



Service Area Amendment Application

**Centre Wellington Hydro Ltd.
ED-2002-0498**

July 2, 2025

7.0 INTRODUCTION

This application for a Service Area Amendment is structured and follows the minimum filing requirement for SAA assigned by the Ontario Energy Board. The section numbers follow the filing requirement of the base reference.

A new residential subdivision is being constructed by a local developer, James Keating Construction (The Developer), in the Township of Centre Wellington. Located adjacent to Centre Wellington Hydro Ltd.'s ("CWH") well established distribution system in the Town of Elora within the Township of Centre Wellington. The subject area is currently located within Hydro One Networks Inc.'s ("HONI") service territory.

The legal description of the subject area is described as: PT Lot 18 Con 12. The Municipal/Civic address is: 6560 Gerrie Rd, Elora, ON. These are identified in the Plan of Subdivision #23T-18002.

The purpose of this Service Area Amendment ("SAA") is to amend Schedule 1 of the CWH electricity distribution license to add the above Subject Area. Given the manner in which Schedule 1 of Hydro One's license is presented, it would not need to be amended upon approval of this SAA.

HONI has given its support to this Application and the required expansion of CWH's service territory to service the Subject Area.

CWH requests that the Board dispose of this Application without a hearing pursuant to Section 21(4) of the Ontario Energy Board Act, 1998. As described in the Application, no person will be adversely affected in a material way by the outcome of this Application other than CWH, HONI (who has consented) and the Developer.

7.1 BASIC FACTS

GENERAL

7.1.1 (a)

Provide the contact information for the applicant

Contact information includes the name, postal address, telephone number, and, where available, the email address and fax number of the person

The Applicant:

Centre Wellington Hydro Ltd.
Wayne Dyce
President/Secretary
730 Gartshore St. P.O. Box 217
Fergus, ON N1M 2W8
Telephone: 519-843-2900
Fax: 519-843-7601
E-mail: wdyce@cwhydro.ca

7.1.1 (b)

Provide the contact information for the incumbent distributor

Contact information includes the name, postal address, telephone number, and, where available, the email address and fax number of the person

The Incumbent Distributor:

Hydro One Networks Inc.

Pasquale Catalano

Director, Major Projects & Partnerships

Regulatory Affairs

483 Bay Street,

Toronto, ON M5G 2P5

Tel: 416-345-5405

Email: pasquale.catalano@hydroone.com

7.1.1 (c)

Provide every affected customer, landowner, and developer in the area that is the subject of the SAA Application. Contact information includes the name, postal address, telephone number, and, where available, the email address and fax number of the person

The Registered Owner:

James Keating Construction (2004) Ltd.

Tom Keating

70 Mathieson Street

Elora, ON N0B 1S0

Telephone: 519-846-9704

E-mail: tkeating@keatinghomes.ca

7.1.1 (d) & (e)

Provide 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; and any representative of the persons listed above including, but not limited to, a legal representative.

There are no alternate distributors.

7.1.2 REASONS FOR APPROVAL OF THIS AMENDMENT

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

The developer's land is currently in HONI service territory, and the customer has requested a new electric connection to be distributed throughout the planned subdivision area to connect residential homes, and apartment buildings with a total of 247 individual dwellings. CWH has 3-phase underground infrastructure adjacent to the subject area that can provide the required 3-phase supply. The incumbent distributor (HONI) is also adjacent to the planned development with a 3-phase pole line running along one side. Following the discussion between the two distributors, the parties concluded that HONI's costs to service the subject area will be greater than CWH's and HONI agreed to consent to this SAA application. It would be in the best interests of the developer and both distributors to include this area in CWH's licence.

7.1.3 DESCRIPTION OF PROPOSED SERVICE AREA

(a) 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 lands subject to this SAA are owned by the Developer, James Keating Construction, and are a natural progression of the developer's subdivisions previously built up over the last 30 plus years. The legal description of the approximated 45 acres of land is PT Lot 18 Con 12, within Centre Wellington Township. See attachment 1 – Map of land subject to this SAA.

(b) Provide geographic descriptions of the lands that are subject of the SAA application and how they should be reflected on the Schedule 1 of the applicants' electricity distribution licences.

See attachment 1 & 2 - Map of land subject to this SAA.

The land should be added to CWH's electricity distribution licence Schedule 1 as per bullet 9 below.

**Centre Wellington Hydro Ltd.
Electricity Distribution Licence ED-2002-0498**

SCHEDULE 1 DEFINITION OF DISTRIBUTION SERVICE AREA

This Schedule specifies the area in which the Licensee is authorized to distribute and sell electricity in accordance with paragraph 8.1 of this Licence.

1. The former Town of Fergus as of December 31, 1998, now in the Township of Centre Wellington,

- Excluding the following properties:
 - i. 525 Guelph Road, Fergus. PIN 715010038 of the former Township of Nichol
 - ii. 665 Guelph Road, Fergus. PIN 715010040 of the former Township of Nichol
 - iii. 630 Union Street West, Fergus. PIN 715010034 of the former Township of Nichol
 - iv. 640 Union Street West, Fergus. PIN 715010035 of the former Township of Nichol

2. The former Village of Elora as of December 31, 1998, now in the Township of Centre Wellington,

- Excluding the following properties:
 - i. 81 Sophia Street, Elora. PIN 714170024 of the former Township of Nichol
 - ii. 83 Sophia Street, Elora. PIN 714170025 of the former Township of Nichol

1. Plan 61R9227, Part of Lot 14, Concession 2 of the former Township of Nichol, now within the Township of Centre Wellington and having municipal address of 950 Scotland Street.

2. Black Street and Revell Drive, Concession 15 Part of Lot 20 now within the Township of Centre Wellington formerly in the Township of Nichol
3. 6510 Wellington Road 7, Centre Wellington Township. Legal description, PT LT BROKEN FRONT CON 1 EAST OF GRAND RIVER PILKINGTON AS IN MS23746; CENTRE WELLINGTON.
4. 80 Bridge Street, Elora. PIN 714070047 of the former Township of Nichol.
5. 965 Gartshore Street, Fergus. PIN 711290284 of the former Township of Nichol.
6. 361 Beatty Line N, Fergus, ON. Legal description, PLAN 61R – 11007, Part Lot 1, Part of Lots A,J,K and L, REG. Plan 178, in the Township of Centre Wellington.
7. 6520 County Rd 7, Centre Wellington. Legal description, Lot RP61R6273 -Part 4 Concession 1EOGR-PTBF, in the Township of Centre Wellington.
8. Centre Wellington Business Park: Dickson Drive extension, East Part of Lot 9, Concession 1, Township of West Garafraxa.
- 9. Ainley Subdivision. Legal description PT Lot 18 Con 12, Walser St Township of Centre Wellington.**

The proposed amendment would have no impact on HONI's distribution licence as HONI's licenced service areas in the Township of Centre Wellington include all areas except the areas served by CWH.

Hydro One Networks Inc.
Electricity Distribution Licence ED-2003-0043

SCHEDULE 1: DEFINITION OF DISTRIBUTION SERVICE AREA
APPENDIX B – TAB 4

Name of Municipality: Township of Centre Wellington

Formerly Known As: Town of Fergus, Village of Elora, Township of West Garafraxa, Township of Nichol, Township of Pilkington, as at December 31, 1998.

Area Not Served by Networks: The area served by CWH described as the former Town of Fergus and the former Village of Elora as more particularly set out in Licence No. ED-2002-0498.

Network Assets within area not served by Networks: Yes

Customer(s) within Area not served by Networks: No

No change is required to HONI's licence

7.1.4

Provide one or more maps or diagrams of the area that is the subject of the SAA application.

See attachment 1

7.1.4 (a)

Borders of the applicant's service area

See attachment 2

7.1.4 (b)

Borders of the incumbent distributor's service area

HONI's distribution area surrounds CWH's Service Territory in Elora. See attachment 2.

7.1.4 (c)

Borders of any alternate distributor's service area

Not Applicable.

7.1.4 (d)

Territory surrounding the area for which the applicant is making SAA application.

See attachment 1.

7.1.4 (e)

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

See attachment 1.

7.1.4 (f)

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)

CWH has a well-established 3-phase distribution system that dead ends on the Northwest corner of the planned subdivision and along the Southern edge of the planned subdivision that can readily be connected too. These facilities are capable of servicing the expansion load in the subject area.

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 proposed type of connections within the new development are residential service connections.

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.***

Not Applicable.

7.2 EFFICIENT RATIONALIZATION OF THE DISTRIBUTION SYSTEM

The proposed SAA will be evaluated in terms of rational and efficient service area realignment. This evaluation will be undertaken from the perspective of economic (cost) efficiency as well as engineering (technical) efficiency.

Applicants must demonstrate how the proposed SAA optimizes the use of existing infrastructure. In addition, applicants must indicate the long-term impacts of the proposed SAA on reliability in the area to be served and on the ability of the system to meet growth potential in the area. Even if the proposed SAA does not represent the lowest cost to any particular party, the proposed SAA may promote economic efficiency if it represents the most effective use of existing resources and reflects the lowest long run economic cost of service to all parties.

The development requires a 3-phase underground primary circuit to be installed along new roadways to accommodate 247 total residential connections. CWH's current distribution system has a 3-phase primary feeder at the entrance to the development's Walser St extension/entrance readily available, along with a 3-phase circuit running along the South side of the development that can be connected to. Using existing infrastructure is an economically efficient solution for servicing the anticipated load customers in the short and long term.

There will be no contributed capital required from the customer for the connection of their planned 3-phase circuit within the new development as determined by CWH's Economic Evaluation.

7.2.1 ECONOMIC AND ENGINEERING EFFICIENCY

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. (NOTE: (a), (b), (c), (d), (e), (f), (g), (h))

7.2.1 (a)

Not applicable.

Location of the point of delivery and the point of connection

See attachment 1.

7.2.1 (b)

Proximity of the proposed connection to an existing, well developed electricity distribution system

The point of connection is in direct proximity to CWH's well-developed existing 3-phase distribution system.

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).

A cost estimate of \$49,505.00 for non-contestable work has been determined and used for the developers offer to connect.

7.2.1 (d)

The amount of any capital contribution required from the customer.

The customer is not required to contribute any capital expenses.

7.2.1 (e)

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

There will be no stranded equipment or assets associated with the project.

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.

The SAA neither enhances or decreases the reliability of the distribution system within the surrounding area currently or in the future.

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.

The proposed infrastructure subject to this SAA is for the purpose of connecting new customers in the described residential development only and will have no bearing on potential growth in regions adjacent to the area subject to the SAA. This SAA is not expected to provide cost-efficient expansion in adjacent regions in future.

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 proposed infrastructure is meant to connect new customers in the Ainley subdivision only and not expected to provide major improvements to the area subject to this SAA or adjacent regions.

7.3 IMPACTS ARISING FROM THE PROPOSED AMENDMENT

Description of Impacts

7.3.1

Identify any affected customers or landowners.

No customers or landowners will be affected by the new underground plant that is designed to connect new customers in the residential subdivision.

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.

Not applicable.

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.

This SAA application, which relates to the Ainley subdivision development only, will have no impact on customers or distributors outside the subject area.

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.

Neither distributor involved with this application will be negatively impacted.

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 assets or redundancies if the proposed SAA is granted.

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.

No transfer of assets are proposed for this project.

7.3.7

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

Not applicable.

7.3.8

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

Not applicable.

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.

Not applicable.

EVIDENCE OF CONSIDERATION AND MITIGATION OF IMPACTS

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.

HONI's consent letter (Attachment 3) demonstrates communication between CWH and HONI.

7.3.11

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

Attachment 3 – HONI's consent letter supporting SAA.

7.3.12

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

See Attachment 4.

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).

Not applicable.

7.4 CUSTOMER PREFERENCE

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.

See Attachment 4.

7.5 ADDITIONAL INFORMATION REQUIREMENTS FOR CONTESTED APPLICATIONS

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

Not applicable.

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.

7.6 OTHER

It is the sole responsibility of the Applicant to provide all information that is relevant and that would assist the Board in making a determination in this matter. Failure to provide key information may result in a delay in the processing of the application or in the denial of the application.

7.7 REQUEST FOR NO HEARING

Does the applicant request that the application be determined by the Board without a hearing? If yes, please provide:
(a) an explanation as to how no person, other than the applicant and the proposed recipient, will be adversely affected in a material way by the outcome of the proceeding AND
(b) the proposed recipient's written consent to the disposal of the application without a hearing.

CWH requests that the Board proceed with this application without a hearing.

(a) No person will be adversely affected if the Board approves this application. The developer is aware of this application and agrees to CWH's intention of connecting the new electrical services.

(b) HONI has provided consent in support of this application.

7.8 CERTIFICATION AND ACKNOWLEDGMENT STATEMENT

I certify that the information contained in this application and in the documents provided are true and accurate.

Original signed by Wayne Dyce

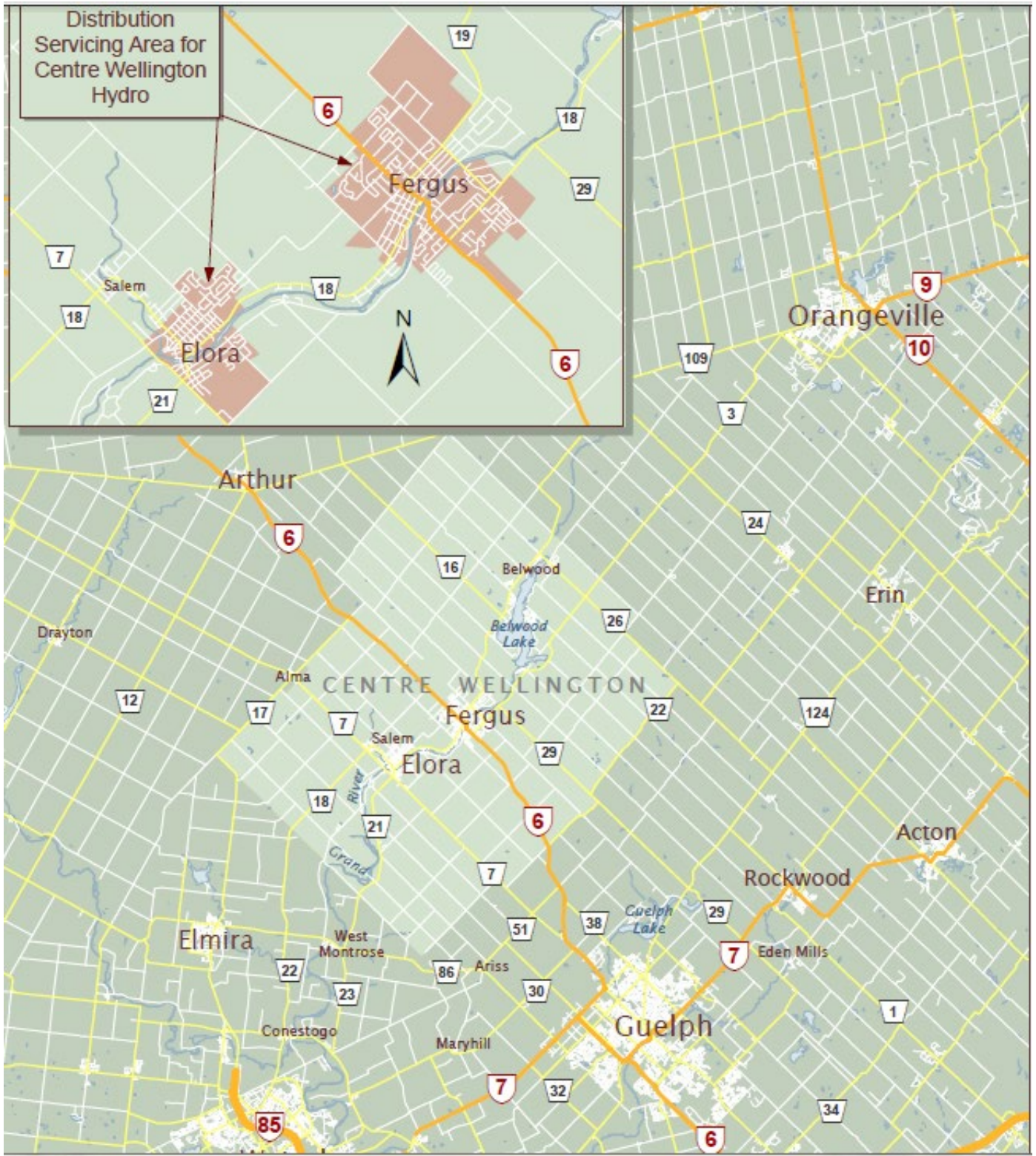
Wayne Dyce
President
Centre Wellington Hydro Ltd.

Dated: July 2, 2025

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

June 26, 2025

Wayne Dyce
Centre Wellington Hydro Ltd.
730 Gartshore St.
P.O. Box 217
Fergus, ON
N1M 2W8

Dear Mr. Dyce,

This letter is to confirm Hydro One Network Inc.'s ("Hydro One") supports Centre Wellington Hydro Ltd. ("CWH") application to amend the existing CWH Distribution Licence as proposed in the service area amendment application ("SAA Application") for 6560 Gerrie Rd, Elora, ON (the "Subject Area").

The intent of the SAA Application is to amend CWH's distribution licence to include the property legally described as follows:

Ainley Subdivision. PT Lot 18 Con 12, Walser St Township of
Centre Wellington.

Hydro One consents to CWH connecting the Subject Area in the manner defined in the proposed SAA Application. In providing this consent, Hydro One requests that any variation of the proposed connection that may impact Hydro One's operations in the area require Hydro One's further consent before such variations are implemented.

Hydro One also supports CWH's request that the Board dispose of this Application without a hearing pursuant to Section 21(4) of the *Ontario Energy Board Act, 1998*.

Thanks in advance.

Sincerely,



Pasquale Catalano
Director, Major Projects & Partnerships



Hydro One Networks Inc.

483 Bay Street
8th Floor South Tower
Toronto, Ontario M5G 2P5

HydroOne.com

ATTACHMENT 4

January 20, 2025

Shevaughne Wynter
Transmission Account
Executive, Hydro One

Dhaval Patel
Sr. Network
Management Officer,
Hydro One



Re: Electrical servicing of the Ainley
residential development, official plan #
23T-18002, by Keating Construction in
the Township of Centre Wellington.

Keating Construction and developments is currently designing an extension of its completed North Valley (Municipal plan 840) residential subdivision in the village of Elora. All zoning has been approved through the Township of Centre Wellington's planning department and civil work for the roadways is currently underway.

This is a natural extension of the recently completed North Valley development and specifically Walser St. Centre Wellington Hydro (CWH) already services all adjoining residential customers alongside the new Ainley property including Walser St, Fladd Crt, Keating Dr and Thomas Blvd. It is Keating Constructions' preference to have CWH service the new development and future residential customers in the new extension.

Keating Construction, as the owner and developer of the land, hereby requests that Centre Wellington Hydro service the said land, and supports CWH in applying for a Service Area Amendment for the development to the Ontario Energy Board. Keating Construction respectfully requests Hydro One consent to a Service Area Amendment application by CWH to the OEB for this development.

Yours truly,

A handwritten signature in black ink, appearing to read "TK", is written over the name "Tom Keating".

Tom Keating,
Keating Construction