



Service Area Amendment (SAA) Application

St Thomas Energy Inc.
Distribution Licence ED-2002-0523

Submitted March 01, 2017

Contents

1. INTRODUCTION	3
2. GENERAL	4
3. EFFICIENT RATIONALIZATION OF THE DISTRIBUTION SYSTEM.....	7
4. IMPACTS ARISING FROM THE PROPOSED AMENDMENT	8
5. CUSTOMER PREFERENCE	10
SCHEDULE A.....	11
SCHEDULE B.....	13
SCHEDULE C.....	15
SCHEDULE D.....	17
SCHEDULE E.....	19
SCHEDULE F.....	21
SCHEDULE G	22
SCHEDULE H.....	24

APPLICATION

1. INTRODUCTION

St Thomas Energy Inc. (“STEI”) is making an Application to the Ontario Energy Board (“OEB”) for the purpose of amending the licenced service area of STEI as described in Schedule 1 of its Distribution Licence ED-2002-0523 to include Harvest Run Subdivision Phase 1 (formerly known as Axford Property Phase 1) in the County of Elgin (“the Subject Area”), owned by Springwater Developments Inc. This property is the first phase of a development in the County of Elgin, within the municipal boundary of the City of St Thomas but outside the existing Service Area of STEI.

The Subject Area is currently within the service territory of Hydro One Networks Inc. (Hydro One), and adjacent to the STEI Service Area, which is currently defined in Schedule 1 of Licence ED-2002-0523. The Subject Area is owned by Springwater Developments (“Developer”), located in the southeast section of St Thomas, and is designated for residential development.

The Subject Area is legally described as Harvest Run Phase 1 consisting of lots 1 to 20 and lots 49 to 69 on Acorn Trail, lots 21 to 48 on Honey Bend, and lots 70 to 104 on Ashberry Place, Part of Blocks 117 and 118, Part of Lot 10, Concession 7, Geographic Township of Yarmouth, Municipality of Central Elgin, County of Elgin.

For the reasons set out herein, STEI respectfully submits that it is in the public interest to amend Schedule 1 of its electricity distribution licence to add line 6:

6. Harvest Run Phase 1 consisting of lots 1 to 20 and lots 49 to 69 on Acorn Trail, lots 21 to 48 on Honey Bend, and lots 70 to 104 on Ashberry Place, Part of Blocks 117 and 118, Part of Lot 10, Concession 7, Geographic Township of Yarmouth, Municipality of Central Elgin, County of Elgin.

In considering this application, STEI understands that the Board will be guided by the principles articulated in the Board's Filing Requirements for Service Area Amendments, Chapter 7 of the Filing Requirements for Transmission and Distribution Application and the Board's Decision with Reasons in the RP-2003-0044 combined service area amendments proceeding (the “Combined Proceeding”). STEI respectfully submits that this application satisfies those requirements.

Via a letter of support (included as Schedule G), the Developer has indicated that it prefers STEI as the distributor for the Subject Area.

Hydro One has agreed to consent to this SAA application (consent letter included as Schedule H) and the required expansion of STEI's service territory to service the Subject Area. Given the manner in which Schedule 1 of Hydro One's licence is presented, it would not need to be amended if this SAA application is approved.

STEI requests that the Board consider this application without a hearing.

2. GENERAL

(a) Contact Information:

The contact information for all affected parties is listed below.

Applicant:

Robert Kent, CPA, CGA
Chief Operating Officer
St Thomas Energy Inc.
135 Edward Street
St Thomas, Ontario N5P 4A8
Telephone: 519-631-5550 ext 5258 Fax: 519-631-4771
Email address: rkent@sttenergy.com

The Incumbent Distributor:

Pasquale Catalano, Regulatory Advisor
Hydro One Networks Inc.
483 Bay Street, South Tower, 7th floor
Toronto, Ontario M5G 2P5
Telephone: 416-345-5405 Fax: 416-345-5866
Email address: regulatory@HydroOne.com

(There are no other alternate distributors.)

The Developer Representative:

Cyril J. Demeyere Limited
Consulting Engineers
261 Broadway, PO Box 460
Tillsonburg, ON N4G 4H8
Phone: 519-688-1000 Fax: 519-842-3235
Email: dlyle@cjd leng.com
Attention: Deren Lyle, P.Eng.

The Registered Owner:

Doug Tarry Limited
358 Elm Street
St Thomas, ON N5R 1K1
Phone: 519-633-9300 x 22 Fax: 519-631-3538
Email: nicoleooms@doug tarry homes.com
Attention: Mrs. Nicole Ooms

(b) Reasons for Amendment:

STEI submits that this application should be granted because the incumbent distributor, Hydro One, has consented to this application. Moreover, STEI submits that the proposed SAA is in the public interest as defined in the Combined Proceeding (RP-2003-0044), for the following reasons:

1. The Developer's preference is that STEI service the Subject Area.
2. The proposed SAA is consistent with the objective of a rational and efficient service area alignment based on both economic and engineering efficiency.
3. STEI has infrastructure within close proximity to the Subject Area that can provide the required electrical service with minimal investment. The incumbent distributor (Hydro One) also has infrastructure approximately 500m from the property. Following discussions between the two distributors, the parties concluded that Hydro One's costs to service the property are greater than STEI's, and Hydro One agreed to consent to this SAA application.
4. STEI's connection proposal for the Subject Area is comparable to Hydro One's in terms of system planning, safety and service reliability.
5. The proposed SAA will not result in stranded or duplicated assets.

6. The incorporation of the Subject Area Lands into STEI's service area will be seamless. The Subject Area Lands will be adjacent to an existing developed subdivision in STEI and within STEI's service territory.

There would be no load transfers created or eliminated as a result of the proposed SAA.

(c) Proposed Service Area - Description:

The Subject Area is generally referred to as Harvest Run Phase 1, and consists of 104 lots (119 services) on land that is currently vacant. The Developer owns the vacant land to the south and east which includes land that is planned for future development. Schedule B has a map showing the full extent of property owned by the Developer. Schedule C has a map showing the boundary of Phase 1 outlined in red.

(d) Proposed Service Area – Maps and Diagrams:

The following maps, diagrams and pictures are attached as schedules.

Schedule A – Plan of Subdivision Approved January 18, 2017

Schedule B – Developer Owned Property

Schedule C – Phase 1 Boundary

Schedule D – STEI Existing and Proposed Infrastructure

Schedule E – STEI Proposed Service Boundary

Schedule F – Hydro One Existing Infrastructure

Schedule G – Developer Letter of Support

Schedule H – Hydro One Consent Letter

Collectively, these maps identify the Subject Area, the existing borders of STEI and Hydro One, the area around the Subject Area, and the existing and proposed infrastructure supplying the Subject Area. Some details (such as the exact quantity of lots and locations of lot lines) are subject to change as the development proceeds.

(e) Distribution Infrastructure – Description of Proposed Physical Connection:

The Subject Area is Phase 1, consisting of 104 lots (119 services) for single and semi-detached homes. When completed and fully occupied, the Subject Area will add approximately 250 kW of load to the STEI system. The Developer has requested a connection in early 2017.

The Subject Area will be supplied by extending the existing STEI infrastructure on Martingale Terrace at Peachtree Blvd, through existing conduit. The existing and proposed infrastructures are shown in Schedule D.

(f) Distribution Infrastructure – Future Expansions in Adjacent Lands:

The Site Plan in Schedule A and the map in Schedule B identify adjacent property owned by the Developer. STEI anticipates making additional Service Area Amendment Applications when these parcels are developed if it is in the public interest, and has considered these potential developments in planning the supply for the Subject Area. This Application is only for the 104 lots (119 services) in Phase 1.

3. EFFICIENT RATIONALIZATION OF THE DISTRIBUTION SYSTEM

STEI submits that the proposed SAA will result in a rational and efficient service area, and optimize the use of existing distribution assets.

(a) Location of the Points of Delivery and Connection:

Schedule D shows how the existing infrastructure from Martingale Terrace at Peachtree Blvd will be extended through existing conduit to supply this development.

STEI understands that Hydro One would supply this development by extending distribution from Centennial Road (to the east) and across property not yet developed.

(b) Proximity to Distribution System:

STEI has existing assets within close proximity (250m) of Phase 1 of this development as noted in Schedule D. The nearest Hydro One assets are located on Centennial Road, approximately 500m from the development. The proximity of Hydro One assets are shown in Schedule F.

(c) Fully Allocated Connection Costs:

The fully allocated connection costs for STEI and Hydro One were reviewed jointly by both distributors to ensure an even comparison. These costs were used to prepare the Offers to Connect. The fully allocated connection costs for STEI were less than the equivalent costs for Hydro One.

(d) Stranded Equipment Costs:

There will be no stranded equipment due to the proposed SAA.

(e) Infrastructure Reliability:

The proposed SAA will not have any adverse effects on reliability in the Subject Area or adjacent areas. There will be an incremental expansion of STEI distribution system.

(f) Cost-Effectiveness of Future Expansions:

The infrastructure proposed by STEI will adequately supply the 104 lots (119 services) expected in the Service Area (Phase 1), as well as the additional residential lots expected in the rest of the area identified in Schedule B.

(g) Cost-Effectiveness of Improvements and Upgrades:

The infrastructure proposed by STEI will support cost-effective future improvements and upgrades in the area.

4. IMPACTS ARISING FROM THE PROPOSED AMENDMENT

(a) Description of Impacts – Affected Customers and Land Owners:

The Subject Area is vacant land owned by the Developer. The Developer supports the proposed amendment. There are no other customers affected.

(b) Description of Impacts – Customer Impacts Within Subject Area:

Approval of this SAA application will not result in any negative impacts on cost, rates, service quality, and reliability. The additional customers will have a marginally favourable impact on costs and rates due to the additional revenue.

(c) Description of Impacts – Customer Impacts Outside Subject Area:

Approval of this SAA application will not result in any negative impacts on cost, rates, service quality, and reliability. The additional customers will have a marginally favourable impact on costs and rates due to the additional revenue.

(d) Description of Impacts – Distributor Impacts:

Approval of this SAA application is not expected to have any impact on Hydro One. The additional revenue from the new customers will have a favourable impact on costs and rates for STEI, without any adverse impacts to reliability or customer service.

(e) Description of Impacts – Stranded and Redundant Assets:

No assets will be stranded or made redundant as a result of this SAA.

(f) Description of Impacts – Transferred Assets:

No assets will be transferred as a result of this SAA.

(g) Description of Impacts – Transferred Customers:

No customers will be transferred as a result of this SAA.

(h) Description of Impacts – Eliminated Load Transfers or Retail Points:

No existing load transfers or retail points of supply will be eliminated by this SAA.

(i) Description of Impacts – New Load Transfers or Retail Points:

No new load transfers or retail points of supply will be created by this SAA.

(j) Evidence of Consideration and Mitigation of Impacts – Written Confirmation of Full Disclosure:

STEI confirms that all affected parties have been provided with specific and factual information about the proposed SAA. The Developer has received Offers to Connect from both STEI and Hydro One.

(k) Evidence of Consideration and Mitigation of Impacts – Consent of Incumbent Distributor:

Hydro One has consented to this SAA, and a copy of the letter of consent is attached as Schedule H.

(l) Evidence of Consideration and Mitigation of Impacts – Consent of Developer:

The Developer has provided their consent via a letter of support attached as Schedule G.

(m) Evidence of Consideration and Mitigation of Impacts – Mitigation Efforts Related to Customer and Asset Transfer:

No customers or assets will be transferred as a result of this SAA.

5. CUSTOMER PREFERENCE

The Developer has indicated their preference to have STEI supply this Development, as noted in their letter of support attached as Schedule G.

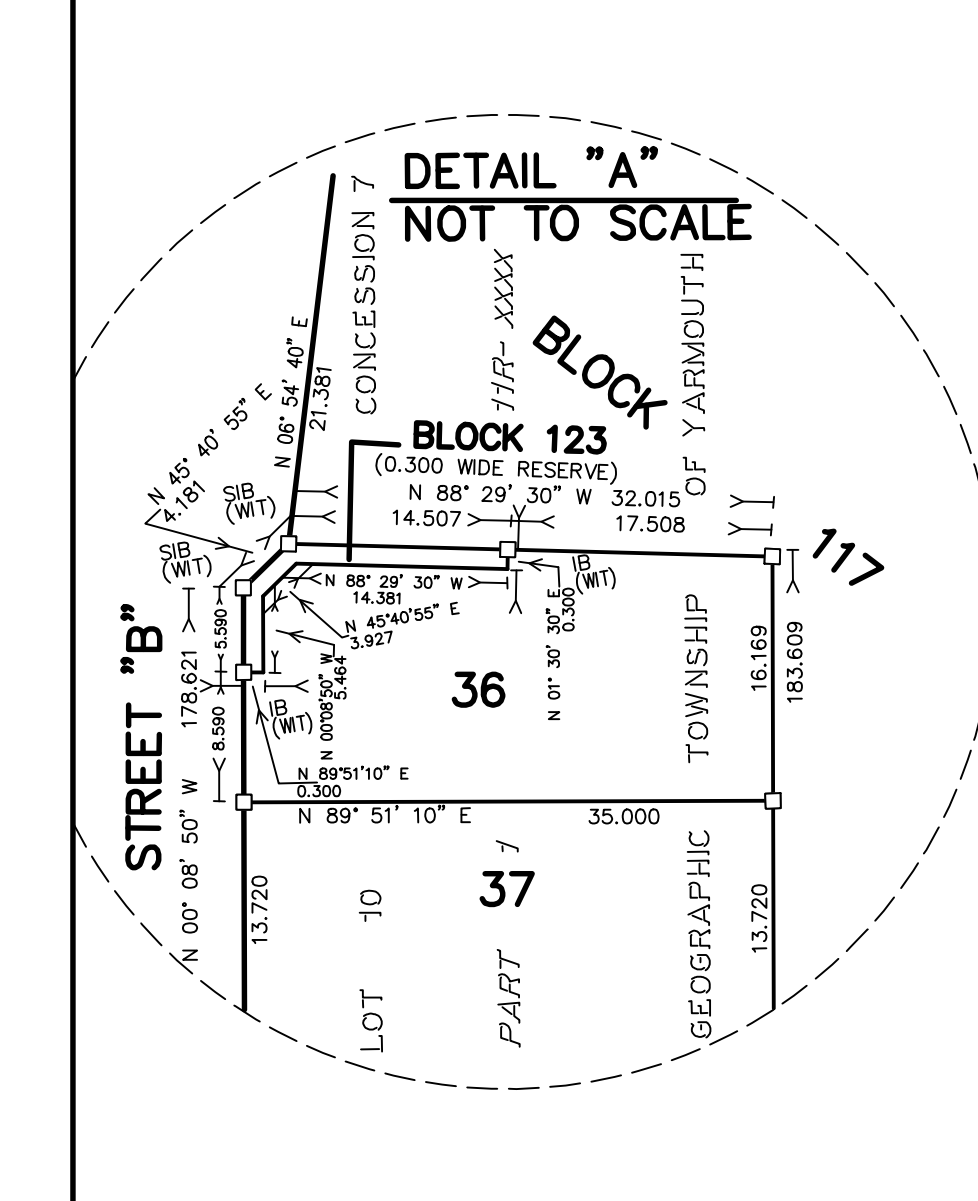
All of which is respectfully submitted.

SCHEDULE A

PLAN OF SUBDIVISION APPROVED JANUARY 18, 2017

SCHEDULE B

DEVELOPER OWNED PROPERTY



CURVE SCHEDULE					
CURVE	LOT/BLOCK	ARC	RADIUS	BEARING	CHORD
C1	LOT 31	9.47	20.00	N78°09'59"W	9.39
C2	LOT 31	12.62	20.00	N70°11'33"E	12.41
C3	LOT 31	10.34	20.00	N65°09'05"E	10.27
C4	LOT 35	10.90	20.00	N00°54'06"E	10.77
C5	LOT 32	4.77	20.00	N17°12'37"W	4.76
C6	LOT 32	6.26	15.00	N12°05'41"W	6.21
C7	BLOCK 105	92.85	103.00	N25°58'14"W	89.73
C8	BLOCK 105	90.63	103.00	N25°58'14"W	77.00
C9	BLOCK 105	107.86	103.00	N30°08'49"W	103.00
C10	BLOCK 104	104.72	100.00	N59°51'11"E	100.00
C11	BLOCK 105	83.78	80.00	N59°51'11"E	80.00
C12	BLOCK 105	65.61	77.00	N43°23'20"W	63.64
C13	BLOCK 104	74.67	127.00	N16°29'27"W	73.60
C14	BLOCK 105	11.98	153.00	N31°40'01"W	11.57
C15	BLOCK 105	41.51	153.00	N21°39'01"W	41.78
C16	BLOCK 105	60.00	153.00	N15°39'01"W	59.88
C17	BLOCK 105	82.84	153.00	N15°39'01"W	81.83
C18	BLOCK 105	7.12	153.00	N32°30'06"W	7.12
C19	BLOCK 105	36.71	127.00	N25°33'09"W	36.59
C20	BLOCK 105	29.84	127.00	N10°32'21"W	29.77
C21	BLOCK 113	42.25	240.00	N87°28'28"E	42.19
C22	BLOCK 113	42.20	275.50	N88°07'02"E	42.16
C23	BLOCK 113	7.34	275.50	N82°58'04"E	7.34
C24	BLOCK 105	53.68	298.50	N87°28'02"E	53.60
C25	BLOCK 105	24.08	150.00	N86°48'10"E	24.05
C26	BLOCK 105	27.17	173.00	N86°48'10"E	27.74

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SR	DENOTES STANDARD IRON BAR
IR	DENOTES IRON BAR
RO	DENOTES ROUND IRON BAR
(PR)	DENOTES PLASTIC BAR
(WT.)	DENOTES WITNESS
(ACM)	DENOTES KIM HUSTED SURVEYING LTD.
(1355)	DENOTES C.B. VAUGHAN O.L.S.
(ACM)	DENOTES ARCHIBALD GREY AND McKEY LIMITED
(1130)	DENOTES J.G. RUPERT O.L.S.
(P1)	DENOTES DEPOSITED PLAN 11R-8445
P.L.N.	DENOTES PROPERTY IDENTIFIER NUMBER
(M)	DENOTES MEASURED
(S)	DENOTES SET

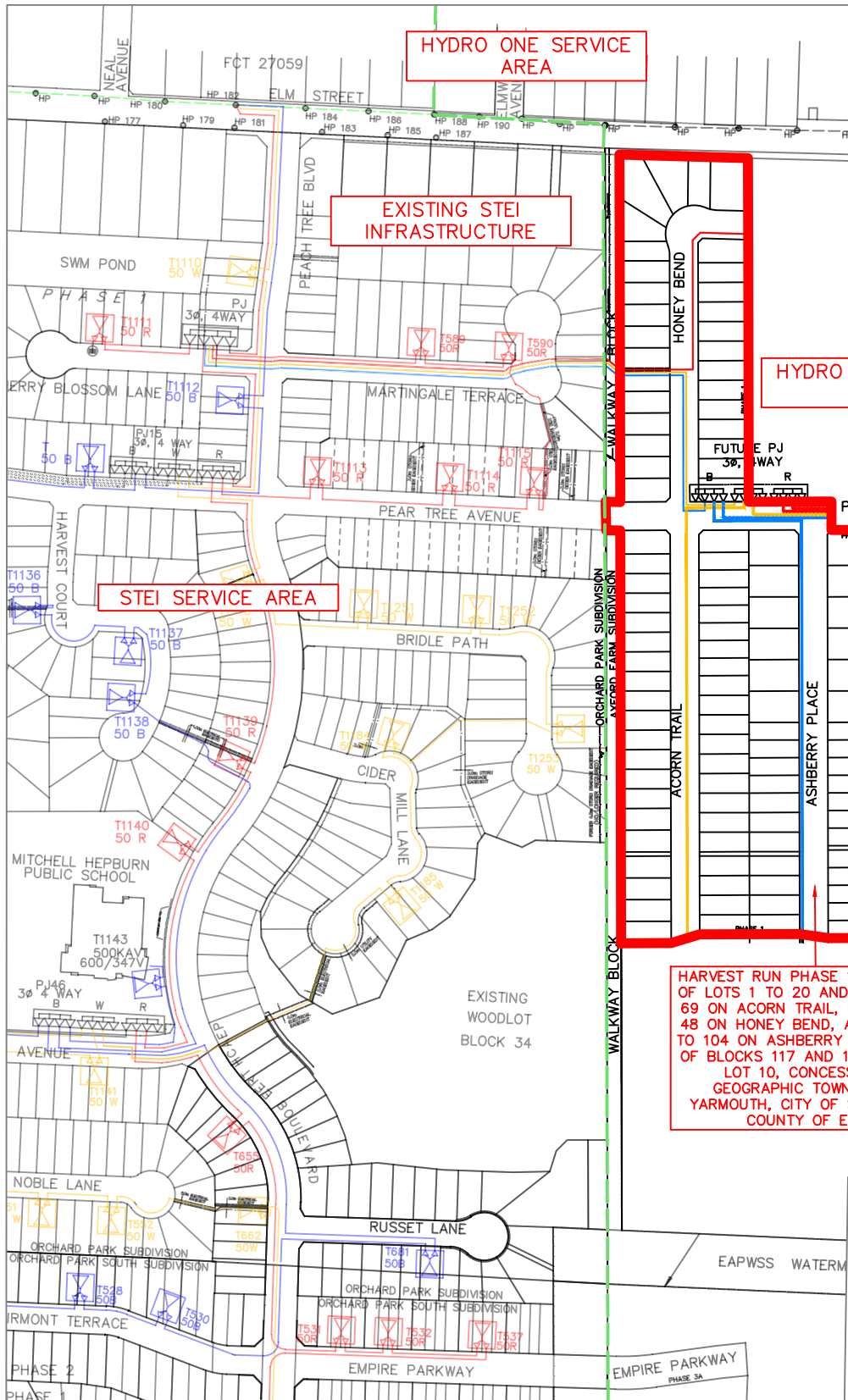
HARVEST RUN PHASE 1	
KIM HUSTED SURVEYING LTD. ONTARIO LAND SURVEYOR 30 HARVEY STREET, TILLSBURG ONTARIO, N4G 3J8 PHONE: 519-642-3638 FAX: 519-642-3639	
PROJECT NO. 10735 REFERENCE MAP	DISK No. DWG.

SCHEDULE C

PHASE 1 BOUNDARY

SCHEDULE D

STEI EXISTING AND PROPOSED INFRASTRUCTURE



SCALE : NTS

ELECTRICAL SCHEMATIC
AXFORD FARM SUBDIVISION
- PHASE 1
CITY OF ST. THOMAS

St. Thomas energy inc.
We're Your Local Power Distributor

135 Edward Street,
St. Thomas, ON N5P 4A8 (519) 631-5550

LEGEND

- EXISTING 1 ϕ
- PROPOSED 1 ϕ
- FUTURE 1 ϕ
- PHASE LIMITS

CODE	
	LOAD INTERRUPTER - SINGLE PHASE
	DISC SWITCH - SINGLE BLADE TYPE
	AIR BREAK SWITCH - GANG OPERATED
	LOAD INTERRUPTER SWITCH - GANG OPERATED
	GANG OPER. LOAD INT. SWITCH WITH BYPASS FITTINGS
	MID SPAN OPENER
	FUSED CUTOFF
	FUSED LOAD INTERRUPTER
	POWER CIRCUIT BREAKER - OIL
	POWER CIRCUIT BREAKER - GAS
	METHOD OF SHOWING TAPS & CROSSOVERS
	JUMPER
	THREE PHASE 27.8 kV OVERHEAD CONDUCTOR
	SINGLE PHASE 16.0 kV OVERHEAD CONDUCTOR
	THREE PHASE UNDERGROUND CABLE
	SINGLE PHASE UNDERGROUND CABLE
	TERMINATION OF UNDERGROUND CABLE
	TRANSFORMER, POLE MOUNTED
	TRANSFORMER, PAD MOUNTED
	MULTI-TAP JUNCTION VAULT
	FAULT CIRCUIT INDICATOR
	LIGHTNING ARRESTOR
	ONTARIO HYDRO LINES
ST THOMAS ENERGY INC	
27.6Y/16 kV DISTRIBUTION SYSTEM	
DATE - NOV 2016	DRAWN - CK
SCALE - NTS	CHECKED - APPROVED - PC

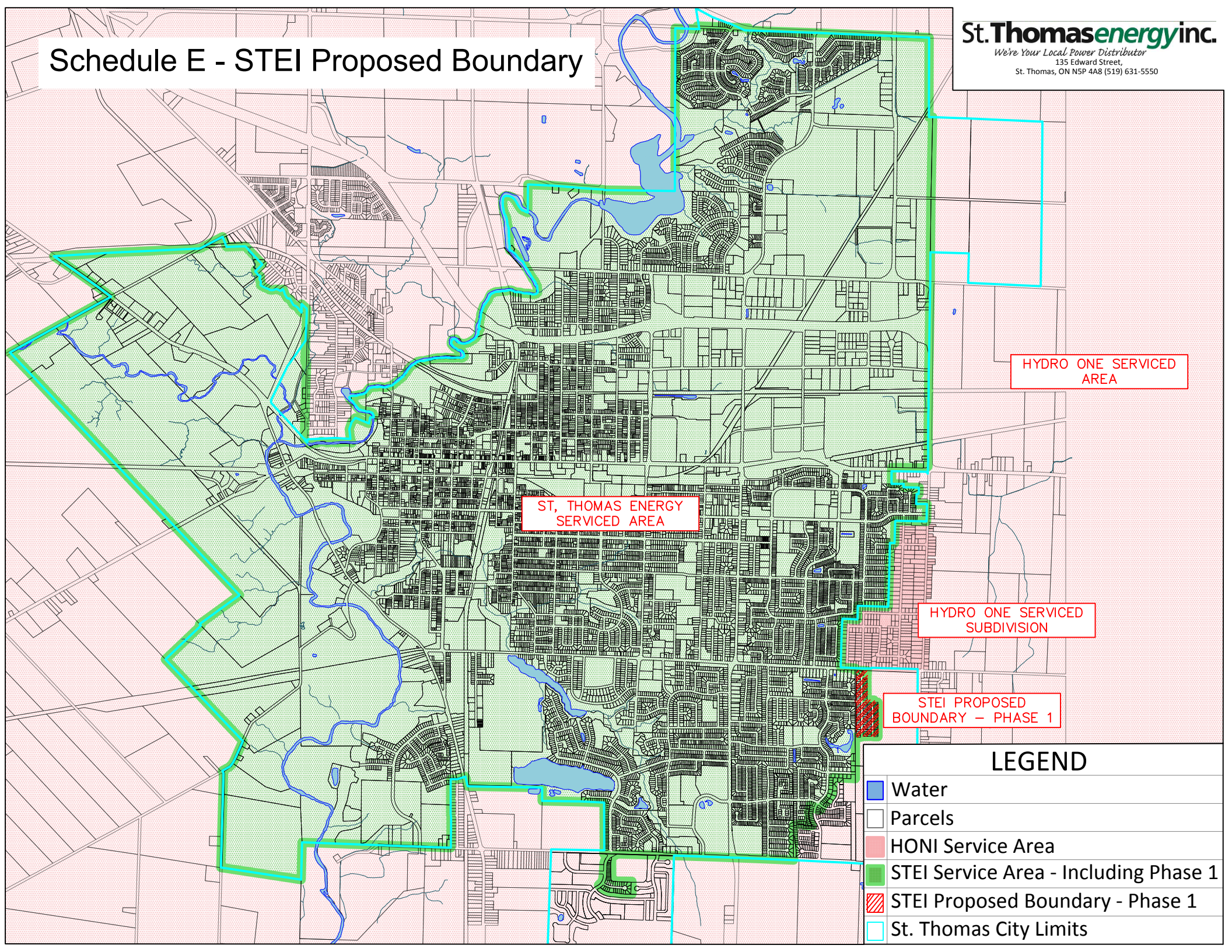
Schedule D – STEI Existing and Proposed Infrastructure

SCHEDULE E

STEI PROPOSED SERVICE AREA BOUNDARY

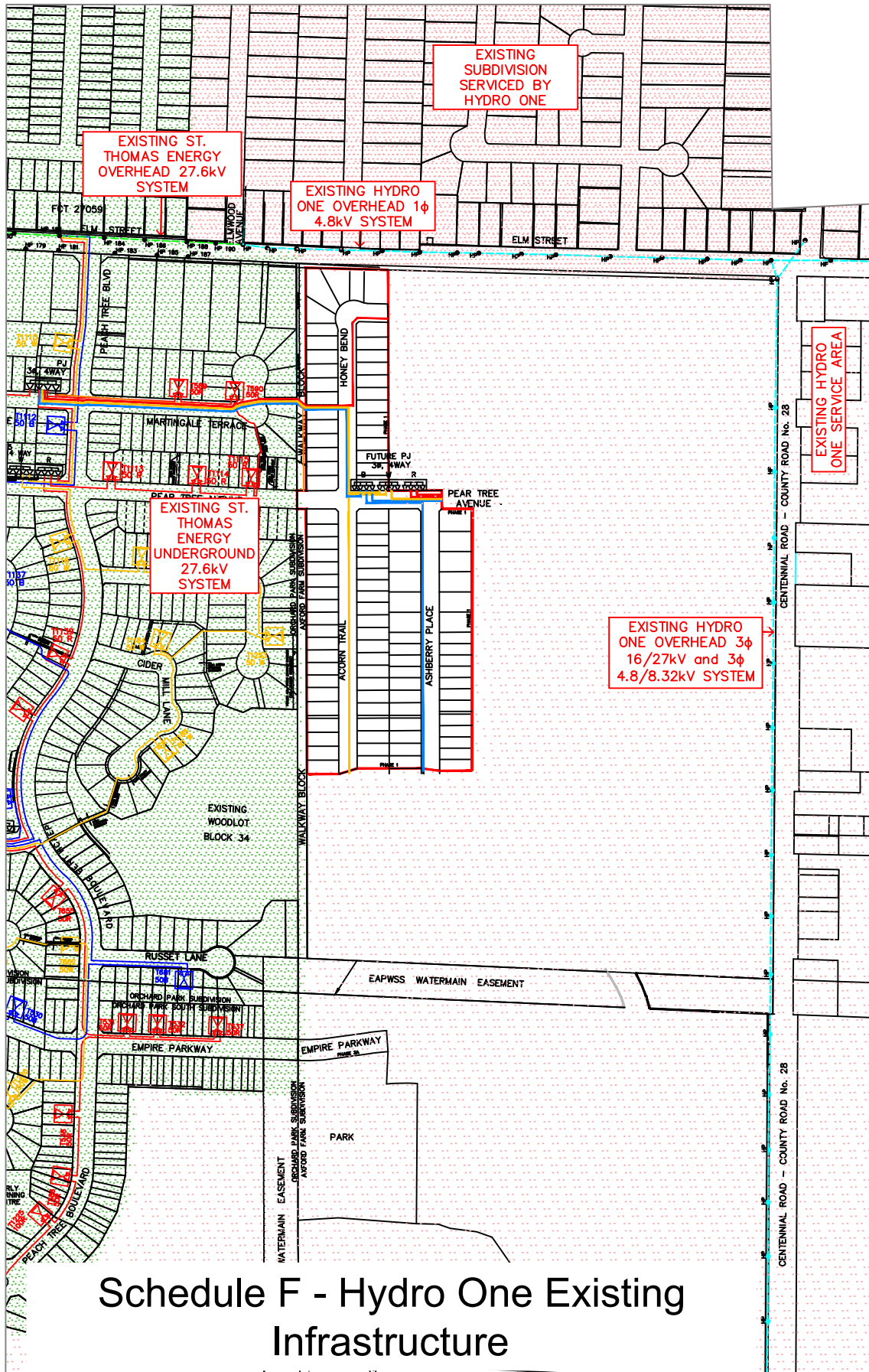
Schedule E - STEI Proposed Boundary

St. Thomasenergyinc.
We're Your Local Power Distributor
135 Edward Street,
St. Thomas, ON N5P 4A8 (519) 631-5550



SCHEDULE F

HYDRO ONE EXISTING INFRASTRUCTURE



SCALE : NTS

ELECTRICAL SCHEMATIC AXFORD FARM SUBDIVISION - PHASE 1 CITY OF ST. THOMAS

St. Thomas energy inc.
We're Your Local Power Distributor
135 Edward Street,
St. Thomas, ON N5P 4A8 (519) 631-5550

LEGEND

- EXISTING 1φ
- PROPOSED 1φ
- FUTURE 1φ
- HYDRO ONE 1φ
- PHASE LIMITS
- HONI SERVICE AREA
- STEI SERVICE AREA

CODE	
	LOAD INTERRUPTER - SINGLE PHASE
	DISC SWITCH - SINGLE BLADE TYPE
	AIR BREAK SWITCH - GANG OPERATED
	LOAD INTERRUPTER SWITCH - GANG OPERATED
	GANG OPER. LOAD INT. SWITCH WITH BYPASS FITTINGS
	MID SPAN OPENER
	FUSED CUTOFF
	FUSED LOAD INTERRUPTER
	POWER CIRCUIT BREAKER - OIL
	POWER CIRCUIT BREAKER - GAS
	METHOD OF SHOWING TAPS & CROSSOVERS
	JUMPER
	THREE PHASE 27.6 kV OVERHEAD CONDUCTOR
	SINGLE PHASE 16.0 kV OVERHEAD CONDUCTOR
	THREE PHASE UNDERGROUND CABLE
	SINGLE PHASE UNDERGROUND CABLE
	TERMINATION OF UNDERGROUND CABLE
	TRANSFORMER, POLE MOUNTED
	TRANSFORMER, PAD MOUNTED
	MULTI-TAP JUNCTION VAULT
	FAULT CIRCUIT INDICATOR
	LIGHTNING ARRESTOR
	ONTARIO HYDRO LINES
ST THOMAS ENERGY INC	
27.6Y/16 kV DISTRIBUTION SYSTEM	
DATE - NOV 2016	DRAWN - CK
SCALE - NTS	CHECKED - APPROVED - PC

Schedule F - Hydro One Existing Infrastructure

SCHEDULE G

DEVELOPER SUPPORT LETTER



Doug Tarry Limited
358 Elm Street
St. Thomas, Ontario
N5P 1K1

Phone: (519)631-9300
Fax: (519)631-3583

www.dougarryhomas.com

December 5, 2016

St. Thomas Energy Inc. & Ascent Group Inc.
135 Edward St.
St. Thomas, Ontario
N5P 4A8

Attention: Mr. Robert Kent: Chief Operating Officer

Re: Axford Property Phase 1: Service Area Amendment

Dear Mr. Kent,

Doug Tarry Ltd. is currently pursuing the first phase of a new 150 Acre parcel of land within the southeast quadrant of the urban municipal boundary of The City of St. Thomas. This site, locally known as the Axford Property, is located on the corner of Elm Line and Centennial Avenue, and Phase 1 will ultimately be accessed via Pear Tree Avenue- Orchard Park Phase 1.

It is our understanding that this property is presently within the service area of Hydro One Inc. and they are the incumbent distributor.

It would be the preference of this office that St. Thomas Energy Inc.(STEI) be the distributor for this subdivision, as abutting residential lands are already being supplied by your firm and would make logical sense that STEI extend their electrical system to connect to these future customers.

We are aware that STEI must apply to the Ontario Energy Board for a Service Area Amendment to allow them to be the distributor for this development. That being said, please take this letter as confirmation of our support of the proposed Service Area Amendment to include this development within the boundaries of STEI's service area.

Thank you in advance for your review and performance on this matter.

Kindest Regards,

A handwritten signature in blue ink, appearing to read 'Nicole Ooms', is written over a faint, larger blue ink signature that is mostly illegible.

Nicole Ooms
Doug Tarry Limited

SCHEDULE H

HYDRO ONE CONSENT LETTER

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

February 23, 2017

Robert Kent, CGA
Chief Operating Officer
St Thomas Energy Inc.
135 Edward Street
St Thomas, Ontario N5P 4A8

Dear Mr. Kent:

St. Thomas Energy Inc. Application for Licence Amendment

This is to confirm that Hydro One Networks Inc. ("Hydro One") supports your application to amend St. Thomas Energy Inc ("STEI") Distribution Licence as proposed in STEI's service area amendment application. The intent of the application is to amend STEI's distribution licence to include Harvest Run Subdivision Phase 1 (formerly known as Axford Property Phase 1) in the County of Elgin ("the Subject Area"), owned by Springwater Developments Inc.

Harvest Run Phase 1 consisting of lots:

- 1 to 20 and 49 to 69 on Acorn Trail
- 21 to 48 on Honey Bend
- 70 to 104 on Ashberry Place, and
- Part of Blocks 117 and 118, Part of Lot 10, Concession 7, Geographic Township of Yarmouth, Municipality of Central Elgin, County of Elgin.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Joanne Richardson", with a stylized flourish at the end.

Joanne Richardson

**This Page Intentionally
Left Blank....**