

Feedback Form

Regional Electricity Planning in the London Area – Needs and Options Screening Webinar - October 2, 2026

Feedback Provided by:

Name: Justin Lawrence

Title: Executive Director – Industrial Development

Organization: City of St.Thomas

Email: [REDACTED]

Date: Oct 23, 2026

To promote transparency, feedback submitted will be posted on the [London Area engagement webpage](#) unless otherwise requested by the sender.

Following the London Area electricity planning engagement webinar held on October 2, 2026, the Independent Electricity System Operator (IESO) is seeking feedback on the electricity needs and screening of potential options for the region. A copy of the presentation as well as a recording of the session can be accessed from the [engagement web page](#).

Please submit feedback to engagement@ieso.ca by October 23, 2026.

Topic	Feedback
The screening of high-level potential options suggests that substantial electricity network infrastructure investments may be required to support future growth in the London Area. What key factors should be considered when evaluating and advancing such solutions (e.g. new stations and lines), including timing, cost, and community impacts?	Key factors include; significance of City and Provincial investments in attracting large new industry to Ontario, magnitude of new developments in the approvals queue, and timing which is critical based on the diminishing capacity at Edgeware TS
When planning for future growth, what feedback do you have on how to weigh the risk of investing in new infrastructure ahead of forecasted demand, against the risk of infrastructure lagging behind growth needs?	We believe that with limited Edgeware TS capacity that there is a much larger risk of missing current and near term opportunities because of the lag time required for new infra.
What feedback do you have with respect to types of electricity supply resources (e.g., solar, wind, batteries, gas)?	St.Thomas fully supports any new supply resources. Local solar, wind, gas, and battery storage are supported by City Council.
Are there any enhancements to our engagement approach, presentations, communications, or supporting materials that would help facilitate meaningful participation and feedback as the planning process continues?	Excellent format and information. Specifically from St.Thomas as a developer, it would be helpful to be able to confirm the projections of the LDC's match our anticipated growth.

General Comments/Feedback

Click or tap here to enter text.

Oct 23, 2026

IESO

RE: City of St. Thomas – Council Submission to the London Area Integrated Regional Resource Plan (IRRP)

On behalf of St. Thomas City Council, thank you for the opportunity to provide formal input to the **London Area Integrated Regional Resource Plan (IRRP)**. Council recognizes the importance of this planning process and wishes to clearly articulate the City's priorities as the region prepares for substantial electricity demand growth.

St. Thomas and Central Elgin are in a period of **generational expansion** driven by major industrial, commercial, and residential development. The City's strategic plan identifies growth—particularly within **Yarmouth Yards**—as a top priority for Council and the Community. This area represents one of the most significant economic development opportunities in Ontario, and ensuring adequate electricity supply is essential to unlocking its full potential. The associated letter from the St. Thomas EDC further illustrates the significance of the industrial opportunities.

The Province of Ontario has already made a **major strategic investment** in Yarmouth Yards, and the City continues to work closely with provincial partners to advance this site as a premier destination for advanced manufacturing and employment growth..

The City is actively engaged with multiple industrial proponents, including several large projects now in early and late stages of development. These proposals represent **thousands of new jobs** and significant long-term economic benefits for the region. Based on current inquiries, Council anticipates **new large connection agreements** in the very near term. The scale of some proposed developments will exceed the remaining capacity at **Edgeware Transformer Station**, creating a real risk of missed economic opportunities if new supply infrastructure is not advanced quickly. In addition to industrial growth, St. Thomas and Central Elgin are experiencing **significant housing expansion**, with new subdivisions, intensification projects, and mixed-use developments already approved or underway. This residential growth will materially increase electricity demand at both the distribution and transmission levels, reinforcing the need for timely infrastructure planning.

Council expresses clear support for the following electricity infrastructure priorities:

- **A new 230 kV transformer station in the short term.** Existing supply from Edgeware TS is very limited, and immediate planning for a new station is strongly supported.

- **New 230 kV and 500 kV transmission line capacity.** Council supports beginning planning, design, and construction as soon as possible. Additional line capacity is a necessary component of the long-term solution.
- **A new 500 kV transformer station.** Council views this as the best ultimate solution for meeting regional demand. Given the expected 5- to 10-year demand curve, initiating planning and approvals immediately is critical.
- **As a bridging strategy,** St. Thomas supports considering how to utilize the capacity being built on the St. Thomas Line and from the Centennial TS. There may be a path forward to unlock capacity that is built but deemed customer owned by converting it to network assets. It is understood that this process would require the private customers to be engaged and signed off. However, the time, cost, and process required to convert agreements is likely less than the effort to build new infrastructure. The medium and longer term solutions could backfill any customer demand from this strategy.

St. Thomas also wishes to highlight that **all supporting development infrastructure is already built and shovel-ready**. Roads, servicing, stormwater systems, and major site preparation works are complete within Yarmouth Yards. The City can make large parcels available quickly to support new hydro infrastructure. All environmental, archaeological, and geotechnical studies for these lands are complete, significantly reducing development risk and permitting timelines.

Council appreciates the IESO's collaborative approach and encourages continued engagement with City staff as the IRRP progresses through needs identification and solution development. St. Thomas is committed to supporting a resilient, future-ready electricity system that enables industrial growth, supports provincial economic priorities, accelerates job creation, and ensures reliable service for residents and businesses.

Thank you for considering Council's input.

Sincerely,



Justin Lawrence *on behalf of St. Thomas City Council*
Executive Director – Industrial Development
City of St. Thomas

October 22, 2026

IESO Regional Planning Team Independent Electricity System Operator 1600–120 Adelaide Street West Toronto, ON M5H 1T1

RE: St. Thomas Economic Development Corporation submission to the London Area Integrated Regional Resource Plan (IRRP)

Dear IESO Regional Planning Team,

The St. Thomas Economic Development Corporation (EDC) is writing to add an economic development perspective to the submission made by St. Thomas City Council to the London Area IRRP. The EDC is the City's lead agency for investment attraction. We work directly with the industrial proponents, developers, and site selectors whose decisions depend on the outcome of this plan.

Our message is simple: St. Thomas needs new electricity capacity, and it needs it as early in the planning horizon as the IESO can deliver it. The community and the Province have already made the investments that create demand. Electricity supply is now the binding constraint on converting that investment into jobs. The EDC fully supports the infrastructure priorities set out in Council's letter, and the remainder of this submission explains why, from the perspective of the investment pipeline we manage every day.

Yarmouth Yards: the investment has already been made

Yarmouth Yards is the largest serviced industrial land offering in southwestern Ontario, and it was assembled specifically to capture the supply-chain and advanced-manufacturing growth that provincial policy is directing to this region. The City acquired approximately 1500 acres of employment land including the PowerCo/Volkswagen site, with provincial support, and has completed the work that normally sits between an investor's interest and a signed agreement:

- Roads, watermains, sanitary sewers, and stormwater systems are built and in service.
- Water and wastewater treatment capacity is being expanded to serve the full build-out.
- Environmental, archaeological, and geotechnical studies are complete across the lands.

- Site preparation and grading are finished on many sites, allowing construction to begin as soon as a tenant commits.
- Zoning and planning approvals are in place for large-format industrial and advanced-manufacturing uses.

The practical result is that the EDC can market shovel-ready parcels of 5 to 150 acres with construction timelines measured in months. Electricity is the only servicing element that cannot keep pace. Based on the load density of the proponents we are working with, the EDC and the City have forecast as much as 1 MW per acre of developable land, or as much as 1,500 MW at full build-out of Yarmouth Yards alone.

Reliable, high-capacity electricity connections as a precondition for the next round of industrial investment in this region. St. Thomas has done its part to prepare large industrial sites for investment. The lands exist, the infrastructure is in the ground, and the investment pipeline is active. What is missing is the transmission and transformation capacity to energize them.

Demand is here now, and Edgeware TS is effectively full

The IESO's own planning figures show approximately 17 MW of remaining capacity at Edgeware TS under long-term contingency criteria. That figure does not yet reflect a large industrial connection agreement executed by Entegrus in 2026 (approximately 9 MW), or other loads now in the connection queue. Once those are accounted for, the capacity available to new proponents is in the single digits of megawatts.

Residential growth compounds the pressure. The City's 2024 Growth Analysis Study (Watson & Associates) forecasts St. Thomas growing from 48,600 residents in 2026 to 66,200 by 2036, with roughly 7,000 new homes over that decade and the peak building rate of nearly 1,000 units per year landing between 2026 and 2031 as the PowerCo workforce arrives. Immediately south of the City, Central Elgin, in partnership with the Province, is advancing the redevelopment of the former psychiatric hospital lands on Sunset Drive into a community of 3,500 homes and 9,000 residents. That project has County approval, is served from the same transformer station, and is not yet reflected in the local utility's load forecast. Together, roughly 10,500 new homes in the next ten years represent on the order of 20 MW of residential load, more than the planning capacity remaining at Edgeware TS before a single new industrial customer is connected.

The EDC's active pipeline reinforces this. Over the past 12 months we have fielded serious inquiries ranging from 5 MW to 120 MW, from advanced-manufacturing, energy storage, data centre, and existing-manufacturer expansion proponents, several of which are in late-stage siteselection.

The pattern we now face is that any single large proponent will be told there is no capacity, and in site selection that answer ends the conversation. The competition for these investments is not between Ontario communities; it is international. The proponents in our pipeline are weighing St. Thomas against sites in the United States and elsewhere, where incentive programs and the current trade environment sometimes already tilt the decision southward. Power availability can frequently be the deciding factor. When capacity is not available here, the jobs, tax base, and supply-chain anchor do not relocate within Ontario; they leave the province and the country, and the public investment already made in this corridor goes unrealized.

The cost of waiting falls on jobs, not on the grid

The economic case for front-loading this investment is straightforward. The Province and the City have committed generationally significant capital to land, servicing, and water infrastructure in Yarmouth Yards on the expectation of many thousands of direct manufacturing jobs at build-out, plus induced employment across the region. Every parcel that sits idle for lack of a connection delays the return on that public investment.

The IESO has already seen how this plays out in Windsor-Essex. Known industrial and greenhouse load commitments drove a regional plan that delivered 500 kV and 230 kV infrastructure ahead of demand, and the region captured investment that would otherwise have gone elsewhere. St. Thomas is in the same position today: a provincially targeted growth area, serviced land, and demonstrated proponent interest, with the station already approaching its planning limit.

We would also note that St. Thomas is currently served by a single transformation point. A second supply from Centennial TS or a new station would bring reliability and redundancy benefits to the existing customer base in addition to serving growth. For a community whose economic identity is now tied to high-value manufacturing, that redundancy is itself an investment-attraction asset.

The EDC recognizes that the IESO must justify infrastructure against a credible forecast. We ask that the IESO treat the St. Thomas forecast as front-loaded and high-certainty, for three reasons: the lands and servicing are complete, the Province has already invested, and the pipeline is active and measurable. A forecast that spreads this growth evenly over 15 years understates the timing and will lead to infrastructure that arrives after the opportunities have passed.

What the EDC is asking the IESO to do

The EDC endorses the three infrastructure priorities in Council's submission and asks that the IRRP reflect them as follows:

1. **Identify a new 230 kV transformer station serving St. Thomas as a short-term need (within two years).** This is the single action that keeps the current investment pipeline alive. Given that Edgeware TS is at its planning limit today, the EDC asks that the IESO advance needs identification and direct Hydro One to begin the station's scoping and pre-engineering in the current planning cycle rather than deferring it to the next.
2. **Initiate planning for the 230 kV and 500 kV line capacity needed to supply the St. Thomas growth area.** Line capacity has longer lead times than station work and should start in parallel, so that a new station is not constrained by the transmission feeding it.
3. **Begin the long-term planning and approvals for a 500 kV transformer station in the St. Thomas area.** We supports this as the ultimate solution for the region's demand curve. From an economic development standpoint, starting the approvals and environmental work now is what keeps St. Thomas competitive for the very large, power-intensive investments the Province is pursuing over the 10- to 15-year horizon.

In support of these priorities, the City has indicated it can make large parcels within Yarmouth Yards available for new station and line infrastructure on an expedited basis. The EDC will work to identify candidate sites and to ensure that land availability is never the reason a project slows down.

Conclusion

St. Thomas has become one of the fastest-growing manufacturing communities in Ontario because the Province, the City, and the private sector acted together and acted early. We ask the IESO to bring the same urgency to the transmission capacity that will determine whether that growth continues.

Thank you for considering this submission.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sean Dyke', with a stylized flourish at the end.

Sean Dyke

CEO, St. Thomas Economic Development Corporation