



950 River Road West, Wasaga Beach, Ontario L9Z 1A2
Tel: (705) 429-2517 Fax: (705) 429-2590

November 27th, 2025

Ritchie Murray
Acting Registrar
Ontario Energy Board
27-2300 Yonge Street
P.O. Box 2319
Toronto, ON M4P 1E4

**Re: Wasaga Distribution Inc. – EB-2025-0254
WDI Response to Procedural Order No. 4**

Dear Mr. Murray,

In response to Procedural Order No. 4 (PO4) dated November 25th, 2025, Wasaga Distribution Inc. (WDI) is submitting PRE-C1722 which was requested by Hydro One Networks Inc. (HONI) as part of their interrogatory Hydro One – 1(c).

Should the Board require additional information, please do not hesitate to contact the undersigned.

Respectfully Submitted,

A Karamatic

Ashly Karamatic, CPA
Manager, Financial & Regulatory
a.karamatic@wasagadist.ca
Wasaga Distribution Inc.



THE CORPORATION OF THE TOWN OF WASAGA BEACH

PLANNING DEPARTMENT

NOTICE OF PRE-CONSULTATION MEETING

OFFICE USE ONLY		
DATE:	August 23, 2022	FILE NO. PLPRE20220112
APPLICANT:	STERLING HOMES (WESTBURY RD)	
ADDRESS OF SUBJECT PROPERTY:	400 45TH STREET SOUTH	
PROJECT DETAILS:	515 proposed dwelling units (125 single-detached, 52 semi-detached, 338 townhouse units)	
TYPE OF APPLICATION:	Pre-Consultation for Official Plan Amendment, Zoning Bylaw Amendment and Plan of Subdivision	

TO:	
County of Simcoe	Planning Department
Nottawasaga Conservation Authority	Amy Knapp, Ben Krul
Wasaga Distribution	Nanette Dupuis
Town of Wasaga Beach	
CAO	George Vadeboncoeur
Clerks Department	Dina Lundy and Laura Borland
Treasury Department	Jocelyn Lee and Shannon Stewart
Engineering Services	Mike Pincivero, Patti Kennedy and Jason Peters
Fire Chief/Deputy Chief	Mike McWilliam and Craig Williams
Director of Recreation, Events and Facilities	Chris Roos
Chief Building Official	Danny Rodgers
Application Navigator	Tracy Jarratt
Planning Department	Doug Herron, Trevor Houghton, Joel Vines, Samantha Hannah, Cristy Wilson and Andrea Taylor
Public Works Director	Kevin Lalonde

Please be advised you are invited to attend a preliminary consultation meeting to be held on September 21, 2022 by way of remote conferencing meeting, for the above noted development. A confirmation on the time of day for this meeting will be sent to you shortly.

The purpose of the pre-consultation meeting is to provide a prospective applicant with preliminary comments on their development concept, and with the requirements for complete application(s) in support of their conceptual development proposal.

This is your opportunity to provide preliminary comments on the conceptual development proposal, and to advise of the materials (e.g., plans, studies reports, assessments) your organization/department would require to carry out a fulsome review of the prospective development of the property, as proposed in the appended concept. Please be prepared to provide the necessary information to the applicant with regard to the expectations and specifications of the information required to enable a fulsome review by your agency or department.

The subject lands are legally described as Lot 1, Concession 14 and municipally addressed as 400 45th Street South. The subject lands consist of an area of approximately 29.8 hectares (73.6 acres), a frontage of approximately 581 meters (1,906 feet) on 45th Street South/county road 7 and 713 meters (2,339 feet) on Morgan Road. The lands are currently designated as Rural in the Town's Official Plan and adjacent to an area that surrounds McIntyre Creek to the north. The lands are Zoned Rural (RU) and Environmental Protection (EP) in Town of Wasaga Beach Comprehensive Zoning Bylaw 2003-60.

The applicant intends to re-designate the lands to Residential and Open Space. The lands are proposed to be zoned as Residential Type 3 (R3), Residential Type 4 (R4), Environmental Protection (EP) and Open space (OS) to accommodate single-detached, semi-detached and townhouse dwelling units, as well as parkland. A total of 515 total dwelling units are proposed (125 single-detached, 52 semi-detached and 338 townhouse units).

Attached for your information and comment is a site location map, proposed development concept and preliminary development statistics.

Please review the attached plan and provide your **comments, no later than September 19th, 2022** to seniorplanpolicy@wasagabeach.com and planningapplicationnavigator@wasagabeach.com.

If you wish to attend this meeting, please send an e-mail to seniorplanpolicy@wasagabeach.com, by 4:30 p.m on September 19, 2022. Remote conferencing details will be provided thereafter.

Thank you in advance for your time.



Matt Ellis

Encl.

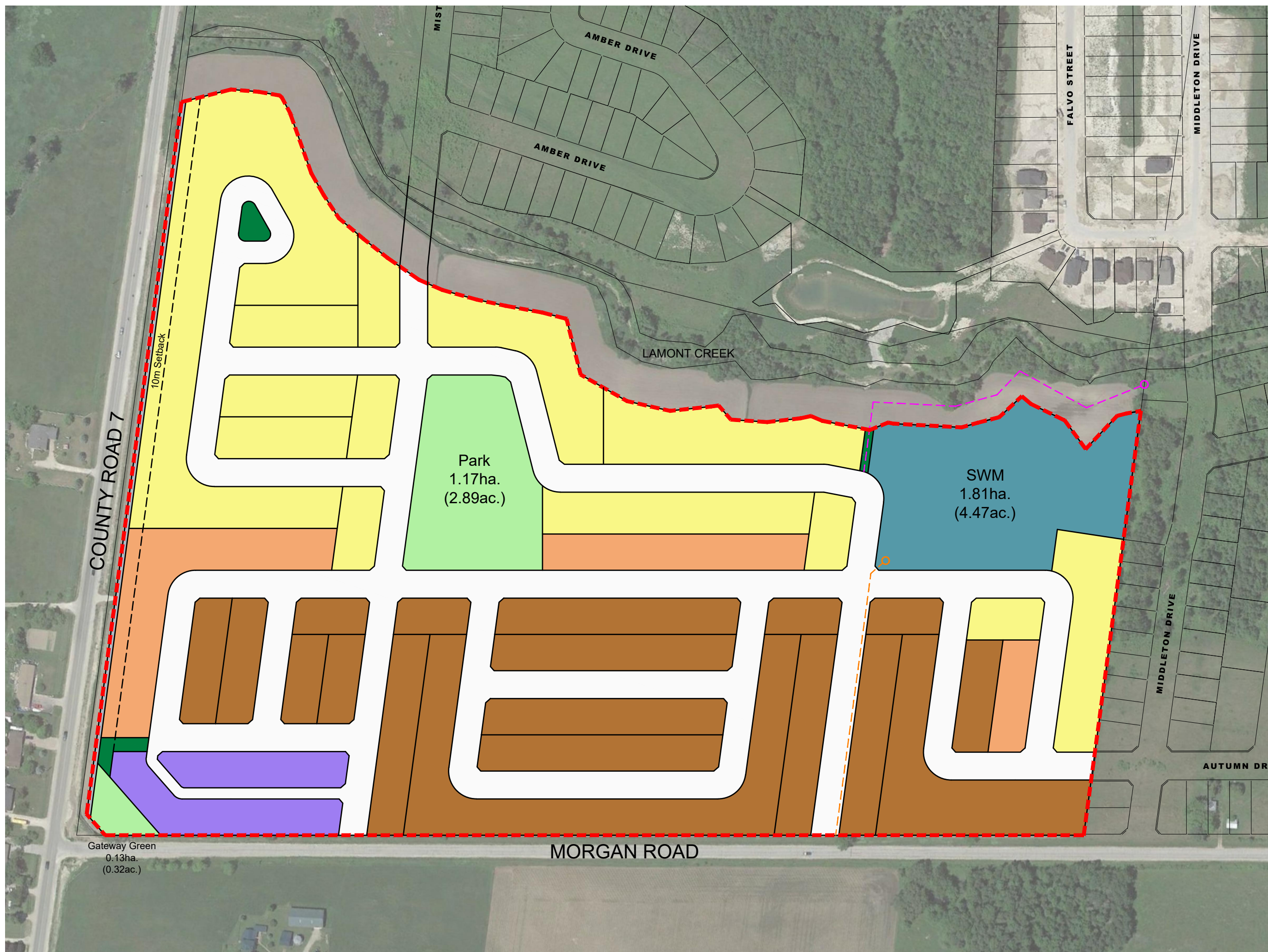
\\192.168.4.24\projects\Sherbrooke\2022\22-03 - Sterling Group - 400 45th Street South (Wasaga)\Design\2022-04-07_Concept Plan (Development)\03-03_400_45th Street_South_Concept Plan_Options v2.dwg



400 45TH STREET SOUTH WASAGA

LEGEND

- Single Detached
- Semi-Detached
- Traditional Towns
- Rear Lane Towns
- Parkland
- Open Space
- SWM Pond
- CR7 Road Widening
- Sanitary
- Drainage Corridor
- Development Boundary



421 RONCESVALLES AVENUE, TORONTO, ON M6R 2N1 CANADA
T 416.340.8700 F 416.340.7100 NAKDESIGNSTRATEGIES.COM

SCALE | 1:2500
0 25m 50m

DATE | 06.03.2022 PROJECT | 22063

LU-02B 4

PRELIMINARY CONCEPT PLAN V2 | OPTION B.

Project: 400 45th Street South

Location: Wasaga Beach, ON

Project #: 22-063

Date: 03-Jun-22

Preliminary Concept Plan v2 - Option B Statistics

<i>DESIGN ASSUMPTION</i>				
<i>Product Type</i>	<i>Lot Depth (m.)</i>	<i>Avg. Lot Width (m.)</i>	<i>Front Setback (m.)</i>	<i>Rear Setback (m.)</i>
Single Detached	30.00	12.80	3.00	6.00
Executive Towns	26.00	7.50	3.00	6.00
Rear Lane Towns	26.00	6.50	3.00	3.00
Semi Detached	26.00	9.15	3.00	6.00

<i>Road Width</i>	<i>Width (m.)</i>
Local Road	20.00
Laneway	8.00

<i>FRONTAGE & UNIT COUNT SUMMARY</i>	<i>TOTAL FRONTAGE</i>		<i>TOTAL UNIT COUNT</i>	
	<i>Length (m.)</i>	<i>%</i>	<i>Unit Count</i>	<i>%</i>
Single Detached	1688.74	35.00%	125	24.27%
Executive Towns	2350.38	48.71%	297	57.67%
Rear Lane Towns	283.96	5.89%	41	7.96%
Semi Detached	501.78	10.40%	52	10.10%
Total	4824.86	100.00%	515	100.00%

400 - 45TH STREET
WASAGA BEACH, ONTARIO

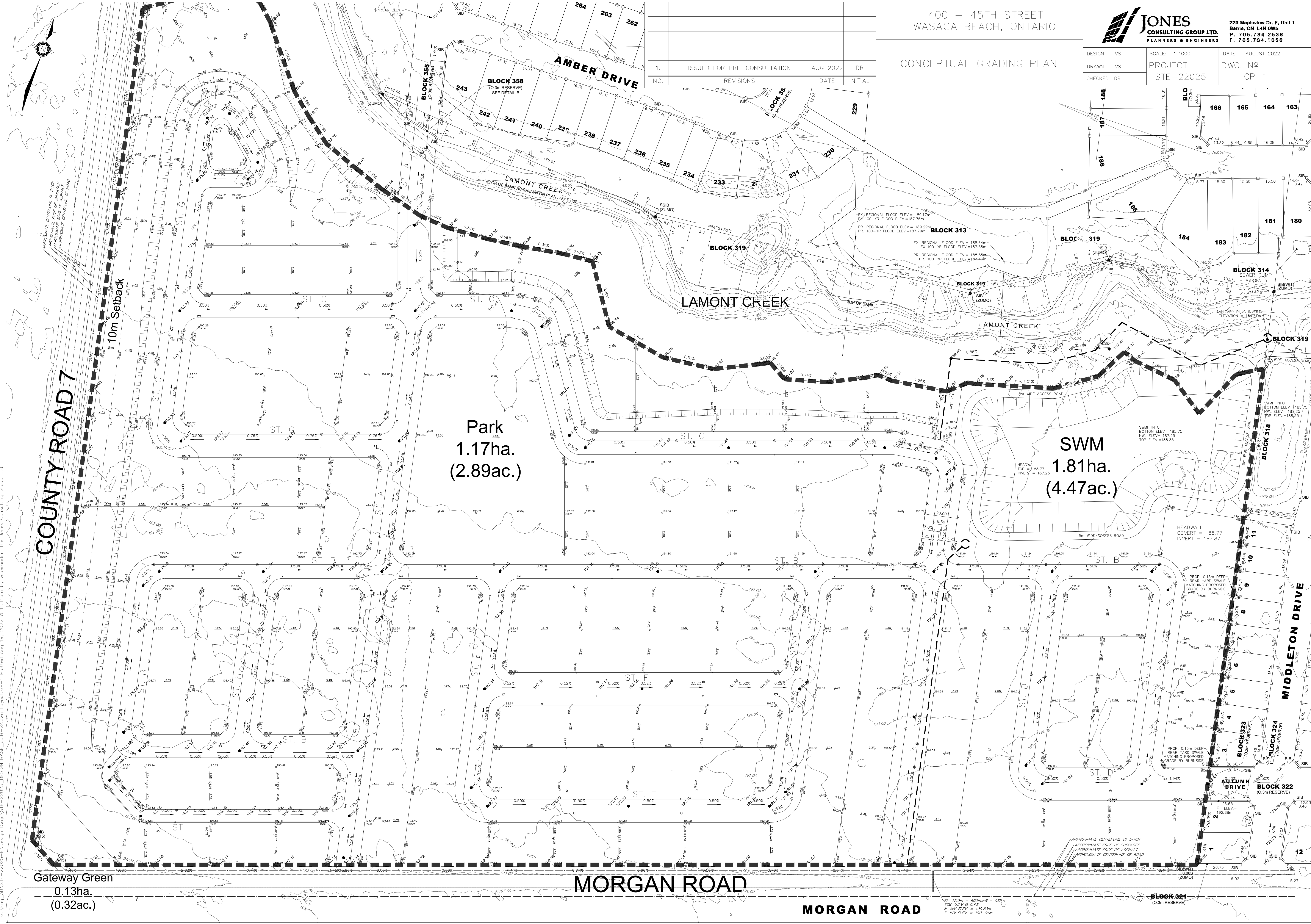


229 Mapleview Dr. E. Unit 1
Barrie, ON L4N 6M5
P: 705.734.2538
F: 705.734.1056

NO.	REVISIONS	DATE	INITIAL
1.	ISSUED FOR PRE-CONSULTATION	AUG 2022	DR

CONCEPTUAL GRADING PLAN

DESIGN VS	SCALE: 1:1000	DATE	AUGUST 2022
DRAWN VS	PROJECT	DWG. NO	
CHECKED DR	STE-22025	GP-1	



Park
1.17ha.
(2.89ac.)

SWM
1.81ha.
(4.47ac.)

Gateway Green
0.13ha.
(0.32ac.)

MORGAN ROAD

MORGAN ROAD

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400 - 45TH STREET
WASAGA BEACH, ONTARIO

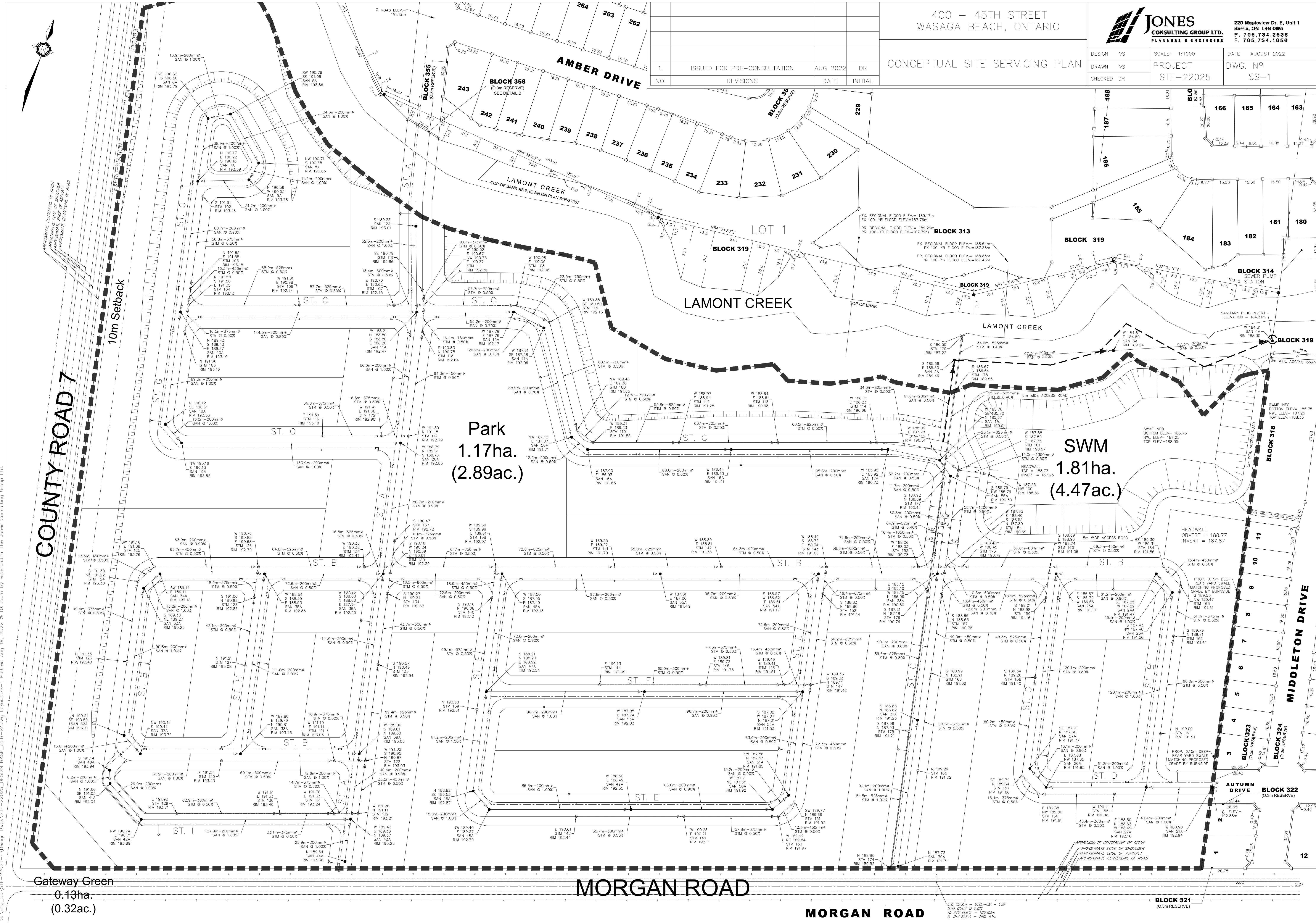


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1.	ISSUED FOR PRE-CONSULTATION	AUG 2022	DR
NO.	REVISIONS	DATE	INITIAL

CONCEPTUAL SITE SERVICING PLAN

DESIGN	VS	SCALE: 1:1000	DATE	AUGUST 2022
DRAWN	VS	PROJECT	DWG. NO	
CHECKED	DR	STE-22025	SS-1	



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