

ATTACHMENT 1
CONDITIONS OF SITE PLAN APPROVAL
SITE DEVELOPMENT FILE DA.18.014
COVENANT CHAPEL (THE REDEEMED CHRISTIAN CHURCH OF GOD CANADA)

Conditions of Site Plan Approval:

1. THAT prior to the execution of the Site Plan Agreement:
 - a) the Development Planning Department shall approve the final red-lined site plan, landscape plan, landscape cost estimate and lighting plan; and
 - b) the Development Engineering Department shall approve the final site drainage and grading plan, site servicing plan, functional servicing report, stormwater management report and erosion and sediment control plan.
2. The following clauses shall be included in the Site Plan Agreement:
 - a) “In order to achieve a suitable indoor noise environment, windows may have to remain closed; therefore, the building has been equipped with a central air conditioning system.”
 - b) “Purchasers/tenants are advised that despite the inclusion of noise control features within this development area, sound levels from increasing rail traffic may continue to be of concern, occasionally interfering with some activities of the occupants as the sound level exceeds the Municipality’s and the Ministry of Environment, Conservation and Parks noise criteria.”
 - c) “CN Railway and its assigns and successors in interest has or have right-of-way within 300 m from the Subject Lands. There may be alternations to or expansions of the rail facilities on such right-of-way in the future, including the possibility that they or any railway company entering into an agreement with this railway company to use the right-of-way or their assigns or successors as aforesaid may expand their operations. The expansion may affect the living environment of the residents in the vicinity notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CN Railway will not be responsible for any complaints or claims arising from the use of such facilities and/or operations on, over or under the aforesaid right-of-way.”
3. The following Hydro One’s terms and conditions are to be included in the Site Plan Agreement:

1. "Specific Condition:

- a) Light standards must be limited to a maximum height of 20.5 ft;
- b) The transmission lines within the corridor operate at 230 kV (230,000 volts) and 500 kV (500,000 volts). The southeast centerline operates at 230 kV while the middle and northwest centerlines (bundled conductors) each operate at 500 kV;
- c) 100 mm crush stone must be placed within the 15 m work zone. Exception: not required on asphalt paved area;
- d) The proposed parking lots must contain all drainage within the lot and no drainage shall be directed towards Hydro One's transmission structures;
- e) Hydro One's 6 m wide access should be along the corridor and not through the Owner's property back to the road. Showing parking spaces across Hydro One's access is acceptable; and
- f) The 6.0 m wide Hydro One access must allow vehicles to enter the parking lot from the corridor without crossing private property. A 6.0 m wide section of mountable curb should be installed on the construction west side of the parking lot to allow vehicles from the corridor into the parking lot.

2. Parking Restrictions:

- a) The 230 kV section of the parking lot must have 7 ft high swing-away height barriers installed at the entrance to the parking lot to restrict access to large vehicles. Furthermore, the Owner must provide a locking system on the swing-away height barriers for dual locks to allow Hydro One to install its own lock and have access during emergency situations. Signs must be installed and be clearly visible stating that only passenger vehicles are permitted within the parking lot;
- b) The 500 kV section of the parking lot must be visibly separate from the 230 kV section (by means of flush curbs etc.) and the Owner must install a non-metallic gate + U bolt (to accommodate two locks) at the entrance of the 500 kV section for parking under the following limited conditions:
 - i) Parking to be used for OVERFLOW PARKING - 2 hours only every Sunday and during 10 special religious days of the

year to facilitate high attendance during church services. During all other times, the 500 kV parking area must remain closed and locked; and

- ii) Overnight parking under the 500 kV section is strictly prohibited;
- c) In the event of emergency work while church services are in progress, Hydro One will notify the Owner to immediately move any vehicles parked within the 15 m radius of any tower in order to carry out emergency repairs to the towers. It is critical that the Owner provide written agreement to adhere to this condition;
- d) The Owner must provide a physical barrier (e.g. bollards, guard rails etc.) installed at 3 m from the tower faces around the entire structure to protect the towers from vehicles;
- e) The construction area must be defined by the installation of temporary fencing. As well, all towers within the defined limits of construction and/or temporary working easement must be protected by installing temporary fencing. Temporary fencing must be:
 - i) A minimum 4-ft high orange nylon snow fence
 - ii) Maintained in an upright position for the duration of construction
 - iii) Installed a minimum of three (3) meters away from all Hydro One structures and equipment.
- f) All temporary fencing must be removed when construction has been completed.
- g) During construction, vehicles over a maximum height of 4.27 m (14 ft.) are prohibited from the transmission corridor.

3. Grounding Mitigation

- a) The Owner must provide asphalt paving under the base of all structures in the parking lot. Furthermore, the Owner must coordinate its construction schedule with Hydro One to ensure paving near/under the towers shall be monitored by a Hydro One staff to ensure structures are not damaged during construction.

- b) The Owner must ensure the asphalt pavement near/under the towers is always in good condition and the Owner must ensure the paving remain in good condition by carrying out on-going maintenance.
- c) In the event Hydro One needs to cut the pavement to access tower footings, the Owner will be responsible for repairs to the paving. Hydro One will not repair the pavement nor reimburse the Owner for repairs.

4. Additional Requirements

- a) The Proposal includes paving over a sanitary sewer easement held by the Regional Municipality of York. As such, it is the Owners responsibility to circulate its proposal to York Region for their review and comments.
- b) The people using the building are advised that people may experience annoying spark discharges when touching grounded objects or holding umbrellas in the areas under the 500 kV transmission lines. Also, some people may have perception or annoying sensation when touching their vehicles. The Owner should be aware that such complaints might occur as the parking lot is located under extra high voltage lines. If the Owner deems that such complaints are not acceptable, then the parking lot should be removed. Hydro One is providing a factsheet which describes micro shocks (see attached fact sheet). Please discuss micro-shocks with the congregation.
- c) Hydro One is required to provide notification from the Owner when construction of its facilities are complete to allow Hydro One's staff to carry out a site visit and 'As Constructed' field measurements to update electrical clearance database.

5. Scope of Approval

- a) This approval applies only to the plans, drawings and documents submitted by the Owner to date. Any revisions to the Proposal must be reviewed and approved by Hydro One prior to construction.

- b) Any future proposal on the Subject Land, including but not limited to, modified use of the present proposal, must be submitted to Hydro One for review and approval.

6. Horizontal Clearance Around Hydro One Structures

- a) Hydro One requires 15 m of clearance on all sides around its transmission structures as measured from the tower legs in order to carry out maintenance operations. This clearance must be maintained at all times, and no storage or staging activities should occur within this area during construction.

7. Vertical Clearance

- a) Construction equipment and personnel working underneath Hydro One's conductors must satisfy the Occupational Health and Safety Act (OHSA) clearance requirements.
- b) All works proposed within the limits of the transmission corridor are subject to adequate overhead transmission line clearance from the high voltage conductors to the proposed ground elevations.
- c) Any changes in grade greater than 0.3 m (1 ft.) must be submitted to Hydro One for review and approval.
- d) All work must comply with the safety and clearance regulations as stated in the Occupational Health and Safety Act ('OHSA').

8. Corridor Condition & Hydro One's Access

- a) No grading/excavation work shall be carried out using heavy machinery within 10 m of tower footings. Hydro One may permit grading/excavation work within 10 m of the tower footings provided this work is carried out by hand or by using a Vacuum Truck (VAC) system.
- b) Hydro One requires a minimum 6 m wide access route through the corridor. Hydro One crews require 24/7 uninterrupted linear access to transmission line structures at all times. The access route should not have a slope greater than 10%. If the Owner fails to maintain the required access route, the Owner will be liable for any costs incurred by Hydro One to regain access to perform maintenance or repairs.
- c) Hydro One maintenance and repair equipment includes large heavy rubber-tired road vehicles and large heavy-tracked equipment. A

safe work zone of 15.24 m (50 ft) radius outward from the outside of any steel tower legs must be maintained at the base of any structure at all times. No activity that restricts Hydro One's access to its structures will be permitted within the limits of the transmission corridor.

- d) Any topsoil/fill material removed from site must be properly disposed of at an appropriate landfill, not redistributed within the transmission corridor boundary.
- e) All proposed ground level and underground works must be designed and constructed to withstand Hydro One's construction vehicles and heavy equipment to pass over. Loading that may occur:
 - i) Moving heavy equipment - CS-300 loading according to CSA S6
 - ii) Moving mobile cranes set up for work with counterweights in place - 267 kN per tandem axle, dual wheel, 1.53 m axle spacing, 360 mm tires
- f) Hydro One will not be responsible for any damage to the Owner's ground level and underground works caused by Hydro One's construction vehicles or heavy equipment while traversing through the transmission corridor to carry out maintenance/emergency work.

9. Stormwater Management

- a) The Proposal shall not interfere with the natural drainage patterns or result in standing water anywhere on the affected stretch of transmission corridor.
- b) The Owner will be held liable for any damage to Hydro One's facilities, as a result of flooding or standing water caused by the Proposal.
- c) Any catch basins proposed within the limits of the transmission corridor must be located within a paved roadway.

10. Safety & Security

- a) It is the Owners responsibility to ensure that safe working clearances, as specified in the OHSA for workers and equipment from the lowest overhead conductors under 230 kV and 500 kV

transmission lines, are maintained at ALL times during construction activities.

- b) The Owner is responsible for maintaining security of the Subject Lands and for the safety of the people working within the transmission corridor.
- c) It should be noted that due to factors such as changing loads and ambient temperatures, the conductors can lower/rise significantly over short periods. It is the Owners responsibility to monitor/manage these changes and adjust work methods accordingly in order to adhere to the OHSA.
- d) During construction, the Owner must erect signage within the limits of Hydro One corridor clearly pointing to the overhead dangers that exist. Signs must be visible, installed upright and maintained in an upright position at all times. The raising of loaders dump boxes etc. are permitted as long as appropriate clearances are maintained at all times. Reference to OHSA section 186 should be noted on signage.
- e) Workers and equipment operating in the vicinity of energized overhead conductors may require the use of a competent designated signaller as per OHSA regulations if:
 - i) Any part of the equipment could rotate or extend closer to the conductor than the safe working clearance requires; or
 - ii) An inadvertent movement by the worker, including the length of any hand-held tools or equipment could be closer to the conductor than the safe working clearance requires.
- f) The Ministry of Labour (MOL) monitors construction site activity to ensure that safe working clearances are maintained at all times. Failure to maintain safe working clearances may result in action taken by the MOL.

11. Responsibilities & Liabilities

- a) The Owner will assume all liability associated with this secondary land use proposal.
- b) The Owner is fully responsible for adherence to all municipal and provincial laws. In the case of Hydro One's emergency work, the Owner may be required to suspend their operations without notice until Hydro One crews have completed the emergency work.

- c) The Owner is responsible for arranging underground locates prior to digging or auguring any holes, or performing any excavation works within the limits of the transmission corridor.
- d) Any relocation, modification, or repair of Hydro One's facilities as a result of the proposal will be carried out by Hydro One at the Owners expense.
- e) Hydro One is not responsible for any damages or injuries resulting from the effect of adverse weather conditions. This would include any damages or injuries from ice falling from structures or conductors as a result of an ice storm.
- f) Hydro One may, at its sole discretion, interrupt the Owners occupation of the transmission corridor at any time during construction or post construction, to perform maintenance or emergency repairs. Hydro One will not be liable for any damages suffered by the Owner due to this interruption.

12. Prohibited Activities

- a) Buildings are not permitted within the limits of transmission corridors. This prohibition includes, but is not limited to, temporary structures such as tents, portable toilets, and construction trailers.
- b) There shall be no storage of any material within the limits of the transmission corridor without permission from Hydro One. Any debris left on the transmission corridor shall be removed on an ongoing basis.
- c) There shall be no storage or tipping of garbage dumpsters within the limits of the transmission corridor.
- d) There shall be no storage or dispensing of gasoline, or any other combustible substance, on the transmission corridor.
- e) The burning of brush or other agricultural, or construction debris is strictly prohibited within the limits of the transmission corridor.
- f) Tower bases must be kept clear of plantings, material storage or debris of any kind at all times.
- g) The stockpiling of snow within the limits of the transmission corridor is strictly prohibited."