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MEMO

To:	Clinton Stredwick, BES, MCIP, RPP Municipal Planner, Township of Southgate
From:	Kory Chisolm, BES, MSc, MCIP, RPP Partner, MHBC Planning Shayne Connors, BAH, MSc Intermediate Planner, MHBC Planning
Date:	May 29 th , 2023
File:	Flato East (Edgewood Greens) Phase 11 ZBA (Township File No. C25-22) Flato East (Edgewood Greens) Phase 11 Redline (County File No. 42T-2015-05)
Subject:	May 24 th Public Meeting Comment Responses

The purpose of this Memo is to provide responses regarding the comments received from Council, staff and members of the public at the May 24th statutory public meeting.

Following the public meeting, our project team met with FNX-INNOV, which is the firm that has been retained by Hydro One to design the proposed substation. From our discussion with FNX-INNOV, the scale of the proposed substation is less than what was originally anticipated. An example of the transformers that are to be constructed within the proposed sub-station is shown in **Figure 1** below. FNX-INNOV indicated that there are no fencing requirements from Hydro on the transformers and as such, any fencing requirements would be at the Township's discretion.

Below is a summary of questions/concerns received at the statutory public meeting, as well as the associated response(s), which are provided in **bold**:

- 1. What concerns, if any, are there with the hydro substation with regard to noise?*

This modern style of transformer substation differs from the typical older style stations. This station is more reasonable compared to a collection of large typical street transformers (see Figure 1 below). They are rated to NEMA TR-1 with a 63 dB average audible sound level at full load and under normal conditions, each transformer will be loaded at less than 50% of its rated capacity for redundancy requirements.

For comparison, the typical conversation ranges from 50-60 dB.

Flato, along with Hydro One, will work together to implement additional measures (e.g. fencing/screening) to further reduce potential noise levels; however, given the low level of noise produced under max/infrequent loading conditions, it is

anticipated that noise will have a minimal impact on the surrounding landowners, park goers and community.

- 2. Are there setback requirements for the station that could potentially freeze adjacent properties' ability to develop?*

This style of substation has minimal to no setback requirements. The existing 12-meter hydro easement to the north and the existing 6-meter servicing easement to the east provide the necessary setbacks.

- 3. Is there a concern with this station concerning electromagnetic radiation and its proximity to a park?*

Through discussions with FNX-INNOV, this station was stated to produce electromagnetic radiation on the same or lesser scale as a typical household microwave or induction oven. FNX-INNOV also confirmed that the electromagnetic radiation produced by the substations would be less than the 44 KV Hydro-Line currently running along the north side of the property and proposed park.

Per our discussions with FNX, there are no adverse health concerns with this station with regard to electromagnetic radiation.

Further, the park block can still be designed appropriately to accommodate landscaping, trails, a soccer field, etc. for residents.

- 4. Why are single detached dwelling lots proposed on the commercial block rather than other dwelling types?*

Based on the surplus area from the commercial block that will contain the proposed single detached lots, it was determined that smaller single detached lots would be more appropriate than oversized semi-detached or townhouse lots.

Based on the information above, we trust that this information is sufficient to address the comments and concerns received at the May 24th statutory public meeting.

Should you have any further questions, please do not hesitate to contact us.

Figure 1 – Example Transformer Structures

