

BY EMAIL AND RESS

July 11, 2025

Ms. Nancy Marconi
Registrar
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Dear Ms. Marconi,

EB-2025-0093 – Hydro One Networks Inc. – St. Clair Transmission Line Project – Expropriation – Interrogatory Responses

In accordance with Procedural Order No.1, issued May 29, 2025, please find attached an electronic copy of responses provided by Hydro One Networks Inc. (Hydro One) to interrogatory questions posed by OEB Staff and the Siskinds Firm Group.

Interrogatory responses have been assigned Exhibit I and have been organized in the following order:

Exhibit	Tab	Intervenor
I	1	OEB Staff
I	2	Siskinds Firm Group

In accordance with OEB filing requirements and policies, components of the interrogatory responses 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 interrogatory responses do not disclose any personal information under the Freedom of Information and Protection of Privacy Act. Furthermore, Hydro One has, pursuant to Rule 10 of the Ontario Energy Board's (OEB) Rules of Practice and Procedure (the "Rules") and the OEB's Practice Direction on Confidential Filings dated December 17, 2021 (the "Practice Direction"), requested confidential treatment of certain information contained in its response to OEB Staff interrogatory 3.

An electronic copy of these Interrogatory Responses has been submitted using the Board's Regulatory Electronic Submission System.

Sincerely,



Pasquale Catalano

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

OEB STAFF INTERROGATORY - 01

Reference:

EB-2025-0093, Exhibit A-1-1, Page 3

Appendix 1, EB-2024-0155 Decision and Order, Page 14

Preamble:

At Reference 1, Hydro One states that permanent easements of up to 46 metres in width are being sought to accommodate the new line.

At Reference 2, Hydro One also states that approximately 80% of the St. Clair Transmission Line route follows an existing transmission corridor in order to minimize environmental and socioeconomic impacts. Part of the route involves upgrading an existing 115kV transmission line corridor to a 230 kV double circuit line.

Interrogatory:

- a) Please confirm the subject properties are located within the approved route referred to in Reference 1.
- b) For each of the subject properties, please indicate any existing legal interest currently held by Hydro One (e.g., easement, right of way, etc). For each interest, please describe the nature of that interest and explain whether the proposed expropriation would expand, duplicate or replace that existing interest.
- c) For each of the subject properties, please confirm whether the requested easement lies entirely within the existing Hydro One transmission corridor and existing 115 kV right-of-way.
- d) If any part of the requested easement extends beyond the existing corridor or right-of-way, please identify the affected properties and describe the extent and purpose of the additional land interests required.
- e) For each of the subject properties, please explain the criteria and standards that Hydro One applied to determine the size of the Right-of-Way. On what basis does Hydro One establish that it seeks the minimum amount of land rights necessary to implement the transmission project?
- f) For any property on the existing transmission corridor, where the requested permanent easement exceeds the width occupied by the existing 115 kV line, please explain the technical rationale for requiring the additional width.

Response:

a) Confirmed, the subject properties are located within the approved route of the St. Clair Transmission Line project referred to in Reference 1 above.

b) As outlined in Appendix 4 of the Application¹, Hydro One currently holds legal interests by way of an easement on the Hydro One File No. CK53 (PIN: 00591-0007) property. The easement interests can be described as follows:

Easement Instrument 643577 – This instrument is for an easement over a portion of the land to erect, maintain and operate a distribution line consisting of five poles and associated equipment deemed necessary. The proposed expropriation would not impact Easement Instrument 643577 as those rights are required for the Hydro One distribution network and is unrelated and unimpacted by the Project.

Hydro One has no legal interests in the other four subject properties included in the Application (i.e. Hydro One File No. CK48, CK49, CK50, and CK51).

Furthermore, Hydro One has identified that the Easement Instrument CH38316 as previously listed in Appendix 4 on the Hydro One File No. CK53 (PIN: 00591-0007) property was listed in error. Hydro One has confirmed this legal interest does not apply to this subject property.

c) On all five subject properties included in the Application, the requested easement is not located within an existing Hydro One transmission corridor. The subject properties are not located within a line section where Hydro One is repurposing an existing 115 kV transmission line corridor to accommodate the new 230 kV double-circuit transmission line.

d) As outlined in response to part c), the subject properties are not located within an existing 115 kV transmission line corridor. The proposed expropriation is for a new 46 metre transmission rights-of-way ("ROW") to site the new 230 kV double-circuit transmission line as detailed in response to part e) below.

e) The minimum land rights necessary to implement this Project is based on a multi-faceted collaborative design approach that includes consideration of industry standards and consultation with directly affected landowners through both the Class Environmental Assessment process and through Hydro One's voluntary land rights acquisition program.

¹ EB-2025-0093, St. Clair Transmission Line Expropriation Update to Application Exhibit A-1-1, Appendix 4, dated May 23, 2025.

1 Transmission line ROW widths are based on operating considerations and related
2 safety requirements for an overhead electricity transmission line supported by tower
3 structures. For all five subject properties included in the Application an industry-typical
4 46-metre-wide ROW was determined to be necessary and appropriate based on:
5 voltage, local design constraints and consideration of the project terrain and natural
6 features, including the distances between the transmission structures, structure
7 configuration, conductor type and safety requirements. The calculation of the ROW
8 width also complies with the following standards: Canadian Standards Association 29
9 CSA 22.3 No. 1 Overhead Systems, Canadian Standards Association CSA 22.3 No.
10 60826 (IEC 60826) Transmission Lines – Design Criteria, Electrical Power Research
11 Institute – EPRI AC Transmission Line Reference Book – 200 kV and Above, and
12 North American Electric Reliability Corporation NERC FAC-003 Transmission
13 Vegetation Management.

14
15 Hydro One has adopted the industry-typical 46 metre width for all new 230 kV
16 transmission line ROWs. For the subject properties, a new 230kV transmission line
17 ROW is required as there is no existing transmission corridor on the properties as
18 outlined in response to part c) above. Based on the standard 46 metre ROW design
19 and adhering to the above noted standards, a total of 7 tower placement locations are
20 required along the properties as depicted in Figure 1 below.

21
22 There is no technically feasible design within the approved Project route that would
23 both reduce the ROW width and also maintain or reduce the number of tower
24 placement locations and associated impact of the tower footings on the subject
25 properties. This outcome is due to safety concerns and proximity to another existing
26 230kV transmission line. The approved Project route requires angle tower structures
27 for the crossing of the existing 230kV transmission line in the proximity of the subject
28 properties. Both angle structures and transmission line crossings were criteria metrics
29 used in the evaluation and selection of the approved Project route.

30
31 Furthermore, if a narrower transmission line ROW design of 30 metres was used for
32 these subject properties, the distance between towers would need to be reduced to
33 limit conductor sag and conductor displacement under wind conditions in order to
34 ensure the conductor swing is restricted to stay within the narrower ROW. In this
35 scenario, the narrower ROW would reduce tower spacing and result in an additional 2
36 tower placement locations, as depicted in Figure 2 below.

37
38 If this approach was adopted, the additional towers would have a greater adverse
39 effect on future agricultural operations across the properties. For context, agriculture
40 is a compatible use within overhead transmission line ROWs and for the majority of
41 the transmission line route the extent of agricultural land permanently removed from

transmission line projects is limited to the tower footings themselves. Reducing the number of tower placement locations on the properties to minimize the effect on farming operations has been a priority of the landowners as can be seen through the Records of Consultation provided in Attachment 1 of Exhibit I, Tab 1, Schedule 3.

Not only would a narrower ROW result in additional tower placement locations (thus reducing the overall arable lands capable for agricultural acreage use) the redesign would also result in an estimated incremental \$1M to \$1.5M increase in capital costs ultimately included in rates charged to Ontario ratepayers. Furthermore, utilizing a narrower ROW design with a greater number of towers would reasonably be expected to result in higher injurious affection compensation, which again would be a cost Hydro One would seek to recover in rates charged to Ontario ratepayers.

Figure 1 – 46m Standard Design ROW underpinning LTC Approval

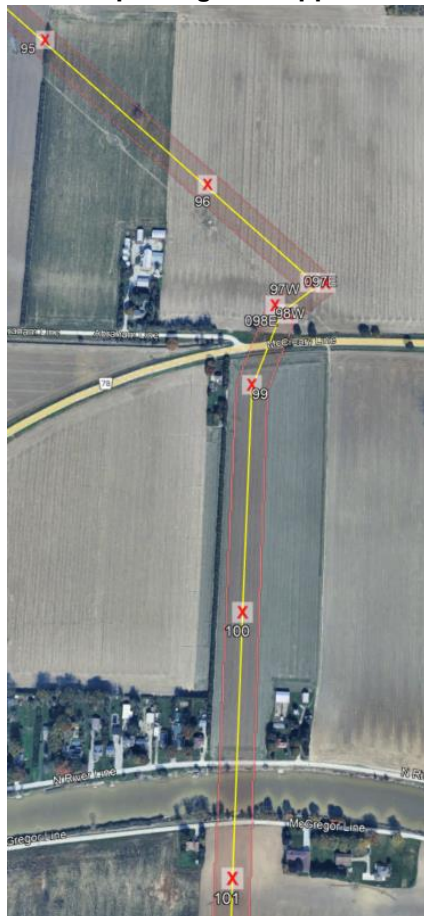
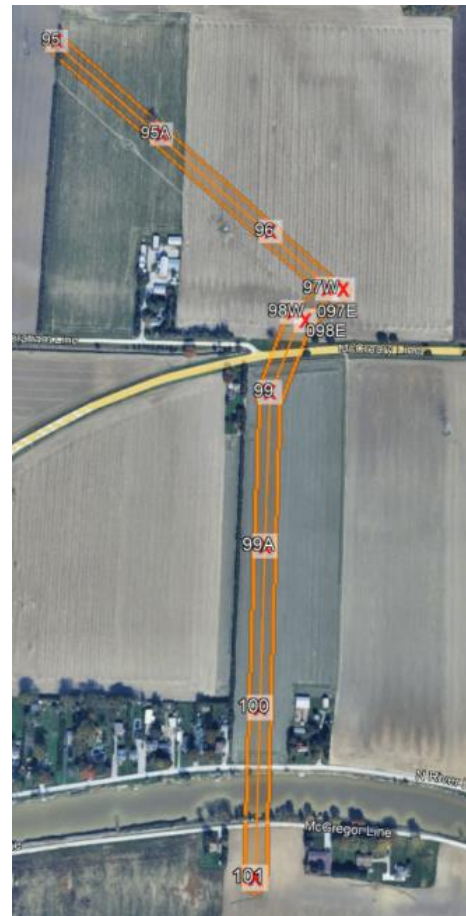


Figure 2 – 30m Narrower ROW Layout



f) Please refer to the response in part c) above.

OEB STAFF INTERROGATORY - 02

Reference:

EB-2025-0093, Exhibit A-1-1, Page 3

EB-2024-0155, Decision and Order, Schedule B: Standard Conditions of Approval for Electricity Leave to Construct Applications

Preamble:

At Reference 1, Hydro One indicated that it planned to start the construction of the St. Clair Project by December 2025. Hydro One requested the OEB's decision by August 2025.

Interrogatory:

- a) Please confirm whether Hydro One has fulfilled all conditions of approval set out in Reference 2, including obtaining "all necessary approvals, permits, licences, certificates, agreements and rights required to construct, operate and maintain the project." If any conditions have not been fulfilled, please explain why, explain how Hydro One plans to fulfill them, and provide an estimate of the date Hydro One expects to fulfill them.
- b) Please provide a current estimate of the planned start date for construction of the Project if the date is different from the December 2025 date set out in the application.

Response:

- a) Not confirmed. The following provides the status of each individual condition from the St. Clair Transmission Line Project's Leave to Construct Decision and Order Conditions of Approval.

Condition 1 Status - Please refer to Appendix A of this response for a status summary, as of June 27, 2025, of all necessary approvals, permits, licences, certificates, agreements and rights (collectively herein referred to as 'Approvals') required for the Project. These Approvals are prioritized and sought based on the specific construction requirements of each work-front and are influenced by factors such as seasonality of planned activities, selected construction methodologies, and potential changes in applicable legislation. Approvals related to post-construction activities (e.g., land restoration) can only be considered fulfilled once the Project has been placed into service. The Project is anticipated to be in service by December 2028. Any approvals required for the operation and maintenance phase of the Project will be assessed and obtained as needed, based on the nature and timing of activities that necessitate such permits.

1 **Condition 2 Status** - This condition has been satisfied as construction on the Project
2 at the station facilities commenced in April 2025.

3
4 **Condition 3 Status** - As outlined in the response to part 2) of Exhibit I, Tab 2,
5 Schedule 3, Hydro One is not presently aware of any material changes to the Project
6 that would trigger this condition.

7
8 **Condition 4 Status** - Hydro One intends on satisfying this condition once the Project
9 construction is complete.

10
11 **Condition 5 Status** - Hydro One satisfied this condition on January 10, 2025.¹

12
13 b) As noted in response to part a) above, construction of the Project at the station facilities
14 has already commenced.

¹ Hydro One's letter to OEB entitled EB-2024-0155 – Hydro One Networks Inc. Leave to Construct Application – St. Clair Transmission Line Project – Notification of the Project Manager, dated January 10, 2025.

Appendix A – Approvals Status Summary

Permit Name	Agency Name	Permit Status
Archeological Assessment	Ministry of Citizenship and Multiculturalism	Partially Approved
Class Environmental Assessment	Ministry of Environment Conservation and Parks	Approved
Environmental Compliance Approval	Ministry of Environment Conservation and Parks	Approved
Information Gathering Form	Ministry of Environment Conservation and Parks	Submitted
Notice of Project	Ministry of Labour	Approved
Encroachment Permit	Ministry of Transportation of Ontario	Submitted
ROW Crossing/Encroachment	Multiple Railways	Submitted
Road Use Agreement	Multiple	Submitted
Pipeline Crossing Agreements	Multiple	Submitted
Entrance Permits	Municipalities	Approved
Leave to Construct	Ontario Energy Board	Approved
Expropriation Authorization	Ontario Energy Board	Submitted
Breaking The Surface	Ontario Power Generation	Planned
Land Acquisition	Private Landowners	Partially Approved
Section 28 Development Permit (Access)	Lower Thames Valley Conservation Authority	Approved
Section 28 Development Permit (Access)	St Clair Conservation Authority	Partially Approved
Aeronautical Assessment	Transports Canada	Approved
Nav Waters Notification	Transports Canada	Approved
Building and Land Use Permit	Ministry of Transportation of Ontario	Approved
Navigation Protection Program	Transports Canada	Approved
Land Use Evaluation	NAV Canada	Approved

Legend:

- Permit Status referenced as “Planned” means that the permit application is planned to submit in accordance with the timelines of the permit requirements and scheduled construction activities.
- Permit Status referenced as “Submitted” means that the permit application has been formally submitted to respective approval authority for review and approval.
- Permit Status referenced as “Partially Approved” means that the permit covers multiple locations, with approvals granted for some but not all the work-fronts. The permits for the remaining locations are still under review.
- Permit Status referenced as “Approved” means that the permit application has been formally approved by the respective approval authority.

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OEB STAFF INTERROGATORY - 03

Reference:

1. EB-2025-0093, Exhibit 1-1-1, Page 4
2. EB-2025-0093, Appendix 4 – Description of Lands and Specific Interests in Lands over which Authority to Expropriate is being Requested, Page 1
3. EB-2024-0319, Hydro One Staff IR Responses, Exhibit I-1-2, Attachment 2 – Records of Consultation, Page 1
4. EB-2025-0093, Updated Application, Exhibit A-1-1

Preamble:

At Reference 1, Hydro One stated that it “notified all directly affected landowners impacted by the Project of its intention to present offers to voluntarily acquire land interests required for the Project.” Hydro One also stated that all voluntary offers presented to landowners were consistent with Hydro One’s St. Clair Project Land Acquisition Compensation Principles.

Hydro One also stated that as of May 23, 2025 (Reference 4), landowners of 89 of the privately held properties have signed voluntary agreements for permanent easement interest for the Project and that discussions are continuing with the landowners of the 5 remaining privately held properties.

Interrogatory:

- a) Please provide an update on the status of negotiations with the registered landowners of the subject properties in the format of Reference 2, as well as a record of consultation as provided in the Waasigan Expropriation proceeding (EB-2024-0319) as shown in Reference 3.
- b) For landowners who have not reached an agreement with Hydro One, please identify what form of agreement was initially offered, whether any modifications to the standard form were proposed or requested by the landowner, and if so, what those modifications were and whether Hydro One accepted or rejected said modifications.
- c) Please comment on the form of agreements that Hydro One offered to the registered landowners who are not private individuals, such as Crown and government agencies.

Response:

a) The negotiation status of all subject properties included in this Application was described in the Application Update dated May 23, 2025.¹ No status changes have occurred since this filing was made.

Attachment 1 to this response provides the record of consultation completed with registered landowners. Note, as all of the subject properties are owned by the same family cohort, Hydro One's engagement and interactions with these registered landowners have been related to and applicable to all five subject properties, consistent with the landowners expressed preference as noted in Hydro One's initial engagement.

b) Hydro One confirms that each landowner affected in this Application was offered the OEB-approved standard form of agreements² included in the St. Clair Transmission Line Project's s.92 OEB Leave to Construct approval.

Notwithstanding proposals regarding compensation principles and the application of those principles which are beyond the scope of this proceeding as detailed in Procedural Order 1, no modifications to the standard form of agreements have been proposed or requested by the landowners included in this Application.

c) The form of agreements provided to Hydro One by the Crown and government agencies are typically standardized and are not subject to negotiation. As an example, Hydro One and OPG have standardized form of agreements, previously agreed upon by both parties, that are applied for land rights transactions.

¹ EB-2025-0093, St. Clair Transmission Line Project Expropriation, Update to Application and Evidence, Appendix 4, dated May 23, 2025.

² EB-2024-0155, St. Clair Transmission Line Project Leave to Construct Exhibit E-1-1, Attachments 3 to 12.

ATTACHMENT 1 – RECORD OF CONSULTATION

1
2
3
4

This attachment, in its entirety, has been filed confidentially with the OEB in accordance with its Practice Direction on Confidential Filings.

OEB STAFF INTERROGATORY - 04

Reference:

1. Ontario Energy Board Act, s.23
2. EB-2024-0319, Decision and Order, Schedule B, Conditions of Approval

Preamble:

Hydro One applied for an order granting it the authorization to expropriate certain rights for certain lands pursuant to section 99 of the OEB Act. Reference 1 permits the OEB, when making an order, to “impose such conditions as it considers proper.”

Interrogatory:

- a) OEB staff has prepared the following draft Conditions of Approval based on the OEB’s findings in Reference 2. If Hydro One does not agree to any of the draft conditions of approval noted below, please identify the specific conditions that Hydro One disagrees with and explain why. For conditions in respect of which Hydro One would like to recommend changes, please provide the proposed changes with supporting rationale.

St. Clair Project – Expropriation Application Section 99 Order Granting Authority to Expropriate Interests in Certain Lands

DRAFT CONDITIONS OF APPROVAL

1. Hydro One shall notify the OEB in writing in the event that, after this Decision and Order has been issued, a negotiated settlement is reached and expropriation is no longer necessary. This notice shall be filed with the OEB within ten days of the settlement.
2. Hydro One shall use all reasonable efforts to provide oral and written notice to the landowners a minimum of 48 hours prior to the initial entry onto the land.
3. Hydro One will reasonably attempt to accommodate landowner or tenant property operations when Project construction activities take place, subject to the Project’s health, safety and security policies and procedures and the Occupational Health and Safety Act.
4. Hydro One or its agents will consult with the landowner in advance of entry as to the manner in which existing gates / fences / entryways are to be managed while entering

property. In the event the landowner cannot be contacted, Hydro One shall ensure that gates / fences / entryways used by Hydro One personnel or its agents are left as found.

5. Upon providing Hydro One with reasonable prior notice, the landowner(s) and tenant(s) can be present to observe the transmission facilities' construction and associated activities subject to the Project's health, safety and security policies and procedures and the Occupational Health and Safety.

6. No later than *(2 weeks after decision issued, if expropriation is approved by OEB)*, Hydro One shall file a summary of the general record keeping requirements it will implement for all project lands, ensuring that the requirements are consistent for land interests acquired through both voluntary agreements and expropriation, excluding any special record keeping requirements that may have been agreed to in an individual.

7. Hydro One shall designate one of its employees as project manager who will be responsible for the fulfillment of these conditions, and shall provide the employee's name and contact information to the OEB and to the landowners and tenants, and shall ensure that this information is clearly posted on Hydro One's construction site office. The project manager will be responsible for the fulfillment of the conditions of approval on the site.

8. Hydro One shall furnish the OEB's designated representative with all reasonable assistance for ascertaining whether Hydro One has complied with these conditions of approval.

The OEB's designated representative for the purpose of these Conditions of Approval shall be the OEB's Manager of Generation and Transmission Applications (or the Manager of any OEB successor department that oversees leave to construct applications).

Response:

a) Draft Conditions 3, 4, 7, and 8 proposed by OEB Staff are acceptable to Hydro One. Hydro One proposes minor changes to OEB Staff's Draft Conditions 1, 2 and 5, furthermore Hydro One disagrees with Draft Condition 6 for the following reasons as noted below.

Hydro One proposes a minor change to Draft Condition #1 with respect to the timing of the notification to the OEB regarding voluntary negotiated settlements after the issuance of a Decision and Order in this proceeding. Hydro One suggests that the notification to the OEB be made only after the rights sought to deliver the Project have been officially registered to avoid any potential impediment to the registration of the

1 right that would otherwise necessitate exercising expropriation authorization. For this
2 reason, Hydro One proposes Draft Condition #1 be rewritten to avoid this potential risk
3 and administrative burden as follows:

4
5 **Draft Condition 1:** Hydro One shall notify the OEB in writing in the event that, after
6 this Decision and Order has been issued, a negotiated settlement is reached and
7 expropriation is no longer necessary. This notice shall be filed with the OEB within
8 ten days of the sought land rights being registered on title.

9
10 Hydro One proposes a minor change to Draft Condition #2 as follows to accommodate
11 landowner preferences for communicating to allow for either oral and/or written notice.

12
13 **Draft Condition #2:** Hydro One shall use all reasonable efforts to provide oral
14 and/or written notice to the landowners a minimum of 48 hours prior to the initial
15 entry onto the land.

16
17 Hydro One proposes a minor change to Draft Condition #5 as follows to ensure proper
18 reference to the Act.

19
20 **Draft Condition #5:** Upon providing Hydro One with reasonable prior notice, the
21 landowner(s) and tenant(s) can be present to observe the transmission facilities'
22 construction and associated activities subject to the Project's health, safety and
23 security policies and procedures and the *Occupational Health and Safety Act*.

24
25 Hydro One proposes removal of Draft Condition #6. This issue was recently
26 addressed in EB-2024-0319¹ whereby Hydro One provided a summary of its general
27 record keeping practices for new transmission infrastructure projects. The same
28 practices are proposed to be adopted in the present circumstances as there are no
29 material differences between this project and others, including the expropriation
30 authorization granted in respect of the Waasigan Phase 1 Expropriation Application.

31
32 ~~**Draft Condition #6: No later than (2 weeks after decision issued, if**~~
33 ~~**expropriation is approved by OEB), Hydro One shall file a summary of the**~~
34 ~~**general record keeping requirements it will implement for all project lands,**~~
35 ~~**ensuring that the requirements are consistent for land interests acquired**~~
36 ~~**through both voluntary agreements and expropriation, excluding any special**~~

¹ HONI Letter to OEB entitled EB-2024-0319 – Hydro One Networks Inc. s.99 Waasigan Phase 1 Expropriation Application – Summary of General Record Keeping for Project Lands, dated June 27, 2025.

- 1 ~~recordkeeping requirements that may have been agreed to in an individual~~
- 2 ~~agreement.~~

SISKINDS FIRM GROUP INTERROGATORY - 01

Reference:

EB-2025-0093, Exhibit A-1-1, Page 3

Preamble:

Hydro One indicates that the new 230-kilovolt double-circuit transmission line will be located in southwestern Ontario in the Municipality of Chatham-Kent and Lambton County near the communities of Chatham-Kent and St. Clair. The total line length of the Project is approximately 64 kilometres and will run from the existing Lambton TS located approximately 4.5 kilometres south of Courtright, Ontario, and terminate at Chatham SS located approximately 700 metres north of Hwy 401 in Chatham, Ontario. Station modifications at Lambton TS, Wallaceburg TS, and Chatham SS will also be required to accommodate the transmission line.

Interrogatory:

1. Please confirm why it is necessary to extend the requested easement / charge in certain areas beyond the existing Hydro One transmission corridor and existing right-of-way? More specifically, why is it not possible to remain within the existing Hydro One transmission corridor instead of proposing a “new” line such as CK-51?
2. Why was it not possible for Hydro One to follow the existing transmission corridor throughout the entirety of the Project and specifically in the areas of the proposed “new” transmission line?

Response:

1. Hydro One requires the applied-for land interests as it does not have an existing transmission land interest across the subject properties. Please refer to the response in part c) of Exhibit I, Tab 1, Schedule 1. The general route of the Project has been determined through the Class Environmental Assessment for Transmission Facilities, a process governed by the *Environmental Assessment Act* and was noted as such when the OEB granted leave to construct the Project.¹ Project routing across the subject properties were matters addressed during the Project’s environmental assessment and are not at issue in this proceeding.²

¹ EB-2024-0155 – St. Clair Transmission Line Project Leave to Construct, OEB Decision and Order – Issued December 10, 2024 – p. 14

² EB-2025-0093 – St. Clair Transmission Line Project Expropriation, OEB Decision on Issues List – Issued June 16, 2025 – p. 3.

Filed: 2025-07-11

EB-2025-0093

Exhibit I

Tab 2

Schedule 1

Page 2 of 2

- 1 2. Please refer to the response in part 1) above. The evaluation and rationale for
- 2 selection of the Project's route, including the Otter Creek Crossing route refinement,
- 3 are described in Chapter 5 of the Project's Environmental Study Report which was
- 4 prepared in accordance with the requirements of the *Environmental Assessment Act*.
- 5 Matters pertaining to the environmental assessment are not at issue in this proceeding.

SISKINDS FIRM GROUP INTERROGATORY - 02

Reference:

EB-2025-0093, Appendix 1, EB-2024-0155 Decision and Order page 14

Preamble:

The OEB noted that detailed route selection was 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.

Interrogatory:

1. As part of the consultations conducted did Hydro One reach out to the landowners of the active agricultural operations in the area to specifically discuss the impacts of the proposed Project on the active farming operations? For example, was the potential loss of existing contracts, and loss of the ability to grow specific crops as a result of the location of Hydro One's transmission line considered and assessed in determining the preferred route?
2. How many landowners of agricultural properties consulted indicated that they would experience a significant loss in crop potential as a result of the Project? What, if any, steps were taken by Hydro One to minimize the impact of the proposed Project on the agricultural properties?
3. To what extent is Hydro One expanding its existing interest on any agricultural properties situated within the Project area?
4. In determining the impacts on a specific property did Hydro One consider the number of new towers required and the total number of towers situated on any on specific property? If yes, what rating or criteria were applied based by the number of towers and how is this reflected in the standard form of agreement?
5. Did Hydro One take into consideration the impacts of the construction of the towers that are likely to require a depth of approximately 20 metres for the helical piles on the potable drinking water wells located in, or in the area of the Project? If yes, what possible impacts were considered and how were they evaluated?
6. What, if any, potential adverse effects were taken into account on the potable drinking water wells situated in, or in the vicinity of, the Project?

- 1 7. Were the potential adverse effects of the siting of the towers on the various landowners
2 taken into consideration? If yes, please provide a list of the potential adverse effects
3 considered and the rating or evaluation criteria applied.
4
- 5 8. Did Hydro One only require the minimum amount of land rights necessary to support
6 the transmission project?
7

8 **Response:**

- 9 1. Please refer to the OEB's Decision on Issues List regarding the relevance of the
10 Project's environmental assessment in an expropriation proceeding. Notably, at page
11 3 of its Decision, the OEB explicitly states that revisiting matters pertaining to project
12 environmental, or route approvals heard and decided in the leave to construct
13 proceeding or captured in the environmental assessment fall outside the scope of this
14 proceeding. To be helpful, Hydro One confirms that consultations conducted during
15 the environmental assessment (see Chapter 3 of the Project's Environmental Study
16 Report ("ESR")), included input from landowners, tenant farmers, and other members
17 of the agricultural community (e.g., industry association representatives) on the
18 potential impacts to agricultural lands and resources caused by the Project.
19 Furthermore, Agricultural Resources and Operations was one of the criteria used in
20 the evaluation and selection of the preferred route as outlined in Chapter 5 of the
21 Project's ESR, which was prepared in accordance with the requirements of the
22 *Environmental Assessment Act*.
23
- 24 2. Please refer to the response in part 1) above. Matters captured in the environmental
25 assessment are not at issue in this proceeding. The potential environmental effects of
26 the Project, including effects to agricultural resources and mitigation measures
27 proposed to address these effects, are described in Chapter 7 of the Project's ESR.
28
- 29 3. Please refer to responses to part b) and part c) of Exhibit I, Tab 1, Schedule 1, Hydro
30 One is not expanding, duplicating or replacing its existing interest on the five subject
31 properties included in this Application. The subject properties are not located within a
32 line section where Hydro One is repurposing an existing 115 kV transmission line
33 corridor to accommodate the new 230kV double-circuit transmission line. The only
34 existing interest Hydro One currently holds on the subject properties pertains to a
35 distribution line which is unrelated and unimpacted by the Project. Hydro One's
36 existing interests with all other registered landowners along the Project's route for
37 which a voluntary agreement has been reached, do not directly relate to the matters
38 at issue in this proceeding.
39
- 40 4. An environmental assessment considers the entirety of the route, inclusive of all
41 private properties traversed by the route alternatives, in order to ensure a fair and

1 holistic evaluation of the route alternatives. Metrics related to towers utilized in the
2 Project's route evaluation include: the number of angle tower structures and the ability
3 to repurpose existing transmission corridors, the latter relates to both the overall net
4 number of transmission towers in the study area and the overall net area of lands
5 encumbered by a transmission line rights-of-way. The OEB-approved Project is based
6 on a 230kV transmission line design, including the number of towers across the subject
7 properties, that comports with industry standards and practices as outlined in response
8 to part e) of Exhibit I, Tab 1, Schedule 1. Consultation with individual landowners on
9 specific properties impacts is undertaken as part of Hydro One's voluntary land right
10 acquisition program. Hydro One's approved land acquisition agreements address
11 compensation for tower impacts by independent appraisal assessments of injurious
12 affection. If the relief requested in this proceeding is granted, Hydro One expects that
13 compensation issues including the determination of injurious affection impacting the
14 fair market value of the landowner's remaining land interests, will be determined either
15 by way of separate negotiation or through the Ontario Land Tribunal process.

- 16
- 17 5. Please refer to the response in part 1) above. The evaluation of the route alternatives
18 included an evaluation criterion for source water protection and water wells (as
19 described in Chapter 5 of the Project's ESR), also the assessment of environmental
20 effects and mitigation measures included a subsection on groundwater quality and
21 quantity (Section 7.7.6 of the Project's ESR). Both of the above are aspects of the
22 Class Environmental Assessment process which is governed by the *Environmental*
23 *Assessment Act* and was noted as such when the OEB granted leave to construct the
24 Project.¹ Therefore such matters are not within scope of this proceeding.
- 25
- 26 6. Please refer to the response in part 5) above.
- 27
- 28 7. Please refer to the response to part 4) above.
- 29
- 30 8. Please refer to the response to part e) of Exhibit I, Tab 1, Schedule 1. Hydro One is
31 requesting only the minimum amount of land rights at the five subject properties
32 necessary to support this Project.

¹ EB-2024-0155 – St. Clair Transmission Line Project Leave to Construct, OEB Decision and Order
– Issued December 10, 2024 – p. 22.

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SISKINDS FIRM GROUP INTERROGATORY - 03

Reference:

1. EB-2025-0093, Exhibit A-1-1
2. EB-2024-0155, Decision and Order, Schedule B: Standard Conditions of Approval for Electricity Leave to Construct Applications

Interrogatory:

1. What, if any, approvals, permits, licenses, certificates, agreements and rights required to construct, operation and maintain the Project remain outstanding as of June 30, 2025?
2. What, if any, material changes have occurred in the Project since the rendering of the Decision and Order in EB-2024-0155?

Response:

1. Please see response to part a) of Exhibit I, Tab 1, Schedule 2.
2. No material changes have occurred in the Project since the rendering of the Decision and Order in EB-2024-0155.

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Tab 2
Schedule 3
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SISKINDS FIRM GROUP INTERROGATORY - 04

Reference:

1. EB-2025-0093, Exhibit 1-1-1, Page 4
2. EB-2025-0093, Appendix 4 – Description of Lands and Specific Interests in Lands over which Authority to Expropriate is being Requested, Page 1
3. EB-2024-0319, Hydro One Staff IR Responses, Exhibit I-1-2, Attachment 2 – Records of Consultation, Page 1
4. EB-2025-0093, Updated Application, Exhibit A-1-1

Interrogatory:

1. Have there been any modifications to the standard form of agreement offered by Hydro One to any of the landowners? If, yes, please describe those modifications.
2. As part of its standard form of agreement has Hydro One provided compensation for any unique situations existing on the property such as any required drainage systems and pumps necessary to ensure the lands remain dry and not flooded?
3. Have there been any modifications standard form of agreement requested by the landowners impacted by the Project? If yes, what were those modifications and on what basis were they accepted or rejected?
4. Please confirm the number of towers placed on a property as a result of the Project are reflected in the compensation package?
5. Were annual payments similar to those provided by oil / gas companies considered as part of the standard form of agreement? If not, why not?

Response:

1. Please see response to part b) of Exhibit I, Tab 1, Schedule 1 with respect to any modifications to the standard form of agreements proposed or requested by the registered landowners of the five subject properties included in this Application.

Matters pertaining to the OEB-approved form of agreements used with all other registered landowners along the Project's route for which voluntary agreements have been reached are not relevant in this proceeding.

2. Please refer to Procedural Order #1 regarding the relevance of compensation in an expropriation proceeding. Notably at page 2 of Procedural Order #1, the OEB explicitly states that it does not, in the context of an expropriation application, determine the

- 1 specific compensation, the principles that are applied to determine compensation, the
- 2 process through which those principles were developed, the application of those
- 3 principles in determining compensation, or the reasonableness of compensation
- 4 offers.
- 5
- 6 3. Please refer to the response in part 1) above.
- 7
- 8 4. Please refer to the response in part 2) above.
- 9
- 10 5. Please refer to the response in part 2) above.