

Sprucewood Wind Project FAQ

Community Benefits

How will the community benefit from the wind project?

wpcd Canada's projects bring benefits to host communities through additional property tax payments, job creation, local economic activity, and support for local businesses during construction and operations.

We are committed to listening to residents, business owners, and local officials to understand their priorities and concerns. Based on this feedback, we will develop community benefit programs tailored to the community's needs. This could include initiatives such as support for local programs or even small subsidies to help offset electricity costs for residents. The specific details and amounts will depend on the feedback received from the community and the final project size and design.

We are expecting the Sprucewood Wind project to contribute to the community 15 to 20 million dollars in 25 years through property tax payments and community benefit programs. Further details will be shared as they become available.

Environment & Land Use

How will the project protect dunes, wetlands, and birds?

Protecting sensitive ecosystems, including dunes, wetlands, and migratory bird pathways, is a central consideration in project planning and design. Independent environmental specialists conduct field studies and regulatory assessments to inform turbine placement and infrastructure layout.

These studies help guide measures such as avoiding critical habitats where possible, maintaining appropriate setbacks from sensitive environmental features, scheduling construction outside key nesting and migration periods, and implementing erosion control and environmental monitoring programs.

Study findings will be shared publicly, and we welcome input from local conservation groups, residents, and community organizations throughout the planning process.

Will the project affect Murray Beach Provincial Park or the Cape Jourimain National Wildlife Area?

No development would occur within Murray Beach Provincial Park or the Cape Jourimain National Wildlife Area.

We recognize the importance of these areas for conservation, tourism, and recreation. As planning continues, potential effects on surrounding lands and activities will be assessed through environmental studies. Any identified impacts would be communicated transparently, and we would engage directly with NB Parks and other relevant organizations as part of that process.

What steps will be taken to minimize impacts on wildlife and natural habitats?

In accordance with provincial guidelines, preliminary project layouts are designed to avoid placing infrastructure, such as turbines and access roads, within sensitive natural features and habitats wherever possible.

Environmental assessments, including Environmental Impact Assessments where required, evaluate potential impacts on wildlife, vegetation, and ecosystems and identify appropriate mitigation measures. Monitoring programs are typically conducted before construction and may continue for several years after the project becomes operational to ensure that environmental protection remains effective.

Additional project-specific information about environmental studies and monitoring will be shared on the project website as it becomes available.

Safeguarding Water Sources

How will water contamination be prevented?

Before construction commences, a geotechnical study is completed at the potential turbine sites to determine ground water depth and the necessary parameters required for foundation design. For stability reasons, turbine foundations cannot be built in areas where the groundwater is too close to the surface. If water is encountered during construction, good construction practices will be used, such as minimizing the length of time that the excavation is open and monitoring seepage.

A comprehensive stormwater management plan will be developed as well and implemented during construction to prevent any runoffs or spills by utilizing construction best practices like silt fences.

Noise and Health Effects

Could wind turbine noise cause adverse health effects?

Extensive global research, including studies by Health Canada, show no direct association between wind turbine and adverse health effects.

Wind projects are designed to operate at noise levels equal to or lower than outside noise levels when located at appropriate setback distances. The sound impacts from wind turbines are governed by strict regulatory guidelines. Any proposed project is required to demonstrate that sound levels experienced at dwellings will not exceed these regulated limits prior to operation. This must also be demonstrated during operation and mitigation measures implemented if a project is found to be non-compliant.

Here are links to a few studies that have been carried out to assess whether wind turbine have any impact on health.

- The Municipality of Kings County in Nova Scotia undertook an expert review of the potential health and safety impacts from large-scale wind turbines. [Report http://www.countyofkings.ca/residents/planning/windturbines.aspx](http://www.countyofkings.ca/residents/planning/windturbines.aspx) – “2012.05.17 Final consultants report” under “Project Reports”.
- [“Spatio-temporal differences in the history of health and noise complaints about Australian wind projects: evidence for the psychogenic, “communicated disease” hypothesis”](#) by [Simon Chapman](#), professor of public health at Sydney University. This study suggest that health problems attributed to wind energy are a “communicated disease” – or a sickness spread by the suggestion that something is likely to make a person sick.
- [A report released by the South Australian Environment Protection Authority \(EPA\)](#), concluding that “...the level of infrasound at houses near the wind turbines assessed is no greater than that experienced in other urban and rural environments, and that the contribution of wind turbines to the measured

infrasound levels is insignificant in comparison with the background level of infrasound in the environment.”

- Ontario’s Chief Medical Officer of Health: According to the scientific evidence, there is no direct causal link between wind turbine noise and adverse health effects. (Summary P.3 / Wind Turbine Regulation in Ontario P.8-9 / Main Conclusions P.10) [The Potential Health Impact of Wind Turbines](#)
- In 17 Canadian hearings to date “courts found that wind projects would not and do not cause health impacts,” concluded in a [review by the Energy & Policy Institute](#).

Property Values

Have studies evaluated the impact of wind turbines on property values?

Yes. Numerous studies have assessed the potential impact of wind turbines on property values. It is important to note that property values are influenced by many factors, making it difficult to isolate the effect of any single development.

In New Brunswick, a provincial review of wind energy development and best practices found that, based on the available research, there was no evidence to suggest that wind turbines have lowered surrounding property values.

While research in this area continues to evolve, findings to date indicate that wind energy projects do not have a consistent or measurable negative impact on property values.

Below are links to a few of these studies:

- New Brunswick government literature review (2008)
Model Wind Turbine Provisions and Best Practices for New Brunswick noted that, based on the literature reviewed at the time, there was no documented evidence that wind turbines had lowered surrounding property values, while also acknowledging limited Canadian evidence. - [Model Wind Turbine Provisions and Best Practices for New Brunswick](#)
- Assessment Review Board: In the Assessment Review Board hearing, MPAC argued that there was no evidence to show that construction and operation of wind turbines had reduced the current value of the landowner’s

property. [Decision of the Assessment Review Board, File No: WR 113994. Township of Frontenac Islands \(P.36\)](#)

- Canning Consultants Inc. conducted a study of 83 properties in the Chatham-Kent region. They discovered that, in areas where wind farms were visible, there was no empirical evidence showing that rural residential properties sold for lower prices than comparable residential properties located outside the view shed of a wind turbine within the same area. - [Wind Energy Study – Effects on Real Estate Values in the Municipality of Chatham-Kent, Ontario](#)

Community Consultation and Transparency

What steps are being taken to ensure meaningful consultation?

We are committed to providing community members with clear, timely, and accessible information throughout the project to support meaningful consultation and engagement.

Information will be shared through a variety of channels, including open houses, emails, newsletters, and a dedicated project website, to ensure that community members can access information in ways that are convenient and inclusive.

We will prioritize two-way dialogue and encourage community members to reach out to us directly with questions, feedback, or concerns at sprucewoodwind@wpd-canada.ca. Our team will carefully review all input and respond in a timely manner, and what we hear from the community will help inform how the project is developed.

Public Safety

What safety measures are in place for incidents like ice throw or equipment failure?

Advanced monitoring systems detect when there is excessive ice buildup on the blades and shut the turbines down to reduce the risk of ice throw. Turbines automatically shut down in extreme weather conditions, and regular maintenance ensures safety mechanisms are operating correctly.

Minimizing Construction Impacts

What disruptions could residents expect during construction?



Impacts may differ between different project sites; however, they could include temporary disruptions, including increased traffic and noise. Public roads will be used to deliver building components and materials during construction. Project teams will consult municipalities within the project area and submit a traffic management plan for their review before construction starts. Notifications will be sent to community members to inform them of potential impacts as construction activities are scheduled.

How will sensitive soils be managed?

An Agricultural Impact Assessment (AIA) will be conducted by a third party for all projects located on Prime Agricultural Areas during the planning phase. The assessment will assess soils and include mitigation measures to minimize potential impacts. Site-specific conservation measures could include topsoil salvage and erosion control.

End of Life and Decommissioning

What is the plan for decommissioning?

The Project's owner operator is responsible for decommissioning and any associated costs. Decommissioning requirements are captured under contractual obligations through provincial and municipal permitting processes and our host landowners. Each project will have its own comprehensive decommissioning plan to safely dismantle turbines, remove infrastructure, and restore land accordingly.

Will landowners have a say in post-decommissioning land use?

Yes, landowners will be consulted to align restoration efforts with their preferences.