

March 7, 2014

By RESS & Courier

Ms Zora Crnojacki,  
Project Advisor  
Applications and Regulatory Audit  
Ontario Energy Board  
Suite 2700, 2300 Yonge Street  
Toronto, Ontario  
M4P 1E4

Dear Ms Crnojacki:

**Re: Union Gas Limited (“Union”)  
Panhandle Project  
Board File # EB-2013-0420**

Attached please find a copy of the OPCC review for the Panhandle NPS 16 Lakeshore replacement.

If you have any questions or require any additional information please contact the undersigned.

Sincerely,

*[original signed by]*

William Wachsmuth  
Regulatory Projects  
Encl.

## OPCC Review Summary 2014

### Panhandle NPS 16 Replacement Project (Lakeshore)

AGENCY	COMMENT	RESPONSE
Letter received December 30, 2013 Mr. Oscar Alonso, P. Eng. Fuel Safety Engineer Technical Standards & Safety Authority	Request for additional information concerning Hydro lines voltage and the construction specifications and mitigations for dealing with installation in close proximity.	Email sent January 15, 2014 informing Mr. Alonso that Union is working with Hydro and has engaged a consulting firm to generate a mitigation strategy. The completed strategy will be forwarded to Mr. Alonso
Email received February 12, 2014 Ministry of Tourism, Culture and Sport Penny Young M.A. Heritage Planner	Indicated that a Stage 2 assessment and Cultural Heritage Overview were not complete at the time of the ER review.	Email sent February 13, 2014 indicating that the Stage 1, Stage 2 and Stage 3 for Phase 1 of the project are under review with the MTCS. A Cultural Heritage Overview was completed and attached to the email.
Email received January 30, 2014 Ministry of the Environment Mr. Craig Newton Regional Environmental Planner	Indicated the existence of a waste site in close proximity to the pipeline corridor.	Letter sent February 27, 2014 to Craig Newton indicating that following a review of a study performed in 1990's the waste site in question did not receive municipal waste and the area surrounding the site was approved for subdivision.
Letter received February 12, 2014 Corporation of the Essex County Jane Mustac, P.Eng. Manager Transportation Planning	Letter outline a number of agreed upon conditions with additional information required.	Union Gas is working with the County to supply the additional information required.
Email received dated February 14, 2014, Ministry of Natural Resources Ben Hindmarch District Planner Aylmer District Office	Indicated the review of the ER has been completed and a Letter of Advice will be issued.	Not Required
Email received dated March 3, 2014, Ministry of Natural Resources Catherine Jong SAR Biologist Aylmer District Office	Letter to Proponent (Advice) from MNR's Species at Risk screening.	Not Required
Letter received February 07, 2014 Essex Region Conservation Authority Cynthia Casagrande Regulations Technician	Letter acknowledging the receipt of the Application for Permit as well as requesting additional information.	February 20, 2014. Phone conversation with Cynthia Casagrande and Tim Byrne of the ERCA to discuss additional information concerning temporary culvert sizes and temporary bridge height. Information will be forwarded to ERCA prior to receiving the permit.
Email Received by Paul Neals, November 14, 2013 Infrastructure Ontario Lisa Myslicki Environmental Advisor	Indicated the IO due diligence requirement for the Panhandle Project. A consultation and Documentation Report (C&D Report) template was received from IO on January 10, 2014 from Lisa Myslicki.	Email sent February 28, 2014 to Lisa Myslicki with the completed C & D Report attached for her review.



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December 30, 2013

Mr. Norm Dumouchelle  
Environmental Planner  
Union Gas Limited.  
P.O. Box 2001, 50 Keil Drive North,  
Chatham, ON N7M 5M1

Dear Mr. Dumouchelle:

**Re: Union Gas Limited Pipeline Project. Panhandle NPS 16 Replacement (Lakeshore) Project.**

This is in response to your letter of December 11, 2013, about the replacement of the existing referenced pipeline with a new NPS 20 pipeline. We reviewed the Azimuth Environmental Consulting Inc. report AEC 13-176 (December 2013) and the design & pipe specifications attached to your letter.

According to the design and pipe specifications attached, this replacement will be operated at stress level below 50% SMYS. The design specifications meet the requirements of O. Reg. 210/01 and the adopted national standard on Oil and Gas Pipeline Systems, CSA Z662-11, as well as the TSSA Guidelines for pipeline abandonment.

However, I would appreciate to receive additional information regarding the Hydro lines voltage and the construction specifications for dealing with installation of pipelines in close proximity of aerial electrical lines. Please provide the mitigation measures for the potential static charge on piping placed in the area for installation and also the effects of the induced potential charges after installation on the cathodic protection (if any) during the operation of the pipeline..

Should you have any questions, please call me.

Yours truly,



Oscar Alfonso, P. Eng.  
Fuels Safety Engineer

cc: Ms. Zora Crnojacki, Chairperson, OPCC, Ontario Energy Board, 2300 Yonge St., 26<sup>th</sup> Floor, Suite 2601, Toronto, ON M4P 1E4

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## Dumouchelle, Norm

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**From:** Oscar Alonso [oalonso@tssa.org]  
**Sent:** January 15, 2014 8:30 AM  
**To:** Dumouchelle, Norm  
**Subject:** Re: Panhandle NPS 16 Replacement (Lakeshore)

Thanks Norm for the information.

Regards,

Oscar Alonso

On Wed, Jan 15, 2014 at 8:24 AM, Dumouchelle, Norm <[NPDumouchelle@uniongas.com](mailto:NPDumouchelle@uniongas.com)> wrote:

Hi Oscar

Thank you for the prompt review of the Environmental Report for this project and your letter dated December 30, 2013 requesting additional information regarding the hydro lines voltage and construction specifications for dealing with the installation of the pipeline in close proximity to the electrical lines. Union Gas has been working with Hydro One and is presently awaiting information on their K2Z transmission lines. Once the required information has been received from Hydro One, Union has engaged Correng Consulting Services Inc. to finalize the safe separation distance calculations, perform modeling on the new pipeline and design the AC mitigation system. Upon completion of this work, I will forward you the required information.

Again Thank you

**Norm Dumouchelle**

**Environmental Planner**

**Union Gas Limited**

e-mail: [npdumouchelle@uniongas.com](mailto:npdumouchelle@uniongas.com)

[1-866-949-1595](tel:1-866-949-1595) ext. 76955



## Dumouchelle, Norm

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**From:** Dumouchelle, Norm  
**Sent:** February 13, 2014 2:44 PM  
**To:** 'Young, Penny (MTCS)'  
**Cc:** zora.crnojacki@oeb.gov.on.ca  
**Subject:** RE: Union Gas Limited Pipeline Project, Panhandle NPS 16 Replacement (Lakeshore) Project  
**Attachments:** Cultural Heritage Overview -.pdf

Dear Penny Young

Thanks you for your response concerning the Environmental Report for the NPS 16 Panhandle Replacement Project. The pipeline project will be constructed in two phases. Phase 1 consists of the area from West Puce River Rd. to the west side of Belle River and Phase 2 from the east of Belle River to East Ruscom River Rd. A Stage 2 and Stage 3 has been performed on lands within Phase 1. The completed reports - PIF Numbers: P389-0027-2013 and P389-0033-2013 are presently under review with your Ministry. The Stage 2 archaeological assessment for Phase 2 is ongoing and expected to be completed in early spring at which time a report will be sent to your Ministry for review. The "Built Heritage and Cultural Heritage Overview" has been completed for the entire project and is attached.

If you have any questions, please contact me.

Thanks You

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**From:** Young, Penny (MTCS) [<mailto:Penny.Young@ontario.ca>]  
**Sent:** February 12, 2014 4:39 PM  
**To:** [zora.crnojacki@oeb.gov.on.ca](mailto:zora.crnojacki@oeb.gov.on.ca)  
**Cc:** Dumouchelle, Norm  
**Subject:** Union Gas Limited Pipeline Project, Panhandle NPS 16 Replacement (Lakeshore) Project

**Ministry of Tourism,  
Culture and Sport**

Culture Services Unit  
Programs and Services Branch  
401 Bay Street, Suite 1700  
Toronto ON M7A 0A7  
Tel: 416 212 4019  
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**Ministère du Tourisme,  
de la Culture et du Sport**

Unité des services culturels  
Direction des programmes et des services  
401, rue Bay, Bureau 1700  
Toronto ON M7A 0A7  
Tél: 416 212 4019  
Télé: 416 314 7175



February 12, 2014 (EMAIL ONLY)

Zora Crnojacki  
Coordinator, Ontario Pipeline Coordination Committee  
Ontario Energy Board,  
2300 Yong St. 26th Floor, Suite 2601  
Toronto, ON  
Email: [zora.crnojacki@oeb.gov.on.ca](mailto:zora.crnojacki@oeb.gov.on.ca)

**RE: Union Gas Limited Pipeline Project  
Panhandle NPS 16 Replacement (Lakeshore) Project  
MTCS file no. 0000189**

Dear Zora Crnojacki,

The Ministry of Tourism, Culture and Sport (MTCS) received the Environmental Report for the above-mentioned project.

With respect to this undertaking, MTCS has an interest in conserving, protecting and preserving Ontario's heritage. MTCS would, therefore, be interested in remaining on the circulation list and being informed of the project as it proceeds through the next phases of the Ontario Energy Board's (OEB) application process.

The Environmental Report (ER) considers the natural environmental and socio-economic setting associated with the pipeline replacement project. Section 3.4 of the ER entitle "Cultural Environment" indicates that a Stage 2 archaeological assessment and a "Built Heritage and Cultural Heritage Overview" are to be undertaken. However, they are not complete and therefore any cultural heritage resources that may be identified by these technical studies are unable to be addressed in the ER. In addition, without a Stage 2 having been conducted, reviewed/commented on by MTCS, and completed by the time of the writing of this ER there is no way to know if there are sensitive archaeological sites to be avoided.

As cultural heritage reports and archaeological assessments and their recommendations are to be addressed/incorporated into ER documents and projects such as this pipeline project, please incorporate and document within the final ER the results of these studies.

Thank-you for circulating MTCS on this project: please continue to do so through the Ontario Energy Board's (OEB) application process, and contact me for any questions or clarification.

Sincerely,

Penny Young

Penny M. Young, M.A. | **Heritage Planner**  
Ministry of Tourism, Culture and Sport  
Culture Division | Programs and Services Branch | Culture Services Unit

401 Bay Street, Suite 1700  
Toronto, Ontario M7A 0A7

[Penny.Young@Ontario.ca](mailto:Penny.Young@Ontario.ca) | Tel. 416.212.4019 | Fax. 416.314.7175

Cc: Norm Dumouchelle, Union Gas Limited

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To:	Norm Dumouchelle	From:	Stantec Consulting Ltd.
	Union Gas Limited		London Office
File:	160940244	Date:	January 6, 2014

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**Reference:**     **Built and Cultural Heritage Overview, Lakeshore Panhandle Replacement Project**

## **INTRODUCTION**

Stantec Consulting Ltd. (Stantec) was retained by Union Gas Ltd. (Union Gas) to conduct a Built and Cultural Heritage Overview (the Heritage Overview) for the Lakeshore Panhandle Replacement Project (the Project). The Project is situated in the former Townships of Maidstone and Rochester, Town of Lakeshore, County of Essex, Ontario. The Study Area is comprised of a 22 kilometre east-west corridor of land beginning approximately 50 metres (m) west of West Puce Rod and ending approximately 100m east of East Ruscom River Road. The corridor is situated south of the railway corridor for its entirety.

The Heritage Overview was prepared to meet the conditions imposed by the 6<sup>th</sup> Edition of the Ontario Energy Board's (OEB) *Environmental Guidelines for the Location, Construction and Operation of Hydrocarbon Pipelines and Facilities in Ontario* (OEB Guidelines, 2011) in advance of construction of the Project. These require that Heritage Resources, including built heritage and cultural heritage landscapes, are considered prior to any pipeline replacement activities. Specifically, the Guidelines state that: "Any pipeline project that may affect a known or potential built heritage resource, cultural heritage landscape, a known archaeological site, or an area of archaeological potential may require further technical heritage studies by qualified persons". This Heritage Overview was prepared in order to identify areas where further assessment of the built environment may be required, if any.

The Heritage Overview was prepared by a Heritage Consultant specializing in the identification of heritage resources and the evaluation of cultural heritage value or interest (CHVI).

## **METHODOLOGY**

The Heritage Overview was composed of a program of agency consultation, review of historic mapping, and a visual assessment of the Study Area. It was completed over a span of two weeks. Where a potential heritage resource was identified, Stantec consulted with Union Gas to determine the potential impacts of the Project to the property. The results of this discussion form the basis for the recommendations of this Technical Memorandum.

Agency consultation was conducted to determine the presence of protected properties within the Study Area. Protection of Heritage Resources may include, but is not limited to, designation under the *Ontario Heritage Act* (OHA), a provincial easement made under the OHA, or listing/registering of potential resources by the municipality. Consultation included correspondence with the following agencies and individuals:

- Ministry of Tourism, Culture, and Sport (MTCS), formerly Ministry of Tourism and Culture (MTC);
- Ontario Heritage Trust (OHT); and

**Reference: Built and Cultural Heritage Overview, Lakeshore Panhandle Replacement Project**

- The Town of Lakeshore.

Historic mapping was reviewed to identify areas of high potential for potential heritage resources. Local resources as well as digital material was consulted prior to, and during, the site assessment. The maps reviewed included:

- Townships of Maidstone and Rochester, 1881 (*Essex supplement in the Illustrated Atlas of the Dominion of Canada*. Toronto: H. Belden & Co., 1881); and
- Essex County, about 1850 (*Maidstone Township: An Historical Review*. Belle River: The Township, 1984).

Following agency consultation and review of available mapping, a site visit was undertaken to identify potential heritage resources within the Study Area. A windshield survey was conducted on December 11, 2013 by Meaghan Rivard, Heritage Consultant with Stantec. The weather conditions were overcast with intermittent snow flurries. The Study Area was surveyed for extant buildings, outbuildings, or other built heritage remains.

During the site visit, potential heritage resources, including components of potential cultural heritage landscapes, were photographed and their locations recorded. In general, buildings and structures of more than forty years of age were evaluated during the survey. The use of the forty year threshold is generally accepted by both the federal and provincial authorities as a preliminary screening measure for heritage value or interest. This practice does not imply that all buildings and structures more than forty years of age are inherently of heritage value, nor does it exclude exceptional examples constructed within the past forty years from retaining CHVI.

For the purposes of this overview, the term Heritage Resource refers to a resource where CHVI has been determined according to *Ontario Regulation 9/06*. There are two categories of Heritage Resources: Built Heritage Resources and Cultural Heritage Landscapes.

Throughout this overview, the term Study Area refers to any land or structure in, on, or over which part of the Project is proposed plus a 50m area surrounding the Project components. This includes structures such as the pipeline itself, as well as any temporary work areas (constructible areas) which are required to be utilized during the construction of the Project.

## **RESULTS**

### **AGENCY CONSULTATION**

Deborah Hossack, Registrar, Register Developer, Heritage Advisor with the MTCS reported that there were no properties on the List of Provincial Heritage Properties within the vicinity of the Study Area. Michael Sawchuck, Manager, Acquisitions and Conservation Services with the OHT, reported that there is no OHT easement site in the vicinity of the Study Area. Rita Arsenault, Manager of Special Projects, Town of Lakeshore, identified five resources within the vicinity of the Study Area that are listed or registered as historical properties (see Table 1).



**Reference:** Built and Cultural Heritage Overview, Lakeshore Panhandle Replacement Project

**Table 1 Town of Lakeshore Protected Properties**

Municipal Address	Description	Level of Protection
2722 COUNTY ROAD 42	St. Joachim Catholic Church	Registered Historical Property
1022 COUNTY ROAD 42	BME Historical Church Site And Cemetery	Registered Historical Property
898 COUNTY ROAD 42	Puce Memorial Cemetery	Registered Historical Property
1731 COUNTY ROAD 42	St. Simon St. Jude Cemetery (South Side of 42)	Historical Property of Interest
2736 COUNTY ROAD 42	St. Joachim Former Bank Building	Historical Property of Interest

### REVIEW OF HISTORIC MAPPING

The 1850 mapping consulted was reviewed to identify the presence of mills, including grist and saw mills, in the Study Area. There were none identified within the vicinity of the Study Area.

The 1881 mapping consulted was reviewed to identify the presence of structures, settlements, and other potential resources. There were two resources identified within the vicinity of the Study Area in Rochester Township (Table 2). Both resources were situated adjacent to the Ruscom River and identified as potential heritage resources pending visual confirmation.

**Table 2 Potential Historic Resources Identified within the Study Area**

Concession	Lot	Owner, 1881	Description Based on Mapping
River Ruscom West Side	6	Moses Ray	Structure is depicted east of the road (today West Ruscom River Road) and west of Ruscom River
River Ruscom East Side	5	Dennis Mailloux	Structure is depicted west of the road (today East Ruscom River Road) and east of the Ruscom River

### SITE ASSESSMENT

A total of 68 photographs were taken during the course of the site assessment. These photographs document the Study Area and adjacent properties where cultural landscapes were considered to potentially span property boundaries. Following the site visit, contemporary mapping was consulted to determine the extent or boundaries of a potential heritage resource. None were determined to be situated within the Study Area.

Similarly, of the protected properties and potential historic resources identified during the agency consultation and review of historic mapping, upon detailed review, none were determined to be situated within the Study Area. As such, detailed descriptions, evaluations, and assessments were not required.

Section 4.3.4 of the OEB Guidelines list seventeen indicators of CHVI; characteristics that suggest the presence of a potential heritage resource (see Table 3). Of these, two properties within the Study Area were determined to contain indicators of CHVI. 523 West Belle River Road contains a

**Reference: Built and Cultural Heritage Overview, Lakeshore Panhandle Replacement Project**

farmstead with structures visually identified to be older than 40 years of age. Similarly, 475 Belle River Road contains a residence and outbuilding also visually identified to be older than 40 years of age. In both cases, further discussion with Union Gas determined that there are no anticipated impacts to the potential heritage resources.

**Table 3 Potential Heritage Resources**

<b>Indicators of Cultural Heritage Value or Interest (CHVI)</b>	<b>Identified within the Study Area</b>
Property designated under Part IV of the Ontario Heritage Act	Not Identified
A bridge on Ontario Heritage Bridge List	Not Identified
Property within a Heritage Conservation District designated under Part V of the Ontario Heritage Act	Not Identified
Property with a Ontario Heritage Trust or municipal heritage conservation easement	Not Identified
Property with a provincial or federal plaque	Not Identified
A National Historic Site	Not Identified
Property with archaeological potential	Not Applicable*
Property listed on a municipal heritage register or the provincial register	Not Identified
Property adjacent to an identified heritage property	Not Identified
Property that has buildings or structures over 40 years old	Identified
Property within a Canadian Heritage River watershed	Not Identified
Property associated with a renowned architect or builder	Not Identified
Property containing or adjacent to a burial site or cemetery	Not Identified
Parkland	Not Identified
Land with distinctive landforms or geographic features	Not Identified
Historic transportation corridors (such as navigational canals, rail lines or trails, traditional Métis portage routes etc)	Not Identified
Other human-made alterations to natural landscapes (such as earthworks, plantings, etc.)	Not Identified

\* An Archaeological Assessment has been undertaken under separate cover. Archaeological potential is considered beyond the scope of the current study.

**DETERMINATION OF ADDITIONAL TECHNICAL STUDIES REQUIREMENT**

Prior to undertaking a detailed evaluation of significance, identification of heritage attributes, and assessment of impacts, the anticipated impacts to each potential resource were discussed with Union Gas. When discussing impacts it is understood that there are both direct and indirect impacts as described within InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (MTC 2006). This discussion forms the basis for determination of additional technical studies.

**Reference: Built and Cultural Heritage Overview, Lakeshore Panhandle Replacement Project**

In the case of 523 West Belle River Road, the area of anticipated impact is occupied entirely by cash crops and situated more than 100m from the nearest structure. Following installation of the pipeline, the land will be returned to its current use and therefore no impacts to the cultural landscape are anticipated.

In the case of 475 Belle River Road, Union Gas plans to avoid the property entirely. Situated east of the Belle River and west of Belle River Road, directional drilling activities are planned below the surface of the property. Open cutting will resume on the east side of Belle River Road avoiding completely the 475 Belle River Road property. Therefore, no impacts are anticipated.

## **RECOMMENDATIONS**

Based on consultation with the appropriate regulatory bodies, review of historic mapping, and completion of a site visit, it was determined that the Study Area contains two properties where potential heritage resources are situated. Potential heritage resources identified include a farmstead at 523 West Belle River Road and a residence and outbuilding at 475 Belle River Road. In both cases, the Project was not determined to have potential direct or indirect impacts. Therefore, the Heritage Overview was determined to represent sufficient consideration of heritage resources. Further technical heritage studies are not recommended.

## **CLOSURE**

This report has been prepared for the sole benefit of Union Gas Ltd, and may not be used by any third party without the express written consent of Stantec Consulting Ltd. and Union Gas Ltd.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

**Sincerely,  
Stantec Consulting Ltd.**



Tracie Carmichael, BA, B.Ed.  
Senior Associate, Environmental Services  
Phone: 519-675-6003  
Fax: 519-645-6575  
Tracie.Carmichael@stantec.com



Meaghan Rivard, MA, CAHP  
Heritage Consultant  
Phone: 519-675-6664  
Fax: 519-645-6575  
Meaghan.Rivard@stantec.com

## Dumouchelle, Norm

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**From:** Newton, Craig (ENE) [Craig.Newton@ontario.ca]  
**Sent:** January 30, 2014 9:51 AM  
**To:** Dumouchelle, Norm  
**Cc:** mlesperance@lakeshore.ca; kdarroch@lakeshore.ca; McDougall, Doug (ENE)  
**Subject:** Union Gas Limited Pipeline Project Panhandle NPS 16 Replacement (Lakeshore) Project  
**Attachments:** EssexWasteSites (3).pdf; Union Gas Letter of December 11th, 2013.pdf; MOE Guideline D-4 Land Use On or Near Landfills and Dumps.pdf

Dear Mr. Dumouchelle:

I am writing to you today in response to Union Gas's attached letter of December 11<sup>th</sup>, 2013 wherein Union Gas requested that this ministry review the accompanying report prepared by Azimuth Environmental Consulting Inc. dated December 2013 and entitled "NPS 16 Panhandle Replacement West Puce River Road to East Ruscom River Road Environmental Report", and provide any comments to you by no later than February 14<sup>th</sup>, 2014.

In response, this ministry draws to your attention MOE's April 1994 Guideline (see attached) entitled "MOE Guideline D-4 Land Use On or Near Landfills and Dumps". In particular, I draw to your attention Sections 5.3 and 5.4 which read as follows:

### **5.3 Land Use Within 500 metres of a Fill Area**

The Ministry considers the most significant contaminant discharges and visual problems to be normally within 500 metres of the perimeter of a fill area. Accordingly, the Ministry recommends this distance be used as a study area for land use proposals. Ministry staff shall ensure that the proponent has evaluated the presence and impact of any adverse effects or risks to health and safety and that necessary remedial measures are taken when land use proposals are within this distance. This assessment shall be based on the nature and knowledge of the disposal site, and the nature of land use(s) proposed. Actual influence areas for the considerations listed in Section 4.1 and 4.2 of this guideline will vary with the individual landfill or dump. Where the actual influence area of a site has been determined to be less than the 500 metre study area set out in this section, the study area for land use proposals can be reduced to coincide with the actual influence area.

### **5.4 Land Use Beyond 500 metres of a Fill Area**

Where significant impacts are encountered at or beyond 500 metres, the study area within which an assessment for any change in land use is recommended, shall be extended beyond the 500 metre area set out in Section 5.3. Historical evidence in Ontario has shown that the maximum distance within which adverse effects could be experienced while a landfill is operating is up to 3 kilometres. In exceptional hydrogeologic situations, such as areas of fractured rock or sand, where it is anticipated that leachate or gas from a non-operating landfill or dump could migrate beyond 500 metres and pose a problem, Ministry staff shall recommend that proponents carry out hydrogeologic and/or engineering studies for land use proposals beyond 500 metres of a fill area (see Section 4.5 for more details).

This ministry has attached to this e-mail, a map of the "approximate" locations of active and former waste disposal sites in Essex County, the approximate locations and information of which were derived from information presented in two MOE publications entitled "June 1980 Site Inventory Study" and "June 1991 Waste Disposal Site Inventory".

As you are likely well aware, pipelines can, depending upon their proximity to waste sites, and local soil and hydrogeologic conditions, can conceivably act as conduits for the migration of leachate and methane gases. This ministry recommends that you, and/or your consultant Azimuth Environmental Consulting Inc., review the approximate locations of these waste sites as presented in the attached map of Essex County, in relation to the proposed route of this Union Gas pipeline project, and subsequently make a determination (i.e. satisfy yourselves) as to what impact, if any, these waste sites may have on the proposed pipeline project and surrounding area, and conversely, what impact if any the pipeline project could have on the waste sites.

This ministry has conducted a very cursory review of the foregoing and as a consequence of that review draws to your attention the existence of Waste Site X-2046 adjacent to the Forest Hills Estate Subdivision in Belle River near the CPR track. This waste site appears to be in fairly close proximity to the proposed natural gas line route. AGRA Earth and Environmental conducted some studies on this waste site back in the 1990's as part of the subdivision review and approval process for nearby Draft Plans of Subdivision 37T-90001 and 37T-02009. Although dated information, you may want to consider approaching AGRA Earth and Environmental of Windsor to ascertain whether or not they are willing to share their findings with you. In addition, you may want to consider approaching the Town of Lakeshore as to what information the Town may possess historical or recent with respect to this waste site. There may be other waste sites that you may want to investigate along the proposed route as well (subject to your review of the information as provided herein), but waste site X-2046 appears from this ministry's cursory review to be the closest to the route of this gas line.

Yours truly,

Craig Newton  
Regional Environmental Planner / EA  
Ministry of the Environment  
Southwestern Region  
(519) 873-5014





Environmental Assessments & Approvals

February 27, 2014

AEC 13-176

Craig Newton  
Ministry of the Environment  
Southwestern Region  
733 Exeter Rd  
London, ON N6E1L3

Attention: Craig Newton, Regional Environmental Planner / EA

**Re: Union Gas Limited Pipeline Project Panhandle  
NPS 16 Replacement (Lakeshore) Project**

Dear Mr. Newton:

This letter is in response to your comments on the NPS 16 Panhandle Replacement West Puce River Road to East Ruscom River Road Environmental Report with regard to Waste Site X-2046. It is our understanding from your letter Waste Site X-2046 was identified by your Ministry in 1980-81 and it is located adjacent to the Forest Hills Estate Subdivision in Belle River north of the CPR track. Your records show AGRA Earth and Environmental conducted a study on this waste site back in the 1990's as part of the subdivision review and approval process for nearby Draft Plans of Subdivision 37T-90001 and 37T-02009.

Review of the Essex Region/Chatham Kent Regional Groundwater Study Volume 1: Geologic/Hydrogeologic Evaluation, Dec 2004 (Dillon Consulting, Golder Assoc.) confirmed that the direction of ground water flow is north toward Lake St. Clair. This would mean any potential contaminants at the site would be expected to move north away from the proposed pipeline location. Consultation with the Manager of Engineering Services for the Town of Lakeshore confirmed the AGRA Earth and Environmental D4 report done for the residential development that surrounds the site to the east, north and south, determined the waste site did not receive municipal waste. The D4 study determined the site was used for disposal of brick material from a local brick works and



some associated construction/demolition waste. This type of inert waste would not be expected to contain an organic component of sufficient quantities to generate potentially hazardous methane gas. However it could generate potential contamination depending on the nature of the waste.

Give the adjacent subdivisions were approved following the review of the AGRA Earth and Environmental D4 report and the direction of ground water flow is north away from the pipeline right-of-way, it is reasonable to expect there is no contaminant issue for the pipeline replacement from Waste Site X-2046. In our opinion it does not warrant further on-site investigation or preparation of a D4 report on the matter.

Any contaminated soils found during construction would be managed in accordance with the Environmental Protection Act and Regulation 347. Union Gas requires pipeline contractors to obtain a Generator Registration Number and they are responsible for the manifesting of any waste materials. Spills of materials that could potentially result in an environmental impact will be reported to the MOE Spills Action Centre and clean-up and disposed of in accordance with MOE requirements. All spills would be immediately reported to the Chief Inspector, Environmental Inspector and Union Gas' environmental department. If necessary, the MOE Spills Action Centre would be notified at 1-800-268-6060. Appropriate spill containment apparatus and absorbent material would be available on site and staff would be trained in their use.

We thank you for bringing Waste Site X-2046 to our attention. I trust we have addressed your Ministry's concerns on this matter to your satisfaction.

Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

Paul Neals, B.Sc.Agr.  
Vice-President

PCN:

cc: Norm Dumouchelle, Union Gas  
Tony DiCiocco, Manager of Engineering Services, Town of Lakeshore





**Corporation of the County of Essex**  
*Office of the County Engineer*

***Jane Mustac, P. Eng.***  
***Manager, Transportation Planning***

February 12, 2014

Union Gas Limited  
50 Keil Drive, Chatham, ON  
N7M 5M1

Attn: Mr. Norm Dumouchelle, Environmental Planner

**RE: Union Gas Limited Pipeline Project, PanHandle NPS 16 Replacement  
(Lakeshore) Project**

The County of Essex is in receipt of your letter dated December 11, 2013 and provides the following comments regarding the Lakeshore Pipeline Project by Union Gas Ltd.

- Construction activities related to the project including clearing, right-of-way protection and utilities crossing County Roads may be subject to encroachment and work permit approvals by the County of Essex.
- The County response of September 25, 2013 in regards to the construction method being utilized where the pipeline will encroach upon the County Right of Way still applies. Union Gas has indicated that they will provide the County with a set of construction drawings before construction commences.
- The pipeline crosses many County roadways and Horizontal Directional Drilling methods are to be utilized.
- A full schedule of construction activities is required as the work may interfere with the County's 2014 Rehabilitation Schedule, namely on County Road 25.

Please provide further correspondence regarding this project when it is available. If you have any questions please do not hesitate to contact myself or the EA Coordinator, Mr. James Bryant at [jbryant@countyofessex.on.ca](mailto:jbryant@countyofessex.on.ca) or at 519-776-6441 ext. 1385.

Sincerely,

Jane Mustac, P.Eng.  
Manager Transportation Planning

## Dumouchelle, Norm

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**From:** Hindmarsh, Ben (MNR) [Ben.Hindmarsh@ontario.ca]  
**Sent:** February 14, 2014 4:02 PM  
**To:** Dumouchelle, Norm  
**Cc:** McCloskey, Amanda (MNR)  
**Subject:** Panhandle NPS 16 Replacement (Lakeshore) Environmental Report

Hello Norm,

Thank you for the opportunity to review the above referenced report. The MNR has reviewed this report and would like to follow up with a Letter of Advice with detailed measures identified to avoid any impacts to species at risk and/or contraventions of the Endangered Species Act. A Letter of Advice is normally issued to the project proponent once approvals are finalized to ensure the most accurate locational and timing information is incorporated. Is it appropriate to address this letter to you and copy Azimuth? We would also require information on timing (i.e. months the project is anticipated to begin and end).

Sorry for the repetitive emails.

Thanks,  
Ben Hindmarsh

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Ben Hindmarsh  
A/District Planner  
Ministry of Natural Resources  
615 John St. N.  
Aylmer, Ontario N5H 2S8  
Tel: (519) 773-4750  
Fax: (519) 773-9014  
Email: [ben.hindmarsh@ontario.ca](mailto:ben.hindmarsh@ontario.ca)

## Dumouchelle, Norm

---

**From:** ESA Screening Request Aylmer District (MNR)  
[ESAScreeningRequest.AylmerDistrict@ontario.ca]  
**Sent:** March 3, 2014 1:04 PM  
**To:** Dumouchelle, Norm  
**Cc:** Jong, Catherine (MNR); McCloskey, Amanda (MNR); Mike Nelson;  
Lisa@Azimuthenvironmental.com  
**Subject:** ESA Screening of Union Gas' Panhandle Replacement, Lakeshore  
**Attachments:** AYL-L-005-14\_Union Gas Pipeline, Lakeshore.pdf

Hello Norm,

Please see the attached Letter to Proponent in response to MNR's species at risk screening of the proposed Union Gas Panhandle Pipeline Replacement project between West Puce River Road and East Ruscom River Road in the Town of Lakeshore, Essex County.

Regards,

*Catherine Jong*  
**Species at Risk Biologist**  
MNR Aylmer District  
(P) 519-773-4736  
(F) 519-773-9014  
(E) [catherine.jong@ontario.ca](mailto:catherine.jong@ontario.ca)



Ministry of  
Natural Resources  
615 John Street North  
Aylmer ON N5H 2S8  
Tel: 519-773-9241  
Fax: 519-773-9014

Ministère des  
Richesses naturelles  
615, rue John Nord  
Aylmer ON N5H 2S8  
Tél: 519-773-9241  
Télé: 519-773-9014



March 3, 2014

AYL-L-005-14

Norm Dumouchelle, Environmental Planner  
Union Gas Limited  
750 Richmond Street  
Chatham, ON N7M 5J5

Dear Mr. Dumouchelle:

RE: NPS 16 Panhandle Pipeline Replacement and the *Endangered Species Act, 2007*

The Ministry of Natural Resources (MNR) has reviewed the information that was provided on the proposed panhandle pipeline replacement project to assess the potential impacts of the proposal on endangered or threatened species and their habitats. From the information provided, it is our understanding that the proposed project falls within these parameters:

- a) The project is located within a Hydro easement, between West Puce River Road and East Ruscom River Road, north of County Road 42, in the Town of Lakeshore, Essex County.
- b) The proposed project involves the replacement of 14 kilometres of an existing 16 inch diameter natural gas pipeline with a 20 inch diameter natural gas pipeline.
  - The project footprint follows the existing pipeline location except at three (3) sections where there will be new easements.
  - The project area falls within agricultural lands, railway, and hydro corridor, and the entire project area will be remediated to pre-site conditions.
  - Six (6) major watercourses (e.g. Belle River) will be crossed by high pressure directional drilling.
  - Reptile barrier fencing will be installed along the right of way of the project location at sections that are in proximity to snake and turtle potential habitat features and suitable natural habitats.
- c) The project will begin in May 2014 and be completed by October 31, 2014.
- d) MNR has reviewed species at risk (SAR) occurrence information on file and determined that there are known occurrences of Eastern Foxsnake (Carolinian population), Barn Swallow, and SAR turtles in the general area of the project location.

Based on a review of the above information, MNR has determined that the activities associated with the project, as currently proposed, **will likely not contravene** section 9 (species protection) and/or section 10 (habitat protection) of the *Endangered Species Act, 2007* (ESA 2007) for SAR **provided the following recommendations are implemented:**

**Habitat Protection and Specific Habitat Features:**

1. Eastern Foxsnakes and their habitat are protected under the ESA 2007. Specific features such as rotting logs or stumps, piles of organic material (such as compost, sawdust, or woodchips), rock piles, brush piles, and dump sites of old agricultural debris/equipment are likely to provide habitat functions for Eastern Foxsnake in the project area. This

species may also utilize old bridges, culverts, and foundations as communal over-wintering sites. If any of these features are found to occur, they must be protected from all disturbances that would result in damage or destruction of their habitat functions.

**Barrier Fencing:**

2. The reptile barrier fencing should be installed by March 15<sup>th</sup> or as close to that date as possible, and must be erected in a manner so that snake potential over-wintering features are not enclosed within or located immediately adjacent to the fencing.
3. The barrier fencing must be regularly inspected throughout the duration of the project, and any observed rips, tears, or sags in the fencing must be repaired immediately.

**Stabilization Materials:**

4. The use of mesh or netting type stabilization material should not be used for erosion control measures, if applicable. To prevent the entanglement of Eastern Foxsnake, an alternative product such as Curlex Net-free® blanket or the use of riprap over geotextile fabric is recommended.

**Visual Examinations:**

5. Construction machinery and vegetation clearing equipment that is left idle for over one (1) hour or is parked overnight at the project location between April 1<sup>st</sup> to November 30<sup>th</sup> must be surveyed for the presence of snakes before (re)ignition. This visual examination should include all lower components of the machinery, including operational extensions and running gear.

**Species at Risk Observations or Encounters:**

6. All on-site personnel must be made aware of the potential presence of SAR within the project location, especially Eastern Foxsnake.
7. If a SAR reptile is observed in or near the construction area, active machinery and equipment should maintain a minimum operating distance of thirty (30) meters from the individual until the following day, or as directed by MNR Aylmer District.
8. Should on-site personnel be unable to allow an incidentally encountered SAR individual to disperse from the active project location under its own ability, the MNR Species at Risk staff (contact information below) must be contacted immediately for additional guidance.

If the above recommendations are implemented, the activity will likely not contravene section 9 (species protection) and/or section 10 (habitat protection) of the ESA 2007.

**This Letter to Proponent (AYL-L-005-14) is valid until November 1, 2014.**

Should any of the project parameters change, or if it is not possible to comply with all of the above recommendations, please notify the MNR Aylmer District office immediately to obtain guidance on whether additional actions will need to be taken to remain in compliance with the ESA 2007.

It is important to note that changes may occur in both species and habitat protection which could affect whether proposed projects may have adverse effects on SAR. The ESA 2007 applies to endangered and threatened species listed on the Species at Risk in Ontario (SARO) List ([http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR\\_SAR\\_CSSR\\_SARO\\_LST\\_EN.html](http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR_SAR_CSSR_SARO_LST_EN.html)). The Committee on the Status of Species at Risk in Ontario (COSSARO) meets regularly to evaluate new species for listing and/or re-evaluate species already on the SARO List. As a result, species designations may change, which could in turn change the level of protection they receive under the ESA 2007. Also, habitat protection provisions for a species may change if a species-specific habitat regulation comes into effect.

Please be advised that it is also your responsibility to be aware of and comply with all other relevant provincial or federal legislation, municipal by-laws, other MNR approvals or required approvals from other agencies.

If you have any concerns or questions regarding this letter, please contact me at 519-773-4736 or by email at [ESAScreeningRequest.AylmerDistrict@ontario.ca](mailto:ESAScreeningRequest.AylmerDistrict@ontario.ca).

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Jong'.

Catherine Jong  
SAR Biologist  
MNR Aylmer District



Essex Region  
Conservation  
Authority



360 Fairview Avenue West, Suite 311, Essex, ON, Canada, N8M 1Y6 | P 519-776-5209 | F 519-776-8688 | [erca.org](http://erca.org) | [ourgreenlegacy.org](http://ourgreenlegacy.org)

07 February 2014

**Partner Municipalities**

Town of Amherstburg  
Town of Essex  
Town of Kingsville  
Town of Lakeshore  
Town of Lasalle  
Municipality of  
Leamington  
Township of Pelee  
Town of Tecumseh  
City of Windsor

**Mr. Joel O'Connor, Land Agent**

Land Department  
Union Gas  
P. O. Box 2001  
50 Keil Drive North  
Chatham, Ontario  
N7M 5M1

Dear Mr. O'Connor:

Re: Application for Permit Number 20/14  
Town of Lakeshore  
Proposed Replacement of 14 km of Natural Gas Pipeline  
Various Watercourse Crossings  
Your File Reference: Panhandle Replacement Project (Lakeshore)

We acknowledge receipt of the Application for Permit Number 20/14 submitted on December 18, 2013 for the above noted project. We have undertaken a preliminary review of same and have the following information to provide.

It is our understanding that the replacement of the pipeline will involve eleven watercourse crossings. We have reviewed each proposed crossing and the following outlines the required additional information and/or details.

**SC-1 SW Branch Puce Rd. Drain**

- Proposed works satisfies ERCA concerns.
- Fee = \$115.00

**SC-2 Puce River**

- Proposed works satisfies ERCA concerns.
- Fee = \$115.00

**SC-3 4<sup>th</sup> Concession Drain**

- Need clarification as to type of bridge to be utilized – swamp mat or metal structure.
- Base height of bottom of bridge span must be at or above 1:100 year flood elevation associated with the 4<sup>th</sup> Concession Drain.
- The 1:100 year flood elevation at this location is 178.491 metres GSC (Geodetic Survey of Canada).
- Fee = \$150.00

/...2



SC-4 Renaud Line Drain

- Proposed works satisfies ERCA concerns.
- Fee = \$115.00

SC-5 Browns Drain

- Need clarification as to which type of temporary bridge to be utilized.
- Base height of bottom of bridge span should be well above top of high bank elevation. There is not a 1:100 year flood elevation associated with this drain.
- Fee = \$115.00

SC-6 Belle River

- Proposed works satisfies ERCA concerns.
- Fee = \$115.00

SC-7 Duck Creek

- Need additional construction and installation details with respect to the temporary bridge to be utilized.
- It should be noted that the low flow channel width is approximately 26 to 30 feet across and top of high bank to top of high bank width is approximately 40 to 45 feet across.
- Base height of bottom of bridge span must be at or above 1:100 year flood elevation associated with the Duck Creek.
- The 1:100 year flood elevation at this location is 176.540 metres GSC.
- Fee = \$500.00

SC-8 Charron Line Drain

- Need confirmation that the level of service is the same or better with respect to the sizing of the temporary culvert.
- Fee = \$115.00

SC-9 Moison Creek

- Need additional construction and installation details with respect to the temporary bridge to be utilized.
- It should be noted that the low flow channel width is approximately 25 to 30 feet across and top of high bank to top of high bank width is approximately 45 to 50 feet across.
- Base height of bottom of bridge span must be at or above the 1:100 year flood elevation associated with the Moison Creek.
- The 1:100 year flood elevation at this location is 176.814 metres GSC.
- Fee = \$500.00



Mr. O'Connor  
07 February 2014  
Page 3

SC-10 Third Line Drain

- Need confirmation that the level of service is the same or better with respect to the sizing of the temporary culvert.
- The dam and pump method will satisfy all ERCA concerns provided that all mitigation, erosion control, one day installation, restoration plan, etc. are adhered to.
- Fee = \$150.00

SC-11 Ruscom River

- Proposed works satisfies ERCA concerns.
- Fee = \$115.00

With respect to Department of Fisheries and Oceans (DFO) concerns and comments, as of November 25, 2013 due to amendments to the *Fisheries Act* coming into effect, the existing partnership agreements between DFO and Conservation Authorities (CA's) have lapsed. DFO and Conservation Ontario are currently working to develop a new Memorandum of Understanding for a partnership under the new Fisheries Protection Program. A target date of April 2014 has been set for the new agreements. In the interim, the proposed works to the various waterways will need to be self-assessed by you, the proponent, through the DFO website at <http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>. Through the self-assessment process, you will be able to determine if these works require a formal authorization under the *Fisheries Act*.

We have noted specific elevations that the base of the proposed temporary bridges must be at to be at or above the 1:100 year flood elevation associated with that particular watercourse. Unfortunately, we do not have any reference survey benchmarks in these areas and are therefore unable to supply benchmark information to assist you in determining the correct elevations.

Your application for permit has been placed in our hold file until you provide the required information and/or alternative direction to this office. The application for permit fee of \$2105.00 will be invoiced upon receipt of the required information.

If further information or clarification is required, please do not hesitate to contact this office.

Yours truly,

  
Cynthia Casagrande,  
Regulations Technician

## Dumouchelle, Norm

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**From:** Paul Neals [Paul@Azimuthenvironmental.Com]  
**Sent:** November 14, 2013 1:49 PM  
**To:** Dumouchelle, Norm  
**Subject:** FW: Union Gas 636.11-522 environmental due diligence requirements

fyi

---

**From:** Myslicki, Lisa (IO) [mailto:Lisa.Myslicki@infrastructureontario.ca]  
**Sent:** Thursday, November 14, 2013 12:28 PM  
**To:** Paul Neals  
**Cc:** Roman.Dorfman@HydroOne.com  
**Subject:** Union Gas 636.11-522 environmental due diligence requirements

Good morning Paul,

Thank you for speaking with me this morning regarding IO's environmental due diligence requirements. This e-mail is in reference to the proposed easement on hydro corridor lands in the Townships of Rochester, Maidstone and West Tilbury. North of Highway 401 between Patillo Road and Comber Sideroad. Below is a list of environmental due diligence requirements that IO is required to fulfill in order to meet its legislative obligations. As the proponent is requesting the application, they are responsible to ensure that all of these obligations are undertaken. These studies need to be completed according to the applicable standards identified below.

There are three elements that require to be completed in order to satisfy environmental due diligence requirements 1) the completion of the Class EA (via the C and D record) and posting on IO's website 2) A Stage I and II archaeological assessment and 3) the Phase I ESA. Items 2 and 3 will also be used to complete the Class EA (item 1). Please note that I would like to reiterate that additional studies may be required in support of the proposed application; however, this is unknown until after consultation with the required stakeholders.

*The following is a brief summary of IO's Class EA, the Phase I ESA and archaeological requirements.*

Category "B" Environmental Assessment:

The proponent is required **to ensure that IO's Consultation and Documentation (C and D) record required for IO's Category B Environmental Assessment** is completed. Once the C and D record is completed, I will post the C and D record on IO's website for 30 days (for public comment). The EA will not be posted on IO's website without my approval. I will provide the record to the required consultant. I will work with the consultant to identify which agencies are responsible for responding to and some general info about how to fill out certain sections. Please ensure that the winning consultant contacts me **PRIOR** to commencing the EA and that they **quote the associated project number** (as identified in the subject line). The proponent will also be required to pay any and all fees associated with the EA. Please note that I am to review and provide comments on the EA process from start to finish.

Phase I ESA:

The **Phase 1 ESA is obtained by hiring a consultant who is procured and paid for by the proponent**. The Phase I Environmental Site Assessment must be conducted in accordance with Schedule D of the Revised Brownfield Regulation. In addition to a site visit and interviews, the site history and records review shall include all the relevant sources to ensure compliance with Schedule D. Although Part VII, of the amended reg, is focused on risks to soil and groundwater, IO expects the Phase I ESA work will include investigation and comment on designated substances and typical hazardous building materials. This is intended to capture topics such as asbestos, PCB-containing electrical equipment, lead-based paints, mercury containing materials, UFFI, mould, etc. IO requires a report that presents the details of the Phase I investigation and meets the requirements of Table 1 of Schedule D, with additional information intended to capture the building materials mentioned above. With respect to Section 16(3)(c) of Schedule D, the



likelihood of contaminants affecting the property must be presented as either high, medium, low or minimal for each potential risk identified. Please note that **\*full\*** reliance on the report is required to be extended to IO (Her Majesty the Queen) without any liability cap. IO requires written confirmation of this and this **MUST** be integrated into the report. IO will need to review the draft Phase I ESA prior to finalizing the document.

#### Archaeological Assessment

In addition to the Phase I ESA an Archaeological Assessment is required to inform the C and D record. The proponent is also required to procure a consultant and pay for the Stage I Archaeological Assessment. If the Stage I Archaeological Assessment identifies that a Stage II is required, then the proponent is also required to procure and pay for this additional report as well, if required, any other additional work. Please note that IO is required to be contacted **prior to** commencing a Stage III Archaeological Assessment work.

PLEASE provide my contact information to the consultant procured to complete the Class EA. We have stringent standards on how and who is to be contacted regarding the EA. Please ensure that they contact me prior to commencing the EA process. For your information, the completion of the category B EA takes approximately 60 days. I cannot signoff on the Category B until the Phase I ESA has met all compliances (assuming only a Phase I ESA is required), the potential Archaeological issues have been addressed and all consulting required for the Category B EA is complete. Consultation is generally only undertaken with 3 separate stakeholders (the Municipality, the MNR and the local Conservation Authority).

**Please ensure that when either yourself, or your consultant is corresponding regarding this file, [Union Gas 636.11-522](#) is quoted in the subject line.**

In addition, I **require** electronic versions of all documents.

If you have any additional questions, please do not hesitate to contact me.

Regards,



**Lisa Myslicki**

Environmental Advisor

Ontario Infrastructure and Lands Corporation

☎ Direct: 416 212 3768

📠 (416) 212-1131

✉ [Lisa.Myslicki@ontariorealty.ca](mailto:Lisa.Myslicki@ontariorealty.ca)

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**Dumouchelle, Norm**

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**From:** Lisa Moran [Lisa@Azimuthenvironmental.Com]  
**Sent:** February 28, 2014 3:08 PM  
**To:** Dumouchelle, Norm  
**Subject:** FW: Union Gas 636.11-522 - Panhandle Pipeline Replacement Project  
**Attachments:** 13-176 Panhandle Category B C&D Report - DRAFT.doc

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**From:** Lisa Moran  
**Sent:** February-28-14 2:56 PM  
**To:** 'Myslicki, Lisa (IO)'  
**Cc:** Flower, Abbey (IO) (Abbey.Flower@infrastructureontario.ca)  
**Subject:** RE: Union Gas 636.11-522 - Panhandle Pipeline Replacement Project

Hi Lisa,

Attached is the draft C & D Report. I have filled out all of the sections that I am able to at this point.

We are just finishing up the draft ESA report and I will be sending the draft to you likely early next week.

Please let me know if you require any additional information (other than the ESA report).

Thanks!

# PROVINCIAL PUBLIC WORK CLASS ENVIRONMENTAL ASSESSMENT PROCESS FOR THE MINISTRY OF INFRASTRUCTURE

## CONSULTATION AND DOCUMENTATION REPORT (C&D Report)

This report is completed and signed by Ministry of Infrastructure (MOI), Infrastructure Ontario (IO) or other Agency under MOI (MOI/IO/Agency) staff or its agents for all Category "B" and Category "C" undertakings. This is an electronic form available from the MOI/IO/Agency. The form is designed so that any field can be enlarged to incorporate all required information. The form may be used in either electronic or hard copy form. All questions must be addressed, as appropriate.

### Project Information

MOI/IO/Agency staff or service provider's name: <b>Lisa Myslicki, Environmental Advisor, Infrastructure Ontario</b>	Phone: <b>(416) 212-3768</b>
Project number and name: <b>Union Gas Union Gas 636.11-522 (Panhandle Pipeline Replacement Project)</b>	
PIMS Installation number (N#): <b>N77500</b>	PIMS Building (B#) or Land (P#) number(s): <b>N/A</b>
Brief description of undertaking (see Class EA list of undertakings and/or Appendix 1): <b>Part of the Secondary Land Use Program. Union Gas is proposing both temporary and permanent easements to facilitate the Panhandle Replacement Pipeline Project within lands owned by IO and managed by Hydro One Networks Inc.</b>	
Review of alternatives to the undertaking (optional): <b>Due to the nature of activities of the MOI, the assessment of alternatives to an undertaking is not examined under the PW Class EA process for Category B assessments. The assessment of alternatives has taken place within another planning framework or policy process by the client agency in the assessment of program needs.</b>	

NOTE: All following sections must be completed if appropriate (e.g. If questions/sections are not applicable, N/A (Not Applicable) should be entered).

### PART I – PROJECT AND SITE DESCRIPTION

#### 1. Identify Undertaking(s)

Property Management and Development	Realty Transactions and Approvals
<input type="checkbox"/> Building Additions <input type="checkbox"/> Building Alteration and Restor'n (Int & Ext) <input type="checkbox"/> Building Maintenance or Repair (Int & Ext) <input type="checkbox"/> Co-development Agreements <input type="checkbox"/> Contaminant Search <input type="checkbox"/> Construction of New Facility <input type="checkbox"/> Decommissioning <input type="checkbox"/> Demolition <input type="checkbox"/> Design Services <input type="checkbox"/> Feasibility Studies <input type="checkbox"/> Grounds Maintenance <input type="checkbox"/> Landscaping <input type="checkbox"/> Reconstruction <input type="checkbox"/> Relocation – Heritage Only <input type="checkbox"/> Market & Realty Services	<input type="checkbox"/> Acquisition <input type="checkbox"/> Disposition <input type="checkbox"/> Disposition w/ESA, to Conservation Body <input type="checkbox"/> Disposition w/ESA, to Non-Conservation Body <input checked="" type="checkbox"/> Easements <input type="checkbox"/> Expropriations <input type="checkbox"/> Lease Purchase <input type="checkbox"/> Leasing, or Licensing From, No Change in Use <input type="checkbox"/> Letting, or Licensing To, No Change in Use <input type="checkbox"/> Leasing, or Licensing From, w/Change in Use <input type="checkbox"/> Letting, or Licensing To, w/Change in Use <input type="checkbox"/> Planning Approvals (Land Development) <input type="checkbox"/> Sale of Density or Air Rights <input type="checkbox"/> Severance



<input type="checkbox"/> Building Maintenance (Interior & Exterior)	<input type="checkbox"/> Voltage Rights (Power Poles & Guy Wires)
<input type="checkbox"/> Other (describe):	<input checked="" type="checkbox"/> Other (describe): Permanent and Temporary Easements

2 Client Ministry, Agency, Board or Commission: <b>Ministry of Infrastructure (MOI)</b>
3. Site Tenant: <b>Currently, the sites are vacant but Hydro One maintains towers and overhead transmission lines on some sites.</b>
4. Client's Intended Land Use for Site: <b>Permanent and Temporary Union Gas easement. Proposed permanent and temporary easements extend largely between West Puce River Road to east of Renaud Line Road. Smaller proposed easement areas exist to the east of South Street and in proximity to Golfview Road and Ruscom River. See the attached map.</b>
5. Site Description and Features (Attach Site Plan if available): <b>The site is a stretch of lands that exists to the south of the railline that is a total length of 4, 553 m (4.5km) with widths that range from 3 to 32m. The total area of proposed permanent easement is 19, 348m<sup>2</sup> and temporary easement is 22, 930m<sup>2</sup>. The property is currently undeveloped with no structures and is managed by Hydro One. Hydro towers and overhead transmission lines, in part, occupy the property. The majority of the property is agricultural land with subsurface systematic drainage. Minor components of rural residential and wetland areas are located in proximity to large river crossings (Puce River and East Ruscom River). West Puce River Road, East Puce River Road, Renaud Line all cross through the site.</b>
Legal Address (if available): <b>Part of Lot 5, Concession West of River Puce (Geographical Township of Maidstone), Part of Lot 5, Concession East of River Puce (Geographical Township of Maidstone), Part of Lot 1, 2 and 3, Concession between River Puce and Bell River (Geographical Township of Maidstone), Part Lot 3 EBR (Geographical Township of Rochester), Part of Lot 5, Concession West Ruscom River (Geographical Township of Rochester) within the Town of Lakeshore.</b>
Municipal Address: <b>There is no municipal address associated with these sites.</b>
Site Area: <b>Combined total area of approximately 4.2 hectares (ha). There will be approximately 2.3 ha of temporary easement and 1.9ha of permanent easement. See the attached map.</b>
Brief Description of Site Features (Optional): <b>N/A</b>

<b>PART II – PROVISIONAL ENVIRONMENTAL ASSESSMENT CATEGORIZATION</b>	
(Ref: Class EA Section 2)	
1. Does client ministry/municipality have an applicable Class EA process or approval for the proposed undertaking?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>If YES, receive written confirmation from client that it intends to use its own process. (Document identified as Item 8 in Appendix 4 to be completed and kept in project file.) In this case, no further EA work is required by MOI/IO/Agency.</p> <p>If NO, continue.</p>	
2. Identify provisional EA Category of Project using the Class EA, Fig.2.1 (Flowchart), Category Listing Matrix, and Appendix 1.	
If Category is in doubt, use Class EA Table 2.1 Category Identification Table.	
Provisional Category <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	
3. Provisional Environmental Assessment Categorization Summary	
<ul style="list-style-type: none"> <li>For Category A projects, proceed without further EA action unless a heritage feature of the site or building is involved.</li> <li>For Category B projects, complete remainder of this report and Sign-Off Declaration in Part V.</li> <li>For Category C projects, complete remainder of this report and Sign-Off Declaration in Part V and then refer to Class EA, Section 5 for next steps.</li> </ul>	

**PART III – SITE ANALYSIS, CONSULTATION AND DOCUMENTATION (“YES” answers require resolution in Part IV of this report. Ref: Class EA Section 4).**

**1. EXISTING LAND USE STATUS** (Under “Source” give name & phone number of Authority contact that provided the information. If information was derived from public records, give cross-reference.)

- a. Current Official Plan and Zoning Designations: **The current Official Plan designation is Agricultural, Waterfront Designation Area and Lake St. Clair Floodprone Areas/Inland Floodplain Development Control Area. The current zoning is Agricultural and Residential Waterfront – Watercourse. Utilities are permitted within these designations/zoning.**

Source: **Town of Lakeshore Official Plan Schedule C1: Land Use (Rural Area) and Town of Lakeshore Comprehensive Zoning By-Law Schedule A**

- b. Floodplain Designation: **Three watercourses traverse the property, Puce River, 4<sup>th</sup> Concession Drain and Ruscom River. Portions of the land in proximity to these three watercourses are located within the jurisdiction of the Essex Region Conservation Authority (ERCA) and are regulated according to Ontario Regulation 158/06 due to the watercourses and associated floodplain.**

☒ Yes ☐ No

Source: **Michael Nelson, Watershed Planner, Essex Region Conservation Authority (ERCA) Ph. 519-776-5209 x 347 [mnelson@erca.org](mailto:mnelson@erca.org)**

If yes, describe: **Floodplain associated with watercourses.**

- b. Designated Prime Agricultural Areas where Specialty Crop Lands and Prime Agricultural Lands (Class 1, 2 and 3) predominate: **All lands outside of the IO lands are Prime Agricultural Lands (Class 2 predominant).**

☐ Yes ☒ No

c. Source: **Maureen Lesperance, Planning Coordinator, Town of Lakeshore 519-728-1975 [mlesperance@lakeshore.ca](mailto:mlesperance@lakeshore.ca), Ministry of Agriculture and Food’s Agricultural Information Atlas (Land Information Ontario)**

If yes, describe:

- d. Environmentally Significant Areas (ESAs):

☐ Yes ☒ No

Source: **Michael Nelson, Watershed Planner, Essex Region Conservation Authority (ERCA) Ph. 519-776-5209 x 347 [mnelson@erca.org](mailto:mnelson@erca.org)**

Source: **Town of Lakeshore Official Plan Schedule B2: Natural Heritage Features**

If yes, describe:

- e. Surface or underground easements?

☒ Yes ☐ No

Source:

If yes, describe: **Permanent and temporary easements required for the pipeline replacement project. Temporary easements are associated with the site preparation and construction phase of the project while the permanent easements are associated with the pipeline itself which includes both operational and non-operational segments to be left in place and abandoned.**

- f. From the above contacts / research, in your opinion, will the undertaking require an application under the *Planning Act* to bring current land use into conformity with intended land use?

☐ Yes ☒ No

If YES, has MOI/IO/Agency, or anyone else, applied for a change in land use under the *Planning Act*?

☐ Yes ☐ No  
☒ N/A

- g. Directly adjacent to major transportation routes?

☒ Yes ☐ No

If yes, describe and determine whether proposed undertaking will negatively impact local traffic: **Horizontal Directional Drill (HDD) method to be used for West Puce River Road, East Puce River Road and Renaud Road crossing. No negative impact on local traffic.**



h. Canadian Environmental Assessment Act trigger? (For example, identified on the List of Physical Activities). <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If YES, follow federal-provincial co-ordination guidelines.	
<b>2. ENVIRONMENTAL CONDITION OF THE PROPERTY</b>	
In order to complete this Section, the MOI/IO/Agency or its Service Provider has the option of completing a Phase 1 Environmental Site Assessment Report (by a qualified assessor) or completing a visual inspection.	
If a Phase 1 Environmental Site Assessment report has been completed and is on file with MOI/IO/Agency please detail reference information:	
Describe resolution of any issues in Part IV.	
Site inspection date: August 7 and September 26, 2013	
a. Was there evidence on the land or in buildings of any of the following: (X for YES)	
<input type="checkbox"/> Incineration <input type="checkbox"/> Leaking or unprotected above ground storage tanks <input type="checkbox"/> Stained surfaces <input type="checkbox"/> Oily sheens on water <input type="checkbox"/> Unprotected industrial drums <input type="checkbox"/> PCB ballasts/transformers <input type="checkbox"/> Vegetation damage <input type="checkbox"/> Underground storage tank(s)	<input type="checkbox"/> Fill added <input type="checkbox"/> Leaded paint (any building constructed prior to 1980 may contain leaded paint) <input type="checkbox"/> Discarded batteries <input type="checkbox"/> Friable asbestos <input type="checkbox"/> Pesticide/herbicide containers <input type="checkbox"/> Signs of above-noted items on adjacent properties <input type="checkbox"/> Other potential contaminants (specify):
b. Record the results of environmental review or summarize Phase 1 Environmental Site Assessment with respect to:	
i. current and past uses of site: agricultural/ hydro corridor ii. adjacent uses: agricultural/ rural iii. underground and aboveground storage tanks : no iv. records of old landfills or previous complaints or violations on site: no v. use of potentially hazardous substances on site: no vi. other local findings (e.g. natural gas wells, radon gas, radioactivity, etc): no vii. Have other contaminant assessments taken place on this site? If yes, reference information:	
c. In your opinion, does the site contain evidence of actual contamination? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
A "YES" answer is warranted if there is question of the nature or extent of contamination or the use of hazardous substances.	
If YES, document any proposed investigation in Part IV.	
<b>3. ENVIRONMENTALLY SIGNIFICANT AREAS (ESA) (Ref: Class EA, Glossary)</b>	
These areas will consist of those that have been designated by any of the agencies listed in this Section.	
a. MNR Contact Name: <b>Ben Hindmarsh, Acting District Planner, Alymer District MNR</b> <b>519-773-4750 ben.hindmarsh@ontario.ca and Amanda McCloskey, District Planner,</b> <b>Aylmer District MNR 519-773-4750 amanda.mccloskey@ontario.ca</b>	
Wetlands? Areas of Natural and Scientific Interest (ANSIs)? Habitats designated by <i>Endangered Species Act</i> ? Habitats designated or proposed of rare, vulnerable, threatened or endangered species? Floodplains (MNR responsible for floodplain management where no Conservation Authorities exist)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
b. Conservation Authority Contact Name: <b>Michael Nelson, Watershed Planner, Essex Region Conservation Authority (ERCA) Ph. 519-776-5209 x 347 <a href="mailto:mnelson@erca.org">mnelson@erca.org</a></b>	
ESAs? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	



Floodplains?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>c. Municipal Contact Name: : <b>Maureen Lesperance, Planning Coordinator, Town of Lakeshore 519-728-1975 <a href="mailto:mlesperance@lakeshore.ca">mlesperance@lakeshore.ca</a></b></p> <p>ESA designation in Official Plans? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Groundwater recharge or discharge sites? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>According to the MOI Public Work Class Environmental Assessment guidance document, Groundwater recharge and high rates of infiltration as identified in the official plan are considered ESAs. Groundwater recharge/discharge has not been identified in the Town of Lakeshore Official Plan. The Conservation Authority did not indicate that this is an area of groundwater recharge/discharge. There are no ESA's identified within or adjacent to the study area. The Town of Lakeshore's Schedule B1, Aquifer Intrinsic Susceptibility has the study area identified as "low susceptibility".</b></p>	
<p>d. Is any portion of the property designated by the:</p> <p>i. Niagara Escarpment Plan as Natural or Rural Protection Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>ii. Oak Ridges Moraine Conservation Plan as Natural Core Area, Natural Linkage Area and/or as a Key Natural Heritage Feature? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>e. Is any part of the property an ESA? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is site adjacent to an ESA? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If No, proceed to 4.</p> <p>If YES, describe:</p>	
<p>f. If the site is part of an ESA, and a sale or disposal is intended, is the purchaser a conservation body, and if so, is the intended use for conservation purposes? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	
<p>g. In your opinion, based on the above contacts and any current, relevant MOI/IO/Agency feasibility studies, could the intended undertaking cause any local, long term changes significant enough to threaten the ESA? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>If YES, document measures to mitigate such impacts in Part IV, OR proceed with a Category C assessment.</p>	
<b>4. DISTINCTIVE ENVIRONMENTAL FEATURES</b>	
<p>a. Does visual inspection or research reveal any natural features (other than ESAs noted above) such as floodplain, high groundwater level, groundwater wells, streams, rivers, natural corridors (e.g., hedgerows), woodlots, wetlands, springs, water bodies, topography, prevailing slope direction, steep slopes, ravines, and rock outcrops? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If NO, then proceed to b.</p> <p>If YES, describe: <b>Three watercourses have been identified within the study area, Puce River, 4<sup>th</sup> Concession Drain and Ruscom River. Floodplain areas are associated with lands in proximity to the watercourses. ERCA Significant Valleylands have been identified in proximity to Puce River. Wetland habitat was identified in the field during 2013 investigations adjacent to Ruscom River. These wetlands are not designated as significant at the local or provincial level. Background information received from the Ministry of Natural Resources (MNR) indicates that all watercourses in the study area are considered warm water thermal habitat</b></p>	
<p>b. Do municipal or other authorities or interest groups contacted above identify any Distinctive Environmental Features as described in 4 a. above that warrant protection? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>If NO, then proceed to c.</p> <p>If YES, describe: <b>All of the environmental features as described above are associated with lands that are regulated according to Ontario Regulation 158/06.</b></p> <p>Source: <b>Michael Nelson, Watershed Planner, Essex Region Conservation Authority (ERCA) Ph. 519-776-5209 x 347 <a href="mailto:mnelson@erca.org">mnelson@erca.org</a></b></p>	
<p>c. Is there a potential to impact any species at risk and their habitats, as designated by the <i>Species at Risk Act</i> and the <i>Endangered Species Act</i>? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	

<p><b>No known occurrences for SAR within the study area. Potential habitat for Eastern Foxsnake, Barn Swallow and SAR Turtles within study area.</b></p> <p>Source: Amanda McCloskey, District Planner, Aylmer District MNR T: 519-773-4750 F: 519-773-9014 amanda.mccloskey@ontario.ca</p>	
<p>d. In your opinion, would any of the observed features be affected by the implementation of the undertaking as currently planned?</p> <p>If YES, describe effects and any required mitigation and monitoring in Part IV, below.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p><b>5. SERVICING CAPACITY RE: SEWERAGE, WATER, ROADS, GAS, HYDRO, ETC.</b></p>	
<p>a. Is a septic system present?</p> <p>b. Is a new septic system proposed or is expansion proposed to existing system?</p> <p>If YES, note in Part IV and if applicable, attach technical research supporting site's capacity to sustain a septic system.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>b. Is potable groundwater well(s) present or proposed?</p> <p>If NO, then proceed to d.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>c. Is groundwater used for potable purposes?</p> <p>If NO, specify why and if applicable, note in "Contaminants" section above and describe resolution in Part IV, below.</p> <p>If YES, and if the proposed undertaking is anticipated to cause any negative effects to local potable water supply(ies), describe resolution in Part IV, below.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<p>d. Based on information gathered, will the undertaking require new or different servicing?</p> <p>If YES, specify anticipated resolution of new or different service in Part IV, below.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p><b>6A. BUILT HERITAGE/CULTURAL LANDSCAPE ANALYSIS</b></p>	
<p><b>Background</b></p>	
<p>a. Are there any building(s) present on the subject property?</p> <p>If NO, then proceed to c.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>b. What is the date of construction of the building(s)?</p> <p>Source:</p>	
<p><b>Protection and Recognition</b></p>	
<p>c. Is the property (check all applicable):</p> <p>i. Designated under Part IV of the <i>Ontario Heritage Act</i>, or</p> <p>ii. Listed under Part IV of the <i>Ontario Heritage Act</i>, or</p> <p>iii. Part of a conservation district under Part V of the <i>Ontario Heritage Act</i>?</p> <p>iv. Subject to a municipal heritage easement?</p> <p>v. Subject to an Ontario Heritage Trust easement?</p> <p>If YES, provide reference(s):</p> <p>Contact MOI/IO/Agency heritage staff for information to complete this section, as required.</p> <p>For each protection mechanism describe whether or not it will affect the undertaking. If the protection mechanism affects the undertaking, document the appropriate mitigation measures in Part IV of this document.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p><b>MOI/IO/Agency Heritage Management Process (to be completed with information supplied by MOI/IO/Agency Heritage Staff)</b></p> <p>MOI/IO/Agency Heritage Staff Contact Name: Abbey Flower, Heritage Advisor, Infrastructure Ontario</p>	
<p>d. Has the local community been contacted regarding heritage interest in the property?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

If YES, provide contact information and response: If NO, provide rationale:	
e. Has the building/property been the subject of an MOI/IO/Agency heritage evaluation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If YES, provide reference:  If NO, document findings of MOI/IO/Agency Heritage Staff review and relevant effects in Part IV of the document and proceed to h.	
f. Have the recommendations in the MOI/IO/Agency heritage evaluation been confirmed by the MOI/IO/Agency?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
If NO, contact MOI/IO/Agency heritage staff and document appropriate mitigation measures in Part IV of this document, proceed to g.	
If YES, is this an MOI/IO/Agency Heritage Place?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
If NO, this property is not considered an MOI/IO/Agency Heritage Property; proceed to 6B.	
g. If the property is an MOI/IO/Agency Heritage Place, is there an MOI/IO/Agency Conservation Plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
If NO, contact MOI/IO/Agency heritage staff and document appropriate mitigation measures in Part IV of this document.	
If YES, is the undertaking accommodated by the Plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
If NO, contact MOI/IO/Agency heritage staff and document appropriate mitigation measures in Part IV of this document.	
<b>6B. ARCHAEOLOGICAL ANALYSIS (Applies to all projects)</b>	
h. Does this property have archaeological potential according to MOI/IO/Agency heritage staff or as per the Ministry of Tourism, Culture and Sport's <i>Standard and Guidelines for Consultant Archaeologists 2012</i> 'Determining Archaeological Potential' or as per existing archaeological reports for the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Will the undertaking:	
i. Cause a below grade ground disturbance (i.e., site grading, trenching)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Involve new construction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Involve a disposition (sale or transfer), easement, or acquisition?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If YES (or unknown), procure or request MOI/IO/Agency heritage staff to assist in reviewing existing reports/procuring a licensed archaeologist to conduct a Stage 1 & 2 Archaeological Assessment and provide the draft final report to IO heritage staff for comment and direction.	
j. Aboriginal Engagement: MOI/IO/Agency has a statutory duty to accommodate aboriginal interests that may be articulated by the Class EA process.	
Are there likely Aboriginal interests based on geographical proximity or cultural affiliation (via archaeological evidence) for the property/undertaking that may be adversely affected by the proposed undertaking?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
If YES or UNKNOWN, contact IO heritage staff for direction and include resolution in Part IV.	
<b>6C ARTWORK (Not Applicable for Undeveloped Land)</b>	
k. Are there any murals, artwork, sculptures, stained glass, or other similar features present in the location of the undertaking?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
If YES, does the Archives of Ontario consider the artwork significant?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Include reply on file and, if YES, describe effects, mitigation and monitoring requirements in Part IV.	
<b>7. SOCIO-ECONOMIC EFFECTS (use MOI/IO/Agency electronic socio-economic analysis tool as needed)</b>	



a. Does the undertaking involve an application under the *Planning Act*? ☐ Yes ☒ No

If NO, proceed to b.

If YES, then defer socio-economic analysis to planning approval process and proceed to Part IV.

b. Could the undertaking cause significant long-term changes to the social structure or the demographic characteristics of the surrounding community? ☐ Yes ☒ No  
☐ N/A

If the answer to this Question is YES then there must be a study completed to assess the impacts and identify mitigation and monitoring requirements.

#### **PART IV – ANALYSIS OF ENVIRONMENTAL EFFECTS, AND REQUIRED MITIGATION AND MONITORING (Ref: Section 7 of Class EA)**

Part IV of the C&D Report is used to discuss environmental effects and identify any required mitigation and monitoring that, when implemented, would negate or reduce the significance of any environmental effects.

##### **1. EXISTING LAND USE STATUS (e.g. Planning Policies, etc.)**

**Summary of Environmental Effects:** As per Section 7.5 (g) of the Town of Lakeshore's Official Plan, public and private utilities will be permitted in all land use designations and will be installed, where possible, within public road allowances or within appropriate easements. Official Plan designations include primarily agricultural lands with Inland Floodplain Development Control Area associated with the watercourses.

**Mitigation Measures:** The proposed Panhandle Pipeline Replacement project will require approvals from the ERCA prior to any works within any of the regulated lands which will include works in proximity to the watercourses and within any identified floodplain areas.

**Monitoring Measures:** None.

##### **2. ENVIRONMENTAL CONDITION OF THE PROPERTY**

**Summary of Environmental Effects:** none

**Mitigation Measures:** none

**Monitoring Measures:** none

##### **3. ENVIRONMENTALLY SIGNIFICANT AREAS**

**Summary of Environmental Effects:** There are no MNR identified/designated wetlands, ANSI's, Environmentally Significant Areas identified within the study area or habitats designated by the Endangered Species Act.

Although there are no known SAR occurrences within the study area, MNR has indicated that there is potential habitat for Eastern Foxsnake, Barn Swallow and SAR turtles within the vicinity of the site, which may be protected under the Endangered Species Act 2007.

**Mitigation Measures:** Any site works within lands regulated by ERCA (i.e. floodplain, watercourses) will require a permit prior to proposed works.

To address the potential presence of the SAR, MNR will follow up with a Letter of Advice with detailed measures identified to avoid any impacts to Species at Risk and/or contraventions of the Endangered Species Act. The LOA will be issued to the project proponent once approvals are finalized to ensure the most accurate locational and timing information is incorporated.

**Monitoring Measures:** N/A

##### **4. DISTINCTIVE ENVIRONMENTAL FEATURES**

<p>Summary of Environmental Effects: <b>N/A</b></p> <p>Mitigation Measures: <b>N/A</b></p> <p>Monitoring Measures: <b>N/A</b></p>
<p><b>5. SERVICING CAPACITY</b></p> <p>Summary of Environmental Effects: <b>None.</b></p> <p>Mitigation Measures: <b>None.</b></p> <p>Monitoring Measures: <b>None.</b></p>
<p><b>6A. BUILT HERITAGE ANALYSIS</b></p> <p>Summary of Environmental Effects: <b>None</b></p> <p>Mitigation Measures: <b>None</b></p> <p>Monitoring Measures: <b>None</b></p> <p><b>6B. ARCHAEOLOGICAL AND FIRST NATIONS ANALYSIS (see Part III, Section 6B for Declaration on the Protection of Archaeological Resources)</b></p> <p>Summary of Environmental Effects: <b>None</b></p> <p>Mitigation Measures: <b>None</b></p> <p>Monitoring Measures: <b>None</b></p> <p><b>6C. ART WORK</b></p> <p>Summary of Environmental Effects: <b>None.</b></p> <p>Mitigation Measures: <b>None.</b></p> <p>Monitoring Measures: <b>None.</b></p>
<p><b>7. SOCIO-ECONOMIC EFFECTS (attach or have on file, completed MOI/IO/Agency socio-economic analysis tool as needed)</b></p> <p>Summary of Environmental Effects: <b>None.</b></p> <p>Mitigation Measures: <b>None.</b></p> <p>Monitoring Measures: <b>None.</b></p>
<p><b>8. OTHER ENVIRONMENTAL EFFECTS AND OTHER ISSUES</b></p> <p>Summary of Environmental Effects: <b>None.</b></p> <p>Mitigation Measures: <b>None.</b></p> <p>Monitoring Measures: <b>None.</b></p>

**PART V – CONFIRMATION OF CATEGORY OF ENVIRONMENTAL ASSESSMENT AND SIGN-OFF DECLARATION**

I hereby certify, to the best of my knowledge at this date, that the above description of the undertaking and affected site is correct, and that relevant directly affected parties noted in this C&D Report have been consulted by MOI/IO/Agency. The issues raised by the directly affected parties with regard to the above

seven point site-specific analysis, including any environmental effects, mitigation, net effects and monitoring have been dealt with as described in this C&D Report and any appended attachments. The results of these investigations conclude that the undertaking(s) qualifies to be assessed under the Class EA process for MOI/IO/Agency as a:

☒ Category B Undertaking

☐ Category C Undertaking (Requires the Completion of an Environmental Study Report)

.....  
NAME AND SIGNATURE OF RESPONSIBLE  
MOI/IO/AGENCY SERVICE  
PROVIDER(S)/ENVIRONMENTAL PRACTITIONER:

**Lisa Myslicki, Environmental Advisor,  
Infrastructure Ontario**

.....  
DATE:

.....  
NAME AND SIGNATURE OF RESPONSIBLE  
PROJECT MANAGER:

.....  
DATE:

Project Number and Name: **Union Gas 636.11-522, Union Gas Panhandle Replacement Pipeline Project**