



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

December 4<sup>th</sup>, 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  
Service Area Amendment Application  
Response to HONI Requests Under PO 4**

Dear Mr. Murray,

Wasaga Distribution Inc. (Wasaga Distribution) is writing in response to Hydro One Network Inc.'s (HONI) request for further information pursuant to Procedural Order No. 4.

Wasaga Distribution maintains its position that the requests for further answers to HONI 7(e) and (f) should be denied, as the information is not relevant or necessary. Similarly, Wasaga Distribution maintains that further answers to HONI 12 should also be denied. The request for a chronology of all capital investments along Morgan Road dating back to 2015 is not relevant. That work was undertaken to support feeder interconnectivity between MS3 and MS6 to enhance system reliability and would have proceeded regardless of the proposed development.

Wasaga Distribution also wishes to clarify that certain correspondence with the developer was inadvertently omitted from its earlier response to HONI IR 1(d). This material is now enclosed with this letter under Appendix A – Correspondence with Developer. Furthermore, Wasaga Distribution confirms that no meetings with the developer or the Town of Wasaga Beach occurred, consistent with the information previously provided in the interrogatory responses.

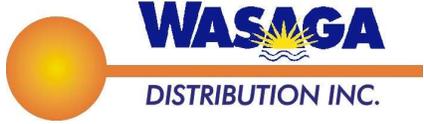
We thank the OEB for its consideration of this request. Should the Board require additional information, please do not hesitate to contact the undersigned.

Respectfully Submitted,

A handwritten signature in blue ink that reads "N Dupuis".

Nanette Dupuis, C.E.T., C.I.M.  
Manager, Engineering  
[n.dupuis@wasagadist.ca](mailto:n.dupuis@wasagadist.ca)  
Wasaga Distribution Inc.

cc: Ashly Karamatic, Manager, Financial & Regulatory, Wasaga Distribution  
Natasha Gocool, Case Manager, OEB



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## **Appendix A – Correspondence with Developer**

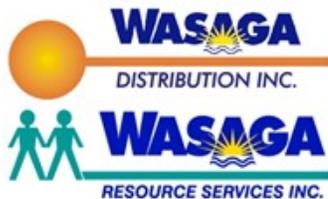
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**From:** Nanette Dupuis  
**Sent:** October 21, 2022 8:49 AM  
**To:** Paul Federico  
**Subject:** FW: 400 45th Street South  
**Attachments:** Sterling Letter.pdf; Developer Letter of Support.docx; Concept B - 515 units.pdf

Good morning, Paul.

I haven't received a response to the email below, sent to you a little while ago. I'd be happy to answer any questions you might have.

Best regards,  
Nanette



**Nanette Dupuis, C.E.T.**  
Manager of Engineering

T 705-429-2517  
E n.dupuis@wasagadist.ca

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**From:** Nanette Dupuis  
**Sent:** Thursday, September 8, 2022 12:04 PM  
**To:** Paul Federico  
**Cc:** Brandon Weiss ; Sabrina Litavsky  
**Subject:** 400 45th Street South

Good afternoon, Paul.

We received notice from the Town of this proposed development. The property was transferred to Hydro One in 2017 as part of an OEB requirement. Since it falls within the Town of Wasaga Beach boundaries, we'd like to reclaim this property to service your development and future home buyers with our superior customer service and system reliability.

Please see the attached files for more information.

1. Cover letter
2. Draft letter of support
3. Preliminary Concept Plan by Sterling

Let me know if you have any questions or concerns.

Thank you,  
Nanette



**Nanette Dupuis, C.E.T.**  
Manager of Engineering

T 705-429-2517  
E [n.dupuis@wasagadist.ca](mailto:n.dupuis@wasagadist.ca)



P.O. Box 20, 950 River Road West  
Wasaga Beach, Ontario L9Z 1A2  
Tel: (705) 429-2517, Fax: (705) 429-2590  
Email: [engineering@wasagadist.ca](mailto:engineering@wasagadist.ca)

September 8, 2022

Paul A. Federico, President  
Sterling Group of Companies  
20 Rivermede Road, Ste. 204  
Concord, Ontario L4K 3N3

Mr. Federico

Wasaga Distribution Inc. (Wasaga Distribution) is aware that the Sterling Group of Companies (Sterling Group) intends to develop a property in the Town of Wasaga Beach and would like to be granted the opportunity to provide hydro service to the future homes. The property is currently addressed as 400 45<sup>th</sup> Street South, legally referred to as "PT LT 1 CON 14 SUNNIDALE; PT W PT LT 2 CON 14 SUNNIDALE AS IN RO1372729; S/T RO144807; WASAGA BEACH" and is serviced by Hydro One Networks Inc. (Hydro One).

For Wasaga Distribution to procure this property as part of our service territory, a letter of support is required from Sterling Group. This letter should state that Sterling Group is aware of and consents to Wasaga Distribution applying to the Ontario Energy Board to amend its service territory, and that Wasaga Distribution is Sterling Group's preferred distributor for this development. To that end, please find enclosed a draft letter of support.

Wasaga Distribution is the better choice for supplying this development. Our cost of service is lower than Hydro One; future homeowners would have more desirable electricity rates. Wasaga Distribution also has a more reliable distribution network in terms of the number and duration of outages. Wasaga Distribution and Sterling Group have a good working relationship. Wasaga Distribution already has infrastructure in place along Morgan Road and could easily and efficiently be able to accommodate this development's electricity needs.

Thank you for your time and consideration. Should you have any questions, please contact me at: [n.dupuis@wasagadist.ca](mailto:n.dupuis@wasagadist.ca) or the telephone number listed on the letterhead.

Sincerely

A handwritten signature in blue ink that reads "N Dupuis".

Nanette Dupuis  
Manager of Engineering

Wasaga Distribution Inc.  
P.O. Box 20, 950 River Road West  
Wasaga Beach, Ontario L9Z 1A2  
Attention: Nanette Dupuis, Manager of Engineering

RE: Service Area Amendment – PT LT 1 CON 14 SUNNIDALE; PT W PT LT 2 CON 14  
SUNNIDALE AS IN RO1372729; S/T RO144807; WASAGA BEACH

Sterling Group of Companies would like to state that Wasaga Distribution Inc. is the local distribution company that we would prefer to service our development at 400 45<sup>th</sup> Street South. We understand that Wasaga Distribution will need to make an application to the Ontario Energy Board to amend the Service Area description to include this development within its Service Area.

The legal description of this property is “PT LT 1 CON 14 SUNNIDALE; PT W PT LT 2 CON 14 SUNNIDALE AS IN RO1372729; S/T RO144807; WASAGA BEACH”.

Please consider this as consent to this letter being included in the Service Area Amendment Application to the Ontario Energy Board.

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Paul A. Federico, President  
Sterling Group of Companies  
20 Rivermede Road, Ste. 204  
Concord, Ontario L4K 3N3

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Date

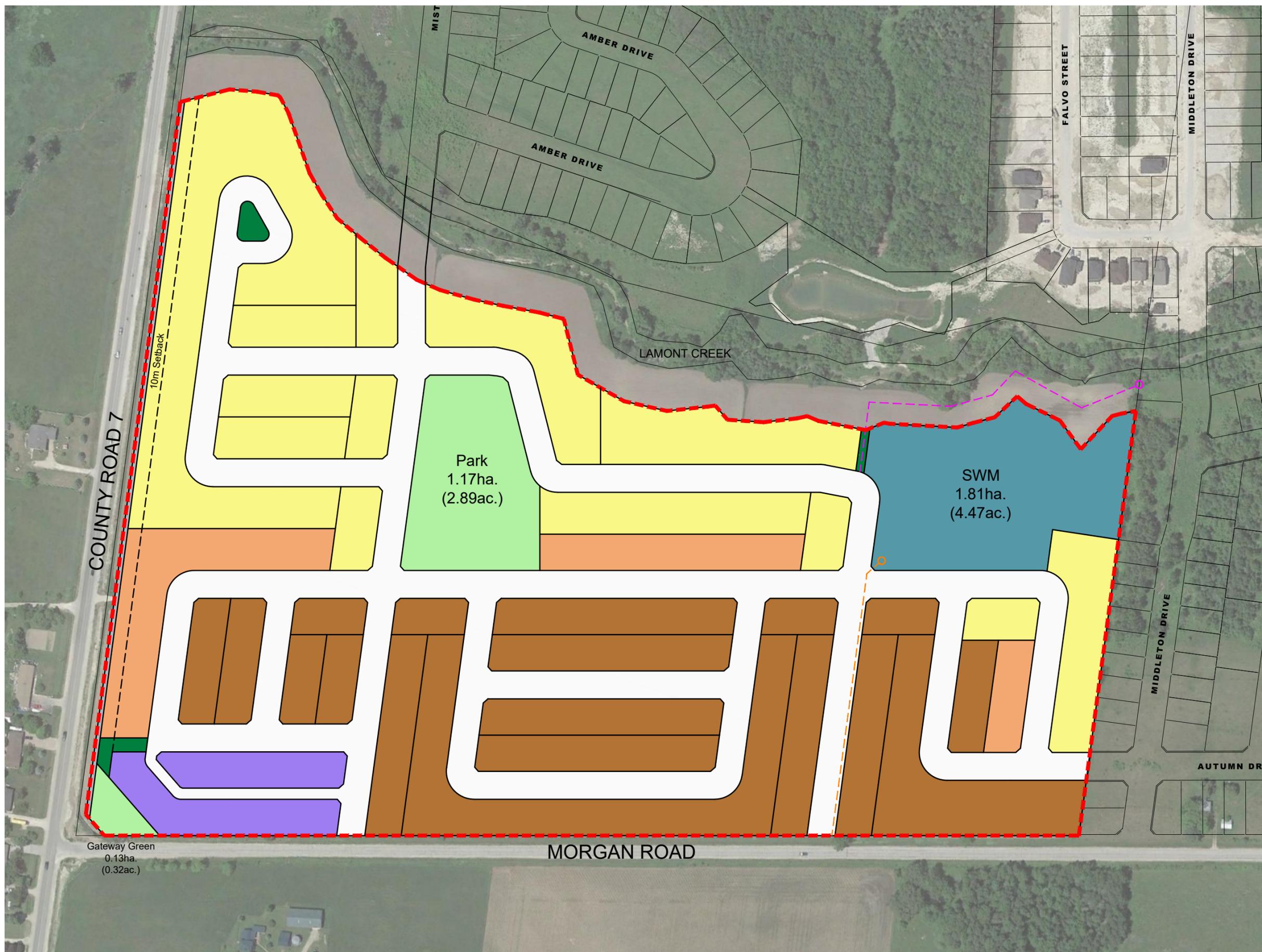
\\192.168.4.24\projects\Sherbrooke\2022\22-03 - Sterling Group - 400 45th Street South (Wasaga)\Design\2022-04-07\_Concept Plan Development\03-03\_03\_400\_45th\_Street\_South\_Concept\_Plan\_Options\_V2.dwg



# 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](http://NAKDESIGNSTRATEGIES.COM)



SCALE | 1:2500  
0 25m 50m

DATE | 06.03.2022 PROJECT | 22063

LU-02B

## 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 &amp; 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%
<b>Total</b>	<b>4824.86</b>	<b>100.00%</b>	<b>515</b>	<b>100.00%</b>