

[REDACTED]

Registrar
Ontario Energy Board
2300 Yonge Street, 27th Floor
P.O Box 2319
Toronto, ON M4P 1E4

Navin Shahani
[REDACTED]
[REDACTED]
[REDACTED]

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RE: FILE/CASE #: 2025-0290

This letter is in regards to Hydro One Networks Inc. Leave to Construct and Expropriation Application - Welland-Thorold Project - Notice.

I am a representative of 2853918 Ontario Inc. who is a landowner of a parcel of land directly in the route/path of the proposed Welland-Thorold Project. The said parcel or land is municipally known as [REDACTED]

The proposed path of the Hydro One Project which includes the above mentioned property hinders all potential future expansions and developments of the said property and any and all business which is conducted from the property by either:

- dividing the 24.46 acre property in half as depicted in the proposal as the R.O.W. in blue or,
- the other “technical option” which creates a barrier to the actual entry point of the property, as is depicted in the proposal in purple

The application for expropriation of land for this hydro project is causing ‘material harm’ for a multiple of obvious and underlying reasons.

At present, the aforementioned property is under an Agreement of Purchase and Sale (APS) contract. Hydro One's filing of this Application for Expropriation will bring serious harm to the sale of the property, jeopardizing the transaction altogether.

If the application is deemed successful and found to be in Hydro One's favour, each of these proposed routes along the property shall hinder any ownership, both current and/or new, from carrying out long term developments. Furthermore, it would create immediate uncertainty and instability of the said property's active development plans that are in motion presenting cause for the buyer to walk away from this sale.

An easement of this magnitude will cause substantial devaluation of the property due to visual blight from overhead suspension towers and wires across the property's landscape, restrictions on current business operations and future development, landscaping and all known and perceived health and safety risks associated with electromagnetic fields and high-voltage infrastructure.

This easement would materially diminish the market value and the full enjoyment of the land by restricting future expansion of existing building envelopes, all potential agricultural uses and any and all recreational activities which have been in planning stages for years.

In closing, 2853918 Ontario Inc. is vehemently against the expropriation of any of their lands at [REDACTED] for the purposes of the Hydro One Welland-Thorold project.