wpd Canada

Cedar Flats Wind Project

April 29 & 30, 2025

Agenda

- Introduction
- Cedar Flats Wind Project
- Environmental Stewardship & Studies
- Agricultural Impact Assessment
- Construction & Decommissioning
- Community Benefits
- Community Engagement
- Q&A

wpd Summary - Global Quick Facts

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

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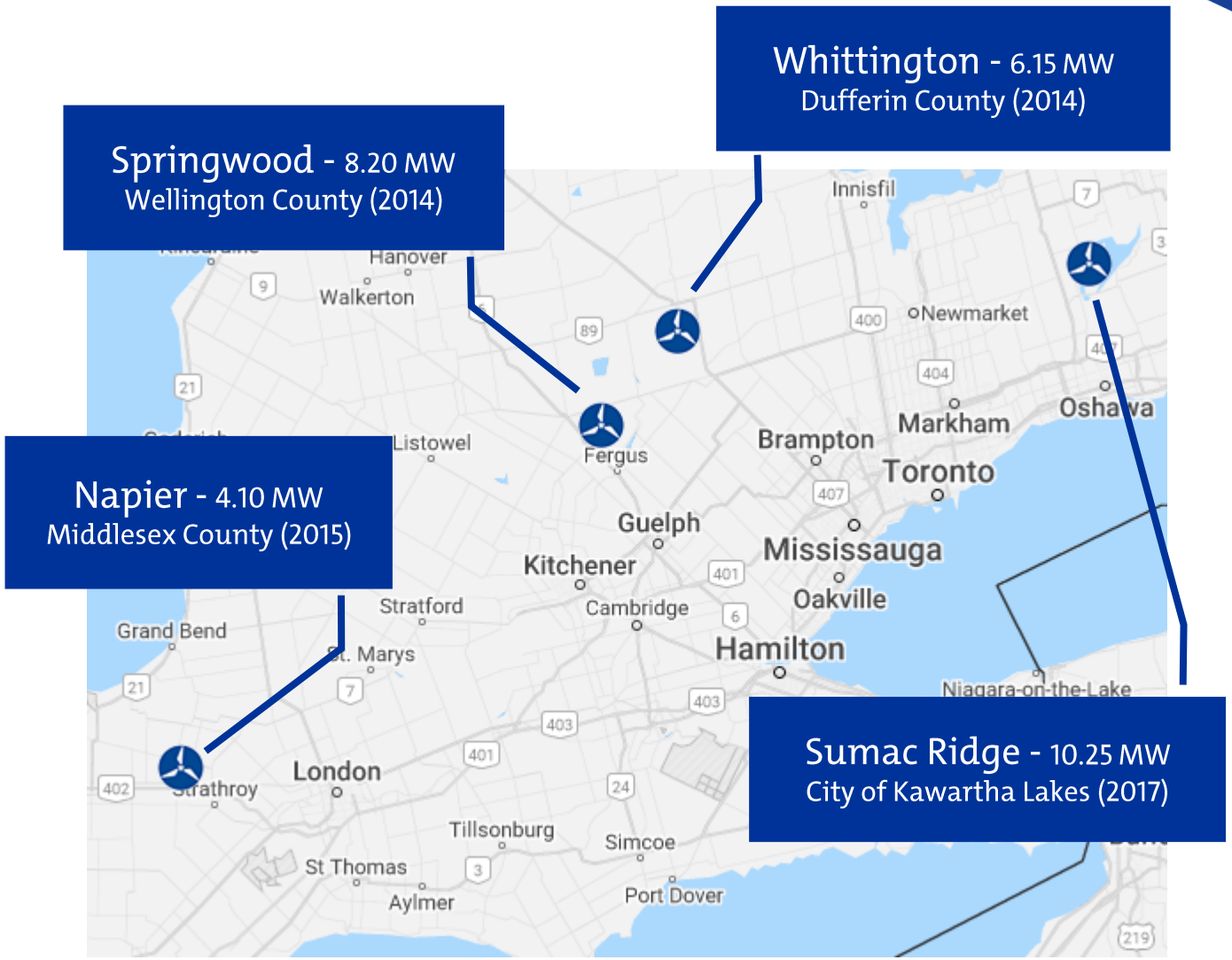
wpd Canada in Ontario

Since its establishment in 2009, wpd Canada has realized 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.

Currently wpd Canada is actively pursuing a pipeline of over 1,000 MW in Ontario, British Columbia, Alberta, and New Brunswick



Why Now? Why Here?

Why Now?

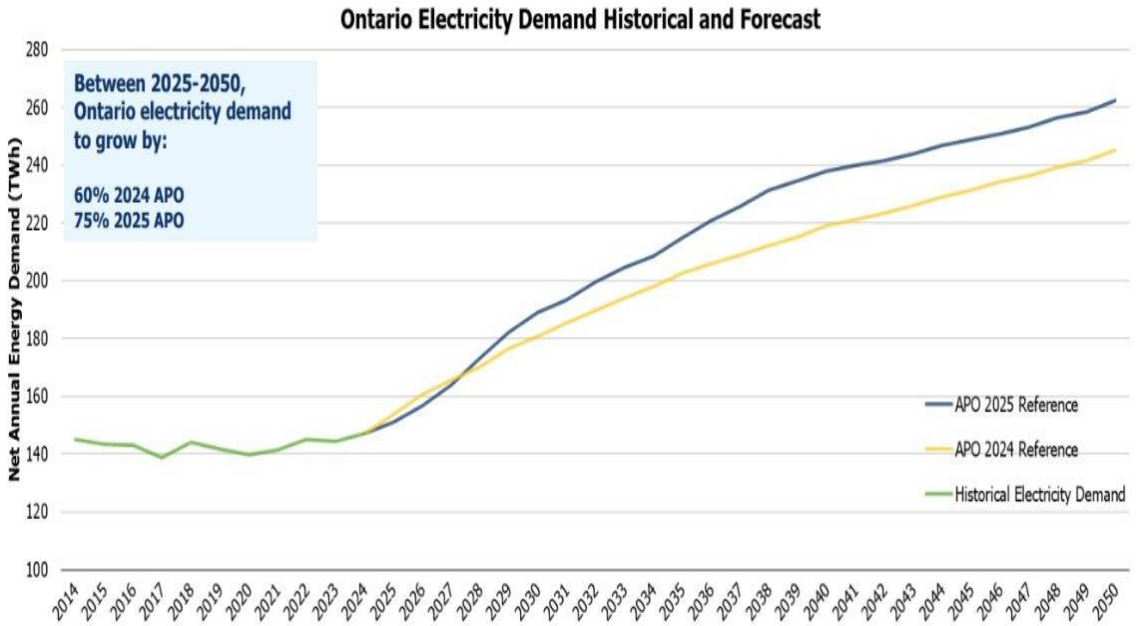
Ontario's electricity demand is projected to increase by 75% by 2050.

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



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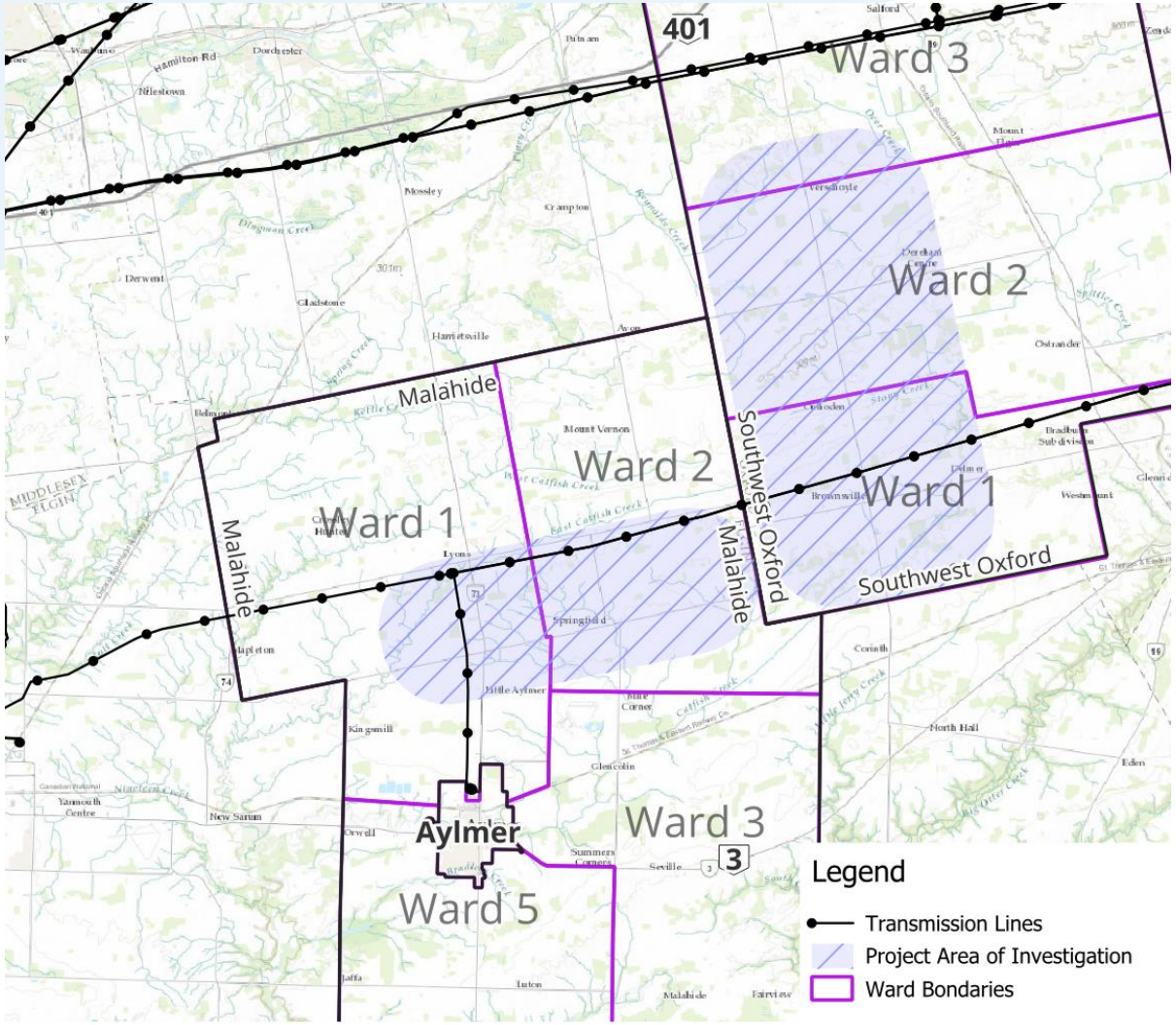
Cedar Flats Wind Project Study Area



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

The areas being investigated for the proposed project are in the Townships of Malahide and South-West Oxford

- Wards 1 and 2 in the Township of Malahide
- Wards 1, 2 & 3 of the Township of South-West Oxford

The project's size and design will depend on factors such as feedback from Townships, community members, environmental data, and engineering considerations.

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

Project Progress

- 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
- Collaborating with landowners to prioritize compatibility with farming operations and minimize potential impacts
- Initiated an environmental survey program to collect field data about sensitive wildlife and habitats in the project study area
  - All environmental survey data will form the basis of any future application to the Ministry of Environment for a Renewable Energy Approval

✓ 4 years of wind data collection

✓ Desktop critical habitat screening

✓ Preliminary Aviation Assessment completed

✓ Breeding bird surveys conducted in 2024

✓ Agricultural Impact Assessment initiated in 2024

✓ Waterfowl surveys conducted in 2025

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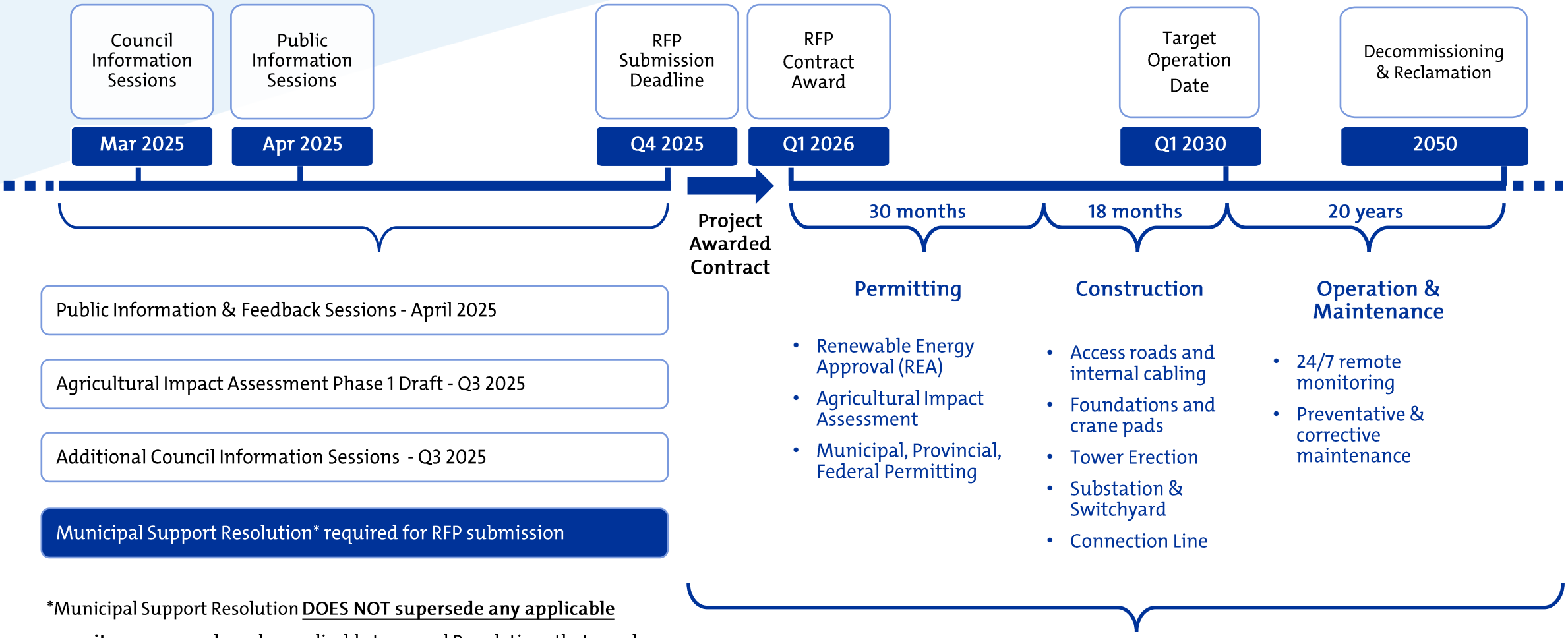
Project Timeline



Public Information & Feedback Sessions - April 2025

Agricultural Impact Assessment Phase 1 Draft - Q3 2025

Additional Council Information Sessions - Q3 2025

Municipal Support Resolution* required for RFP submission

*Municipal Support Resolution **DOES NOT supersede any applicable permits or approvals** under applicable Laws and Regulations that may be required for an Energy Project.

***Subject to change**

Environmental Stewardship & Studies

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 impact.

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.

Waterfowl Surveys (2025)

Breeding Bird Surveys (2024)

Significant Wildlife Habitat Assessment (2021)

Vegetation Mapping (2021)

Water Body Assessment (2021)

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Agriculture

We are working on an Agricultural Impact Assessment (AIA) with DBH Soil Services Inc.

The assessment has two main parts:

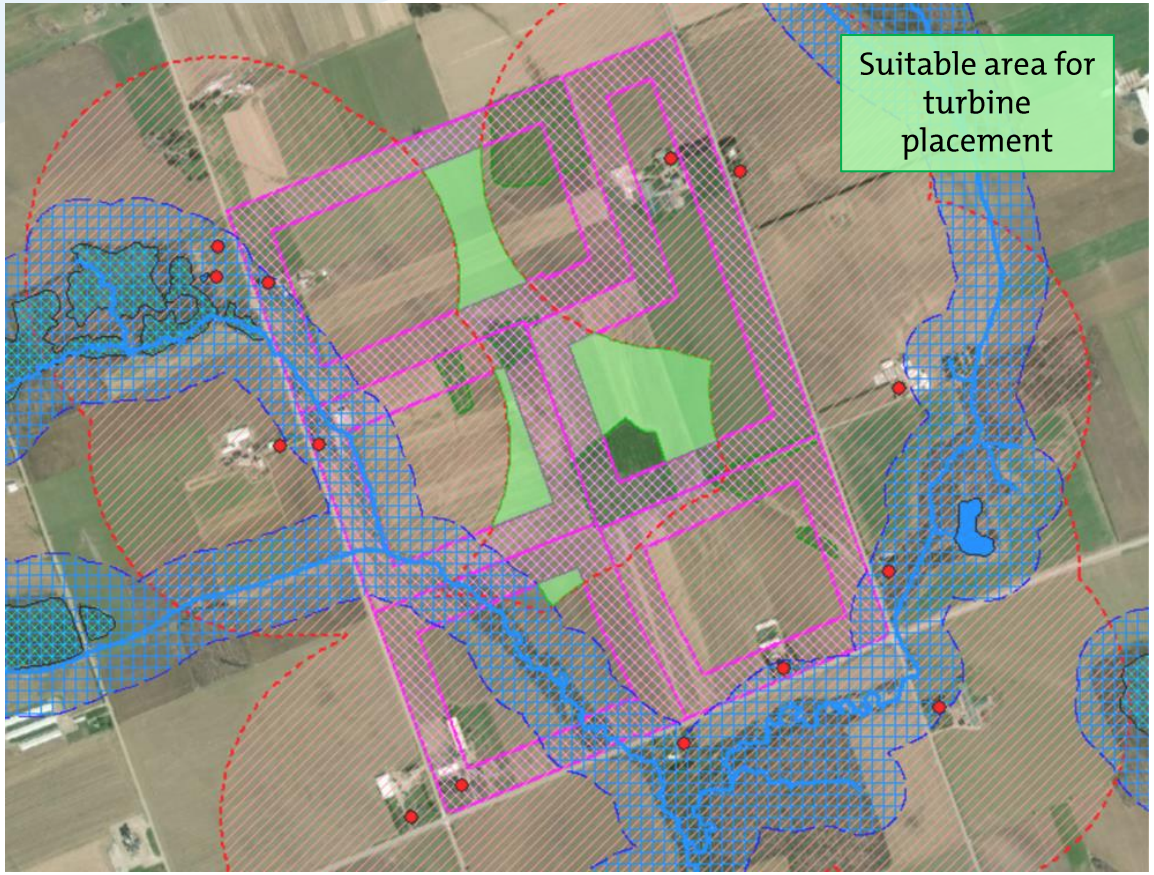
- Part one - An initial evaluation of possible alternative locations and their potential impacts
- Part two - Strategies to minimize potential impacts and approaches to mitigate potential impacts

We are working with municipal planners to define the scope of the assessment and ensure it is completed to their standards. The assessment will be evaluated by the local municipality.

Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) is expected to publish a guidance document on the details .

Setback Requirements

Example Application of Setbacks



Setbacks are mandatory minimum distances that wind turbines must be placed away from certain features – such as 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.

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

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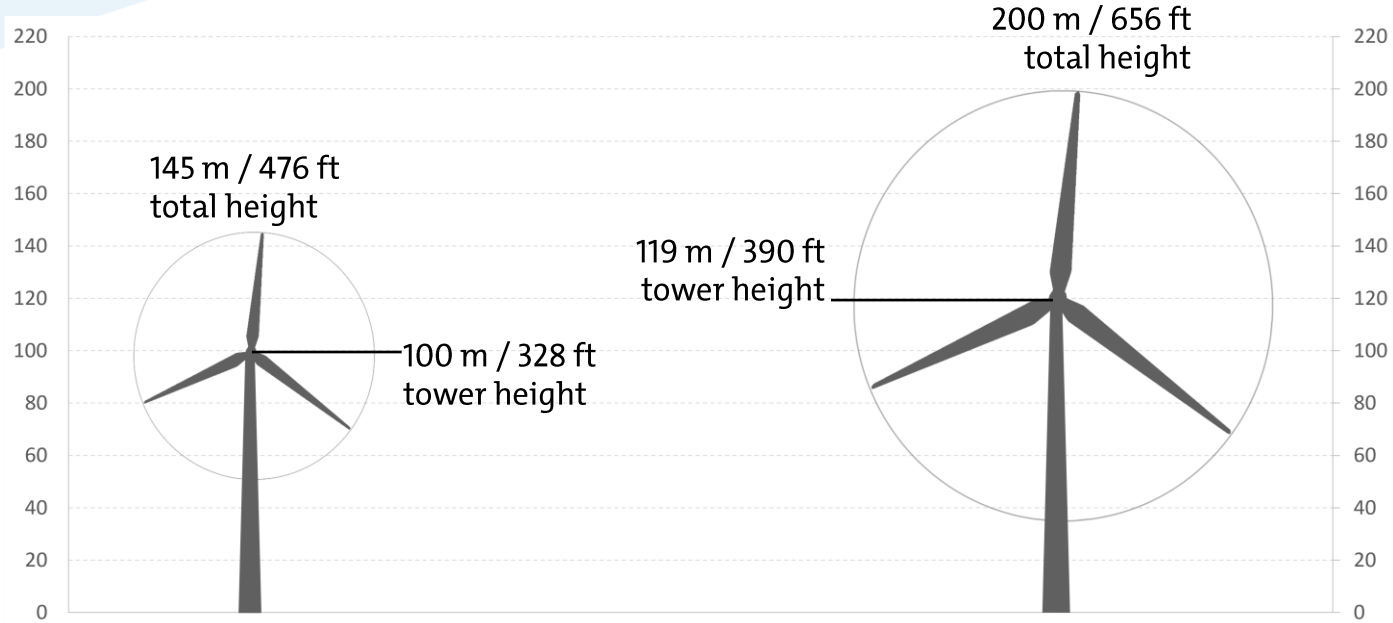
Turbine Size & Noise Levels

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.



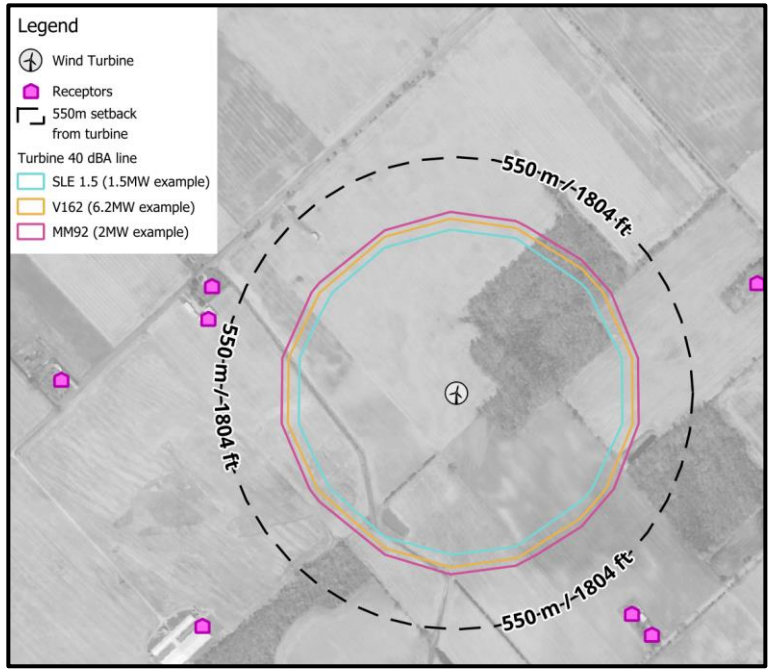
2.0 MW Turbine
100 MW would require
50 turbines

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



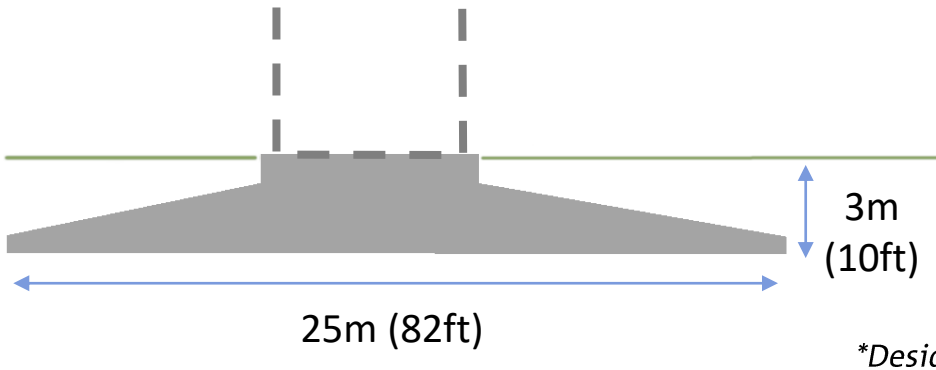
Construction & Foundations

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.

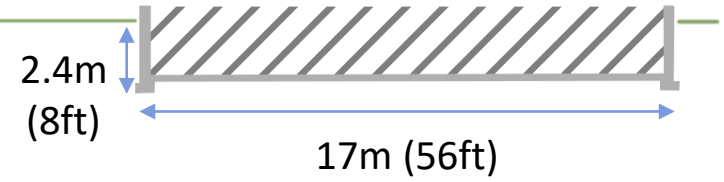
The turbine foundation is likely to use a spread foot design made of steel reinforced concrete. A geotechnical survey will be required to produce a final design. The diagram below shows a typical design for the size of turbine under consideration for the Cedar Flats project.

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*

Decommissioning

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.

Beginning of Construction

During Construction

Decommissioned & Remediated

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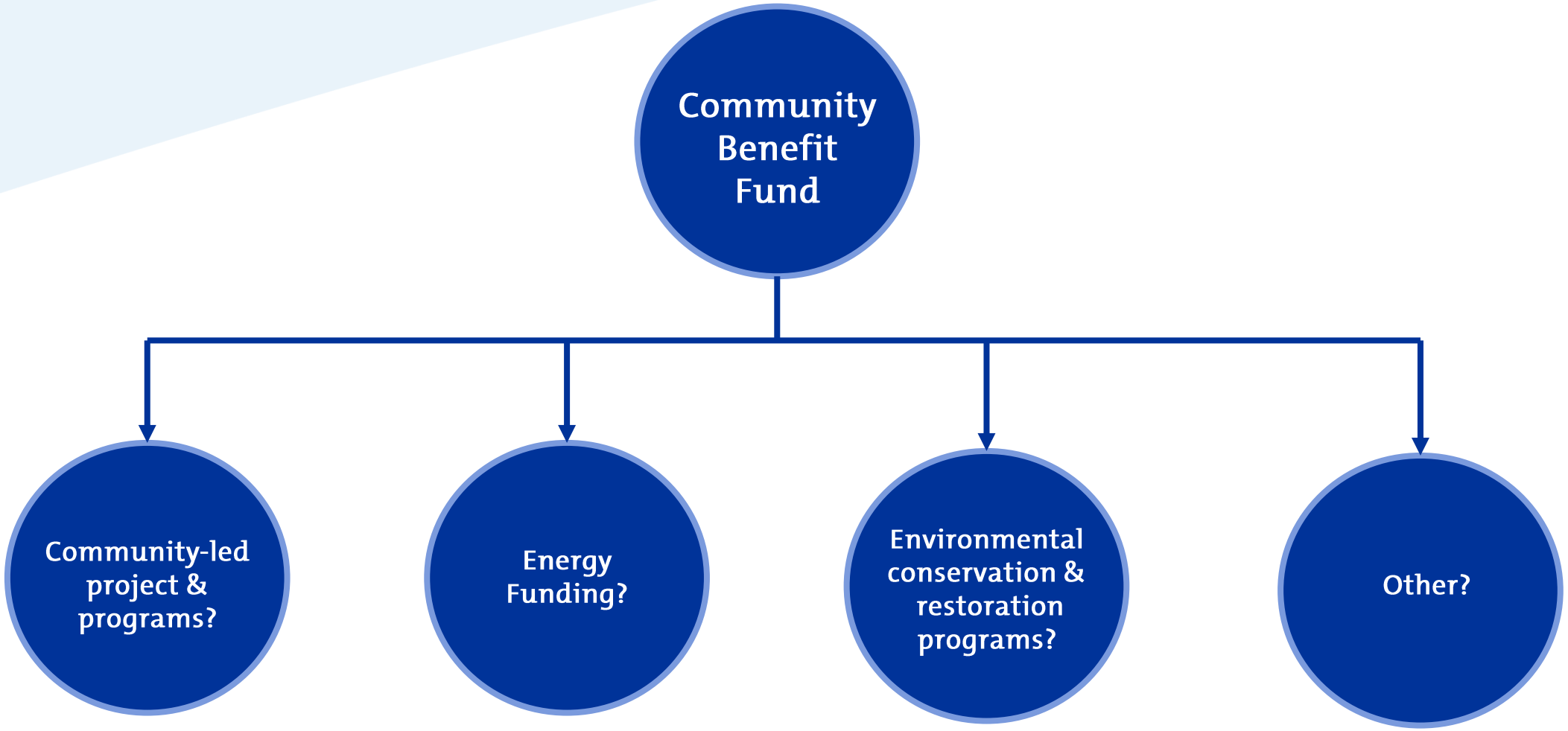
Cedar Flats Community Benefits

- **Community Benefit Fund:** Tailored local support initiatives and/or community benefit programs based on the feedback received from hosting communities.
- **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. Each 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 - Options



We are looking for your feedback. Please fill out a feedback form.

Community Engagement

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.

Please sign up for our newsletter on the project website. You can also contact the project team by emailing.

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

Stay informed and involved:

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

Project Newsletter:
Please sign up on our website

Project Email:
cedarflatswind@wpd-canada.ca

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Thank you!

Cedar Flat Project Key Contacts

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Scan the QR code to visit our website

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