



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Romaine Scott, Manager of Legal & Real Estate Services

DATE: September 16, 2024

REPORT NO.: PD-2024-076

SUBJECT: Authorization to Transfer Permanent Easement Over Town Lands to Enbridge Gas Inc. – 14010 Steeles Ave at Eighth Line

RECOMMENDATION:

THAT Report No. PD-2024-076 dated September 16, 2024 regarding the transfer of a permanent easement over part of the Town-owned lands located at 14010 Steeles Ave at Eighth Line to Enbridge Gas Inc. (“Enbridge”), be received;

AND FURTHER THAT a portion of the Town-owned lands located at 14010 Steeles Avenue at Eighth Line and described as Part Lot 15, Concession 8 TNS, Part 5, 20R-19138 as shown on the drawing attached to this report (the “Lands”) be declared surplus to the Town’s needs, for the purpose of granting a permanent easement over the said Lands to allow Enbridge to install and maintain a pipeline for natural gas services;

AND FURTHER THAT the necessary by-law be enacted to authorize the transfer of permanent easement over the Lands to Enbridge for the purpose of installing and maintaining a natural gas pipeline to service new developments in the vicinity.

KEY POINTS:

The following are key points for consideration with respect to this report:

- Enbridge intends to install a 4-inch natural gas pipeline underground to connect and extend the natural gas services from the Toronto Premium Outlets’ lands, through the Lands, across Steeles Avenue and along Eighth Line for the benefit of the new developments north of Steeles Avenue within the Premier Gateway.
- There will be no infrastructure above ground and the Town will retain access rights over the Lands.

- The Town will also reserve its right to construct a trail on the Lands if required in the future and will not be hindered by the proposed easement over the Lands. The preservation and/or replacement of trees will also be addressed through the detailed design and review of the exact location of the natural gas pipeline.
- The transfer of easement to Enbridge will help to facilitate the extension of services to the new developments in the Town's Premier Gateway.

BACKGROUND AND DISCUSSION:

Enbridge has requested that it be granted permanent easement over the portion of the Town's open space lands located at 14010 Steeles Ave at Eighth Line. The Town's Disposition of Land By-law requires lands to be declared surplus by Council to allow the transfer of permanent easements.

The proposed easement would facilitate natural gas services for the new development at the north-west corner at the intersection of Steeles and Eighth Line. Enbridge wishes to install and connect a 4-inch natural gas pipeline to the existing outlet located on the Toronto Premium Outlet lands, extend across Steeles Avenue and continue north on Eighth Line to supply natural gas to the new development north of Steeles. The proposed easement would allow Enbridge the necessary permissions to survey, access, install, operate, and otherwise maintain the buried gas pipeline or other apparatus used for distributing gas service or acting as a supporting apparatus for the distribution system, over, under and through the Lands, for the purpose of its continued distribution of natural gas in the area.

The location of the proposed easement is shown on the drawing attached as Appendix "1" to this Report. Appendix "2" shows the broader servicing scheme in the immediate area of the easement.

Staff from Development Engineering and from Parks, Community Development & Environment divisions have reviewed the proposal including the drawings of the proposed design and have no concerns with the easement being granted subject to:

- a. The Town retaining its rights to have access to and over the easement lands;
- b. The option for a possible future trail through the easement lands is not hindered; and
- c. The preservation and replacement of existing trees are addressed to the satisfaction of the Town.

Given the foregoing, it is recommended that Council declare the Lands to be surplus in order to accommodate the proposed transfer of easement.

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and does not have an impact on the Town's Strategic Plan.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this report is administrative in nature.

INTERNAL CONSULTATION:

There has been internal consultation with staff from Development Engineering and from Parks, Community Development & Environment divisions of the Town.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

There is no exchange of monies for the transfer of the easement. Enbridge will be responsible for all the costs associated with the works and the transfer of the easement.

Reviewed and approved by,

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer