

Joanne Drew

January 23, 2025

BY EMAIL: registrar@oeb.ca

Ms. Nancy Marconi
Registrar
Ontario Energy Board
Suite 2700, 2300 Yonge Street
P.O. Box 2319
Toronto, Ontario M4P 1E4

Dear Ms. Marconi:

**Re: Hydro One Networks Inc.
Waasigan – Expropriation Application
Ontario Energy Board File Number: EB-2024-0319**

I am the owner of two parcels of land in which Hydro One Networks Inc. (Hydro) is seeking permission to expropriate certain parts of. I am the sole owner of PIN # 62506-0452 and joint owner with my spouse of PIN # 62506-0198. Our land is the first two properties heading west from the Lakehead TS on the proposed corridor. Please refer to the ortho-rectified aerial maps and surveys found in Appendix 5 of Hydro One Networks Inc.'s application to understand our location.

There are a few issues I believe the OEB should consider prior to making a decision favourable to Hydro One Networks Inc. in this expropriation application.

A. There is an existing hydro corridor just north of our property across highway 11/17. The OEB should demand Hydro One Networks Inc. explain why they are not utilizing this corridor. The only explanation we have received, from a land agent, is that it would be too close to the highway to erect one of the new towers.

This is ridiculous as there are countless examples of hydro infrastructure within meters of highways. (Example: West Loon Lake Road area in Shuniah, Ontario). Rather than align their towers and lines slightly to the north in their long established existing corridor, Hydro One Networks Inc. is seeking relief to expropriate and therefore destroy new private property. This is not reasonable or appropriate when they clearly have an alternative.

Has Hydro One Networks Inc. provided to the OEB a comparative analysis of the cost of constructing the corridor on our specific land versus utilizing their own property and existing right-of-way? How would this be possible without knowing the ultimate price they will need to pay for a fee simple purchase or easement rights for our land?

B. The bait and switch technique used by Hydro One Networks Inc. to gain approval from the OEB and Environmental Assessment processes should also not be rewarded.

The propaganda for the Waasigan Transmission Line consistently promotes the new line would follow the old existing corridor to minimize the impacts to the environment, wildlife and people. Included in this narrative is that the new corridor would go straight north from Lakehead TS and connect with the existing corridor. I was personally informed by Hydro One personnel at a public meeting that Hydro had no need to encroach on our lands and would go straight north on their own property and connect with the existing right-of-way to carry on to the west. To this day their general information misrepresents the fact of what they are actually attempting to do.

The landowners, the OEB, the Ministry of Environment and the public were duped into providing input and approvals based on false information.

C. The OEB must demand Hydro One Networks Inc. provide evidence the expropriation of our specific land, not the general public interest of the project, is justified, appropriate and necessary. The expropriation of our property does not affect their ability to construct and maintain a safe, reliable and adequate supply of electricity to the province of Ontario. This project will not be impeded in any way without access to our land. Our land is not an integral part of the project where there is clearly a viable alternative.

D. Paragraph #18 of Hydro's submission asserts they have “engaged in good faith negotiations with all landowners”. **This is factually incorrect.** Hydro One Networks Inc. insisting absolutely none of the terms and conditions of the “agreements” could be changed or altered, nor negotiated by individual landowners is not acting in good faith.

The OEB has ruled in other Hydro One Networks Inc. applications (i.e.. EB-2024-0155) that it is only the forms of agreement that have been approved, not the terms or conditions. It is unreasonable for the OEB to grant expropriation authority to Hydro One Networks Inc. simply because they have failed to negotiate a satisfactory resolution with a landowner.

E. Paragraph #10 of Hydro's submission asserts “the voluntary offers provided financial incentives and choices in exchange for early acquisition and avoidance of the expropriation authority proceedings.”

Each “incentive” has caveats attached in favour of Hydro One Networks Inc. and injurious to the landowner. In order to take advantage of a monetary incentive we needed to, for example:

- assign access rights to all of our Lands -not just the “Strip”
- agree to allow anyone to trespass
- waive the right to claim for any potential future damages
- accept a reduced compensation amount in order to get an independent appraisal.

Hydro One Networks Inc. have not been able to acquire the land interests they claim to need through their “voluntary settlement offers” and are now seeking permission to use the “big stick” that was always the underlying threat.

A sincere attempt to avoid expropriation proceedings by Hydro would involve negotiating mutually agreeable terms and conditions.

Coercion disguised as incentives is not appropriate or acceptable.

F. Hydro has no reason to expropriate our specific property. Their claim that time is of the essence to keep their construction and in-service time line intact. However, it is their own deception and bad practices that has brought us to this point.

We disagree with the entire premise that they need our specific land, however, realizing the disparity in resources between parties, we resigned ourselves to trying to negotiate an amicable solution.

We attempted to avoid this whole expropriation proceeding by offering Hydro One Networks Inc. a price in December 2023 with the hope of simply concluding this like any normal real estate transaction.

E. To address the Draft Issues List (Appendix 6) in Hydro One Networks Inc.'s submission:

- I. The Waasigan Transmission Line project as a whole meets the criteria for public interest and benefit. The expropriation of our specific land does not.
- II. It is not appropriate to take away private property and the rights of property owners when other options are available.
- III. The impact of the proposed expropriation completely destroys the assets of the land on the "Strip". They are proposing to develop a road within the corridor and will obliterate all vegetation. There are no reasonable steps to minimize that.
- IV. The taking of private property against ones will by a governmental body is one of the most egregious acts committed against citizens. The stress and anxiety created by Hydro's dishonest business practices and intimidation tactics has maximized the negative impacts of this project from the outset.
- V. The OEB should not approve Hydro One Networks Inc.'s application EB-2024-0319 for authority to expropriate land interests submitted on November 8, 2024.

Yours truly,
Joanne Drew

cc: Jeffrey Sauer, Case Manager
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