

Comment to the Ontario Energy Board

Notice of Application Board file No. EB-2012-0442

We strongly disagree with the granting of the approval of the Form of Easement Agreement (the "Transmission Agreement").

We believe that Next Era has been misleading the affected landowners of their proposed route. It appears they are continuing their deceptive ways to the Ontario Energy Board. The 423 page document presented to the OEB does not give the true depiction of how the company has been representing themselves to the property owners.

We have had to ask for a copy of the transmission easement agreement so that we could seek legal counsel. We had to ask, it was not made readily available to all landowners. We were given an incomplete agreement with no maps included of where the proposed route would be built. We were advised by our lawyer not to sign this open ended contract that left us vulnerable to such things as line expansion, that could cover any part of our farm, not just the front or back as Next Era had asked for. I feel this contract was forcing me to give up many rights as a landowner. To speak, to build, to borrow money would be forfeited unless I had Next Era's permission to do so, because the easement gave them the right to control my decision making.

They hired a representative group, CanAcre, to solicit and persuade landowners to sign the Easement contracts. It appeared CanAcre had no binding authority to negotiate a deal. Any questions we had would have to be taken to Next Era for resolution. On many occasions they never returned with information or came back with explanations that had different wording but meant the same thing.

At the public meeting where Next Era and CanAcre were both present, I asked them to be open and honest with the contract to which they responded with a mocking comment. This was not the first time that they had heard that people were not happy with the contract. The analogy that they used was..."if you want to buy a car from GMC, you cannot make up what is on that contract." Our response was that this was our land. "We do not want to buy a car....you do." Their reply," this is our contract being offered, we will use the road allowance if we have to." Where is the negotiation??

NextEra also made a comment that this route has the least amount of impact on the environment and residents. Does that mean that the people affected are affected any less? Just because the area is not as heavily populated does not mean that those people are unaffected.

Using the same train of thought, when NextEra was in negotiations with HON1, HON1 refused to let Next Era use their lines. One of the reasons was because not all of their employees are trained to handle lines over 50kv. To protect the ones that are not trained, was one of the reasons HON1 turned down their application. I am asking for the same rights for the affected landowners. To be given the same consideration as the HON1 gave to their employees. They want to protect all, not just the ones that were the least affected.

We as landowners are not experts with electricity. So when NextEra says that they spent 4 months in negotiations with HON1, who we feel is best educated to deal with Ontario's electricity. They failed to convince HON1 that NextEra's transmission lines wouldn't

interfere with HON1 commitment to provide save and reliable hydro to their customers. On page 395 of the application HON1 has a disclaimer stating that they will not be responsible for the actions of the third party, Next Era. By granting the easements to NextEra, much of the onus is on the landowner and municipality to be responsible for the consequences caused by the proposed transmission line.

Ed and SueAnne Van Miltenburg

