WELCOME!

Thank you for attending our Community Information Session. We are happy to share information about the proposed Cedar Flats Wind Project with you.
There are representatives of wpd Canada, Natural Resource Solutions Inc. and DBH Soil Services Inc. available to discuss the project with you.

Please sign in at the front desk then feel free to view our display boards and speak to the Project Team and consultants. There will be a presentation at 7:00pm.

Our team is here to provide information about the proposed project, listen to your feedback and answer your questions.

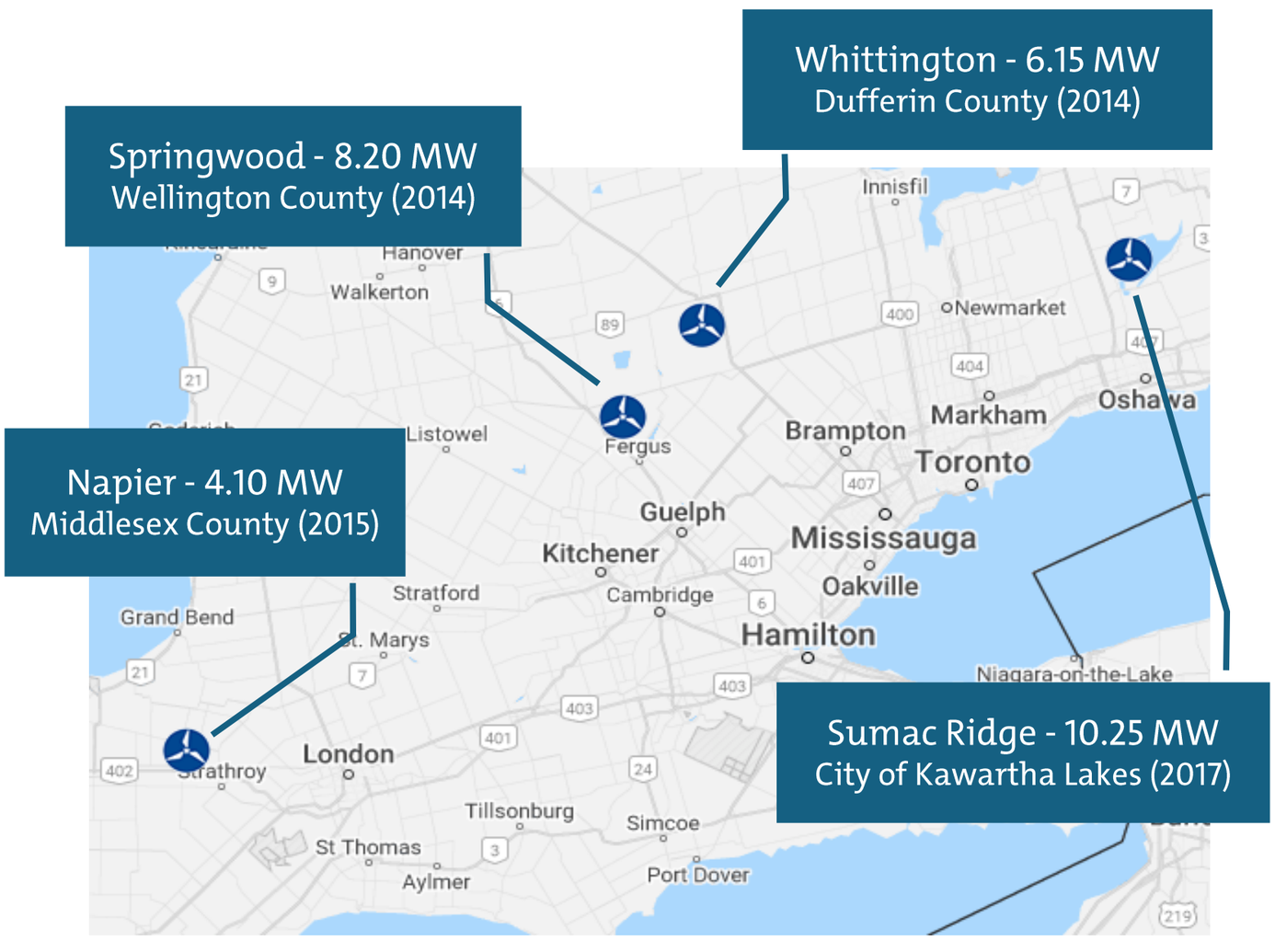
Thank you for attending!

Who Are We?

Founded in 1996 and headquartered in Bremen, Germany, wpd group is a leading developer, owner and operator of wind projects and solar plants across 33 countries

2,810 wind turbines installed
4,300 members of staff
6.9 GW installed to date
3.5 GW operating globally

Since its establishment in 2009, wpd Canada has successfully developed four onshore wind projects in Ontario. Together, the four projects feed an estimated 77 GWh annually into the local electricity grid, equivalent to the average annual power usage of 4,700 homes.



Why now? Why here?

Why Now?

Ontario's demand for electricity is growing. As the population and economy expand, electricity demand is projected to increase by 75% by 2050.

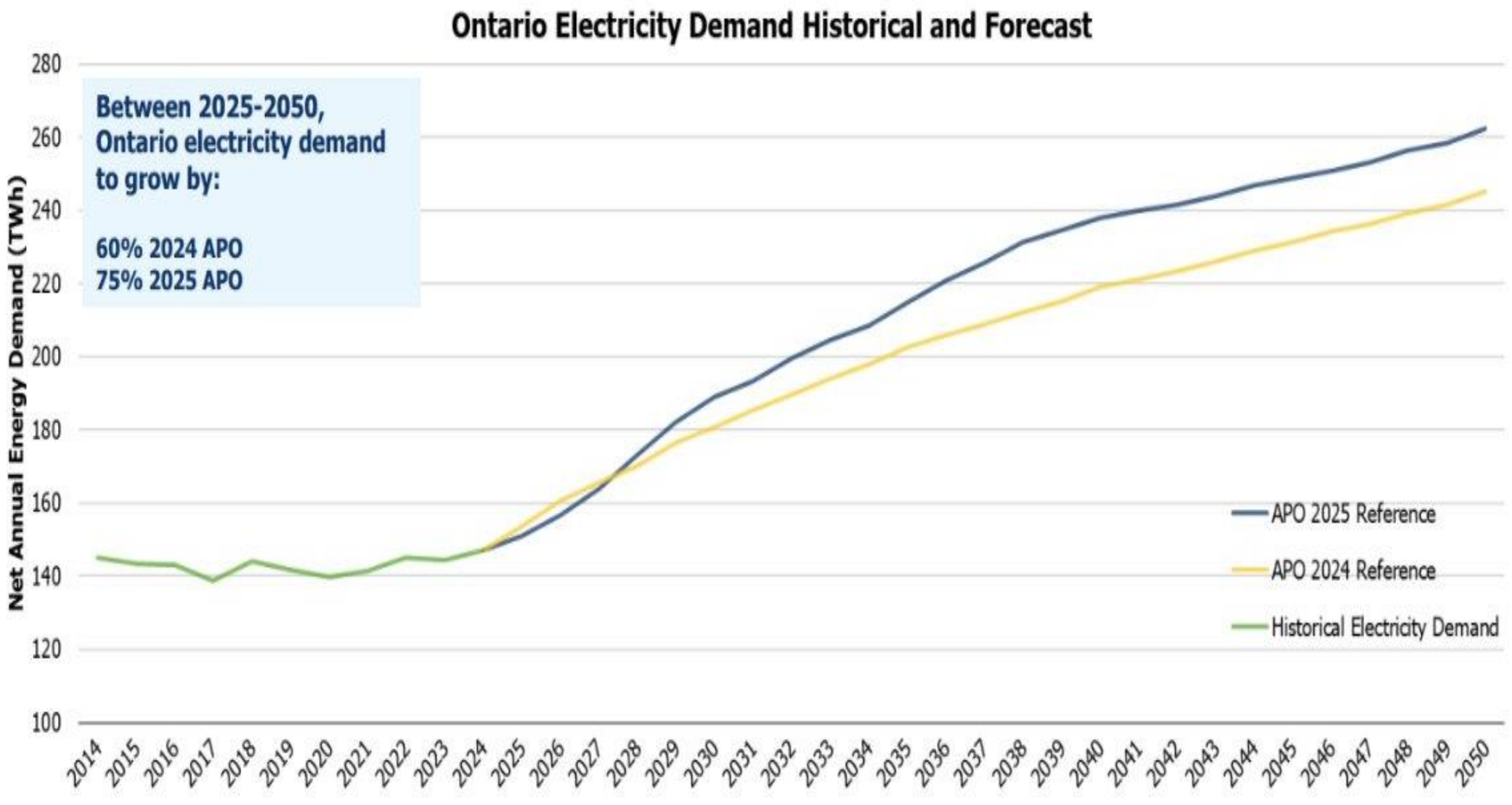
To meet this growing need, the Province of Ontario has launched a competitive procurement process to secure long-term, reliable energy supply. This process is known as the Long-Term 2 Procurement (LT2 RFP).

Why Here?

This location in Oxford and Elgin Counties offers the right combination of technical, environmental, and logistical factors for a successful wind energy project:

- Strong and consistent wind resource
- Available grid capacity
- Existing road infrastructure

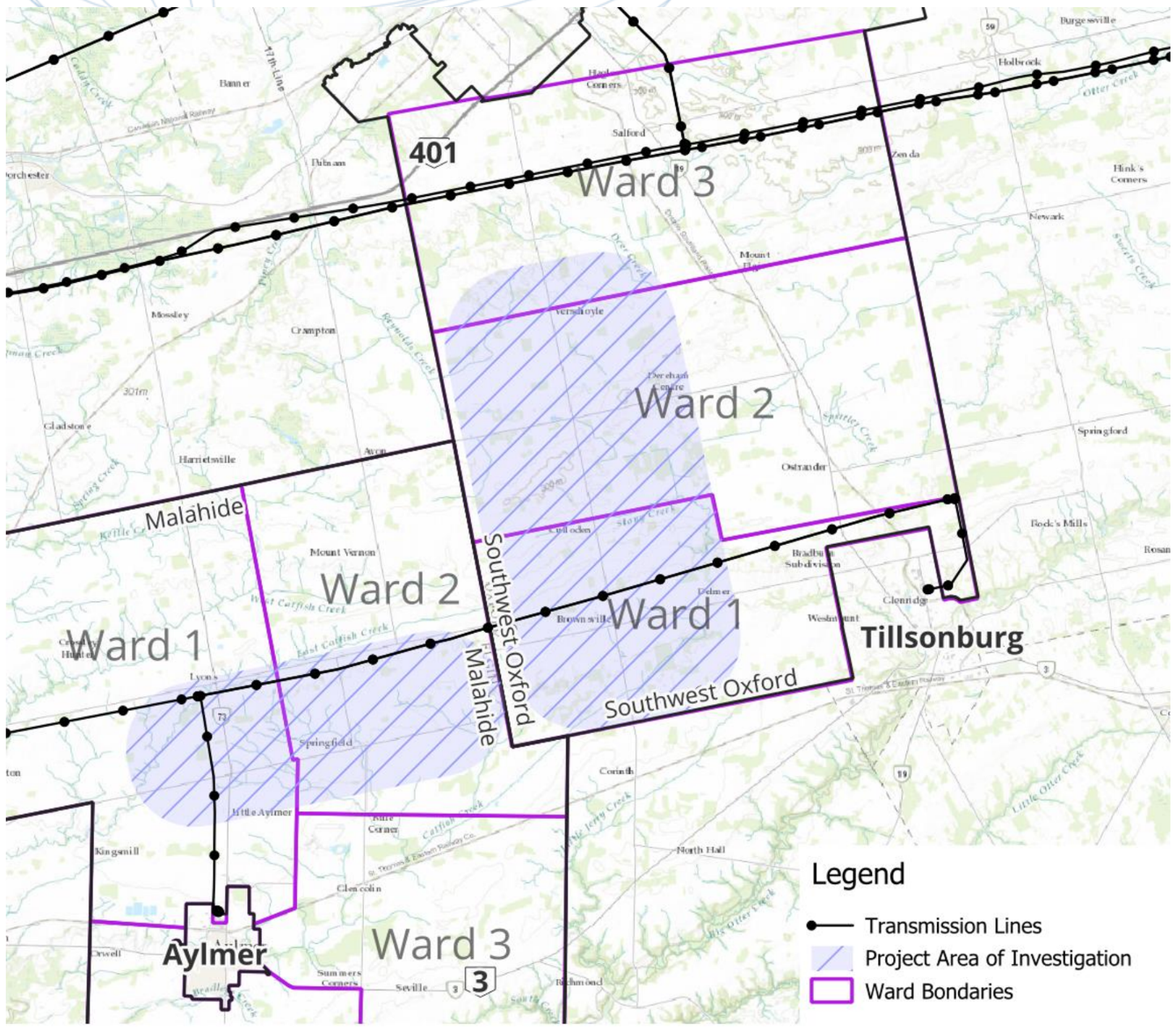
Together, these factors make this area a natural fit for contributing to Ontario's reliable and affordable clean energy future.



Cedar Flats Wind Project

Study Area includes

- Township of South-West Oxford (Wards 1, 2 & 3)
- Township of Malahide (Wards 1 and 2)



The proposed project's size will depend on factors that include feedback from community members, Townships, agricultural impact assessment, grid capacity studies, and environmental survey data.

Project Description

We are exploring the potential for a wind project with up to 200 megawatt (MW) of generating capacity or approximately 34 wind turbines. This could be equivalent to the annual energy consumption of around 80,000 homes*.

Turbine technology is continuously under development and improvement. Modern turbines can generate far more power per turbine meaning projects can be built with fewer turbines

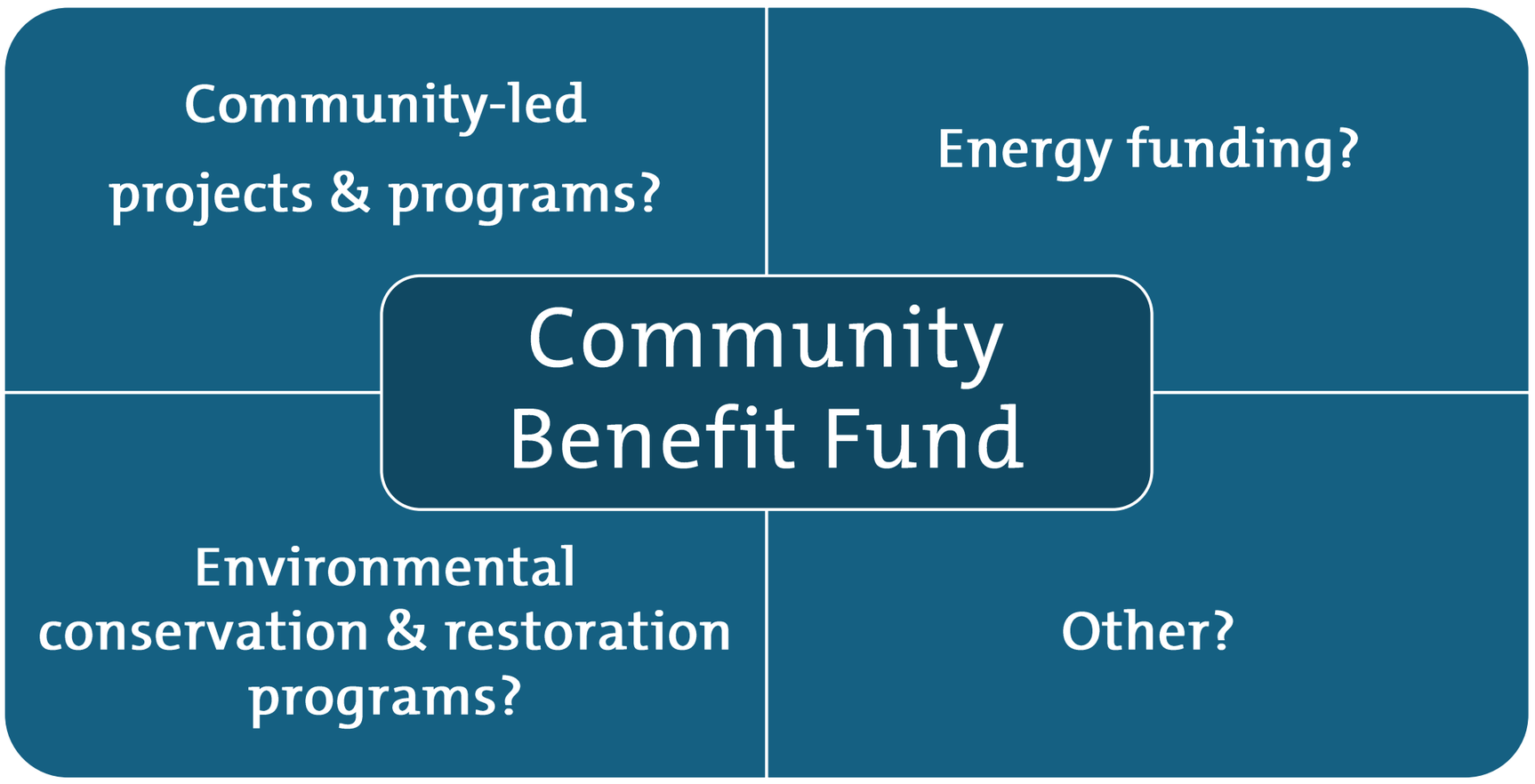
The turbines under consideration for the Cedar Flats project could generate 6-7 MW of power with a one to two acre footprint per turbine

A final selection of turbine for the Cedar Flats project has not been made yet and will depend on the environmental data gathered and engineering considerations.

**Source: OEB Defining Ontario's Typical Electricity Residential Customer 2023 Update*

Community Benefits

- **Tax Revenue:** The project will make additional property tax payments to the municipality, which will support municipal services, infrastructure, and local initiatives for decades to come. 6.2 MW turbine would generate an additional $10,000-$12,000 property tax revenue. Final payment amounts will depend on the project size, assessment values and Township's tax rates.
- **Local Contracting Opportunities:** During the construction and operations phases, wpd Canada will rely on local supply chains and services.
- **Employment:** A project of this size would typically support 200-300 full-time equivalent positions during construction and 5-10 permanent positions during operations
- **Local Stimulus:** Local businesses will benefit from increased spending on goods and services during construction and operations phases.
- **Community Benefit Fund:** Tailored local support initiatives and/or community benefit programs based on the feedback received from hosting communities.



We're looking for your feedback!

Your input will help guide how the Community Benefit Fund is used. Whether its community-led projects, energy funding opportunities, or environmental restoration programs, your feedback will help us invest in what matters most to local residents. Please fill out a feedback form before you leave and tell us what you think.

Cedar Flats Project Progress

We are committed to keeping the community informed every step of the way. Here's an update on where we are in the project:

- Engaging with First Nations and working towards developing a partnership
- Exploring ways for the community to invest in the project through a renewable energy co-operative
- Working with landowners to prioritize compatibility with farming operations and minimize potential impacts
- Initiated environmental surveys to collect field data on sensitive wildlife and habitats

If you're interested in learning more about our environmental initiatives, please visit the Environmental Stewardship display board for additional information.

Setback Requirements

How Are Sites Selected?

When identifying potential locations for a wind project, we consider several important factors:

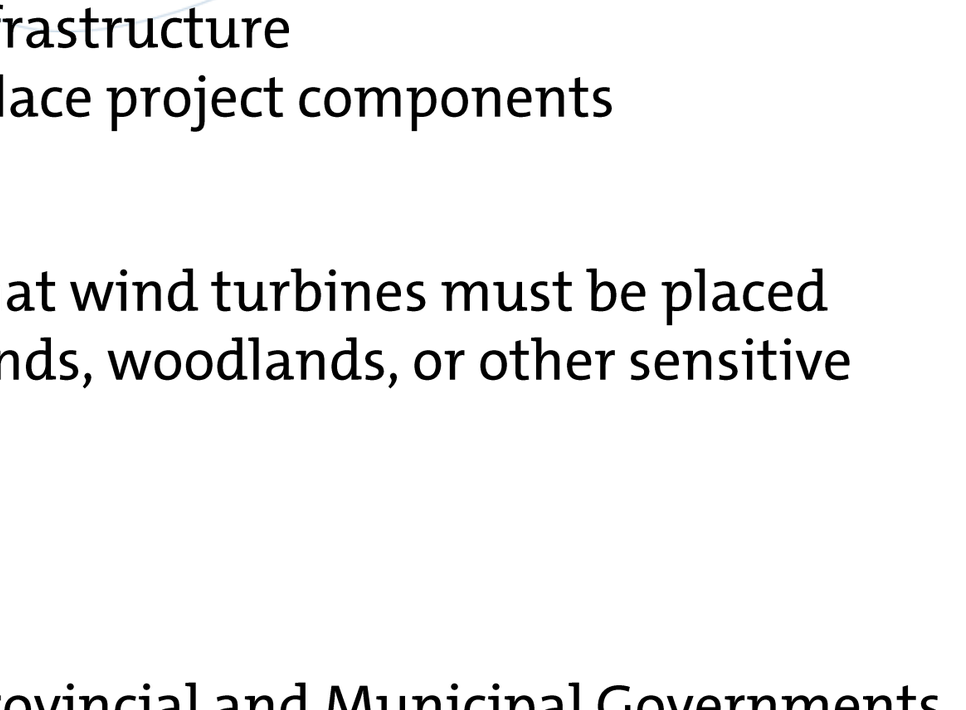
- Strong and consistent wind resources
- Proximity to existing roads and electrical infrastructure
- Ample open space to safely and efficiently place project components

What Are Setbacks?

Setbacks are mandatory minimum distances that wind turbines must be placed away from certain features—like homes, wetlands, woodlands, or other sensitive areas. These distances help ensure:

- Environmental protection
- Public safety
- Community comfort

Setback distances are defined by the Federal, Provincial and Municipal Governments and must be followed during project design and development.

Feature	Setback Requirement	Example Application of Setbacks
Non-participating receptor *(e.g. homes, educational facilities, health care facilities, etc.)*	550 metres from turbine base	
Public road right-of-way and railway right-of-way	Turbine blade length plus 10 metres from turbine base	
Significant woodland	120 metres	
Significant wildlife habitat	120 metres	
Provincially significant wetland	120 metres	
Waterbody and watercourses	30 metres	
Provincial Parks	Turbine blade length plus 50m	
National Parks	Turbine blade length plus 50m	
This is a non-exhaustive list of the setbacks		

Ongoing Evaluation

As part of the development process, we'll continue to refine turbine siting through:

- Field studies and technical assessments
- Consultation with environmental specialists and municipal staff
- Community feedback and engagement

Your input helps us make informed decisions and design a project that fits the community.

Agriculture

We understand that agriculture is vital to your community and economy. We are undertaking an Agricultural Impact Assessment (AIA) as part of our project planning.

What is an Agricultural Impact Assessment?

The AIA helps identify, minimize, and manage any potential effects the wind project may have on agricultural land and operations.
It includes two key parts:

Part one - An initial evaluation of possible alternative locations and their potential impacts

Part two - Strategies to minimize potential impacts and approaches to mitigate potential impacts

We are working closely with municipal planners to define the scope of the assessment and ensure it meets all local requirements. The final assessment will be reviewed by the local municipality.

Protecting Agricultural Lands

The Province of Ontario is committed to preserving high-quality farmland, as emphasized in the Provincial Planning Statement (2024). This wind project follows provincial policies that aim to balance clean energy development with the long-term protection of agricultural land.

To ensure a thorough assessment, we will assess areas where turbines may be located and where direct and indirect agricultural impacts may occur.

Listening to the Agricultural Community

We're committed to open and ongoing engagement with farmers, landowners, and agricultural organizations. We'll provide clear, accessible information and multiple ways for you to share your input throughout the process.

Your voice matters, and your feedback will help shape how we move forward.

Environmental Stewardship

Protecting Wildlife and Natural Habitats

As part of our commitment to responsible development, we are taking proactive steps to protect the local environment throughout the wind project planning process.

We collaborate with environmental specialists, Indigenous communities, and government agencies to ensure the highest standards of environmental protection. Before any construction begins, our team will carry out site-specific environmental surveys to understand how species use the area across different seasons and habitats. This helps us identify sensitive features and make informed decisions that minimize environmental impacts.

A Natural Heritage Assessment and Water Body Assessment and Report are required as part of a complete application for a Renewable Energy Approval (REA) under Ontario Regulation (O. Reg.) 359/09 of the Environmental Protection Act.

Key Investigations

- Rare Vegetation Communities
- Avian & Bat Surveys
- Water Body Assessment
- Amphibians & Reptiles
- Significant Wildlife Habitat
- Cultural Heritage & Archeological Assessment

Any significant natural feature or water body within 120m of the project will require an Environmental Impact Study (EIS) to assess and mitigate potential impacts to the features.

For our global climate protection initiatives please visit:
https://www.wpd.de/en/wpd/sustainable-action-at-wpd/climate-protection-projects

Environmental Studies

A review of available background information has been initiated, and several field studies within the study area have been completed to date.

A subset of waterfowl observed within the study area during the spring surveys included *Canada Goose, Wood Duck, Mallard, and Trumpeter Swans*. While *Tundra Swans* are present in proximity to the study area, none were observed at parcels participating in the project in surveys carried out to date.
Study results will be compared to provincial standards for determining Significant Wildlife Habitat.

Waterfowl Surveys (2025)

A subset of species observed within the study area during the breeding bird surveys included *Savannah Sparrow, Song Sparrow, American Robin, Red-winged Blackbird, Indigo Bunting, Eastern Wood-pewee, Wood Thrush, and Red-tailed Hawk.*

Breeding Bird Surveys (2024)

Significant Wildlife Habitat Assessment (2021)

Vegetation Mapping (2021)

Water Body Assessment (2021)

Woodlands identified within the study area consist mainly of mid-aged to mature deciduous forests.

Wetlands within the study area typically represent deciduous treed swamps situated within woodlands. A preliminary review of aquatic features identified the presence of permanent, ephemeral, and intermittent features, including agricultural drains.

Turbine Foundations

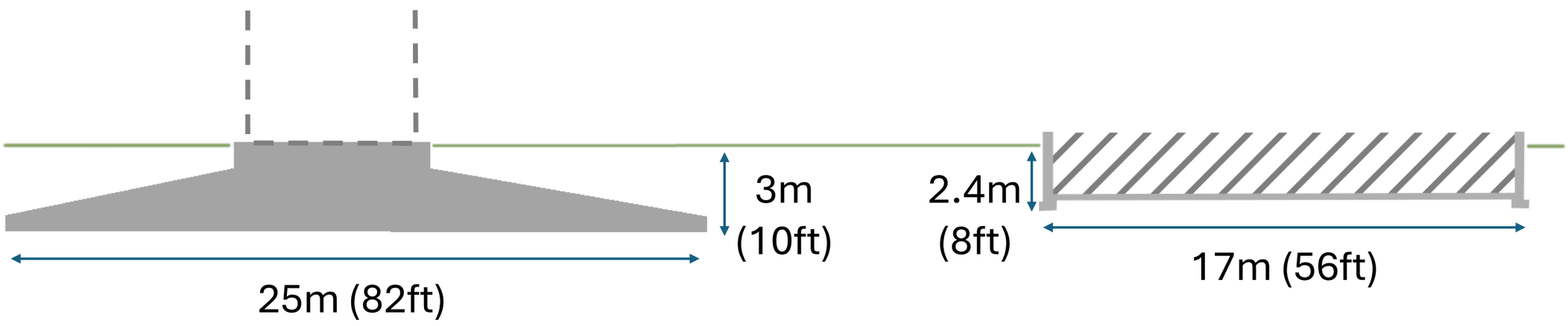
Here is a description of the subsurface infrastructure that would form part of the project:

- The turbine foundation is likely to use a spread foot design made of steel reinforced concrete. A geotechnical survey will be required to produce a final design. The diagram below shows a typical design for the size of turbine under consideration for the Cedar Flats project.

- Power cables that connect the turbines to each other and transport power to the project substation will be buried at a minimum depth of 1.5m (5 ft). Farming can continue above the cables as normal.

Example foundation dimensions* for a 6.2MW turbine:

Example house foundation:



**Design will be finalized based on the geotechnical and engineering studies*

What steps are taken to protect impacts to ground water?

- A geotechnical survey will be conducted to assess site-specific geological conditions, informing construction and foundation planning.

- Prior to final design and construction, we will review records of nearby water wells and utility mains to ensure the project will not impact them.

Do you have a private water supply you would like to bring to our attention?

Sound Impacts

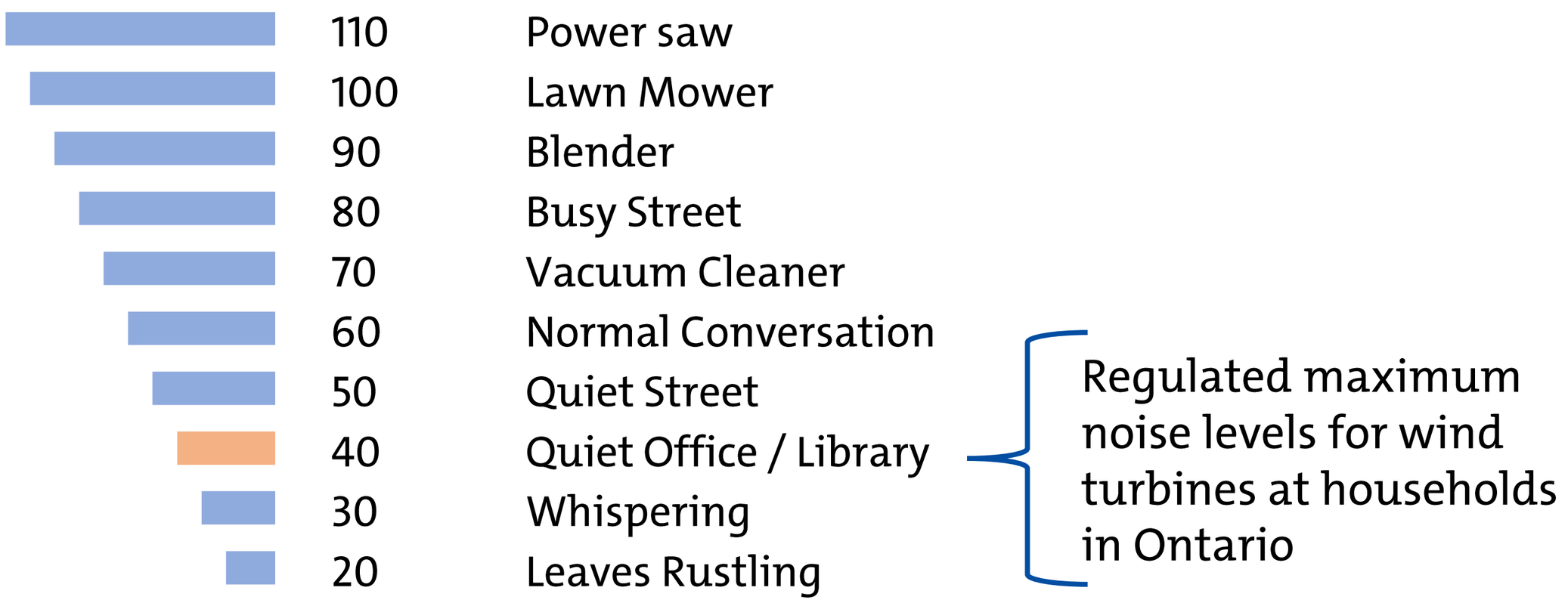
What about sound levels?

- Two potential sources of sound typically associated with wind turbines:
  - Aerodynamic Noise - The “swishing” sound as blades pass through the air
  - Mechanical Noise - From the gearbox and generator, housed in the nacelle

- As part of the project planning, acoustic modelling is conducted to predict noise levels from turbines under various operating conditions. This modeling helps ensure turbines are sited far enough from homes so that predicted sound levels stay below the 40 dBA limit.

- Turbines will be sited to ensure compliance with provincial regulations including being located a minimum of 550 m from non-participating receptors.

What does 40 dBA sound like?

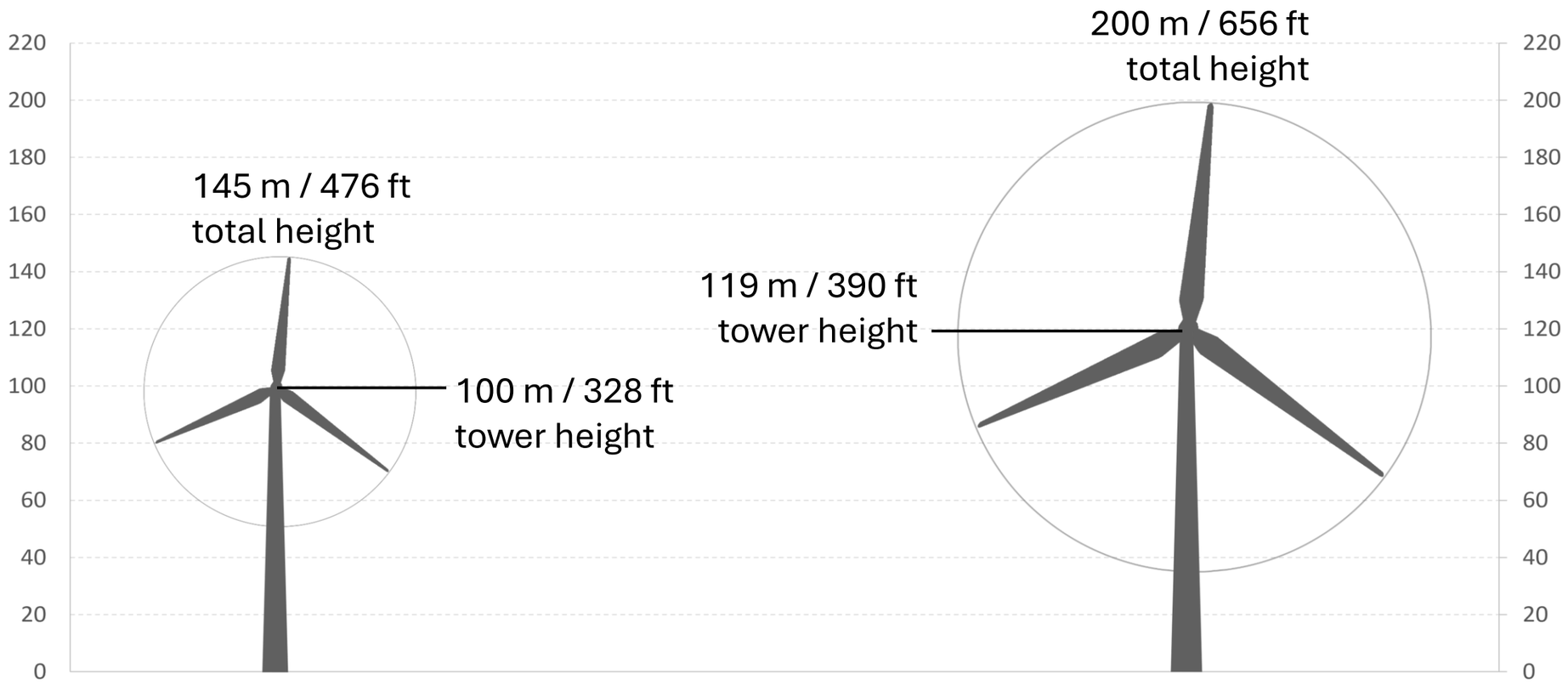


We are committed to complying with all regulatory requirements and continuing to monitor and address concerns related to sound during the development, construction and operation of the proposed project

Turbine Size Comparison

Turbine sizes have increased in recent years resulting in greater turbine efficiency and lower cost of the electricity generated. The large increases in power output per turbine mean that wind projects can now be built with fewer turbines.

The figure below shows a comparison of dimensions for turbines that are operational in Oxford County and a newer turbine model that is under consideration for the Cedar Flats project.



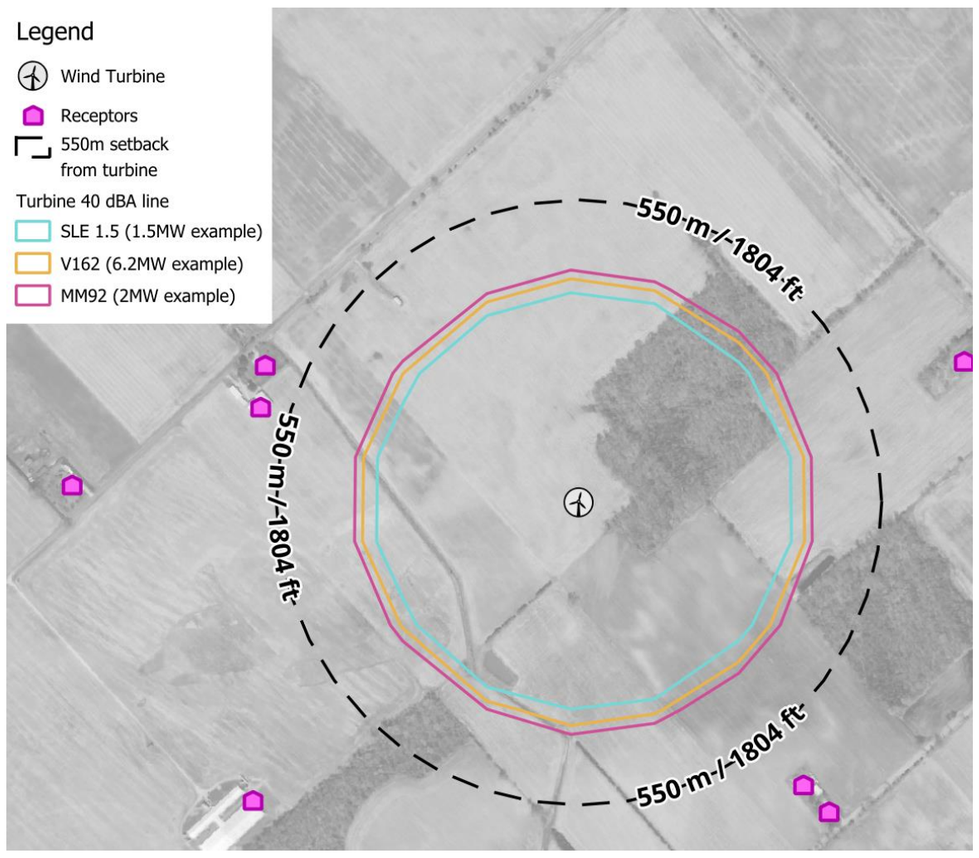
2.0 MW Turbine
100 MW would require
50 turbines

6.2 MW Turbine
100 MW would require
17 turbines

How does turbine size impact noise levels?

Turbine noise levels are specific to each model and do not relate directly to their size. The noise levels can be predicted using manufacturer data and specialized software.

The map to the right shows an example noise calculation for three different turbine types at the same location.



Construction & Operation

Building a Wind Project: Step by Step

Constructing a wind energy project is a detailed, carefully planned process. From initial groundwork to long-term operations, each phase is designed to ensure safety, quality, and minimal disruption to the community and environment.

- **Timeline**: Construction starts after all approvals are in place and typically lasts 12-18 months. The timing may vary depending on seasonal conditions and restrictions.

- **Manufacturing**: Wind turbine components – such as towers, blades, and nacelles are manufactured and pre-assembled at the factory, then shipped to the wind project site where the final assembly takes place

- **Site preparation and construction**: Work crews prepare turbine sites by building access roads, preparing turbine foundations and reassembling turbine components, a crane is used to erect turbine towers and install the nacelles and rotors with their hubs and blades

- **Commissioning**: During the final construction phase, the electrical collection network is installed and connected to the grid through the substation. Final testing is completed before the wind project becomes fully operational

- **Operation and Maintenance**: Activities that are performed regularly throughout the project's life include daily monitoring of the wind turbines and function of the switching station, analyzing performance, and performing preventative maintenance and repairs on the turbines and other components of the facility. An online system will monitor the project 24 hours a day to identify any issues for quick response. An Emergency Response and Communications Plan will be developed prior to operation.

Commitment to the Community

We are committed to keeping the community informed and minimizing disruption during construction. Updates will be shared through public notices, open houses, and the project website.

Decommissioning

- Project components are expected to be in service for the 20-year term of the IESO Long-term 2 Energy Supply contract. At the end of the contract term, a decision will be made to continue operations, update equipment (called 'repowering'), or decommission the project.
- Decommissioning involves the removal of all project components for reuse or recycling, and restoring the land to pre-construction conditions, using relevant environmental protection and mitigation measures.
- wpd is responsible for all aspects of the decommissioning of the project, including the associated costs.

wpd has already successfully decommissioned a wind project in Ontario and remediated the land for agricultural use.

In compliance with local and provincial regulations, wpd received very positive feedback from local landowners.

Beginning of Construction | **During Construction** | **Decommissioned & Remediated**

"wpd Canada completed all necessary decommissioning actions, including the removal of project equipment and infrastructure. These measures were carried out to our full satisfaction, ensuring the property was returned to its original condition or better for agricultural use. We appreciate wpd Canada's diligence and professionalism in meeting its commitments and ensuring the proper remediation of the site" (Drew Harrison - Ontario landowner)

Safety Commitment

At wpd Canada safety is our top priority throughout the entire project lifecycle. We are proud to have a zero lost-time incident record and maintain an exceptionally low incident/near miss rate of less than 0.2% of total hours worked.

Key Safety Measures

- **Traffic Management Plan:** Developed in consultation with local municipalities to ensure safe traffic flow and delivery of materials.
- **Restricted Site Access:** Minimizing public exposure by limiting access to construction areas.
- **Emergency Response & Spill Plans:** Comprehensive plans including spill response, communication protocols, and all necessary cleanup equipment.
- **Public Health & Safety Protocols:** Established operations and maintenance practices designed to minimize risks to the surrounding community.
- **Rigorous Turbine Safety:** All turbines are thoroughly tested and certified to meet the highest safety standards.
- **Staff Training:** Operations staff are extensively trained on control systems to prevent accidents and malfunctions.

Your Safety is Our Priority

We Want Your Feedback!

Please share your questions and comments with us by filling out a feedback form.

We recognize the importance of transparency and ongoing collaboration with community members.

In this initial phase, we are seeking input and feedback from the community regarding the project concept and preferred engagement methods.

Additional public information sessions will be scheduled later in the process as we gather more information and as the proposed project develops.

Stay informed and involved:

Please sign up for our newsletter on the project website.

- **https://www.wpd-canada.ca/projects/cedar-flats-project/**

You can also contact the project team by emailing.

- **cedarflatswind@wpd-canada.ca**

Copies of the display boards from this Public Information Session and the Presentation are available on the project website.

Thank you for coming!