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Ontario Energy Board

Filing Requirements
for
Electricity Transmission Applications

Chapter 4

**Leave to Construct and
Related Matters under Part VI
of the Ontario Energy Board Act**

March 16, 2023

Contents

Chapter 4: Filing Requirements for Applications for Leave to Construct and Related Matters	3
4.1 Introduction	3
4.2 The Regulatory Framework	5
4.2.1 Legislation.....	5
4.2.2 Related Approvals.....	11
4.2.3 The OEB's Consideration of a Project in a LTC Proceeding.....	12
4.3 Information Required of Rate-regulated Applicants in LTC Applications	14
4.3.1 Exhibit A: The Index	14
4.3.2 Exhibit B: The Application.....	16
4.3.3 Exhibit C: Project Details	30
4.3.4 Exhibit D: Design Specification and Operational Data.....	32
4.3.5 Exhibit E: Land Matters	32
4.3.6 Exhibit F: System Impact Assessment.....	34
4.3.7 Exhibit G: Customer Impact Assessment.....	35
4.3.8 Exhibit H: Regional and Bulk Planning.....	35
4.4 Information required of Non-Rate-regulated Applicants	37
4.4.1 Exhibit A: The Index	37
4.4.2 Exhibit B: The Application.....	38
4.4.3 Exhibit C: Project Details	44
4.4.4 Exhibit D: Design Specification and Operational Data.....	45
4.4.5 Exhibit E: Land Matters	46
4.4.6 Exhibit F: System Impact Assessment.....	48
4.4.7 Exhibit G: Customer Impact Assessment.....	49
4.5. Expropriation	50
4.5.1 Introduction	50
4.5.2 Filing Requirements	50
4.5.3 Post-hearing Filings.....	51
4.6 Changes to OEB-Approved Project	53
Appendix A: Application Table of Concordance	54
Appendix B: Standard Elements of Land Use Agreements	55

Chapter 4: Filing Requirements for Applications for Leave to Construct and Related Matters

4.1 Introduction

The purpose of this chapter is to set out the filing requirements for applications for leave to construct (LTC) under section 92 of the *Ontario Energy Board Act, 1998 (Act)* and applications for expropriation under section 99 of the Act. This document provides some guidance on related provisions under Part VI of the Act, but given their less frequent or more case-specific nature, detailed filing requirements are not provided for such matters at this time.

Applicants should also refer to Chapter 1 of the Filing Requirements (Overview) for guidance on confidential filings and other general requirements applicable to applications that are the subject of Chapter 4.

The Ontario Energy Board (OEB) expects applicants to file these applications in a manner that is consistent with these filing requirements, unless they can demonstrate a cogent rationale for departing from them. The OEB may require an applicant to file evidence in addition to what is identified in the filing requirements for a given application. An applicant may combine its requests for various types of approvals into a single application where it is appropriate to do so.

The filing requirements for LTC applications set out the information that is required to be filed by two broad categories of applicants: rate-regulated applicants and non-rate-regulated applicants. The different factors considered by the OEB in applications by rate-regulated and non-rate-regulated entities result from the fact that regulated entities can seek to recover the costs from consumers of electricity through their rates, while non-rate-regulated entities cannot.

Section 4.2 applies to both rate-regulated and non-rate-regulated applicants. Further information required for rate-regulated entities is covered in section 4.3 and further information required for non-rate-regulated entities is covered in section 4.4.

The legislation and OEB regulatory instruments referred to in these filing requirements may change from time to time. Applicants should ensure that they are referring to the up-to-date version when filing their applications.

Standard Issues List for LTC

The OEB has developed a [standard issues list](#) for electricity transmission LTC applications. The OEB recognizes that some cases can raise unique issues, and the OEB's process recognizes that in some circumstances submissions on the Issues List may be needed. The OEB anticipates that the standard Issues List will be sufficient for most electricity transmission infrastructure applications. There may be circumstances where certain of these issues do not apply, for example, in applications for LTC priority projects which are subject to section 96.1 of the Act.¹

Standard Conditions of Approval for LTC

The OEB typically imposes a set of [standard conditions of approval](#) as part of its LTC approvals. Applicants should expect to meet those standard conditions. If an applicant believes that a condition should be modified, the applicant must request any proposed changes and provide supporting rationale in its application.

Performance Standards for Processing LTC Applications

The OEB has established [performance standards](#) for LTC applications. Performance standards outline the typical procedural steps associated with processing a particular type of application and the typical number of calendar days for each step. The OEB has established one performance standard for more complex applications (Complex Electricity and Natural Gas) and one performance standard for more straightforward applications (Short-form Electricity and Natural Gas). Along with the performance standards, the OEB has developed criteria for assessing which performance standard will apply to LTC applications.

LTC Applications Determined under Delegated Authority

An application for LTC may, in certain cases, be determined by an employee of the OEB acting under delegated authority rather than by a panel of Commissioners.² These are non-complex applications in respect of which none of the circumstances specified in the [delegation](#) exist which would require the matter to be decided by a panel of Commissioners.

¹ For example, EB-2022-0140 (Chatham to Lakeshore), Procedural Order No. 2.

² Under section 6 of the Act, a power or duty of the OEB can be delegated to an employee of the OEB

4.2 The Regulatory Framework

Section 92 of the Act requires LTC for the construction, expansion, or reinforcement of electricity transmission and distribution lines or interconnections.

However, due to the exemptions set out in a regulation under the Act (Exemption Regulation)³, most of these facilities are exempt from the requirement to obtain LTC under section 92. Therefore, the focus of these filing requirements is on electricity transmission lines that are otherwise not exempt under section 92(2) or the Exemption Regulation. An “electricity transmission line” is defined in the Act as a line, transformer, plant or equipment used for conveying electricity at voltages higher than 50 kilovolts.⁴

Any person who obtains LTC under section 92 or who is exempt from obtaining leave under section 95 or by regulation may apply to the OEB for authority to expropriate lands for the purpose of constructing, expanding, or reinforcing an electricity transmission or distribution line or making an interconnection.

4.2.1 Legislation

The applicable sections of the Act for LTC, expropriation and other matters under Part VI of the Act are sections 92, 95, 96, 97, 98, 99, 101 and 102. Each of these sections is described below.

Section 92: Requirement for LTC and Exceptions / Exemptions

As noted above, there are exceptions to the requirement under section 92(1) for LTC. For electricity transmission lines, section 92(2) of the Act provides that LTC is not required for the relocation or reconstruction of an existing line where no expansion or reinforcement is involved unless the acquisition of additional land or authority to use additional land is necessary.

In addition, the Exemption Regulation provides that the requirement for LTC does not apply to transmission lines in the following circumstances:

- construction, reinforcement or expansion of an electricity transmission line that is two kilometres or less in length⁵

³ O. Reg. 161/99 (Definitions and Exemptions), made under the Act.

⁴ Section 89 of the Act defines an “electricity distribution line” as a line, transformer, plant or equipment used for conveying electricity at voltages of 50 kilovolts or less. An “interconnection” is defined as the plant, equipment and apparatus linking adjacent transmission or distribution systems.

⁵ Exemption Regulation, Section 6.2(1)(c).

- where a person other than a licensed transmitter or licensed distributor is constructing, expanding or reinforcing a transmission line, if the cost of the work is exclusively paid for by that person⁶
- where a person is constructing, expanding or reinforcing a transmission line if:
 - the work is undertaken pursuant to an agreement between the person and one or more customers that specifies that the cost of work is to be exclusively paid for by the customer(s); and
 - none of the customers is a licensed transmitter or licensed distributor.⁷

Although LTC is generally required for the construction of transformer stations, they are exempt from the LTC requirement if the associated transmission line is also exempt.⁸

Section 95: OEB Power to Exempt Projects from the Requirement to Obtain LTC

Section 95 allows the OEB to exempt a person from the requirement to obtain LTC under section 92 in special circumstances. The onus is on the applicant seeking an exemption to establish special circumstances. The Act does not define “special circumstances” and the OEB has determined whether special circumstances exist on a case-by-case basis.⁹

A project summary report should be submitted with a section 95 application. The level of detail in the application must reflect the issues or concerns encountered during the evaluation phase of the project and provide an understanding of the special circumstances being relied on. This could include, as applicable, an explanation of the project route/location, need for the project, project costs, project design, project alternatives and landowner impacts.

Section 96: Scope of OEB Consideration of “Public Interest” under section 92

Section 96(1) of the Act provides that, if the OEB is of the opinion that the construction, expansion or reinforcement of the proposed transmission line is in the public interest, it shall make an order granting leave to carry out the work.

⁶ *Ibid* section 6.2(1)(e), as added by O. Reg. 511/22. See also the Environmental Registry of Ontario (ERO) posting setting out the government’s intention and rationale for this exemption ([ERO 019-3038](#)).

⁷ *Ibid* section 6.2(1)(e.1), as added by O. Reg. 511/22.

⁸ See for example, [EB-2013-0421, Decision on Threshold Questions](#) (SECTR Project) where the OEB considered whether LTC approval was required for the construction of transformation stations. The OEB found that section 92 applies to transformation connection projects if they are associated with the construction of a transmission line greater than 2km but not to a standalone transformation project.

⁹ See for example, EB-2017-0161 (Hydro One Leaside TS Upgrade – Application for Exemption) where section 92 approval would have been required because the acquisition of additional land was necessary, and the affected landowners asked for a minor relocation of the transmission line. The OEB determined that the amendment by Hydro One of its original project and routing plan to accommodate the affected landowners were special circumstances that warranted the granting of an exemption under to section 95 of the Act.

Section 96(2) specifies that for the purposes of section 92, in determining whether the construction, expansion or reinforcement of the electricity transmission line is in the public interest, the OEB shall only consider the interests of consumers with respect to prices and the reliability and quality of electricity service. The matters that are relevant to the OEB's consideration of the interests of consumers are set out in the standard Issues List and include, among other things, the need for and costs of the project, including total land acquisition costs.

As noted in section 4.2.3 below, the OEB's authority to consider environmental and Indigenous consultation matters is limited by section 96(2) and these matters can only be considered to the extent they are relevant to the issues of price, reliability and quality of electricity service.

Section 96.1: Priority Projects

Section 96.1 of the Act states that the Lieutenant Governor in Council may make an order declaring that the construction, expansion or reinforcement of an electricity transmission line specified in the order is needed as a priority project. Under section 96.1(2) of the Act, when considering an application for LTC for a priority project, the OEB is required to accept that the construction, expansion or reinforcement is needed when forming its opinion about whether the project is in the public interest under section 96 of the Act.¹⁰

While issues relating to the need for the project and hence the consideration of alternatives are not applicable in the case of a priority project, the OEB will consider other aspects of the proposed project as they relate to the interests of consumers in relation to price, reliability and quality of electricity service as reflected in the standard Issues List. For example, the OEB will consider costs, the project schedule, the proposed route and the physical design.¹¹

Section 97: Landowner Agreements

Section 97 of the Act states that the OEB may not grant LTC until it is satisfied that the applicant has offered or will offer to each owner of land affected by the approved route or location an agreement in a form approved by the OEB.

For purposes of these filing requirements, an affected landowner means those landowners of property upon, over or under which it is intended to construct facilities.¹²

¹⁰ Examples of "priority projects" include EB-2018-0190 (Wataynikaneyap Power LP LTC), and EB-2022-0140 (Hydro One – Chatham to Lakeshore LTC). The complete list of [Priority Projects](#) is set out on the OEB's Priority Projects web page.

¹¹ For example, the OEB considered the cost and reliability implications of an applicant's proposed route and tower and conductor technologies in [EB-2022-0140](#) (Hydro One – Chatham to Lakeshore LTC).

¹² EB-2016-0310 (Henvey Inlet Wind).

The OEB requires that applicants file draft or completed forms of land use agreement(s) that have been or will be offered to affected landowners for the OEB's review. The types of land use rights that the applicant may require will depend on the project. The applicant should file all form(s) of land use rights agreement(s) for each type of private and/or public land right required for the project.¹³

Appendix B sets out the standard elements that the OEB expects will be included in land use agreements.

Section 97.1 No leave if covered by licence

Section 97.1 specifies that LTC shall not be granted to a person if a licence that is held by another person includes an obligation to develop, construct, expand or reinforce the line that is the subject of the application.¹⁴

Section 97.2: Leave in the procurement, selection context

Section 97.2 of the Act specifies that LTC shall not be granted to an applicant if the Independent Electricity System Operator (IESO) has commenced, been directed to commence, or announced a future procurement process, or a future process to select a transmitter, for the development, construction, expansion or reinforcement of a transmission line or interconnection and the process has not been completed, or if the IESO has completed the process and entered into a contract with someone else.

Section 97.2(2) provides that if the applicant seeking LTC is a person with whom the IESO has entered into a procurement contract respecting the development, construction, expansion, reinforcement of the line or the making of the interconnection, the OEB may make an order under section 96 without holding a hearing.

¹³ For examples of the types of land rights agreements that may be needed, see EB-2016-0310 (Henvey Inlet Wind). In that case the applicant filed the following types of agreements for privately owned land: Transmission Easement Option Agreements, Temporary Access Easement Option Agreements, Construction Laydown Ground Leases and Agreement of Purchase and Sale. With respect to municipally owned land, it followed the following types of agreements: Transmission Easement Agreements (Public), Temporary Access Easement Agreements, and Construction Laydown Ground Lease Agreement of Purchase and Sale, Transmission Easement Agreement, Transmission Easement Option Agreements, Temporary Access Easement Option Agreements, Construction Laydown Ground.

¹⁴ See, for example, EB-2017-0182/EB-2017-0194, [Decision and Order](#) issued February 11, 2019. In that proceeding, the OEB was considering competing applications by NextBridge and Hydro One for LTC the East-West Tie transmission line. The Decision and Order denied Hydro One's application because the OEB, further to a Ministerial Directive, had amended NextBridge's licence to require it to develop and construct the line. Given the Directive and related amendments to NextBridge's licence, the OEB was precluded by section 97.1 of the Act from granting Hydro One's competing LTC application.

Section 98: Right to Enter Land

Under section 98(1) of the Act, any person who has obtained LTC from the OEB, or who has been exempted under section 95, does not need to apply to the OEB in order to enter on land at the intended location of a proposed transmission facility in order to conduct surveys and examinations that are necessary for fixing the site of the work. The same is true where the proposed work is the expansion or reinforcement of a transmission system that the applicant is required to undertake as a condition of licence.¹⁵

If a person wishes access to land but does not meet the criteria under section 98(1), the person may bring an application under section 98(3) and the OEB may issue an order authorizing the person to enter on land intended for the proposed construction, expansion or reinforcement of an electricity transmission line¹⁶, or for the development of such work, for any of the following purposes:

- to gather field data and conduct tests to facilitate the preparation of an environmental assessment under the *Environmental Assessment Act* in relation to the proposed work, or to facilitate the preparation of an application for any other permit or approval required for the proposed work; or
- to determine the land required for the proposed construction, expansion, reinforcement or making of the work

Section 98(4) of the Act sets out the conditions that must be met for an application under section 98(3).¹⁷ Section 98(5) sets out the factors that the OEB must consider in an application under section 98(3), namely:

- (a) whether, before applying, the applicant made reasonable efforts to obtain consent for entry onto the land from the owner of the land; and

¹⁵ This also applies, pursuant to section 98(1).3 of the Act, where the proposed work is the expansion or reinforcement of a *distribution system* and the person is required by the OEB, pursuant to a condition of the person's licence, to expand or reinforce the distribution system.

¹⁶ This also applies, pursuant to section 98(3) of the Act, where the proposed work is the construction, expansion or reinforcement of an electricity *distribution line* or making of an *interconnection*, or for the development of any such proposed work.

¹⁷ Section 98(4) of the Act states:

(4) Subsection (3) applies if,

(a) either of the following applies with respect to the proposed work:

(i) proposed terms of reference for the preparation of an environmental assessment for the proposed work have been approved under subsection 6 (4) of the *Environmental Assessment Act*, or

(ii) the applicant has issued an initial notification respecting the proposed work in accordance with the requirements of the document titled "Class Environmental Assessment for Minor Transmission Facilities", as it is amended from time to time, that is published by and available from Hydro One Inc.; and

(ii) the applicant has commenced, in accordance with the requirements of Part II.4 of the *Environmental Assessment Act*, the process for completing an environmental assessment under that Part; and

(b) any other requirements that are prescribed by the regulations have been met.

(b) whether entry onto the land is needed for a purpose listed in section 98(3)

In approving applications under section 98(3) for early access to land intended for the proposed transmission facility (i.e., before LTC has been granted), the OEB may impose such conditions as it considers appropriate, and has in the past imposed conditions which determine the scope and timing of activities that are allowed and set the notification requirement for landowners prior to entry onto land and communication with landowners during and after completion of entry onto land activities.¹⁸

Section 98(6) of the Act provides that any damages resulting from an entry onto land carried out under section 98(1) or 98(3) shall be determined by agreement or, failing agreement, in the manner set out in section 100 of the Act.¹⁹

Sections 99 and 100: Expropriation

Under section 99 of the Act, the OEB can authorize the expropriation of land if it is in the public interest. Any person who has LTC from the OEB, or who has been exempted under section 95 or by regulation, may apply for expropriation where they have been unable to reach an agreement with an affected landowner.

In determining whether the expropriation is in the public interest, the OEB has taken into account the objectives of the Act, the broad public interest and the interests of each of the parties to the proceeding.²⁰ The OEB will also consider the appropriateness of the interests sought in the lands sought to be expropriated.²¹

However, the OEB does not, in the context of an expropriation application, determine the specific compensation, the principles that are applied to determine compensation, the process through which those principles were developed, the application of those principles in determining compensation, or the reasonableness of compensation offers.²²

Section 100 of the Act provides that, if the applicant and affected landowners cannot agree on compensation for expropriation, the compensation is determined by the Ontario Land Tribunal under the *Expropriations Act*.

¹⁸ See, for example, EB-2007-0051 (Hydro One – Bruce to Milton), where the OEB granted an interim order (under former subsection 98(1.1)) allowing access to land proposed to be the site of a new transmission line from Bruce Power to Hydro One's Milton switching station. The order was subject to certain conditions of approval including permitted activities, notification to landowners and other matters.

¹⁹ Section 100 of the Act states that, if compensation for damages is not agreed on, the compensation shall be determined by the Ontario Land Tribunal under the *Expropriations Act*.

²⁰ See for example, EB-2006-0352 (Re Hydro One Service to Toyota Canada), EB-2008-0050 (Re Canadian Renewable Energy Corp.) and EB-2013-0268 (Dufferin Wind) Procedural Order No.3.

²¹ EB-2010-0023 (Hydro One – Bruce to Milton Expropriation), Issues List Decision, August 6, 2010.

²² See, for example, EB-2007-0050 (Hydro One – Bruce to Milton LTC), Oral Decision, May 8, 2008.

Section 101: Crossings with Leave

Under section 101 of the Act, the following persons may apply to the OEB for authority to construct a work upon, over or under a highway, utility line or ditch:

- any person who has leave to construct the work
- any person who intends to construct the work and who is exempted under section 95 from the requirement to obtain LTC
- where the proposed work is the expansion or reinforcement of a transmission system, any person who is required by the OEB, pursuant to a condition of the person's licence, to expand or reinforce the transmission system²³

If the OEB is of the opinion that the construction of the work upon, under or over a highway, utility line or ditch is in the public interest, it may make an order authorizing the construction upon such conditions as it considers appropriate.

In making its determination on the public interest in a section 101 application, the OEB has considered the circumstances of the case and its statutory objectives.²⁴

Section 102: Compensation for Damages

Section 102 provides that a person who has acquired land for a work under Part VI of the Act shall pay to the landowner compensation for any damages resulting from the person's rights under the agreement and, if the compensation is not agreed upon, it shall be determined in the manner set out in section 100 of the Act.

4.2.2 Related Approvals

In addition to a LTC approval, most projects will require various other approvals, including OEB regulatory approvals and non-OEB approvals. To the extent that non-OEB approvals will be obtained after the OEB issues an order granting LTC, the standard conditions of a

²³ This also applies, pursuant to section 101(1).3 of the Act, where the proposed work is the expansion or reinforcement of a *distribution system* and the person is required by the OEB, pursuant to a condition of the person's licence, to expand or reinforce the distribution system.

²⁴ See, for example, EB-2018-0190 (Wataynikaneyap Power LP (WPLP)), where WPLP committed to entering into crossing agreements or similar arrangements with the owners or persons in control of the highways, utility lines, ditches and rail crossings along or across which the proposed transmission facilities would run. The OEB granted an order pursuant to section 101 of the Act subject to WPLP obtaining the necessary crossing agreements, permits and approvals. See also EB-2016-0310 (Henvey Inlet Wind) where the OEB found that the applicant was taking steps to obtain the necessary permits and agreements with the relevant agencies and utilities; the OEB approved the application subject to the applicant obtaining all the necessary permits and entering into all necessary agreements. See also EB-2020-0160 (Enbridge Gas – Windsor Pipeline Replacement) where the OEB found that, in assessing the public interest in that case, the OEB was guided by its statutory objectives with respect to natural gas and, in particular, the objective of protecting the interests of consumers with respect to prices and the reliability and quality of gas service.

LTC order require the applicant to obtain all necessary approvals, permits, licences, certificates, agreements and rights required to construct, operate and maintain the project.

Outside of the LTC application, there are other OEB processes that also involve the review of transmission investments, such as in a rates proceeding. The OEB's authority to approve a transmitter's capital budgets and to set rates is established in section 78(1) of the Act.²⁵ In the case of a rate-regulated transmitter, this could result in the same transmission line construction project coming before the OEB in two separate proceedings.

Normally the need for, and cost of, a project is reviewed in detail as part of a LTC application. If a LTC application precedes a transmitter's rate application that includes the same project, and the applicant is not proposing a significant variation from the cost of the project as identified in the associated LTC application, the need for the project and cost need not be re-examined.

If a project is examined in detail in a transmitter's rate application before an application for LTC is filed, the scope of the LTC application may be narrowed accordingly as required.

4.2.3 The OEB's Consideration of a Project in a LTC Proceeding

In determining whether to approve a LTC application, the OEB evaluates whether the proposed project is in the public interest. Section 96(2) of the Act states that, in determining whether an electricity transmission project is in the public interest, the OEB can only consider the interests of consumers with respect to prices, and the reliability and quality of electricity service. How these factors are considered is reflected in the standard Issues List for LTC applications. Various issues can go into the OEB's consideration of these factors, including, for example, the impact of a new transmission line on the reliability and quality of service to distribution customers.²⁶

How section 96(2) limits the OEB's authority to consider certain matters is also reflected in the standard Issues List. Two specific issues are worth noting in this context:

Environmental Matters

Environmental matters can be only considered to the extent they are relevant to the issues

²⁵ Section 78(1) of the Act states:

No transmitter shall charge for the transmission of electricity except in accordance with an order of the Board, which is not bound by the terms of any contract.

²⁶ See, for example, EB-2011-0027 (Summerhaven Wind LP) where the OEB considered the close proximity of transmission and distribution facilities which could result in negative impacts on the distribution system that require mitigation activities. The OEB found that the situation required assessment of the price, reliability and quality of electricity service from two perspectives: 1) potential impacts on transmission facilities and 2) potential impacts on distribution facilities and by extension, on distribution customers.

of price and the reliability and quality of electricity service – for example, where they can impact the costs of and schedule of a project.²⁷

Indigenous Consultation (Duty to Consult)

Section 35 of the *Constitution Act, 1982* recognizes and affirms the existing Aboriginal and treaty rights of the Aboriginal peoples of Canada. The Crown's duty to consult and accommodate arises when the Crown contemplates an action or makes a decision that may have an appreciable adverse effect on asserted or proven Aboriginal or treaty rights.²⁸

Because section 96(2) of the Act expressly limits the scope of the OEB's mandate under section 92 to consideration of price and reliability and quality of electricity service, the OEB's authority to consider the Constitutional duty to consult in an application for LTC an electricity transmission line is limited to those issues.²⁹

²⁷ See, for example, EB-2017-0182 (East-West Tie) and EB-2022-0140 (Hydro One – Chatham to Lakeshore), Determinations on the Filing of Evidence and Form of the Hearing, August 5, 2022 and PO No.2.

²⁸ *Rio Tinto Alcan Inc v Carrier Sekani Tribal Council*, 2010 SCC 43 and *Haida Nation v British Columbia (Minister of Forests)*, 2004 SCC 73.

²⁹ See, for example, EB-2009-0120, Decision on Questions of Jurisdiction and Procedural Order No. 4 (Yellow Falls FP), EB-2012-0082 (Hydro One – Lambton to Longwood), EB-2017-0182 (East-West Tie) and EB-2022-0140 (Hydro One – Chatham to Lakeshore).

4.3 Information Required of Rate-regulated Applicants in LTC Applications

This section applies only to rate-regulated applicants. Rate-regulated applicants are licensed transmitters that provide transmission services to third parties at OEB-approved rates. Transmitters can only charge customers for the transmission of electricity if they have received an order from the OEB under section 78 of the Act, which requires that rates be just and reasonable. Information required of applicants that are not rate-regulated is set out in section 4.4.

The elements expected by the OEB to be included in a LTC application by a rate-regulated applicant are outlined in the following section.

4.3.1 Exhibit A: The Index

The first schedule in the application should be an index of the application. The table below illustrates the typical layout expected for a LTC application and lists where further detail regarding the content of each section can be found in these filing requirements. The Table of Concordance at Appendix A is to be completed when transmitters do not provide the application information in the order specified in the table below.

Table 1 – Application Index

	Content	Described in
Exhibit A	The Index	4.3.1
Exhibit B	The Application	4.3.2
	Administrative Matters	4.3.2.1
	Project Overview	4.3.2.2
	Evidence in Support of Need for the Project	4.3.2.3
	Project Categorization	4.3.2.4
	Analysis of Alternatives	4.3.2.5
	Project Costs	4.3.2.6
	Risks	4.3.2.7
	Comparable Projects	4.3.2.8
	Connection Projects that Also Address a Network Need	4.3.2.9
	Connection Projects Requiring Network Reinforcement	4.3.2.10
	Transmission Rate Impact Assessment	4.3.2.11
	Establishment of Deferral Accounts	4.3.2.12
	Capital Contribution Period	4.3.2.13
	Project Schedule	4.3.2.14
Exhibit C	Project Details	4.3.3
	The Route	4.3.3.1
	Description of the Physical Design	4.3.3.2
	Maps	4.3.3.3
Exhibit D	Design Specification and Operational Data	4.3.4
	Operational Details	4.3.4.1
Exhibit E	Land Matters	4.3.5
	Description of Land Rights Required	4.3.5.1
	Land Acquisition Process	4.3.5.2
	Land-related Forms	4.3.5.3
	Early Access to Land	4.3.5.4
Exhibit F	System Impact Assessment	4.3.6
Exhibit G	Customer Impact Assessment	4.3.7
Exhibit H	Regional and Bulk Planning	4.3.8
	Integrated Regional Resource Plan	4.3.8.1
	Regional Infrastructure Plan	4.3.8.2
	Bulk System Plan	4.3.8.3

4.3.2 Exhibit B: The Application

4.3.2.1 Administrative Matters

This section must include the formal signed application, which must incorporate the following:

1. the name of the applicant and any other parties acting as partners or joint applicants in the application
2. an outline of the business of the applicant and the parties involved in filing the application
3. an explanation of the purpose of the project for which LTC is being sought
4. a list of all other approvals requested from the OEB and reasoning for the need of such approvals and reference to applicable legislation
5. a concise description of the routing and location of the project, including the affected municipalities and regions
6. an indication of any shared corridors where there could be cross circuit interference, and of any issues related thereto with the owning authority
7. a description of project components, their locations, and purposes
8. an explanation of how the project is in the public interest, as defined by section 96(2) of the Act
9. the current project schedule
10. details of the authorized representative of the applicant, including the name, phone number, and email and delivery addresses
11. a description of non-OEB approvals that could have a material impact on timing or costs of the proposed project

4.3.2.2 Project Overview

This section of the application provides the background and a summary of the application which will assist the OEB in drafting a Notice of Hearing. It must include:

1. a detailed description of location of the project and its components
2. a map of the proposed facilities that is suitable for print publication. To be acceptable, the map must be in black and white, uncluttered, have large readable font; it must contain at least one landmark (city/town, major street, lake, railway line,

etc.), a legend (that uses symbols, dashed lines and hashes rather than colours), a north arrow, and features mentioned in the application

3. line drawings of the proposed project, showing supply connection(s) to the proposed facility and delivery facilities from the proposed facility to any adjacent transmission and/or distribution system(s)
4. the nominal rating of the main components of the project, including transformers

4.3.2.3 Evidence in Support of Need for the Project

General

The OEB typically considers the need for a project and alternatives to the project as part of its review of a project's impact on prices, reliability, and quality of service under section 96(2) of the Act.

The applicant should demonstrate the need(s) that the project addresses, including the timing of each need. When relevant to demonstrating the need, the applicant should provide:

- five years of historical demand information
- demand forecast information consistent with the forecast used in the relevant planning assessment that recommended the project.
- information about facility limitations and/or capacity
- information about system limitations and/or transfer capability
- facility end-of-life information
- other quantitative and/or qualitative information that may be required to demonstrate the need(s)

Relationship to regional plans and/or IESO bulk plans

The applicant is required to provide evidence to the OEB that identifies the recommended and planned transmission and non-wire projects in any regional plans and/or bulk plans³⁰ that have linkages and/or interdependencies to the applied-for transmission project.³¹

³⁰ IESO bulk system planning typically focuses on the adequacy and reliability of the 500 kV and 230 kV networks, and addresses provincial electricity needs and broader policy direction (such as assessing the impact of nuclear facility refurbishment or renewable energy policies). See section 4.3.8.2 for further information.

³¹ For further information, see EB-2020-0176, OEB [Response](#) to Regional Planning Process Advisory Group (RPPAG) Recommendations to Improve the Regional Planning Process, April 28, 2022 and RPPAG [Report](#) to the OEB, December 20, 2021.

Linkages and/or interdependencies in this context refers to projects (including the applied-for transmission project) where the impact of one or more recommended and planned transmission and non-wire projects has the potential to affect the need for, or viability of, another such project. Such projects, or those under consideration as part of an ongoing planning process, might span multiple regions.

This evidence is to be in the form of a document prepared by the IESO. Where available, the IESO document should include estimated individual and aggregate costs related to the recommended and planned projects that have linkages and/or interdependencies, with appropriate caveats around the accuracy of the cost estimates.

An application for a project that derives from a regional plan must summarize and reference the relevant need information from the Integrated Regional Resource Plan (IRRP), where applicable, the Regional Infrastructure Plan (RIP), and bulk plan. Additional information provided by the IESO in support of the need for the proposed project, if applicable, must also be included in this section of the application. The full IRRP and RIP Reports are to be included in Exhibit F.³²

Relationship to reliability standards or other obligations

Where the need for a project relates to meeting reliability standards or other obligations specified by regulatory organizations including the Northeast Power Coordinating Council (NPCC)³³, North American Electric Reliability Corporation (NERC)³⁴, or by the IESO, the application must reference the applicable standards or other obligations and describe how the project will help address them.

Relationship to other electricity system benefits

Where the applicant attributes other electricity system benefits to a proposed project, such as avoiding generation capacity and/or energy costs, lowering energy market prices, reducing congestion, or reducing transmission losses, the evidence must include quantification and explanation of each of the benefits listed, including corroborative evidence from the IESO, if applicable. Qualitative evidence on any other system benefits may also be provided.

4.3.2.4 Project Categorization

The purpose of project categorization is to distinguish between a project that is “must-do”, beyond the control of the applicant (non-discretionary), and one that is at the discretion of

³² The IESO carries out a Scoping Assessment which determines the appropriate regional planning approach – IRRP or RIP. If the IESO concludes that only a RIP is necessary, an IRRP will not be available.

³³ <https://www.npcc.org/>

³⁴ <https://www.nerc.com/>

the applicant (discretionary). The applicant is required to identify the project categorization in the application.

Non-discretionary Projects

In the case of a non-discretionary project, the applicant must establish that the preferred option is a better project than the alternatives. The applicant need not include a “do nothing” alternative since this alternative would not meet the need criteria. One way for a rate-regulated applicant to demonstrate that a preferred option is the best option is to show that it has the highest net present value as compared to the other viable alternatives. However, this net present value need not be shown to be greater than zero.

Non-discretionary projects may be triggered or determined by such things as:

1. mandatory requirements to satisfy reliability standards set by standards authorities (NERC and NPCC) or the IESO
2. a need to connect new load (of a distributor or large user) or a new generation connection
3. a need to address equipment loading or voltage/short circuit stresses when their rated capacities are exceeded
4. a transmission project that the transmitter is required by its licence to develop and seek approvals for
5. projects identified in a provincial government approved plan
6. projects that are required to achieve provincial government objectives that are prescribed in governmental directives or regulations
7. priority transmission projects declared by Lieutenant Governor in Council order that the construction, expansion or reinforcement of an electricity transmission line is needed as a priority project

Discretionary Projects

Discretionary projects are proposed by the applicant to enhance the transmission system performance, benefiting its users. Projects in this category may include projects to:

1. reduce transmission system losses
2. reduce congestion
3. build a new, or enhance an existing, interconnection to increase generation reserve margin within the IESO-controlled grid, beyond the minimum level required

4. enhance reliability beyond a minimum standard
5. add flexibility to the operation and maintenance of the transmission system

4.3.2.5 Analysis of Alternatives

The applicant should demonstrate that the project is an appropriate choice for addressing the need(s) that it is meant to serve. The OEB therefore requires evidence on the alternatives to the proposed project and any key variations of the proposed project that were considered by the applicant. The basis for the recommended alternative must be clear.

Applications for LTC projects that derive from a regional plan must demonstrate that alternatives to address regional needs, including conservation and demand management (CDM) measures and non-wire alternatives (e.g., generation, storage, etc.), have been appropriately considered in developing the proposed project. The relevant information from the IRRP, the RIP, and IESO bulk plans is to be summarized and referenced in this section. In instances where a relevant RIP has been completed without an IRRP, evidence from the scoping assessment may be provided to demonstrate why a non-wires solution was not deemed suitable for addressing the identified need.

In general, the OEB expects that rate-regulated applicants will present the following information:

- the proposed transmission (wires) project
- where the project is discretionary, the alternative of “doing nothing”
- feasible non-wires alternatives, including any opportunity for cost-effective generation, energy storage and/or CDM to defer or avoid the wires investment
- other feasible alternatives (including other wires alternatives) that meet the same needs as the preferred wires option
- reasoning for why the proposed transmission project was selected over other wires and non-wires alternatives.

The applicant must compare the various feasible alternatives and options in terms of cost, timing, reliability, flexibility (in terms of staging, operability and/or other factors), risk (e.g., cost, schedule) and any other relevant attributes. These attributes, including risks, should relate to the OEB’s evaluation of whether the proposed project is in the public interest in consideration of the interests of consumers with respect to prices and the reliability and quality of electricity service. Key variations of the project that were considered should also be described (such as different voltage, conductor size, operation, and tower type).

The applicant should describe the confidence level of its cost estimates for all alternatives

considered, including the proposed project. The applicant should explain the appropriateness of the project in light of any differences in cost estimate confidence.

The applicant should consider both quantitative and qualitative benefits of the various options and provide evidence of these benefits. If the various options are expected to have significant qualitative benefits, the applicant should consider these benefits in its analysis of alternatives.

The OEB will either approve or not approve the proposed project. It will not choose a project from among possible options or routes. If an application is not approved by the OEB but the applicant wishes to proceed with a project, the applicant must file a new LTC application for the OEB's review.

4.3.2.6 Project Costs

The applicant must file information on the costs of the proposed project. The information must include the following, for line and station components separately, as applicable:

1. labour
2. materials
3. acquisition of land use rights, and land acquisition including permanent and working easements, survey and appraisals, legal fees, crop and damage compensation
4. direct and indirect overheads
5. capitalized interest
6. contingency
7. other
8. class of the project cost estimate, consistent with applicable Association for the Advancement of Cost Engineering (AACE) recommended practice

The applicant should describe the process by which costs and contingencies were estimated. Applicants should use the best available cost estimate at the time a LTC application is filed. While the OEB does not prescribe a specific class of cost estimate to be used in an application, the OEB notes that LTC applications have tended to reflect an AACE Class 3 level of accuracy.

The following table should be included to summarize the costs of the proposed project for line and station components separately, as applicable. The table may be modified as necessary.

Table 2 – Estimated Cost of Work

	Line	Station	Total
Labour			
Materials			
Land rights			
Overheads (direct and indirect)			
Capitalized Interest			
Contingency			
Other (specify)			
Total Cost of Work			

When determining the cost responsibility for the line portion of a project between a customer and the rate pool, the Transmission System Code (TSC) requires that the cost of the avoided sustainment like-for-like replacement facility be taken into account. If the applicant would have otherwise undertaken sustainment work on an existing facility in the absence of the need for the project, the customer-driven incremental costs of the project relative to the cost of a like-for-like replacement facility must be specified, consistent with section 6.7.2(b) of the TSC. For such projects that avoid sustainment work, the following table should be included, modified as necessary, with corresponding explanation. The table is not required if there is no avoided sustainment work in the context of section 6.7.2(b) of the TSC.

It is recognized that cost estimates are developed over time, that they can evolve in their class of confidence, and that estimates for avoided sustainment work are likely undertaken prior to receiving a customer request for an upgrade. Applicants should accordingly provide their best available cost information on avoided sustainment work, at the level of detail supported by the information available.

Table 3 – Estimated Cost of Avoided Sustainment Work

	Line	Station	Total
Labour			
Materials			
Land rights			
Overheads (direct and indirect)			
Capitalized Interest			
Contingency			
Other (specify)			
Total Cost of Work			

Cost responsibility for the project is based on the trigger (cause) of the new or modified facility (e.g., customer load increase, end-of-life asset, etc.) and the beneficiary of the project. The applicant must explain how cost responsibility for the project was determined in a manner that is consistent with the cost responsibility rules in section 6.3 of the TSC.

Where the proportional benefit approach set out in the TSC applies³⁵, the cost apportionment between the triggering customer(s) and the Network Pool³⁶ is to be provided using the table below. The proportional benefit approach is discussed in more detail in section 4.3.2.9.

Table 4 – Project Cost Responsibility by Connection Facility Type

	Total Project Connection Cost (by Facility Type)	Cost Responsibility			
		Customer		Network Pool	
	(\$M)	(\$M)	%	(\$M)	%
Transmission Line Facilities					
Station Facilities					
Total			-		-

The project cost allocation among the three affected pools (Line Connection, Transformation Connection and Network)³⁷ are to be provided for each facility using a table like the one below, taking into account any costs allocated to a customer(s) including any capital contributions that may be required. The applicant must provide the rationale for the project cost allocation. Some projects may involve no allocation of any costs to a specific customer(s) and, in such circumstances, there would be no capital contribution(s).

The total cost allocated to the customer(s) in relation to the project should be included under “customer” in the table, and the portion to be recovered from the customer in the form of a “capital contribution” should be determined in a manner that is consistent with the economic evaluation methodology in Appendix 5 of the TSC and included in the final column of the table. Where the project involves replacement of an end-of-life asset and

³⁵ Section 6.3.18 of the TSC.

³⁶ The transmission lines that are used for the common benefit of all customers are categorized as Network Lines and the corresponding terminating facilities are Network Stations. These facilities make up the Network Pool.

³⁷ See footnote 32 for a description of the Network Pool. The transformation station facilities that step down the voltage from above 50 kV to below 50 kV are categorized as the Transformation Connection Pool. Other electrical facilities (i.e., that are neither Network nor Transformation) are categorized as the Line Connection Pool. For more information on Transmission Service Pools, please see the Ontario Uniform Transmission Rate Schedules which are typically attached as Schedule B to a given Decision and Rate Order for Ontario’s [Uniform Transmission Rates](#).

the customer requests additional capacity, that should be clarified and the capital contribution shall be limited to the incremental cost relative to the cost of a like-for-like replacement facility, as per section 6.7.2 of the TSC. It should similarly be clarified and reflected in the table where a connection facility has not yet reached its end-of-life and is replaced at the request of a customer, as per section 6.7.2A.

Table 5 – Total Project Cost Responsibility and Capital Contribution (\$M)

	Total Project Cost	Cost Responsibility		Customer Capital Contribution
		Customer	Pool	
Line Connection Facilities				
Transformation Connection Facilities				
Network Facilities				
Total				

4.3.2.7 Risks

The applicant should identify key risks related to the project and describe their potential impact on the project scope, schedule, or cost. Options employed or proposed to mitigate key risks should also be described.

4.3.2.8 Comparable Projects

Information must also be provided on the costs of similar projects constructed by the applicant or by other entities for comparison purposes. The applicant is required to provide information about the cost of the three most recent comparable projects constructed by the applicant (or by other entities if the applicant has less than three comparable projects), escalated by inflation to the current year.

The information on comparable projects should include a brief description of the comparator projects, their costs, the in-service year of the projects, as well as similarities and differences in voltage level, number of circuits, type of towers, type of terrain, etc. The applicant may include additional comparison items as necessary. The applicant should provide a summary comparison in a table like the one below, which may be modified as necessary.

To facilitate comparison, the applicant may adjust the costs of comparator projects to reflect key differences between them and the proposed project (e.g., different project scopes, additional complexities, real estate costs). If the applicant has not itself constructed

comparable projects and relies on project information from other entities, the applicant may provide the information at whatever level of detail is available.

Table 6 – Cost of Comparable Projects

	Proposed Project	Project A	Project B	Project C
Technical Details				
Length (circuit km)/ Location/ Transmission Connections				
Project Surroundings (i.e., urban, semi-urban, rural)				
Environmental Issues				
In-Service Date				
OEB-Approved Cost Estimate				
Actual Total Cost				
Less: Non-Comparable Costs				
Total Comparable Project Costs				
Escalation Adjustment (if any)				
Total Escalated Comparable Project Costs				
Total cost per km (\$M/km)				

4.3.2.9 Connection Projects that also Address a Network Need

Certain connection projects might also address a network need that would have otherwise required an investment. The TSC allows costs associated with such connection projects to be apportioned between the customer(s) that caused the need for the connection investment and all customers, based on the proportional benefit between the connecting customer(s) and the overall system (i.e., all customers).

The criteria that must be met in order for an allocation of a portion of the costs to all customers through the network pool to be considered, for the purpose of sections 6.3.18 and 6.3.18A of the TSC, include a demonstration that electricity customers would directly benefit through either a reduction in their electricity bill (e.g., lower line losses) and/or an increase in reliability (e.g., load is restored more quickly after an outage). The broader system benefit must also be material and quantifiable (e.g., environmental benefits would not be considered in the allocation of costs).

The methodology to be used in determining the proportional benefit involves use of a proxy to estimate the cost to address each need – customer and broader system –

individually, as that provides the underlying basis to determine the apportionment. For example, if the most cost-effective investment that would only address the customer need is \$80 million and the separate investment that would only address the network need is \$20 million, the customer would be allocated 80% of the cost of the single investment that addresses both needs, while 20% of the cost would be allocated to the network pool.

As such, where a customer triggers the need for a new or modified transmission connection facility and that connection facility also addresses a network need, and where the applicant proposes to apportion some costs in relation to that facility to the network pool, the applicant shall provide the following information, in accordance with sections 6.3.18 and 6.3.18A of the TSC:

- identify the network system need that would be addressed
- indicate when that network system need was first identified
- identify the alternative investment (i.e., proxy) that was considered to address the network need as a separate project and the costs related to each such alternative
- where a proxy is used to determine the apportionment of costs to the network pool, an explanation should be provided regarding how it was determined to be the most appropriate (i.e., cost-effective) proxy
- the proposed apportionment of costs between the triggering transmission customer(s) and the network pool and any proposed allocation to embedded distributors, where the triggering transmission customer is a host distributor³⁸
- a detailed calculation showing how that apportionment was determined (accompanied by an explanation)³⁹
- a document that includes an assessment by the IESO confirming there is a broader network system need and that the proposed connection facility will also address that broader network system need. The IESO should also confirm the proxy (e.g., generation, other transmission) used to determine the apportionment of costs to the network pool is the most appropriate proxy

For clarity, a transmission network need must be demonstrated by the applicant. As a consequence, if a new or modified customer connection facility would also result in additional benefits accruing to the transmission network that do not address a

³⁸ The estimated allocation to embedded distributors should only be updated during the LTC proceeding if there is a material change to the allocation between the transmission customer and the Network pool. Such estimates for embedded distributors are intended to be for information purposes only and would not be approved by the OEB as part of the LTC proceeding.

³⁹ For further information on the proxy methodology, please see the OEB's September 21, 2017 [Notice](#) in the Regional Planning and Cost Allocation Review (EB-2016-0003).

demonstrated network need, there would be no apportionment to the Network pool related to those additional benefits. For example, if it resulted in an improvement in the timing of load restoration but the load restoration criteria in the IESO's Ontario Resource and Transmission Assessment Criteria (ORTAC) document were already being met, there should be no apportionment to the Network pool.

4.3.2.10 Connection Projects Requiring Network Reinforcement

Certain connection projects may require network reinforcement in order to proceed. In circumstances in which a connection project will trigger the requirement for network reinforcement, the applicant must file a forecast of those reinforcement costs and supply specific information on the nature and magnitude of the network impacts (e.g., changes in generation dispatch and transmission line losses).

With these types of applications, the OEB may determine that a transmitter(s) needs to apply for a LTC to make the required network upgrades triggered by the proposed connection project. If a LTC is necessary, the OEB may invite the transmitter(s) to make the needed applications at the same time, or immediately following, the application of the initial applicant.

Applicants are referred to the TSC in regard to cost responsibility for necessary network reinforcement. Section 6.3.5 of the TSC states that:

A transmitter shall not require any customer to make a capital contribution for the construction of or modifications to the transmitter's network facilities that may be required to accommodate a new or modified connection. If exceptional circumstances exist so as to reasonably require a customer to make a capital contribution for network construction or modifications, the transmitter or any other interested person may apply to the Board for direction."

Where the transmitter determines that a customer's new or modified connection facility that is the subject of the application has caused the need for a network facility investment that includes some assets that serve a connection function, the transmitter shall propose a reasonable allocation of the costs associated with the new or modified network facility to the customer. The OEB issued a [Bulletin](#) on September 29, 2022 that clarifies the circumstances under which regulated electricity transmitters should allocate costs associated with network facility upgrades to a generator or load customer connecting to the transmission system.⁴⁰

⁴⁰ The September 2022 Bulletin updates and supersedes Compliance Bulletin 200606, issued September 11, 2006.

4.3.2.11 Transmission Rate Impact Assessment

The OEB requires information relating to the rate impacts anticipated from transmission investments that require LTC approval. The information must cover the short-term impacts as well as long-term impacts of the proposed project. The applicant should refer to the most recent version of the Filing Requirements for Transmission Rate Applications.⁴¹ A detailed 25-year discounted cash flow and incremental revenue requirement analysis is to be provided based on the estimated project cost.

Based on the load forecast, capital costs and ongoing maintenance costs, the Network, Line Connection and Transformation Connection Pool rate impacts associated with the Uniform Transmission Rates are to be calculated to determine the impact on a typical residential customer who is on the Regulated Price Plan. The monthly bill impact should be summarized as shown in the Table below.

Table 7 – Impact on Typical Residential Customer Bill

A	Typical Residential Customer Bill	\$ per month
B	Transmission component of bill	\$ per month
C	Network Pool share of Transmission component	\$ per month
D	Line Connection Pool share of Transmission component	\$ per month
E	Transformation Connection Pool share of Transmission component	\$ per month
F	Impact on Network Provincial Uniform Rates	0.00%
G	Impact on Line Connection Pool Provincial Uniform Rates	0.00%
H	Impact on Transformation Connection Pool Provincial Uniform Rates	0.00%
I	Change in Transmission costs for typical bill (C x F)	\$ per month
J	Net Impact on Typical Residential Customer Bill (I / A)	0.00%

4.3.2.12 Establishment of Deferral Accounts

In the event an applicant seeks an accounting order to establish a new deferral or variance account, the following eligibility criteria must be met:⁴²

- Causation - The forecasted amount to be recorded in the proposed account must be clearly outside of the base upon which revenue requirement(s) as applicable were derived.

⁴¹ [Filing Requirements for Electricity Transmission Rate Applications](#), Chapter 2 (Revenue Requirement Applications).

⁴² For a discussion of the criteria for a deferral or variance account in the context of a LTC application, see for example, EB-2018-0117 (Hydro One – Barrie-Innisfil Upgrade).

- Materiality - The annual forecast amounts to be recorded in the proposed account must exceed the OEB-defined materiality threshold⁴³ and have a significant influence on the operation of the transmitter. Otherwise, they must be expensed or capitalized in the normal course and addressed through organizational productivity improvements.
- Prudence - The nature of the amounts and forecast quantum to be recorded in the proposed account must be based on a plan that sets how the amounts will be reasonably incurred, although the final determination of prudence will be made at the time of disposition. For any costs incurred, in terms of the quantum, this means that the applicant must provide evidence demonstrating why the option selected represents the cost-effective option (not necessarily least initial cost) for ratepayers.

Additionally, applicants must include a draft accounting order with a description of the mechanics of the account, and provide examples of general ledger entries, and the proposed account duration.

If the applicant is an existing rate-regulated transmitter, the applicant must indicate whether the project was included in a Transmission System Plan submitted under the OEB's Filing Requirements for Revenue Requirement Applications. If the project was included in a Transmission System Plan, the applicant must confirm whether the project was presented separately or as part of a portfolio of projects. If it was not included, the applicant must explain why not.

4.3.2.13 Capital Contribution Period

The TSC states "where a distributor is required under this Code to provide a capital contribution to a transmitter, the transmitter shall permit the capital contribution to be provided in equal installments over a period not to exceed five years unless a longer period is approved by the Board."⁴⁴

Where a distributor has informed the transmitter that it intends to provide a capital contribution in installments⁴⁵, the transmitter should advise the OEB in its application of the distributor's intent, and the distributor or applicant (on the distributor's behalf) must file:

⁴³ Materiality thresholds are addressed in section 2.1.1. of the OEB's [Filing Requirements for Electricity Transmission Rate Applications](#), Chapter 2 (Revenue Requirement Applications).

⁴⁴ Section 6.3.19 of the TSC. In an OEB [Notice](#) dated August 23, 2018 related to TSC amendments, the OEB stated: "An OEB Decision approving an extension would still be required on a case-by-case basis for the [capital contribution] installment period to exceed five years. The OEB currently foresees only one justification for an extended period. That is, where the consumer bill impacts are still too high and continue to present a barrier to the implementation of a regional plan."

⁴⁵ Including where a distributor has applied for a period beyond five years.

- annual total bill impacts over the installment period, reflecting when the asset comes into service and when rates are rebased, both with and without the extended capital contribution period
- any financial or other reasons for the request
- a draft accounting order for the project that will track the outstanding capital contribution and interest, if applicable

4.3.2.14 Project Schedule

The applicant must summarize the proposed project's key milestones, for line and station work as applicable, including estimated start and completion dates for the following:

1. LTC approval
2. receipt of other key permits and approvals
3. property rights acquisition
4. detailed engineering
5. major material ordered
6. construction
7. commissioning
8. in-service
9. site remediation

If necessary, the applicant may provide start and completion dates for other schedule milestones.

In cases where a project requires coordination with another transmitter or transmitters, the applicant must summarize key inter-dependencies (such as station work and line work) and any critical path approvals (such as environmental approvals). The applicant must describe the co-ordination efforts that are being undertaken or are planned to be undertaken among the transmitters involved and identify coordination issues or risks and their potential impacts on the project schedule.⁴⁶

4.3.3 Exhibit C: Project Details

This section of the application must provide detailed information on the project, focusing

⁴⁶ See, for example, EB-2017-0182 (East-West Tie) which noted the interdependencies of EA approvals for the project that was subject of the LTC application as well as related Hydro One projects.

on identifying project design features of and operational procedures for the proposed facilities.

4.3.3.1 The Route

The OEB expects the LTC application to be for a single route. Consistent with section 94 of the Act, the OEB requires that an applicant file with their LTC application a map showing the general location of the proposed facilities and includes the municipalities, highways, railways, utility lines and navigable waters that the pipeline will go through, over, under, upon or across. The map must be suitable for print publication.

Any variances to the approved route following OEB approval may require further review by the OEB. In the course of detailed design and construction some minor deviations from the original route may be required, and the applicant is obligated to advise the OEB, which will decide if such changes are of sufficient significance to warrant further examination. Generally, changes will be significant if new or existing landowners or public land are affected.

4.3.3.2 Description of the Physical Design

The applicant should provide the following information on the physical design of the project:

1. a section-by-section description of the physical form of the line
2. transmission line details, including conductor type, ratings
3. transmission structure description including the variety of towers
4. transmission cable burial information and cross-section
5. a description of line terminations
6. a description of any associated stations

4.3.3.3 Maps

The applicant must provide maps of the proposed route. The maps should provide the following information:

1. the route of the line and the Lot number and Concession number of the land over, under, on or adjacent to which the line runs
2. the plan of each section of the transmission line in relation to the description and indicating clearances to the land profile or, where buried, in relation to the surface
3. the right-of-way dimensions
4. an indication of where the route crosses privately owned land

4.3.4 Exhibit D: Design Specification and Operational Data

4.3.4.1 Operational Details

The applicant must provide information on the planned operation of the transmission line including details on the control stations and monitoring and metering locations. The applicant must also specify whether the project will involve a relocation or reconfiguration of facilities (such as existing circuits or terminal stations) and whether a change to their operation will be required.

Where applicable, the applicant should identify any change in the electrical location of customer connections. Applicable details on any telecom facilities included as part of the project should also be noted.

4.3.5 Exhibit E: Land Matters

The following information with respect to land matters is required in support of an application for LTC:

4.3.5.1 Description of Land Rights Required

A description and summary table of the land rights required must be provided, including:

1. the type of land rights proposed to be acquired for the project and related facilities and the type of land use agreement required (e.g., purchase, permanent easement, temporary easement, temporary working area, etc.)
2. the nature of land ownership along the proposed route (i.e., freehold, Crown or public lands)
3. where no new land rights are required, a description of the existing land rights that allow for the project
4. the width(s) of any right-of-way required on new and/or existing easements
5. the location and ownership of land with existing easements and of any new land use rights that will be required
6. the need and amount of additional temporary working rights required at designated locations such as crossings of rivers, roads, railways, drains and other facilities
7. where section 41(9) of the Electricity Act may be brought to bear for the use of public roads and highways as part of the route

4.3.5.2 Land Acquisition Process

A description of the land acquisition process including:

1. A summary of all land negotiations to date, including their status, any contentious issues and the applicant's proposed approach to resolution
2. An affidavit of title search attesting to the work that was done to identify affected landowners and listing the affected landowners:
 - a. a confidential listing of affected landowners, their contact information, and a description of their property⁴⁷
 - b. a second, non-confidential copy of this listing with any personal information redacted
3. Evidence of discussion and/or agreements regarding sections of the route where section 41(9) of the *Electricity Act* may be applicable, as well as discussion regarding any disagreement over the location of structures, equipment or facilities over, under or on public streets and highways, may be applicable

4.3.5.3 Land-related Forms

Section 97 of the Act states that the OEB may not grant LTC until the applicant satisfies the OEB that they have offered or will offer an agreement in the form approved by the OEB to each owner of land affected by the approved route or location of the facilities to be constructed.

Appendix B sets out the standard elements that are expected to be included in an agreement.⁴⁸ An applicant must provide the form of agreement to the landowner's attention, and it is expected that this form of agreement will be the initial starting point for a negotiation between a landowner and applicant. However, it is open to the landowner and applicant to develop the substantive content of these clauses and any other clauses mutually agreed to in the agreement.⁴⁹ Further, with the mutual agreement of both the landowner and the applicant, certain clauses may be eliminated in appropriate circumstances. Different provisions may be appropriate for different types of land use

⁴⁷ For guidance on filing personal information, applicants should consult the Rule 9A of the OEB's *Rules of Practice and Procedure* and Part 10 of the OEB's *Practice Direction on Confidential Filings*.

⁴⁸ A sample easement agreement may be found at [EB-2018-0108](#), Exhibit E, Tab 1, Schedule 3, Attachment 1. A sample working area agreement may be found at [EB-2018-0263](#), Exhibit A, Tab 10, Schedule 2, Page 12.

⁴⁹ In *Conserve Our Rural Environment v Dufferin Wind Power Inc.* (2013) ONSC 7307, ("CORE") Justice Gordon stated:

It is important to understand that what the Board approved was a *form* of agreement which is the subject of subsequent negotiation between the parties. It represents terms from which the party propounding the project may not unilaterally resile.

agreement, however the OEB considers a provision for independent legal advice to be a particularly important element to any proposed land use agreement.

An applicant may file for approval its form(s) of land use agreement(s) even if it is not certain they will be needed (e.g., in some cases it is not certain that a temporary work area easement will be required).

The applicant should confirm if the forms of agreements are consistent with any similar agreements approved by the OEB in previous LTC decisions. If so, the case number of the Decision and Order in which they were approved must be referenced. In the instance in which two or more parties file a joint application, clarity must be provided as to which party, or parties, is/are requesting approval of the forms of agreements.

The following table should be used to provide information regarding forms of agreements. The information in the chart below is provided as an example only.

Table 8 – Overview of Forms of Agreements

Forms of Agreements	Location in Application	File Number of any OEB Decision and Order Approving a similar Form of Agreement
Early Access Agreement	Attachment 7 to Exhibit E, Tab 1, Schedule 1	EB-2019-0077

4.3.5.4 Early Access to Land

As discussed in section 4.2.1 of these filing requirements, under section 98(1) of the Act, a person that has obtained LTC or is exempt from the need to obtain LTC may enter onto the proposed project land in order to conduct surveys and examinations that are necessary for fixing the site of the work. In addition, where the proposed work is the expansion or reinforcement of a transmission system, any person who is required by the OEB pursuant to a condition of the person’s licence to expand or reinforce the transmission system may enter on the subject land. Persons who may enter onto land under section 98(1) of the Act do not need to make an application to the OEB to do so.

A person who does not qualify under section 98(1) must apply to the OEB under section 98(3) of the Act for an order authorizing that person to enter on land. In order to qualify for an order authorizing entry onto land under section 98(3), the applicant must meet the requirements of sections 98(3) and 98(4).

4.3.6 Exhibit F: System Impact Assessment

All applicants are required to provide evidence to the OEB that connection of the

proposed transmission project will not affect the reliability of the IESO-controlled grid. This takes the form of a System Impact Assessment (SIA) conducted by the IESO as a part of the IESO Connection Assessment and Approval process.

The IESO evaluates the design of the project and its impact on the reliability of the integrated power system and identifies any transmission facility enhancements that may be required in order for the facilities to have no negative effect upon the reliability of the grid. The Applicant must provide a statement confirming that it will implement the Requirements noted by the IESO in the SIA.

Where a draft SIA is filed, the applicant must inform the OEB when the final SIA will be available. Upon receipt of the final SIA, the applicant must file it with the OEB during the LTC application proceeding and confirm any differences between the draft SIA and the final SIA.

Any material deviations to the approved route, design or operation following OEB approval will require further confirmation from the applicant that the results of the SIA remain valid.

4.3.7 Exhibit G: Customer Impact Assessment

All applicants are required to provide evidence to the OEB that the incorporation of the proposed project will not degrade the electricity service of customers of the transmitter to which the proposed project is connecting. This evidence takes the form of a Customer Impact Assessment (CIA).

The CIA report is to be completed by the transmitter to which the applicant's transmission facilities are proposed to be connected as specified in the TSC and in the transmitter's OEB-approved connection procedures.

Where a draft CIA is filed, the applicant must inform the OEB when the final CIA will be available. Upon receipt of the final CIA, the applicant must file it with the OEB during the LTC application proceeding and confirm any differences between the draft CIA and the final CIA.

Material deviations to the approved route, design or operation following OEB approval will require further confirmation from the applicant that the results of the CIA remain valid.

4.3.8 Exhibit H: Regional and Bulk Planning

4.3.8.1 Integrated Regional Resource Plan

An Integrated Regional Resource Planning (IRRP) process is led by the IESO to determine the appropriate mix of non-wire and wires solutions to meet the needs in a

region. An application for a project that derives from a regional plan must include the full IRRP report, where available. In some instances, the needs assessment and/or scoping assessment (which precede the IRRP and RIP stages in the formalized Regional Planning Process), may conclude that a need should proceed directly to a RIP without initiating an IRRP. In these instances, an IRRP may not be available for a project derived from a regional plan.

4.3.8.2 Regional Infrastructure Plan

A Regional Infrastructure Planning (RIP) process is led by the lead transmitter to carry out a more detailed assessment of wires solutions in a region. An application for a project that derives from a regional plan must include the full RIP report. If a RIP has been completed without an IRRP, evidence from the needs assessment report or scoping assessment report may be provided to demonstrate why a non-wires solution was not deemed suitable for addressing the identified need, and an IRRP not pursued.

4.3.8.3 Bulk System Plan

The IESO leads bulk planning to address Ontario's electricity needs, such as ensuring the adequacy of resources and transmission to reliably supply the demand. Bulk system plans produced by the IESO may recommend specific transmission investments to support long-term bulk system reliability, compliance with standards and criteria set by NERC and NPCC, improve economic efficiency of the bulk power system and electricity markets, address provincial growth requirements, and/or meet public policy objectives. An application for a transmission project that derives from an IESO bulk system plan must include the full bulk system planning report, where available.

4.4 Information required of Non-Rate-regulated Applicants

The following filing requirements apply to LTC applications made by non-rate-regulated applicants.

4.4.1 Exhibit A: The Index

4.4.1.1 The Index

The first schedule in the application should be an index of the application. The table below illustrates the typical layout expected for a LTC application and lists where further detail regarding the content of each section can be found. The Table of Concordance at Appendix A is to be completed when transmitters do not provide the application information in the order specified in the table below.

Table 9 – Application Index

	Content	Described in
Exhibit A	The Index	4.4.1
Exhibit B	The Application	4.4.2
	Administrative Matters	4.4.2.1
	Project Overview	4.4.2.2
	Evidence in Support of Need for Non-rate-regulated Project	4.4.2.3
	Impact of Non-rate-regulated Project on Rate-regulated Transmitter	4.4.2.4
	Apportioning of Project Costs	4.4.2.5
	Connection Projects Requiring Network Reinforcement	4.4.2.6
	Project Schedule	4.4.2.7
Exhibit C	Project Details	4.4.3
	The Route	4.4.3.1
	Description of the Physical Design	4.4.3.2
	Maps	4.4.3.3
Exhibit D	Design Specification and Operational Data	4.4.4
	Operational Details	4.4.4.1
Exhibit E	Land Matters	4.4.5
	Description of Land Rights Required	4.4.5.1
	The Land Acquisition Process	4.4.5.2
	Land-related Forms	4.4.5.3
	Early Access to Land	4.4.5.4
Exhibit F	System Impact Assessment	4.4.6
Exhibit G	Customer Impact Assessment	4.4.7

4.4.2 Exhibit B: The Application

4.4.2.1 Administrative Matters

This section must include the formal signed application, which must incorporate the following:

1. the name of the applicant and any other parties acting as partners or joint applicants in the application
2. an outline of the business of the applicant and the parties in filing the application
3. an explanation of the purpose of the project for which LTC is being sought
4. a list of all other approvals requested from the OEB and reasoning for the need of such approvals and reference to applicable legislation
5. a concise description of the routing and location of the project, including the affected municipalities and regions
6. an indication of any shared corridors where there could be cross circuit interference, and of any issues related thereto with the owning authority
7. a description of project components, their locations, and purposes
8. an explanation of how the project is in the public interest, as defined by section 96(2) of the Act
9. the current project schedule
10. details of the authorized representative of the applicant, including the name, phone number, and email and delivery addresses

4.4.2.2 Project Overview

This section provides the background and a summary of the application which will assist the OEB in drafting a Notice of Hearing. It must include:

- a detailed description of location of the project and its components
- a map of the proposed facilities that is suitable for print publication. To be acceptable, the map must be in black and white, uncluttered, have large readable font; it must contain at least one landmark (city/town, major street, lake, railway line, etc.), a legend (that uses symbols, dashed lines and hashes rather than colours), a north arrow, and features mentioned in the application

- line drawings of the proposed project, showing supply connection(s) to the proposed facility and delivery facilities from the proposed facility to any adjacent transmission and/or distribution system(s)
- the nominal rating of the main components of the project, including transformers

4.4.2.3 Evidence in Support of Need for Non-Rate-regulated Project

Price is generally not a factor that is considered where the proponent is not rate-regulated, as the costs for the project are not passed on to consumers through transmission rates.

As noted in section 4.2.1, the Exemption Regulation may exempt a person from the requirement to obtain LTC where:

- construction, reinforcement or expansion of an electricity transmission line that is two kilometres or less in length⁵⁰
- where a person other than a licensed transmitter or licensed distributor is constructing, expanding or reinforcing a transmission line, if the cost of the work is exclusively paid for by that person⁵¹ or
- the transmission line work is undertaken pursuant to an agreement between a person and one or more customers that specifies that the cost of the construction, expansion or reinforcement is to be exclusively paid for by the customer(s) and none of the customers is a licensed transmitter or licensed distributor⁵²
- where a person is constructing, expanding or reinforcing a transmission line if:
 - the work is undertaken pursuant to an agreement between the person and one or more customers that specifies that the cost of work is to be exclusively paid for by the customer(s); and
 - none of the customers is a licensed transmitter or licensed distributor.⁵³

4.4.2.4 Impact of Non-rate-regulated Project on Rate-regulated Transmitter

Sometimes there may be related works to be completed in relation to the applied-for project. In circumstances in which the project will trigger the requirement for investment in the transmission network of a rate-regulated transmitter, the applicant shall file a forecast

⁵⁰ Exemption Regulation, Section 6.2(1)(c).

⁵¹ Exemption Regulation, as added by O. Reg. 511/22, section 6.2(1)(e). See also the Environmental Registry of Ontario (ERO) posting setting out the government's intention and rationale for this exemption ([ERO 019-3038](#)).

⁵² *Ibid*, section 6.2(1)(e.1).

⁵³ *Ibid*, section 6.2(1)(e.1), as added by O. Reg. 511/22.

of these costs.

The OEB requires a detailed reference to any applications or approvals for any other projects relating to the applied-for project, such as stations. The need for the other project(s) that are triggered by the non-rate-regulated funded project must also be described. For example, if there is an intermediate transmitter connection required outside of the current application then the applicant must provide the details in this section of the application, regardless of whether or not the related transmitter connection or station facility might in itself require LTC approval.

The OEB, for example, may not grant LTC a transmission line if a related project to connect it to the grid was not allowed to proceed, or if the proponent was not granted a generation licence to own and/operate the generation facility from which the line is intended to convey power. In such a case, the OEB may require evidence that the generation licence has been granted or make the LTC conditional on receipt of the licence.

Most of the projects proposed by non-rate-regulated applicants are designed to connect generation or load sites or plants to the existing IESO-controlled grid. The financial risk of constructing new transmission facilities lies with the project owner(s), and not with customers.

As customer funding is typically not involved, non-rate-regulated applicants generally do not need to satisfy the OEB that the expenditures on their own transmission facilities are cost-effective. However, in certain circumstances, owners of such facilities may be required by the OEB to share some or all of the costs associated with a transmission network reinforcement that their project triggered, as set out in Section 6.3 of the Transmission System Code (TSC). In that case, the OEB will want to ensure that the shared costs are appropriately allocated and will require detailed information to demonstrate the allocation of costs is appropriate. The TSC sets out how cost sharing will be determined.⁵⁴

4.4.2.5 Apportioning of Project Costs

Where there are costs which need to be apportioned between rate-regulated and non-rate-regulated parties, the non-rate-regulated applicant must provide details of an agreement on the apportioning of these costs to the rate-regulated party and applicants must provide details to the OEB which includes the costs to be borne by the rate-regulated transmitter. This must include the following, for line and station components separately, as applicable:

⁵⁴ TSC, Section 6.3.

1. labour
2. materials
3. acquisition of land use rights, and land acquisition including permanent and working easements, survey and appraisals, legal fees, crop and damage compensation
4. direct and indirect overheads
5. capitalized interest
6. contingency
7. other
8. class of the project cost estimate, consistent with applicable Association for the Advancement of Cost Engineering (AACE) recommended practice

The applicant should describe the process by which costs and contingencies to be borne by the rate regulated party were estimated and identify the class of the project cost estimate, consistent with applicable AACE recommended practice. Applicants should use the best available cost estimate at the time a LTC application is filed. While the OEB does not prescribe a specific class of cost estimate to be used in an application, the OEB notes that LTC applications have tended to reflect an AACE Class 3 level of accuracy.

The following table should be included to summarize the costs of the proposed project for line and station components separately, as applicable. The table may be modified as necessary.

Table 10 – Estimated Cost of Work (\$M)

	Line	Station	Total
Labour			
Materials			
Land rights			
Overheads (direct and indirect)			
Capitalized Interest			
Contingency			
Other (specify)			
Total Cost of Work			

Cost responsibility for the project is based on the trigger (cause) of the new or modified facility (e.g., customer load increase, end-of-life asset, etc.) and the beneficiary of the project. The applicant must explain how cost responsibility for the project was determined in a manner that is consistent with the cost responsibility rules in section 6.3 of the TSC.

Where the proportional benefit approach set out in the TSC applies⁵⁵, the cost apportionment between the triggering customer(s) and the Network Pool⁵⁶ is to be provided using the table below.

Table 11 – Project Cost Responsibility by Facility Type

	Total Project Connection Cost (by Facility Type)	Cost Responsibility			
		Customer		Network Pool	
	(\$M)	(\$M)	%	(\$M)	%
Transmission Line Facilities					
Station Facilities					
Total			-		-

Where the applicant proposes to apportion costs with a rate regulated party, information must also be provided on the costs of similar projects constructed by the applicant or by other entities for comparison purposes. The applicant is required to provide information about the cost of the three most recent comparable projects constructed by the applicant or by other entities (if the applicant has less than three comparable projects), escalated by inflation to the current year.

The information on comparable projects should include a brief description of the projects and their costs, the in-service year of the comparator projects, and similarities and differences in voltage level, number of circuits, type of towers, type of terrain, etc. The applicant may add additional comparison items as necessary. The applicant should provide a summary comparison in a table like the one below, which may be modified as necessary.

To facilitate comparison, the applicant may adjust the costs of comparator projects to reflect key differences between them and the proposed project (e.g., different project scopes, additional complexities, real estate costs). If the applicant has not itself constructed comparable projects and relies on project information from other entities, the applicant may provide the information at whatever level of detail is available.

⁵⁵ Section 6.3.18 of the TSC.

⁵⁶ The transmission lines that are used for the common benefit of all customers are categorized as Network Lines and the corresponding terminating facilities are Network Stations. These facilities make up the Network Pool.

Table 12 – Cost of Comparable Projects

	Proposed Project	Project A	Project B	Project C
Technical Details				
Length (circuit km)/ Location/ Transmission Connections				
Project Surroundings (i.e., urban, semi- urban, rural)				
Environmental Issues				
In-Service Date				
OEB-Approved Cost Estimate				
Actual Total Cost				
Less: Non- Comparable Costs				
Total Comparable Project Costs				
Escalation Adjustment (if any)				
TOTAL Escalated Comparable Project Costs				
Total cost per km (\$M/km)				

4.4.2.6 Connection Projects Requiring Network Reinforcement

Certain connection projects may require network reinforcement in order to proceed. In addition to specifying the network reinforcement costs payable by the applicant under the TSC, the applicant must supply specific information on the nature and magnitude of the network impacts (e.g., changes in generation dispatch and transmission line losses).

With these types of applications, the OEB may determine that a transmitter(s) needs to apply for a LTC to make the required network upgrades triggered by the proposed connection project. If a LTC is necessary, the OEB may invite the transmitter(s) to make the needed applications at the same time, or immediately following, the application of the connecting customer. Applicants are referred to the TSC in regard to cost responsibility for necessary network reinforcement. Section 6.3.5 of the TSC states that:

A transmitter shall not require any customer to make a capital contribution for the construction of or modifications to the transmitter's network facilities that may be required to accommodate a new or modified connection. If exceptional circumstances exist so as to reasonably require a customer to make a capital contribution for network construction or modifications, the transmitter or any other interested person may apply to the Board for direction.

4.4.2.7 Project Schedule

The applicant must summarize the proposed project's key milestones, for line and station work as applicable, including estimated start and completion dates for the following:

1. LTC approval
2. receipt of other key permits and approvals
3. property rights acquisition
4. completion of detailed engineering
5. major material ordered
6. construction
7. commissioning
8. in-service
9. completion of site remediation

If necessary, the applicant may provide start and completion dates for other schedule milestones.

4.4.3 Exhibit C: Project Details

This section of the application must provide detailed information on the project, focusing on identifying project design features of and operational procedures for the proposed facilities.

4.4.3.1 The Route

The OEB expects the LTC application to be for a single route. Consistent with section 94 of the Act, the OEB requires that a map of the proposed route be filed with the application.

Any variances to the approved route following OEB approval may require further

review by the OEB. In the course of detailed design and construction some minor deviations from the original route may be required, and the applicant is obligated to advise the OEB, which will decide if such changes are of sufficient significance to warrant an examination. Generally, changes will be significant if new or existing landowners or public land are affected.

4.4.3.2 Description of the Physical Design

The applicant should provide the following information on the physical design of the project:

1. a section-by-section description of the physical form of the line
2. transmission line details, including conductor type, ratings
3. transmission structure description including the variety of towers
4. transmission cable burial information and cross-section
5. a description of line terminations
6. a description of any associated stations

4.4.3.3 Maps

The applicant should provide maps of the proposed route. The maps should provide the following information:

1. the route of the line and the Lot number and Concession number of the land over, under, on or adjacent to which the line runs
2. the plan of each section of the transmission line in relation to the description and indicating clearances to the land profile or, where buried, in relation to the surface
3. the right-of-way dimensions and an indication of where the route crosses privately owned land

4.4.4 Exhibit D: Design Specification and Operational Data

4.4.4.1 Operational Details

The applicant must provide information on the planned operation of the transmission line, including details on the control stations and monitoring and metering locations. The applicant must also specify whether the project will involve a relocation or reconfiguration of facilities (such as existing circuits or terminal stations) and whether a change to their operation will be required.

Where applicable, the applicant should identify any change in the electrical location of customer connections. Applicable details on any telecom facilities included as part of the project should also be noted.

4.4.5 Exhibit E: Land Matters

The following information with respect to land matters is required in support of an application for LTC:

4.4.5.1 Description of Land Rights Required

A description and summary table of the land rights required must be provided including:

1. the type of land rights proposed to be acquired for the project and related facilities and the type of land use agreement required (e.g., purchase, permanent easement, temporary easement, temporary working area, etc.)
2. the nature of land ownership along the proposed route (i.e., freehold, Crown or public lands)
3. where no new land rights are required, a description of the existing land rights that allow for the project
4. the widths of any right-of-way required on new and / or existing easements
5. the location and ownership of land with existing easements and of any land use rights that will be required
6. the need and amount of additional temporary working rights required at designated locations such as crossings of rivers, roads, railways, drains and other facilities.
7. where section 41(9) of the *Electricity Act* may be brought to bear for the use of public roads and highways as part of the route

4.4.5.2 The Land Acquisition Process

A description of the land acquisition process including:

1. a summary table of all land negotiations to date, including their status, any contentious issues and the applicant's proposed approach to resolution
2. an affidavit of title search attesting to the work that was done to identify affected landowners and listing the affected landowners.

- a. a confidential listing of affected landowners, their contact information, and a description of their property⁵⁷
 - b. a second non-confidential copy of this listing with any personal information redacted
3. evidence of discussion and/or agreements regarding sections of the route where section 41(9) of the Electricity Act may be applicable, as well as discussion regarding any disagreement over the location of structures, equipment or facilities over, under or on public streets and highways, as may be applicable

4.4.5.3 Land-related Forms

Section 97 of the Act states that the OEB may not grant LTC until the applicant satisfies the OEB that they have offered or will offer an agreement in the form approved by the OEB to each owner of land affected by the approved route or location of the facilities to be constructed.

Appendix B sets out the standard elements that are expected to be included in an agreement.⁵⁸ An applicant must provide the form of agreement to the landowner's attention and it is expected that this form of agreement will be the initial starting point for a negotiation between a landowner and applicant.⁵⁹ However, it is open to the landowner and applicant to develop the substantive content of these clauses and any other clauses mutually agreed to in the agreement. Further, with the mutual agreement of both the landowner and applicant, certain clauses may be eliminated in appropriate circumstances. Different clauses may be appropriate for different types of land use agreement, however the OEB considers a provision for independent legal advice to be a particularly important element to any proposed land use agreement.

An applicant may file for approval of its forms of land use agreements even if it is not certain they will be needed (e.g., in some cases it is not certain that a temporary work area easement will be required).

The applicant should confirm if the forms of agreements are consistent with any similar agreements approved by the OEB in previous LTC decisions. If so, the case number of the Decision and Order in which they were approved must be referenced. In the instance in

⁵⁷ For guidance on filing personal information, applicants should consult Rule 9A of the OEB's *Rules of Practice and Procedure* and Part 10 of the OEB's *Practice Direction on Confidential Filings*.

⁵⁸ A sample easement agreement may be found at EB-2018-0108, Exhibit E, Tab 1, Schedule 3, Attachment 1. A sample working area agreement may be found at EB-2018-0263, Exhibit A, Tab 10, Schedule 2, Page 12.

⁵⁹ In *Conserve Our Rural Environment v Dufferin Wind Power Inc.* (2013) ONSC 7307, ("CORE") Justice Gordon stated:

It is important to understand that what the Board approved was a *form* of agreement which is the subject of subsequent negotiation between the parties. It represents terms from which the party propounding the project may not unilaterally resile.

which two or more parties file a joint application, clarity must be provided as to which party, or parties, is/are requesting approval of the forms of agreements.

The following table should be used to provide information regarding the forms of agreements. The information in the chart below is provided as an example only.

Table 13 – Overview of Forms of Agreements

Forms of Agreements	Location in Application	File Number of any OEB Decision and Order Approving a similar Form of Agreement
Early Access Agreement	Attachment 7 to Exhibit E, Tab 1, Schedule 1	EB-2019-0077

4.4.5.4 Early Access to Land

As discussed in section 4.2.1, under section 98(1) of the Act, a person that has obtained LTC or is exempt from the need to obtain LTC, may enter onto the proposed project land in order to conduct surveys and examinations that are necessary for fixing the site of the work. In addition, where the proposed work is the expansion or reinforcement of a transmission system, any person who is required by the OEB pursuant to a condition of the person’s licence to expand or reinforce the transmission system may enter on the subject land. Persons who may enter onto land under section 98(1) of the Act do not need to make an application to the OEB to do so.

A person who does not qualify under section 98(1) must apply to the OEB under section 98(3) of the Act for an order authorizing that person to enter on land. In order to qualify for an order authorizing entry onto land under section 98(3), the applicant must meet the conditions in section person meets the requirements of sections 98(3) and 98(4).

4.4.6 Exhibit F: System Impact Assessment

All applicants are required to provide evidence to the OEB that connection of the proposed transmission project will not affect the reliability of the IESO-controlled grid. This takes the form of a System Impact Assessment (SIA) conducted by the IESO as a part of the IESO Connection Assessment and Approval process.

The IESO evaluates the design of the project and its impact on the reliability of the integrated power system and identifies any transmission facility enhancements that may be required in order for the facilities to have no negative effect upon the reliability of the grid. The applicant must provide a statement confirming that it will implement the

Requirements noted by the IESO in the SIA.

Where a draft SIA is filed, the applicant must inform the OEB when the final SIA will be available. Upon receipt of final SIA, the applicant must file it with the OEB during the LTC application proceeding and confirm any differences between the draft SIA and the final SIA.

Any material deviations to the approved route, design or operation following OEB approval will require further confirmation from the applicant that the results of the SIA remain valid.

4.4.7 Exhibit G: Customer Impact Assessment

All applicants are required to provide evidence to the OEB that the incorporation of the applied for facilities will not degrade the electricity service of customers of the transmitter to which the proposed project is connecting. This evidence takes the form of a Customer Impact Assessment (CIA).

The CIA report is to be completed by the transmitter to which the applicant's transmission facilities are proposed to be connected as specified in the TSC and in the transmitter's OEB-approved connection procedures.

Where a draft CIA is filed, the applicant must inform the OEB when the final CIA will be available. Upon receipt of the final CIA, the applicant must file it with the OEB during the LTC application proceeding and confirm any differences between the draft CIA and the final CIA.

Any material deviations to the approved route, design or operation following OEB approval will require further confirmation from the applicant that the results of the CIA remain valid.

4.5. Expropriation

4.5.1 Introduction

A person that has received LTC from the OEB or is exempt from the requirement under section 95 or by regulation may apply for authorization to expropriate land for the work under section 99 of the Act. As discussed in section 4.2.1 of these filing requirements, the OEB may make an order authorizing the expropriation if it determines that the expropriation is in the public interest.

The main issue in an expropriation proceeding is not whether the project itself is in the public interest but whether the specific expropriations requested are in the public interest. In determining whether the proposed expropriation is in the public interest, the OEB has taken into account the objectives of the Act, the broad public interest, and the interests of the parties to the proceeding. For example, in previous cases the OEB has considered the following issues⁶⁰:

1. are the specific interests in the lands requested for expropriation appropriate and have reasonable steps been taken to minimize the impact of the proposed expropriation on the subject properties?
2. what conditions, if any, should be attached to the OEB's order?

If the OEB grants authority to expropriate land, absent agreement between the parties, the process set out in the *Expropriations Act* must be followed to determine the amount of compensation to be paid.

4.5.2 Filing Requirements

Expropriation applications must contain:

1. a draft Expropriation Plan (i.e., technical drawing) that is suitable for registration at an Ontario Land Registry Office, that shows the location of electricity infrastructure on the land, and the boundaries of the land that is proposed to be expropriated
2. a description of the land rights subject to the expropriation application (e.g., fee simple purchase, permanent easements, term of temporary land use rights) including such things as the general location (e.g., town, municipality), size (e.g., m², acres) and unique identifier (e.g., Property Identification Number, lot/concession)

⁶⁰ See, for example, EB-2010-0023 (Hydro One - Bruce to Milton Transmission Reinforcement Project). The OEB considered similar issues in EB-2019-0127 related to NextBridge Infrastructure LP's application for authority to expropriate certain interests in land required to construct the East West Tie Project.

3. the names of all persons having an apparent interest in the land

The applicant must demonstrate due diligence in negotiating settlements with impacted landowners, relevant lienholders, and other encumbrancers, including a list of issues and explanation(s) of how each issue was resolved or proposed to be resolved.

The applicant should file sufficient information for the OEB to determine whether the proposed expropriation is in the public interest taking into account the following issues that the OEB typically determines in an expropriation application:

- whether the project for which the expropriation of lands is proposed has been determined to be in the public interest (i.e., in a LTC decision or government directive)
- whether the specific interests in the lands requested for expropriation are appropriate
- whether reasonable steps have been taken to minimize the impact of the proposed expropriation on the subject properties and on landowners
- what conditions should be attached to the OEB's order
- whether a decommissioning and abandonment plan is appropriate and reasonable

4.5.3 Post-hearing Filings

A person that has received authorization from the OEB for expropriation is required by the OEB to:

1. Provide to the OEB a Mylar original of the final Expropriation Plan for each property subject to the OEB's expropriation decision.⁶¹ Once the final Expropriation Plan is approved and endorsed by the OEB, the OEB will return it to the person for certification so that the certified Expropriation Plan can be registered with the appropriate Land Registry Office. The purpose of the OEB's endorsement is to confirm that the legal description of the affected property shown in the Expropriation Plan is exactly the same as the legal description of that property in the OEB's expropriation decision. The person must file the certified Expropriation Plan with the Land Registry Office within three months of the date of the OEB's decision.
2. Inform the OEB of any modifications in the legal description of interests in lands authorized for expropriation by the OEB decision. If there are changes, the OEB's decision will need to be varied to reflect the changes in legal description.

⁶¹ The exact wording of the certification text that the applicant places on the Expropriation Plan before it provides it to the OEB for certification should be obtained from the Land Registry Office.

3. Inform the OEB immediately if it has reached a negotiated settlement with respect to any of the properties authorized for expropriation by the OEB decision. In that event, the OEB decision will need to be varied to remove the authorization for properties where expropriation is no longer needed.

4.6 Changes to OEB-Approved Project

One of the OEB's standard conditions of approval for electricity LTC applications requires the applicant to advise the OEB of any material changes to the OEB-approved project, including but not limited to changes in the proposed route, construction schedule, necessary environmental assessment approvals, and all other approvals, permits, licences, certificates and rights required to construct the project (Notice of Change).

As indicated in section 4.2.2 above, it is possible that non-OEB approvals may result in material changes to the project after the project has been granted LTC by the OEB (for example, a routing change or the imposition of additional project costs that were not known when the OEB granted LTC). Under such circumstances, an applicant is required by the standard conditions of a LTC order to advise the OEB. As noted in section 4.1, and set out in the [delegation](#), certain matters may be determined by an employee of the OEB pursuant to delegated authority, including certain types of project changes following an order granting LTC approval. Depending on the nature and materiality of the change, the OEB may need to issue a decision approving the variance to the earlier order granting leave to construct.⁶²

A Notice of Change may be made in the form of a letter that addresses the nature and extent of any changes. The letter must clearly explain the nature and extent of the proposed change, the rationale for the proposed change, and its impact on the following, as applicable: the need for the project, project costs, reliability, and the conclusions of the SIA and CIA and impacts on municipalities and landowners. Where applicable, the location of the proposed change should be illustrated on a map or drawing.

Whenever possible, tables should be used to summarize the change (e.g., in cases where several parcels of land are impacted, a table should be used to summarize the property identification numbers, the landowner names, the size of the impact in acres or other unit, the status of negotiations, and the type of agreements such as a fee simple purchase an easement).

⁶² See for example EB-2014-0017 where the OEB issued a Decision and Order varying its earlier decision in EB-2012-0438 granting leave to construct to Enbridge with respect to a natural gas pipeline in Ottawa. The original order included a condition that the authorization for leave to construct would terminate by a certain date unless construction was commenced prior to that date. Enbridge filed a letter to inform the OEB that construction had not commenced and would not commence by the deadline specified in the original order. Enbridge requested that the OEB review and vary, on the OEB's own motion, the conditions in the original order. The order in EB-2014-0017 varied the original order to provide an extension to the deadline in the original order.

Appendix A: Application Table of Concordance

Exhibit	Content	Filing Requirements	Application Section
A	The Index	4.3.1	
B	The Application	4.3.2	
	Administrative Matters	4.3.2.1	
	Project Overview	4.3.2.2	
	Evidence in Support of Need for the Project	4.3.2.3	
	Project Categorization	4.3.2.4	
	Analysis of Alternatives	4.3.2.5	
	Project Costs	4.3.2.6	
	Risks	4.3.2.7	
	Comparable Projects	4.3.2.8	
	Connection Projects that Also Address a Network Need	4.3.2.9	
	Connection Projects Requiring Network Reinforcement	4.3.2.10	
	Transmission Rate Impact Assessment	4.3.2.11	
	Establishment of Deferral Accounts	4.3.2.12	
	Capital Contribution Period	4.3.2.13	
	Project Schedule	4.3.2.14	
C	Project Details	4.3.3	
	The Route	4.3.3.1	
	Description of the Physical Design	4.3.3.2	
	Maps	4.3.3.3	
D	Design Specification and Operational Data	4.3.4	
	Operational Details	4.3.4.1	
E	Land Matters	4.3.5	
	Description of Land Rights Required	4.3.5.1	
	Land Acquisition Process	4.3.5.2	
	Land-related Forms	4.3.5.3	
	Early Access to Land	4.3.5.4	
F	System Impact Assessment	4.3.6	
G	Customer Impact Assessment	4.3.7	
H	Regional and Bulk Planning	4.3.8	
	Integrated Regional Resource Plan	4.3.8.1	
	Regional Infrastructure Plan	4.3.8.2	
	Bulk System Plan	4.3.8.3	

Appendix B: Standard Elements of Land Use Agreements

The elements below provide the initial starting point for a negotiation between a landowner and an LTC applicant. However, it is open to the landowner and applicant to develop the substantive content of these elements and any other mutually agreed items to be included in the agreement. Incorporation of these elements does not limit the OEB's discretion to either approve or not approve a form of agreement submitted in a proceeding.

1. Legal Description of Properties

A section in the form of agreement for identifying the full legal description of each of the affected properties.

2. Description of the Area in Use

The portion of property to which the applicant is granted permission to use or access must be depicted visually. Such a depiction need not be elaborate, but a clear "drawing" of the relevant easement area will help provide clarity and avoid potential disputes. A professional survey is helpful.

3. Covenant Not to Disturb the Applicant's Use of Right to Access

Although it may have a clearly defined right to use the owner's property, the applicant must also be sure that the landowner's use of the property will not create practical problems. The land use agreement should include language that protects the rights of the applicant to undisturbed use of the easement.

4. Determination of Maintenance Obligations

Even after rights and non-disturbance issues are clarified, the parties to an easement agreement face the issue of who will take care of that portion of the property, pay for any needed repairs or address related problems that occur. The parties should determine who will maintain the area in use.

5. Decommissioning

A decommission clause should set out that the energy company will be responsible to cover the cost of decommissioning the facilities and restoring any damage done to the area in use. This clause should also have specific procedures for the decommissioning process.

6. Independent Legal Advice (ILA)

Provision must be made that both parties have had the option to obtain legal advice. ILA is commonly paid for by the applicant.

7. Liability: Indemnification and Exculpation

The agreement should reflect the parties' consideration of their potential liabilities with respect to their ownership or use of the property.

8. Insurance

An easement agreement needs to clearly state any obligations of the parties to maintain any forms of insurance. Considerations would obviously include property insurance, but may also include other coverage as well, as dictated by the circumstances.

9. Default Provisions and Termination

Some consideration must be made for events or behavior on the part of either party that will terminate the easement.

10. Dispute Resolution

Provision setting out the dispute resolution procedure to be used in case of disagreement.

End of document