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# HALDIMAND COUNTY

## Report LSS-09-2020 Hydro One Networks Inc. Easement – Municipal Parking Lot, Caledonia



For Consideration by Committee of the Whole on April 21, 2020

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### OBJECTIVE:

To obtain authorization to enter into an easement agreement with Hydro One Networks Inc. for the relocation of an electrical transmission line and related equipment through a municipal parking lot in Caledonia.

### RECOMMENDATIONS:

1. THAT Report LSS-09-2020 Hydro One Networks Inc. Easement – Municipal Parking Lot, Caledonia be received;
2. AND THAT Hydro One Networks Inc. be provided an easement over the lands described as Part of PIN 38162-0052(LT), being part of Lots 10 & 11, South Side of Caithness Street, Plan of the Town of Caledonia, in Haldimand County, designated as Parts 1, 2, 3 & 4 on draft reference plan attached hereto as Attachment #2, to accommodate the relocation of an electrical transmission line and related equipment through a municipal parking lot;
3. AND THAT the Mayor and Clerk be authorized to execute all necessary documents.

**Prepared by:** Sandra Marsh, Property Coordinator

**Reviewed by:** Michelle Brandt, Supervisor, Risk Management & Legal Services

**Respectfully submitted:** Cathy Case, General Manager of Corporate & Social Services

**Approved:** Craig Manley, MCIP, RPP, Chief Administrative Officer

### EXECUTIVE SUMMARY:

Hydro One Networks Inc., (“Hydro”) have made a request to the County for an easement in order to relocate an electrical transmission line and related equipment through the municipal parking lot adjacent to the Argyle Street bridge in Caledonia.

### BACKGROUND:

Hydro has identified that recent construction activities related to the Argyle Street bridge in Caledonia require an existing electrical transmission line to be relocated. The subject location is shown on Attachment #1 and the proposed work, subject to Council approval, is anticipated to commence in April or May of 2020.

## **ANALYSIS:**

Internal consultations with the County's Engineering Services Division have determined that the existing hydro easement could be relocated and redirected through a Haldimand County municipal parking lot, which is located on the south side of Caithness Street West. Attachment #2 contains a draft reference plan which identifies the proposed easement as Parts 1, 2, 3 & 4. At this time, it is anticipated that the work will be completed sometime in April or May, pending weather conditions. Hydro has committed to minimal disruption for the parking lot patrons; and to avoid the summer season when the parking lot is typically at its highest usage.

As a normal practice with utility companies, Hydro has provided their standard easement document, which staff have reviewed and are satisfied meets the County's needs. Hydro has offered the County a purchase price of \$1,500 for the relocation of the easement, which will be primarily underground. The easement agreement will be registered on title; and includes standard provisions, such as the requirement for Hydro to provide proof of insurance as well as to compensate the County for any damage to the property caused by the work. The draft offer to grant easement agreement is shown as Attachment #3, for your information.

Staff have in the 2020 work plan identified to work on a comprehensive Real Estate Policy to seek delegated authority for specific types of real estate transactions such as this, in order to create some efficiencies with County processes. This type of delegated authority would eliminate the need for reports on relatively straight-forward real estate transactions where Council has previously approved, in general, their intent.

## **FINANCIAL/LEGAL IMPLICATIONS:**

The Mayor and Clerk will be required to sign the easement documentation. All costs related to the easement will be paid by Hydro, in addition to a \$230 application fee, which has been received from Hydro. If an easement is approved by Council, the \$1,500 revenue generated from the sale of the easement would be placed in the Land Sales Reserve, in accordance with County Policy.

## **STAKEHOLDER IMPACTS:**

Engineering Services staff have been involved in this matter and have provided relevant information for this report.

## **REPORT IMPACTS:**

Agreement: Yes

By-law: No

Budget Amendment: No

Policy: No

## **ATTACHMENTS:**

1. Map of the Subject Lands
2. Draft Reference Plan
3. Offer to Grant Easement