



DECISION AND ORDER

EB-2025-0093

HYDRO ONE NETWORKS INC.

**Application for approval to expropriate certain lands in
southwestern Ontario**

BEFORE: **David Sword**
Presiding Commissioner

Robert Dodds
Commissioner

Anthony Zlahtic
Commissioner

September 4, 2025

TABLE OF CONTENTS

1	OVERVIEW	1
2	CONTEXT AND PROCESS	2
2.1	LEAVE TO CONSTRUCT APPROVAL FOR ST. CLAIR PROJECT	2
2.2	PROCESS TO DATE	2
2.3	OEB’S JURISDICTION IN EXPROPRIATION APPLICATIONS	3
3	DECISION ON THE ISSUES	4
3.1	IS THE PROPOSED EXPROPRIATION IN THE PUBLIC INTEREST AND HAS HYDRO ONE REQUESTED EXPROPRIATION OF THE MINIMUM AMOUNT OF LAND REQUIRED FOR THE PROJECT AND THE MINIMUM LEGAL INTEREST REQUIRED FOR THAT LAND?	4
3.2	WHAT CONDITIONS, IF ANY, SHOULD BE ATTACHED TO THE OEB’S ORDER IN THIS PROCEEDING?	8
4	DECISION ON CONFIDENTIALITY	12
5	CONCLUSION	13
6	ORDER	14

SCHEDULE A

SCHEDULE B

1 OVERVIEW

This is a Decision and Order of the Ontario Energy Board (OEB) on an application by Hydro One Networks Inc. (Hydro One) for authority to expropriate permanent corridor easements on 5 parcels of land¹ to construct a 64-kilometer 230 kV transmission line in southwestern Ontario (St. Clair Project).

The OEB granted Hydro One leave to construct the St. Clair Project on December 10, 2024 (Leave to Construct Decision).²

For the reasons provided in this Decision and Order, the OEB finds that the requested expropriation is in the public interest and grants Hydro One the authority to expropriate the interests in land described in Schedule “A” of this Decision and Order.

¹ Hydro One’s [initial application](#), dated April 4, 2025, requested authority to expropriate 34 parcels of land. In [Hydro One’s Updated Application](#), dated May 23, 2025, Hydro One stated that it had reached additional voluntary agreements since the original filing. [Appendix 4](#) of Hydro One’s Reply Submission shows the final list of land rights being sought.

² EB-2024-0155 [Decision and Order](#), December 10, 2024.

2 CONTEXT AND PROCESS

2.1 Leave to Construct Approval for St. Clair Project

On May 28, 2024, Hydro One applied under section 92 of the *Ontario Energy Board Act, 1998* (OEB Act), for leave to construct the St. Clair Project. Hydro One also applied under section 97 for approval of the forms of land use agreements offered, or to be offered, to affected landowners. On December 10, 2024, the OEB issued the Leave to Construct Decision as follows:

- The OEB granted Hydro One leave to construct the St. Clair Project. The OEB found that the St. Clair Project is in the public interest with respect to prices and the reliability and quality of electricity service.
- The OEB approved the form of land easement agreements that have been, or will be, offered by Hydro One to directly affected landowners for the purposes of section 97 of the OEB Act.

In determining the need for the St. Clair Project, the Leave to Construct Decision³ noted that the St. Clair Project was designated a priority transmission line under section 96.1 of the OEB Act by Order in Council 876/2022 dated March 31, 2022.⁴

2.2 Process

On April 4, 2025, Hydro One applied to the OEB under section 99 of the OEB Act for an order granting authority to expropriate permanent corridor easements in 34 parcels of land to construct the St. Clair Project.

The OEB issued its Notice of Hearing on April 24, 2025. The only party who requested to participate as an intervenor in this proceeding was the Siskinds Firm Group, representing landowners with property interests in the five parcels of land directly impacted by the project. The Siskinds Firm Group was approved as an intervenor and is eligible for a cost award. The Siskinds Firm Group requested an oral hearing.

On May 29, 2025, the OEB issued Procedural Order No. 1 which set the schedule for written discovery through interrogatories and for submissions.

³ Leave to Construct Decision, pages 7-8.

⁴ Order in Council 876/2022.

On June 10, 2025, the OEB issued Procedural Order No. 2, which invited written submissions on the draft Issues List proposed by OEB staff.

Both Hydro One and the Siskinds Firm Group filed submissions on the draft Issues List.

The OEB issued its Decision on Issues List on June 16, 2025.

On June 27, 2025, the Siskinds Firm Group and OEB staff filed interrogatories. Hydro One submitted its responses to the interrogatories on July 11, 2025.

OEB staff and the Siskinds Firm Group filed written submissions on July 25, 2025. Hydro One filed its reply submission on August 8, 2025.

2.3 OEB's Jurisdiction in Expropriation Applications

Section 99 of the OEB Act establishes the OEB's power to grant an applicant authority to expropriate land for a "work", which includes an electricity transmission line.⁵ Under section 99, any person who has been granted leave by the OEB to construct certain works, including those under section 92 (relating to electricity) of the OEB Act may apply for authority to expropriate land for such works.

The test for an expropriation order under section 99 is outlined in subsection 99(5) which states that where the OEB is of the opinion that "the expropriation of the land is in the public interest, it may make an order authorizing the applicant to expropriate the land".

Compensation issues do not fall within the OEB's jurisdiction under section 99 of the OEB Act and are addressed in accordance with the *Expropriations Act, R.S.O. 1990, c. E 26* (Expropriations Act)⁶ and, where required, are resolved by the Ontario Land Tribunal.⁷ If the OEB grants authorization to expropriate land, and Hydro One is not able to reach an agreement with any landowner, the process set out in the Expropriations Act would be used to determine the amount of compensation to be paid.

⁵ Section 99 of the OEB Act falls under Part VI of the Act, which sets out the requirements for leave to construct, expropriation and related matters. A "work" is defined in this part of the OEB Act as a hydrocarbon line, electricity distribution line, electricity transmission line, interconnection or station.

⁶ [Expropriations Act, R.S.O. 1990, c. E.26](#), s. 13.

⁷ This was formerly the role of the Board of Negotiation, which has since been continued (as of 2021) as the Ontario Land Tribunal under section 2 of the [Ontario Land Tribunal Act, 2021](#).

3 DECISION ON THE ISSUES

In the Leave to Construct Decision for the St. Clair Project, the OEB considered the interests of consumers with respect to prices and the reliability and quality of electricity service, and determined that the St. Clair Project is in the public interest.

This proceeding primarily concerns whether the expropriation of specific land interests requested by Hydro One is in the public interest. The OEB-approved Issues List contains the following three items:

1. Is the proposed expropriation in the public interest?
2. Has Hydro One requested expropriation of the minimum amount of land needed for the project, and the minimum legal interest required for that land?
3. What conditions, if any, should be attached to the OEB's Order in this proceeding?

3.1 Is the proposed expropriation in the public interest and has Hydro One requested expropriation of the minimum amount of land required for the Project and the minimum legal interest required for that land?

This section deals with the first two of the three issues on the Issues List. The OEB addresses Issue 3 (related to conditions of approval) in section 3.2 below.

Submissions

OEB Staff

Regarding Issue 1, OEB staff submitted⁸ that the proposed expropriations are in the public interest, stating:

- The subject properties are required to implement a transmission project that is designated a priority transmission project and was found to be in the public interest by the OEB in the Leave to Construct Decision.

⁸ [Staff Submission](#) July 25, 2025, page 5.

- The subject properties involve lands directly aligned with the approved corridor and engineering standards.
- Expropriation of the subject properties will help ensure project timelines are met to support reliability and system needs.
- Hydro One has made good faith efforts to reach negotiated settlements, as evidenced by both interrogatory responses and the Record of Consultation.

Regarding Issue 2, OEB staff submitted that Hydro One had requested both the minimum amount of land and minimum legal interest (permanent easement) required for the St. Clair Project.

With respect to the amount of land, Hydro One is seeking permanent easement rights of 46 metres in width for each of the five subject properties. OEB staff noted that the land interests requested fall within the route approved in the Leave to Construct Decision and the requested width is appropriate based on Hydro One's engineering and safety criteria. OEB staff submitted that Hydro One provided sufficient evidence that a narrower right-of-way would require additional tower placements, resulting in increased construction costs and greater impact on agricultural operations.⁹

The Siskinds Firm Group

The Siskinds Firm Group opposes Hydro One's expropriation, raising concerns across three key areas: project route and design, land and environmental impacts, and compensation.

Regarding the project route and design, the Siskinds Firm Group submitted that Hydro One has not demonstrated that the requested easement represents the minimum land rights necessary. The Siskinds Firm Group stated that the map provided as Figure 1 in Hydro One's interrogatory responses¹⁰ misrepresents tower placements on the client properties, omitting existing infrastructure and inaccurately depicting tower counts.¹¹ The Siskinds Firm Group also stated that no consultation occurred prior to route selection or design and the proposed easement and tower placements would significantly impair farming operations.¹² The Siskinds Firm Group also questioned

⁹ Staff Submission, July 25, 2025 page, 6.

¹⁰ Hydro One IR Responses, Exhibit 1, Tab 1, Schedule 1, Figure 1, page 4.

¹¹ The Siskinds Firm Group submission, July 25, 2025, paragraph 22-25.

¹² The Siskinds Firm Group submission, July 25, 2025, paragraph 9.

Hydro One's decision to avoid a narrower design and warns of cumulative impacts from the new corridor potentially abutting an existing one.¹³

Regarding environmental impacts, the Siskinds Firm Group stated that the Environmental Assessment failed to evaluate risks of using 20m helical pile foundations, particularly regarding groundwater quality and quantity.¹⁴

Regarding compensation, the Siskinds Firm Group argued that Hydro One's standard agreements and appraisal process do not reflect the specific impacts on their clients' farming operations, specifically the absence of independent on-site appraisals and requested that expropriation be delayed until proper assessments are completed.¹⁵

Hydro One

In its reply submission, Hydro One agreed with OEB staff on the issues of the proceeding, that the evidence demonstrates that Hydro One has requested the minimum quantity of land and minimal rights that are required to safely complete construction of the Project and operate and maintain the facilities over its useful life.¹⁶

In response to the Siskinds Firm Group, Hydro One's submission addressed issues it considered within the scope of the proceeding, including right-of-way and tower placement. Hydro One also addressed issues related to compensation and the environmental assessment, which it argued are outside the scope of the section 99 proceeding.

Regarding right-of-way and tower placement, Hydro One stated that the proposed 46-metre width is standard for a 230kV double-circuit transmission line, consistent with industry practice and necessary for safe and reliable construction and operation.¹⁷ Hydro One disputed the claim that the property owners were not consulted on right-of-way and design discussions as evidenced in the Record of Consultation. Hydro One submitted that reducing the right-of-way to 30 metres would increase project costs, requiring two additional towers and would remove more arable land, resulting in greater impact to the property owners' farming operations.¹⁸ Hydro One also disputed the

¹³ The Siskinds Firm Group submission, July 25, 2025 paragraph 18.

¹⁴ The Siskinds Firm Group submission, July 25, 2025 paragraph 32-44.

¹⁵ The Siskinds Firm Group submission, July 25, 2025 paragraph 27.

¹⁶ Hydro One reply submission, August 8, 2025, pg.4.

¹⁷ Hydro One reply submission, August 8, 2025, pg.14.

¹⁸ Hydro One reply submission, August 8, 2025, pg.15.

Siskinds Firm Group claim that Figure 1 inaccurately portrayed tower location placements.¹⁹

Regarding compensation related issues, Hydro One stated that it offered the property owners the OEB-approved standard forms of agreement and engaged in good faith negotiations which were complicated by the property owners' refusal to participate in the appraisal process.²⁰

Regarding environmental related issues, Hydro One maintained that such topics including the use of helical piles were addressed in the Environmental Assessment which concluded in February 2024.²¹

Findings

The OEB has previously granted Hydro One leave to construct the 64-kilometer 230 kV transmission line in southwestern Ontario (St. Clair Project) on the basis that it was in the public interest to do so. For the OEB to determine if the requested expropriation is in the public interest, Hydro One must establish:

- (a) The lands it seeks to expropriate are required for the St. Clair Project;
- (b) The amount of land it seeks to expropriate is the minimum necessary; and
- (c) The legal interest it seeks to expropriate is the minimum necessary.

The OEB is satisfied that Hydro One has established that the lands Hydro One seeks to expropriate are within the route previously approved for the project and therefore necessary for the project.

Hydro One was successful in reaching agreement with most of the affected landowners.

For each of the remaining landowners, Hydro One has established that it seeks to expropriate the minimum amount of land it needs for the project, consistent with construction standards for overhead transmission lines.

¹⁹ Hydro One reply submission, August 8, 2025, pg. 16.

²⁰ Hydro One reply submission, August 8, 2025, pg. 11

²¹ Hydro One reply submission, August 8, 2025, pg. 7. (SCTL Project's Final Environmental Study Report, dated February 5, 2024, Chapter 5 and Chapter 7)

Finally, the permanent easements it proposes to expropriate constitute the minimum legal interest necessary to construct the transmission line and operate and maintain it on an ongoing basis.

The OEB grants Hydro One authority to expropriate the lands that are required for the St. Clair Project and for which Hydro One has been unable to reach voluntary agreements to acquire.

This authority also applies to those lands that are the subject of voluntary agreements that have not yet closed, but only in the event that those agreements do not close by the agreed dates.

The OEB notes that the land compensation and environmental issues raised by the Siskinds Firm Group are not within the scope of this proceeding. As noted earlier in this Decision, issues of land compensation do not fall within the OEB's jurisdiction, and are addressed under the Expropriations Act and by the Ontario Land Tribunal. Environmental issues, meanwhile, were addressed through the Environmental Assessment process.

3.2 What conditions, if any, should be attached to the OEB's Order in this proceeding?

Section 23 of the OEB Act permits the OEB, when making an order, to "impose such conditions as it considers proper."

In its interrogatories, OEB staff included a proposed list of eight conditions. Hydro One proposed revisions to proposed conditions 1, 2 and 6. The Siskinds Firm Group did not provide submissions on any proposed conditions.

The proposed conditions and revisions, along with submissions by OEB staff and Hydro One on the proposed conditions and revisions are summarized below:

Draft Condition 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 sought land rights being registered on title.

Hydro One proposed an amendment to this condition to require notice to the OEB within ten days of the land rights being registered on title, rather than ten days from the time of

settlement. Hydro One submitted that this avoids administrative burden or potential risks to title registration.²²

OEB staff agreed to this revised condition.

Draft Condition 2

Hydro One shall use all reasonable efforts to provide oral and/or written notice to the landowners a minimum of 48 hours prior to the initial entry onto the land.

Hydro One and OEB staff did not agree on the proposed condition. Hydro One proposed replacing “oral and written notice” with “oral and/or written notice”, to reflect landowner preferences for communication format.²³

OEB staff submitted that the unamended proposed condition is consistent with the recently approved Waasigan Phase 1 decision²⁴ and did not support the substitution of oral notice in place of written notice. OEB staff also noted that oral notice does not create an easily traceable record of communication.²⁵

In its reply submission, Hydro One stated that it has demonstrated that its records of consultation are capable of tracking oral communications, and that such records should be sufficient to demonstrate reasonable efforts with respect to landowner notice.²⁶

Hydro One did not agree with OEB staff’s position that this condition is required for consistency with previous OEB expropriation decisions as demonstrated in the East West Tie proceeding.²⁷

Draft Condition 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.

Hydro One and OEB staff agreed on the proposed condition.

²² Hydro One IR Responses, Exhibit 1, Tab 1, Schedule 4, pg3.

²³ *Ibid.*

²⁴ EB-2024-0319, Decision and Order, June 10, 2025.

²⁵ Staff Submission, July 25, 2025, pg. 7.

²⁶ Hydro One reply submission, August 8, 2025, pg. 5.

²⁷ *Ibid.*

Draft Condition 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.

Hydro One and OEB staff agreed on the proposed condition.

Draft Condition 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 Act.

Hydro One and OEB staff agreed on the proposed condition.

Draft Condition 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 agreement.*~~

Hydro One proposed removal of this condition and submitted that it already filed a general recordkeeping summary in the Waasigan Phase 1 proceeding and stated that the same practices will be followed for the St. Clair Project.²⁸

OEB staff had no issues with the proposed deletion of Condition 6. OEB staff originally proposed this condition to ensure consistency in record keeping, however staff acknowledged that a general recordkeeping summary had already been filed in the Waasigan Phase 1 proceeding, which Hydro One has confirmed also apply to all transmission projects.²⁹

²⁸ Hydro One IR Responses, Exhibit 1, Tab 1, Schedule 4, pg3

²⁹ Staff Submission, July 25, 2025, pg. 7.

Draft Condition 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.

Hydro One and OEB staff agreed on the proposed condition.

Draft Condition 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.

Hydro One and OEB staff agreed on the proposed condition.

Findings

The OEB notes that Hydro One and OEB staff have agreed to proposed conditions 1, 3, 4, 5, 7 and 8 and the OEB finds these conditions acceptable.

The OEB also accepts the agreement between Hydro One and OEB staff that proposed condition 6 be removed.

Hydro One proposed a minor amendment to proposed condition 2. The OEB accepts the minor amendment as proposed by Hydro One. However, the OEB adds an additional modification to condition 2 which requires Hydro One to keep a record of the notice given.

The OEB is satisfied that these are reasonable conditions to include in the OEB's order, including condition 2 as modified by the OEB.

The conditions are set out in Schedule "B" below.

4 DECISION ON CONFIDENTIALITY

Pursuant to Rule 10 of the OEB's Rules of Practice and Procedure and the OEB's [Practice Direction on Confidential Filings](#), Hydro One filed a letter requesting confidential treatment of the Records of Consultation document contained in its response to OEB staff interrogatory #3a, due to the sensitivity surrounding future negotiations between Hydro One and landowners.³⁰

Hydro One categorized the information as presumptively confidential under solicitor-client, settlement, or litigation privilege, and also provided an alternative rationale of protecting sensitive negotiations, stating that public disclosure of these records could significantly undermine the integrity of the negotiation process, potentially prejudice a person's competitive position, result in significant loss or gain for an individual and disclose personally identifiable information.³¹

Hydro One submitted that the need for the confidential treatment requested outweighs the OEB's general public interest objectives of information transparency and openness.³²

No objections to Hydro One's confidentiality request were filed.

Findings

Section 4 of the Practice Direction provides that where no objection to the confidentiality request is received for information fitting within one of the categories of information that will presumptively be treated as confidential.

The OEB hereby confirms confidential treatment of the information as there were no objections to Hydro One's confidentiality request and this information falls within the categories of information that the OEB generally treats as presumptively confidential.

³⁰ EB-2025-0093, [Hydro One's letter requesting confidential filing](#), dated July 11, 2025 (filed on the public record on August 13, 2025)

³¹ Ibid.

³² Ibid.

5 CONCLUSION

The OEB finds that it is in the public interest to grant Hydro One the authority to expropriate the easements in the lands set out in Schedule A, subject to the conditions set out in this Decision and Order.

6 ORDER

THE ONTARIO ENERGY BOARD ORDERS THAT:

1. Hydro One Networks Inc. is hereby authorized to expropriate the interests sought in the lands listed in Schedule “A” to this Decision and Order. This authority includes those lands that are the subject of voluntary agreements that have not yet closed, but only in the event that those agreements do not close by the agreed dates.
2. Hydro One Networks, Inc. shall file with the OEB a final expropriation plan for OEB approval and endorsement as soon as practical.
3. The authorization granted to Hydro One Networks Inc. is subject to the conditions attached in Schedule “B” to this Decision and Order.
4. Hydro One Networks Inc.’s confidentiality request in relation to its response to Staff Interrogatory #3a is granted.
5. The Siskinds Firm Group shall file with the OEB and forward to Hydro One Networks Inc. its cost claim in accordance with the OEB’s *Practice Direction on Cost Awards* on or before **September 18, 2025**.
6. Hydro One Networks Inc. shall file with the OEB and forward to the Siskinds Firm Group any objections to the claimed cost on or before **September 26, 2025**.
7. If Hydro One Networks Inc. objects to the Siskinds Firm Group’s cost, the Siskinds Firm Group shall file with the OEB and forward to Hydro One Networks Inc. its responses, if any, to the objections to cost claim on or before **October 3, 2025**.
8. Hydro One Networks Inc. shall pay the OEB’s costs incidental to this proceeding upon receipt of the OEB’s invoice.

DATED at Toronto September 4, 2025

ONTARIO ENERGY BOARD

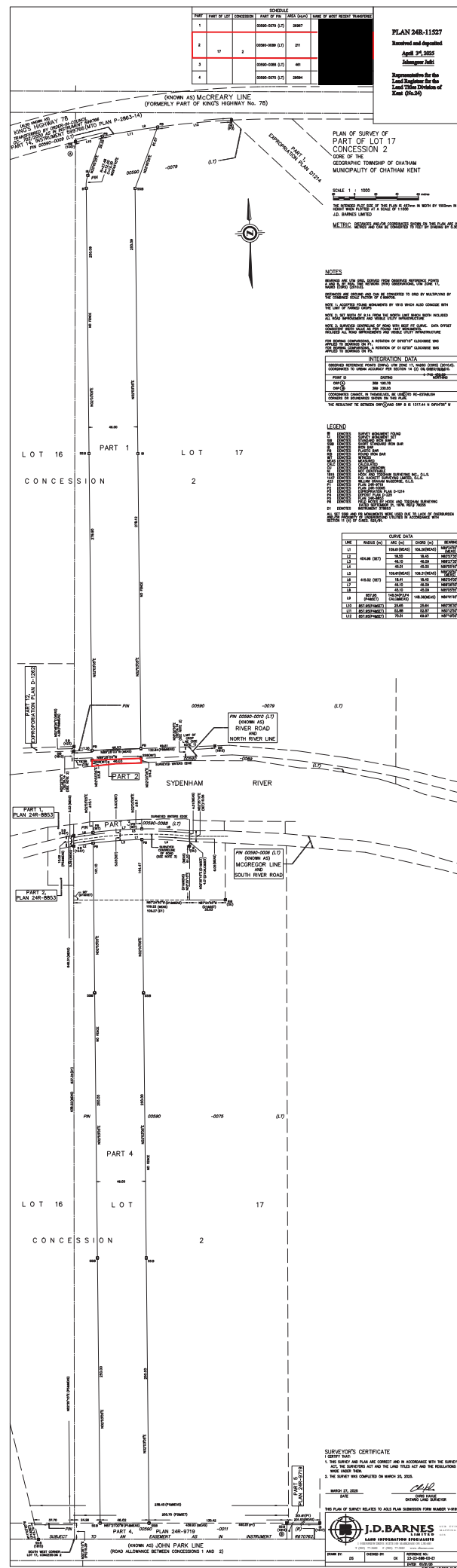
Ritchie Murray
Acting Registrar

SCHEDULE A
DECISION AND ORDER
DESCRIPTION OF PROPERTIES SUBJECT TO EXPROPRIATION
HYDRO ONE NETWORKS, INC.
EB-2025-0093
SEPTEMBER 4, 2025

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 May 23, 2025)
1	CK48 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.
2	CK49 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.
3	CK50 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	CK53111	Voluntary Land Rights Agreement Offer Presented, but not yet entered into.
4	CK51 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.
5	CK53 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	

Summary Information
5 Total Properties Over Which Authority to Expropriate is Being Requested



Xant (No.24)



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

DATE: MARCH 24, 2025

Jayson Ladines
JAYSON LADINES
ONTARIO LAND SURVEYOR

PLAN 24R-11528

RECEIVED AND DEPOSITED

DATE: 2025/03/27

Carmen Quenneville
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

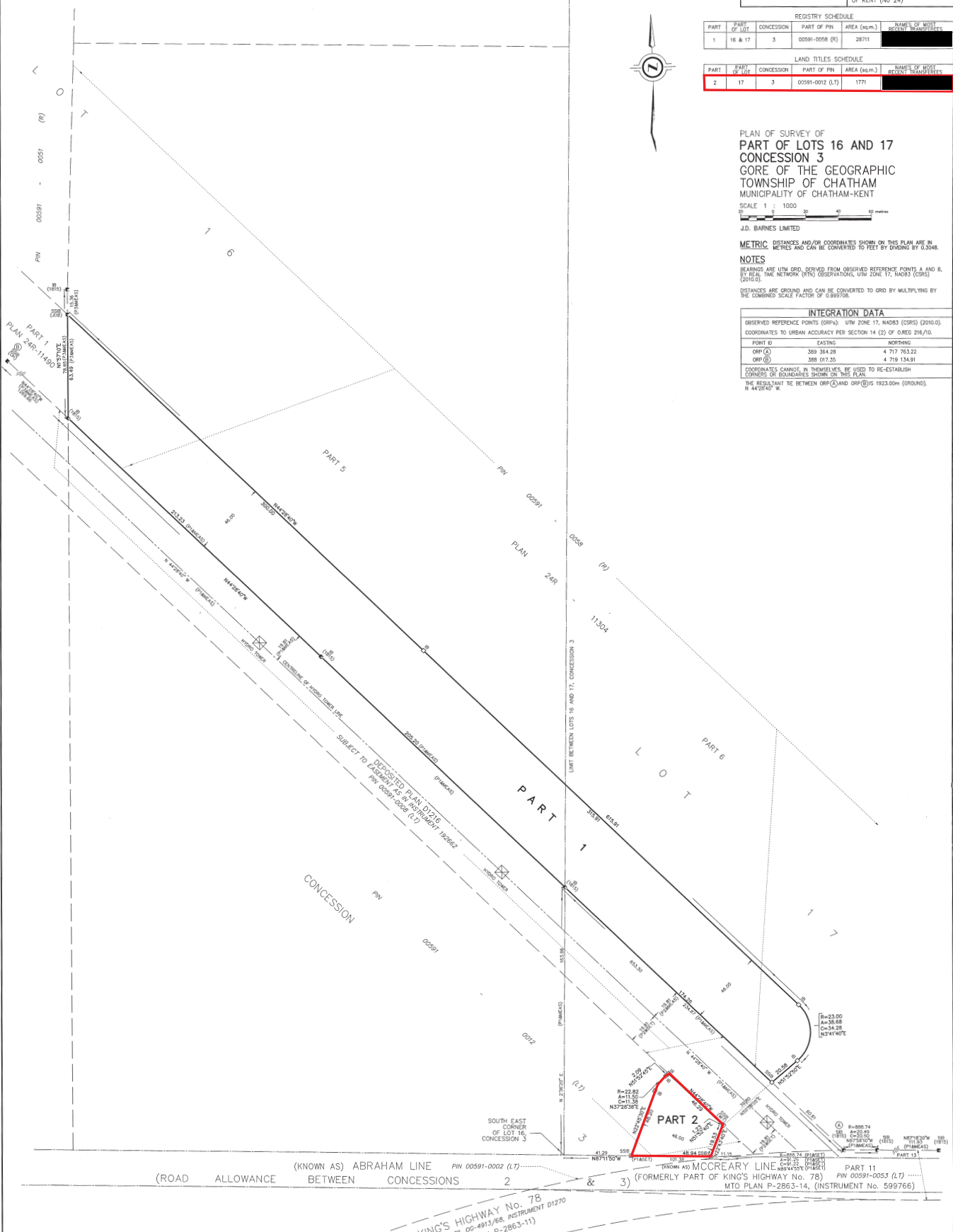
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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 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

- 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.
- PT BENCHMARK PLAN 24R-11504
- P3 BENCHMARK INSTRUMENT 152662
- 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 TILES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON MARCH 20, 2025.

MARCH 20, 2025

DATE

Jayson Ladines
JAYSON LADINES
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED

LAND INFORMATION SPECIALISTS

140 RIVERVIEW DRIVE, SUITE 201, MARKHAM, ON L3R 0B3

T: (905) 475-5800 F: (905) 475-5882 www.jdbarnes.com

DRWN BY: CL CHECKED BY: JTL REFERENCE NO: 25-23-688-00-05

FILED: 3/24/25

DATE: 03/25/25

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT AND LAND TITLES 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 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 (CSRS) (2010.0).

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

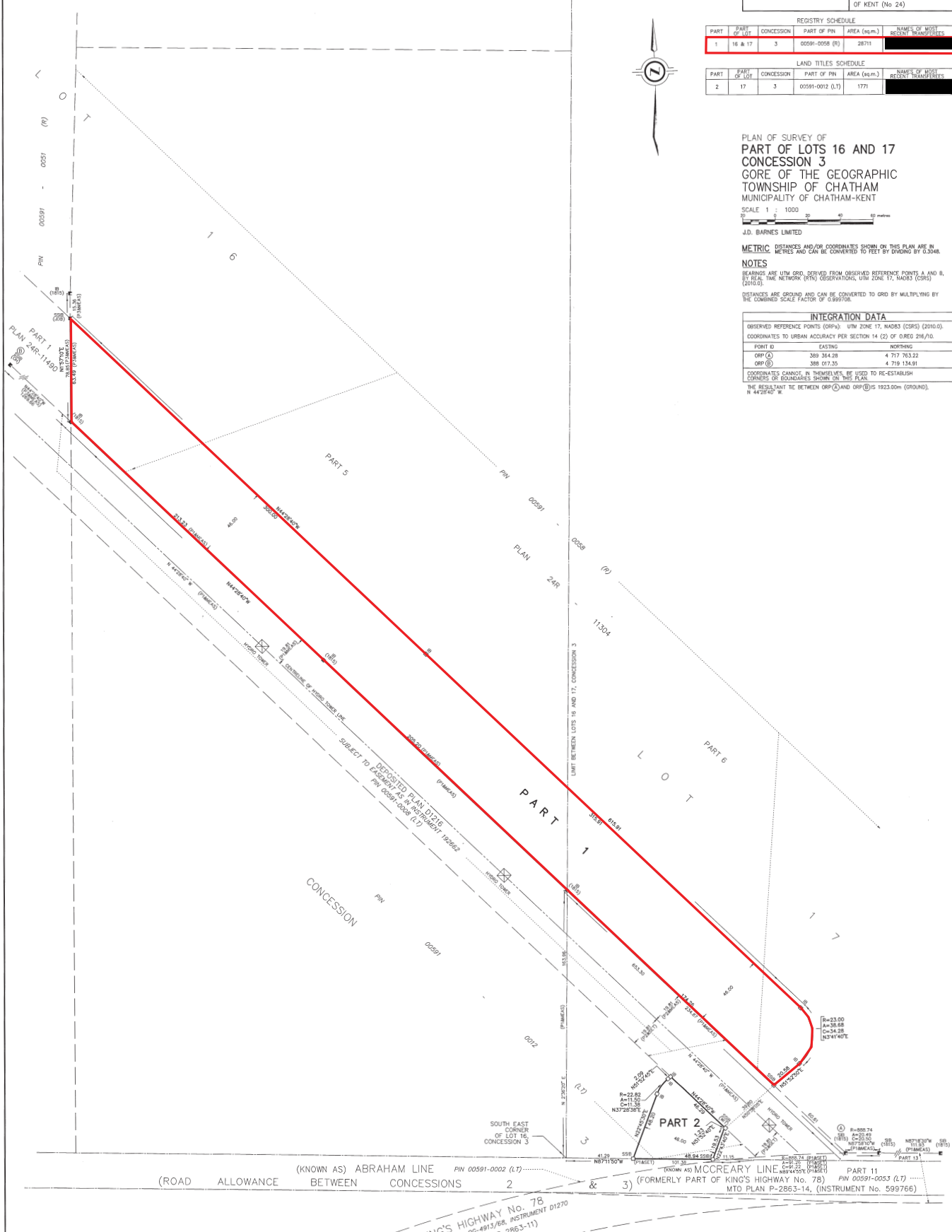
INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP-A, ORP-B) UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO UTM GRID 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 CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT 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
- OT DENOTES OTTAWA HYDRO
- HTS DENOTES HOOK & TOOTHMAN 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
Jason Lajnes
JAYSON LAJNES
ONTARIO LAND SURVEYOR

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

DRWN BY: CL
CHKD BY: JTL
REFERENCE NO: 25-25-688-00-05
FILED: 3/24/25
DATED: 3/25/25

J.D. BARNES LIMITED
DESIGNS AND/OR CONSTRUCTED DOWNS OR BY THESE
DESIGNS AND/OR CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048.

NOTES

1. ALL ELEVATIONS ARE DERIVED FROM OBSERVED REFERENCE POINTS AND A PL
BY THE REAL ESTATE NETWORK (OPEN OBSERVATION) UTM ZONE 17, NAD83 (2011.0)

2. DISTANCES ARE GIVEN AND CAN BE CONVERTED TO CM BY MULTIPLYING BY THE
COMBINED SCALE FACTOR OF 0.999708.

3. FOR BEARING COMPASS SURVEYS, A ROTATION OF 0.0747 COUNTER-CLOCKWISE WAS
APPLIED TO BEARINGS ON PA, P2 AND P6.

4. FOR BEARING COMPASS SURVEYS, A ROTATION OF 0.0747 COUNTER-CLOCKWISE WAS
APPLIED TO BEARINGS ON P1, P3 AND P4.

5. FOR BEARING COMPASS SURVEYS, A ROTATION OF 0.07507 COUNTER-CLOCKWISE WAS
APPLIED TO BEARINGS ON P5 AND P7.

INTEGRATION DATA

6. OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (2011.0)
COORDINATES TO HORIZONTAL ACCURACY PER SECTION 14 (2) OF REG 216/21.

POWER OF

POINT #	EASTING	NORTHING
ORP 1	389 579.130	4 719 132.82
ORP 2	388 577.070	4 719 134.810

7. CONSTRUCTIONS CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH
THE ORIGINAL SURVEY OR SUBORDINATE SURVEYS.

8. THE RESULTANT LINE BETWEEN ORP 1 AND ORP 2 MEASURES 0.0000 (GROUND).

LEGEND

ND	DNDRS	SURVEY MOUNTAIN FOND
DE	DNDRS	SURVEY MOUNTAIN FOND
DE	DNDRS	STANDARD ROCK BAR
DE	DNDRS	SURF STANDARD ROCK BAR
PS	DNDRS	PLASTIC BAR
MEAS	DNDRS	MEASURED
CH	DNDRS	CH 2 EXHIBIT LIMITED, OLS
OH	DNDRS	ONTARIO HYDRO
DE	DNDRS	MCWHERRY & SUTHERLAND, OLS
882	DNDRS	HAR TOOGOOD INC.
1447	DNDRS	C.G. HADFIELD, OLS
1868	DNDRS	R.A. BARNES INC., OLS
PL	DNDRS	PLAN 1155 SURVEYING INC, OLS
PL	DNDRS	PLAN 240-8150
PL	DNDRS	PLAN 1155
PJ	DNDRS	PLAN 240-343
PL	DNDRS	PLAN 240-6500
PL	DNDRS	PLAN 2021 192662
PL	DNDRS	PLAN 2021

ALL SET 5535 AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11 (4) OF O.R.G. 525/91.

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

Jason Ladine
JAYSON LADINE'S
NOTARY & SURVEYOR



SCHEDULE B
DECISION AND ORDER
CONDITIONS OF APPROVAL
HYDRO ONE NETWORKS, INC.
EB-2025-0093
SEPTEMBER 4, 2025

Hydro One Networks, Inc.
St. Clair Project – Expropriation Application
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 sought land rights being registered on title.
2. Hydro One shall use all reasonable efforts to provide oral or written notice to the landowners a minimum of 48 hours prior to the initial entry onto the land. Hydro One shall keep a record of the notice given.
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 Act*.
6. 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.
7. 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.