

**BY EMAIL AND RESS**

April 22, 2025

Ms. Nancy Marconi  
Registrar  
Ontario Energy Board  
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P.O. Box 2319  
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**Pasquale Catalano**

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Dear Ms. Marconi,

**EB-2025-0093 – Hydro One Networks Inc. – St. Clair Transmission Line Project – Expropriation – Update to Application and Evidence**

On April 4, 2025, in order to deliver the St. Clair Transmission Line Project (the “Project”) which was issued leave to construct by the Ontario Energy Board (“OEB”)<sup>1</sup>, Hydro One Networks Inc. (“Hydro One”) sought relief from the OEB pursuant to section 99(1) of the OEB Act, 1998, for authority to expropriate certain interests in lands (the “Application”). Hydro One requires expropriation authorization so that it may construct and operate a new 230-kilovolt double-circuit transmission line known as the St. Clair Transmission Line Project located between the Lambton Transformer Station and the Chatham Switching Station.

Hydro One is providing the OEB with an Updated Application that removes any property over which Hydro One no longer requires expropriation authorization relief due to the signing of a number of voluntary agreements since the original date of filing the Application. Additionally, Hydro One is providing on the record of this proceeding, the referenced aerial route maps from the leave to construct proceeding for the Project.

In accordance with OEB filing requirements and policies, components of the Updated Application have been filed in confidence given the personal nature of the information disclosed therein. Hydro One confirms that all redacted versions of documents filed in support of Hydro One’s application do not disclose any personal information under the Freedom of Information and Protection of Privacy Act.

An electronic copy of the completed Updated Application and Evidence has been filed through the OEB’s Regulatory Electronic Submission System.

Sincerely,



Pasquale Catalano

cc: Gord Nettleton (McCarthy Tétrault)  
Monica Caceres (Hydro One Networks Inc.)

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<sup>1</sup> EB-2024-0155 – OEB Decision and Order – Issued December 10, 2024

**ONTARIO ENERGY BOARD**

**IN THE MATTER OF** the Ontario Energy Board Act, 1998, S.O.  
1998, c.15, Schedule B (the “OEB Act”)

**AND IN THE MATTER OF** section 99 (1) of the OEB Act

**AND IN THE MATTER OF** an Application by Hydro One Networks  
Inc. (“Hydro One”) for authority to expropriate land for the purpose  
of constructing and operating a 230-kilovolt double-circuit  
transmission line between St. Clair Township, Ontario and the  
Municipality of Chatham-Kent, Ontario.

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**APPLICATION FOR AUTHORITY TO EXPROPRIATE LAND INTERESTS**  
**HYDRO ONE NETWORKS INC.**

**April 4, 2025**

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**A. INTRODUCTION**

1. Hydro One Networks Inc. (“Hydro One”) hereby applies to the Ontario Energy Board (“OEB” or “Board”) pursuant to section 99(1) of the Ontario Energy Board Act, 1998, (“OEB Act”) for authority to expropriate certain interests in the lands as more particularly described and shown in the plans and descriptions attached hereto. Hydro One requires expropriation authorization so that it may construct and operate a new 230-kilovolt double-circuit transmission line known as the St. Clair Transmission Line Project (the “Project”). The Project is located between the Lambton Transformer Station (“TS”) in St. Clair Township, Ontario and the Chatham Switching Station (“SS”) in the Municipality of Chatham-Kent, Ontario.

**B. NATURE OF THE PROJECT**

2. The Independent Electricity System Operator (“IESO”) described the need for the Project in its bulk planning report, entitled the “Need for Bulk Transmission Reinforcements West of London”, dated September 23, 2021 (“IESO Report”). This IESO Report recommended the Project to address the need for increased transmission supply capacity in the West of London area by 2028.

3. Effective March 31, 2022, the Minister of Energy with the approval of the Lieutenant Governor in Council issued Orders in Council (“OIC”)<sup>1</sup>, declaring that construction of the Project is needed in accordance with s.28.6.1 of the OEB Act and that the Project has been determined to be a priority project for the purposes of s.96.1(2) of the OEB Act.

4. Hydro One obtained leave of the Board to construct the Project on December 10, 2024, in accordance with the OEB’s Decision in OEB docket EB-2024-0155. A copy of this Decision is found at Appendix 1 of this Application. Consistent with the evidence provided in the leave to construct application, the latest start date for construction of the St. Clair transmission line to commence without affecting the

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<sup>1</sup> OIC No. 875/2022 and OIC No. 876/2022 respectively.

1 planned in-service date is December 2025.<sup>2</sup> In parallel with this sought relief,  
2 construction activities for the Project will commence at locations where all necessary  
3 approvals, permits, licences, certificates and land agreements have been obtained in  
4 accordance with the OEB's leave to construct approval.

- 5
- 6 5. The new 230-kilovolt double-circuit transmission line will be located in southwestern  
7 Ontario in the Municipality of Chatham-Kent and Lambton County near the  
8 communities of Chatham-Kent and St. Clair. The total line length of the Project is  
9 approximately 64 kilometres and will run from the existing Lambton TS located  
10 approximately 4.5 kilometres south of Courtright, Ontario, and terminate at Chatham  
11 SS located approximately 700 metres north of Hwy 401 in Chatham, Ontario. Station  
12 modifications at Lambton TS, Wallaceburg TS, and Chatham SS will also be required  
13 to accommodate the transmission line. A map illustrating the Project route and  
14 locations of the stations is included in Appendix 2 of this Application. A more detailed  
15 aerial route map as originally provided in the leave to construct application<sup>3</sup> is also  
16 included in Appendix 2 of this Application.

17

18 **C. PROJECT LAND REQUIREMENTS**

- 19 6. New permanent easement interests in land are required for the construction and  
20 ongoing operation of the Project. To accommodate the overhead transmission line  
21 and supporting structures, new permanent easements will be up to 46 metres in  
22 width. The expropriation authorization relief sought in this Application is intended to  
23 provide Hydro One with similar, if not identical land interests that Hydro One has  
24 required across other parts of the Project and that have been acquired through  
25 voluntary agreements. Temporary easements will also be required during the period  
26 of construction for off-corridor access and construction activities.

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<sup>2</sup> EB-2024-0155, St. Clair Transmission Line Project – Leave to Construct Application, Exhibit B, Tab 11, Schedule 1, dated May 28, 2024.

<sup>3</sup> EB-2024-0155, St. Clair Transmission Line Project – Leave to Construct Application, Exhibit E, Tab 1, Schedule 1, Attachment 1, dated May 28, 2024.

1 7. Beginning in June 2023, Hydro One notified all directly affected landowners impacted  
2 by the Project of its intention to present offers to voluntarily acquire land interests  
3 required for the Project. All voluntary offers presented to landowners were consistent  
4 with Hydro One's St. Clair Transmission Line Project Land Acquisition Compensation  
5 Principles ("LACP"), a copy of which is attached as Appendix 3. The voluntary offers  
6 provide financial incentives and choices to landowners in exchange for early and  
7 voluntary acquisition and resolution of land requirements necessary for the Project.  
8 The expropriation authorization relief sought in this Application intends to maintain  
9 consistent terms and conditions irrespective of how lands are acquired, either via  
10 voluntary agreements or expropriation authorization. Hydro One will abide by the  
11 terms of any land acquisition arrangement for the commencement of construction and  
12 as such there is no reason to create differences between the interests acquired  
13 voluntarily versus by way of expropriation authorization.

14  
15 8. The Project requires Hydro One to acquire land rights from 102 directly impacted  
16 properties along the route, consisting of 94 privately held properties, 2 provincially  
17 held properties, and 6 railway crossings. As of April 21, 2025, landowners of 76 of the  
18 privately held properties have signed voluntary agreements for permanent easement  
19 interest for the Project. Discussions are continuing with the landowners of the 18  
20 remaining privately held properties. As of the date of this filing, no voluntary  
21 agreements for permanent easement interests have been executed with these  
22 landowners. The properties, outside of the privately held properties, are owned by  
23 either Ontario Power Generation or railroad companies and authority to expropriate  
24 interests in those lands is not being sought in this Application. Hydro One confirms  
25 all owners and holders of registrable interests in the properties affected by this  
26 Application as listed in Appendix 4, have been formally notified of Hydro One's  
27 intention to proceed with expropriation of certain interests and seek the relief now  
28 requested in this Application. Hydro One also confirms that each landowner affected  
29 in this Application was offered the applicable OEB-approved standard form of  
30 agreement<sup>4</sup> included in the Project's leave to construct approval.

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<sup>4</sup> EB-2024-0155, St. Clair Transmission Line Project – Leave to Construct Application, Exhibit E, Tab 1, Schedule 1, Attachments 3 to 12.

**D. DESCRIPTION OF THE LAND INTERESTS TO BE EXPROPRIATED**

9. A description of the lands and the specific interests in lands in which Hydro One is seeking authority to expropriate is attached as Appendix 4. This list is inclusive of all remaining permanent easement interests Hydro One requires to access, construct, operate and maintain the Project. Hydro One has conducted a search of title sufficient to identify the current registered property owners, those who hold registrable interests in the lands, and those with any interest in the lands directly affected by this Application. The names of these individuals are listed, by property, in Appendix 4. Personal information has been redacted in accordance with the OEB's Practice Direction. Hydro One notes that off-corridor temporary access land rights continue to be negotiated and secured on a voluntary basis as needed. Should there be a need to secure expropriation authority in the future to secure off-corridor land rights, Hydro One intends to make a separate application.

10. Attached hereto as Appendix 5 are copies of the reference plans, suitable for registration, showing the lands over which authority to expropriate the interests set out in Appendix 4 is being requested and the registered owners thereof.

11. As noted above, efforts to voluntarily secure permanent easement interest are ongoing with all registered property owners listed in Appendix 4 and Appendix 5. These appendices will be updated over the course of this proceeding if more voluntary agreements are achieved.

**E. PUBLIC INTEREST**

12. The expropriation authority requested herein is required for Hydro One to complete the safe and timely construction of the Project. More specifically, the authority requested herein is required to deliver this Minister-directed priority transmission project by the in-service date defined by the IESO Report. The aim of Hydro One remains to provide ratepayers of Ontario the reliability and quality of service benefits the Project delivers in the most cost-effective manner possible. The Project has been found to be in the public interest and was approved for construction pursuant to OEB Decision EB-2024-0155.

13. The Project facilities are needed to maintain a safe, reliable and adequate supply of electricity in the Province. The rights in the lands requested herein are an integral part of the completion of the Project and therefore are necessary and in the public interest.

14. As previously mentioned, Hydro One has engaged in good faith discussions with all landowners affected by the Project, providing consistent settlement offers based on the Project's LACP. The landowners and interests in lands described in Appendices 4 and 5 reflect that voluntary settlements have not occurred despite these efforts.

#### **F. REQUESTED RELIEF**

15. Based on the foregoing, Hydro One requests:

- An Order granting the necessary authority to expropriate the land interests more particularly described in Appendix 4 on such terms and conditions as described herein or as may otherwise be determined by the Board to be in the public interest.
- Consideration of this matter so that in-service timing of the Project, as set forth in the IESO Report, is not unduly delayed. To effectuate that timing, Hydro One seeks a decision on this Application prior to August 2025. This would allow the necessary time for filing and registration of the expropriation plans after receipt of the decision before construction commences on these expropriated lands.

#### **G. NOTICE**

16. Hydro One requests that a copy of all documents filed with the Board be served on the Applicant and the Applicant's counsel, as follows:

**a) The Applicant:**

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Regulatory Advisor

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**b) The Applicant's Counsel:**

Mr. Gordon M. Nettleton

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McCarthy Tétrault LLP

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17. This Application for authority to expropriate certain interests in the lands as more particularly described and shown in the plans and descriptions attached hereto and any other relief the OEB may so deem necessary is respectfully submitted to the Board on April 22, 2025.

**APPENDIX LIST**

- 1
- 2
- 3 Appendix 1 – EB-2024-0155: OEB Decision and Order on a Leave to Construct Application
- 4 for the St. Clair Transmission Line Project
- 5 Appendix 2 – St. Clair Transmission Line Project Route Map
- 6 Appendix 3 – Hydro One’s Land Acquisition Compensation Principles for the St. Clair
- 7 Transmission Line Project
- 8 Appendix 4 – Description of Lands and Specific Interests in Lands over which Authority to
- 9 Expropriate is being Requested
- 10 Appendix 5 – Reference Plans

## **APPENDIX 1**

EB-2024-0155: OEB Decision and Order on a Leave to Construct Application for  
the St. Clair Transmission Line Project



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## **DECISION AND ORDER**

**EB-2024-0155**

**HYDRO ONE NETWORKS INC.**

**Leave to Construct Application- St. Clair Transmission Line  
Project**

**BEFORE: Fred Cass**  
Presiding Commissioner

**Robert Dodds**  
Commissioner

**David Sword**  
Commissioner

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**December 10, 2024**

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## OVERVIEW

This is a Decision and Order of the Ontario Energy Board (OEB) on an application filed by Hydro One Networks Inc. (Hydro One) for leave to construct approximately 64 kilometres of 230 kilovolt (kV) electricity transmission line and associated facilities in the Township of St. Clair, Municipality of Wallaceburg and the Chatham-Kent areas.

The transmission line and associated station facilities proposed by Hydro One are collectively referred to as the St. Clair Transmission Line Project (the Project). A map showing the location of the Project is attached as Schedule A to this Decision and Order.

The proposed electricity transmission line would extend from Lambton Transformer Station, connecting Wallaceburg Transformer Station (TS), and terminate at Chatham Switching Station (SS). By an Order in Council 876/2022, the Lieutenant Governor in Council declared that the Project would be designated as a priority transmission project under section 96.1 of the *Ontario Energy Board Act, 1998* (OEB Act).<sup>1</sup> As such, pursuant to section 96.1(2) of the OEB Act, the OEB is required to accept that the transmission line is needed when forming its opinion as to whether the Project is in the public interest under section 96 of the OEB Act.

Hydro One has also applied for approval of the form of land use agreements it has offered, or will offer, to landowners affected by the Project.

For the reasons provided in this Decision and Order, the OEB grants Hydro One's application for leave to construct the Project. The OEB finds that the Project is in the public interest based on an examination of the Project need, alternatives, cost, customer impacts, reliability and quality of electricity service, and land matters.

The OEB accepts the proposed Project cost of \$471.9M. A prudence review of all costs incurred, including the utilization of the Project contingency, may be conducted by the OEB at the appropriate future revenue requirement proceeding after the Project is completed.

The OEB approves the forms of land use agreements that Hydro One has offered, or will offer, to landowners affected by the routing and construction of the Project. The leave to construct is subject to the OEB's conditions of approval, attached as Schedule B to this Decision and Order.

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<sup>1</sup> [Order in Council \(OIC\) dated March 31, 2022.](#)

## PROCESS

Hydro One applied to the OEB on May 28, 2024, under section 92 of the OEB Act, for an order granting leave to construct approximately 64 kilometres of electricity transmission line and associated facilities in the Township of St. Clair, Municipality of Wallaceburg, and the Chatham-Kent areas. The proposed electricity transmission line would extend from Lambton Transformer Station, connecting Wallaceburg Transformer Station, and terminate at Chatham Switching Station. This transmission line has been designated as a priority transmission project under section 96.1 of the OEB Act by [Order in Council 876/2022](#).

Hydro One has also applied to the OEB under section 97 of the OEB Act for approval of the forms of land use agreements it offers to landowners for the routing and construction of the Project.

The OEB issued a Notice of Hearing on June 21, 2024. Applications for intervenor status were made by the following:

- The Ross Firm Group
- Enbridge Gas Inc.
- Vector Pipeline Inc.
- The Siskinds Firm Group
- Kevin Jakubec
- Independent Electricity System Operator (IESO)

The OEB issued Procedural Order No. 1 on July 31, 2024. Intervenor status was granted to each of the above-noted parties for matters within the scope of the proceeding.

The Ross Firm Group and Siskinds Firm Group also applied for cost eligibility.

The Ross Firm Group was granted eligibility for cost awards. The Siskinds Firm Group was granted eligibility for cost awards only to the extent that the landowners represented by the Siskinds Firm Group are landowners directly affected by the Project.

In Procedural Order No.1, the OEB provided the Siskinds Firm Group with an opportunity to provide additional information within the scope of the issues in the proceeding on how its members are affected by the Project, or to identify any special

circumstances that they wished the OEB to consider regarding cost award eligibility in respect of representing the interests of members (other than affected landowners). The Siskinds Firm Group did not file any further information on this matter.

In their intervention requests, the Ross Firm Group and the Siskinds Firm Group indicated that they intended to submit evidence. Procedural Order No. 1 directed these intervenors to provide a detailed description of any evidence they each intended to submit and the proposed timing for the filing of such evidence. Neither the Ross Firm Group nor the Siskinds Firm Group filed further information or evidence.

Procedural Order No. 1 established the schedule for filing interrogatories and responses and included the [standard issues list](#) for electricity transmission leave to construct applications, which reflects the OEB's authority under section 96(2) of the OEB Act. Procedural Order No. 1 noted that by Order in Council (OIC) dated March 31, 2022, the Lieutenant Governor in Council identified the Project as a priority transmission project under section 96.1 of the OEB Act. In accordance with section 96.1(2) of the OEB Act, the OEB is required to accept that construction of the Project is needed.

Procedural Order No. 1 also noted that it is a condition of Hydro One's electricity transmission licence to develop and seek approvals related to the Project and that development of the Project accord with the project scope and timing recommended by the IESO.<sup>2</sup> As such, the standard issues relating to need and the consideration of alternatives to the Project were not applicable in this proceeding.

Procedural Order No. 1 indicated that the Project is subject to an Environmental Assessment conducted by the Ministry of the Environment, Conservation and Parks, and that issues related to the Environmental Assessment process are not reviewed by the OEB except to the extent that they are relevant to the OEB's consideration of price, reliability and quality of service.

In accordance with the procedural schedule, the Ross Firm Group, the Siskinds Firm Group, Enbridge Gas Inc., Vector Pipeline Inc., Kevin Jakubec, and OEB staff filed interrogatories.

On September 4, 2024, Hydro One filed its responses to the interrogatories and requested confidential treatment for certain information contained in some of its interrogatory responses. The OEB issued its [Decision on Confidentiality](#) regarding

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<sup>2</sup> Exhibit B, Tab 3, Schedule 1, p. 1

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responses to certain OEB Staff Interrogatories on October 16, 2024. No intervenors requested access to the confidential, unredacted versions of the information.

In accordance with the schedule established through Procedural Order No. 2, written submissions were filed by OEB staff, the Ross Firm Group, the Siskinds Firm Group and Kevin Jakubec on October 8, 2024. Hydro One filed its reply submission on October 23, 2024.

## DECISION

The OEB grants leave to construct the Project subject to standard conditions of approval that have been approved by the OEB in prior leave to construct proceedings.

Section 92 of the OEB Act provides that leave of the OEB must be obtained for the construction, expansion or reinforcement of electricity transmission lines.

Under section 96(1) of the OEB Act, if the OEB finds that the construction of a proposed electricity transmission line is in the public interest, it shall make an order granting leave to carry out the work. Section 96(2) provides that, when the OEB considers whether an electricity transmission line is in the public interest, it shall consider only the interests of consumers with respect to prices and the reliability and quality of electricity service.

Further, section 96.1(2) of the OEB Act provides that when the OEB considers a leave to construct application in respect of an electricity transmission line specified in an Order in Council as a priority project, the OEB shall accept that the construction is needed. The Project that is the subject of this application has been specified as a priority project by an Order in Council dated March 31, 2022.<sup>3</sup>

Accordingly, in deciding whether the Project is in the public interest, the OEB has considered the interests of consumers with respect to prices and the reliability and quality of electricity service. As required by Section 96.1(2) of the OEB Act, the OEB accepts that construction of the Project is needed. For the reasons set out below, the OEB finds that the Project is in the public interest and it grants leave to construct the Project pursuant to section 96 of the OEB Act.

The OEB's findings on the Project's impacts on price, reliability and quality of service, route map, form of landowner agreements, and conditions of approval are addressed in this chapter.

### 1.1 Price: Project Costs

Hydro One estimated that the total capital cost of the Project is approximately \$471.9 million, consisting of \$334.5 million for line work and \$137.4 million for station work.<sup>4</sup> Hydro One has indicated that this cost estimate carries a confidence level consistent with a Class 3 (-20% / +30%) estimate classification under the Association for the

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<sup>3</sup> [Order-in-Council 876/2022](#)

<sup>4</sup> Exhibit B, Tab 7, Schedule 1, p. 1.

Advancement of Cost Engineering (AACE) International system, reflecting a moderate level of definition for project scope, risk, and cost estimation.<sup>5</sup>

Hydro One stated that the Project cost estimate is based on a fixed price Engineering, Procurement and Construction (EPC) contract, which reflects current market-tested EPC pricing to deliver the Project, along with corresponding risk that will be transferred to the EPC contractor.<sup>6</sup>

#### Future Ownership of Transmission Line

Hydro One expects that, after completion of the Project, the ownership of the transmission line facilities comprising the Project will be transferred to a future limited partnership that will include ownership interests held by impacted First Nations.<sup>7</sup>

At the time the application was submitted to the OEB, the formation and structuring of the limited partnership had not been finalized, such that commercial details of the partnership were not provided. Hydro One stated that any limited partnership agreement is not anticipated to impact the cost estimate of the Project.<sup>8</sup>

Hydro One has not requested any deferral accounts to be established, however, it has indicated that until the limited partnership is formed, line work costs associated with the construction of the Project will reside in the OEB-approved Affiliate Transmission Projects (ATP) regulatory account and will not form part of Hydro One's rate base.<sup>9</sup>

#### Comparator Transmission Line Projects

For the line work, Hydro One referenced three recent double-circuit 230 kV transmission lines as comparators. These are the Woodstock Area Transmission Reinforcement project, the Power South Nepean project, and the Chatham x Lakeshore Transmission Line project.<sup>10</sup>

Hydro One stated that these projects were chosen as comparators because they are 230 kV double-circuit transmission lines that included a rebuild of existing 115 kV

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<sup>5</sup> Exhibit B, Tab 10, Schedule 1, p. 2.

<sup>6</sup> Exhibit B, Tab 7, Schedule 1, p. 2.

<sup>7</sup> The Indigenous communities that will have the opportunity to participate in the equity ownership model include: Aamjiwnaang First Nation, Bkejwanong (Walpole Island) First Nation, Caldwell First Nation, Chippewas of Kettle and Stony Point First Nation, Chippewas of the Thames First Nation.

<sup>8</sup> Exhibit B, Tab 1, Schedule 1, p. 2-3.

<sup>9</sup> Exhibit B, Tab 1, Schedule 1, p. 3.

<sup>10</sup> Woodstock Area Transmission Reinforcement Project (EB-2007-0027), Power South Nepean Project (EB-2019-0077), Chatham x Lakeshore Transmission Line Project (EB-2022-0140).

transmission line and structures. Additionally, the Woodstock Area Transmission Reinforcement and Chatham x Lakeshore Transmission Line projects were projects utilizing the same sized conductor as contemplated for this Project and are also geographically situated in similar Southwestern Ontario areas.<sup>11</sup>

Hydro One stated that the total project costs on a per-kilometre of line basis for the comparator projects were between \$3.1 million and \$4.4 million, while the Project is estimated to cost \$3.3 million per kilometre.<sup>12</sup>

Hydro One stated that when considering the adjusted comparable cost per kilometre ratio, the estimate for the Project is consistent with the cost to complete comparable transmission lines and is reasonable.<sup>13</sup>

### Comparator Station Projects

Hydro One provided cost ranges for comparator projects related to the modifications at Chatham SS, Lambton TS, and Wallaceburg TS. For the Chatham SS and Lambton TS work, Hydro One referenced the recently in-service Wawa TS and Lakehead TS in Northwestern Ontario undertaken for the East-West Tie Line project, and the ongoing Chatham SS works undertaken for the Chatham x Lakeshore Transmission Line project. Additionally, for the proposed Wallaceburg TS work, Hydro One referenced the recently in-service system renewal refurbishment projects at Chenaux TS and Parry Sound TS.<sup>14</sup>

Hydro One stated that the total project costs for the Chatham SS and Lambton TS comparator projects were between \$32.2 million and \$69.7 million, while the Chatham SS project is estimated to cost \$35 million and the Lambton TS project is estimated at \$52.3 million. Hydro One stated that the estimated cost for Chatham SS and Lambton TS is consistent with the cost to complete comparable terminal station modification work and is reasonable.

The Wallaceburg TS comparator projects ranged from \$26.9 million to \$53 million, while the Project is estimated to cost \$43.2 million.<sup>15</sup>

For the Wallaceburg TS project, Hydro One stated that a direct comparison to the scope of the project was not available due to the limited number of projects requiring a 115 kV

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<sup>11</sup> Exhibit B, Tab 7, Schedule 1, p. 5-6

<sup>12</sup> Interrogatory Responses, Staff 4(g) and Exhibit I, Tab 1, Schedule 4, p. 6.

<sup>13</sup> Exhibit B, Tab 7, Schedule 1, p. 6-7.

<sup>14</sup> Exhibit B, Tab 7, Schedule 1, p. 8.

<sup>15</sup> Interrogatory Responses, Staff 4(g), Exhibit I, Tab 1, Schedule 4, p. 7-8.

to 230 kV station conversion that Hydro One has completed. Hydro One submitted that the estimated costs were reasonable when compared to similar comparator projects.

OEB Staff submitted that the comparative projects used by Hydro One are appropriate benchmarks for evaluating the costs of the Project and the inflationary adjustments applied to comparator projects by Hydro One appear reasonable. OEB staff noted that the line and station costs for the proposed Project are similar to those of the comparative projects, adjusting for current market conditions. Intervenors did not make any submissions on the project costs or the comparative projects referenced by Hydro One.

### Overhead Capitalization Methodology

Hydro One calculated the overhead cost estimate using two capitalization rates: one for the line component that is employing the Early Contractor Involvement (ECI) model with an external owner's engineer that utilizes the ECI-EPC overhead capitalization rate, and another for the station component in which there is no early contractor involvement and utilizes the full Hydro One standard overhead capitalization rate.

Hydro One stated that the ECI delivery model engages the services of external engineering firms and EPC contractors (ECI-EPC) and that, compared to standard Hydro One transmission projects, the ECI-EPC model provides an enhanced overhead capitalization rate allocation, which reduces the level of overhead to the Project line costs by \$20 million.<sup>16</sup>

OEB staff submitted that Hydro One followed a reasonable process for developing its project cost estimate. Hydro One used a competitive procurement process to select an EPC contractor. OEB staff is supportive of Hydro One's ECI-EPC approach for large transmission projects since it leads to early risk identification and more accurate cost estimation. OEB staff noted that such an approach was also used by Hydro One for the recently approved Chatham to Lakeshore and Waasigan transmission line projects.<sup>17</sup>

OEB staff submitted that the overhead capitalization methodology is a rates issue and should be reviewed in the first rate application associated with the Project. OEB staff noted that this approach is consistent with the OEB's decision for the Waasigan

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<sup>16</sup> Interrogatory Responses, Staff-8(d), Exhibit I, Tab 1, Schedule 8, p. 2-3.

<sup>17</sup> EB-2022-0140, Decision and Order, November 24, 2022; EB-2023-0198, Decision and Order, April 16, 2024.

transmission line project and is being used in the application currently before the OEB to set the revenue requirement for the Chatham to Lakeshore line project.<sup>18</sup>

### Project Risks and Contingency Costs

Hydro One's cost estimate for the Project includes a contingency allowance to account for various risks, which was developed using a risk management model that involves both qualitative and quantitative analyses. Key risks and mitigation measures identified by Hydro One include:

- Outage Constraints
- Approvals, Permits, and Authorizations
- Subsurface Conditions

To mitigate these risks, Hydro One has established communication plans with EPC contractors to manage schedule updates and minimize delays and has indicated that it has taken the following additional steps:

1. Incorporated outage planning into the project schedule to avoid peak load seasons.
2. Submitted regulatory applications and permits well in advance.
3. Conducted preliminary studies to identify subsurface conditions and plan accordingly.

OEB staff submitted that while the contingency costs form a significant portion of the Project costs, the allocations of 8.4% for line work and 9.8% for station work are in line with previous projects of similar size and complexity.<sup>19</sup>

### **Findings**

The OEB finds the estimated capital cost of the Project of \$471.9 million, consisting of \$334.5 million for line work and \$137.4 million for station work, to be reasonable.

The evidence upon which the OEB has relied in reaching its conclusion that these costs are reasonable includes the following:

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<sup>18</sup> EB-2023-0198 Decision and Order, April 16, 2024 (Waasigan Transmission Line Project); EB-2024-0216 (Chatham x Lakeshore Limited Partnership 2025-2029 Transmission Revenue Requirement Application).

<sup>19</sup> OEB Staff Submission, p. 9

- The estimated Project costs provide a confidence level consistent with an AACE Class 3 cost estimate (-20%/+30% accuracy level).
- Hydro One used a fixed price EPC execution methodology for the Project to define and manage its scope, schedule and risk; it is using an Early Contractor Involvement delivery model for the Project; and it used a competitive procurement process to select the EPC contractor.
- Hydro One's evidence of comparator projects provided benchmarks for the OEB's evaluation of estimated costs and, after accounting for current market conditions, Hydro One's overall cost estimate is generally supported by the comparator evidence.
- The estimated cost per kilometre of Hydro One's proposed line work is within the range of comparator projects provided by Hydro One and slightly lower than certain other projects referred to by Hydro One.
- Although direct cost comparisons for station work are challenging due to unique site conditions and configurations for different stations, Hydro One provided evidence that the estimated cost of the station work compares favourably to the cost of similar station work completed by Hydro One.
- The cost estimates for the line work and station work each include an allowance for contingencies which recognizes the risks associated with estimating costs and these contingencies are in line with Hydro One's contingency allowances on previous projects of similar size and complexity.

## 1.2 Price: Customer Impacts

Hydro One stated that the Project costs will be included in the network, line and transformation connection pools for cost classification purposes. Hydro One further stated that the Project costs will not be allocated to any individual customer, and no customer capital contribution is required because the Project is not driven by any specific customer load application.<sup>20</sup> Additionally, Hydro One stated that due to the enabled growth in the Southwestern Ontario area, the steady net incremental revenue will have an overall rate mitigating impact over the 25- year time horizon for the line and transformation pools.<sup>21</sup>

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<sup>20</sup> Exhibit B, Tab 9, Schedule 1, p. 2.

<sup>21</sup> Exhibit B, Tab 9, Schedule 1, p. 4.

Hydro One estimated that the Project will decrease the typical residential customer bill by \$0.14 per month or 0.09%. This amounts to a decrease of approximately \$1.63 per year.<sup>22</sup>

### Network Pool

Over a 25-year time horizon, the average Uniform Transmission Rate (UTR) will have little variation from the 2024 OEB-approved rate of \$5.78 per kW/month.

### Line Connection Pool

Over a 25-year time horizon, the 2024 OEB-approved rate of \$0.95 per kW/month decreases to \$0.93 per kW/month.

### Transformation Pool

Over a 25-year time horizon, the 2024 OEB-approved rate of \$3.21 per kW/month decreases to about \$3.14 per kW/month.<sup>23</sup>

OEB staff submitted that Hydro One's proposed allocation of Project costs to the network, line and transformation connection rate pools is appropriate. OEB staff took no issue with Hydro One's position that no customer capital contribution is required. Additionally, OEB staff submitted that the consumer impacts of the Project are appropriate given the need for the Project and the forecasted decrease to typical residential customer bills, as Hydro One's evidence suggests.

Intervenors did not make submissions on the matter.

## **Findings**

The OEB finds that the projected impacts of the Project on the consumer are reasonable and appropriate given the need for the Project and the evidence of Hydro One regarding the impact of the estimated Project costs on its transmission revenue requirement. In making this finding, the OEB has taken into account Hydro One's evidence that, over a 25-year horizon, the Project is expected to have very little impact on the 2024 OEB approved rate for the Network Pool and to result in small decreases to the 2024 OEB approved rates for the Line Connection Pool and the Transformation Connection Pool.<sup>24</sup>

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<sup>22</sup> Exhibit B, Tab 9, Schedule 1, p. 3-4.

<sup>23</sup> Exhibit B, Tab 9, Schedule 1, p. 3-4.

<sup>24</sup> Exhibit B, Tab 9, Schedule 1, pages 3 and 4.

The OEB has also taken into account Hydro One's estimate that the Project will decrease the typical residential customer's monthly bill by \$0.14 or 0.09%.<sup>25</sup>

The OEB also finds that Hydro One's proposed allocation of Project costs to the network, line, and transformation connection rate pools, is appropriate.

### 1.3 Reliability and Quality of Electricity Service

The IESO's draft System Impact Assessment (SIA) concluded that the Project is expected to have no material adverse impact on the reliability of the integrated power system, provided that all requirements in the SIA report are implemented.<sup>26</sup>

Hydro One's Final Customer Impact Assessment (CIA) concluded that the addition of the St. Clair transmission line will improve the power supply reliability for customers in the region, including the beneficial impact of converting Wallaceburg TS from 115 kV supply to 230 kV supply.<sup>27</sup>

OEB staff did not have any concerns about the reliability and quality of service associated with the Project, considering Hydro One's evidence and the conclusions of the IESO's SIA and Hydro One's CIA.

Intervenors did not make submissions on the matter.

### Findings

The OEB finds that the Project is expected to have no material adverse impact on the reliability of the integrated power system, provided that all requirements in the System Impact Assessment are implemented, and that it will improve supply reliability for connected customers. In making this finding, the OEB has considered the System Impact Assessment, Hydro One's Customer Impact Assessment and the other evidence in this proceeding relating to reliability and quality of electricity service.

As such, the OEB has no concerns related to the interests of consumers with respect to prices and the reliability and quality of electricity service.

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<sup>25</sup> Exhibit B, Tab 9, Schedule 1, page 5.

<sup>26</sup> Interrogatory Response Ross Firm Group-6a, Exhibit I, Tab 5, Schedule 6, Attachment 1, Final System Impact Assessment, p. 6.

<sup>27</sup> Interrogatory Responses, Staff-15a, Exhibit I, Tab 1, Schedule 15, p. 2.

## 1.4 Proposed Route and Land Matters

### 1.4.1 Proposed Route

Hydro One evaluated several alternative routes for the Project as part of the Environmental Assessment (EA) process. The evaluation considered social, technical, environmental, and cost criteria. The preferred route, which uses existing transmission corridors for about 80% of its length, was chosen to minimize environmental and socioeconomic impacts.<sup>28</sup>

Part of the preferred route involves upgrading an existing 115 kV transmission line corridor to a 230 kV double-circuit line which, although more complex and costly, improves reliability and efficiency of the transmission system to the Wallaceburg area.<sup>29</sup>

With respect to the proposed route of the Project, OEB staff stated that it has no concerns related to the interests of consumers with respect to prices and the reliability and quality of electricity service.

Hydro One filed a map showing the geographic location of the existing facilities and the selected preferred route.<sup>30</sup> OEB staff submitted that the route maps submitted by Hydro One meet the OEB's requirements.

### Findings

OEB has no concerns with the proposed route of the Project. The map that Hydro One filed with the application satisfies the requirements of the OEB Act<sup>31</sup> and issue 6.1 of the standard issues list for leave to construct applications.

The OEB notes that the detailed route selection is determined in the EA process and that Hydro One carried out consultations with municipal, provincial, and federal government officials and agencies, Indigenous communities, potentially affected and interested persons, businesses, and interest groups and examined route options that were based on social, technical, environmental, and cost considerations.<sup>32</sup>

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<sup>28</sup> Interrogatory Response Staff-2(a), Exhibit I, Tab 1, Schedule 2, pg. 3.

<sup>29</sup> Exhibit B, Tab 3, Schedule 1, p. 2-3.

<sup>30</sup> Exhibit B, Tab 2, Schedule 1, Attachment 1.

<sup>31</sup> OEB Act, s. 94

<sup>32</sup> Hydro One Reply Submission, p. 5-6, para. 13

### 1.4.2 Land Matters

The application states that the proposed transmission line of 64 km will be sited within a corridor varying from 30 metres to 46 metres in width. About 13 kilometres of the transmission line corridor is on provincially owned land with statutory easements held by Hydro One<sup>33</sup>, while the remaining 51 kilometers of the corridor will be on privately owned lands. On approximately 41 kilometres of these private lands, an existing 115 kV single-circuit transmission line will be decommissioned, removed and replaced with a new 230 kV double-circuit line.<sup>34</sup>

The Project impacts 103 properties, including 95 privately-held properties, 2 provincially-held (by Ontario Power Generation) properties, and 6 railway crossings.

The project requires various land rights, including statutory easements on provincial land, easement or fee simple rights on private and provincial properties, rail crossing agreements, and temporary access for construction-related activities.

As of August 2024, Hydro One had secured 96% of the early access agreements and voluntary property settlement agreements with 32% of affected landowners.<sup>35</sup>

Hydro One filed the proposed forms of agreements that it has offered or will offer to affected landowners. Hydro One stated that three of the forms of agreements have been updated since they were approved in prior proceedings but remain materially unchanged.<sup>36</sup>

Hydro One stated that all impacted property owners will be advised during property acquisition discussions that they have the option to receive independent legal advice and that it would commit to reimbursing those property owners for reasonably incurred legal fees associated with the review and completion of the necessary land rights.<sup>37</sup>

OEB staff submitted that it reviewed the proposed forms of agreements and had no issues or concerns. Many of the agreements were generally consistent with the agreements approved by the OEB through previous proceedings. OEB staff observed that the three agreements that were updated appear to offer more choice and compensation options to landowners. OEB staff further noted that the forms of

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<sup>33</sup> *Electricity Act, 1998*, Part IX.1 (Ownership and Use of Corridor Land).

<sup>34</sup> Exhibit E, Tab 1, Schedule 1, p. 1.

<sup>35</sup> Interrogatory Response Staff-14(a), Exhibit I, Tab 1, Schedule 14, p. 2.

<sup>36</sup> The Early Access Agreement, Compensation and Incentive Agreement – Easement, and Compensation and Incentive Agreement – Fee Simple were updated since prior approval. Details of the updates are set out at Exhibit E, Tab 1, Schedule 1, p. 6-7, Table 4.

<sup>37</sup> Exhibit E, Tab 1, Schedule 1, p. 4.

agreement serve only as the initial offer to landowners and may not reflect the final agreement that is agreed to between the parties.

### Ross Firm Group Submission

In its submission, the Ross Firm Group stated that their clients were concerned about the overly broad and onerous language in the proposed Easement Agreement and that inclusion of telecommunications lines and related business ventures within the Easement Agreement is outside the scope of the current application. The Ross Firm Group submitted that Hydro One intends to rely on the broad language of the Easement Agreement to avoid compensating landowners for future projects and that such an approach is inconsistent with the principles of fairness and the statutory requirements under the OEB Act.<sup>38</sup>

In response to the Ross Firm Group's submission, Hydro One stated that the forms of agreement proposed in the application have been utilized in multiple OEB-approved electricity leave to construct proceedings and noted that all of the forms of agreement are materially the same as the forms of agreements approved by the OEB in the Chatham to Lakeshore Project proceeding (EB-2022-0140).<sup>39</sup>

Further, Hydro One emphasized that the language in the Easement Agreement offers the necessary flexibility for the operation and maintenance of its transmission line assets, including any future requirements. Hydro One plans to utilize the rights granted under Section 1 of the Transfer and Grant of Easement in this Application to ensure safe access to the easement lands for ongoing operation and maintenance of the transmission line.<sup>40</sup>

Hydro One stated that telecommunication systems form part of the transmission line infrastructure that is critical for the safe, secure and reliable operation of a transmission line. Hydro One also submitted that, "telecommunication systems" and "related business venture" within the Easement Agreement reflect the rights provided to Hydro One by section 42 of the *Electricity Act* which includes the right to utilize transmission and distribution infrastructure for the purpose of providing telecommunication services and the right to enter into agreements with others, authorizing them to attach wires or

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<sup>38</sup> The Ross Firm Group Submission, p. 2.

<sup>39</sup> Hydro One Reply Submission, p. 10, para 26.

<sup>40</sup> Hydro One Reply Submission, p. 12, para. 35.

other telecommunication facilities to that infrastructure for the purposes of supplying telecommunication systems.<sup>41</sup>

### Siskinds Firm Group Submission

#### *Submissions regarding annual compensation payments*

In its interrogatories to Hydro One, the Siskinds Firm Group asked whether consideration had been given by Hydro One for an annual payment to landowners for the continued and ongoing impacts associated with Hydro One's use of the land. Hydro One responded that annual payments are not being offered as part of the land rights acquisition program for the Project. Hydro One is compensating landowners for the necessary land rights it requires for its assets via a one-time payment framework. Hydro One stated that this methodology is consistent with how other long term industry infrastructure companies approach their land rights compensation in the Province.<sup>42</sup>

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<sup>41</sup> Interrogatory response Ross Firm Group-08(d) Exhibit I, Tab 5, Schedule 8, p. 3 and Hydro One Reply submission, p. 12, para. 34.

Section 42 of the *Electricity Act, 1998* states:

**42 (1)** If part of a transmission or distribution system is located on land with respect to which the transmitter or distributor has an easement or other right to use the land, the transmitter or distributor may,

(a) use the land that is subject to the easement or other right for the purpose of providing telecommunications service; or

(b) enter into agreements with other persons, including affiliates of the transmitter or distributor, authorizing them to use the land that is subject to the easement or other right for the purpose of providing telecommunications service. 1998, c. 15, Sched. A, s. 42 (1).

#### **No compensation**

(4) The transmitter or distributor is not required to pay any compensation for attaching wires or other telecommunications facilities to a transmission or distribution pole pursuant to clause (1) (a). 1998, c. 15, Sched. A, s. 42 (4).

#### **Same**

(5) A person who is authorized to use land pursuant to an agreement entered into under clause (1) (b) is not required to pay any compensation, other than compensation provided for in the agreement, for attaching wires or other telecommunications facilities to a transmission or distribution pole pursuant to the agreement. 1998, c. 15, Sched. A, s. 42 (5).

<sup>42</sup> Interrogatory Response Siskinds-02(a), Exhibit I, Tab 4, Schedule 2, p. 1.

In its submission, the Siskinds Firm Group contended that there is precedent for annual payments as part of any land rights acquisition program for the Project and cited the example of Union Gas, which regularly includes within its contract minimum annual payment provisions.<sup>43</sup>

In its reply submission, Hydro One noted that the Siskinds Firm Group used compensation structures related to natural gas storage and submitted that there are material differences between land acquisition requirements for electricity transmission systems, compared to rights to use underground, salt cavern formations required for natural gas storage purposes.<sup>44</sup>

Hydro One stated that its compensation approach remains consistent with its other major transmission projects, and the reliance on lump sum compensation structures under its voluntary land acquisition program achieves finality and security of land rights.<sup>45</sup> Hydro One submitted that the propriety of lump sum compensation structures is not a relevant issue when considering whether an approval should be granted in accordance with section 97 of the OEB Act.

#### *Submissions regarding consultation*

The Siskinds Firm Group submitted that Hydro One has not conducted sufficient consultation with them and other stakeholders, specifically those agricultural landowners impacted by the Project and whose resources are being utilized by Hydro One.<sup>46</sup>

In its reply submission Hydro One stated that significant consultation had occurred throughout the process with various parties, beginning with the Class EA process, continued following completion of the Class EA process and will continue throughout the life of the Project.<sup>47</sup>

#### *Submissions regarding decommissioning*

The Ross Firm Group noted that the Easement Agreement lacks any decommissioning provisions and argued that, without a decommissioning clause, landowners risk being left with obsolete infrastructure on their property, negatively impacting land use and value.<sup>48</sup>

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<sup>43</sup> Siskinds submission, p. 2, para. 10.

<sup>44</sup> Hydro One Reply Submission, p. 6, para. 16.

<sup>45</sup> Hydro One Reply Submission, p. 7, para. 18.

<sup>46</sup> Siskinds Firm Group Submission, p. 4

<sup>47</sup> Hydro One Reply Submission, p. 5-6

<sup>48</sup> The Ross Firm Group Submission, p. 6-7

The Siskinds Firm Group also made submissions in support of a decommissioning plan and submitted that decommissioning and rehabilitation are standard requirements that relieve the landowner of the burden of having to deal with, and address, Hydro One's abandoned assets."<sup>49</sup>

In its reply submission, Hydro One submitted that a decommissioning clause is not mandatory based on the [OEB Filing Requirements](#) for leave to construct transmission facilities. Hydro One also stated that, as a priority project, the Project does not envision any need to decommission these facilities in the foreseeable future. It is often the case that electricity transmission lines and structures will have an expected service life of over 80 years. Hydro One submitted that any consideration of decommissioning at this stage would be premature and should be addressed if and when the facilities are to be removed."<sup>50</sup>

## Findings

The OEB is satisfied that sufficient consultation has occurred with landowners and other stakeholders along the route as per the evidence filed by Hydro One in this regard.

The OEB approves the proposed forms of agreements offered, or to be offered, by Hydro One to owners of land affected by the route and location of the Project for reasons following.

Hydro One provided evidence of ten land-related forms of agreement that it will use as it proceeds with its efforts to secure the land rights required for the Project. All of these forms of agreement have been previously approved by the OEB, although three have been updated since they were last approved by the OEB.<sup>51</sup> Hydro One has explained the basis for the update to each of these three forms of agreement, namely, Early Access Agreement, Compensation and Incentive Agreement – Easement and Compensation and Incentive Agreement – Fee Simple.<sup>52</sup>

The OEB finds that Hydro One's explanation of the basis for the updates to each of the three forms of agreements is reasonable. The updates add clarity to Hydro One's offer to landowners to whom the updated forms of agreement will be presented. Accordingly, the OEB accepts the updated forms of agreement and, as stated above, approves all of the forms of agreement offered, or to be offered, by Hydro One to affected landowners.

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<sup>49</sup> Siskinds Firm Group Submission, p. 5.

<sup>50</sup> Hydro One Reply Submission, p. 15-16, para. 44.

<sup>51</sup> Exhibit E, Tab 1, Schedule 1, page 6.

<sup>52</sup> Exhibit E, Tab 1, Schedule 1, pages 6-7.

The OEB notes that Hydro One has made a commitment that affected landowners will be afforded an opportunity to receive independent legal advice during discussions regarding acquisition of land rights and that landowners who avail themselves of this opportunity will be reimbursed for reasonably incurred legal fees associated with the review and completion of the necessary land rights agreements.

The written submissions from the Ross Firm Group and the Siskinds Firm Group (Ross and Siskinds Submissions) advance a number of arguments in the context of the OEB's approval of the forms of agreement put forward by Hydro One.

These include arguments about particular provisions contained in or omitted from the forms of agreement, appropriate compensation for landowners and proposed requirements for disclosure by Hydro One.

Section 97 of the OEB Act provides that, in a leave to construct application, the applicant must satisfy the OEB that it has offered or will offer to each affected landowner a form of agreement approved by the OEB. As stated in the OEB Staff Submission, the forms of agreement referred to in section 97 serve as the applicant's "initial offer" to landowners.<sup>53</sup>

It is clear that section 97 is concerned with the offer made or to be made to affected owners of land, rather than the details of negotiations between the applicant and landowners, and it is concerned with forms of agreement, rather than the terms of actual, concluded agreements between the applicant and landowners.

The OEB's consideration of the applicant's forms of agreement under section 97 does not bring into play any OEB determination of the amount of compensation or the structure of compensation arrangements.

The Ross and Siskinds Submissions are not framed in the context of whether Hydro One's forms of agreement are reasonable or appropriate as an initial offering by Hydro One. They do not put forward any basis for the OEB to conclude that the forms of agreement are problematic when the forms are properly considered, in accordance with section 97 of the OEB Act, as initial offers by Hydro One. They do not identify any prejudice or disadvantage to landowners, nor any other reason for concern, that will or could arise from Hydro One simply making initial offers on the basis of its forms of agreement.

This is all the more so when considered in light of Hydro One's commitment, noted above, that affected landowners will be afforded an opportunity to receive independent legal advice and that they will be reimbursed for reasonably incurred legal fees.

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<sup>53</sup> OEB Staff Submission, p. 14.

The OEB notes that in the event this process does not result in a satisfactory result for the affected landowners, the issue of compensation can be brought before the Ontario Land Tribunal.

The OEB agrees with Hydro One that the need for the project does not envision that the facilities will be decommissioned in the foreseeable future. The OEB acknowledges that transmission lines and related support structures have an expected service life of over 80-years. Given the importance of transmission infrastructure in meeting Ontario's future electricity needs, the OEB finds that it is not necessary to include conditions related to decommissioning in the standard forms of agreements, as has been recommended by the Ross and Siskinds Groups.

## 1.5 Conditions of Approval

The OEB Act permits the OEB, when making an order, to impose such conditions as it considers proper. The OEB has established a set of [standard conditions of approval for transmission Leave to Construct applications](#).

OEB staff proposed that the leave to construct order in this proceeding be made subject to the standard conditions of approval.

### Submissions by Mr. Jakubec

In his submission, Mr. Kevin Jakubec requested the OEB to make the construction of the St Clair Transmission line conditional on the requirement that Hydro One complete a groundwater baseline study.<sup>54</sup>

Hydro One's reply submission argued that the groundwater baseline study was out of scope of the project and that this type of condition is not related to matters that concern price, quality and reliability of electricity transmission service. In response to an interrogatory from Mr. Jakubec, Hydro One stated that the Final Environmental Study Report for the Project provides a summary of the environment, including groundwater resources, in Section 4.6.4.<sup>55</sup> If additional baseline groundwater studies were deemed necessary, these would have been a matter arising out of and within the purview of the Minister of Environment, Conservation and Parks's environmental assessment process and thus fall outside of the OEB's scope of jurisdiction.<sup>56</sup>

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<sup>54</sup> Kevin Jakubec Submission, p. 1

<sup>55</sup> Interrogatory Response Kevin Jakubec-1, Exhibit I, Tab 3, Schedule 1, p. 2-3.

<sup>56</sup> Hydro One Reply Submission, p. 15, para. 42.

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## Findings

The OEB grants leave to construct the Project subject to standard conditions of approval that have been approved by the OEB in prior leave to construct proceedings.

Hydro One has confirmed that it accepts the standard conditions of approval.<sup>57</sup> These conditions of approval are shown in Schedule B of this Decision and Order.

The OEB does not agree with Kevin Jakubec's request that the OEB make the construction of the St Clair Transmission line conditional on the requirement that Hydro One complete a groundwater baseline study. Mr. Jakubec has not made any connection between the condition of approval that he proposes and the scope of the OEB's authority on this application.

As discussed above, when, in a leave to construct application, the OEB considers whether an electricity transmission line is in the public interest, its authority is limited to consideration of the interests of consumers with respect to prices and the reliability and quality of electricity service. Mr. Jakubec has made no connection between his proposed condition of approval and either the interests of consumers with respect to prices or the reliability and quality of electricity service. There is nothing on the record of this proceeding to support a finding that the OEB can, or should, require Hydro One to complete a groundwater baseline study for reasons that relate to the interests of consumers with respect to prices or the reliability and quality of electricity service.

The St. Clair Transmission Line was subject to an Environmental Study under the Ontario Environmental Assessment Act that featured a review of groundwater from wells along the route. The OEB notes that Mr. Jakubec was in correspondence with Hydro One with respect to groundwater issues, and that Hydro One has stated that consultation on environmental issues will continue throughout the life of the Project.

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<sup>57</sup> Exhibit B, Tab 1, Schedule 1, paragraph 18; Hydro One Reply Submission, p. 16, para. 45.

## ORDER

### THE ONTARIO ENERGY BOARD ORDERS THAT:

1. Hydro One Networks Inc. is granted leave, pursuant to section 92 of the *Ontario Energy Board Act, 1998*, S.O. 1998, c. 15, (Schedule B), to construct the Project as described in the application.
2. Leave to construct is subject to Hydro One Networks Inc. complying with the Conditions of Approval set forth in Schedule B.
3. The OEB approves the proposed forms of agreements that Hydro One Networks Inc. has offered or will offer to each owner of land affected by the Project.
4. Eligible intervenors shall file with the OEB and forward to Hydro One Networks Inc. their respective cost claims in accordance with the OEB's Practice Direction on Cost Awards on or before December 17, 2024.
5. Hydro One Networks Inc. shall file with the OEB and forward to intervenors any objections to the claimed costs of the intervenors on or before January 7, 2025.
6. If Hydro One Networks Inc. objects to any intervenor costs, those intervenors shall file with the OEB and forward to Hydro One Networks Inc. their responses, if any, to the objections to cost claims on or before January 17, 2025.

Hydro One Networks Inc. shall pay the OEB's costs of, and incidental to, this proceeding upon receipt of the OEB's invoice. Parties are responsible for ensuring that any documents they file with the OEB, such as applicant and intervenor evidence, interrogatories and responses to interrogatories or any other type of document, **do not include personal information** (as that phrase is defined in the *Freedom of Information and Protection of Privacy Act*), unless filed in accordance with rule 9A of the OEB's [Rules of Practice and Procedure](#).

Please quote file number, **EB-2024-0155** for all materials filed and submit them in searchable/unrestricted PDF format with a digital signature through the [OEB's online filing portal](#).

- Filings should clearly state the sender's name, postal address, telephone number and e-mail address.
- Please use the document naming conventions and document submission standards outlined in the [Regulatory Electronic Submission System \(RESS\)](#)

[Document Guidelines](#) found at the [File documents online page](#) on the OEB's website.

- Parties are encouraged to use RESS. Those who have not yet [set up an account](#), or require assistance using the online filing portal can contact [registrar@oeb.ca](mailto:registrar@oeb.ca) for assistance.
- Cost claims are filed through the OEB's online filing portal. Please visit the [File documents online page](#) of the OEB's website for more information. All participants shall download a copy of their submitted cost claim and serve it on all required parties as per the [Practice Direction on Cost Awards](#).

All communications should be directed to the attention of the Registrar and be received by end of business, 4:45 p.m., on the required date.

With respect to distribution lists for all electronic correspondence and materials related to this proceeding, parties must include the Case Manager, Muhammad Yunus at [Muhammad.Yunus@oeb.ca](mailto:Muhammad.Yunus@oeb.ca), and OEB Counsel, Ljuba Djurdjevic at [Ljuba.Djurdjevic@oeb.ca](mailto:Ljuba.Djurdjevic@oeb.ca).


Email: [registrar@oeb.ca](mailto:registrar@oeb.ca)

Tel: 1-877-632-2727 (Toll free)

**DATED** at Toronto December 10, 2024

## ONTARIO ENERGY BOARD

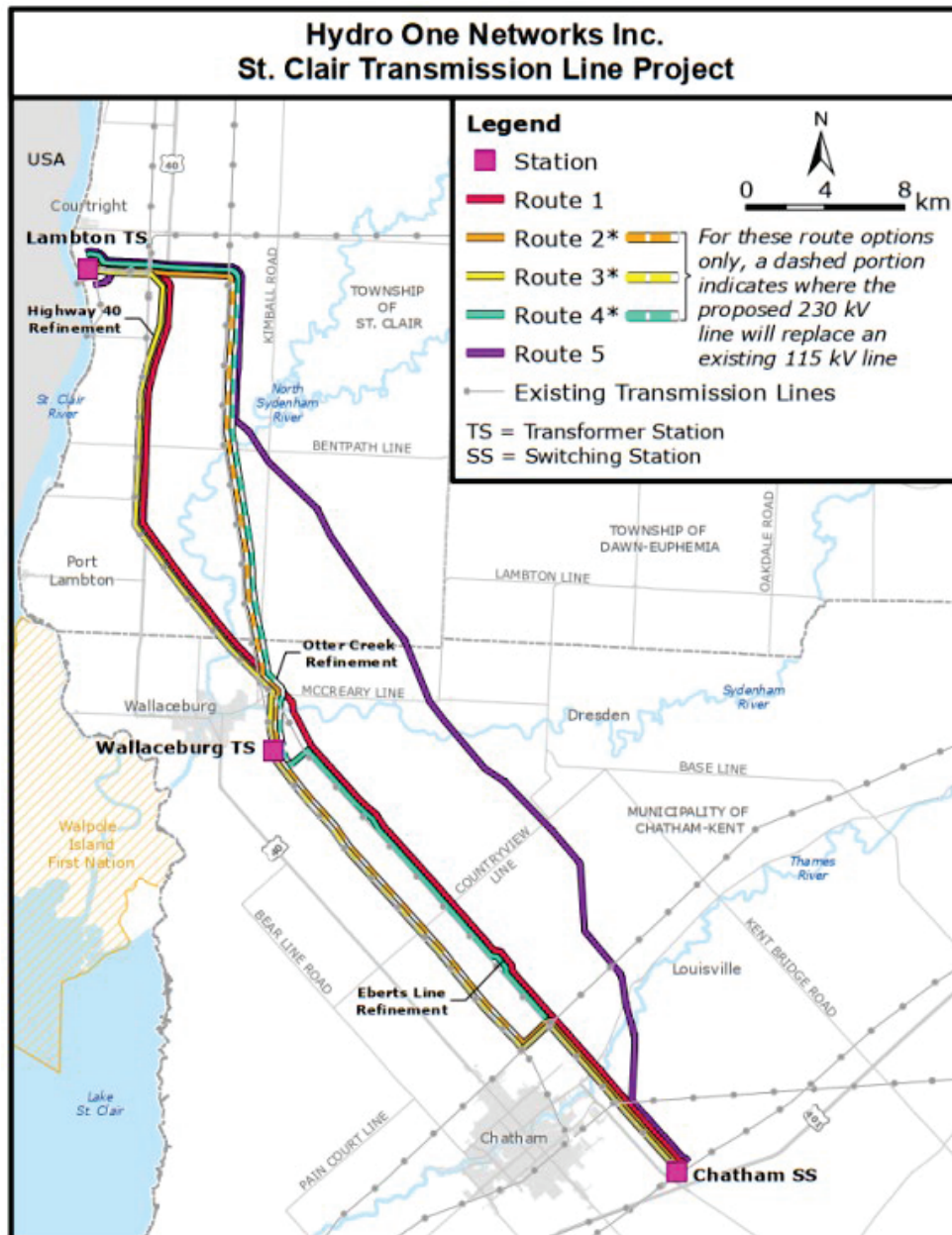
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Registrar

**SCHEDULE A**  
**DECISION AND ORDER**  
**HYDRO ONE NETWORKS INC.**  
**EB-2024-0155**  
**DECEMBER 10, 2024**

**SCHEDULE A – ST. CLAIR TRANSMISSION LINE PROJECT MAP**  
**HYDRO ONE NETWORKS INC.**  
**EB-2024-0155**  
**DECEMBER 10, 2024**



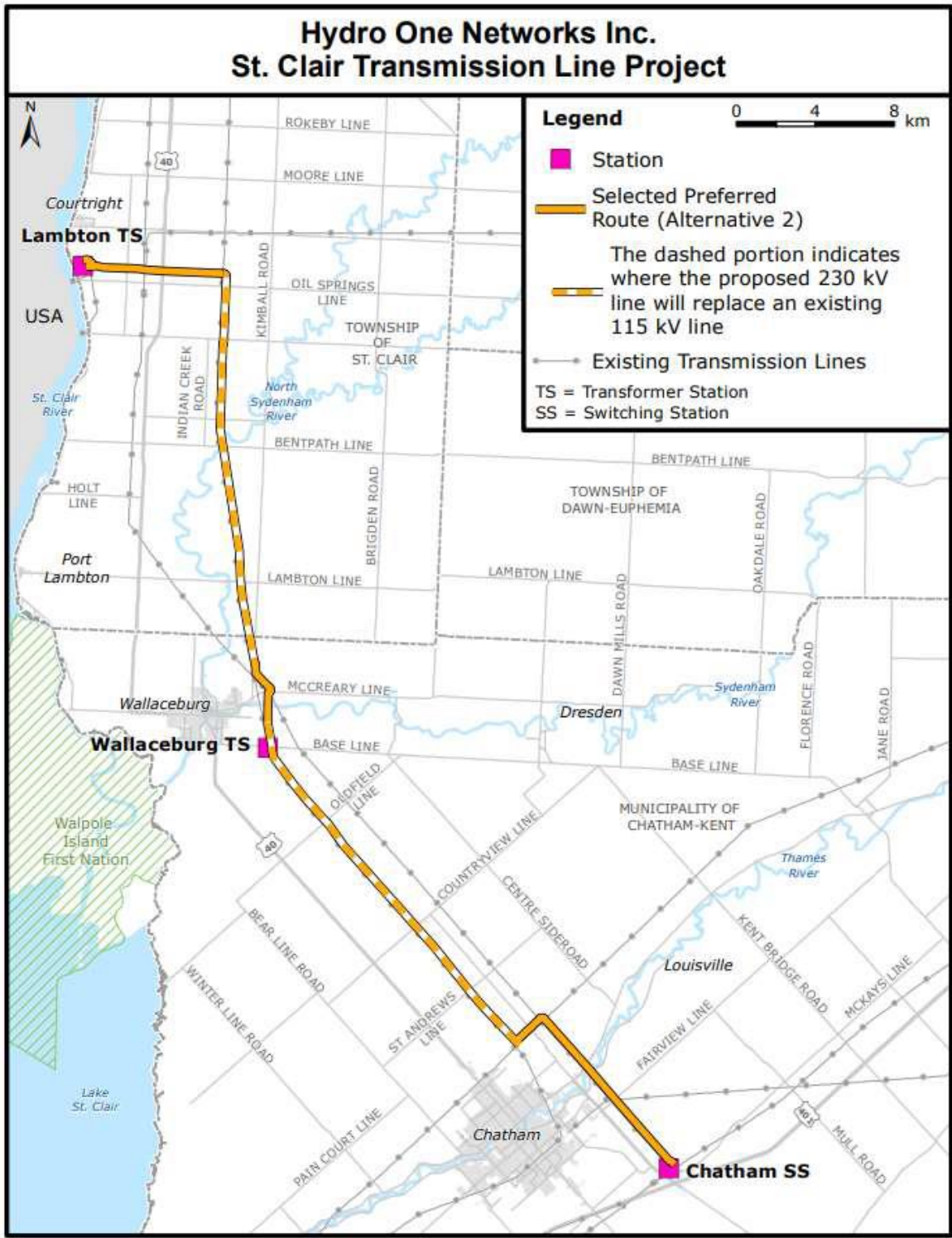
**SCHEDULE B**  
**DECISION AND ORDER**  
**HYDRO ONE NETWORKS INC.**  
**EB-2024-0155**  
**DECEMBER 10, 2024**

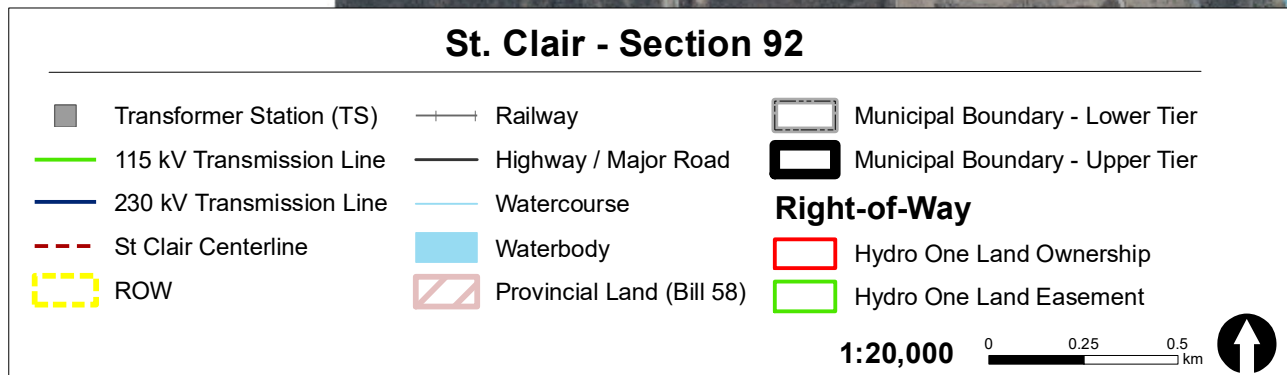
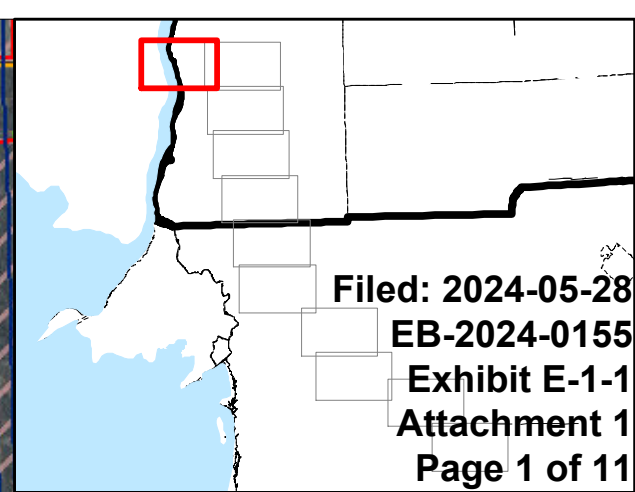
**SCHEDULE B: STANDARD CONDITIONS OF APPROVAL  
FOR ELECTRICITY LEAVE TO CONSTRUCT APPLICATIONS  
HYDRO ONE NETWORKS INC.  
EB-2024-0155**

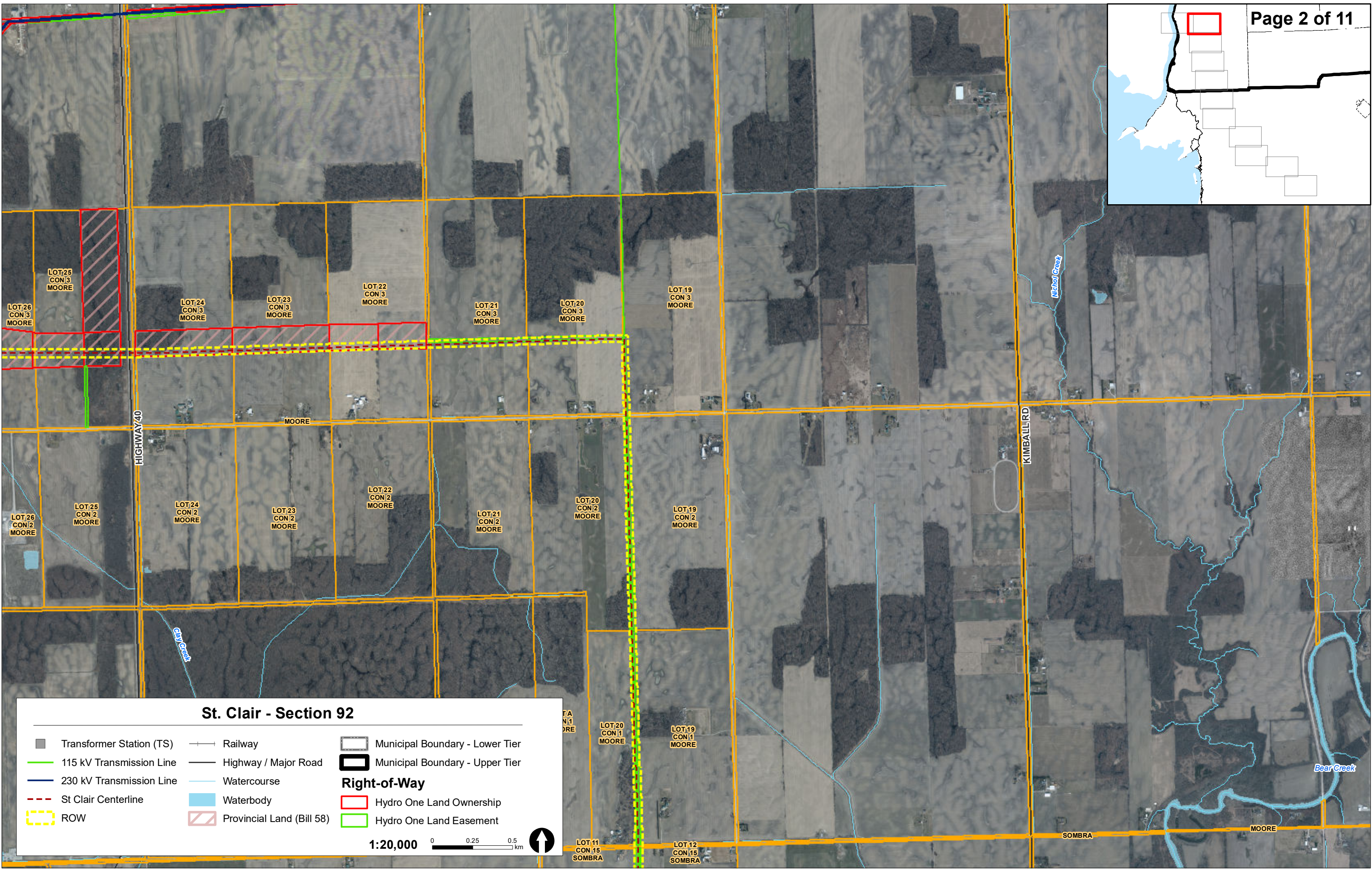
1. Hydro One Networks Inc. shall fulfill any requirements of the SIA and the CIA, and shall obtain all necessary approvals, permits, licences, certificates, agreements and rights required to construct, operate and maintain the project.
2. Unless otherwise ordered by the OEB, authorization for leave to construct shall terminate 12 months from the date of the Decision and Order, unless construction has commenced prior to that date.
3. Hydro One Networks Inc. shall advise the OEB of any proposed material change in the project, including but not limited to changes in: the proposed route, construction schedule, necessary environmental assessment approvals, and all other approvals, permits, licences, certificates and rights required to construct the project.
4. Hydro One Networks Inc. shall submit to the OEB written confirmation of the completion of the project construction. This written confirmation shall be provided within one month of the completion of construction.
5. Hydro One Networks Inc. shall designate one of their employees as project manager who will be the point of contact for these conditions, and shall provide the employee's name and contact information to the OEB and to all affected landowners, and shall clearly post the project manager's contact information in a prominent place at the construction site.

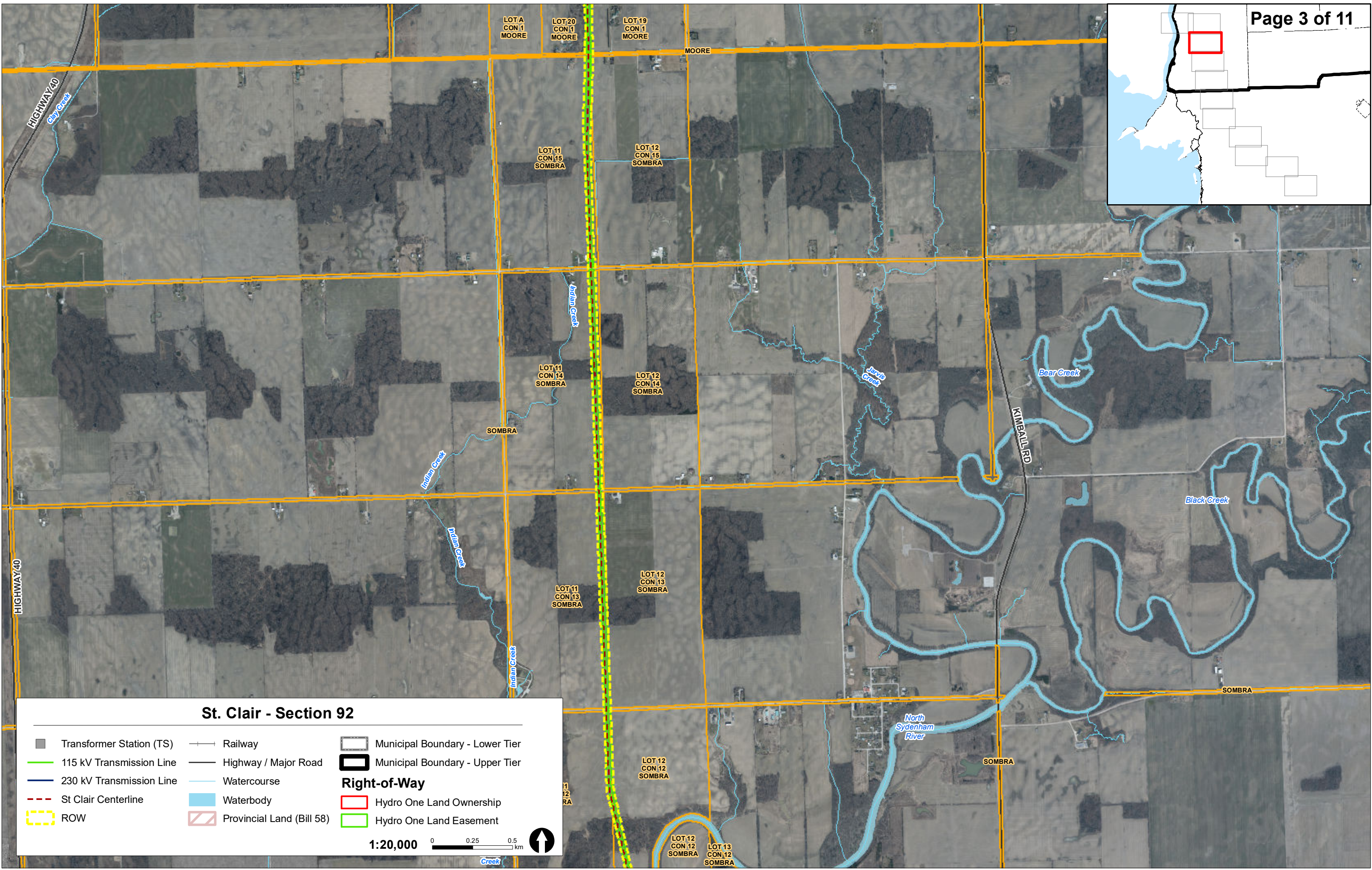
## **APPENDIX 2**

St. Clair Transmission Line Project Route Map









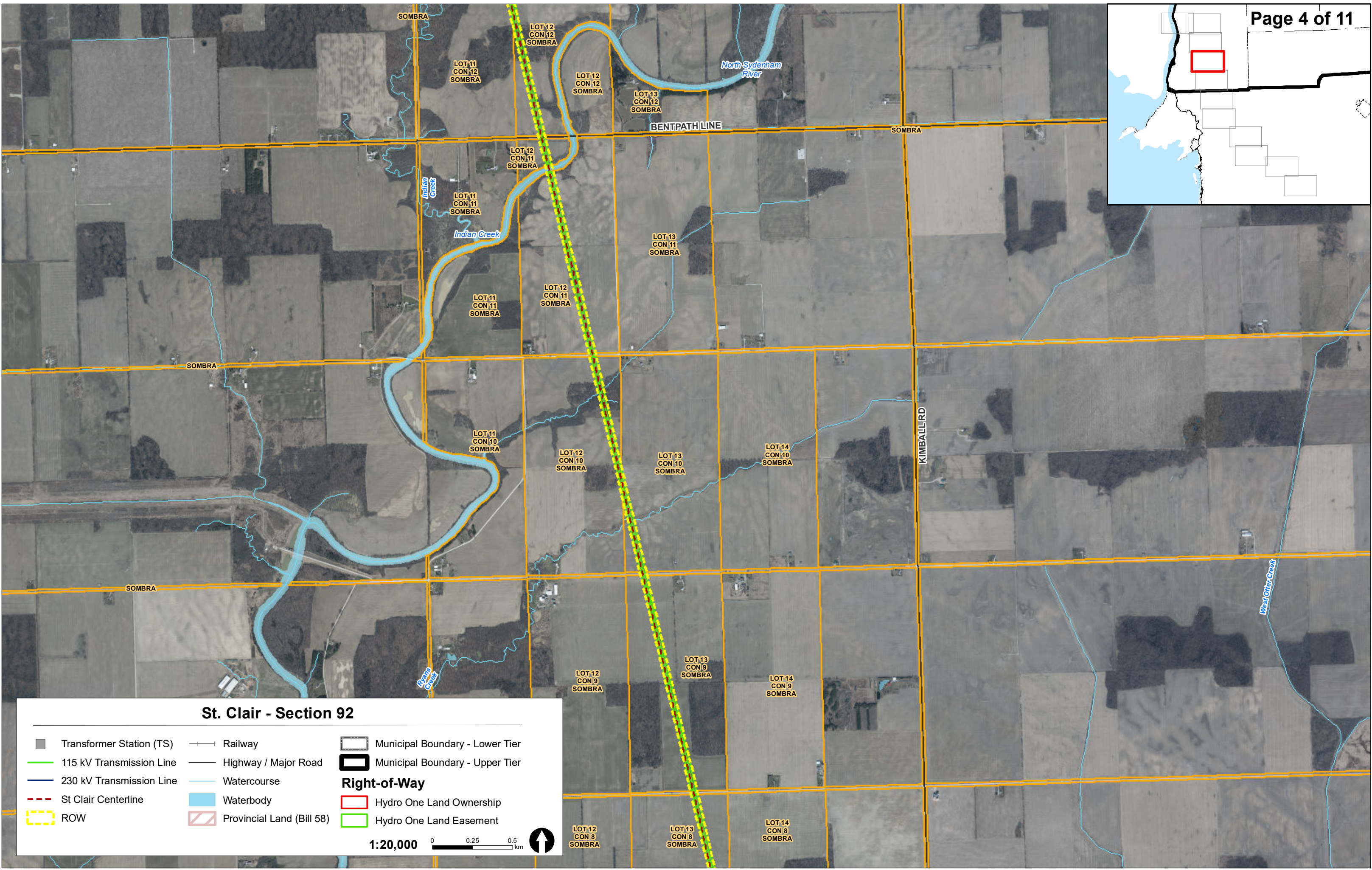
St. Clair - Section 92

- |                          |                           |                                 |
|--------------------------|---------------------------|---------------------------------|
| Transformer Station (TS) | Railway                   | Municipal Boundary - Lower Tier |
| 115 kV Transmission Line | Highway / Major Road      | Municipal Boundary - Upper Tier |
| 230 kV Transmission Line | Watercourse               | <b>Right-of-Way</b>             |
| St Clair Centerline      | Waterbody                 | Hydro One Land Ownership        |
| ROW                      | Provincial Land (Bill 58) | Hydro One Land Easement         |

1:20,000

0 0.25 0.5 km





St. Clair - Section 92

- |                          |                           |                                 |
|--------------------------|---------------------------|---------------------------------|
| Transformer Station (TS) | Railway                   | Municipal Boundary - Lower Tier |
| 115 kV Transmission Line | Highway / Major Road      | Municipal Boundary - Upper Tier |
| 230 kV Transmission Line | Watercourse               | <b>Right-of-Way</b>             |
| St Clair Centerline      | Waterbody                 | Hydro One Land Ownership        |
| ROW                      | Provincial Land (Bill 58) | Hydro One Land Easement         |

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### St. Clair - Section 92

Transformer Station (TS)	Railway	Municipal Boundary - Lower Tier
115 kV Transmission Line	Highway / Major Road	Municipal Boundary - Upper Tier
230 kV Transmission Line	Watercourse	<b>Right-of-Way</b>
St Clair Centerline	Waterbody	Hydro One Land Ownership
ROW	Provincial Land (Bill 58)	Hydro One Land Easement

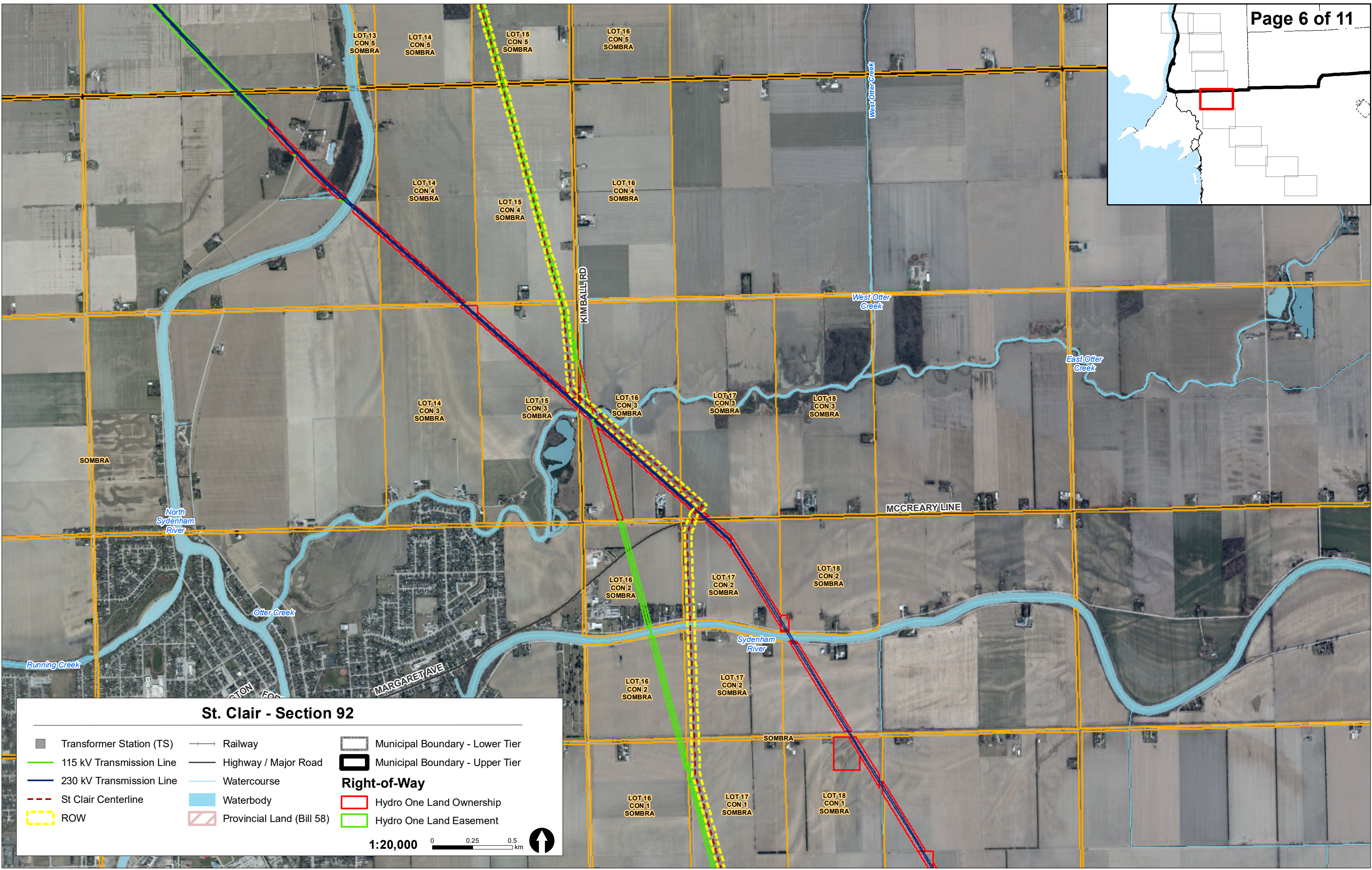
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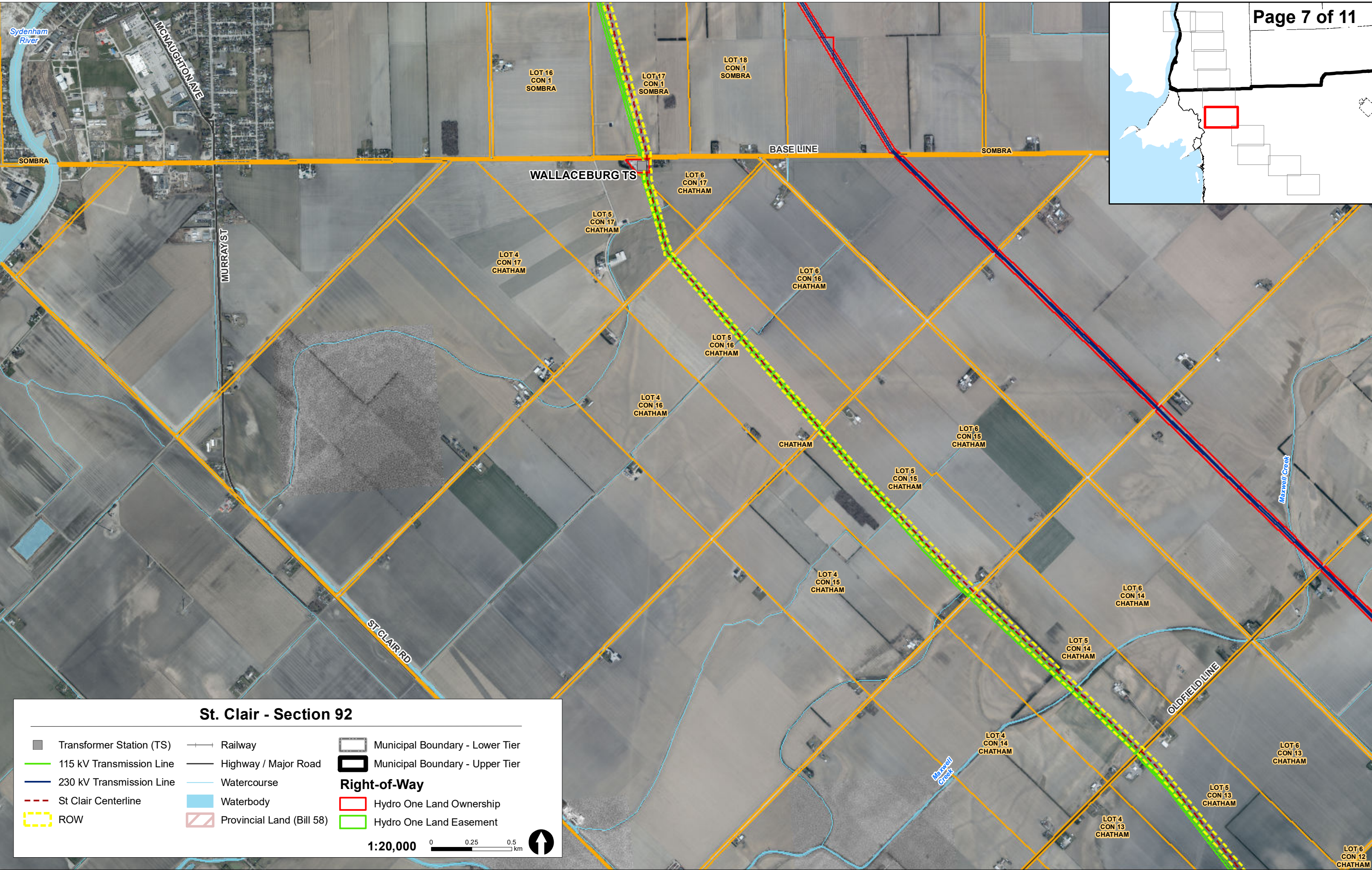


**St. Clair - Section 92**

- |                          |                           |                                 |
|--------------------------|---------------------------|---------------------------------|
| Transformer Station (TS) | Railway                   | Municipal Boundary - Lower Tier |
| 115 kV Transmission Line | Highway / Major Road      | Municipal Boundary - Upper Tier |
| 230 kV Transmission Line | Watercourse               | <b>Right-of-Way</b>             |
| St Clair Centerline      | Waterbody                 | Hydro One Land Ownership        |
| ROW                      | Provincial Land (Bill 58) | Hydro One Land Easement         |

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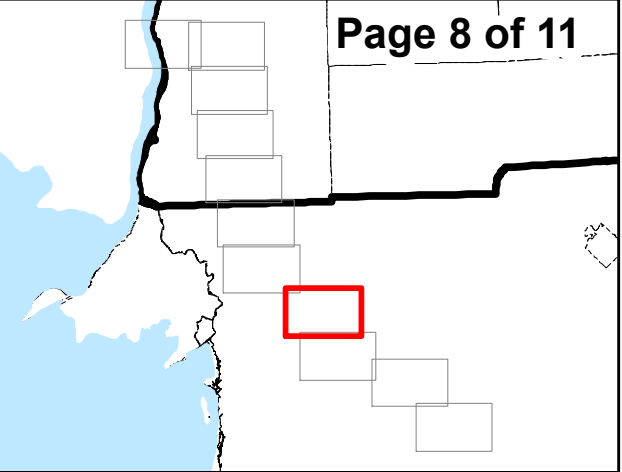
St. Clair - Section 92

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|--------------------------|---------------------------|---------------------------------|
| Transformer Station (TS) | Railway                   | Municipal Boundary - Lower Tier |
| 115 kV Transmission Line | Highway / Major Road      | Municipal Boundary - Upper Tier |
| 230 kV Transmission Line | Watercourse               | <b>Right-of-Way</b>             |
| St. Clair Centerline     | Waterbody                 | Hydro One Land Ownership        |
| ROW                      | Provincial Land (Bill 58) | Hydro One Land Easement         |

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Transformer Station (TS)

115 kV Transmission Line

230 kV Transmission Line

St Clair Centerline

ROW

Railway

Highway / Major Road

Watercourse

Waterbody

Provincial Land (Bill 58)

Municipal Boundary - Lower Tier

Municipal Boundary - Upper Tier

Right-of-Way

Hydro One Land Ownership

Hydro One Land Easement

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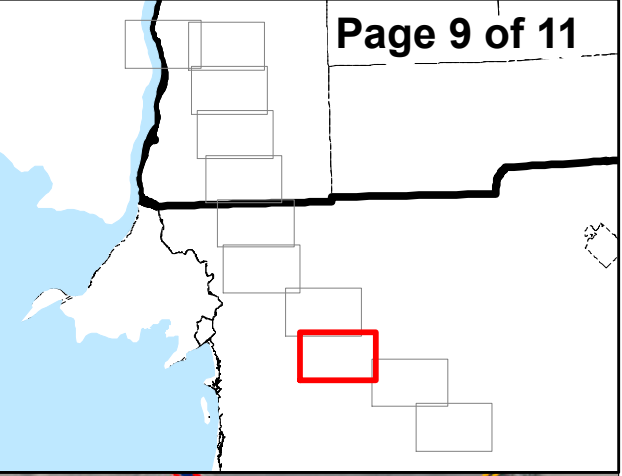
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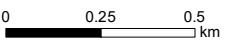
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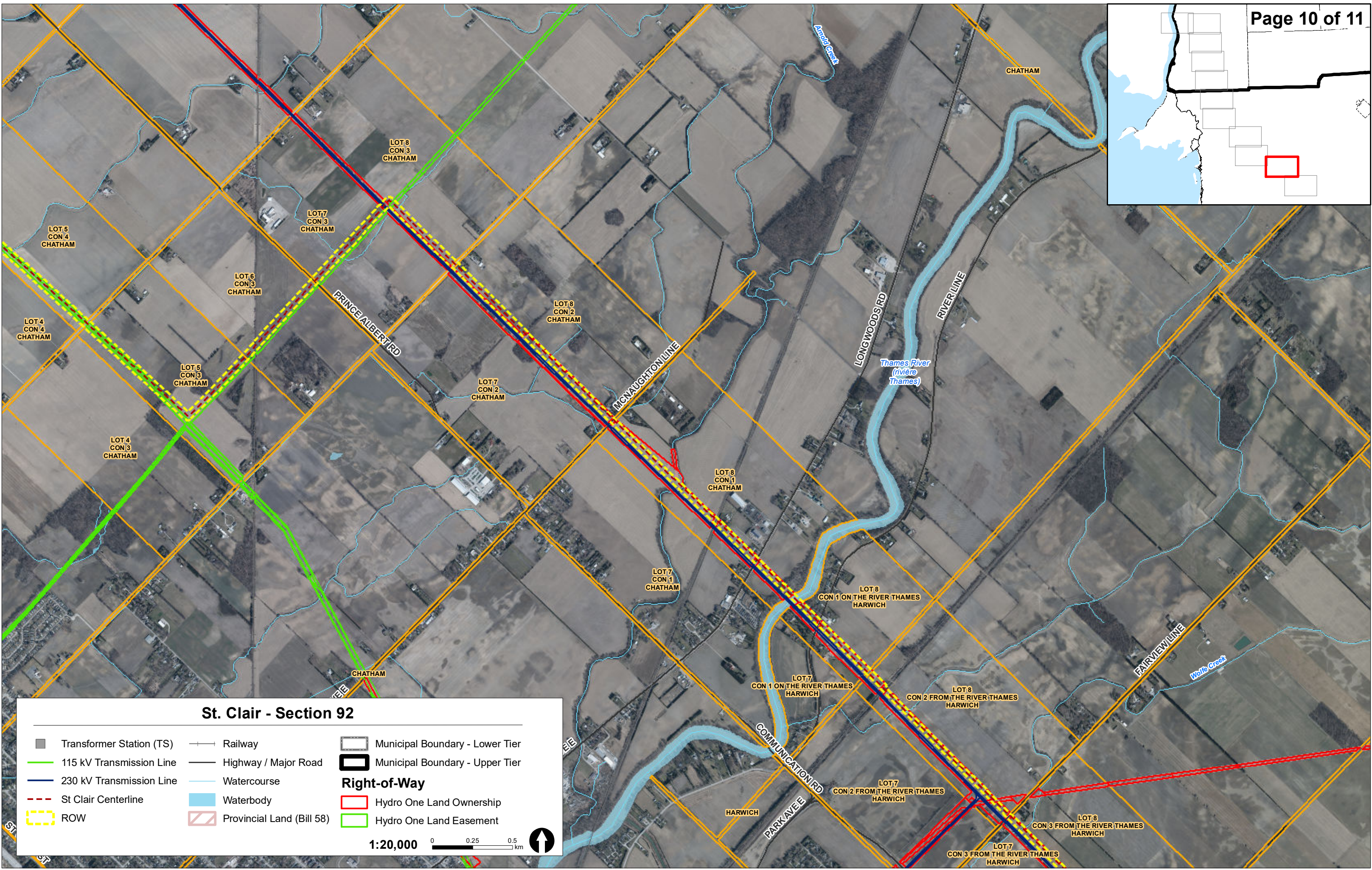


St. Clair - Section 92

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|--------------------------|---------------------------|---------------------------------|
| Transformer Station (TS) | Railway                   | Municipal Boundary - Lower Tier |
| 115 kV Transmission Line | Highway / Major Road      | Municipal Boundary - Upper Tier |
| 230 kV Transmission Line | Watercourse               | <b>Right-of-Way</b>             |
| St Clair Centerline      | Waterbody                 | Hydro One Land Ownership        |
| ROW                      | Provincial Land (Bill 58) | Hydro One Land Easement         |

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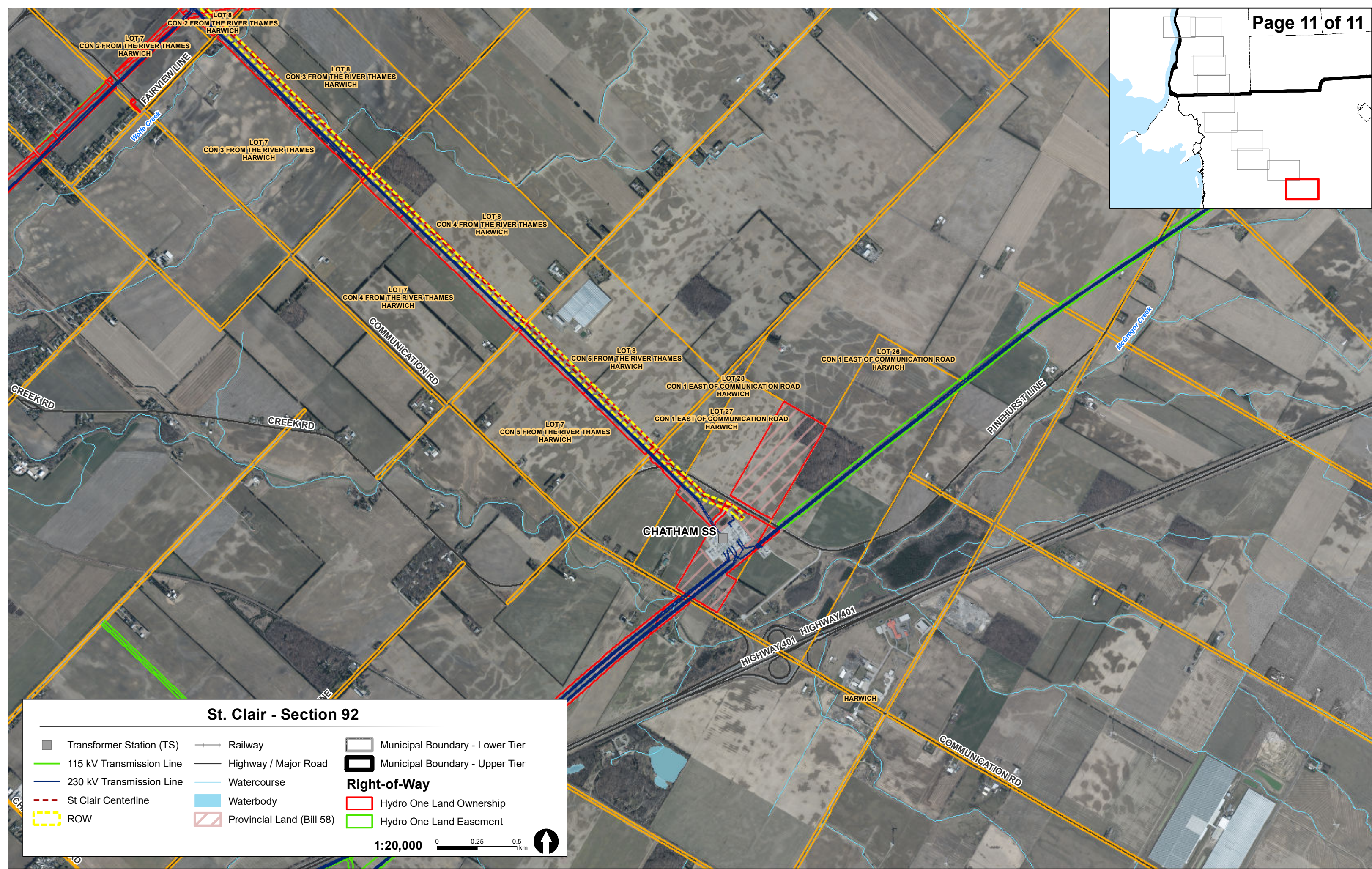
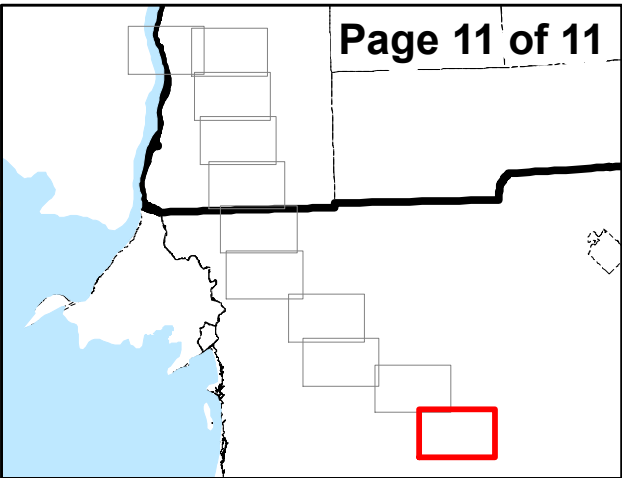
St. Clair - Section 92

- |                          |                           |                                 |
|--------------------------|---------------------------|---------------------------------|
| Transformer Station (TS) | Railway                   | Municipal Boundary - Lower Tier |
| 115 kV Transmission Line | Highway / Major Road      | Municipal Boundary - Upper Tier |
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1:20,000

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St. Clair - Section 92

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|--------------------------|---------------------------|---------------------------------|
| Transformer Station (TS) | Railway                   | Municipal Boundary - Lower Tier |
| 115 kV Transmission Line | Highway / Major Road      | Municipal Boundary - Upper Tier |
| 230 kV Transmission Line | Watercourse               | <b>Right-of-Way</b>             |
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1:20,000

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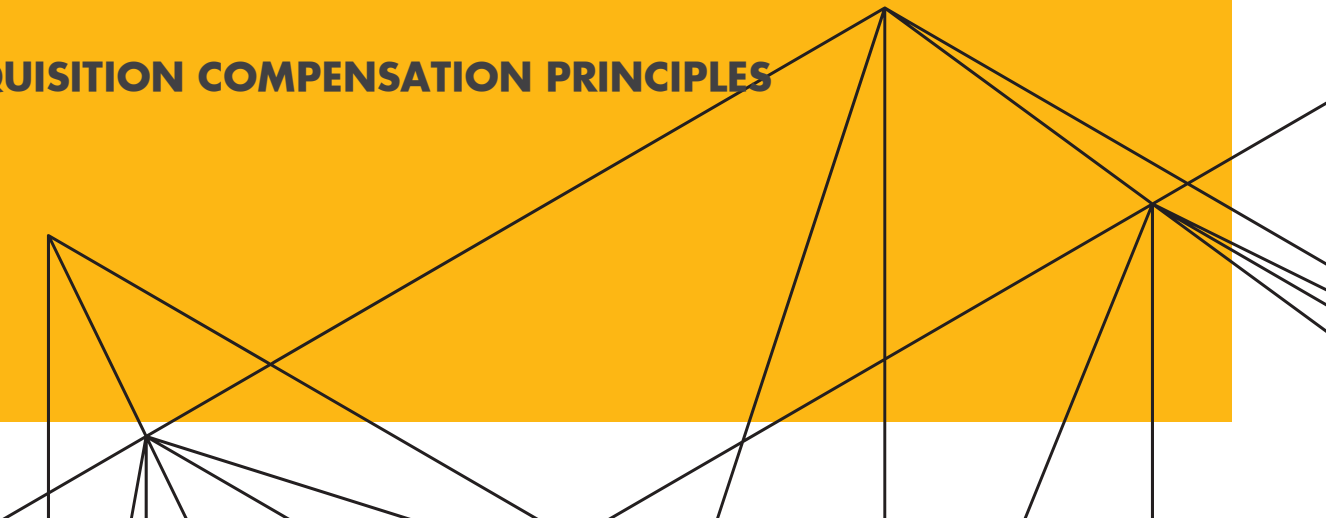


## **APPENDIX 3**

Hydro One's Land Acquisition Compensation Principles for the  
St. Clair Transmission Line Project

# ST. CLAIR TRANSMISSION LINE PROJECT

LAND ACQUISITION COMPENSATION PRINCIPLES



# ST. CLAIR TRANSMISSION LINE PROJECT

## **I. Introduction**

Land Acquisition Compensation Principles

## **II. Acquisition Process**

- A. Project Need, Corridor Identification and Approvals
- B. Introduction and Overview
- C. Allowance Payment and Access to the Preferred Route
- D. Preparation of Independent Property Appraisal Reports and Project Studies
- E. Preparation of Hydro One Property Rights Acquisition Offers
- F. Next Steps

## **III. Compensation Principles**

- A. General Principles
- B. Principles Applicable to the Acquisition of Easement Interests
- C. Principles Applicable to the Acquisition of Fee Simple Interests
- D. Principles Applicable to the Acquisition of Full Property Buyouts
- E. Principles Applicable to the Acquisition of Voluntary Property Buyouts
- F. Summary

## **Appendix A**

Map of Preferred Route

# I. INTRODUCTION

## LAND ACQUISITION COMPENSATION PRINCIPLES

As part of the Class Environmental Assessment ("EA") process, Hydro One Networks Inc. ("Hydro One") has selected a preferred route for the St. Clair Transmission Line Project (the "Project"). The Project consists of the construction of a new 63 kilometre double-circuit 230 kilovolt transmission line from Hydro One's Lambton Transmission Station located in St. Clair Township to Hydro One's Chatham Switching Station, located in the Municipality of Chatham-Kent. The preferred route where Hydro One's property interests are proposed is referred to in this document as the "Project Corridor". A map of the Project Corridor is outlined in Appendix A.

Hydro One's goal is to secure voluntary property settlements for required Project property rights with directly affected property owners ("Property Owners") in a timely manner. To facilitate this process, it is important that Hydro One's land acquisition compensation principles are communicated to and understood by Property Owners in advance. Furthermore, it is also important that Property Owners are assured these compensation principles will be applied in a fair, transparent and consistent manner.

These project-specific land acquisition compensation principles are founded upon Hydro One's past experience pertaining to land acquisition matters for new transmission line projects. Hydro One's central consideration is the need for Property Owners to have flexibility and choice while balancing Hydro One's desire to achieve timely acquisition of property interests and its obligation to ensure that expenditures are fair and reasonable to ratepayers.

Adoption and application of these compensation principles provides real value for timely settlements and to otherwise avoid potentially lengthier, less flexible and less certain outcomes associated with the legislated expropriation process.

# II. ACQUISITION PROCESS

## A. PROJECT NEED, CORRIDOR IDENTIFICATION AND APPROVALS

The Project need was identified by the Independent Electricity System Operator (IESO).

In March 2021, the IESO requested Hydro One begin development work to build a new transmission line from Hydro One's Lambton Transformer Station to Hydro One's Chatham Switching Station.

As the agricultural, industrial and residential sectors in southwestern Ontario continue to grow, so too does the demand for greater power capacity. The Project is intended to increase power capacity to the region by adding a new double-circuit 230 kilovolt transmission line. For more information on the project please visit [www.HydroOne.com/SCTL](http://www.HydroOne.com/SCTL).

The Project is subject to the EA for Minor Transmission Facilities in accordance with Ontario's Environmental Assessment Act. Construction of the Project will also require approval from the Ontario Energy Board ("OEB"). It is anticipated that Hydro One will submit an application to the OEB in late 2024.

## B. INTRODUCTION AND OVERVIEW

In parallel to the EA and OEB approvals ("Approvals"), Hydro One will proceed with the land acquisition process for the Project. The process will commence with individual meetings between Hydro One's dedicated Real Estate Representatives and Property Owners. This meeting is intended to review and discuss the process and land acquisition compensation principles, as set out in this document. Property Owners will be provided the necessary time throughout the process to review the materials, complete follow-up meetings and discussions with their Hydro One Real Estate Representative.

## C. ALLOWANCE PAYMENT AND ACCESS TO THE PREFERRED ROUTE

At the initial meeting with affected Property

Owners, Hydro One's Real Estate Representative will offer two immediate payments:

- (i) An immediate Allowance Payment of \$5,000.00 in recognition of the Property Owner's time taken to receive and discuss Hydro One's real estate requirements throughout the Project.
- (ii) An immediate Access Payment of \$5,000.00 for allowing Hydro One's consultants access to and along the Project Corridor to conduct pre-construction activities. Pre-construction activities typically include environmental studies, engineering studies, land appraisal reports and legal surveys of the Project Corridor. In addition to this immediate payment, Hydro One commits to pay for any associated cropland out of production, crop and other damages that may occur given Hydro One's and their consultants' presence for the Project during this access requirement.

Hydro One is scheduled to begin its pre-construction activities in the immediate future where possible. Understanding some Property Owners may prefer activities to take place post-2023 harvest, Hydro One will provide property owner choice in when these activities will commence in 2023.

Acceptance of the Allowance Payment and Access Payment does not obligate the Property Owner to convey any permanent land rights to Hydro One for the Project Corridor.

## **D. PREPARATION OF INDEPENDENT PROPERTY APPRAISAL REPORTS AND OTHER PROJECT STUDIES**

Hydro One and its independent consultants will collect all pertinent property information in support of the Project. The consultants include accredited independent appraisers who will prepare site-specific appraisal reports. These reports will quantify the fair market value of each property interest on the Project Corridor along with injurious affection, if applicable.

All appraisers retained by Hydro One have received an Accredited Appraiser Canadian Institute (AACI) designation from the Appraisal Institute of Canada. This ensures that appraisals are conducted in accordance with professional standards established by the Appraisal Institute of Canada.

These independent site-specific appraisal reports will begin in Fall 2023.

In addition, Hydro One's contracted independent appraiser will complete a market value study to determine if market fluctuations between the effective date of the site-specific appraisal and the date Hydro One receives the necessary OEB approvals warrants a market value top-up (the "Market Value Top-Up"). The application of the Market Value Top-Up will be based on an analysis of the broad market by the independent appraiser. Property owners have reassurance that their LACP offer will not decrease if the market fluctuates downward after executing their voluntary agreements.

## **E. PREPARATION OF HYDRO ONE PROPERTY RIGHTS ACQUISITION OFFERS**

Hydro One will present each Property Owner with a formal voluntary land acquisition offer (the "Offer") based upon the information contained in the independent site-specific appraisal report. As part of the Offer, Property Owners will be provided with a copy of the appraisal report, together with a sketch plan of the property interest to be acquired.

## **E. NEXT STEPS**

Following receipt and consideration of Hydro One's Offer, the next steps in the process will depend upon whether individual Property Owners consider Hydro One's Offer acceptable. If the Offer is accepted, the acquisition process will proceed and the parties will finalize and execute the necessary legal documentation.

However, if the Property Owner elects to further assess/review the Offer utilizing an independent appraiser to complete an additional site-specific appraisal, Hydro One will reimburse the Property Owner up to \$7,500.00, which is the expected cost of an additional site-specific appraisal report. To be eligible for this reimbursement, the Property Owner must notify Hydro One of its decision to retain independent appraisal services. An independent appraisal carried out for the Property Owner must be conducted by an AACI accredited appraiser and a copy of the site-specific appraisal report is to be provided to Hydro One before reimbursement is paid. If a Property Owner proceeds with this choice, they will forgo the 'Acceptance of the Hydro One Offer' incentive (as described in Section III, Parts B & C).

Reimbursement of the above-noted independent appraisal costs is in no way intended to bind the Property Owner to voluntarily convey the property interests required by Hydro One.

Hydro One's Offer will remain open for acceptance for a limited period of time. Property Owners are assured of reasonably sufficient time to consider the Offer, inclusive of the required efforts of independent appraisal and legal reviews as may be initiated by the Property Owners.

If the parties are unable to complete a voluntary property settlement, Hydro One will file an application to seek expropriation authority status pursuant to Section 99 of the Ontario Energy Board Act, 1998 ("OEB Act"). Property Owners will be given written notice prior to Hydro One filing this application. Once the application is filed, Hydro One's current Offer will lapse and the Property Owner will be provided a revised Offer.

While the revised Offer will comply with the compensation requirements of the Expropriations Act, it will include limited compensation incentives (as described further in this document), resulting in a reduced Offer.

# III. COMPENSATION PRINCIPLES

## A. GENERAL PRINCIPLES

This section describes the general principles Hydro One will follow in respect to the voluntary acquisition of property interests for the Project:

### **Property Owner Choice**

Property Owners will be offered the choice of Hydro One acquiring either an easement or the fee simple interest in the lands required for the Project Corridor.

### **Independent Valuation**

Hydro One's Offers will be based upon site-specific appraisal reports prepared by external, independent appraisers who have received an Accredited Appraiser Canadian Institute (AACI) designation from the Appraisal Institute of Canada (AIC). This ensures that appraisals are conducted in accordance with professional standards established by the AIC. The appraiser will be directed to complete site-specific appraisals which will include a Property Owner interview and inspection of the property.

### **Incentive-Based Compensation Offers**

Compensation premiums, over and above fair market value, as set out herein will be made available as an incentive to achieve the timely acquisition of required property interests.

Incentives will be applied on a fair, transparent and consistent basis.

### **Mitigating Physical Property Damages**

Upon acceptance of the Offer by the Property Owner and subject to Approvals, Hydro One will complete the acquisition of the property interests and commence construction activities in accordance with its plans and schedule. During pre-construction and construction activities, Hydro One commits to working with Property Owners to ensure physical property damages are mitigated. If mitigation is not possible,

Hydro One will compensate Property Owners for all physical damages that arise out of the pre-construction and construction related activities by Hydro One and/or its contractors.

## B. PRINCIPLES APPLICABLE TO THE ACQUISITION OF EASEMENT INTERESTS

This section describes more specific compensation principles applicable to the voluntary acquisition of easement interests. Hydro One commits to implementing the following easement compensation principles:

### **Valuation of Easement Interest**

Hydro One's Offer will value all easement interests based upon 75% of the appraised fair market value of the subject property applied to Hydro One's individual property requirements.

### **Injurious Affection**

Compensation for injurious affection is provided when reductions to the market value of the remaining property interests are estimated to result from Hydro One's use of the interest in the portion of the property required for the Project. This amount is determined as part of the independent appraisal process. The analysis takes into consideration various attributes of the remaining property and whether a loss in market value is likely to result from the construction and operation of the Project.

Hydro One will ensure that all appraisals prepared by Hydro One's contracted independent appraisers consider and, where applicable, make provision for any injurious affection arising to the remaining acreage of the property directly impacted by the Project Corridor that is owned by the Property Owner.

## Incentive Compensation

Property Owners who accept Hydro One's Offer to acquire easement interests will be provided with the following incentive compensation amounts:

### Premium Above Fair Market Value

An amount equal to 50% of the appraised fair market value of the acreage over which the easement interest will be taken. This equates to a total fair market value payment of 125% for the easement interest required for the Project Corridor; plus

### Option Payment

An Option payment between a minimum of \$10,000.00 and a maximum of \$30,000.00 based upon 15% of the fair market value of the easement interest at 125%, paid at the time the option agreement is executed; plus

### Acceptance of the Hydro One Offer

At the time Hydro One exercises the Option (i.e., after the Project receives all required approvals), a further payment between a minimum of \$10,000.00 and a maximum of \$30,000.00 based upon 10% of the combined total of the appraised fair market value of the easement area valued at 125% and any applicable injurious affection. Payment of this incentive is conditional on the Property Owner not requesting reimbursement of costs for an additional independent appraisal report (as described in Section II, Part F).

### Market Value Top-Up

Market Value Top-Up (as described in Section II, Part D), if deemed applicable by the independent appraiser, will be applied to the following components of the Offer:

- Valuation of Easement Interest at 75%;
- Injurious Affection payment, if applicable;
- Premium Above Fair Market Value at 50%

Property owners have reassurance that the Offer presented will not decrease if the market fluctuates downward after executing their voluntary agreements.

## Other Compensation

Hydro One commits to reimbursing Property Owners for reasonably incurred transaction costs (such as lawyer's fees) associated with the review and completion of applicable conveyancing documents.

For any agricultural lands impacted by the Project Corridor, Hydro One will compensate for cropland out-of-production and crop loss associated with the Project. Compensation will be provided for cropland out-of-production experienced during pre-construction and construction activities. Additionally, Hydro One will compensate for crop yield loss experienced post-construction (e.g. compaction). A Project specific "Cropland Out-of-Production Program" will be shared with Property Owners whose agricultural lands are impacted by the Project.

Each Property Owner affected by the loss of wooded areas on the Project Corridor will be offered a one-time payment recognizing the value of any current merchantable timber. The payment will be based upon a third-party independent valuation.

Hydro One further commits to compensating Property Owners for all damages that arise out of the pre-construction and construction related activities by Hydro One and/or its contractors. The types of construction damages could include but are not limited to rutting of laneways and fence or gate damage. In addition, Property Owners are assured that all damages arising out of the Project will be rectified or reimbursed.

Hydro One will consider on a case-by-case basis whether unique or exceptional circumstances exist which require the payment of additional compensation.

## C. PRINCIPLES APPLICABLE TO THE ACQUISITION OF A FEE SIMPLE (OWNERSHIP) INTEREST

This section describes the compensation principles that will be applied when Property Owners prefer to sell the fee simple interest (i.e., ownership) in a portion of the property required for the Project Corridor instead of an easement interest. In such circumstances, Hydro One will implement the following compensation principles:

### Valuation

Hydro One's Offer will value fee simple interests based upon 100% of the appraised fair market value of the subject property applied to Hydro One's individual property requirements.

### Injurious Affection

Compensation for injurious affection is provided when reductions to the market value of the remaining property interests are estimated to result from Hydro One's use of the interest in the portion of the property required for the Project. This amount is determined as part of the independent appraisal process. The analysis takes into consideration various attributes of the remaining property and whether a loss in market value is likely to result from the construction and operation of the Project.

Hydro One will ensure that all appraisals prepared by Hydro One's contracted independent appraisers consider and, where applicable, make provision for any injurious affection arising to the remaining acreage of the property directly impacted by the Project Corridor that is owned by the Property Owner.

### Incentive Compensation

Property Owners who accept Hydro One's Offer to acquire fee simple interests will be provided with the following incentive compensation amounts:

#### Premium Above Fair Market Value

An amount equal to 25% of the appraised fair market value of the acreage over which the fee simple interest will be taken. This equates to a total fair market value payment of 125% for the fee simple interest required for the Project Corridor; plus

#### Option Payment

An Option payment between a minimum of \$10,000.00 and a maximum of \$30,000.00 based upon 15% of the fair market value of the easement interest at 125%, paid at the time the option agreement is executed; plus

#### Acceptance of the Hydro One Offer

At the time Hydro One exercises the Option (i.e., after the Project receives all required approvals), a further payment between a minimum of \$10,000.00 and a maximum of \$30,000.00 based upon 10% of the combined total of the appraised fair market value of the fee simple area valued at 125% and any applicable injurious affection. Payment of this incentive is conditional on the Property Owner not requesting reimbursement of costs for an additional independent appraisal report (as described in Section II, Part F).

#### Market Value Top-Up

Market Value Top-Up (as described in Section II, Part D), if deemed applicable by the independent appraiser, will be applied to the following components of the Offer:

- Valuation of Easement Interest at 75%;
- Injurious Affection payment, if applicable;
- Premium Above Fair Market Value at 50%

Property owners have reassurance that the Offer presented will not decrease if the market fluctuates downward after executing their voluntary agreements.

## Other Compensation

Hydro One commits to reimbursing Property Owners for reasonably incurred transaction costs (such as lawyer's fees) associated with the review and completion of applicable conveyancing documents.

Each Property Owner affected by the loss of wooded areas on the Project Corridor will be offered a one-time payment recognizing the value of any current merchantable timber. The payment will be based upon a third-party independent valuation.

Hydro One further commits to compensating Property Owners for all damages that arise out of the pre-construction and construction related activities by Hydro One and/or its contractors. The types of construction damages could include but are not limited to rutting of laneways and fence or gate damage. In addition, Property Owners are assured that all damages arising out of the Project will be rectified or reimbursed.

In circumstances where the Property Owner seeks to continue to use the newly-acquired Project Corridor lands, Hydro One will make all reasonable efforts to negotiate a licence-back arrangement for the ongoing occupation and use of the Project Corridor in compliance with Hydro One's licensing policy.

Hydro One will consider on a case-by-case basis whether unique or exceptional circumstances exist which require the payment of additional compensation.

## D. PRINCIPLES APPLICABLE TO THE ACQUISITION OF A FULL PROPERTY BUYOUT

If a Property Owner's primary residence or a major outbuilding is located within the new Project Corridor, Hydro One will offer a one-time choice of either:

- (i) Acquiring the Property Owner's entire property on which the Project Corridor is situated; or

- (i) Acquiring only that portion of the Property Owner's property that is on the Project Corridor lands and providing compensation for the loss of the primary residence and/or major outbuilding, including reasonable relocation costs.

This election cannot be subsequently revisited. In such circumstances, Hydro One will implement the following compensation principles:

### Principles Applicable to Full Property Buyout Offers

#### Valuation

The full property will be valued based upon 100% of the appraised fair market value of the entire subject property.

#### Disturbance Premium

Hydro One will provide a disturbance premium equal to 25% of the fair market value of the entire subject property. This equates to a total fair market value payment of 125% for the full property buyout.

#### Relocation Costs

Hydro One will reimburse all reasonable relocation costs incurred by Property Owners.

#### Incentive Compensation

Property Owners who accept Hydro One's Offer to acquire a full property buyout will be provided with the following incentive compensation amounts:

##### Option Payment

A \$30,000.00 payment paid at the time the option agreement is executed, providing Hydro One with the option to purchase the subject property.

##### Acceptance of the Hydro One Offer

At the time Hydro One exercises the Option (i.e., after the Project receives all required approvals), a further payment of \$30,000.00 will be made. Payment of this incentive is conditional on the Property Owner not requesting reimbursement of costs for

an additional independent appraisal report (as described in Section II, Part F).

#### Market Value Top-Up

Market Value Top-Up (as described in Section II, Part D), if deemed applicable by the independent appraiser, will be applied to the following components of the Offer:

- Valuation of entire subject property at 100%;
- Disturbance Premium at 25%;

Property owners have reassurance that the Offer presented will not decrease if the market fluctuates downward after executing their voluntary agreements.

#### **Other Compensation**

Hydro One commits to reimbursing Property Owners for reasonably incurred transaction costs (such as lawyer's fees) associated with the review and completion of applicable conveyancing documents.

Hydro One will consider on a case-by-case basis whether unique or exceptional circumstances exist which require the payment of additional compensation.

### **E. PRINCIPLES APPLICABLE TO THE ACQUISITION OF A VOLUNTARY FULL PROPERTY BUYOUT**

Hydro One is prepared to voluntarily acquire a full property buyout in the following circumstance:

This circumstance will arise if the Project Corridor is situated on the subject property and the centreline of the new Project Corridor is within 100 metres of the Property Owner's primary residence. This circumstance is intended to provide eligible Property Owners with the choice and opportunity to have Hydro One purchase their full property.

If a Property Owner qualifies for this circumstance, the opportunity to have Hydro One acquire the full property for up to a one-year period from the date the Project is in-serviced. The voluntary buyout offer will be included as part of the Offer and will apply

only to Property Owners registered on title as of the date of the Offer. This principle will not apply to any successors in title during the one-year period or beyond.

In this circumstance, the Property Owner will have first selected either the easement or fee simple option (Section III, Parts B & C) and therefore prior payments of fair market value, injurious affection (if applicable) and the 'Premium Above Fair Market Value' incentive, will be deducted from the appraised full parcel fair market value determination.

### **Principles Applicable to Voluntary Full Property Buyout Offers**

#### **Valuation**

The full parcel will be valued based upon 100% of the appraised fair market value of the entire subject property as of the date the Property Owner elects this option.

#### Market Value Top-Up

Market Value Top-Up (as described in Section II, Part D), if deemed applicable by the independent appraiser, will be applied to the following components of the Offer:

- Valuation of entire subject property at 100%;

Property owners have reassurance that the Offer presented will not decrease if the market fluctuates downward after executing their voluntary agreements.

#### **Other Compensation**

Hydro One commits to reimbursing Property Owners for reasonably incurred transaction costs (such as lawyer's fees) associated with the review and completion of applicable conveyancing documents.

Hydro One will consider on a case-by-case basis whether unique or exceptional circumstances exist which require the payment of additional compensation.

## F. SUMMARY

Hydro One aims to enter into option agreements with Property Owners to acquire an easement/fee simple interest in the Project Corridor, or if applicable, a full/voluntary property buyout. The land acquisition compensation principles (other than reimbursement of independent appraisal costs as discussed in Section II, Part F of this document) will be incorporated into the terms and conditions of the agreement(s) made between Hydro One and the Property Owners, which form part of the option agreements.

At the time the option agreement is executed, Hydro One will pay Property Owners an incentive compensation amount between \$10,000.00 and \$30,000.00. Hydro One will pay the balance of the agreed upon compensation and incentive amounts if and when the Approvals for the Project are obtained and the option agreement is exercised by Hydro One.

Hydro One commits to having its Offer remain available to Property Owners until such time as Hydro One decides to seek expropriation authority status pursuant to Section 99 of the OEB Act. This step will happen only if and when Approvals for the Project have been obtained.

### Map of Preferred Route



# FOR MORE PROJECT INFORMATION:



[HydroOne.com/SCTL](https://HydroOne.com/SCTL)

## **APPENDIX 4**

Description of Lands and Specific Interests in Lands over which  
Authority to Expropriate is being Requested

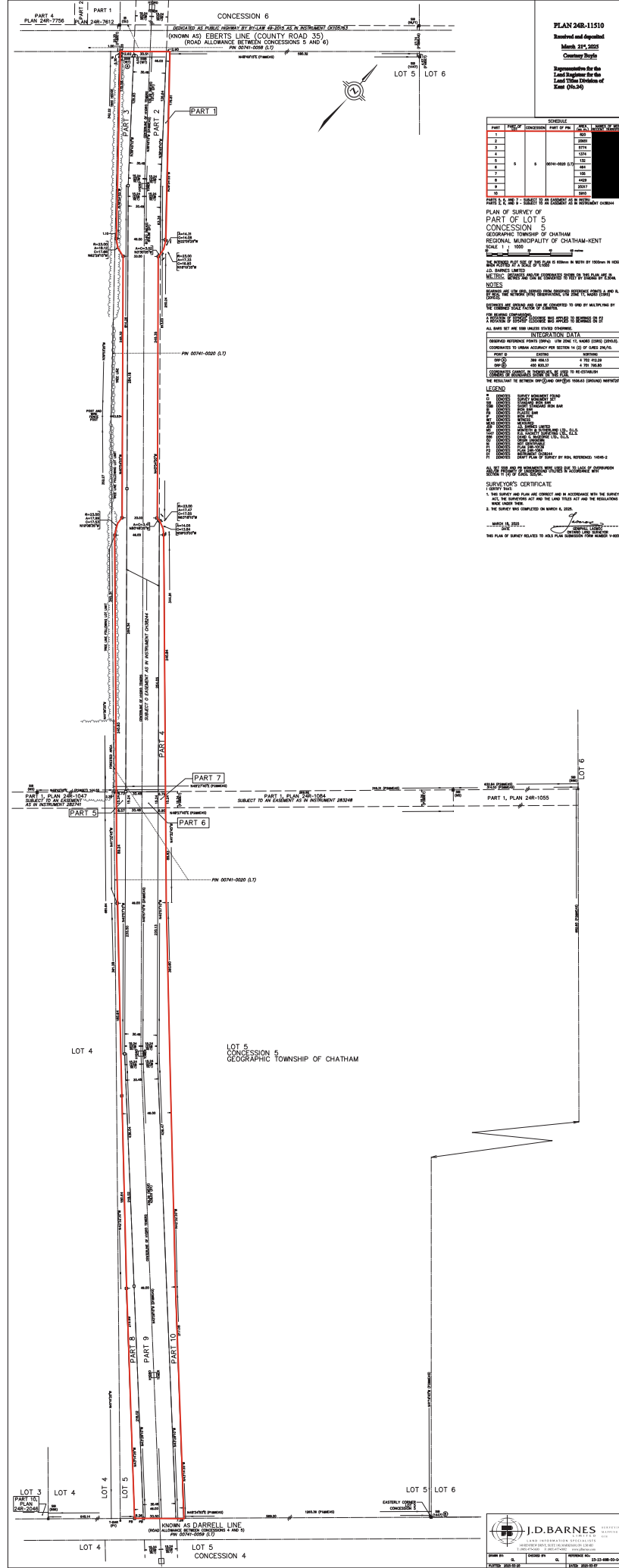
## APPENDIX 4 - DESCRIPTION OF LANDS AND SPECIFIC INTERESTS IN LANDS OVER WHICH AUTHORITY TO EXPROPRIATE IS BEING REQUESTED

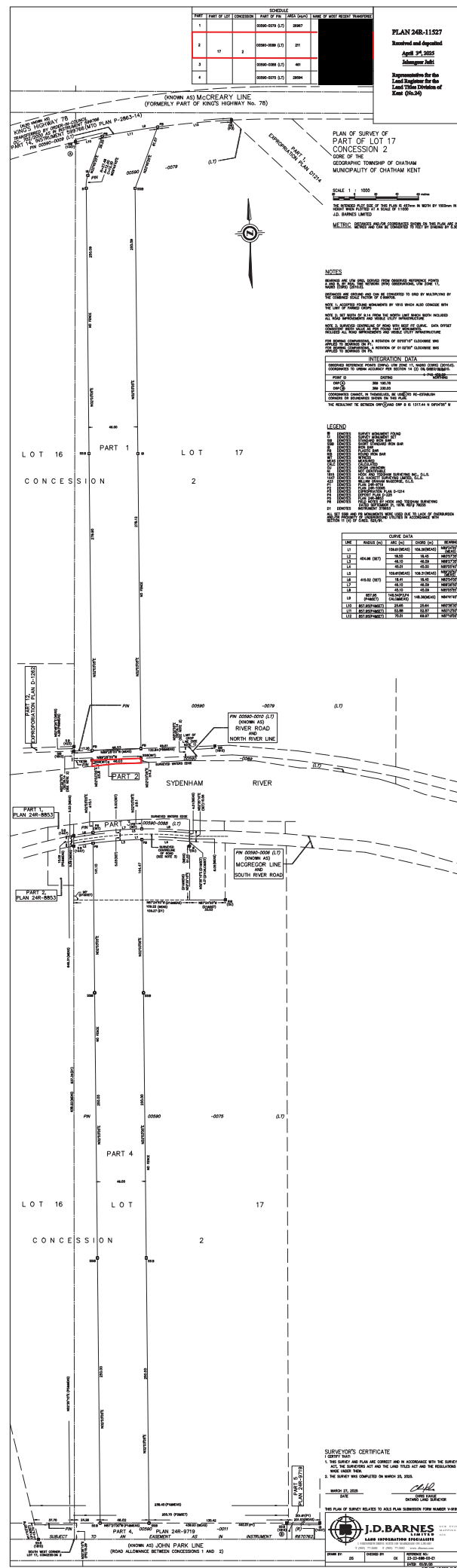
#	Hydro One's File No.	Municipality	Property Identification Number	Registered Property Owner Name(s)	Legal Description of Property (per Parcel Register)	General Description of Interest to be Expropriated	Name(s) of Other Registered Interest Holder(s) on Title	Type of Interest	Instrument	Voluntary Land Rights Agreement Status (as of April 21, 2025)
1	OK17 in Appendix 5 of Exhibit A-1-1	Chatham-Kent	00741-0020		SW 1/2 LT 5 CON 5 CHATHAM; S/T 283248, CH38244; CHATHAM-KENT	Permanent Easement (Corridor)		Easement	CH38244	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
2	OK48 in Appendix 5 of Exhibit A-1-1	Chatham-Kent	00590-0089		W1/2 OF N1/2 LT 17 CON 2 CHATHAM GORE BTN RIVER RD N & THE E BRANCH OF SYDENHAM RIVER; CHATHAM-KENT	Permanent Easement (Corridor)		N/A	N/A	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
3	OK49 in Appendix 5 of Exhibit A-1-1	Chatham-Kent	00590-0079		W1/2 OF N1/2 LT 17 CON 2 CHATHAM GORE SW OF PT 1, D1214, N OF RIVER RD N OF EAST BRANCH OF SYDENHAM RIVER EXCEPT 599766; CHATHAM-KENT	Permanent Easement (Corridor)		N/A	N/A	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
4	OK50 in Appendix 5 of Exhibit A-1-1	Chatham-Kent	00591-0012		E1/2 LT 16 CON 3 CHATHAM GORE; W1/2 LT 17 CON 3 CHATHAM GORE LYING S OF D1216 EXCEPT PT 11, PLAN P-2863-14 IN 599766; CHATHAM-KENT	Permanent Easement (Corridor)		Charge	OK53111	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
5	OK51 in Appendix 5 of Exhibit A-1-1	Chatham-Kent	00591-0058		PT LT 16-17 CON 3 CHATHAM GORE AS IN 587706 LYING N OF D1216 EXCEPT PT 11, PLAN P-2863-14 IN 599766; CHATHAM-KENT	Permanent Easement (Corridor)		Charge	R670427	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
6	OK53 in Appendix 5 of Exhibit A-1-1	Chatham-Kent	00591-0007		PT LT 16 CON 3 CHATHAM GORE AS IN 389059 EXCEPT THE EASEMENT THEREIN; CHATHAM-KENT	Permanent Easement (Corridor)		Easement	CH38316	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
								Lease	197305	
								Charge	613679	
								Easement	643577	
								Charge	654088	
7	SC06 in Appendix 5 of Exhibit A-1-1	St. Clair	43398-0063		ELY 2/3 OF S1/2 LT 13 CON 9 SOMBRA; S/T 5027527; ST. CLAIR	Permanent Easement (Corridor)		Easement	5027527	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
8	SC07 in Appendix 5 of Exhibit A-1-1	St. Clair	43398-0057		PT LT 12-13 CON 9 SOMBRA AS IN L783167; S/T 5027526; ST. CLAIR	Permanent Easement (Corridor)		Easement	5027526	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
								Lease	LA54903	
								Charge	LA211627	
9	SC08 in Appendix 5 of Exhibit A-1-1	St. Clair	43403-0118		PT LT 12-13 CON 10 SOMBRA AS IN L776935; S/T 5027681; ST. CLAIR	Permanent Easement (Corridor)		Easement	5027681	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
								Agreement	LS14030	
10	SC14 in Appendix 5 of Exhibit A-1-1	St. Clair	43404-0078		LT 11-12 CON 12 SOMBRA EXCEPT L712055, PARTS 34, 36 & 37, PP977, PT 1, PP1037, PARTS 1 TO 4, 25R5527 AND PARTS 1 TO 4, 25R6303; S/T L508094, L508096, 5027594; ST. CLAIR	Permanent Easement (Corridor)		Easement	5027594	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
								Assignment of Lease	L270818	
								Easement	L508094; L508096	
11	SC15 in Appendix 5 of Exhibit A-1-1	St. Clair	43404-0083		SE1/4 LT 11 CON 13 SOMBRA; SW1/4 LT 12 CON 13 SOMBRA; S/T 5027525; ST. CLAIR	Permanent Easement (Corridor)		Easement	5027525	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
								Lease	L639144; L709480	
12	SC16 in Appendix 5 of Exhibit A-1-1	St. Clair	43404-0082		NE1/4 LT 11 CON 13 SOMBRA; S/T 5028216; ST. CLAIR	Permanent Easement (Corridor)		Easement	5028216	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
								Assignment of Lease	L371457	
13	SC17 in Appendix 5 of Exhibit A-1-1	St. Clair	43404-0085		NW1/4 LT 12 CON 13 SOMBRA S/T BENEFICIARIES INTEREST IN L813413; ST. CLAIR	Permanent Easement (Corridor)		Lease	L367655; L402671	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
								Lease	L718612	
								Charge	L813412	
14	SC19 in Appendix 5 of Exhibit A-1-1	St. Clair	43404-0146		E1/2 OF N1/2 LT 11 CON 14 SOMBRA; S/T 5027561; ST. CLAIR	Permanent Easement (Corridor)		Easement	5027561	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
								Lease and Application	L804560; LA37260	
								Charge	LA291384	
15	SC20 in Appendix 5 of Exhibit A-1-1	St. Clair	43404-0153		E1/2 OF S1/2 LT 11 CON 15 SOMBRA; S/T 5026061, 5027586; ST. CLAIR	Permanent Easement (Corridor)		Easement	5026061	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
								Easement	5027586	
								Lease	L311635	
16	SC23 in Appendix 5 of Exhibit A-1-1	St. Clair	43309-0093		PT LT 20 CON 1 MOORE PT 1, 25R3794; S/T M026916; ST. CLAIR	Permanent Easement (Corridor)		Easement	M026916	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
								Charge	LA134011	

#	Hydro One's File No.	Municipality	Property Identification Number	Registered Property Owner Name(s)	Legal Description of Property (per Parcel Register)	General Description of Interest to be Expropriated	Name(s) of Other Registered Interest Holder(s) on Title	Type of Interest	Instrument	Voluntary Land Rights Agreement Status (as of April 21, 2025)
17	SC24 in Appendix 5 of Exhibit A-1-1	St. Clair	43309-0092		SW 1/4 LT 19 CON 1 MOORE; S/T M026916, M026991; ST. CLAIR	Permanent Easement (Corridor)		Easement	M026916	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
								Easement	M026991	
								Lease	L302373	
18	SC27 in Appendix 5 of Exhibit A-1-1	St. Clair	43309-0066		PT LT 19 CON 2 MOORE AS IN L748574 (SECONDLY B); S/T M026878; ST. CLAIR	Permanent Easement (Corridor)		Easement	M026878	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
						Charge	LA199433			
Summary Information										
18		Total Properties Over Which Authority to Expropriate is Being Requested								

## **APPENDIX 5**

Reference Plans





Kant (No.24)

CURVE DATA				
LINE	RADIUS (m)	ARC (m)	CHORD (m)	BEARING
L1		109.21 (MEAS)	106.28 (MEAS)	180°00'00"
L2		18.50	18.45	180°07'30"
L3	404.96 (NET)	46.15	46.09	180°07'30"
L4		45.51	45.32	180°07'30"
L5		106.61 (MEAS)	106.31 (MEAS)	180°07'30"
L6		18.41	18.36	180°07'30"
L7	415.82 (NET)	46.15	46.09	180°07'30"
L8		45.10	45.09	180°07'30"
L9	827.05 (P466C2)	148.54 (P3, P4 CALCULATED)	148.36 (MEAS)	180°04'00"
L10	807.95 (P466C1)	23.66	23.64	180°07'30"
L11	807.95 (P466C2)	51.48	51.87	180°07'30"
L12		70.54	70.57	180°07'30"

**LAND INFORMATION SPECIALISTS**  
1 GREENWICH DRIVE, SUITE 100 MARKHAM ON L3R 9M1

23-25-000-00-01	1/1/20
-----------------	--------

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE REGISTRY  
ACT AND LAND TILES ACT.

DATE: MARCH 24, 2025

*Jason Lajnes*  
JAYSON LAJNES  
ONTARIO LAND SURVEYOR

PLAN 24R-11528

RECEIVED AND DEPOSITED

DATE: 2025/03/27

*Carmen Quenneville*  
REPRESENTATIVE FOR THE LAND  
REGISTRAR FOR THE LAND TILES  
DIVISION AND REGISTRY DIVISION  
OF KENT (No 24)

REGISTRY SCHEDULE					NAMES OF MOST RECENT TRANSFERS
PART	PART OF LOT	CONCESSION	PART OF PIN	AREA (sq.m.)	
1	16 & 17	3	00591-0058 (R)	28711	

LAND TILES SCHEDULE					NAMES OF MOST RECENT TRANSFERS
PART	PART OF LOT	CONCESSION	PART OF PIN	AREA (sq.m.)	
2	17	3	00591-0012 (L)	1771	

PLAN OF SURVEY OF  
PART OF LOTS 16 AND 17  
CONCESSION 3  
GORE OF THE GEOGRAPHIC  
TOWNSHIP OF CHATHAM  
MUNICIPALITY OF CHATHAM-KENT

SCALE 1 : 1000

J.D. BARNES LIMITED

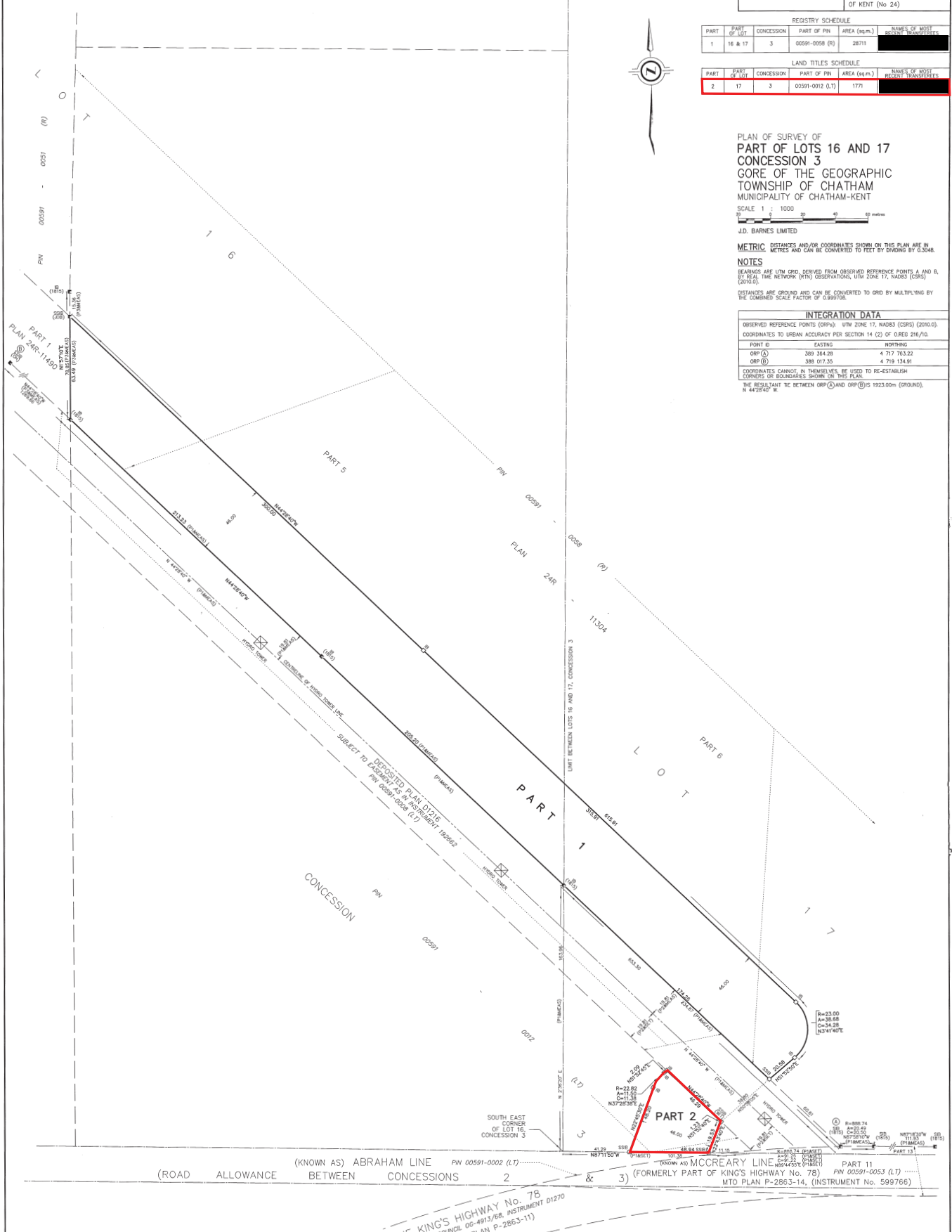
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN  
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B,  
BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (2011.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY  
THE COMBINED SCALE FACTOR OF 0.999708.

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP-A, UTM ZONE 17, NAD83 (2011.0))		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10		
POINT ID	EASTING	NORTHING
ORP (A)	389 364.28	4 717 763.22
ORP (B)	386 017.35	4 719 134.91
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNER OR BOUNDARIES SHOWN ON THIS PLAN.		
THE RESULTANT DISTANCE BETWEEN ORP (A) AND ORP (B) IS 1923.00m (GROUND), N 44°28'40" W.		



- LEGEND**
- BENCHMARK SURVEY MONUMENT FOUND
  - BENCHMARK SURVEY MONUMENT SET
  - SB BENCHMARK STANDARD IRON BAR
  - SB BENCHMARK SHORT STANDARD IRON BAR
  - SB BENCHMARK IRON BAR
  - PI BENCHMARK PLASTIC BAR
  - WT BENCHMARK WITNESS
  - MEAS BENCHMARK MEASURED
  - OT BENCHMARK ONTARIO HYDRO
  - HT BENCHMARK HOOK & TOOTH SURVEYING INC. O.L.S.
  - PI BENCHMARK PLAN 24R-11504
  - PI BENCHMARK INSTRUMENT 152662
  - P3 BENCHMARK PLAN 24R-11480
  - ALL SET 2001 AND PI MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN  
AND FOR PROximity OF UNDERGROUND UTILITIES IN ACCORDANCE WITH  
SECTION 11 (4) OF OREG 216/10.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS  
ACT, THE SURVEYORS ACT, THE REGISTRY ACT AND THE LAND TILES ACT AND  
THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON MARCH 20, 2025.


MARCH 20, 2025  
DATE


*Jason Lajnes*  
JAYSON LAJNES  
ONTARIO LAND SURVEYOR

**J.D. BARNES** LAND INFORMATION SPECIALISTS

140 RIVERVIEW DRIVE, SUITE 101, MARKHAM, ON L3R 0B1  
T: (905) 475-5800 F: (905) 475-5882 www.jdbarnes.com

DRAWN BY: CL CHECKED BY: JTL REFERENCE NO: 25-23-688-00-05  
PLOTTED: 3/24/25 DATED: 3/25/25

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT AND LAND TITLES ACT.  
DATE: MARCH 24, 2025  
  
JAYSON LADINES  
ONTARIO LAND SURVEYOR

PLAN 24R-11528  
RECEIVED AND DEPOSITED  
DATE: 2025/03/27  
  
CARMEN QUENNEVILLE  
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION AND REGISTRY DIVISION OF KENT (No 24)

REGISTRY SCHEDULE					NAMES OF MOST RECENT TRANSFERS
1	16 & 17	3	00591-0058 (R)	20711	

LAND TITLES SCHEDULE					NAMES OF MOST RECENT TRANSFERS
2	17	3	00591-0012 (LT)	1771	

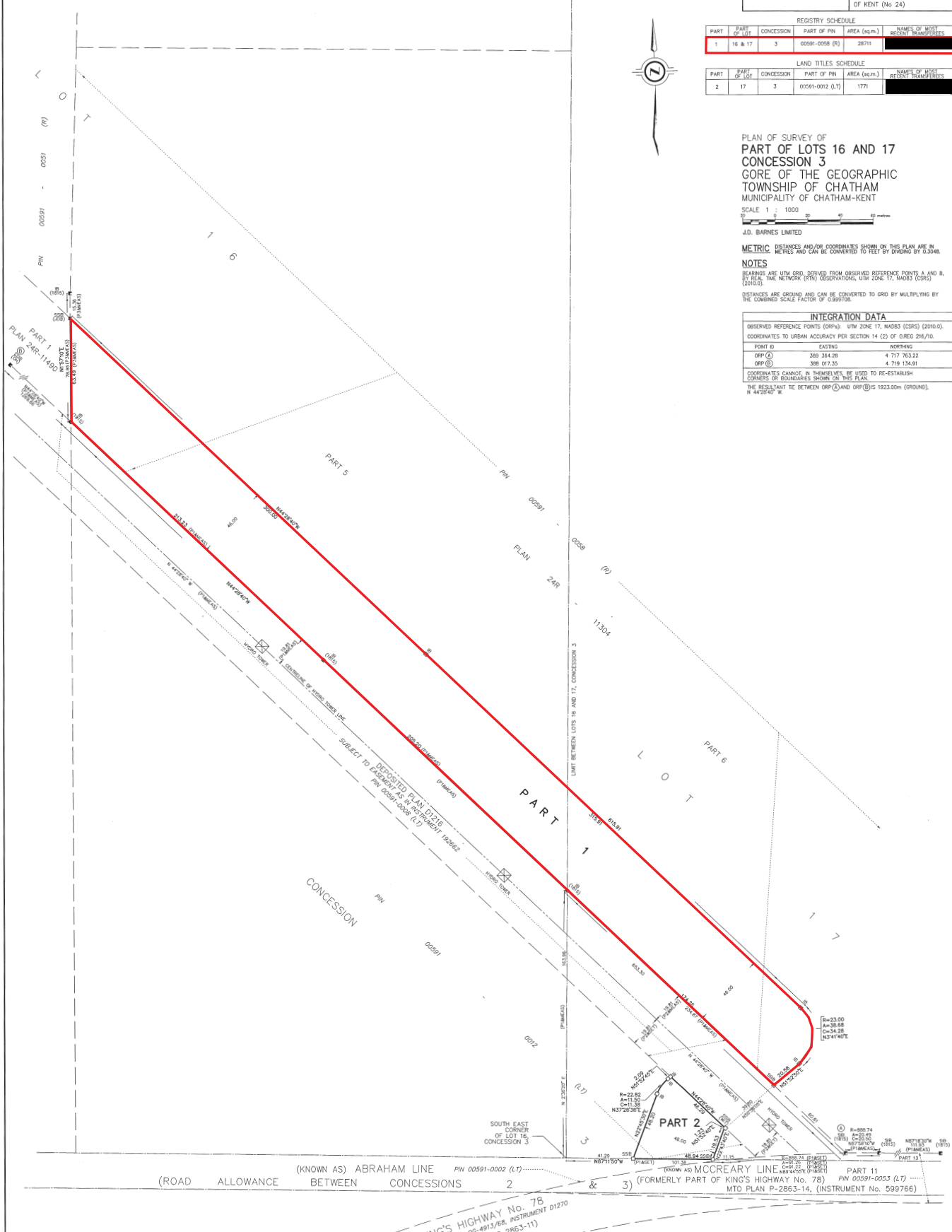
PLAN OF SURVEY OF  
PART OF LOTS 16 AND 17  
CONCESSION 3  
GORE OF THE GEOGRAPHIC  
TOWNSHIP OF CHATHAM  
MUNICIPALITY OF CHATHAM-KENT

SCALE 1 : 1000  
J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (2011.0).  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999708.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORP-A, UTM ZONE 17, NAD83 (2011.0))			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10			
POINT ID	EASTING	NORTHING	
ORP (A)	389 364.28	4 717 763.22	
ORP (B)	388 017.35	4 719 134.91	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
THE RESULTANT DISTANCE BETWEEN ORP (A) AND ORP (B) IS 1923.00m (GROUND), N 44°28'40" W.			




- LEGEND
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SB DENOTES STANDARD IRON BAR
  - SDB DENOTES SHORT STANDARD IRON BAR
  - SB DENOTES IRON BAR
  - PD DENOTES PLASTIC BAR
  - WT DENOTES WITNESS
  - MEAS DENOTES MEASURED
  - CD DENOTES CANTON HYDRO
  - HTS DENOTES HOOK & TOOTH SURVEYING INC. O.L.S.
  - PT DENOTES PLAN 24R-11504
  - PT DENOTES INSTRUMENT 192662
  - P3 DENOTES PLAN 24R-11480
  - ALL SET 2001 AND PD MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND FOR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG 225/01.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE REGISTRY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON MARCH 20, 2025.

MARCH 20, 2025  
DATE  
  
JAYSON LADINES  
ONTARIO LAND SURVEYOR

**J.D. BARNES**  
LAND INFORMATION SPECIALISTS  
140 RIVERVIEW DRIVE, SUITE 201, MARKHAM, ON L3R 0B5  
T: (905) 475-5800 F: (905) 475-5882 www.jdbarnes.com

DRAWN BY: CL CHECKED BY: JTL REFERENCE NO: 25-23-688-00-05  
FILED: 3/24/25 DATED: 3/25/25

U.S. BARNES LIMITED  
METRIC DISTANCES AND COORDINATE GRIDDING FOR THIS PLAN ARE IN  
METERS AND METERS CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.  
NOTES  
SEARCHED ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B.  
COORDINATES OF REFERENCE POINTS A AND B ARE IN UNITS OF HANDED COORDINATE  
SYSTEM. DISTANCES ARE IN METERS.  
THE COORDINATE SCALE FACTOR IS 0.999708.  
FOR BEARING COMPARISONS, A ROTATION OF 0.007307° COUNTER-CLOCKWISE WAS  
APPLIED TO BEARINGS ON PL 7.  
FOR BEARING COMPARISONS, A ROTATION OF 0.074740° COUNTER-CLOCKWISE WAS  
APPLIED TO BEARINGS ON PL 8.  
FOR BEARING COMPARISONS, A ROTATION OF 0.073737° COUNTER-CLOCKWISE WAS  
APPLIED TO BEARINGS ON PL 9.  
INTEGRATION DATA  
OBSERVED REFERENCE POINTS (ORP#): UTM ZONE 12, NAD83 (ORP#) (300.0).  
COORDINATES TO URBAN ACCURACY PER PLANE 14 (2) OF 0.0662 METERS.  
POINT ID EASING SORNING  
P001 559 254.218 100 252.322  
P002 559 254.218 100 252.322  
P003 568 271.35 174 174.354  
P004 568 271.35 174 174.354  
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH  
THE POSITIONS OF BOUNDARIES SHOWN ON THIS PLAN.  
THE RESIDUAL THE BETWEEN ORP# AND UTM IS 0.003250 (GROUND).

[illegible]

ALL SET 5293 AND PG MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.G. 525/V1.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE REGISTRY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON DECEMBER 17, 2024.

JANUARY 14, 2025  
DATE







