

From: [Office of the Registrar](#)
To: [Zulma DeBonis](#)
Subject: FW: Intervention Form: EB-2025-0290 - Futecan Canada Inc.
Date: Wednesday, January 7, 2026 3:56:35 PM

Antonette Franco
Regulatory Administrator
Office of the Registrar

From: Ontario Energy Board <webmaster@oeb.ca>
Sent: Wednesday, January 7, 2026 3:54 PM
To: Office of the Registrar <Registrar@oeb.ca>
Cc: kross@airdberlis.com
Subject: Intervention Form: EB-2025-0290 - Futecan Canada Inc.

Intervention Form

Case Number:

EB-2025-0290

Requesting information on behalf:

Of an organization

Intervenor Name:

Futecan Canada Inc.

Mandate and Objectives:

The Intervenor, Futecan Canada Inc., is the owner of 9941 Lundy's Lane (the "Futecan Property") and is the owner and operator of the Lundy Manor Wine Cellars ("Lundy Manor") located at the Futecan Property. The proposed Welland-Thorold Transmission Line Project (the "Project") Right of Way (the "ROW") which HydroOne is seeking OEB approval for, runs through a significant portion of the Futecan Property, where it veers away from the road allowance and transects the Futecan Property at a 45 degree angle. As the owner of property over which HydroOne plans to route the transmission line for the Project, Futecan and its assets are significantly impacted by the Project and this proceeding. Futecan is seeking to intervene in the proceeding to: 1) Advocate for an alternative alignment for the Project that follows the public roadway allowance and does not impact the Futecan Property and the Lundy Manor business, which operates a vineyard, winery and event space that relies upon its scenic vistas for hosting weddings; 2) Alternatively, Futecan seeks to advocate for the Project's route alignment to follow the "Technical Option" shown in purple on the Futecan Property at page 148 of the Application Materials, as this route has a significantly reduced

impact on the Futecan Property and the Lundy Manor business; and 3) Provide evidence to the OEB of the adverse impacts of the proposed Project ROW to the Futecan Property and the adverse property impacts and economic impacts associated with the proposed ROW alignment.

Membership of the Intervenor and Constituency Represented:

The intervenor is not a member of a group and does not represent other members. The intervenor is a private landowner and business that is directly and significantly affected by the proposed Project ROW, through its Property at 9941 Lundy's Lane and its business, the Lundy Manor.

Programs or Activities Carried Out by the Intervenor:

The intervenor is a private landowner and the owner / operator of the Lundy Manor. Futecan purchased the Futecan Property in 2012 with a dual intention: first, to operate and expand Lundy Manor as a winery and event space. Lundy Manor intends, on a short to medium term horizon, to expand its vineyards and outdoor wine tour space and further expand its wedding and event hosting business. A key draw to Futecan's wedding and event hosting business is the pastoral setting for wedding photography, which stands to be significantly adversely impacted by the location of a transmission line within the footprint of the Lundy Manor planned expansion and current and future wedding photography back-drop. Second, Futecan purchased the Futecan Property with the planned intention to pursue a long-term change of use, including residential development. This long-term change of use could also include highway commercial and /or employment uses as the highest and best use of the property. The Lundy Manor is currently an operating winery and event space, consisting of three vineyards, an estate manor, and an event space. Grapes are grown on the property and harvested and made into wine. Wine tours and tastings are offered. In addition, weddings and other events are a major part of Futecan's business, hosting between 1000 to 1500 of guests per year. The current, future, and planned uses of the Futecan Property are all in direct conflict with the proposed alignment of the Project.

Governance Structure:

Futecan Canada Inc. owns the property at 9941 Lundy's Lane. Chateau De Niagara Winery is the company that operated Lundy Manor Wine Cellars. Futecan owns Chateau De Niagara Winery.

Representatives:

Kristi Ross
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416-865-3444

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Cost Claim Filing contact:

Kristi ross
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Other Contacts:

Jessie Zhao
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647-983-6520

Frequent Intervenor Form:

Add all individuals listed on our Frequent Intervenor Form as contacts for this proceeding:

N/A

Names and email addresses of individuals to be added as contacts for this proceeding:

N/A

OEB Proceedings:

Item Description	Category	Status
N/A		

Issues:

Futecan Canada Inc. ("Futecan") is the owner of 9941 Lundy's Lane (the "Futecan Property") and is the owner of the company that operates the Lundy Manor Wine Cellars ("Lundy Manor"). Futecan is significantly impacted by the Project ROW, which extends significantly onto the Futecan Property, in a "V" formation, as shown at page 148 of the Application

materials. For most of its proposed alignment, the Project follows existing rights-of-way. However, as it approaches the Futecan Property, the Project veers away from Thorold Townline Road directly onto the Futecan Property, before turning approximately 90 degrees back towards the road. This routing significantly impacts the Futecan Property and the business operations of Lundy Manor. The Application materials show an alternative route for the Project described as the "Technical Option" and shown in purple on the Futecan Property at page 148 of the Application materials. This alternative route has a significantly reduced impact on the Futecan Property and the Lundy Manor business and is preferred to the ROW route. As noted above, Futecan seeks to intervene in these proceedings to: 1) Advocate for an alternative alignment for the Project which follows the public roadway allowance, and does not impact the Futecan Property and the Lundy Manor business, which operates as a vineyard, winery and event space that relies upon its scenic vistas for hosting weddings; 2) Alternatively, Futecan seeks to advocate for the Project's route alignment to follow the "Technical Option" shown in purple on the Futecan Property at page 148 of the Application Materials, as this route has a significantly reduced impact on the Futecan Property and the Lundy Manor business; and 3) Provide evidence to the OEB of the adverse impacts of the proposed Project ROW to the Futecan Property and the adverse property impacts and economic impacts associated with the proposed ROW alignment. The proposed ROW would significantly and adversely impact the vineyard, winery and the wedding/event hosting business. Futecan is seeking that the OEB approve a modification to the route alignment that either avoids the Futecan Property or follows the "Technical Option" shown in the application documents (page 148). It should be noted that the current application before the OEB does not seek to expropriate the Futecan Property at this time.

Policy Interests:

We represent a directly impacted landowner in a leave to construct proceeding. However, the position that will be advanced by Futecan, if granted intervenor status, would be for a transmission line that follows the route of existing roadway allowances rather than taking a route that zigs-and-zags on to private properties. This position could positively impact other neighbouring landowners, and would promote a more efficient and shorter transmission line. As a result, Futecan's intervention could benefit other parties as well as the overall design and efficiency of the transmission line

Hearings:

Futecan would be willing to participate in a written, oral or electronic hearing. Futecan feels that an oral electronic hearing is the superior option as it enables evidence to be presented and tested on cross-examination while enabling participation with limited travel time and the associated costs.

Evidence:

Futecan intends to file evidence in the Proceeding. Futecan's evidence could quantify and explain the potential impacts of the Transmission Line, within the proposed ROW, on the Futecan Property and the Lundy Manor business as follows: (1) the physical impact of the transmission line on the Futecan Property and its agricultural (vineyard) use; (2) the potential economic impacts of the Project on Lundy Manor's current event business, vineyards and

winery and the future planned expansion of the vineyard, wine tour business and events business; and (3) the potential economic loss resulting from the transmission line sterilizing future development rights on the Futecan Property (residential and highway commercial). It is anticipated that evidence would be provided by representatives of Futecan/ Lundy Manor personnel and by professional experts. Futecan's evidence could potentially include: • Evidence of current, future and planned use of the Futecan Property and business; • Evidence of physical and biological impact to the land and the vineyard; • Evidence of future economic loss and/or business loss; and • Evidence of the sterilization of development rights and the ability to use the land to its highest and best use. At this time, the costs associated with presenting this evidence cannot be estimated.

Coordination with Other Intervenors:

Futecan is open to working and co-ordinating with neighbouring land-owners whose properties and businesses may be similarly impacted by the Project.

Cost Awards:

Futecan is applying for cost award eligibility. Futecan is eligible for a cost award as per Section 3.03 c) of the OEB's Practice Direction on Cost Awards. Futecan "is a person with an interest in land that is affected by the process". Futecan is only required to participate in this proceeding, because HydroOne made a decision to route the Project in a zig-zag formation on the Futecan Property, rather than run the transmission line along the road allowance, as is proposed for the majority of the route and the portion of the route running along Thorold Townline Road. We note that every "preferred alternative" considered by HydroOne during the environmental assessment had this zig-zag alignment on the Futecan Property and thus significantly impacted the Futecan Property and neighbouring properties. While Futecan will be advancing a private position (i.e., that the route alignment follow the road allowance, either on public land or as part of the "Technical Option"), Futecan's position could support its neighbouring land owners and lead to a better route design in the public interest.

Language Preference:

A hearing in English is requested.