

June 26, 2013

Thank you for circulating Infrastructure Ontario (formerly the Ontario Realty Corporation) on your Notice. Infrastructure Ontario (IO) is the strategic manager of the provincial government's real estate 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, *IO is responsible for managing real estate property that is owned by Her Majesty the Queen in Right of Ontario as represented by the Minister of Infrastructure (MOI).*

There is a potential that IO manages lands that fall within your study area. As a result, your proposal may impact IO managed properties and/or the activities of tenants present on IO-managed lands. In order to determine if IO property is within your study area, IO requires that the proponent of the project conduct a title search by reviewing parcel register(s) for adjoining lands, to determine the extent of ownership by MOI or it's predecessors (listed below) ownership. Please contact IO if any ownership of provincial government lands are known to occur within your study area and are proposed to be impacted. IO is obligated to complete due diligence for any realty activity on IO managed lands and this should be incorporated into all project timelines. IO managed lands can ***include within the title but is not limited to*** variations of the following: Her Majesty the Queen/King, OLC, ORC, Public Works, Hydro One, PIR, MGS, MBS, MOI, MTO, MNR and MEI\*. Please ensure that a copy of your notice is also sent to the ministry/agency on title. As an example, if the study area includes a Provincial Park, then MNR is to also to be circulated notices related to your project.

### **Potential Negative Impacts to IO 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 IO 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.

### **Potential Triggers Related to MOI's Class EA**

IO is required to follow the MOI Class Environmental Assessment Process for Realty Activities Not Related to Electricity Projects (MOI Class EA). The MOI 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 IO Class EA please visit the Environment and Heritage page of our website found at the following internet link: <http://www.ontariorealty.ca/AssetFactory.aspx?did=2240>

### **Green Energy Act and Associated Projects**

Undertakings that involve the planning, designing, establishing, constructing, operating, changing, expanding or retiring of a renewable energy generation facility or renewable energy testing facility is exempt from following the MOI Class EA process. To obtain approval, these projects have a specific EA process that exempts these projects from the IO, MOI EA process.

Once a renewable energy approval has been granted, for a project that will impact IO managed lands, the proponent will be required to complete IO's "Application of Client Ministry or Agency's Class EA or Declaration Order" form. All documentation, backup information, approvals and any required permits, associated with the Green Energy Act EA approval is to be provided to IO, prior to any development or construction, on the proposed lands, managed by IO.

Gaps may still exist, that are not necessarily evaluated by the Green Energy Act. IO may require additional reports, or studies to satisfy any due diligence concerns. For example, should the proposed activities impact cultural heritage features on IO 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 prior to commencement of the renewable energy project. This requirement may be independent and outside of any EA process.

---

**Specific Comments**

If an EA for this project is currently being undertaken and **only if** the undertaking directly affects all or in part any IO-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 MOI Class EA requirements can be met through the EA study.

Please remove IO from your circulation list, with respect to this project, if there are no IO managed lands in the study area. In addition, in the future, please send only **electronic copies of notices** for any projects impacting IO managed lands to:  
Keith.Noronha@infrastructureontario.ca

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,



**Lisa Myslicki**  
Environmental Advisor, Environmental Management  
Infrastructure Ontario  
1 Dundas Street West,  
Suite 2000, Toronto, Ontario  
M5G 2L5  
(416) 212-3768  
[lisa.myslicki@infrastructureontario.ca](mailto:lisa.myslicki@infrastructureontario.ca)

\* Below are the acronyms for agencies/ministries listed in the above letter

OLC: Ontario Lands Corporation  
ORC: Ontario Realty Corporation  
PIR: Public Infrastructure and Renewal  
MGS: Ministry of Government Services  
MBS: Management Board and Secretariat  
MOI: Ministry of Infrastructure  
MTO: Ministry of Transportation  
MNR: Ministry of Natural Resources  
MEI: Ministry of Energy and Infrastructure