



The Joint Board
THE CONSOLIDATED
HEARINGS ACT, 1981

5th Floor,
1 St. Clair Avenue West,
TORONTO, Ontario
M4V 1K7

**ONTARIO HYDRO
EASTERN ONTARIO
TRANSMISSION SYSTEM EXPANSION**

**REASONS FOR DECISION
ROUTE STAGE (WEST SECTION)**

**Before: D.S. Colbourne
B.E. Smith
D.H. McRobb**

September 30, 1985

SUMMARY OF EVIDENCE OF PARTICIPANTS

Broadcasting Stations - CBC, CFGO, CFRA/CFMO, CJET, CKOY

Stations located within 5 km of the proposed transmission lines are concerned with interference. Hydro agrees to conduct a study with the co-operation of any stations affected, and to implement remedial measures necessary to ensure the elimination of interference to the stations. The stations request the Board to include a condition to this effect in its decision.

George McFarlane

Mr. McFarlane proposed a specific alignment on his lands to which Hydro agreed.

Vello Taal

Concerned about compensation.

Local Hydro Utilities

Nepean Hydro, Ottawa Hydro and Gloucester Hydro, expressed the urgent need for the proposed facilities.

Regional Municipality of Ottawa-Carleton

Expressed the urgent need for the proposed facilities.

Ottawa-Carleton Board of Trade

Supports need for proposed facilities.

M. Maliyandi

Lot 17, West half of Concession 4, Goulbourn Township. Supports preferred Yellow route.

Ted Kelsey

Lot 13, Concession 2, Ramsey Township. Concerned re effect on properties adjacent to the transmission route (radiation, spraying, property devaluation).

George Mulligan

Owns property in Smiths Falls near T.S. No problem with preferred Yellow route.

Lolita S. Martinez

Co-owner of Lot 13, Concession 6, Township of South Sherbooke. No objection to proposed routes.

Bedford No Towers Association - (David Hahn)

Opposes route through Bedford Township. Not convinced that there is no acceptable alternative to transmission lines.

Norman Freeman

Opposes route around Loughborough Lake and threat to tourism. Objects to spraying.

Caroline Montgomery

Opposes route around Loughbough Lake as it will spoil view and threaten cottages and tourist industry.

No Towers Southern Committee - (John Wm. Stonier)

Wants alternatives found to transmission lines as they spoil the countryside, injure biological life, deplete resources, devalue properties, pollute and have electro-magnetic effects.

John Wm. Stonier

Owns 200 acres on the north shore of Loughborough Lake. Concerned with a line through his land which is a natural conservation area. Particularly concerned about herbicides and pesticides on the right-of-way.

Leeds County Conserver Society - (Paul Gervan)

Opposes transmission lines as they are, in his opinion, not needed and will impact on the natural environment. Conservation measures can eliminate the need for these lines. Expressed regret that the Ontario Government has not provided funding for intervenors.

David Findlay

Family owns property on Loughborough Lake. Selection of the Yellow route seems to put a low priority on the recreational and tourist attractions as well as the heritage resource of the Rideau Canal and particularly Jones Falls. The environmental assessment has downplayed these concerns and considered mainly the cost of the alternatives.

V. Jirat-Wasiutynski

He and others own Horseshoe Lake and surrounding acreage in Storrington Township. They are not convinced that there is a need for transmission lines. Conservation could eliminate the need and avoid

the undesirable effects of transmission lines. A transmission line through their lands would devastate the area ecologically.

George Ambury

Conducted a comprehensive review and critique of the environmental assessment and pointed out what he considered were some deficiencies. He concluded that a solid case had not been made for the need of the proposed facilities, and that if a line is built from Lennox to Ottawa the recommended route does not appear to be in the best interests of the people of eastern Ontario as it does not adequately provide for the protection of the environment.

Michael Drea

Concerned with the effect of high voltage lines on health.

Mark McGarvey

Concerned about compensation.

Alan Dickson

Owns property north of Loughborough Lake. He is not convinced that there is a need for these facilities if Hydro pursues alternative ways to satisfy the need such as conservation, load management, cancelling advertising, buying from Quebec, hydro-electric generation, co-generation and small local generation plants. Wherever a transmission line is located it will degrade the environment. The preferred Yellow route would go through his property. He presented alternative route suggestions (Exhibit 252) indicating a preference for Alternative 2.

Tony Shoemakers

Spokesman for the North Shore Concerned Citizens regarding Loughborough Lake and Railton Road. The preferred Yellow route will affect some twenty-five homes in this subdivision and the owners would like the line moved as far away as possible from their homes. They prefer Alternative 2 in Exhibit 252 or, better still, no line at all.

Ronald Cameron

Not convinced as to the need for any line. Opposes the preferred Yellow route along the north shore of Loughborough Lake as it will interfere with the view shed of the lake. The lines will interfere with birds descending to a nearby swamp. The Board should reject the preferred route and require the lines to be built along existing rights-of-way for the entire route.

Edward McGarvey

Opposed to the Brown route as it would cross his property.

Carl Montgomery

Considers the power corridor in the Loughborough Lake area irresponsible and threatening to the recreation industry and the natural resources of the area. The preferred Yellow route, through the Loughborough Lake area where presently no lines exist, will damage the unique natural environment and threaten a biologically sensitive area. Hydro failed to adequately assess the effects of the line on the tourist industry. Fears that the lines will destroy naturally beautiful views and thus devalue properties without compensation.

John Fowler

No need for transmission lines. Conservation and co-generation alternatives could eliminate the need.

Peter Hennessy

Concerned about chemical spraying. Is not convinced that Hydro's load forecasts are accurate given conservation measures which have been commenced and are likely to continue and perhaps increase.

Jean Docteur

Presently has a line through her property and concerned that the right-of-way may be enlarged and the number of towers increased for the new line. Concerned about spraying and possible health effects of lines.

Marie O'Connor

Preferred Yellow route crosses her farm. Concerned about working around the towers and compensation.

Gerald Noble

Preferred Yellow route goes through his property and originally through his cottage although the alignment has now been shifted to the north to avoid his cottage. He indicated that if there has to be a line, he is satisfied with this revised alignment.

Alita Battey-Pratt

Frontenac Historic Foundation. Concerned with the presence of towers in the vicinity of historic homes in the Rideau corridor. Prefers a route other than through the Rideau corridor.

Dudley Shannon

Ontario Federation of Agriculture, Frontenac County. Keep towers off agricultural land.

David Lansley

Operations Manager of Hewlett-Packard. Hewlett-Packard acquired 1,100 acres surrounding Elbow Lake in Storrington Township and are developing a recreational area for their employees. The preferred Yellow route goes across the entrance to the property and would be out of character with the site. The line will cross the Township access road, and company lands bordering it, and will impact on people entering the site. The line will lower the property value and place physical constraints on the use of the property. A mature white pine forest will be lost and the line may impede the use of the land for hiking and ski trails. The power corridor might provide access by all terrain vehicles. Radiation might affect equipment operating on the site. The company has already invested some \$250,000 on the development of the site and expects that total development costs will be in the order of \$5 million, most of which will be spent in the vicinity. The annual operating budget is expected to be \$500,000. Major spin-offs to the economy of the area can be expected from expenditures by employees visiting the site. If the hydro line goes through the site, the company may cease development and look for an alternative location.

Hubert van Wyngaarden

Opposed to the alternate Purple route which would cross his property. Concerned about spraying and adequate compensation.

Walt Freeman

Councillor, Township of Storrington. Mr. Freeman was of the view from discussions that all the members of council are opposed to all the routes. He questions the need for the proposed facilities.

David Ambrose

Chairman, No Towers Federation. Questions the need for the proposed facilities. Alternatives are available such as natural gas for heating, revised pricing policies to lower peak demand, power sharing with Hydro-Quebec, on-site power generation, and lowering of the design criteria. Opposed to the lines and towers, which will not blend in with the landscape but will impact adversely on those living in the vicinity of the facilities. Does not consider that Hydro actively pursued possible alternatives to transmission.

Irma Aikman

Lives near the alternative Blue route and is mainly concerned with the effects on the environment of putting a line in her area.

Diana Drysch

The preferred Yellow route would go near her property. She originally understood that it would be on her lands but apparently that is not the case.

Irene Spence

Lanark County Federation of Agriculture. Opposes the second 500 kv line at this time. Requests on-site soil capability evaluation to avoid good agricultural land. Questions Hydro's compensation

policies. Requests consultation with farmers re tile drainage locations, construction scheduling and site restoration.

Alek Shevchenko

South Elmsley-Kitley Group. Presented a realignment to which Hydro consents (to preferred yellow route) (Exhibit 267).

David Turner

North Burgess Hydro Protestors. Opposed to the alternative Green route.

Lucien Lalonde

Director of Economic Development, Town of Smiths Falls. The Town recognizes the need for transmission facilities and is not opposed to the preferred Yellow route which will go through municipal industrial lands. The Town, however, is concerned that it will receive adequate compensation to provide substitute lands elsewhere.

Cathy Paul

Opposes any transmission lines as they will cause visual desecration, pollution and disruption of natural cycles. Other alternatives should be explored, for example, local generation.

Arden Hunter

The preferred Yellow route goes across his farm where there is presently an existing 115 kv line. The increased right-of-way and larger towers will make farming operations difficult. His lands are Number one tillable and, in his view, should be avoided. He indicated two realignments (Exhibit 271) which he would prefer, but he had not

discussed the impact of these alternatives with the landowners affected until after his initial evidence before the Board. He later returned to indicate to the Board that two of his neighbours were more receptive to his proposed realignment than the preferred Yellow route.

Gerald Hunter

The preferred Yellow route goes through his farm and would require the removal of the dairy barns. He is opposed to this and would like a realignment to the southern edge of the property. He considered the option presented by Mr. Shevchenko but was not too enthused about it.

Rita Burtch

Submits that there should be a full public inquiry into the functioning of Ontario Hydro and that the transmission proposal in eastern Ontario should be put on hold until such an inquiry is made.

Sandra Merryweather

The preferred Yellow route goes through her property. She is concerned about loss of woodland and working around towers. She would prefer the towers to be located on rough pastures or fence rows and would also like to see a more eye-appealing tower design.

George Wood

The realignment suggested by Mr. Shevchenko is not acceptable. A revision is requested, as set out in Exhibit 274. Concerned about adequate compensation.

Glen Morris

The preferred Yellow route crosses his farm where there is presently an existing 115 kv line and three towers. He is opposed to any additional towers or lines on the property. He is also concerned about electro-magnetic affects and adequate compensation. He is also opposed to a line crossing at Jones Falls.

John Glover

Mr. Glover owns a tourist resort and marina at Jones Falls. The existing 115 kv line, including three towers, are on his property. Would prefer that no further lines or towers be put on his property. Any other alternative route would be better.

George A. Hunter

Mr. Hunter has no objection to Mr. Arden Hunter's proposed alternative (Exhibit 271) except that the line should not come any farther south than the existing tower on the existing right-of-way on his property. Mr. Hunter also indicated that his father owns two severed lots to the northeast which may or may not be affected by the proposed facilities. His father indicated to him that the use of the lots would be nullified if the lines come near the lots.

Counsel for Ontario Hydro indicated that Mr. Hunter's wishes, with respect to the line on his property, could likely be satisfied within the right-of-way.

David Hunt

The right-of-way of the preferred Yellow route comes to his house. He would like the line moved 200 feet away from his property if his neighbours are willing to sell to Hydro. Alternatively, he would like his house moved. Also expressed concern with respect to spraying, compensation and radio and television interference.

Counsel for Hydro indicated that the moving of the house would be considered.

Bob Smith

Councillor, Township of South Crosby. The council has passed a resolution opposing the construction of the line through the township. They are concerned with the effect on recreational areas, farm land, wood lots and Jones Falls, and the loss of assessment and adequate compensation.

John Hanna

Concerned about compensation, particularly of adjacent landowners whose lands are not expropriated but are nevertheless affected by the lines. Also concerned with the maintenance of rights-of-way. Would prefer no spraying.

Warden Sheridan

Concurs with Mr. Shevchenko's realignment proposal but objects to Mr. Wood's alternative as it would be viewed from his house and utilize more of his land.

Donald Duff

Would prefer the preferred Yellow route rather than either Mr. Shevchenko's or Mr. Wood's proposed alternatives.

Peter Schmocker

His property would be affected by the Orange and Purple routes. He would like Hydro to pay farmers annually for working around towers.

Gary Winters and Peter Usher

Union Hall Action Committee. The Committee participated in the No Towers Federation. Critical of the process. They only became aware of the proposal after the Plan Stage approval. Also critical of the format of the municipal participation centres. The Committee held their own meetings and invited Hydro personnel to attend. They remain unconvinced that there are no reasonable alternatives to transmission. They are concerned about health and safety and the use of herbicides and do not consider that these issues have been adequately addressed. Hydro's assessment of agriculture did not taken into account the way a farm is operated and the impact of expropriating an essential component of a farm. Although the Blue route goes through their area, they fear that even if it is not chosen now, it may be in the future. Counsel for Hydro indicated that to do so would require a new application for approval and an entirely new process.

Girish Patel

Mr. Patel, a resident of Bridlewood for some 7-1/2 years, objects to the preferred Yellow route through the Bridlewood community as it will divide the community. He also objects to the use of the existing

230 kv right-of-way for the new lines as the higher tower heights would have an aesthetic impact.

Township of Goulborn

Proposes two realignments to Hydro's preferred Yellow route through the Township.

Dale Ferns

Ottawa-Carleton Federation of Agriculture, Ontario Federation of Agriculture. Considers methodology good and generally supports the preferred Yellow route with minor modifications, although he considered the route analysis too general. Opposed to land acquisition for the second line, considers this land banking for the future. Supports the alternative route proposed by the Township of Goulbourn with slight alterations. Critical of the 25 per cent compensation differential between acquiring land and securing an easement, as it encourages sale of land. Supports the use of existing rights-of-way.

Ronald McCoy and Henry Stanley

Mr. McCoy has a 300-acre farm where he breeds Holstein cattle and Belgian horses. He is opposed to the preferred Yellow route as it goes near his barns. He is concerned about line exposure to his breeding herd. He supports the Township of Goulbourn alternative.

Mr. Stanley is a representative of the Ontario Ministry of Agriculture and Food. He indicated that the Ottawa-Carleton soil maps used by Hydro are obsolete. Better and more up-to-date maps are available.

Leonard Purdy

Endorses the Township of Goulbourn alternative. Opposes the preferred yellow route as it would create a 7 or 8-acre severance on his property and possibly interfere with gravel and quarry extraction.

Colleen Brown and Gilmour Brown

Lines should avoid good agricultural land. Support either the Goulbourn or Ontario Federation of Agriculture route.

Richard Fraser

Supports either the Township of Goulbourn alternative or Ontario Federation of Agriculture route. Should use existing 230 kv right-of-way through Bridlewood.

Joan and Leslie Flewellyn

Support Township of Goulbourn alternative or Ontario Federation of Agriculture route.

Helen Wilson

Operates a large dairy farm. Opposed to using the existing 115 kv right-of-way as it crosses their property. Should avoid good agricultural land. Supports the position of O.F.A.

Philip Sweetnam

Owns 220 acres north of the C.P.R. tracks and existing 230 kv right-of-way, some of which is zoned Industrial. Opposes the Ontario Federation of Agriculture modification which would place turning towers on industrial land. Supports preferred Yellow route with the southern modification recommended by Mr. McCoy.

William Davidson

Opposes Township of Goulbourn and Ontario Federation of Agriculture proposals. Supports preferred Yellow route but suggests two modification alternatives.

Carl Ashton

Opposed to Township of Goulbourn and Ontario Federation of Agriculture proposals. Supports preferred Yellow route.

David Jones

Owns 93 acres near Prospect with a licensed pit. The alternative Red route goes through his property. Would prefer another route.

Allan Sauve

Concerned with a route through Red Pine Estates Subdivision.

City of Kanata

Proposes a realignment of the preferred Yellow route through the community of Bridlewood.

Andrew Nellestyn

Vice-Chairman, Kanata Citizens Task Force. Obtained a \$20,000 grant from the City of Kanata to hire a consultant to develop an alternative route to avoid the Bridlewood community. Opposes the preferred Yellow route through Bridlewood or the use of the existing 230 kv right-of-way for the route. Alternative proposed and endorsed by the City is preferred.

Clifford Morris

Member, Bridlewood Community Association. Supports City of Kanata recommended alignment.

Marianne Wilkinson

Mayor of City of Kanata. Opposed to either the preferred Yellow route or the use of the existing 230 kv right-of-way through Bridlewood. Prefers City's proposed realignment.

Eva James

Alderman of City of Kanata and Member of Task Force. Opposed to either the preferred Yellow route or the use of the existing 230 kv right-of-way through Bridlewood. Prefers City's proposed realignment.

Judi Andrews

Lives at the northwest corner of Hope Side Road and Richmond Road. Opposes the City of Kanata realignment because of the effect on her residence.

Hung Ngok Chan

Opposed to either the preferred Yellow route or the use of the existing 230 kv right-of-way through Bridlewood. Prefers City's proposed realignment.

Donald Davis

Supports City of Kanata proposed realignment.

Roy Meikle

Supports City of Kanata proposed realignment.

Thomas Nash

Supports City of Kanata proposed realignment.

David Ridout

Supports City of Kanata proposed realignment.

Marnie Van Steen

Supports City of Kanata proposed realignment.

Connie Gaudit

Representative, Ottawa Field Naturalists. Concerned that City of Kanata proposed realignment will increase impact on a swamp and would be a visual intrusion on natural area.

Earl Grossman

Owns land on the south side of Hope Side Road which he suggests be used for the realignment rather than over lands which he owns on the north side of the road where the City of Kanata proposes that the realignment be routed.

Peter Burns

Vice-President of Urbandale Realty Corporation Limited. Supports City of Kanata proposed realignment.

Kathlees Willis

Development Co-ordinator, Costain Limited. Supports City of Kanata proposed realignment.

David Atkins

Manager, Engineering Services for the Works Department, City of Nepean. Supports an alternative alignment abutting the westerly boundary of Nepean; however, shares Hydro's concerns with respect to two crossings of Richmond Road and the additional hardware and visual effect. Considers that further study with National Capital Commission officials with respect to an alignment traversing NCC lands should be undertaken.