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BY EMAIL

February 2, 2022

Neil Carter
Director - Commercial Construction
Sifton Properties Limited
1295 Riverbend Road
Suite 300
London ON N6K 0G2
neil.carter@sifton.com

Dear Mr. Carter:

**Re: Sifton Properties Limited
Application for Electricity Retailer Licence
OEB File Number EB-2022-0080**

The Ontario Energy Board (OEB) received Sifton Properties Limited's (SPL) application for an electricity retailer licence, relating to a prescribed project under O. Reg. 679/21 – Community Net Metering Projects (the Regulation), on January 21, 2022. The OEB has assigned file number EB-2022-0080 to the application. The application will be decided by an employee of the OEB who has been delegated this authority pursuant to section 6 of the Ontario Energy Board Act, 1998 (Delegated Authority). The Delegated Authority intends to make a decision on the application without holding a hearing.

OEB staff has conducted a preliminary review of the application and has identified additional information that is required to enable us to process your application. This information relates to SPL's plans for generating and retailing electricity to unit holders and third party occupants ("consumers") in accordance with the Regulation. We are asking for this information because we need to make sure the requirements of the Regulation are met so that we know the retailer licence is appropriate for community net metering, and to assist you.

Each itemized information request provides a reference to the related section(s) of the Regulation, for your convenience.

1. Please provide a copy of the community net metering (CNM) agreement SPL has entered into with London Hydro. If a CNM agreement has yet to be finalized, please explain the current status. (subsection 3.(1)(b))
2. Please confirm that all electricity produced from an eligible generation or storage facility (that is not otherwise consumed directly by SPL) will only be retailed by SPL to either a consumer in a sub-metered multi-unit complex or a single-unit building or other structure, or conveyed to the distributor's system for a credit. If this is not the case, please explain. (subsections 4.(e) and 4.(f))
3. Please confirm that SPL is not a party to a contract or agreement related to the sale of electricity produced by the generation or storage facilities and conveyed to the distributor's system for a credit. (subsection 4.(g))
4. Please indicate what, if any, arrangements have been made to ensure a licensed unit sub-meter provider (USMP) bills consumers in any sub-metered multi-unit complex within the CNM project. If SPL intends to apply for a USMP licence, please advise. Otherwise, please provide the name of the licensed USMP that SPL has engaged for the purpose of billing consumers in all multi-unit complexes. If a licensed USMP has not yet been engaged, please explain the current status. (subsection 1.(1))
5. Please provide one or more single line drawing(s) illustrating the following key project components (section 6):
 - i. each multi-unit complex, building, or other structure for which SPL has an account billed by London Hydro;
 - ii. London Hydro's meter used for billing SPL's account at each location;
 - iii. the location of each storage device (show capacity in kW);
 - iv. the location of each generation facility (show capacity in kW);
 - v. meters used by SPL and/or SPL's unit sub-meter provider for billing consumers;
 - vi. electrical connections between generation facilities, storage devices and the multi-unit complexes, buildings or other structures identified under 5.i above; and,
 - vii. electrical connections between London Hydro's distribution system and the multi-unit complexes, buildings or other structures identified under 5.i. above.

6. Please describe SPL's plan for providing a consumer with a bill comparison document as required under the Regulation; and provide a sample of the comparison document(s) if available. (subsection 10.(1))
7. Please describe SPL's plan for providing a consumer with a notice document in the form specified in the Regulation; and provide a sample of the notice document(s) if available. (subsection 10.(2))

The OEB will resume processing your application once the above information has been filed. Once your application is complete, the Delegated Authority expects to issue a final decision on your application within 60-90 days.

Please file your responses with the Registrar via e-mail to registrar@oeb.ca.

Any questions relating to this letter, or your application should be directed to Stephen Cain, Policy Advisor at Stephen.Cain@oeb.ca. Please refer to the OEB file number noted above in all future correspondence to the OEB regarding your application.

Yours truly,

John Pickernell
Manager, Applications Administration