

ONTARIO ENERGY BOARD

EB-2025-0307

Waubuno Gathering System and Compressor Replacement Project

Evidence of Donald Kabbes

Intervenor

Filed: March 17, 2026

1. Introduction

My name is Donald Kabbes. I am a resident and agricultural landowner in St. Clair Township, Ontario.

My residence and farm are located at 2173 Oil Springs Line where the proposed Enbridge Gas pipeline is planned to be installed within the municipal road allowance directly in front of my home.

I have been granted intervenor status in this proceeding because the proposed pipeline route directly affects my residence and property.

The purpose of this evidence is to:

1. Describe the impacts of the proposed routing of the pipeline along Telfer Sideroad and Oil Springs Line.
2. Identify concerns associated with locating a high-pressure natural gas pipeline directly in front of residential homes.
3. Present an alternative routing option across agricultural lands that may reduce impacts on nearby residents.

Generative Artificial Intelligence Disclosure

Portions of this document were generated with the assistance of generative artificial intelligence.

The content has been reviewed and verified for accuracy by the author prior to filing.

2. Description of the Proposed Pipeline

According to the Enbridge Gas application, the proposed project includes the installation of approximately 1.1 kilometres of NPS 12 steel natural gas pipeline connecting the Waubuno Pool Station to the existing NPS 36 Dawn-to-Corunna pipeline.

The pipeline is designed with a Maximum Operating Pressure of approximately 9,308 kPa (approximately 1350 psi).

The project description indicates the pipeline will run:

- north along Telfer Sideroad
- then east along Oil Springs Line

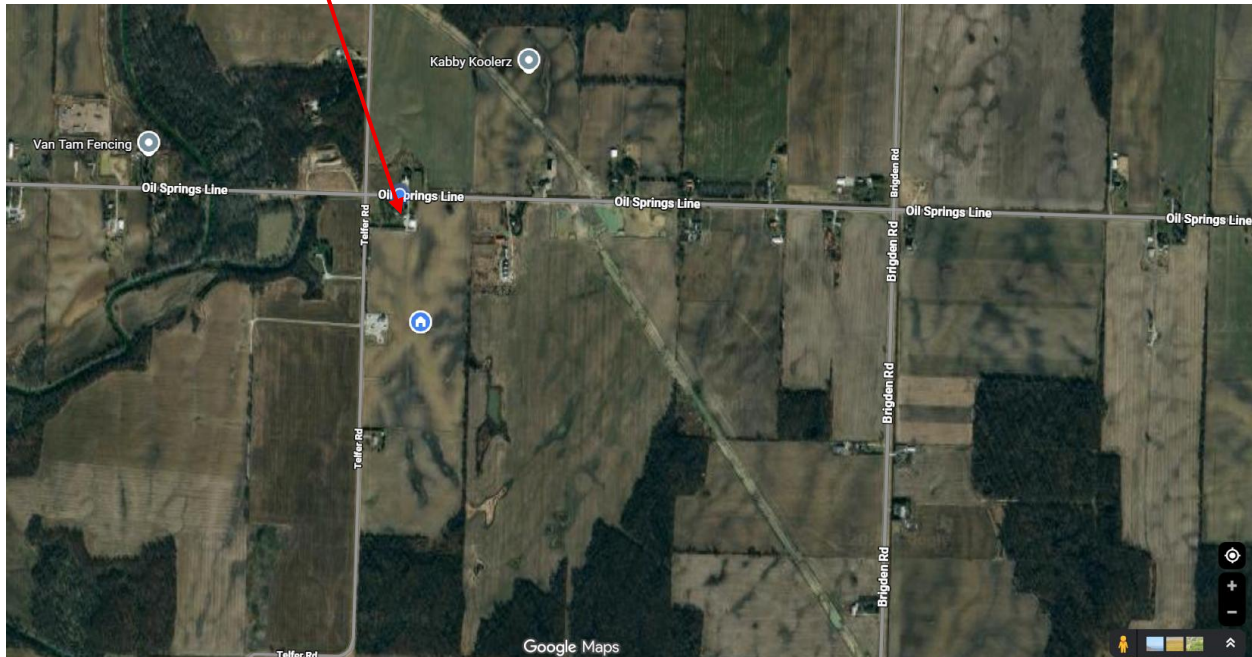
before tying into the existing Enbridge Gas transmission pipeline.

The proposed alignment is located entirely within the municipal road allowance.

3. Location of My Residence

My residence is located at the south east corner of Telfer Road and Oil Springs Line.

2173 Oil Springs Line



Based on the alignment shown in the project materials, the pipeline would be located approximately 62 feet from my home within the municipal road allowance directly in front of my residence.

The frontage of my property includes:

- my residential driveway
- lawn and landscaped frontage
- mature trees
- areas regularly used by my family

This frontage area forms part of the immediate residential environment of my home.

Locating a high-pressure natural gas pipeline approximately 62 feet from a residence raises reasonable concerns regarding both safety perception and the long-term presence of industrial infrastructure immediately adjacent to a residential property.



— Proposed Pipeline Distance to House = 62 feet

4. Impacts on Multiple Residential Properties

The proposed routing along Telfer Sideroad and Oil Springs Line would affect several residential properties located along the route.

In addition to my own home, four neighbouring residents and landowners would have the proposed pipeline located directly in front of their homes.

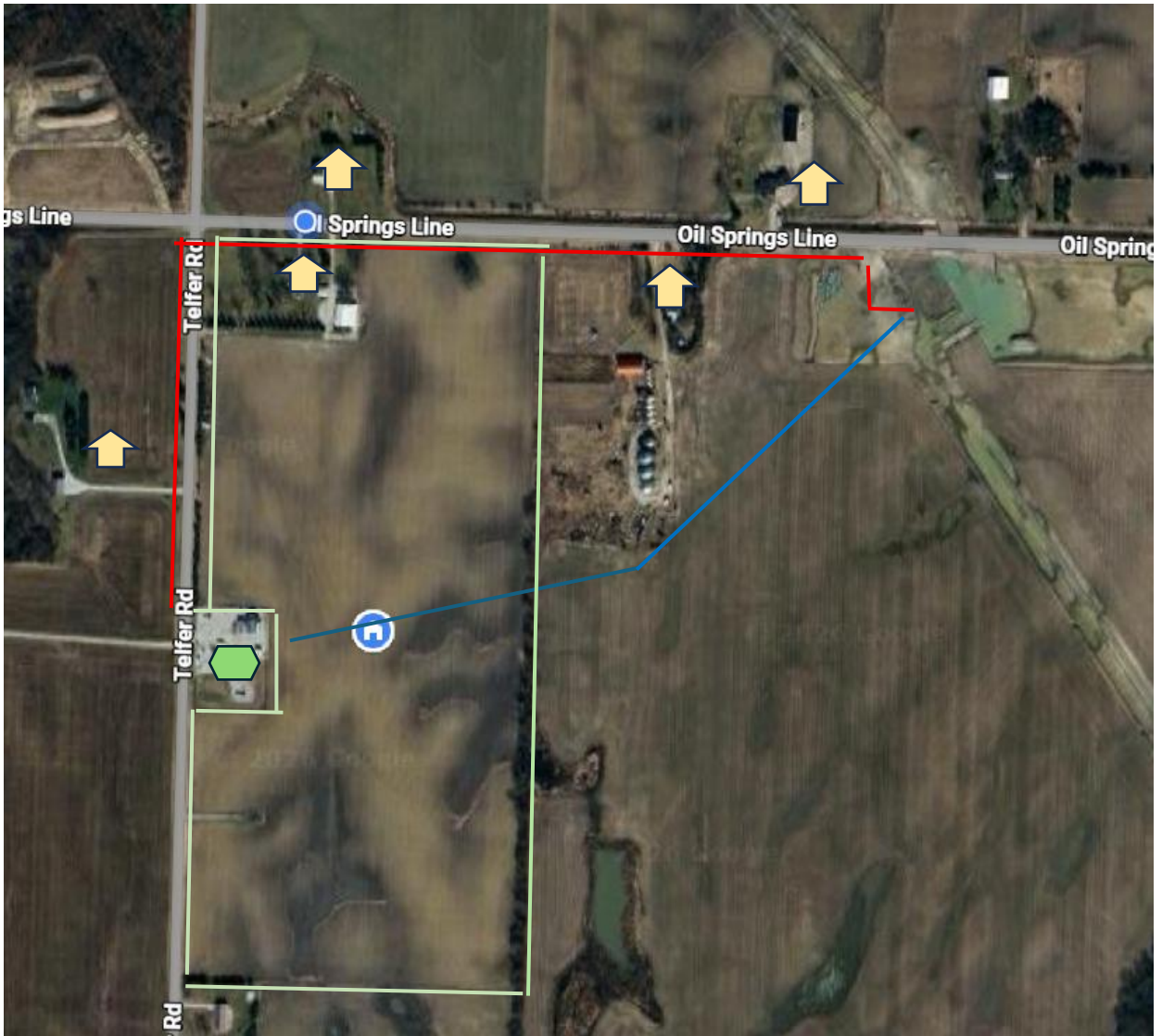
Based on discussions with these neighbouring residents, they share similar concerns regarding the placement of a high-pressure natural gas pipeline directly in front of their homes.

These neighbouring residents have indicated that they support the pipeline being routed across agricultural land rather than through the residential road frontage.

In their view, routing the pipeline across farm land would:

- avoid placing high-pressure infrastructure directly adjacent to residences
- reduce construction disturbance in front of homes
- avoid impacts on residential landscaping and mature trees
- avoid impacts on existing services, municipal water, fibre optic cable, residential services
- place the pipeline within land commonly used for pipeline infrastructure

The diagram below outlines the impacted area and the Kabbes Preferred Alternate Route



- Enbridge Proposed Route
- Kabbes Preferred Alternate Route
- Residences
- Waubuno Compressor
- Kabbes Property Line

5. Construction Impacts

Construction within the road allowance directly in front of my residence would likely involve significant disturbance in the immediate residential area.

Potential impacts include:

- excavation along the road frontage

- operation of heavy equipment near homes
- disruption of driveway access
- removal of mature roadside trees
- disturbance to landscaping and municipal services, water, gas, internet, phone
- disruption of use of local roadways for all area residents and commuters

Even where restoration is attempted following construction, mature trees and established landscaping cannot easily be replaced, and their loss would permanently alter the character of the property frontage.

6. Long-Term Residential Concerns

Once installed, the presence of a high-pressure natural gas pipeline directly in front of residential homes creates ongoing concerns.

These include:

- proximity of high-pressure infrastructure to homes
- limitations on landscaping or tree planting
- impacts on the enjoyment of residential property frontage
- potential impacts on property value

Members of my family, including my grandchildren, regularly use the driveway and yard areas near the proposed pipeline location.

While I understand that pipelines are designed to meet regulatory safety standards, placing a pipeline of this nature immediately adjacent to residences when alternative routing may exist raises reasonable concerns.

7. Lack of Direct Consultation with Affected Residents

Enbridge Gas indicates that consultation occurred through public notices, mailings, and a public information session.

However, I did not receive direct notice of the project, nor was I contacted directly by Enbridge Gas regarding the proposed routing of the pipeline in front of my property.

To my knowledge, none of the neighbouring residential property owners directly affected by this routing received **direct** consultation regarding the project.

Given that there are only a small number of affected residential landowners, I believe it would have been reasonable for Enbridge Gas, as the project proponent and a large regulated utility, to make direct contact with these residents to ensure they were aware of the project and had the opportunity to provide input on the proposed route. Enbridge has land leases with each of these property owners and direct consultation would have been a simple process and expected. First Nations, Aamjiwnaang First Nation, Chippewas of Kettle and Stony Point First Nation, Chippewas of the Thames First Nation, Oneida Nation of the Thames and Walpole Island First Nation, were all contacted directly via email and each had subsequent meetings with Enbridge staff informing them of the project however the local landowners were expected to be informed through public meetings and general mailings. The consultation process appears to have relied primarily on general mailings and public meetings, which may not ensure that all directly affected landowners are properly informed.

8. Alternative Routing Across Agricultural Land

In this case, an alternative routing option appears to exist that could significantly reduce impacts on residential properties.

Instead of routing the pipeline along the municipal road allowance in front of homes, the pipeline could potentially be routed across agricultural land located between the compressor station and the existing pipeline infrastructure.

Specifically, the pipeline could travel:

- directly from the Waubuno compressor station
- across my farm property
- across the neighbouring Lang property
- connecting to the existing pipeline away from residential homes

Routing the pipeline across agricultural land would:

- avoid placing the pipeline approximately 62 feet from my residence
- avoid impacts to several nearby residential properties
- reduce disturbance in residential areas

- place the pipeline within agricultural lands where pipeline infrastructure is commonly located

Agricultural lands are frequently used for pipeline routing because construction disturbance can be restored and farming operations can continue following installation.

9. Evaluation of Routing Alternatives

In its evidence, Enbridge Gas indicates that routing analysis was undertaken and that the preferred route was selected to reduce environmental and socio-economic impacts.

However, based on the information filed in the application materials, it is not clear whether alternative routing options across adjacent agricultural lands were evaluated or compared with the proposed road allowance route.

Given the proximity of the proposed pipeline to residential homes, including my own residence located approximately 62 feet from the pipeline, it would be helpful for the Board to understand:

- whether the agricultural route across my property and neighbouring properties was considered
- what analysis was conducted comparing that route to the proposed road allowance route
- the reasons the agricultural routing option was not selected

This information would assist the Board in determining whether the proposed route represents the lowest-impact alignment available.

In reviewing applications for leave to construct pipelines, the Ontario Energy Board has consistently considered whether the proposed route represents the least impact alternative available, particularly where residential properties are affected. In this case, the proposed routing places a high-pressure natural gas pipeline within approximately 62 feet of my residence and directly in front of several neighbouring homes, while an alternative routing across agricultural lands appears to exist that could avoid these residential impacts. I respectfully submit that where a feasible route across agricultural land may be available, the Board should consider whether that alignment would represent a lower-impact route that better minimizes impacts on residential landowners, consistent with the Board's objective of balancing infrastructure development with the protection of affected landowners and communities.

10. Conclusion

I support Enbridge's proposal to remove the Waubuno Compressor and the need to connect the Waubuno storage pools and pipelines to the Dawn Corunna line. The proposed routing of the pipeline along Telfer Sideroad and Oil Springs Line places a high-pressure natural gas pipeline directly in front of several residential homes, including my own residence located approximately 62 feet from the proposed pipeline alignment.

This routing raises concerns related to:

- construction disturbance near residences
- impacts to residential landscaping and trees
- the long-term presence of high-pressure infrastructure adjacent to homes

An alternative routing option across agricultural land appears to exist that may reduce these impacts while still allowing the project to proceed.

For these reasons, I respectfully request that the Ontario Energy Board consider whether routing the pipeline across agricultural land represents a lower-impact alternative to the proposed road allowance route.

Generative Artificial Intelligence Disclosure

Portions of this document were generated with the assistance of generative artificial intelligence.

The content has been reviewed and verified for accuracy by the author prior to filing.

Certification

I confirm that the information provided in this evidence is true to the best of my knowledge and belief.



Donald Kabbes

Intervenor – EB-2025-0307

The pictures below show the affected properties

The picture below is facing west in front of my home



— Proposed Route

Facing east



 Proposed Route

Facing further west



Google Maps image from Telfer Side Road looking east



Oil Springs line travelling east



A Little further east in front of my home



Further east along Oil Springs Line



2100 Oil Springs Line



2222 Oil Springs Line



2219 Oil Springs Line



2598 Telfer Sideroad

