**EB-2013-0339**

**IN THE MATTER OF** the Ontario Energy Board Act, 1998, S.O. 1998, c.15, Schedule B;

**AND IN THE MATTER OF** an application by wpd White Pines Wind Incorporated for an order or orders pursuant to section 92 of the Ontario Energy Board Act, 1998 granting leave to construct transmission facilities in Prince Edward County.

**SUBMISSIONS OF AL S. WARUNKIW**

Mr. Al. S. Warunkiw is a property owner whose lands are adjacent to the route of the proposed transmission line.

Mr. Warunkiw has been denied the opportunity for an oral hearing in front of the Ontario Energy Board (the “Board”). He is a professional graphic designer who communicates best through the use of pictures and graphics. He believes that an oral hearing would have enhanced his ability to express his concerns to the Board.

The short timelines has made it difficult to comply with the orders of the OEB in the matter of wpd's application to construct its power corridor. In their response to Mr. Warunkiw's concerns, wpd dismissed questions A to I, even when Mr. Warunkiw's property falls within the Zone of Influence. Mr. Warunkiw operates a busy B&B, a final Gallery construction and a Graphic Design practice.

CONCERNS

Mr. Warunkiw noticed that throughout all the documentation that wpd presented in their 627 page application of Leave to Construct transmission facilities in Prince Edward County (20130919), important engineering details were missing. Often what is seen is ( page 45 of submission ) " Typical Flat Trench Installation" which is a generic lift, or "Typical Conduit Attachment  to Bridge" ( page 47 ) or "Preliminary Drawing - NOT to be used for construction"  ( Pages 51-52-53 ). There are no proper engineering plans for the exact locations, or specifications of the many individual areas that construction is to take place.

Page 47 covers how wpd intends to handle the conduits crossing the small bridges which were never intended to hold such conduits. Inconclusive or incomplete drawings referred to as "Typical Conduit Attachment to Bridge" are not helpful.

Mr. Warunkiw requires the following information:

1) where the stamped real engineering studies and final construction plans that deal with placing such conduits on these public bridges that see heavy human traffic/fishing are;

2) How will the conduits be attached to rock filled cages that make up the lower bridge construction;

3) How is it possible for the OEB to know what wpd will actually construct if approval is based on these "Typical-Not for construction diagrams? It seems that there are too many variables to just provide Typical-Preliminary drawings that are Not intended to be used as the basis for construction of the wpd line. Soil and rock types that cover the gamut are found all along the route and will require different approaches, not a blanket fix for all.

Zone of influence - 745 Crowes Road, Milford Ontario K0K 2T0

DAMAGE BY CONSTRUCTION

As all the major foundations for Mr. Warunkiw's house, garage, patio, along with knee-walls, dividing walls, bird feeder and lighting entrance pylons are of concrete block or stone masonry, drilled well and a 2000 gallon concrete cistern used to maintain a dependable main water source, all can easily be damaged by construction vibration, blasting and or drilling. These stand on a bedrock of bluestone, one of the hardest forms of limestone. These masses of bedrock have fault lines running in several places under the foundations. While they have not and do not pose a problem to the existing foundations at this time, they could shift with wpd's construction and possible water table alteration, causing expensive damage.

LOSS OF BUSINESS DUE TO CONSTRUCTION OR ALTERATION OF THE HISTORICAL NATURE OF THE PROPERTY

Mr. Warunkiw's B&B business has been built on the historical and natural beauty of the location it is sighted on. This property still bears the remnants of 2 historically important mills, one built in 1810 and the second in 1875. A reduction of the second mill, 1921stands abutting the property today and is in fragile condition but still a proud historical building of the community of Milford. The upper bridge at 745 Crowes Road acts as a portal for tourists and locals who year round visit the falls and walk the riverbed in the dry season. The bridge was never built to accommodate high tension conduits and therefore should not be used for that purpose.

If by chance wpd were to be granted the option of poles, the nature of the natural historic landscape would be reduced to an ugly corridor of tall power lines that not only will affect the business but the tourists' quality visits. Prince Edward County has poured millions of dollars and thousands of hours into helping businesses like Mr. Warunkiw's to grow and prosper to create tax revenue and it would be a travesty to see that nullified by a corporation being given free reign to construct and benefit while those within the Zone of Influence suffer financial and quality of life reduction. Poles or Trenches, either way, Mr. Warunkiw will suffer loss of income during construction and possible damage to property. Mitigation is not enough. wpd has no plans outlined in its application for a permit to the OEB. Nowhere does it state that it has a plan that will make sure those homes and businesses along the 29K power corridor are insured or protected from damage, property value reduction or loss of revenue.

PROPERTY DEVALUATION

Mr. Warunkiw is well aware that his property will be devalued and should he decide to sell, may find it impossible to move the property. There is no provision for this in wpd's plans.

HEALTH

Mr. Warunkiw has concerns that regardless of lines being trenched or poled, the effects of EMF within 35 meters of his house and 24 meters of his office will with have adverse health effects.

**Date:** August 11, 2014 **ERIC K. GILLESPIE**

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Solicitors for the Intervenor,

Al S. Warunkiw