



December 29, 2015

Delivered by Courier and RESS

Ms. Kirsten Walli
Board Secretary
Ontario Energy Board
2300 Yonge Street, 27th Floor
Toronto, Ontario
M4P 1E4

Dear Ms. Walli:

Re: EB-2015-0335 - Horizon Utilities Corporation - Application to Amend Licensed Service Area

Horizon Utilities Corporation ("Horizon Utilities") is a licensed electricity distributor in Ontario and operates under License Number ED-2006-0031. Horizon Utilities serves the cities of Hamilton and St. Catharines.

Horizon Utilities is making application to the Ontario Energy Board ("OEB" or the "Board") for the purpose of amending Horizon Utilities' service area as described in Schedule 1 of its Distribution License (ED-2006-0031) to include lands owned by 1356715 Ontario Inc. (the "Landowner"). These lands are located at 2100 Rymal Road East, Hannon, Ontario in the City of Hamilton and designated as part of Lot 3, Block 3, Part 1 and stops at the property line abutting Bellagio Avenue of the geographic Township of Binbrook. The land is located in the service area of Hydro One Networks Inc. ("Hydro One"). Hydro One supports this application and a letter of consent is included as Attachment 6.

Horizon Utilities requests that the Board proceed with this Application in an expeditious manner, and that this matter be disposed of without a hearing, pursuant to subsection 21(4) of the Ontario Energy Board Act, 1998.

Two hard copies of this letter and the Application will be delivered by courier.

Sincerely,

Original signed by Jamie Gribbon on behalf of

Indy J. Butany-DeSouza, MBA
Vice-President, Regulatory Affairs
Horizon Utilities Corporation

c: Joanne Richardson, Director – Major Projects and Partnerships, Hydro One Networks Inc.
Pasquale Catalano, Regulatory Analyst – Regulatory Affairs, Hydro One Networks Inc.

Service Area Amendment Application

Horizon Utilities Corporation

Date: December 29, 2015

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7.0 INTRODUCTION

This application (the “Application”) is structured to follow the minimum filing requirements for Service Area Amendments as specified by the Ontario Energy Board (“OEB” or the “Board”) in *Chapter 7 of the Filing Requirements for Transmission and Distribution Applications* (the “Filing Requirements”). The section numbering follows that of the Filing Requirements.

Horizon Utilities Corporation (“Horizon Utilities”) is a licensed electricity distributor and holds Electricity Distribution License No.ED-2006-0031. Horizon Utilities provides service to customers in the Cities of Hamilton and St. Catharines. Horizon Utilities is making application to the OEB for the purpose of amending Horizon Utilities’ service area as described in Schedule 1 of its Distribution License (ED-2006-0031) to include lands owned by 1356715 Ontario Inc. (the “Landowner”). These lands are located at 2100 Rymal Road East, Hannon, Ontario in the City of Hamilton and designated as part of Lot 3, Block 3, Part 1 and stops at the property line abutting Bellagio Avenue of the geographic Township of Binbrook. The land is located in the service area of Hydro One Networks Inc. (“Hydro One”).

Additionally, Horizon Utilities would like to update the Area Map to reflect a correction in the depiction of lands included in previous Service Area Amendments. In the Service Area Amendment Applications (EB-2012-0047 and EB-2014-0243), Horizon Utilities depicted 2080 Rymal Road East on its Area Map as Lot 3, Block 4, Concession 1, with the southern boundary ending just below Bellagio Avenue on the east side. In fact, the property includes Lots 3 and 4, Block 4, Concession 1 with the western boundary abutting the Summit Park development. Attachment 1 correctly depicts the property at 2080 Rymal Road East. This change to the map is provided for information only. Please see Attachment 1 for the correct depiction on the map. There is no requirement to update Schedule 1 of Horizon Utilities’ Licence for this change. Hydro One has confirmed the correction to the depiction on the map.

7.1 BASIC FACTS

7.1.1

Provide the contact information for each of the following persons: Contact information includes the name, postal code, telephone number, and, where available, the email address and fax number of the persons listed below.

7.1.1 (a)

The applicant

Horizon Utilities Corporation
55 John Street North
PO Box 2249, Station LCD 1
Hamilton, Ontario
L8N 3E4

Indy J. Butany-DeSouza, MBA
Vice-President, Regulatory Affairs
Telephone: (905) 317-4765
Facsimile: (905) 522-6570

Email: indy.butany@horizonutilities.com

7.1.1 (b)

The incumbent distributor

Hydro One Networks Inc.
483 Bay Street, 8th Floor, South Tower
Toronto, Ontario,
M5G 2P5

Pasquale Catalano
Regulatory Analyst – Regulatory Affairs
Telephone: (416) 345-5405
Facsimile: (416) 345-5866

Email: pasquale.catalano@hydroone.com

7.1.1 (c)

Every affected customer, landowner, and developer in the area that is the subject of the SAA application

The landowner is 1356715 Ontario Inc. (the "Landowner").

Contact information:

Multi-Area Development Inc.
301 Fruitland Road, Unit 10,
Stoney Creek, ON
L8E 5M1
Attn: Steve Spicer
Telephone number: 905-664-2623
Fax number: 905-662-8401

The only affected customer is:

Pattison Outdoor Advertising
2700 Matheson Blvd. East, Suite 500,
West Tower, Mississauga, ON, L4W 4V9

Contact information:

Frank Sturm
Leasing and Operations Project Manager
Telephone number - 905-282-6800
Fax number – 905-282-9698
Email address: fstrum@pattisonoutdoor.com

7.1.1 (d)

Any alternate distributor other than the applicant and the incumbent distributor, if there are any alternate distributors bordering on the area that is the subject of the SAA application

NOT APPLICABLE

7.1.1 (e)

Any representative of the persons listed above including, but not limited to, a legal representative

NOT APPLICABLE

7.1.2

Indicate the reasons why this amendment should occur and identify any load transfers eliminated by the proposed SAA

The service to this property is currently supplied by Hydro One. Hydro One approached Horizon Utilities to supply the service to this customer, as the line that they were using to supply the customer was encroaching on the other property. To avoid relocating the service for this customer, Hydro One and Horizon Utilities agreed that the most economical and practical option to service this property is to transfer the subject lands to Horizon Utilities.

DESCRIPTION OF PROPOSED SERVICE AREA

7.1.3

Provide a detailed description of the lands that are the subject of the SAA application. For SAA applications dealing with individual customers, the description of the lands should include the lot number, the concession number, and the municipal address of the lands. The address should include the street number, municipality and/or county, and postal code of the lands. For SAA applications dealing with general expansion areas, the description of the lands should include the lot number and the concession number of the lands, if available, as well as a clear, description of the boundaries of the area (including relevant geographical and geophysical features).

The subject property is located at 2100 Rymal Road East, Hannon, Ontario in the City of Hamilton. This is the parcel of land that sits between 2080 and 2120 Rymal Road. This lot is recognized as Lot 3 Block 3, Concession 1, Binbrook, ON.

Below is the detailed information of the property as per the Property Index Map received from Service Ontario. See Attachment 3.

Description from Property Index Map (excerpt) – “PT BLOCK 3, PLAN 62M1069, PART 1 ON 62R18761; T/W ROW ON PTS 2-6, PLAN 62R16649 AS IN BN7634 & BN8118; S/T EASEMENT IN GROSS OVER BLOCK 3, PLAN 62M1069 AS IN WE423754”.

7.1.4

Provide one or more maps or diagrams of the area that is the subject of the SAA application. The maps or diagrams must identify the following information:

7.1.4 (a)

The borders of the applicant's service area

See Attachment 1 – Area Map – showing the parcel of land surrounded by Horizon Utilities' service territory to the north, east and west that were awarded to Horizon Utilities through previous Service Area Amendment applications. The lands to the south of this parcel remain in Hydro One's service territory. See Attachment 2 – Plan of Survey – showing the parcel of land in greater detail; and Attachment 3 – Service Ontario – Property Index Map for the legal property description as per Service Ontario.

7.1.4 (b)

The borders of the incumbent distributor's service area

See Attachments 1, 2 and 3

7.1.4 (c)

The borders of any alternate distributor's service area, if applicable

NOT APPLICABLE

7.1.4 (d)

The territory surrounding the area for which the applicant is making the SAA application

See Attachments 1, 2 and 3

7.1.4 (e)

The geographical and geophysical features of the area including, but not limited to, rivers and lakes, property borders, roads, and major public facilities

See Attachments 1, 2 and 3

7.1.4 (f)

The existing facilities supplying the area that is the subject of the SAA application, if applicable, as well as the proposed facilities which will be utilized by the applicant to supply the area that is the subject of the SAA application (Note: if the proposed facilities will be utilized to also provide for expansion of load in the area that is the subject of the SAA application, identify that as well)

Horizon Utilities has a 27.6 kV feeder with a feeder of approximately 10 MVA of capacity immediately adjacent to the subject area of this Application

DISTRIBUTION INFRASTRUCTURE IN AND AROUND THE PROPOSED AMENDMENT AREA

7.1.5

Provide a description of the proposed type of physical connection (i.e., individual customer, residential subdivision commercial or industrial development, or general service area expansion)

The subject lands currently have no dwellings and the only connection is an overhead service to a billboard sign.

7.1.6

Provide a description of the applicant's plans, if any, for similar expansions in lands adjacent to the area that is the subject of the SAA application. Provide a map or diagram showing the lands where expansions are planned in relation to the area that is the subject of the SAA application

The subject land is adjacent to lands that are in the process of development. The subject land is contained in a parcel of land identified as 62M-1069 on the Development Staging Stoney Creek Mountain diagram. The remainder of this parcel of land was previously included in Horizon Utilities' service area through a previous SAA.

Immediately to the west of the subject land is the residential subdivision referred to as 'The Crossings' identified as 25T200303 on the Development Staging Stoney Creek Mountain diagram. This parcel of land was previously included in Horizon Utilities service area through a previous SAA.

Immediately to the south of the subject land is vacant parcel of land identified as 25T200213 on the Development Staging Stoney Creek Mountain diagram. There is a draft approval for a plan of subdivision for this parcel of land.

7.2 EFFICIENT RATIONALIZATION OF THE DISTRIBUTION SYSTEM

7.2.1

In light of the above, provide a comparison of the economic and engineering efficiency for the applicant and the incumbent distributor to serve the area that is the subject of the SAA application. The comparison must include the following

7.2.1 (a)

The location of the point of delivery and the point of connection

Horizon Utilities has a 27.6 kV feeder running parallel to Rymal Road on the north side of the subject lands. The service will come from the north to the south to supply the billboard sign.

7.2.1 (b)

The proximity of the proposed connection to an existing, well-developed electricity distribution system

The subject property is located on the south side of Rymal Road and Horizon Utilities has a 27.6 kV feeder running adjacent on the north side of Rymal Road.

7.2.1 (c)

*The fully allocated connection costs for supplying the customer (i.e., individual customers or developers) unless the applicant and the incumbent distributor provide a reason why providing the fully allocated connection costs is unnecessary for the proposed SAA (Note: the Board will determine if the reason provided is acceptable)
The amount of any capital contribution required from the customer*

Horizon Utilities will connect using a service connection consistent with its existing Conditions of Service.

(Section 3.2.4 Demarcation Points – vii) no greater than thirty (30) metres from the point of entry onto the property where a private distribution system has been installed).

Horizon Utilities will connect 30 metres beyond the property line at no cost to the customer. This service connection is approximately 25 metres in length.

7.2.1 (e)

The costs for stranded equipment (i.e., lines, cables, and transformers) that would need to be de-energized or removed

There will be approximately 25 metres of overhead service wire that will be stranded by Hydro One. The cost of this is immaterial.

7.2.1 (f)

Information on whether the proposed SAA enhances, or at a minimum does not decrease, the reliability of the infrastructure in the area that is the subject of the SAA application and in regions adjacent to the area that is the subject of the SAA application over the long term

There will be no negative effect on the reliability of the infrastructure in the area that is the subject of the Application or in the regions adjacent to the area that is the subject of the Application over the long term.

7.2.1 (g)

Information on whether the proposed infrastructure will provide for cost-efficient expansion if there is growth potential in the area that is the subject of the SAA application and in regions adjacent to the area that is the subject of the SAA application

There is growth potential in the area of the service area amendment. This growth potential can be accommodated in a cost efficient manner by the existing Horizon Utilities' 27.6 kV underground infrastructure that is part of the Summit Park development. At present, the landowner is not planning to develop this parcel of land.

7.2.1 (h)

Information on whether the proposed infrastructure will provide for cost-efficient improvements and upgrades in the area that is the subject of the SAA application and in regions adjacent to the area that is the subject of the SAA application

The infrastructure needed to supply the subject parcel of land is the 27.6 kV feeder running adjacent on the north side of Rymal Road.

7.3 IMPACTS ARISING FROM THE PROPOSED AMENDMENT

DESCRIPTION OF IMPACTS

7.3.1

Identify any affected customers or landowners

See Section 7.1.1 (c) above.

7.3.2

Provide a description of any impacts on costs, rates, service quality, and reliability for customers in the area that is the subject of the SAA application that arise as a result of the proposed SAA. If an assessment of service quality and reliability impacts cannot be provided, explain why.

There are no impacts on service quality or reliability for the customer(s) in the area that is the subject of the Application or that arise as a result of the proposed service area amendment. The customer will experience a reduction in costs; see table under section 7.3.10.

7.3.3

Provide a description of any impacts on costs, rates, service quality, and reliability for customers of any distributor outside the area that is the subject of the SAA application that arise as a result of the proposed SAA. If an assessment of service quality and reliability impacts cannot be provided, explain why.

There are no impacts on costs, rates, service quality, or reliability for customers of any distributor outside the area that is the subject of the Application or that arise as a result of the proposed service area amendment.

7.3.4

Provide a description of the impacts on each distributor involved in the proposed SAA. If these impacts have already been described elsewhere in the application, providing cross-references is acceptable

There are no impacts on Horizon Utilities because there is an existing feeder adjacent to this property with ample capacity to supply this parcel of land. One existing Hydro One customer will be affected by this Application; the customer will be transferred to Horizon Utilities. This service area amendment will transfer the small parcel of land to Horizon Utilities' service area and remove the aerial trespass to this property. With this amendment the customers on the small parcel of land on Rymal Road will be serviced by Horizon Utilities.

7.3.5

Provide a description of any assets which may be stranded or become redundant if the proposed SAA is granted

There will be no stranded or redundant assets of any material value resulting from this service area amendment. Please see 7.2.1 (e).

7.3.6

Identify any assets that are proposed to be transferred to or from the applicant. If an asset transfer is required, has the relevant application been filed in accordance with section 86 of the Act? If not, indicate when the applicant will be filing the relevant section 86 application

There is no requirement to transfer any assets.

7.3.7

Identify any customers that are proposed to be transferred to or from the applicant

There is currently one customer that will be transferred to the Applicant.

7.3.8

Provide a description of any existing load transfers or retail points of supply that will be eliminated

There are no existing load transfers or retail points of supply that will be eliminated.

7.3.9

*Identify any new load transfers or retail points of supply that will be created as a result of the proposed SAA. If a new load transfer will be created, has the applicant requested leave of the Board in accordance with section 6.5.5 of the Distribution System Code ("DSC")? If not, indicate when the applicant will be filing its request for leave under section 6.5.5 of the DSC with the Board. If a new retail point of supply will be created, does the host distributor (i.e., the distributor who provides electricity to an embedded distributor) have an applicable Board approved rate? If not, indicate when the host distributor will be filing an application for the applicable rate.
Evidence of Consideration and Mitigation of Impacts*

There will be no new load transfers or retail points of supply created as a result of this Application.

7.3.10

Provide written confirmation by the applicant that all affected persons have been provided with specific and factual information about the proposed SAA. As part of the written confirmation, the applicant must include details of any communications or consultations that may have occurred between distributors regarding the proposed SAA

Hydro One has informed the customer of the application and that it is uncontested. The letter to the customer is attached advising the customer of the process and the Impact to their rates.

The table below was included in the letter sent to the customer, Attachment 4.

Customer Class	Billing Units	Average Monthly Volume	Distribution Charges		Bill Impacts on Distribution Charges		Total Bill Charges		Total Bill Impact	
			Horizon Utilities	Hydro One	\$	%	Horizon Utilities	Hydro One	\$	%
Unmetered Load	kWh	96	\$12.11	\$43.21	\$ (31.10)	-72%	\$ 27.51	\$ 55.63	\$ (28.12)	-51%

** Charges are the approved rates for Horizon Utilities (EB-2014-0002) excluding rate riders, and Hydro One rates approved (EB-2013-0416) excluding rate riders. Total bill changes include HST and the OCEB.

7.3.11

Provide a letter from the incumbent distributor in which the incumbent distributor indicates that it consents to the application.

A letter providing the consent of this application by Hydro One is provided as Attachment 6.

7.3.12

Provide a written response from all affected customers, developers, and landowners consenting to the application, if applicable

The letter from Hydro One to the customer advising them of the Service Area Amendment, and the signed letter returned from the customer consenting to the application provided as Attachment 4.

The letter issued from the landowner consenting to the application for a Service Area Amendment provided as Attachment 5.

7.3.13

Provide evidence of attempts to mitigate impacts where customer and/or asset transfers are involved (i.e., customer rate smoothing or mitigation, and compensation for any stranded assets).

The change to the owner/customer will be minimal. No mitigation to the owner/customer is required. There will not be any stranded assets of any material value that will require compensation.

7.4 CUSTOMER PREFERENCE

The Board, in the RP-2003-0044 decision, stated that customer preference is an important, but not overriding consideration when assessing the merits of an SAA.

7.4.1

An applicant who brings forward an application where customer choice may be a factor must provide a written statement signed by the customer (which includes landowners and developers) indicating the customer's preference.

Letter from Hydro One to customer, and their returned consent provided as Attachment 4.
Letter from landowner provide as Attachment 5.

7.5 ADDITIONAL INFORMATION

REQUIREMENTS FOR CONTESTED APPLICATIONS

Horizon Utilities has not completed Section 7.5 of this Application as this is not a contested Application. Hydro One has provided its consent to this Application. See attached letter of consent included as Attachment 6.

If there is no agreement among affected persons regarding the proposed SAA, the applicant must file the additional information set out below.

7.5.1

If the application was initiated due to an interest in service by a customer, landowner, or developer, evidence that the incumbent distributor was provided an opportunity to make an offer to connect that customer, landowner, or developer.

NOT APPLICABLE.

7.5.2

Evidence that the customer, landowner, or developer had the opportunity to obtain an offer to connect from the applicant and any alternate distributor bordering on the area that is the subject of the SAA application.

NOT APPLICABLE.

7.5.3

Actual copies of, as well as a summary of, the offer(s) to connect documentation (including any associated financial evaluations carried out in accordance with Appendix B of the Distribution System Code). The financial evaluations should indicate costs associated with the connection including, but not limited to, on-site capital, capital required to extend the distribution system to the customer location, incremental up-stream capital investment required to serve the load, the present value of incremental OM&A costs and incremental taxes as well as the expected incremental revenue, the amount of revenue shortfall, and the capital contribution requested.

NOT APPLICABLE.

7.5.4

If there are competing offers to connect, a comparison of the competing offers to connect the customer, landowner, or developer.

NOT APPLICABLE.

7.5.5

A detailed comparison of the new or upgraded electrical infrastructure necessary for each distributor to serve the area that is the subject of the SAA application, including any specific proposed connections.

NOT APPLICABLE.

7.5.6

Outage statistics or, if outage statistics are not available, any other information regarding the reliability of the existing line(s) of each distributor that are proposed to supply the area that is the subject of the SAA application.

NOT APPLICABLE.

7.5.7

Quantitative evidence of quality and reliability of service for each distributor for similar customers in comparable locations and densities to the area that is the subject of the SAA application.

NOT APPLICABLE.

METHOD OF DISPOSITION

Horizon Utilities requests that this matter be disposed of without a hearing, pursuant to subsection 21(4) of the *Ontario Energy Board Act, 1998* as Hydro One has consented to Horizon Utilities' proposed service area amendment as shown in Attachment 6.

CONCLUSION

The evidence filed with this Application confirms that it is economically efficient for Horizon Utilities to service this existing customer. Hydro One approached Horizon Utilities to supply the service to this customer, as the service to the customer was encroaching on the other property. Horizon Utilities has sufficient capacity on its existing distribution facilities bordering this land to supply the existing load and as such Hydro One and Horizon Utilities agreed that the most economical and practical option to service this property is to transfer the subject lands to Horizon Utilities. This service area amendment will transfer the small parcel of land to Horizon Utilities' service area and remove the aerial trespass to this property. Therefore, Horizon Utilities requests the approval of the OEB for this service area amendment. Horizon Utilities requests that this application to be disposed of without a hearing.

All of which is respectfully submitted this 29th day of December, 2015.

Sincerely,

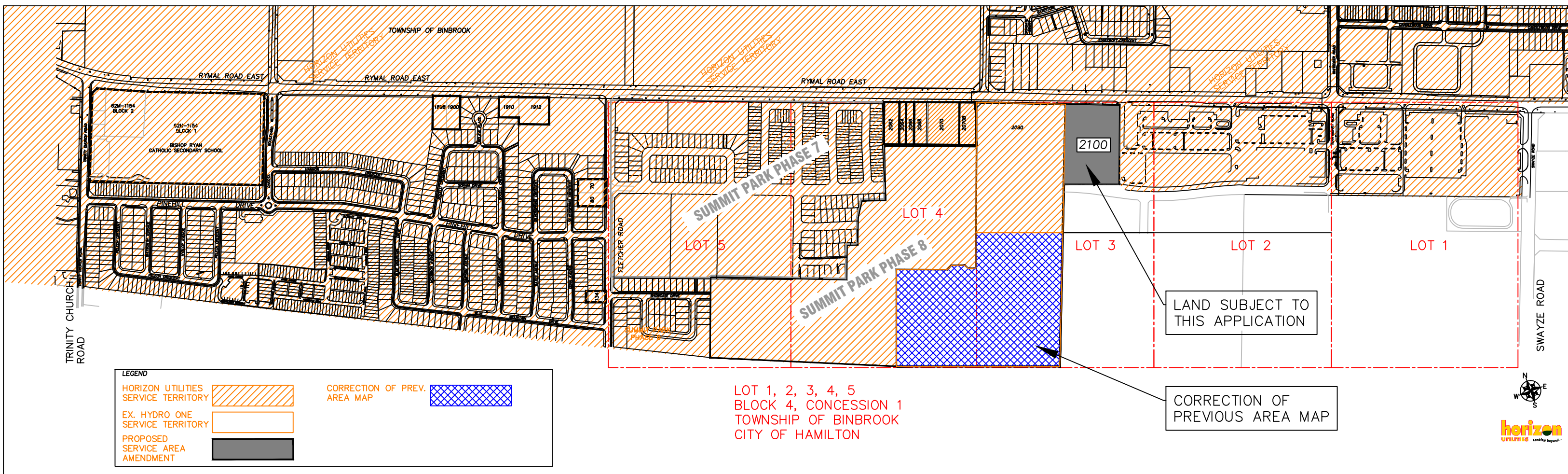
Original signed by Jamie Gribbon on behalf of

Indy J. Butany-DeSouza, MBA

Vice-President, Regulatory Affairs
Horizon Utilities Corporation
55 John Street North
PO Box 2249, Station LCD 1
Hamilton, Ontario
L8N 3E4

Email: indy.butany@horizonutilities.com

Attachment 1 – Area Map



**Attachment 2 – Plan of Survey of Part of Blocks 3 and 15 – A.J. Clarke
and Associates**

LOT 28 CONCESSION 8 Geographic Township of Saltfleet

ORIGINAL ROAD ALLOWANCE BETWEEN GEOGRAPHIC TOWNSHIPS OF BINBROOK AND SALT FLEET
RYMAL ROAD EAST
STREET NAME CHANGED TO RYMAL ROAD EAST BY BY-LAW No. 99-008, REGD AS LT 508230

FORMERLY THE KING'S HIGHWAY No. 53

ASSUMED BY DEP. PLAN No. 81 MSC. (A-41-24)
DESIGNATED AS KING'S HIGHWAY BY THE LEUTENANT GOVERNOR-IN-COUNCIL, OC-2531/84-DEP. PLAN 1475 MSC. (P-3400-13)
TRANSFERRED BY O/C 2133/97 AND SHOWN AS PART 1 PLAN P-3400-018A, REGD AS LT 505300

PORTION "A" DEP. PLAN No. 769 MISC. (P-3400)

BLOCK 8

BLOCK 15

BLOCK 8
(STREET WIDENING) PLAN 62M-1069

PART 2
PIN 17385-0837

PLAN 62M-1069
PIN 17385-0837

PART 1

BLOCK 3
PIN 17385-0825

P L A N 6 2 M - 1 0 6 9

BLOCK 14
(0.30 RESERVE)
PLAN 62M-1069
PIN 17385-0838

BLOCK 14
(0.30 RESERVE)
PLAN 62M-1069
PIN 17385-0838

BELLAGIO AVENUE

BLOCK 4

P L A N 6 2 M - 1 0 6 9

BLOCK 4 CONCESSION 1

PLAN 62R-18761

RECEIVED AND DEPOSITED:

200-06-04 D. J. Clarke

DATE LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF WESTWORTH (No. 82)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
LAND TITLES ACT.

MAY 27, 2010

DATE B. J. CLARKE O. L. S.

SCHEDULE

PART	BLOCK	PLAN	PART OF PIN	AREA
1	PART OF 3	62M-1069	17385-0825	2.101 ha (5.18 acres)
2	PART OF 15	62M-1069	17385-0837	0.004 ha (0.01 acres)

PART 1-SUBJECT TO EASEMENT IN CROSS
AS IN EASE. No. HE423754 AND SUBJECT TO EASEMENT
AS IN HE670164

PLAN OF SURVEY OF
PART OF BLOCKS 3 AND 15
REGISTERED PLAN 62M-1069

CITY OF HAMILTON

SCALE 1:750

0 10 20 30 40 metres

B. J. CLARKE O. L. S.



METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND:

SHOW THIS IS DENOTES A SURVEY MONUMENT PLANTED
SHOW THIS IS DENOTES A SURVEY MONUMENT FOUND
IR DENOTES IRON BAR
SIR DENOTES STANDARD IRON BAR
(912) DENOTES A. J. CLARKE O. L. S.
(1213) DENOTES J. D. PETERS O. L. S.
(1487) DENOTES J. P. HOUNSHEW O. L. S.
PI DENOTES PLAN 62M-1069
(WT) DENOTES WITNESS

BEARINGS ARE ASTROLOGICAL AND REFERRED TO THE
WESTERN LIMIT OF BLOCK 3 AS SHOWN ON PLAN
62M-1069 HAVING A BEARING OF N17°37'40"E

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 26th DAY OF MAY, 2010

MAY 27, 2010

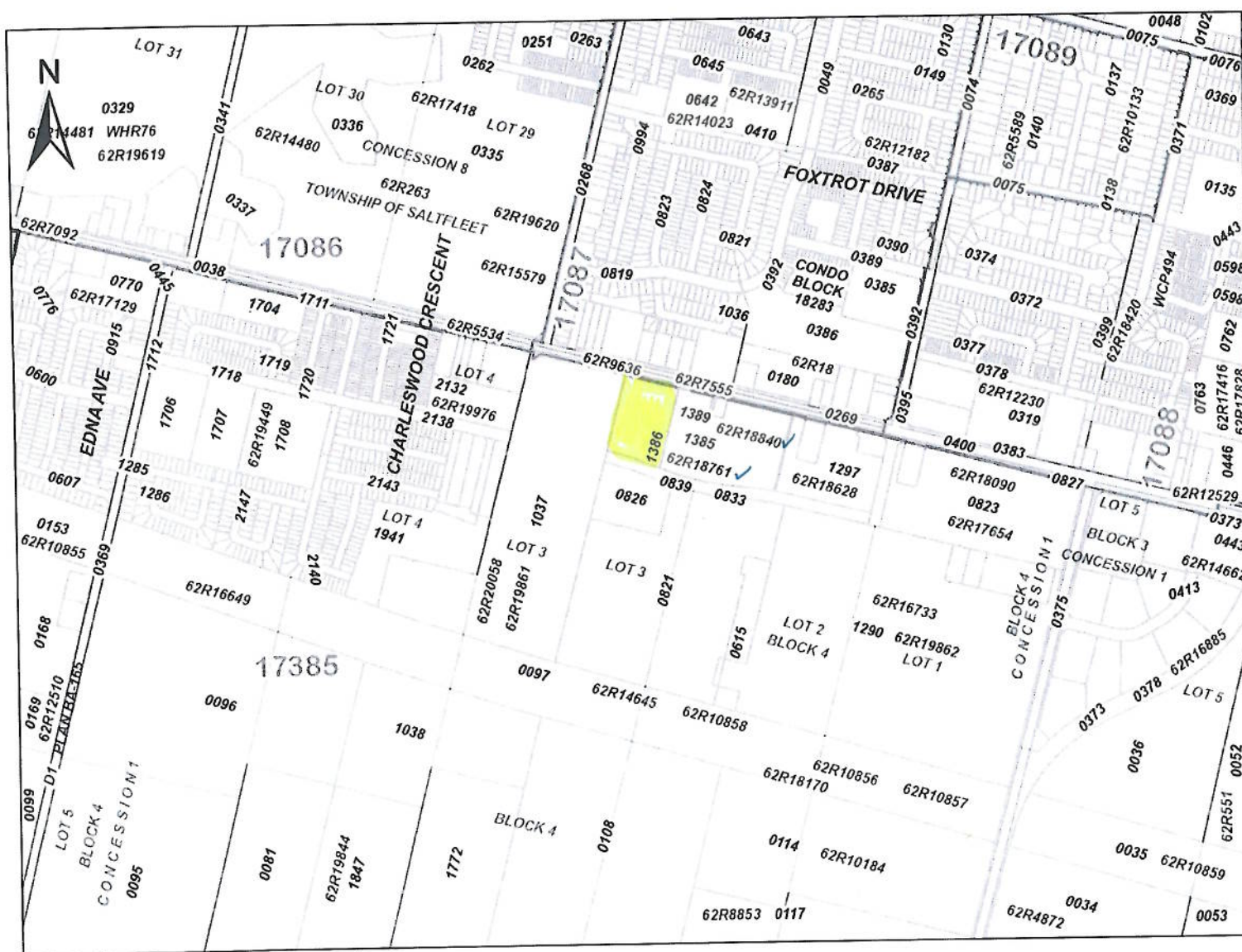
DATE B. J. CLARKE
ONTARIO LAND SURVEYOR

A. J. Clarke and Associates Ltd.

SURVEYORS • ENGINEERS • PLANNERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8781 FAX 905-528-2200
email: a.j.c@ajclarke.com

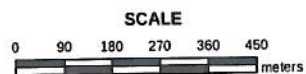
H:\Jobs\A-to-F\Fishbe Brook\survey\BLOCK3\RD7-S.2AC.dwg

Attachment 3 – Service Ontario Property Index Map



ServiceOntario

PRINTED ON 15 JUN, 2015 AT 10:57:20
FOR DELIBATO



PROPERTY INDEX MAP WENTWORTH(No. 62)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC
- EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED





ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #62

17385-1386 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PAGE 1 OF 2
PREPARED FOR DELIBATO
ON 2015/06/15 AT 11:23:19

PROPERTY DESCRIPTION:

PT BLOCK 3, PLAN 62M1069, PART 1 ON 62R18761; T/W ROW ON PTS 2-6, PLAN 62R16649 AS IN BN7634 & BN8118; S/T EASEMENT IN GROSS OVER BLOCK 3, PLAN 62M1069 AS IN WE423754. EASEMENT WE670164 WAS PARTIALLY RELEASED BY WE764841 AND WE764849.; SUBJECT TO AN EASEMENT IN FAVOUR OF PT BLK 2 62M1069, PTS 1 TO 7 62R18628 AS IN WE670164; SUBJECT TO AN EASEMENT IN FAVOUR OF PT LT 2 BLK 4 CON 1 BINBROOK, PTS 11,12,13 62R18628 AS IN WE670164; TOGETHER WITH AN EASEMENT OVER PT BLK 2 62M1069, PTS 1 TO 7 62R18628 AS IN WE670164; TOGETHER WITH AN EASEMENT OVER PT LT 2 BLK 4 CON 1 BINBROOK, PTS 11,12,13 62R18628 AS IN WE670164; TOGETHER WITH AN EASEMENT OVER PT BLK 3 62M1069 BEING PT 1 ON 62R18840 AS IN WE746405; TOGETHER WITH AN EASEMENT OVER PT BLK 15 62M1069 BEING PT 2 ON 62R18840 AS IN WE746405; CITY OF HAMILTON

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2003/12/01. PLANNING ACT CONSENT IN DOCUMENT WE715003.

ESTATE/QUALIFIER:

FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:

DIVISION FROM 17385-0825

PIN CREATION DATE:

2010/09/16

OWNERS' NAMES

1356715 ONTARIO INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
HL78008	1959/02/06	BYLAW				C
CD274759	1984/03/16	NOTICE REMARKS: HAMILTON AIRPORT				C
WB291617	2005/02/16	APL ANNEX REST COV REMARKS: FOR A PERIOD OF 40 YEARS FROM 2004/12/20		HAMILTON MOUNTAIN DEVELOPMENTS INC.		C
62M1069	2006/09/29	PLAN SUBDIVISION				C
WB423740	2006/10/02	NO SUB AGREEMENT		HAMILTON MOUNTAIN DEVELOPMENTS INC.	CITY OF HAMILTON	C
WB423754	2006/10/02	TRANSFER EASEMENT	\$1	HAMILTON MOUNTAIN DEVELOPMENTS INC.	CITY OF HAMILTON	C
62R17803	2007/03/28	PLAN REFERENCE				C
62R18628	2009/12/17	PLAN REFERENCE				C
WE666527	2010/01/11	NOTICE OF LEASE		HAMILTON MOUNTAIN DEVELOPMENTS INC.	WINNERS MERCHANTS INTERNATIONAL L.P.	C
WE669212	2010/01/27	APL CH NAME INST		WINNERS MERCHANTS INTERNATIONAL L.P.	WMI-1 HOLDING COMPANY	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



Ontario

ServiceOntario

LAND
REGISTRY
OFFICE #62

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

17385-1386 (LT)

PAGE 2 OF 2
PREPARED FOR DELIBATO
ON 2015/06/15 AT 11:23:19

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: WE666527.			WINNERS MERCHANTS INTERNATIONAL L.P.	
62R18761	2010/06/04	PLAN REFERENCE				C
WE704364	2010/07/20	NOTICE	\$1	CANADIAN TIRE REAL ESTATE LIMITED HAMILTON MOUNTAIN DEVELOPMENTS INC.	CITY OF HAMILTON	C
62R18940	2010/09/10	PLAN REFERENCE				C
WE764841	2011/06/10	TRANSFER REL&ABAND REMARKS: WE670164.	\$2	CANADIAN TIRE REAL ESTATE LIMITED	HAMILTON MOUNTAIN DEVELOPMENTS INC.	C
WE764849	2011/06/10	TRANSFER REL&ABAND REMARKS: WE670164.	\$2	HAMILTON MOUNTAIN DEVELOPMENTS INC.	CANADIAN TIRE REAL ESTATE LIMITED	C
WE764868	2011/06/10	TRANSFER REMARKS: PLANNING ACT STATEMENTS	\$1,635,612	HAMILTON MOUNTAIN DEVELOPMENTS INC.	1356715 ONTARIO INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Attachment 4 – Customer Letter

Hydro One Networks Inc.

99 Drummond St. W.
Perth, ON
K7H 3E7

Tel: (888) 332-2249 x 3214
Cell: (613) 264-2557
Fax: (613) 267-5406
Email john.boldt@hydroone.com



John Boldt
Manager, Program Integration
Distribution Asset Management, Planning and Operating

August 10, 2015

Frank Sturm
Leasing and Operations Project Manager
Pattison Outdoor Advertising
2700 Matheson Blvd. East, Suite 500
Mississauga, ON L4W 4V9

Dear Mr. Sturm,

This letter is a follow-up to the telephone conversation that you had with Aarani Pathmanathan on Tuesday, July 28th. As discussed, your flat rate service at 2100 Rymal Road East (Lot 4, Blk 4, Concession 1, Binbrook) is now surrounded by the service territory of Horizon Utilities Corporation ("Horizon"). Therefore, Hydro One Networks Inc. ("Hydro One") and Horizon have come to a joint agreement that it will be more efficient for Horizon to take over the supply of service to your sign.

In the coming weeks, Horizon will be submitting a Service Area Amendment application to the Ontario Energy Board ("OEB") that will update the service territory of both Hydro One and Horizon. This is an uncontested application, meaning that both parties are in agreement. The transfer will not cause any disruption to your service. Your total monthly bill will decrease by 51%.

Customer Class			Distribution Charges		Bill Impacts on Distribution Charges		Total Bill Charges		Total Bill Impact	
			Horizon Utilities	Hydro One	\$	%	Horizon Utilities	Hydro One	\$	%
Unmetered Load	kWh	Average Monthly Volume 96	\$12.11	\$43.21	\$ (31.10)	-72%	\$ 27.51	\$ 55.63	\$ (28.12)	-51%

** Charges are the approved rates for Horizon Utilities (EB-2014-0002) excluding rate riders, and Hydro One rates approved (EB-2013-0416) excluding rate riders. Total bill changes include HST and the OCEB.

The OEB asks that the customer submit a letter, along with the application, stating that you consent to the amendment. Please sign on the next page to indicate your consent to the application, and to indicate that you agree to dispose of the application without a hearing. Once signed, please return the letter back to Aarani Pathmanathan at Hydro One, via email at aarani.pathmanathan@hydroone.com.

If you have any questions about the Service Area Amendment application, please do not hesitate to contact Aarani Pathmanathan (contact information listed below), and she will be happy to answer your questions.

Sincerely,

John Boldt
Manager, Program Integration

CC: Aarani Pathmanathan | Advisor, Program Integration | 800-419-5208 ext. 6210 | aarani.pathmanathan@hydroone.com
Christine Dade, Manager, Regulatory Affairs, Horizon Utilities Corporation | 905-317-4728 | christine.dade@horizonutilities.com

Attachment 5 – Letter from Landowner

1356715 Ontario Inc.

August 6, 2015

Attn: Mr. Mark Jakubowski
Manager, Capital Projects
Horizon Utilities Corporation
P.O. Box 2249 Station LCD 1
Hamilton, ON L8N 3E4

Dear Mark,

RE: Request for Electrical Supply

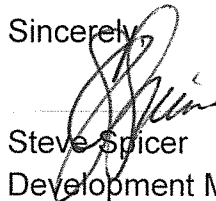
This letter will confirm the request of 1356715 Ontario Inc. through its operating company Multi-Area Developments Inc. to Horizon Utilities Corporation for the supply of electricity to lands known as 2100 Rymal Road East and the lands to the south and south-east which is currently the subject of Planning Act applications with the City of Hamilton file No. 25T-201309. The construction of homes is scheduled to start in early 2017. The servicing of the site should be at a stage where utility installations may begin in the fall of 2016.

1356715 Ontario Inc. supports Horizon Utilities Corporation's intention to proceed with a Service Area Amendment application to the Ontario Energy Board without a hearing. We hope that the OEB will look at all the costs involved in supplying not only services to the site, but also the administrative costs involved and the cost of power to our customers.

We understand that Hydro One Networks Inc. is aware of this request for a Service Area Amendment.

Should you require any additional information, please contact me at your convenience.

Sincerely,



Steve Spicer
Development Manager
spicer@multi-area.com

By signing below, I consent to Horizon Utility Corporation's Service Area Amendment application, to include 2100 Rymal Road East within their licensed service territory. I also agree to dispose of this application without a hearing.

A handwritten signature in blue ink, appearing to read "Frank Sturm", written over a horizontal line.

Frank Sturm
Operations Manager, Pattison Outdoor

Attachment 6 – Letter from Hydro One

Hydro One Networks Inc.

7th Floor, South Tower
483 Bay Street
Toronto, Ontario M5G 2P5
www.HydroOne.com

Tel: (416) 345-5393
Fax: (416) 345-5866
Joanne.Richardson@HydroOne.com

Joanne Richardson

Director – Major Projects and Partnerships
Regulatory Affairs



BY COURIER

December 18, 2015

Ms. Indy J. Butany-DeSouza
Vice-President, Regulatory Affairs
Horizon Utilities Corporation
PO Box 2249, Station LCD 1
Hamilton, ON
L8N 3E4

Dear Ms. Butany-DeSouza:

Horizon Utilities Corporation Application for Licence Amendment

This is to confirm that Hydro One Networks Inc. (“Hydro One”) supports your application to amend the Horizon Utilities Corporation (“Horizon”) Distribution Licence as proposed in Horizon’s service area amendment application. The intent of the application is to amend Horizon’s distribution licence to include the lands at 2100 Rymal Road East in Hannon, Ontario described in the Horizon application as:

PT BLOCK 3, PLAN 62M1069, PART 1 ON 62R18761; T/W ROW ON PTS 2-6, PLAN 62R16649 AS IN BN7634 & BN8118; S/T EASEMENT IN GROSS OVER BLOCK 3, PLAN 62M1069 AS IN WE423754.

Hydro One received a request to remove or relocate its current feed to the customer at 2100 Rymal Road as a result of on-going developments on adjacent lands. The customer identified that the existing feed was potentially an aerial trespass, which would be eliminated if served by Horizon. Rather than Hydro One delaying this application by validating all its un-registered easements in the area and in an effort to address the situation in the most economical, expeditious, and practical way possible, Hydro One consents to the proposed Horizon service area amendment application.

Also, Hydro One supports Horizon’s request to proceed with this service area amendment without a hearing.

Sincerely,

ORIGINAL SIGNED BY JOANNE RICHARDSON

Joanne Richardson