

Cedar Flats Wind Project – FAQ

This FAQ addresses the most common questions we've received through email and during our recent community information sessions. We have prepared these responses to ensure that accurate, transparent information is available to all, and to acknowledge the concerns and feedback we've received so far. We recognize that others in the community may share similar questions and we hope this FAQ clarifies those inquiries and encourages ongoing dialogue.

We are dedicated to meaningful, two-way engagement and deeply value community members' time and effort in sharing their perspectives. We will keep listening as the project progresses and new questions come up. We will also update or expand this FAQ to ensure open communication throughout the process.

How could the project impact our water wells and aquifers?

We understand that protecting local water wells and aquifers is a top priority for community members, landowners, and council representatives. It's a concern we take seriously and are actively working to address.

As part of our initial planning efforts, we have been mapping locations of water wells in the area using publicly available data from the Ministry of the Environment, Conservation and Parks (<https://www.ontario.ca/page/map-well-records>). This information will be considered for the development of the turbine layout. However, we recognize that not all well locations may be captured in public records, and we strongly encourage residents to share any additional information about well locations that may not be reflected in the existing data.

In addition to mapping, we will conduct detailed geotechnical investigations at potential turbine sites. These investigations will help us understand groundwater levels, soil composition, and the load-bearing capacity of each site. This information will guide our foundation engineers in designing turbine bases that are safe and appropriate for each site.

The final foundation design must comply with local and provincial building codes and environmental standards.

Who will receive payments from the community benefit fund?

The community benefit fund is intended to support initiatives that provide lasting, sustainable, and positive impacts for the broader community. It is separate from other project-related payments, such as municipal taxes or landowner lease agreements.

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The purpose of this fund is to create direct and meaningful benefits for residents of the project area. For example, the fund could support local infrastructure improvements, community programs, recreational facilities, a hydro bill assistance program, or environmental conservation programs. Any such initiative would be designed in consultation with community members to ensure transparency, fairness, and alignment with local needs.

Since we would like the fund to reflect local values and priorities, we're seeking input on how it could be allocated and managed. We welcome your ideas and encourage you to share them with us via our project email – cedarflatswind@wpd-canada.ca.

What kind of insurance coverage does wpd have to protect landowners and community members during construction and operation?

Safety is always our priority. Before construction begins, we ensure that everyone accessing the site follows strict safety standards in line with all applicable provincial laws and regulations for wind energy facilities.

wpd has successfully constructed and/or decommissioned five renewable energy projects in Ontario without any incidents. This strong track record reflects our commitment to creating safe and well-managed work environments for workers, landowners, and the wider community.

In addition to comprehensive safety protocols, we are also required to maintain a variety of insurance policies that offer protection throughout the life of the project. These include commercial general liability, property, and workplace safety insurance. These policies are in place to protect workers, landowners, and the public in the unlikely event of an issue.

Our insurance obligations are part of our agreements with landowners and are also required by utilities and regulatory bodies such as the Independent Electricity System Operator (IESO), Hydro One Networks Inc., and the Workplace Safety and Insurance Board (WSIB). As a registered electricity supplier in Ontario, we are required to maintain the same level of insurance coverage that any responsible developer, builder, or operator would carry for a project of this nature.

Have you completed any studies to examine potential impacts on birds such as tundra swans?

We've begun a series of environmental studies to better understand and assess potential impacts on local wildlife, including species like the tundra swan. In 2024, we conducted breeding bird surveys within the project study area, and in spring 2025, we carried out waterfowl surveys specifically designed to monitor species such as tundra swans.

While tundra swans have been observed near the broader study area, none have been recorded in the surveys carried out to date on the properties that are currently being considered for potential turbine sites. As our work continues, all findings will be carefully reviewed against

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provincial criteria used to identify Significant Wildlife Habitat. This helps us determine whether further studies or protective measures are needed.

If the project is awarded a contract, we will carry out the complete set of environmental assessments required to support our Renewable Energy Approval (REA) application. These include a Natural Heritage Assessment (NHA) and a Water Body Assessment (WBA) to evaluate features like wetlands, woodlands, and wildlife habitats. If any significant features are identified within 120 metres of the proposed project area, we will complete a more detailed Environmental Impact Study (EIS). The EIS outlines any potential impacts and describes how they will be avoided or minimized.

Protecting local wildlife is a priority for us, and we're committed to ongoing monitoring and incorporating appropriate mitigation strategies as required.

Will local property owners have to pay higher taxes because of this project?

Local property owners will not see their taxes increase because of this project. The project will contribute additional property tax revenue to the local municipality, which helps fund important community services, infrastructure, and local programs.

Property taxes are calculated based on a property's assessed value, as determined by the Municipal Property Assessment Corporation (MPAC), and the municipal tax rate set by the municipality. Once the turbines are constructed and assessed, the municipality will collect property taxes accordingly.

While final amounts will depend on the number of turbines, their assessed value, and the local tax rate, it is currently estimated that each turbine could generate approximately \$10,000 to \$12,000 in annual property tax revenue for the municipality.

As the project progresses and design details are finalized, we will continue to provide updates on the anticipated economic benefits to the community.

What happens at the end of the project's life?

Project components are expected to be in service for the 20-year term of the IESO 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 has already successfully decommissioned a wind project in Ontario and remediated the land for agricultural use.

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

"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)

Will landowners be responsible for decommissioning if the developer is no longer around?

We want to assure landowners and community members that they will **not** be left responsible for decommissioning costs of our wind turbines, nor the municipalities, even in the unlikely event that our company is no longer in operation.

To ensure that decommissioning is carried out correctly, our lease agreements include financial safeguards such as Letters of Credit or designated accounts that are set up and maintained by the company. These financial guarantees are in place specifically to cover the cost of removing wind turbines and restoring the conditions of our landowner's property at the end of the project's life.

This financial security is in place for the entire duration of the project and is structured to ensure funds are available if needed. These safeguards are legally binding and are designed to protect landowners from any future liability, regardless of the company's status. These protections ensure that the responsibility for decommissioning remains with us, not with the landowners.

Does wpd have experience with wind projects of this size (200 MW)?

While this may be one of the larger projects we've proposed in Canada, our company has extensive experience developing, building, and operating wind and solar projects of this size and larger worldwide. For example, we have a wind project in Chile operating since 2021 that is approximately 272 megawatts (MW), similar in scale to what we're proposing here.

How long does the IESO's review process take and when will decisions be made?

The Ontario Independent Electricity System Operator (IESO) is running a province-wide process to help plan for future energy needs. Through this competitive process, companies across Ontario can submit proposals to build new electricity projects. These proposals are reviewed and ranked, with priority given to the ones that offer the best value for Ontarians—mainly by keeping electricity costs as low as possible. Please see below for a detailed timeline.

Cedar Flats Wind Project Timeline & Competitive RFP Process

The Ontario Independent Electricity System Operator (IESO) is running a province-wide process to help plan for future energy needs. Through this competitive process, companies across Ontario can submit proposals to build new electricity projects. These proposals are reviewed and ranked, with priority given to the ones that offer the best value for Ontarians—mainly by keeping electricity costs as low as possible.

