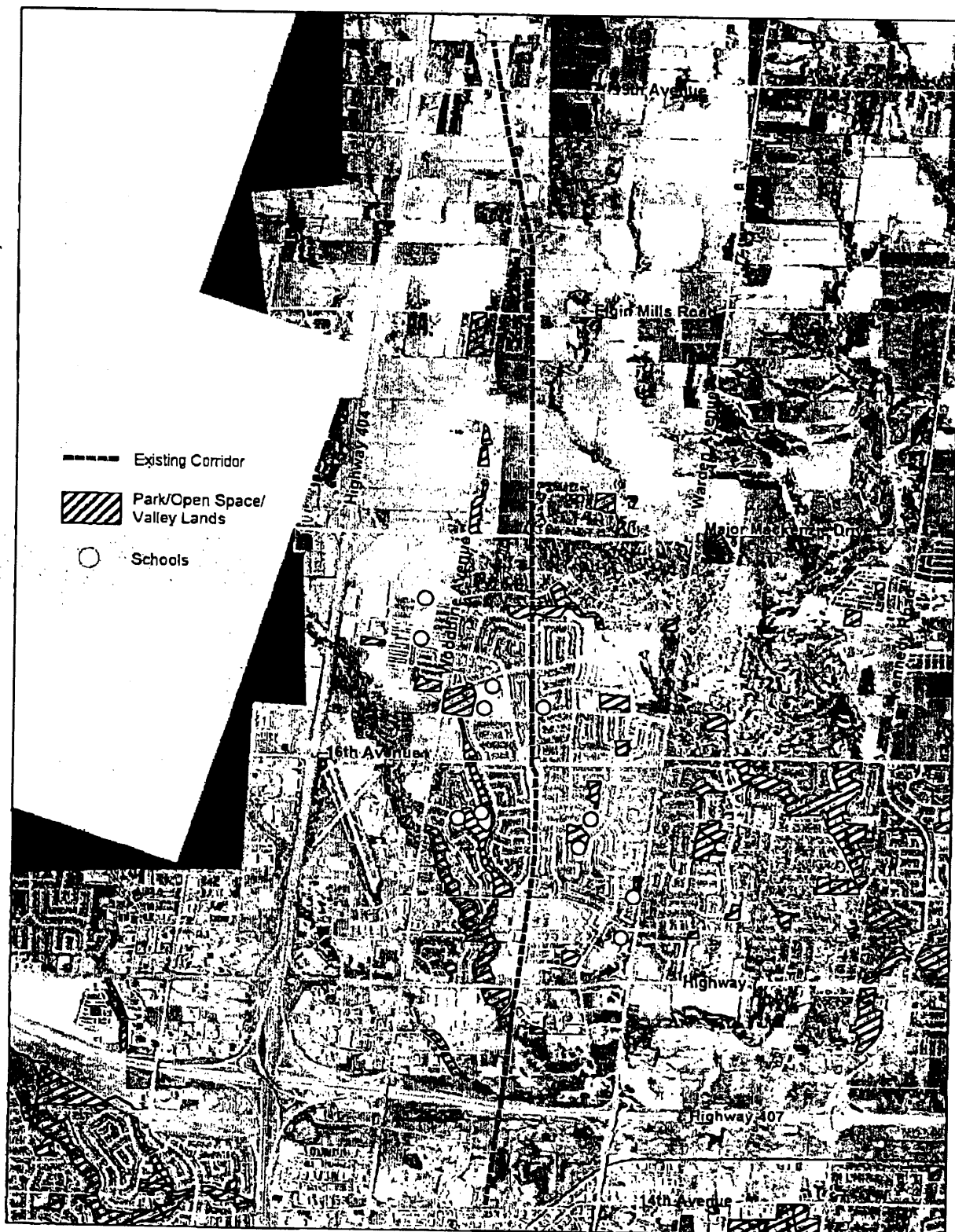
Attachment #1

Hydro One Proposed Corridors for Increased Power Transmission to North York Region



Attachment #2

Hydro One Proposal - Existing Markham Corridor

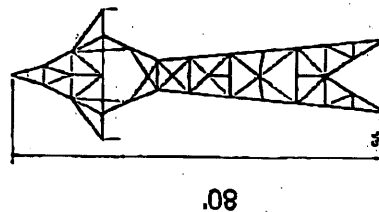


Attachment #3

Illustrations of Proposed Transmission Towers

ELECTRICAL SUPPLY TO NORTHERN YORK REGION

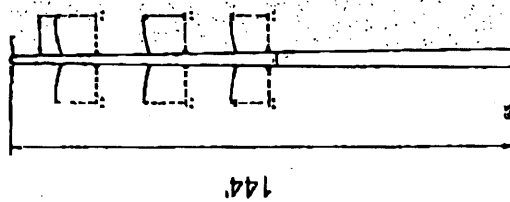
Route Alternative 1 – Parkway TS to Armitage TS



Existing

115 kV 1cct Lattice

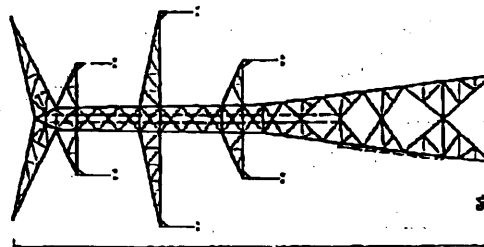
Buttonville TS to Elgin Mills Road Jct.



Proposed

230 kV 2cct Twin Bundle Steel Pole QR 230 kV 2cct Twin Bundle Lattice

Buttonville TS to Elgin Mills Road Jct.



Proposed

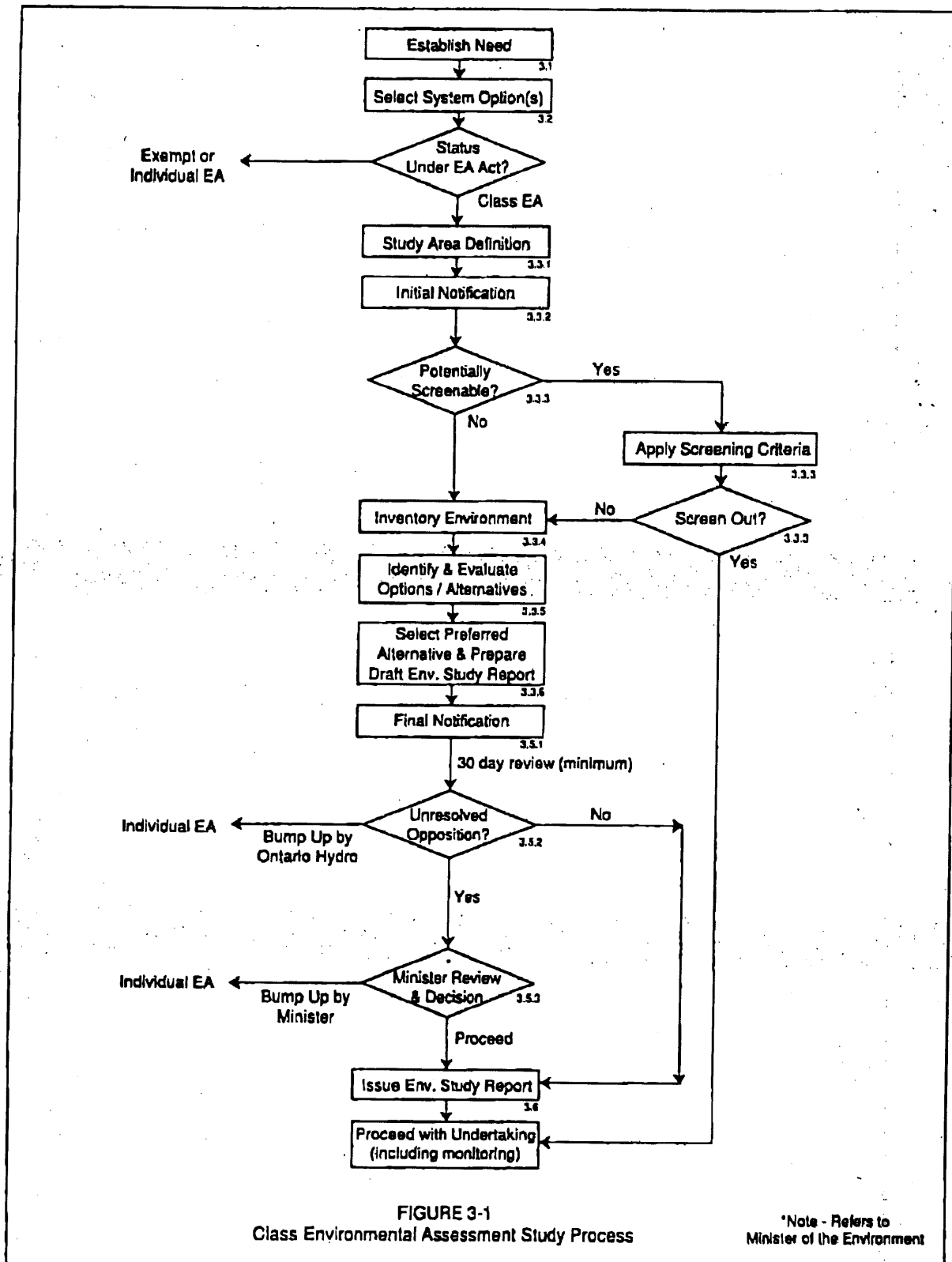
* All heights approximate

Public Information Centre – April/May 2004



Attachment #4

Class Environmental Assessment Study Process



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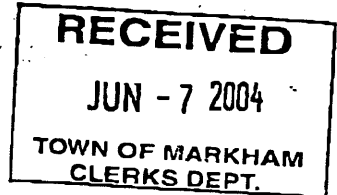
May 26, 2004

MAY 28 2004

Via email
Hard copy by registered mail

Mrs. Sheila Birrell
Town Clerk
Town of Markham
101 Town Centre Boulevard
Markham, Ontario L3R 9 W3

Dear Mrs. Birrell,

**Regarding Electrical Supply to Northern York Region through Markham**

My husband and I attended the meeting of April 28, 2004 with Hydro One concerning the building of transmission lines through my neighbourhood in Markham. I am deeply concerned about the token process of stakeholder input being undertaken by Hydro One, under the guise of Environmental Assessment and about the option being presented. I myself purchased a home in this area considering it a residential area, not an industrial zone, and do not wish to see my investment decline sharply because of inappropriate actions by Hydro One. **I demand that the Town start actively opposing the plans of Hydro One to use the current distribution corridor to build a transmission corridor on land which is too small and inappropriately located for this use. I would like the Town to gain a stop work injunction against Hydro One, if possible, as quickly as possible.** The following are my comments as a householder at 66 Forester Crescent, backing onto the Option 1 corridor.

1. When purchasing our home in 2000, we investigated the lines behind 66 Forester and were presented with letters to residents on the street from Ontario Hydro stating that the lines were intended for distribution only and that they would not exceed 27.6 KV. We were also told from letters from Hydro One that these lines may cease to be used in the future. Real estate agents are continuing to use these letters when they discuss the lines with potential buyers.

Given this consideration, we made an investment of over \$500K in our home in 2000. We accepted that there had been a modest price reduction to accommodate the lines behind the home, but at no point did we anticipate high voltage transmission lines that would significantly decrease the value of our investment and our community's market value.

2. Option 1 travels right through some of the most expensive 'investments' in Canada – people's homes. These homes, given the hit taken by people on other investments in recent years, are most often the primary assets that people have for their retirement. The economic impact of decreasing their value is a consideration which must be calculated into the economic costs of this project. The Town needs to be vigorous in opposing the line, given the damage to the economic value of the market areas along the corridor.

Having Option 1 travel through such a huge residential area would significantly impact housing prices along the corridor and decrease the value of the real estate market in this area. If every home in sight of the proposed towers lost 10% of its value the market value impact on people's investment would be in the

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millions of dollars. It would obviously also have to be accommodated in reduced property taxes for the Town.

In our case, given that we back directly onto the Option 1 corridor and that the tower would entirely fill the green space in the corridor, I have grave concerns about the saleability of our home at all. People have many needs when purchasing a home and perceived children's safety and the need to live in a residential area (versus an industrial zone) is of primary concern. I do not believe our home could be sold. Or if it would be sold, it would be with significant price slashing. Given that we just invested \$150K in landscape improvements without being informed of these significant changes, our loss would be considerable.

3. Hydro One's EA process has been tokenism at its worst.

- Notice period to the Region and to the Town and to the resident stakeholders has been inadequate and appears to be deliberately so.
 - It is our understanding that the Town had little understanding of the implications of Hydro One's proposals before the meeting held with residents on April 28th. Jack Heath (regional councilor) and Dan Horchik (T of M) were unable to explain to residents what the Town's stand on the issue was.
 - Residents were informed in the Economist and Sun of a meeting. No notices were sent to homes in our area.
 - Given the widely-known Chinese demographic in the area, there was no attempt to allow time for translation of the notice into Chinese so that more residents would be aware of the issue.
- Hydro One came with little information to share with stakeholders so that we could be educated and engaged in the process. For example, how wide is the standard corridor for transmission lines? From what I have observed (informally) in traveling throughout Toronto, it would appear that corridors are at least 150ft wide. Since our corridor is only 40-44ft wide, the towers would encompass the entire space (making it look even more like an industrial zone). What are the standards and what deviations are they asking permission for? None of this information was forthcoming.
- Gas lines have been marked already. When one utility asks another utility to indicate where its lines are, it is a pretty good signal that the decision, in Hydro One's mind has already been made. The Town can observe the marked lines along our corridor.
- Since construction has already started on a 'transfer station' at Highway 407, it is unclear whether there really is an 'option' to be selected. Additionally, since dates are projected for construction, it would also appear to be little more than a political exercise. It would appear that the consultation process is a sham. This provoked many people emotionally at the meeting and breaks down trust in Hydro One. This has impacted the credibility of Hydro One and its management significantly, just when it needs to rebuild trust and credibility in the community. If Hydro One plans in the future to vamp its nuclear program it will have to do a much better job of working with the community, rather than appearing to manipulate it.
- Comments from Hydro One engineers focused on the fact that the Option 1 corridor was the shortest route and therefore more cost effective. Obviously their consideration of the economics of the decision did not include the impact

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- on residential home values and the tax base to the Town, only engineering costs.
- Hydro One has called this a reconstruction. This is new construction and semantics should not be allowed to minimize the work that must take place and the potential damage to fragile environments as a result of the new work.
 - People were emotional at the meeting about the risks of transmission lines to family health. Hydro One came with no information and were inarticulate in explaining the issues and educating the stakeholders.
 - Hydro One engineers at the back of the room were overheard commenting that it didn't matter what residents were saying, the project would go through anyway. This adds to resident cynicism about whether the EA process will be a fair one or just rammed through.
4. Why is there no option 3 or 4? The business case needs to be developed for alternative routes, rather than the simplistic approach of selecting the route already available which, while less expensive in the short term to Hydro, may have a very significant impact over the longer-term. Where is long-term planning in this process and how engaged is the Town's urban planning process in this?
- It would appear that planning has taken place to run transmission run lines along Highway 407. This appears to be good urban planning to follow the transportation corridor.
 - Why is this not being considered for the northern route? Why does the new line not follow Highway 427 or 404 which are major corridors with employment land on both sides, not residential land?
 - Why is there no northern route being considered as part of development of 9th line or routes further east? In this way, it would be going through farmland with little impact on people's investments. There is need to plan ahead and to place these lines where they will not be impacting residential investments.
 - Should the line run up Highway 427, Hydro One could sell the property in the current corridor, which is valuable residential land, and recoup some of its costs. This has been done in many parts of Toronto and Mississauga in recent years.
5. Health impacts of high voltage transmission lines are difficult to assess. We understand how difficult it is to pinpoint health risks from electro-magnetic fields. We do know that there are health concerns when people are immediately adjacent to the lines and that the lines can hum and interfere with the quiet enjoyment of property. Given the narrow corridor, this is will always be a concern to current and future residents.

Given that Hydro One does not know the long-term impact of these lines on the community, it should be taking steps to avoid any potential risk. It is shocking then that Hydro One would consider Option 1 that runs beside a school in this neighbourhood. Long-term health impacts, if they are not known, should be avoided by running the lines through industrial or transportation corridors or farmland, not where little children will be playing. While in the short-term this is a more expensive solution, the long-term advantages carry far fewer risks.

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6. There appears to be inconsistent treatment of transmission lines by Hydro One. All over Toronto large corridors for multiple towers are being developed while the smaller distribution lines are being removed or buried and the land developed. Townhouses are now situated on former corridors in Scarborough. Big box stores are on redeveloped land in Mississauga. Oakville and Windsor were mentioned at the meeting as examples as well. Option 1 appears to fly in the face of current practices and the variances which are required to force this option through need to be challenged.

While we are most concerned about our home at 66 Forester Crescent, as reflected in some of the specific comments above, we are also concerned about a residence and golf range which we own and run at 11030 Woodbine Avenue, Gormley, near Victoria Square. All of the points are relevant to the second property as well.

Therefore, Option 1 is totally inappropriate for this area and consideration should be placed on an alternative that follows either a transportation corridor or farmland or employment land to be used instead of residential land.

We would request the following:

- That the Town engage its legal counsel to have work on Option 1 by Hydro One immediately stopped.
- That the Town independently assess the economic impact of Option 1 on market values, especially of homes backing onto the corridor and the impact of property tax losses.
- That the Town independently assess the environmental impact of Option 1.
- That the Town independently assess the health risks of backing onto the new transmission lines especially to students at adjacent schools and families whose homes back onto the lines.
- That the Town engage the Ministry of the Environment to help it ensure a fair and appropriate use of the Environmental Assessment process by Hydro One, rather than the sham process currently underway.
- That the mayor and councilors work with our stakeholder group S.T.O.P. to stop Option 1.

We look forward to a response from yourself or the mayor about this critical issue to our stakeholder group S.T.O.P. (Stop Transmission Lines Over People).

Kind regards

Sherrill Burns
66 Forester Crescent
Markham, Ontario, L6C 1V2
905-887-8781 (work)
905-887-8783 (home)

Michael Kusner
11030 Woodbine Avenue
PO Box 472,
Gormley, Ontario, L0H 1G0
905-887-8783 (home)
905-887-0843 (golf range)

Copies to: Sue Fusco (S.T.O.P)
Jim Baird Commissioner of Development Services
The Honourable Leona Dombrowsky, Minister of the Environment

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~~Don Cousens, Honourable Mayor~~

Frank Scarpitti, Deputy Mayor
Jack Heath, Regional Councillor
Jim Jones, Regional Councillor
Bill O'Donnell, Regional Councillor
Stan Daurio, Ward 1 Councillor
Erin Shapero, Ward 2 Councillor
Joseph Virgilio, Ward 3 Councillor
George McKelvey, Ward 4 Councillor
John Webster, Ward 5 Councillor
Dan Horchik, Ward 6 Councillor
Khalid Usman, Ward 7 Councillor
Alex Chiu, Ward 8 Councillor

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May 26, 2004

Mrs. Leona Dombrowsky
Minister of the Environment
12th Floor, 135 St. Clair Avenue West
Toronto, Ontario M4V 1R5

Dear Mrs. Dombrowsky,

Regarding Inadequate Class EA Process by Hydro One

My husband and I attended a Class EA process meeting with Hydro One on April 28, 2004 in Markham concerning the building of 230 kV transmission lines through our residential neighbourhood. We are deeply concerned that this appears to be a sham process and certainly not the process described in the legislation. Since my husband is a professor emeritus in urban and regional planning, having founded the School of Urban and Regional Planning at Ryerson University, he fully understands the process and its intents and believes it is the worst case of tokenism he has observed in many years. Undoubtedly, this issue will come to your attention through a "bump-up" in the future; however, we believe that you should be aware of the issue and the actions of Hydro One with the intent that you influence Hydro One to display 'duty of fairness' to its stakeholders and to ensure that a proper Class EA process occurs such that all risks and benefits of the initiative (not just the cost benefits to the Utility) be considered and a best approach for the Province (and not just the Utility) be selected.

Background: As part of a Class EA process, Hydro One has asked for input on two routes for construction of a new double circuit 230kV transmission line from either the Parkway Transformer Station (Alternative 1, Markham route) or Claireville Transformer Station (Alternative 2, Vaughan route) to the Armitage TS in Newmarket. This is through a series of residential neighbourhoods in Markham. It has asked for input as to the choice of design of towers which would require tearing down 80' 26.7kV distribution lines and construction of 135' or 144' transmission towers.

Issues and Concerns:

- Inappropriate question for input and inadequate context provided: Hydro One presented two options with no context or content provided, only the explanation that Northern York Region needs power in two years. One page of summary information was provided. No content or context information was provided to the stakeholders so that appropriate input could be provided.
 - The question asked, should this transmission line be built in your backyard (Markham) or someone else's (Vaughan) was immediately rejected by the community. This is not the appropriate question. People are not naïve enough to accept this 'us' versus 'them' kind of positioning. The question is "What is the best way to get Hydro to northern York Region?" and this is what people were interested in understanding. We believe the question to start this EA process is deliberately flawed.
 - Information was needed about the following in order to respond to the more important question and none of this was forthcoming.
 - Current transmission corridors in this area of Ontario and how Option 1 fits with overall Ontario plans
 - Long-range plans for transmission lines in the larger area

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- Criteria for selecting a transmission line route, other than shortest and cheapest cost to Hydro One.
 - The standards for construction of transmission line routes and the variances that would be required for running through our residential area. For example, the corridor behind our properties is 40-44' wide which appears to be far too small to have high-voltage transmission lines running through it without significant variance from current practices.
 - Other routes which were assessed by Hydro One such as following transportation routes (such as Highway 427 or 404) or through employment lands or farmland, rather than through residential lands.
- Inadequate preparation and information. Compounding the lack of a reasonable topic for input, the presenters appeared very unprepared and provided little information when questions were asked about benefits and risks.
- People were very emotional at the meeting, as should have been expected, when the presenters came with no information and provided no answers to basic questions about health risks. The public has a strong perception about the risks of electro-magnetic forces from high-power transmission lines to family health. Whether these are real or not, Hydro One management came with no information and were inarticulate in explaining the issues and educating the stakeholders. Late in the meeting, under pressure, several web-sites were mentioned as points of reference, but only after residents continued to press for information.
 - The residents were also immediately concerned about the impact on property values of turning residential neighbourhoods into industrial zones through the building of tall transmission towers. Again the presenters came with no process and no recommendations for residents about how to gather information in this regard in order to understand the implications. In fact the only perspective offered was that Option 1, Markham, was the shortest route and that it was likely the best route for their purposes. The imbalance in their thinking about the cost impact was offensive.
 - Residents have received letters from Ontario Hydro over the past eight years, as they have purchased their homes, declaring that the intent was to use the towers currently in place for distribution at 26.7KV, randomly as required for redistribution. Some have letters stating that there was no intent to change the status of the towers for the next ten years. People such as ourselves have invested in purchasing and upgrading our homes with the understanding that there would be no changes. Our financial decisions have been based on these letters and we are at risk of losing our retirement investments (value of our homes). The presenters had no knowledge of these commitments made by Hydro and made no attempt to gather copies of the letters. Additionally, they added to the anguish of the residents by inadvertently revealing that distribution of power at 44kV was common on the line, reinforcing betrayal of commitments from Hydro.
 - Only with pressing from the audience was it revealed that Hydro One's 10 year transmission plan was on the web. Since we were not informed of this in advance, no one had educated themselves about the plan prior to the meeting and therefore no informed input could be made.

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- Inadequate Notice Periods: The notice period to the Region of York, the Town of Markham and to the resident stakeholders has been inadequate and appears to be deliberately so.
 - It is our understanding that the Town of Markham had little understanding of the implications of Hydro One's proposals before the meeting held with residents on April 28th. Jack Heath (Regional Councillor) and Dan Horchik (Ward 6 Councillor) were present and unable to explain to residents what the implications of Option 1 were because a) the Hydro One had given its proposal to the Region some 10 days prior to informing the residents and the implications were still under study by regional planners; b) Markham was informed 3 days prior to the meeting and had not had time to assess the implications either. So both residents and their political representatives could not discuss the implications in order to give adequate input.
 - Residents were informed in the Economist and Sun newspaper of a meeting. No notices were sent to homes in our area. Given the widely-known Chinese demographic in the area, there was no attempt to allow time for translation of the notice into Chinese so that more residents would be aware of the issue. This again appears to be a deliberate attempt to reduce stakeholder awareness of the proposal.
- Actions reflective of a 'Done Deal' mentality: Hydro One has committed several actions which appear to disregard Class EA process and which reflect thinking that they can 'ram' the most expedient option through despite significant longer-term risks and issues.
 - Hydro One presented an early June 2004 date as the point at which it would notify the public of its preferred route. How could an assessment of all stakeholder issues we completed and resolved within 4-5 weeks? How could the environmental impacts of wetlands and creeks already impacted by sewer pipe construction be assessed. It has retracted this date at this time.
 - Gas lines have been marked already. When one utility asks another utility to indicate where its lines are, it is a pretty good signal that the decision, in Hydro One's mind has already been made.
 - Since construction has already started on a 'transfer station' at Highway 407, it is unclear whether there really is an 'option' to be selected. Hydro One denies that this is work in progress on Alternative 1.
 - Hydro One engineers at the back of the room were overheard commenting that it didn't matter what residents were saying, the project would go through anyway. This adds to resident cynicism about whether the EA process will be a fair one or just rammed through, regardless of risks to property owners and the market area.
 - Additionally, since dates are projected for construction Spring 2005, it would also appear to be little more than a political exercise. It would appear that the consultation process is indeed perceived to be a sham. This provoked many people emotionally at the meeting as it appeared that Hydro One was just playing one group off the other and that it had already decided what it was going to do.
 - Hydro One has called this a reconstruction. This is new construction and semantics should not be allowed to minimize the work that must take place, the significant impact on residential real estate values and the potential damage to fragile environments as a result of the new work.

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We request the following:

- That the Minister open a file on this issue immediately to track Hydro One compliance to the Class EA Process and to ensure that the intent of the legislation is being honoured.
- That the Minister intervene to influence the restatement the objective of the initiative. Hydro One should not be playing one community against the other. Rather it should be searching for an appropriate long-term solution to transmission of power to northern York Region. This should not require turning residential areas into industrial zones.

We look forward to a response regarding this critical issue. As my husband and I each own a property related to the above we have listed our names and addresses below.

Kind regards,

Sherrill Burns
66 Forester Crescent
Markham, Ontario, L6C 1V2
905-887-8781 (work)
905-887-8783 (home)

Michael Kusner
11030 Woodbine Avenue
PO Box 472,
Gormley, Ontario, L0H 1G0
905-887-8783 (home)
905-887-0843 (golf range property)

Copies to: Sue Fusco (S.T.O.P) Spokesperson for our stakeholder group
Don Cousens, Honourable Mayor
Frank Scarpitti, Deputy Mayor
Sheila Birrell, Town Clerk, Town of Markham
Jack Heath, Regional Councillor
Jim Jones, Regional Councillor
Bill O'Donnell, Regional Councillor
Stan Daurio, Ward 1 Councillor
Erin Shapero, Ward 2 Councillor
Joseph Virgilio, Ward 3 Councillor
George McKelvey, Ward 4 Councillor
John Webster, Ward 5 Councillor
Dan Horchik, Ward 6 Councillor
Khalid Usman, Ward 7 Councillor
Alex Chiu, Ward 8 Councillor

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Bavington, Kitty

From: Nanninga, Barbara on behalf of Cousens, Don
Sent: Friday, June 04, 2004 3:00 PM
To: Bavington, Kitty
Subject: FW: Hydro One - Proposed Transmission Line Expansion Project in Markham

-----Original Message-----

From: Michael Cole [mailto:michael_a_cole@yahoo.com]
Sent: Wednesday, June 02, 2004 5:20 PM
To: community.relations@hydroone.com; carrielynn.ognibene@hydroone.com;
john@johnmccallum.ca; wilfert.b@parl.gc.ca; fklees@frank-klees.on.ca;
tcwong.mpp.co@liberal.ola.org; mracco.mpp@liberal.ola.org;
dalton.mcquinty@premier.gov.on.ca
Cc: larosa@ycdsb.edu.on.ca; cormied@ycdsb.edu.on.ca;
cottonc@ycdsb.edu.on.ca; dcousens@markham.ca; fscarpitti@markham.ca;
jheath@markham.ca; dhorchik@markham.ca; jjones@markham.ca;
bodonnell@markham.ca
Subject: Hydro One - Proposed Transmission Line Expansion Project in
Markham

Dear Sirs,

I am writing to voice my strong opposition to the proposed reconstruction of the hydro transmission lines in the Markham area between either Parkway TS or Clairville TS, and Armitage TS in Nemarket.

As a resident and father of a young son who attends school at St. Monica C.E.S., which is immediately adjacent to one of the proposed routes; I am appalled that the sites under consideration for this project run through residential communities and adjacent to St. Monica C.E.S. and Daycare Centre.

It is clear to me, having seen the illustrations of the proposed replacement tower designs, that the use of the existing corridors for this expansion project is clearly incompatible with the established residential communities, and will surely result in deflated property values and homeowners equity.

Additionally, I am seriously concerned with the potential health hazards from the increased electromagnetic fields (EMF's) that these lines will emit. Of particular concern to me is the existing corridor's proximity to St. Monica C.E.S. and St. Monica Daycare Centre on Calvert Road.

Scientific studies have shown a link between EMF's and childhood leukemia. I shudder to think that I may be forced to send my child to school and have him play in the shadow of these massive transmission towers.

It is inconceivable to me that an organization such as Hydro One would even consider putting the children of our community at risk and diminishing forever the attractiveness and value of our homes.

I do not oppose the expansion of Hydro infrastructure in the area, however, I do not believe that the expansion MUST run through neighborhoods and past schoolyard playgrounds. I believe that alternative routes using other existing corridors situated in commercial industrial areas and even new routes in areas away from residential communities should be given consideration over the current proposed routes.

Sincerely,
Michael A. Cole

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Bavington, Kitty

From: Nanninga, Barbara on behalf of Cousens,
Sent: Friday, June 04, 2004 12:06 PM
To: Bavington, Kitty
Subject: FW: Stop the Transmissin lines Over People

-----Original Message-----

From: AngieAHardy@aol.com [mailto:AngieAHardy@aol.com]
Sent: Wednesday, June 02, 2004 11:22 PM
To: community.relations@hydroone.com
Cc: dcousens@markham.ca
Subject: Stop the Transmissin lines Over People

June 2, 2004

Dear Carrie-Lynn,

How are you ? My name is Angie Hardy and I am a resident of Markham. I am a mother of triplets. My children are Grade One students attending St. Monica Catholic School. Four years ago when my husband and I were searching for a safe, peaceful community to raise our family, we have made a conscious decision in choosing Markham. Why ? Because Markham is a nice place to live and to raise a young family. We are merely ordinary common folks and have very ordinary common dreams. Our dreams are to stay in our present house until we retire. Provide a safe and respectable community for our children to grow up in. However, since we have learnt of the Hydro One Plan in building a 230,000 Volt Line by our backyard, we are now living in fear. We are fearful of our health, and more importantly, the health of our three children.

We live by the Northeast corner of Rodick and 16th. There is a very narrow hydro corridor behind our backyard. I cannot contemplate how your organization can even consider building such a high power transmission line by our backyard ! So close to our bedrooms. So close to the school where our children play and learn everyday. Your project has caused grave concerns in our family, and our community. The project poses a threat to our health. It affects the look and feel of our community. It affects the values of our properties.

What Hydro One is doing is unacceptable. I understand the need for additional demands of electricity to northern York Region. Hydro One is a public organization. Your organization has commitment and obligation to supply hydro power to the "northern residents". But, while you are considering this expansion, please also consider the commitment and obligation which you have to the Markham residents. I urge you, **please do not let this be done at the expense of other human beings.** Please do not let the lines be built through residential areas.

I am writing to you to raise my concerns and my worries. Like my neighbours, I am strongly opposing the intention of the Markham Transmission Lines project. In conclusion, I wish to place my name in your contact list; so that I can be notified of further meetings from Hydro One.

Regards,
Angie Hardy of Markham

6/4/2004