Municipal Support Confirmation Application

Dear Mayor and Members of Council,

On behalf of the development team for the Bower Hill Wind Project, we respectfully submit this application for Municipal Support Confirmation under the Township of South-West Oxford's published guidelines for long-term energy procurement.

We acknowledge Council's resolution of June 17, 2025, declaring South-West Oxford an unwilling host for wind energy projects. However, as expressed in our previous communication to Council, we believe that such a resolution may have been made in response to information that was, at times, incomplete or misleading. In light of this, we hope Council will remain open to reconsidering its position based on additional facts, updated project design, and a sincere effort to respond to community feedback.

In direct response to concerns raised by residents and stakeholders, we have modified the project layout to increase distance from the nearest settlement areas. Specifically, we have re-positioned Turbine 1 to increase separation from Beachville, and Turbine 6 to maximize distance from Sweaburg, while remaining within regulatory setback requirements. These adjustments reflect our commitment to being responsive and respectful to the community's voice.

Further, in light of comments related to perceived inequities in benefit distribution, we are prepared to establish a Community Benefit Fund. This fund would provide financial contributions to support local initiatives and acknowledge the proximity of non-participating neighbours. This is not intended as compensation, but rather as a fair and transparent way to share in the project's local benefits.

We continue to engage with the community, to listen carefully, and to address concerns constructively. Our intent is to follow the procedures and expectations outlined by the Township for the consideration of a Municipal Support Confirmation. We trust that these guidelines were created to provide a pathway for structured and informed evaluation, and we believe it would be difficult to reconcile their existence with a position that disallows their use in practice.

It is out of this uncertainty and the need for clarity that we have decided to proceed with a complete and detailed application. We hope that through respectful dialogue and evidence-based review, Council will consider this project on its merits and within the thoughtful framework your own guidelines have established.

Sincerely,

Helmut Schneider

Vice President, Project Development

Prowind Inc.

Table of Contents

1. Cover Letter

Purpose: Introduce the project and summarize the submission.

Contents: Brief background, contact info, and list of enclosed documents.

2. Completed Application Form

Purpose: Required SWOX form with detailed project and proponent info.

Contents: Proponent name, technology type, project capacity, parcel data, and signatures.

3. Proposal Summary Letter

Purpose: One-page summary of project.

Contents: Project name, size, technology, location, and overall concept.

4. Agent Authorization

Purpose: Grants permission for agent to submit on proponent's behalf.

Contents: Signatures from owners and authorized agent details.

5. Conceptual Site Plan

Purpose: Visual representation of proposed infrastructure.

Contents: Turbine locations, transmission, adjacent land uses, access, zoning, and natural features.

6. Mapping

Purpose: Lists all affected land parcels.

Contents: Roll numbers, legal descriptions, addresses, and land uses.

7. Infrastructure

Purpose: Infrastructure layout to align with zoning and planning policies.

Contents: Location, road and electrical infrastructure

8. Phase 1 - Agricultural Impact Assessment

Purpose: Satisfy PPS and planning requirements.

Contents: Terms of reference, alternatives analysis, justification, and consultant qualifications.

9. Community Consultation & Engagement

Purpose: Demonstrate meaningful public engagement.

Contents: All outreach activities, community feedback, responses, and future plans.

10. Project Description (Draft PDR)

Purpose: Technical summary of the project.

Contents: Turbine specs, project footprint, lifespan, safety, environmental, and decommissioning info.

11. Communication with SWOX Council

Purpose: Transparency

Contents: Letters to council and staff.

1. Project Overview

Project Name: Bower Hill Windfarm

Bower Hill is a locally recognized geographic feature in Oxford County, known for its elevated terrain and tree-lined landscapes west of Woodstock. Historically referred to as Karn Road, Bower Hill Road leads into the former West Oxford Township and has long been associated with Bower Hill is a locally recognized geographic feature in Oxford County, known for its elevated terrain and tree-lined landscapes west of Woodstock. Historically referred to as Karn Road, Bower Hill Road leads into the former West Oxford Township and has long been associated with natural beauty of the area. The name "Bower" suggests a shaded, peaceful place, reflecting the area's rural character. The hill and its surrounding lands have been part of Oxford's farming and community fabric for generations.

Project Proponent: Prowind Inc.

Prowind Inc. is a renewable energy developer headquartered in Woodstock, Ontario, with additional offices the United States; and Germany. Prowind specializes in the development, financing, construction, and operation of wind, solar, and biogas projects. The company has over two decades of experience in renewable energy, with a strong track record of delivering projects that balance environmental, technical, and community considerations. The Woodstock office, located 5 Graham Street, supports local project development and stakeholder engagement, reflecting Prowind's commitment to being present and accessible in the communities where it operates.

Project Entity: Bower Hill LP

The project will be developed and operated by the Bower Hill LP, a limited partnership established specifically for the Bower Hill Windfarm. This structure facilitates investment partnership opportunity with First Nations and Community Co-op, and provides operational transparency. The limited partnership model is commonly used in renewable energy projects to support sound financial structuring while enabling local or institutional investment participation.

Project Location: Southwest Oxford

The Bower Hill Windfarm is proposed to be located in the Township of Southwest Oxford, Oxford County, Ontario. The site lies west of the City of Woodstock and north of the village of Sweaburg, along the Highway 401 corridor. The area is well-suited for wind development due to its rural land use, reliable wind resources, and proximity to existing distribution infrastructure.

Project Type: Renewable Energy – Wind Power Generation

This is a utility-scale wind energy generation project, designed to convert wind into electrical energy through modern horizontal-axis wind turbines. Each turbine will be connected to a collector system leading to a common substation, where the energy is transformed and delivered to the provincial electricity grid. Wind energy projects of this scale are typically subject to permitting and environmental review processes under Ontario regulations, including consultation with Indigenous communities and engagement with local municipalities.

Project Capacity: 36 MW

The windfarm will consist of six wind turbines with a total installed capacity of 36 megawatts (MW). This capacity is expected to generate approximately 135,000 megawatt-hours (MWh) annually, contributing to Ontario's renewable energy supply and supporting local sustainability goals.

Purpose of the Project:

The primary objective of the Bower Hill Windfarm is to produce renewable electricity to support Ontario's climate goals and energy needs. The project supports both provincial and local priorities to transition toward sustainable energy sources and contributes to Oxford County's 100% renewable energy target. In addition to environmental benefits, the project is expected to provide local economic opportunities through construction-related employment, landowner revenues, and potential community investment or funding initiatives.

Chief Administrative Officer
Township of South-West Oxford
312915 Dereham Line
Mount Elgin, ON
N0J 1N0

July 21, 2025

Re: Pre-Engagement Confirmation Notice under the IESO LT2(e-1) RFP

Dear Mary Ellen Greb:

At the direction of the Ontario Minister of Energy, the Independent Electricity System Operator (the "**IESO**") of Ontario is proceeding with a series of procurements to secure additional electricity generation capacity. The Proponent (defined below) is proposing to construct and operate a Long-Term Energy Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Energy Supply (Window 1) Request for Proposals ("**LT2(e-1) RFP**") issued by the IESO.

Unique Project ID of the Long-Term Energy Project (if available):	Not available at the time of delivery of this Notice
Legal name of the Proponent:	Bower Hill LP
Name of the Long-Term Energy Project:	Bower Hill Wind Project
Technology of the Long-Term Energy Project:	Wind turbine generators
Maximum potential Contract Capacity of the Long-Term Energy Project (in MW):	36 MW

We, the Proponent intend to submit a Proposal under the LT2(e-1) RFP and seek to confirm applicable land-use details in relation to the Properties identified below (the "**Municipal Project Lands**").

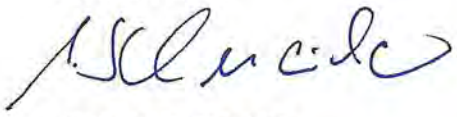
Property Identification Number (PIN)	Municipal ROLL Number(s)
001410511	West Lot: 321101101016010; East Lot: 321101101015900
000860003	321101101019900
001400020	321101101020000
001400052	321101101024901
001400077	321101101025000; 321101101025103
001400051	321101101024900

We have already undertaken significant community engagement in respect of the Long-Term Energy Project during the first half of 2025 and we intend to continue community engagement throughout the remaining development of the Long-Term Energy Project. We appreciate the involvement of and feedback received from your staff in respect of our community engagement activities and plans. We also appreciate your confirming the applicable land-use details in relation to the Municipal Project Lands identified above.

(continued...)

Sincerely,

Bower Hill LP



Helmut Schneider

Director of the General Partner, on behalf of the Proponent

Date Signed: July 21, 2025

Helmut Schneider
Vice President, Renewable Energy Development
Prowind Inc.
5 Graham Street unit 201
Woodstock, ON
N4S 6J5

Manager of Legislative Services/Clerk
Township of South-West Oxford
312915 Dereham Line
Mount Elgin, ON
N0J 1N0

15 July, 2025

Dear Julie:

At the direction of the Ontario Minister of Energy, the Independent Electricity System Operator (the "**IESO**") of Ontario is proceeding with a series of procurements to secure additional electricity generation capacity. Prowind Inc. ("**Prowind**") is developing the proposed Bower Hill Wind Project utility-scale wind energy facility, located in the Township of Southwest Oxford, west of Woodstock, in Oxford County, Ontario.

The Bower Hill Wind Project is proposed to consist of 6 wind turbine generators, having a total nameplate generating capacity of 36 MW. Prowind is developing the project in partnership with Six Nations of the Grand River Development Corporation and the Oxford Community Energy Co-operative. The project is currently in the pre-permitting phase, with engineering, environmental, and consultation work ongoing in preparation for future regulatory submissions.

As a component of its thorough community engagement, Prowind is seeking a Municipal Support Resolution from the Council of the Township of South-West Oxford to demonstrate Council's support of the project. An application for a Township of South-West Oxford Municipal Support Confirmation and supporting documents are attached.

Throughout the development and operation of the project, Prowind will continue its commitment to transparency, community benefit, engagement with municipal staff & Council, and Indigenous partnership.

Sincerely,

Helmut Schneider
Vice President, Renewable Energy Development

Attachments:
Application form;
Conceptual site plan;
Agricultural Impact Assessment Terms of Reference;
Pre-Agricultural Impact Assessment Submission; and
Community Consultation and Engagement Document.

TOWNSHIP OF SOUTH-WEST OXFORD
R. R. # 1, Mount Elgin, ON N0J 1N0
312915 Dereham Line
Phone: (519) 877-2702; (519) 485-0477
Fax: (519) 485-2932

D. PROCESSING THE APPLICATION

1. After accepting the attached application, the **Township of South-West Oxford** will acknowledge the receipt of the application and make the determination whether the application is complete or whether additional information is required from the applicant in order to process the application. Once the application is deemed complete, the application will then be circulated to municipal officials, provincial ministries and other agencies for comment/input as is deemed necessary.

2. Following the review of submitted materials and matters are addressed to the satisfaction of the **Township of South-West Oxford,** staff will prepare a report regarding the application to share the information with Council. This report will be provided for information purposes to the municipal Council only. The applicant will be notified of when the council meeting is scheduled (at least 2 weeks in advance of the meeting). **Applicants are encouraged to register as a delegate at this meeting to address Council directly regarding their proposal**. Please note that only registered delegates may directly address Council and proponents should contact the Clerk of the Township of South-West Oxford to register.

3. Consideration of a resolution for a Municipal Support Confirmation, at the earliest, will be placed on the next available Municipal Council Agenda for the Council meeting following the meeting where the staff report is received for information. Depending on feedback received from Council in response to the staff report, applicants may request the Clerk of the Township of South-West Oxford to delay the consideration of an MSC by Council until the proponent has had an opportunity to complete further engagement and/or make revisions to the proposal in response to the feedback received from the municipality.

E. POST APPLICATION DECISION

1. Once a decision has been made on the application by the Township of South-West Oxford, a copy of any resulting Municipal Support Confirmation, and a copy of the information report will be provided by the Clerk to the applicant.

2. In the event the proposed project area, technology type, or other related details of the project change after an MSC has been issued by the host municipality, a revised MSC may be required by the IESO. Under these circumstances the Township of South-West Oxford will require a new application and report for Council's reconsideration.

F. CHECKLIST

Application, including:

- ☑ Signed application form completed in its entirety
- ☑ Proposal Summary Letter
- ☑ Signed authorization, if application is being made by agent or applicant
- ☑ Pre-Agricultural Impact Assessment Submission
- ☑ Community Consultation and Engagement Document with all supporting materials and evidence
- ☑ Conceptual Site Plan with all required details listed
- ☑ Electronic files:
  - ☑ Pdf copies of application
  - ☑ Pdf copy of concept plan
  - ☑ Pdf copies of all supporting documents

OFFICE USE ONLY

Date Application Received Date | Prescribed Information Complete | PIN

TOWNSHIP OF SOUTH-WEST OXFORD
R. R. # 1, Mount Elgin, ON N0J 1N0
312915 Dereham Line
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Fax: (519) 485-2932

REQUEST FOR A MUNICIPAL SUPPORT CONFIRMATION IN SUPPORT OF A PROPONENT'S SUBMISSION TO THE IESO'S LONG-TERM PROCUREMENT RFP

APPLICATION FORM

SECTION ONE – GENERAL APPLICANT AND PROJECT INFORMATION

1. Legal Name of Proponent/Applicant (As Name Appears in Incorporation Certificate):

Name: Bower Hill LP

Address: 201-5 Graham Street, Woodstock, Ontario

Postal Code: N4S 6J5

Phone: 905-528-1747

Cell: 519-788-2598

Email Address: hschneider@prowind.com

Preferred Method of Communication: ☒ Email ☐ Phone ☐ Cell

Please submit confirmation of the individual who can bind the Corporation.

2. Solicitor or Agent (If Applicable):

Name: Bower Hill General Partner Inc. AND Prowind Inc.

Address: 201-5 Graham Street, Woodstock, Ontario

Postal Code: N4S 6J5

Phone: 905-528-1747

Cell: 519-788-2598

Email Address: hschneider@prowind.com

Preferred Method of Communication: ☒ Email ☐ Phone ☐ Cell

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Date Application Received Date | Prescribed Information Complete | PIN

TOWNSHIP OF SOUTH-WEST OXFORD
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SECTION TWO – AGENT AUTHORIZATION (IF APPLICABLE)

I/We, Helmut Schneider of
(name(s) of owner/signing authority)

Prowind Inc.,
(name of company, if applicable)

have secured land control via the appropriate Land Lease Option Agreements with the landowners that are subject to this application.

I/We hereby authorize

Helmut Schneider of
(name of applicant)

Bower Hill LP,
(name of company, if applicable)

to make this application for a request for a Municipal Support Confirmation as part of our bid to the IESO's Long-Term Procurement RFP process on my/our behalf.

Signature: _____ Date: July 24, 2025
(signature of owner/signing authority)

OFFICE USE ONLY		
Date Application Received Date	Prescribed Information Complete	PIN

REV MAR. 2025

TOWNSHIP OF SOUTH-WEST OXFORD
R. R. # 1, Mount Elgin, ON N0J 1N0
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SECTION THREE– PROPOSED PROJECT INFORMATION

3. **Name of Long-Term Reliability Project:** Bower Hill Wind Project

4. **Unique Project ID (as determined by IESO, if Applicable):** Not yet provided as of submission of this application

5. **Proposed Technology Types And Other Applicable Information (list all, if multiple is proposed, and their relative scales to one another):**

Proposed Technology Type	Scale	Estimated Life Expectancy	Other Details/Notes (if applicable)
Wind Energy	Six wind turbines producing a total of 36 MW of electricity across eight parcels on multiple concessions, plus associated access roads, transmission and related infrastructure.	20 years with the possibility of repowering for an additional 20 at the end of the initial contract cycle subject to IESO requirements	Turbines have a 6 MW name plate capacity, are approximately 125-160m tall to the hub with a rotor diameter of approximately 162m (blade length 80m).

6. **Maximum Potential Contract Capacity:** 36 megawatts (MW)

7. **Maximum Potential Life Expectancy of the Entire Project:** 40-50 years, including IESO contract extensions and repowering

8. **Proposed Connection Point in Respect of the Proposed Facility:** Hydro One 27.6 kV distribution network at two locations:
   - Northern section (3 wind turbines): Woodstock Transmission Station M9 feeder on Karn Road
   - Southern section (3 wind turbines): Ingersoll Transmission Station M44 feeder on Curry Road

OFFICE USE ONLY

Date Application Received Date | Prescribed Information Complete | PIN

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9. Primary Location of Project Site or Area (if multiple sites are proposed as part of a broader project area, please complete the following details for each parcel proposed to be included as part of the project area and submit as an attachment to this application form, a table format is encouraged):

Civic or 911 Address (if applicable): See table, below

Address	ROLL Number(s)	Lot & Concession	Notes
564583 Karn Rd SW Oxford Twp	West Lot: 321101101016010 East Lot: 321101101015900	**Firstly**: Part Lot 7, Concession Broken Front West Oxford as in 256899 except Part 3 41R2984; S/T WO1120 **Secondly**: Part Lot 7, Concession Broken Front West Oxford, Parts 1, 3 & 5 41R9903; Subject to easement over Parts 3 & 5 41R9903 as in WO11187	Two ROLL numbers
454660 East Hill Line SW Oxford Twp	321101101019900	Lot 6, Concession 1, West Oxford, lying South & West of Old Stage Rd; S/T 202364	
564606 Karn Rd SW Oxford Twp	321101101020000	Part Lot 7, Concession 1, West Oxford as in 303129; S/T 202754	
East of Trillium Line; address was previously 454500 Trillium line	321101101024901	Lot 6, Concession 2, West Oxford, South of Hwy 401 except A15426 & Part 1 41R2866	
454499 Trillium Line SW Oxford Twp	321101101025000; 321101101025103	Lot 7, Concession 2, West Oxford, South of Hwy 401 except Part 1 41R5521 & A15426	Two ROLL numbers
454500 Trillium Line SW Oxford Twp	321101101024900	Lot 6, Concession 2	

The subject land(s) is/are located on the (circle one) **North** and **South** side of the ___Hwy 401__ (circle one) St./Rd./ Ave./Line lying between __**Foldens Line**_ and __**Dodge Line**_ (circle one) St./Rd./Ave./Line.

Are other parcels proposed to be included as part of the project area? Yes **xNo**

If yes, submit an attachment outlining all applicable details (listed above) for every parcel included as part of the proposed project area with this application. The use of maps is also encouraged.

OFFICE USE ONLY

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SECTION FOUR – LAND USE INFORMATION

10. Current Official Plan Designation(s) of the Project Site/Area: unk

11. Current Zoning of the Project Site/Area: All property parcels are zoned A2 General Agricultural

12. Present use(s) of the subject lands: Agricultural, farming

13. Description of the existing building(s) or structure(s) on the subject lands (date of construction, present uses, etc.):

Residences, storage/utility sheds, farm outbuildings, one grain elevator

14. Proposed use of the subject lands, including any buildings or structures (include any present uses currently existing which are proposed to remain with the proposed energy use and include information regarding alteration to or demolition of existing buildings or structures):

All current uses will continue. No existing buildings or structures will be altered or removed in connection with the proposed project.

Proposed use is to host a wind power generation project on the properties listed in #9 above, which will include: Wind turbines, two electricity transformer substations, one lattice meteorology tower, tentatively one small storage utility shed/warehouse (to be confirmed).

OFFICE USE ONLY

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15. What lands uses are nearby within a 550-metre radius of the proposed project area?

Agricultural, farming.

16. Is the proposed energy use, in part or in whole, part of the Prime Agricultural Area? ☒ Yes ☐ No

Please note that all lands outside designated settlement areas are part of a prime agricultural area under the County of Oxford Official Plan. Please contact the County of Oxford Community Planning Office for more information regarding whether the proposed energy use is partly or wholly located within the Prime Agricultural Area.

17. Have you been in contact with a Planner from the County of Oxford Community Planning Department regarding the requirement for an Agricultural Impact Assessment and has the Terms of Reference been completed? ☒ Yes ☐ No ☐ Not Applicable (not in a Prime Agricultural Area)

If yes, please list the name of the Planner contact here: Laurel Davies Snyder, Development Planner, Community Planning, County of Oxford

If 'Yes', attach the Terms of Reference to this application.

18. If 'Yes' is selected in question 17, has an initial evaluation of possible alternative locations and their potential impacts on the Prime Agricultural Area been completed (i.e. Pre-Agricultural Impact Assessment Submission) based on provincial guidance? ☒ Yes ☐ No ☐ Not Applicable (not in a Prime Agricultural Area)

If yes, please include the initial evaluation of alternative locations and the potential impacts on the Prime Agricultural Area as part of your application, as well as a justification letter as to why the proposed energy use is to be located within the Prime Agricultural Area.

OFFICE USE ONLY

Date Application Received Date | Prescribed Information Complete | PIN

TOWNSHIP OF SOUTH-WEST OXFORD
R. R. # 1, Mount Elgin, ON N0J 1N0
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Fax: (519) 485-2932

Please provide the name, company name, contact information, and curriculum vitae of the qualified individual who completed the Pre-Agricultural Impact Assessment as part of this submission:

Individual Name: Dave Hodgson

Company Name (if applicable): DBH Soil Service Inc.

Phone: 519-578-9226

Cell: _____

Email Address: dhodgson@dbhsoilservices.ca

Please note additional materials, including further studies, may be required as part of the mandated Agricultural Impact Assessment review process in accordance with the requirements under the Planning Act.

19. Have you been in contact with the County of Oxford Community Planning Department regarding a pre-consultation meeting to discuss potential Planning Act requirements that may be required for the proposed energy use? ☐ Yes ☒ No

SECTION FIVE – SITE INFORMATION AND SERVICES

20. Dimensions of Project Site/Area (in metric units):

a) Area approx. 280 hectares b) Frontage _____ c) Depth _____

21. Access to Subject Land:

☒ Provincial Highway
☒ County Road
☒ Municipal Road
☐ Unopened Road Allowance
☒ Private Right-of-Way
☐ Other (specify) _____

22. Services:

	MUNICIPAL WATER	MUNICIPAL SEWER	PRIVATE WATER	PRIVATE SEWER**
CONNECTED (YES/NO)	See Note*			
TYPE (INDIVIDUAL/COMMUNAL)				

Municipal Storm Sewers ☐ Municipal Drain ☐ (Please check one)

*Note: The wind turbines will be located in agricultural fields with required setbacks from residences, property boundaries and public roads.

OFFICE USE ONLY

Date Application Received Date | Prescribed Information Complete | PIN

SECTION SIX – COMMUNITY ENGAGEMENT AND CONSULTATION

Following the IESO's requirement for a Pre-Engagement Confirmation Notice to be submitted with the proponent's proposal, proponents are encouraged to conduct early and effective engagement with local communities regarding the planning, development, and operation of their proposed energy use project to address interests and concerns of community members in good faith, in compliance with all applicable law and regulations, and to the satisfaction of the host municipality.

Proponents are strongly encouraged to discuss their plans for Community Engagement and Consultation with the **Township of South-West Oxford** as early as possible and before the submission of this application, to ensure plans for Community Engagement and Consultation will meet municipal expectations and requirements.

Please be advised that additional public consultation may be required as part of applications made under the Planning Act, outside of the process for requesting a Municipal Support Confirmation.

At a minimum, as part of the Request for a Municipal Support Confirmation, proponents are expected to inform communities who may be impacted by their proposed energy use of the:

- Proposed project site or area, being as specific as possible when appropriate
- Proposed technology type(s)
- Proposed connection point(s)
- Maximum potential project capacity
- Life expectancy of the project
- Health, fire, and safety considerations
- Plans to investigate and address environmental impacts, if any
- Decommissioning plans and requirements
- How the proponents plan to meaningfully acknowledge and address community feedback or concerns

23. Please select all forms of public consultation that you, as the applicant/agent undertook as part of the required Community Engagement and Consultation:

- ☐ None
- ☑ Spoke directly to adjacent landowners about the proposal within a specific radius of the proposed project site
- ☐ Posted signs within a common area (for multi-residential buildings and developments)
- ☑ Hosted a public meeting/open house/public information center
- ☑ Advertised the proposal and public meeting in a local newspaper
- ☑ Attended and presented to the Council as a delegate regarding the proposal
- ☐ Attended and presented to a municipal committee (name the committee): _____
- ☑ Sent formal notifications via mail or courier to all landowners within a specific radius (e.g. 1 km) of the proposed project site
- ☐ Posted a public notice sign at the proposed project site
- ☐ Hosted a webinar
- ☐ Formed a steering committee
- ☐ Office-hour drop-in times for the public to ask questions
- ☐ Online surveys
- ☑ Focus groups: Farm Ownership & Rural Living; SWO Business Owners; Upper Thames Conservation Authority, OFA, OCFA.
- ☑ Email subscription opt-in list to receive project updates or email in comments
- ☑ Social media (please specify): Facebook, X (formerly Twitter), Instagram
- ☐ Telephone call-in line/voicemail
- ☑ Printed and distributed brochures or flyers
- ☑ Hosted a website with project details
- ☑ Other measures (please elaborate): Public open house held at operating Gunn's Hill Wind Project.

24. **With your application, please include a document outlining all details of the completed Community Engagement and Consultation activities, including any public-facing materials, the feedback received, how the feedback has been addressed, and any plans to continue engaging with the community as the project progresses in the future (i.e. through the permitting process).**

SECTION SEVEN – OTHER INFORMATION (IF APPLICABLE)

SECTION EIGHT – MFIPPA NOTICE OF COLLECTION & DISCLOSURE

Personal information on this form is collected pursuant to the Municipal Information and Protection of Privacy Act. Any questions related to the collection of this information should be directed to the Manager of Legislative Services/Clerk, Township of South-West Oxford, 312915 Dereham Line, Mount Elgin, ON, N0J 1N0.

SECTION NINE – SIGNATURES REQUIRED

Dated this 22nd day of July (month), 2025 (year)

Helmut Schneider
Please Print Name

Signature (applicant/agent/owner)

Return the completed Request for a Municipal Support Confirmation application form to:

Township of South-West Oxford
c/o Manager of Legislative Services/Clerk
312915 Dereham Line
Mount Elgin, ON N0J 1N0

Authorization for Representative to Submit Application

Municipal Support Confirmation Application – Township of South-West Oxford

We, the undersigned, being the authorized representatives of Bower Hill LP, hereby authorize Helmut Schneider, in his capacity as Vice President of Project Development for Prowind Inc., to act on behalf of Bower Hill LP and its General Partner, Bower Hill GP Inc., in submitting the application for a Municipal Support Confirmation (MSC) to the Township of South-West Oxford under the IESO's Long-Term 2 RFP process.

This authorization includes the right to:
- Complete and sign the application form and any associated documentation;
- Submit supporting reports, studies, and plans;
- Represent Bower Hill LP in correspondence and meetings with the Township of South-West Oxford and other agencies concerning this application.

Signed this 21 day of July, 2025.

Authorized Signing Officer – Bower Hill GP Inc. (General Partner of Bower Hill LP)

Name: Carr Villabroza

Title: Director

Signature: 

Date: July 22, 2025

Authorized Representative – Helmut Schneider

Vice President, Project Development

Prowind Inc.

Signature: 

Date: July 22,2025

120 Adelaide Street West
Suite 1600
Toronto, Ontario M5H 1T1
T 416-967-7474
F 416-967-1947
www.ieso.ca

This page sets out the instructions for completing the Prescribed Form: Evidence of Municipal Support (Energy).

All capitalized terms used in these instructions and the Prescribed Form: Evidence of Municipal Support (Energy), unless otherwise stated, have the meanings ascribed to them in the LT2(e-1) RFP.

INSTRUCTIONS APPLICABLE TO ALL PRESCRIBED FORMS:

a. The first page of a Prescribed Form should be marked with the name of the Long-Term Energy Project that is the subject of the Proposal. The Proponent should use the name given to the Long-Term Energy Project in the Prescribed Form: Proponent Information, Declarations and Workbook (Energy).

b. This instruction page is not required to be submitted as part of the completed Prescribed Form.

c. The Prescribed Form is required to be submitted electronically via email to the IESO at LT2.RFP@ieso.ca.

d. Information provided in each Prescribed Form should be consistent with the information provided in the Proposal.

e. Where the Prescribed Form has multiple pages, the pages of the Prescribed Form should be kept together in the Proposal in sequential order.

f. Where a blank field for a section/page reference is provided in a Prescribed Form, enter the section/page reference of the Proposal where the substantiating evidence for that particular item can be found.

g. Apart from the completion of any blanks, drop down lists, check boxes or similar uncompleted information in a Prescribed Form, no amendments may be made to the wording of a Prescribed Form.

h. Each Prescribed Form must be completed in its entirety. Fields marked <if applicable> must be completed if applicable to the Proposal. If not applicable, they should be marked "Not Applicable".

i. If a signature is required for a Prescribed Form, the Prescribed Form must be signed by a person with authority to bind the Proponent. The Prescribed Form may be printed, signed and scanned, or may be signed digitally through Adobe (Digital ID, or Fill and Sign), Apple Preview or DocuSign.

j. With the exception of this instruction page, instructions within a Prescribed Form will be enclosed in brackets.

INSTRUCTIONS SPECIFIC TO THIS PRESCRIBED FORM: EVIDENCE OF MUNICIPAL SUPPORT (ENERGY)

k. To meet the mandatory requirements of Section 4.2(c) of the LT2(e-1) RFP, where the Project Site is proposed to be located in whole or in part on Municipal Project Lands, a Proponent is to complete and submit in the Proposal a) the main body of this Prescribed Form and b) a copy of the applicable Municipal Support Confirmation, as indicated in Section 3, from each Local Municipality with authority over the Municipal Project Lands.

l. Where the Municipal Support Confirmation is in the form of a Municipal Resolution in Support of Proposal Submission, such resolution must be dated no earlier than seven (7) months prior to the RFP Effective Date.

m. Where the Municipal Support Confirmation is in the form of a Blanket Municipal Support Resolution together with a Blanket MS Confirmation Letter, such Blanket MS Confirmation Letter must be dated no earlier than seven (7) months prior to the RFP Effective Date.

n. A copy of the Municipal Support Confirmation must be provided in Exhibit B.

o. Councils of Local Municipalities have the option of using the form of Municipal Resolution in Support of Proposal Submission provided Exhibit A, should they so choose. An alternative to the Municipal Resolution in Support of Proposal Submission is a Blanket Municipal Support Resolution provided together with a Blanket MS Confirmation Letter.

p. A Municipal Support Confirmation is not required if the Project Site of the Long-Term Energy Project is located wholly on Indigenous Lands, Crown lands managed by the Ministry of Natural Resources and located outside of Municipal Project Lands, Unincorporated Territory, or any combination thereof.

GUIDANCE FOR MUNICIPALITIES:

The IESO is undertaking the LT2(e-1) RFP to competitively procure year-round energy generation services, on a Contract Capacity basis from New Build Electricity generating facilities equal to or larger than one (1) MW registered or able to become registered in the *IESO-administered markets*.

Should a Local Municipality wish to support the submission of a Proposal for a particular Long-Term Energy Project, a group of Long-Term Energy Projects, or one or more particular technology types, they must either pass a Municipal Resolution in Support of Proposal Submission (project-specific) or a Blanket Municipal Support Resolution. In the case of a Blanket Municipal Support Resolution, a Blanket MS Confirmation Letter (project-specific), containing the same project-specific information and statements as set out in template Municipal Resolution in Support of Proposal Submission, must be provided together with the Blanket Municipal Support Resolution.

Local Municipalities are encouraged to use the template Municipal Resolution in Support of Proposal Submission in Exhibit A. Should a Local Municipality wish to develop its own resolution, the resolution must:

(A) identify:

(i) the Unique Project ID of the Long-Term Energy Project (if applicable / known)
(ii) the name of the Long-Term Energy Project
(iii) the name of the Proponent
(iv) the generation technology type of the Long-Term Energy Project
(v) the maximum potential Contract Capacity of the Long-Term Energy Project (which may not exceed the largest Contract Capacity ultimately provided in the Prescribed Form: Proponent Information, Declarations and Workbook (Energy) in respect of the Long-Term Energy Project); and
(vi) the Property Identification Number (PIN), municipal address, legal description or GPS coordinates of the Municipal Project Lands; and

(B) confirm that the Proponent has, no later than sixty (60) days prior to the Proposal Submission Deadline, delivered a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Local Municipality that includes the information above, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available, and a sample of a Pre-Engagement Confirmation Notice has been provided in Exhibit C for your convenience; and

(C) state:

(i) that the Local Municipality supports the submission of a Proposal for the Long-Term Energy Project located on the applicable Municipal Project Lands. The statement in such resolution may be qualified as being solely for the purposes of satisfying the mandatory requirements under Section 4.2(c) of the LT2(e-1) RFP, and does not supersede any applicable permits or approvals under applicable Laws and Regulations that may be required for a particular Long-Term Energy Project;

(ii) that that the Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Energy Project to the satisfaction of the Municipality;

(iii) whether or not the Municipal Project Lands are designated as Prime Agricultural Areas as set out in the Local Municipality's Official Plan as of the date of the resolution; and

(iv) if the Municipal Project Lands are designated as Prime Agricultural Areas:
(a) the Municipal Project Lands are not designated as Specialty Crop Areas;
(b) the Long-Term Energy Project is not a Non-Rooftop Solar Project;
(c) the Proponent has satisfied the AIA Component One Requirement to the satisfaction of the Local Municipality; and
(d) if the Proponent is selected as a Selected Proponent under the LT2(e-1) RFP, the Local Municipality will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete the AIA Components Two and Three Requirement.

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120 Adelaide Street West
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Toronto, Ontario M5H 1T1
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F 416-967-1947
www.ieso.ca

Capitalized terms not defined herein have the meanings ascribed to them in the LT2(e-1) RFP.

Section 1 – Information of the Proponent and the Long-Term Energy Project

a.	Unique Project ID of the Long-Term Energy Project: *<input Unique Project ID>*	
b.	Name of the Long-Term Energy Project: *<input name of the Long-Term Energy Project>*	
c.	Legal name of the Proponent: *<input legal name of the Proponent>*	
d.	Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of Properties included in the Municipal Project Lands: *<input PIN(s) (if a PIN is not available, use Municipal Address or legal description) or GPS coordinates, if applicable>*	
e.	Name(s) of all Local Municipalities with authority over the Municipal Project Lands: *<input name of the Local Municipality(ies)>*	Local Municipality 1: Local Municipality 2 (if applicable):

Section 2 – Pre-Engagement Confirmation Notice

a.	A Pre-Engagement Confirmation Notice has been delivered to all Local Municipalities with authority over the Municipal Project Lands in accordance with Section 2.1(c)(iii) of the LT2(e-1) RFP:	☐ Yes, a Pre-Engagement Confirmation Notice was delivered to Local Municipality 1 named above in Section 1(e) no later than sixty (60) days prior to the Proposal Submission Deadline AND (if applicable) ☐ Yes, a Pre-Engagement Confirmation Notice was delivered to Local Municipality 2 named above in Section 1(e) no later than sixty (60) days prior to the Proposal Submission Deadline

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Section 3 – Municipal Support Confirmation

a.	The form of Municipal Support Confirmation used for Local Municipality 1 named above in Section 1(e), attached in Exhibit B, which has not been revoked, amended or supplemented in any material respect as of the date hereof, is:	○ A Municipal Resolution in Support of Proposal Submission dated no earlier than seven (7) months prior to the RFP Effective Date OR ◉ A Blanket Municipal Support Resolution with a Blanket MS Confirmation Letter dated no earlier than seven (7) months prior to the RFP Effective Date
b.	The form of Municipal Support Confirmation used for Local Municipality 2 (if applicable) named above in Section 1(e), attached in Exhibit B, which has not been revoked, amended or supplemented in any material respect as of the date hereof, is:	◉ A Municipal Resolution in Support of Proposal Submission dated no earlier than seven (7) months prior to the RFP Effective Date OR ◉ A Blanket Municipal Support Resolution with a Blanket MS Confirmation Letter dated no earlier than seven (7) months prior to the RFP Effective Date

I hereby confirm that I am an individual with the authority to bind the Proponent and that, if applicable, by signing this form using electronic signature, I agree to the content, terms and conditions set out in the document on behalf of the Proponent.

PROPONENT NAME: _____

Per: _____

Print Name:

Print Title:

(I have authority to bind the Proponent)

Date Signed

120 Adelaide Street West
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Toronto, Ontario M5H 1T1
T 416-967-7474
F 416-967-1947
www.ieso.ca

EXHIBIT A
FORM OF MUNICIPAL RESOLUTION IN SUPPORT OF PROPOSAL SUBMISSION

Resolution NO: _____ Date: _____

[Note: The Municipal Resolution in Support of Proposal Submission must not be dated earlier than seven (7) months prior to the RFP Effective Date.]

WHEREAS:

1. The Proponent is proposing to construct and operate a Long-Term Energy Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Energy Supply (Window 1) Request for Proposals ("**LT2(e-1) RFP**") issued by the Independent Electricity System Operator ("**IESO**").

2. Capitalized terms not defined herein have the meanings ascribed to them in the LT2(e-1) RFP.

3. The Proponent has, no later than sixty (60) days prior to the Proposal Submission Deadline, delivered a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Municipal Project Lands that includes the details outlined in the table below, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available.

Unique Project ID of the Long-Term Energy Project (if available): *<input Unique Project ID>*	
Legal name of the Proponent: *<input legal name of the Proponent>*	
Name of the Long-Term Energy Project: *<input name of the Long-Term Energy Project>*	
Technology of the Long-Term Energy Project: *<input technology of the Long-Term Energy Project>*	
Maximum potential Contract Capacity of the Long-Term Energy Project (in MW): *<input the maximum potential Contract Capacity of the Long-Term Energy Project (in MW)>*	

Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands: *<input the applicable description>* (the "**Municipal Project Lands**")	

4. Pursuant to the LT2(e-1) RFP, if the Long-Term Energy Project is proposed to be located in whole or in part on Municipal Project Lands, the Proposal must include Municipal Support Confirmation which may be in the form of a Municipal Resolution in Support of Proposal Submission;

NOW THEREFORE BE IT RESOLVED THAT:

5. The council of *<insert name of Municipality>* _____ supports the submission of a Proposal for the Long-Term Energy Project located on the Municipal Project Lands.

6. This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(c)(iii) of the LT2(e-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Energy Project or for any other purpose.

7. The Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Energy Project to the satisfaction of the Municipality.

8. The Municipal Project Lands *<does/does not>* _____ include lands designated as Prime Agricultural Areas in the *<insert name of Municipality>* _____'s Official Plan.

9. Where the Municipal Project Lands does include lands designated as Prime Agricultural Areas in the *<insert name of Municipality>* _____'s Official Plan as of the date of this resolution:
    a. The Municipal Project Lands are not designated as Specialty Crop Areas;
    b. The Long-Term Energy Project is not a Non-Rooftop Solar Project;
    c. The Proponent has satisfied the AIA Component One Requirement to the satisfaction of the Local Municipality; and
    d. If the Proponent is selected as a Selected Proponent under the LT2(e-1) RFP, the council of *<insert name of Municipality>* _____ will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete the AIA Components Two and Three Requirement.

DULY RESOLVED BY THE LOCAL MUNICIPALITY

on the ____ day of _____, 20____

<Signature lines for elected representatives*. At least one signature is required.>*

EXHIBIT B
MUNICIPAL SUPPORT CONFIRMATION

Note: Attach the Municipal Support Confirmation (i.e., Municipal Resolution in Support of Proposal Submission or a Blanket Municipal Support Resolution with a Blanket MS Confirmation Letter).

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F 416-967-1947
www.ieso.ca

EXHIBIT C
SAMPLE OF PRE-ENGAGEMENT CONFIRMATION NOTICE

Date: _____

Re: Pre-Engagement Confirmation Notice under the LT2(e-1) RFP

Dear *<insert name of the Local Body Administrator>* _____,

The Proponent (defined below) is proposing to construct and operate a Long-Term Energy Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Energy Supply (Window 1) Request for Proposals ("**LT2(e-1) RFP**") issued by the Independent Electricity System Operator ("**IESO**").

We, the Proponent intend to submit a Proposal under the LT2(e-1) RFP and seek to confirm applicable land-use details in relation to the Municipal Project Lands identified below.

Unique Project ID of the Long-Term Energy Project (if available): *<input Unique Project ID>*	
Legal name of the Proponent: *<input legal name of the Proponent>*	
Name of the Long-Term Energy Project: *<input name of the Long-Term Energy Project>*	
Technology of the Long-Term Energy Project: *<input technology of the Long-Term Energy Project>*	
Maximum potential Contract Capacity of the Long-Term Energy Project (in MW): *<input the maximum potential Contract Capacity of the Long-Term Energy Project (in MW)>*	
Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands: *<input the applicable description>* (the "**Municipal Project Lands**")	

We intend to undertake community engagement in respect of the Long-Term Energy Project and appreciate your confirming the applicable land-use details in relation to the Municipal Project Lands. *[Note: Consider detailing planned engagement events, if known.]*

We will be happy to coordinate with you and receive your feedback in respect of our planned engagements.

PROPONENT NAME: _____

Per: _____

Print Name:

Print Title:

(I have authority to bind the Proponent)

Date Signed:

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Toronto, Ontario M5H 1T1
T 416-967-7474
F 416-967-1947
www.ieso.ca
lt2.rfp@ieso.ca

PRESCRIBED FORM: EVIDENCE OF MUNICIPAL SUPPORT

GUIDANCE FOR MUNICIPALITIES:

The IESO is undertaking the LT2(e-1) RFP to competitively procure year-round energy generation services, on a Contract Capacity basis from New Build Electricity generating facilities equal to or larger than one (1) MW registered or able to become registered in the IESO-administered markets.

Should a Local Municipality wish to support the submission of a Proposal for a particular Long-Term Energy Project, a group of Long-Term Energy Projects, or one or more particular technology types, they must either pass a Municipal Resolution in Support of Proposal Submission (project-specific) or a Blanket Municipal Support Resolution. In the case of a Blanket Municipal Support Resolution, a Blanket MS Confirmation Letter (project-specific), containing the same project-specific information and statements as set out in template Municipal Resolution in Support of Proposal Submission, must be provided together with the Blanket Municipal Support Resolution.

Local Municipalities are encouraged to use the template Municipal Resolution in Support of Proposal Submission in Exhibit A, attached. Should a Local Municipality wish to develop its own resolution, the resolution must:

(A) identify:

(i) the Unique Project ID of the Long-Term Energy Project (if applicable / known)

(ii) the name of the Long-Term Energy Project

(iii) the name of the Proponent

(iv) the generation technology type of the Long-Term Energy Project

(v) the maximum potential Contract Capacity of the Long-Term Energy Project (which may not exceed the largest Contract Capacity ultimately provided in the Prescribed Form: Proponent Information, Declarations and Workbook (Energy) in respect of the Long-Term Energy Project); and

(vi) the Property Identification Number (PIN), municipal address, legal description or GPS coordinates of the Municipal Project Lands; and

(B) confirm that the Proponent has, no later than sixty (60) days prior to the Proposal Submission Deadline, delivered a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Local Municipality that includes the information above, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available, and a sample of a Pre-Engagement Confirmation Notice has been provided in Exhibit C for your convenience; and

(C) state:

(i) that the Local Municipality supports the submission of a Proposal for the Long-Term Energy Project located on the applicable Municipal Project Lands. The statement in such resolution may be qualified as being solely for the purposes of satisfying the mandatory requirements under Section 4.2(c) of the LT2(e-1) RFP, and does not supersede any applicable permits or approvals under applicable Laws and Regulations that may be required for a particular Long-Term Energy Project;

(ii) that that the Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Energy Project to the satisfaction of the Municipality;

(iii) whether or not the Municipal Project Lands are designated as Prime Agricultural Areas as set out in the Local Municipality's Official Plan as of the date of the resolution; and

(iv) if the Municipal Project Lands are designated as Prime Agricultural Areas:

(a) the Municipal Project Lands are not designated as Specialty Crop Areas;

(b) the Long-Term Energy Project is not a Non-Rooftop Solar Project;

(c) the Proponent has satisfied the AIA Component One Requirement to the satisfaction of the Local Municipality; and

(d) if the Proponent is selected as a Selected Proponent under the LT2(e-1)RFP, the Local Municipality will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete the AIA Components Two and Three Requirement.

<Exhibit A attached>

EXHIBIT A

FORM OF MUNICIPAL RESOLUTION IN SUPPORT OF PROPOSAL SUBMISSION

Resolution NO: _____ Date: _____

WHEREAS:

1. The Proponent is proposing to construct and operate a Long-Term Energy Project located on Municipal Project Lands, as defined and with the characteristics outlined in the tables below, under the Long-Term 2 Energy Supply (Window 1) Request for Proposals ("**LT2(e-1) RFP**") issued by the Independent Electricity System Operator ("**IESO**").

2. Capitalized terms not defined herein have the meanings ascribed to them in the LT2(e-1) RFP.

3. The Proponent has, no later than sixty (60) days prior to the Proposal Submission Deadline, delivered a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Municipal Project Lands that includes the details outlined in the table below, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available.

Long-Term Energy Project Details	
Unique Project ID of the Long-Term Energy Project (if available):	Not available at the time of delivery of the Pre-Engagement Confirmation Notice
Legal name of the Proponent:	Bower Hill LP
Name of the Long-Term Energy Project:	Bower Hill Wind Project
Technology of the Long-Term Energy Project:	Wind turbine generators
Maximum potential Contract Capacity of the Long-Term Energy Project (in MW):	36 MW

Municipal Project Lands	
Property Identification Number (PIN)	Municipal ROLL Number(s)
001410511	West Lot: 321101101016010; East Lot: 321101101015900
000860003	321101101019900
001400020	321101101020000
001400052	321101101024901
001400077	321101101025000; 321101101025103
001400051	321101101024900

4. Pursuant to the LT2(e-1) RFP, if the Long-Term Energy Project is proposed to be located in whole or in part on Municipal Project Lands, the Proposal must include Municipal Support Confirmation which may be in the form of a Municipal Resolution in Support of Proposal Submission;

NOW THEREFORE BE IT RESOLVED THAT:

5. The council of the Township of South-West Oxford supports the submission of a Proposal for the Long-Term Energy Project located on the Municipal Project Lands.
6. This resolution's sole purpose is to satisfy the mandatory requirements of Section4.2(c)(iii) of the LT2(e-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Energy Project or for any other purpose.
7. The Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Energy Project to the satisfaction of the Municipality.
8. The Municipal Project Lands does include lands designated as Prime Agricultural Areas in the Township of South-West Oxford's Official Plan.
9. Where the Municipal Project Lands does include lands designated as Prime Agricultural Areas in the Township of South-West Oxford's Official Plan as of the date of this resolution:
    a. The Municipal Project Lands are not designated as Specialty Crop Areas;
    b. The Long-Term Energy Project is not a Non-Rooftop Solar Project;
    c. The Proponent has satisfied the AIA Component One Requirement to the satisfaction of the Local Municipality; and
    d. If the Proponent is selected as a Selected Proponent under the LT2(e-1) RFP, the council of Township of South-West Oxford will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete the AIA Components Two and Three Requirement.

DULY RESOLVED BY THE TOWNSHIP OF SOUTH-WEST OXFORD

on the ____ day of _____, 20____

<Insert signature lines for elected representatives. At least one signature is required.>

Planning Context Summary

This section outlines how the Bower Hill Wind Project aligns with the applicable planning framework, including the Official Plan designation, zoning, and broader municipal and county planning policy. It also summarizes our current engagement with the planning department to confirm alignment and procedural requirements.

Official Plan Designation and Zoning

The project lands are situated within the Township of South-West Oxford and fall under the jurisdiction of the County of Oxford Official Plan. The majority of the proposed turbine sites are designated as Agricultural Reserve. In accordance with provincial and county policies, renewable energy proposals within this designation are permitted subject to compliance with the Provincial Policy Statement (PPS), local zoning, and supporting studies including an Agricultural Impact Assessment (AIA).

Planning Policy Framework

Oxford County's Official Plan (Section 2.1.2) promotes energy conservation, greenhouse gas reduction, and climate change adaptation, encouraging renewable energy projects that support these objectives. The Oxford County 100% Renewable Energy Plan further reinforces the County's goal of enabling local clean energy infrastructure, including wind projects developed with community-based and partnership models.

Conformity Measures and Actions Taken

To demonstrate conformity, the project is proceeding with the preparation of a detailed Agricultural Impact Assessment, including a Pre-AIA Submission and Terms of Reference. We have engaged DBH Soil Services to lead this work.

In response to feedback from the planning department, we have asked DBH to continue their work on refining the Terms of Reference to ensure full alignment with municipal expectations. We will submit the revised TOR and revised Phase 1 AIA to council, staff and the planning department upon completion.

Engagement with Planning Department

We have reached out to Laurel Davies Snyder at the Township of South-West Oxford Planning Department to request a meeting to review the Official Plan designation, zoning requirements, and any applicable planning policies relevant to the Bower Hill Wind Project. This meeting will also provide an opportunity to review and discuss the revised Terms of Reference for the AIA.

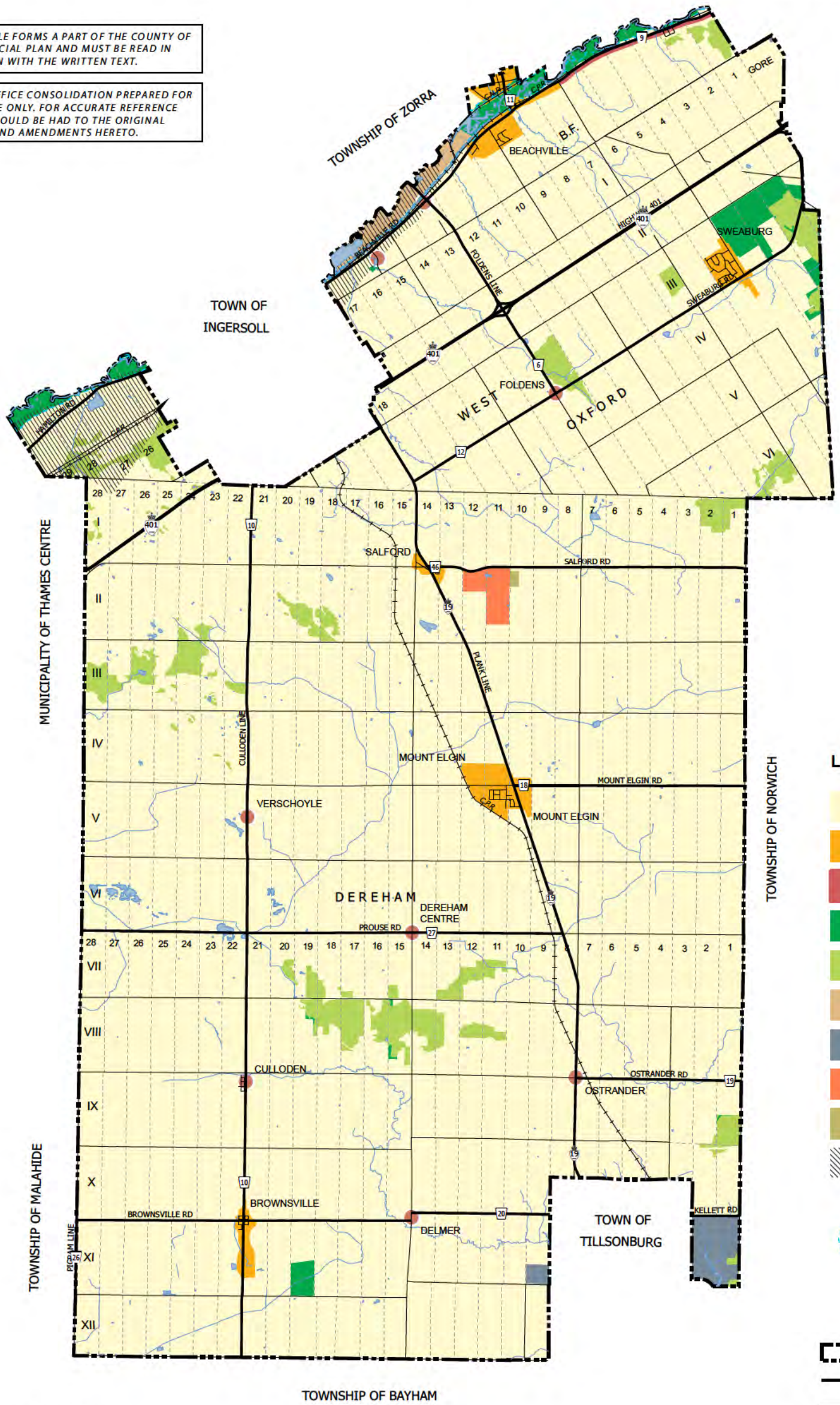
SCHEDULE "S-1"

TOWNSHIP OF SOUTH-WEST OXFORD
LAND USE PLAN

COUNTY OF OXFORD
OFFICIAL PLAN

THIS SCHEDULE FORMS A PART OF THE COUNTY OF OXFORD OFFICIAL PLAN AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.

THIS IS AN OFFICE CONSOLIDATION PREPARED FOR CONVENIENCE ONLY. FOR ACCURATE REFERENCE RECOURSE SHOULD BE HAD TO THE ORIGINAL DOCUMENT AND AMENDMENTS HERETO.



LAND USE PLAN LEGEND

- AGRICULTURAL RESERVE
- SETTLEMENT
- LINEAR RURAL CLUSTER
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- QUARRY AREA
- FUTURE URBAN GROWTH
- COUNTY LANDFILL SITE
- COUNTY BIOSOLID STORAGE FACILITY
- LIMESTONE RESOURCE AREA
- RURAL CLUSTER
- FLOODLINE

BASE MAP LEGEND

- MUNICIPAL BOUNDARY
- MAJOR ROADS
- OTHER ROADS
- RAILWAY
- WATERCOURSE
- LOT LINES

COUNTY COUNCIL APPROVAL: SEPTEMBER 28, 2022

OxfordCounty
Growing stronger together
Produced By The Department of Corporate Services
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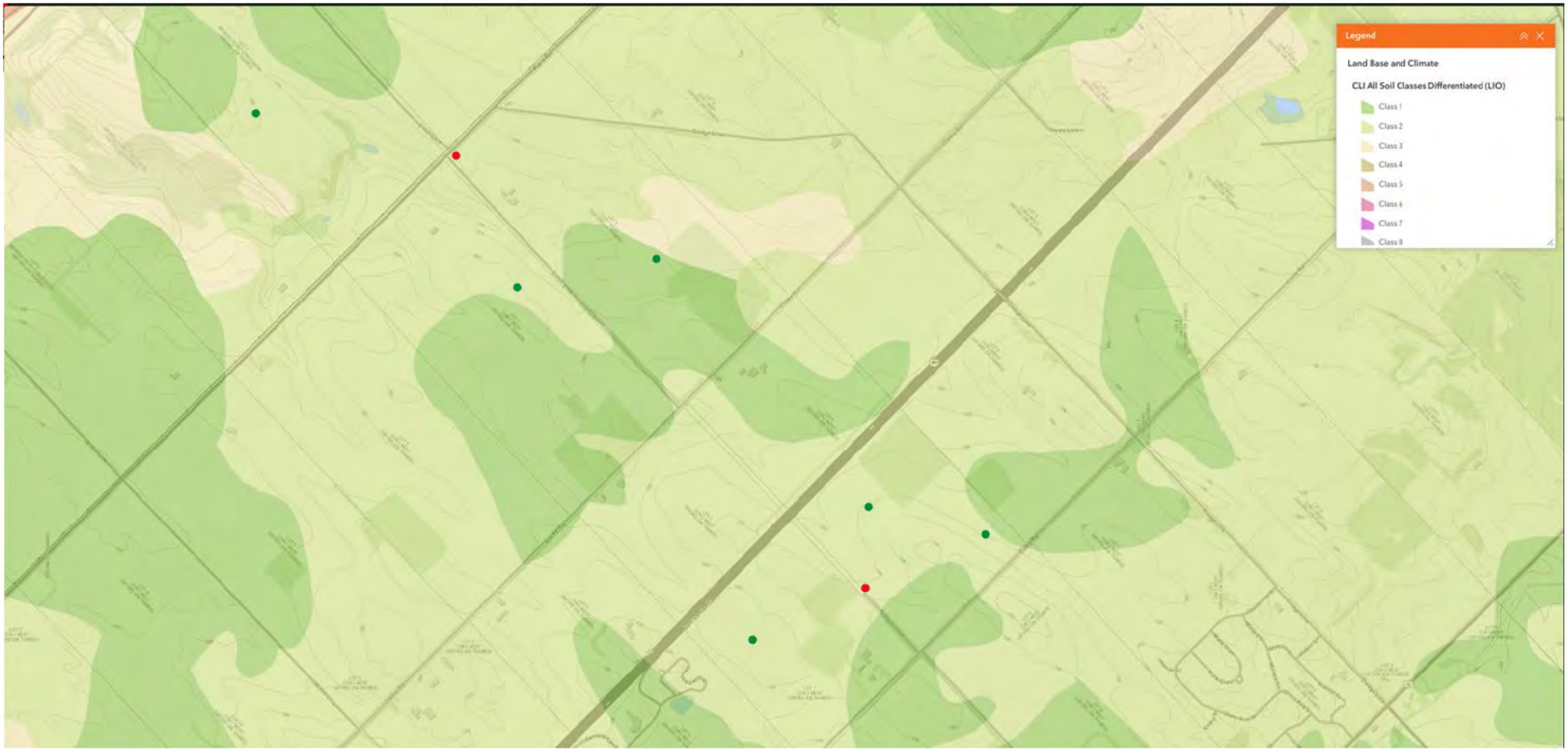
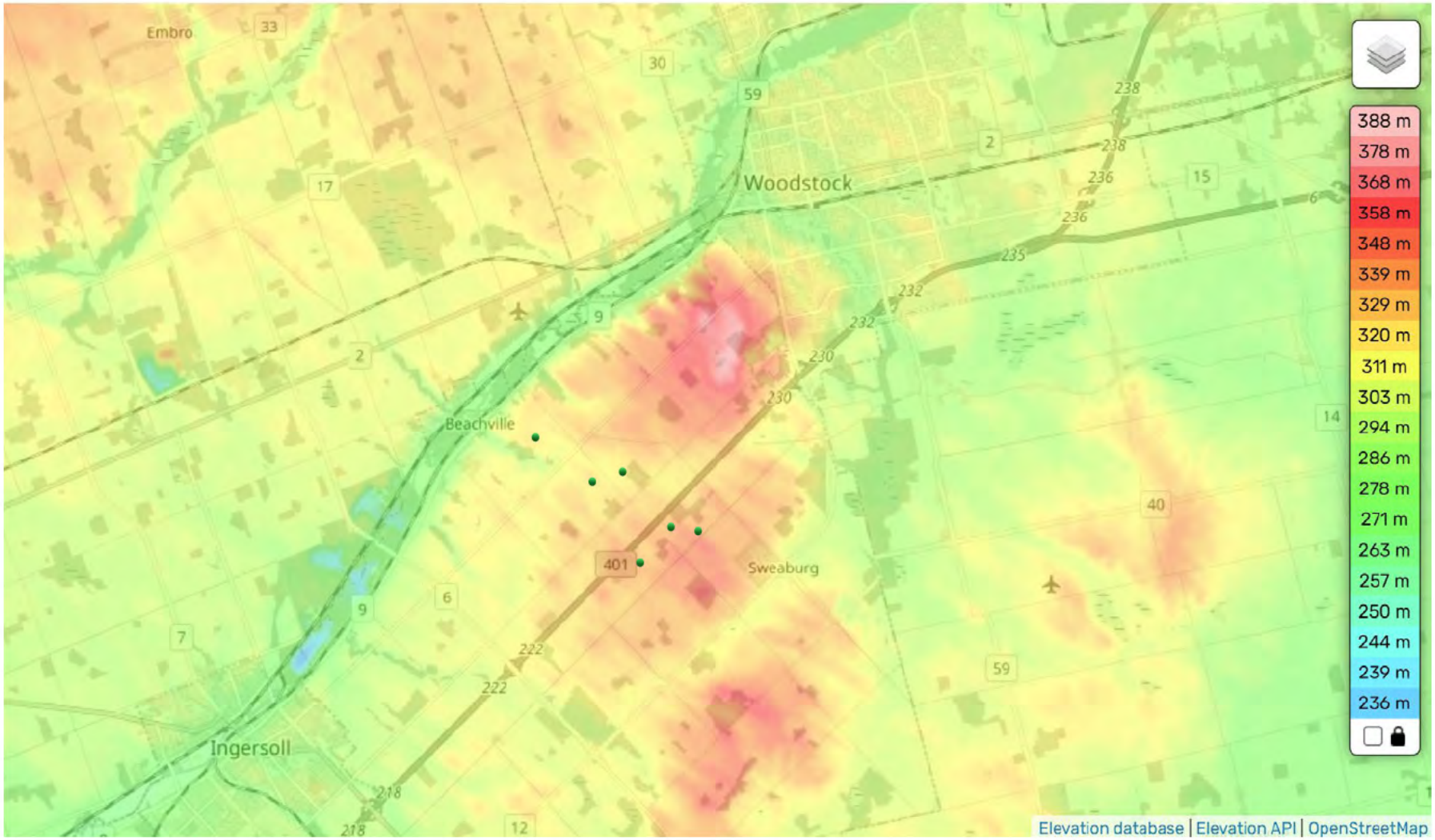
SCHEDULE "S-1"



- **Wind turbine locations**
- **Substation locations**

Note: All substations and 5 of 6 wind turbines avoid class 1 farmland

One wind turbine is on the edge of class 1 farmland but can not be moved because of setback restrictions



Land Contour

Elevation is favourable in the proposed project area

B. Plans and Studies

Bower Hill Windfarm

Dimension

Bower Hill Windfarm

Turbines

WTG 1	WTG 4
WTG2	WTG 5
WTG 3	WTG 6

Substation

Dimension

Dimension	North / south	4,771 meters
	East / west	1,245 meters
	Area outline	1467 acres

All but 5 acres continued farm operations

Area removed from production 4.56 acres

Distance from village residence

A	Closest turbine to Beachville residence	763 meters
	closest turbine to Beachville town center	921 meters
B	Closest turbine to Sweaburg residence	842 meters
	Vlosest turbine toSweaburg town center	1346 meters

Parcel Details – Bower Hill Wind Project

This report provides detailed information on each parcel proposed to be included in the Bower Hill Wind Project, as required under Tab 6 of the Municipal Support Confirmation application.

[redacted]

Address: 564583 Karn Rd, SW Oxford Twp

PIN: 001410511

Roll Number(s): 321101101016010 (West Lot), 321101101015900 (East Lot)

Legal Description:

> ***Firstly: Part Lot 7, Concession Broken Front West Oxford as in 256899 except Part 3 41R2984; S/T WO11201***
> ***Secondly: Part Lot 7, Concession Broken Front West Oxford, Parts 1, 3 & 5 41R9903; Subject to easement over Parts 3 & 5 41R9903 as in WO11187***

Notes: Two ROLL numbers (west & east lot)

[redacted]

Address: 454660 East Hill Line, SW Oxford Twp

PIN: 000860003

Roll Number(s): 321101101019900

Legal Description:

> ***Lot 6, Concession 1, West Oxford, lying South & West of Old Stage Rd; S/T 202364***

[redacted]

Address: 564606 Karn Rd, SW Oxford Twp

PIN: 001400020

Roll Number(s): 321101101020000

Legal Description:

Part Lot 7, Concession 1, West Oxford as in 303129; S/T 202754

[redacted]

Address: (East of Trillium line, formerly 454500 Trillium Line)

PIN: 001400052

Roll Number(s): 321101101024901

Legal Description:

Lot 6, Concession 2, West Oxford, South of Hwy 401 except A15426 & Part 1 41R2866

[redacted]

Address: 454499 Trillium Line, SW Oxford Twp

PIN: 001400077

Roll Number(s): 321101101025000, 321101101025103

Legal Description:

Lot 7, Concession 2, West Oxford, South of Hwy 401 except Part 1 41R5521 & A15426

Notes: Two ROLL numbers

[redacted]

Address: 454500 Trillium Line, SW Oxford Twp

PIN: 001400051

Roll Number(s): 321101101024900

Legal Description:

Lot 6, Concession 2, West Oxford

Notes: Business property hosting infrastructure

LEGENDE

- SWOX Landowners boundaries
- SWOX potential area
  550m buffer 400m Participant
- SWOX Layers 550m Buffer
- SWOX Houses without participating landowners
- SWOX Houses UTM projection
- 149mHH_setback_boundaries

WTG 148/138/125 HH 162m RD
Vestas

- foundation
- rotor diameter
- Tower

Vorhaben

Bower Hill
SWOX

Planung

Prowind
Prowind GmbH
Abteilung Vorhabenentwicklung
Rheiner Landstraße 195a - 49078 Osnabrück
Telefon: 0541 - 600 29 0 - Fax: 0541 - 600 29 619
E-Mail: info@prowind.com

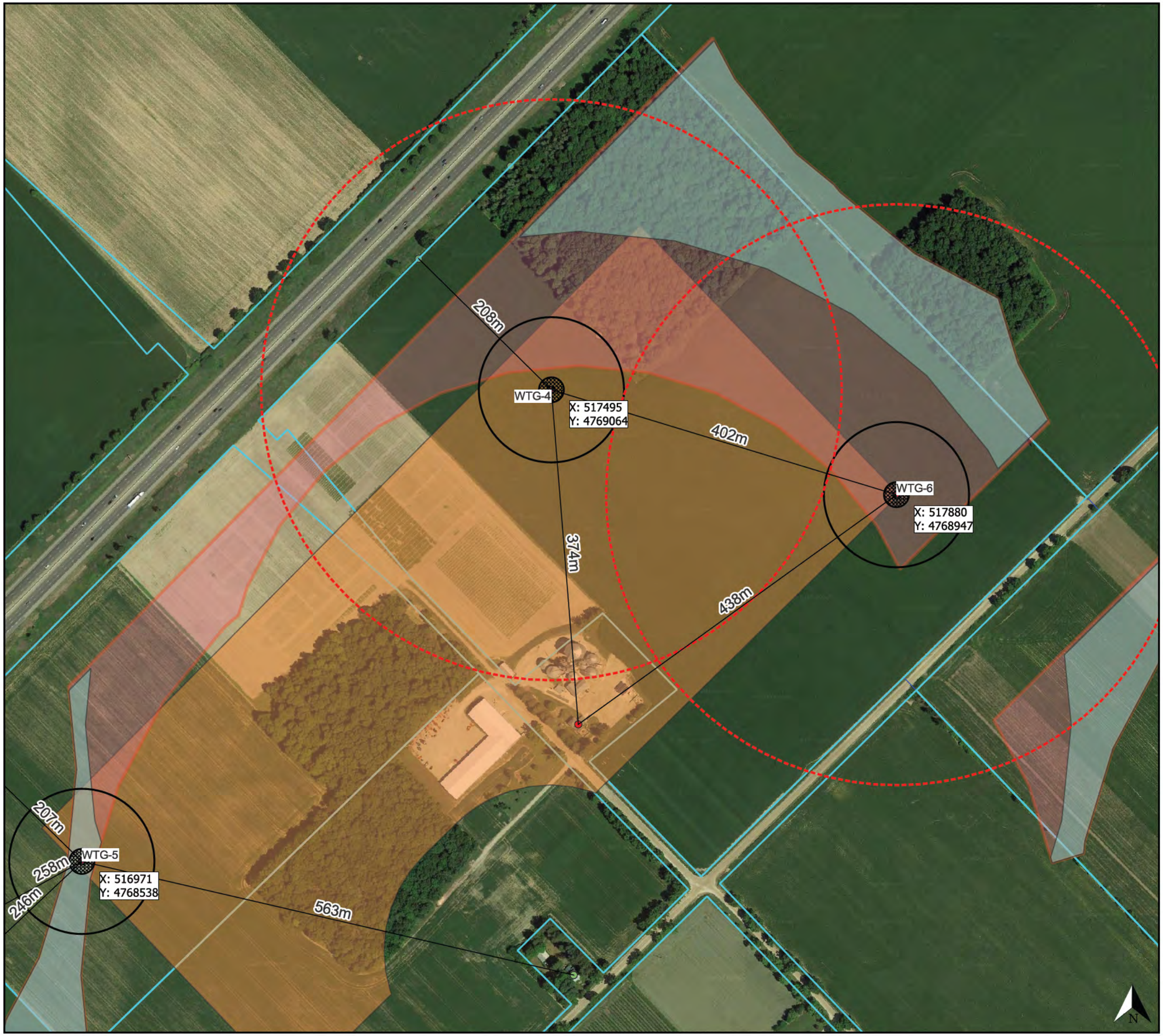
Kartenname

Detailed view for WTG 1-3

Kartengrundlage	Google Maps © 2025
Kartennummer	001
Rev.	-
Maßstab:	1:8000
Ausdruck:	A3
Gezeichnet:	CK
Geprüft:	-
Ort:	Osnabrück
Datum:	22.07.2025

0 100 200 300 m

www.prowind.com



LEGENDE

- SWOX Landowners boundaries
- SWOX potential area
  550m buffer 400m Participant
- SWOX Layers 550m Buffer
- SWOX Houses without
  participating landowners
- SWOX Houses UTM projection
- 149mHH_setback_boundaries

WEA 148/138/125m NH 162m RD
Vestas

- foundation
- rotor diameter
- position guide
- Tower

Vorhaben

Bower Hill
SWOX

Planung

Prowind GmbH
Abteilung Vorhabenentwicklung
Rheiner Landstraße 195a - 49078 Osnabrück
Telefon: 0541 - 600 29 0 - Fax: 0541 - 600 29 619
E-Mail: info@prowind.com

Kartenname

Detailed view for WTG 4 - 6

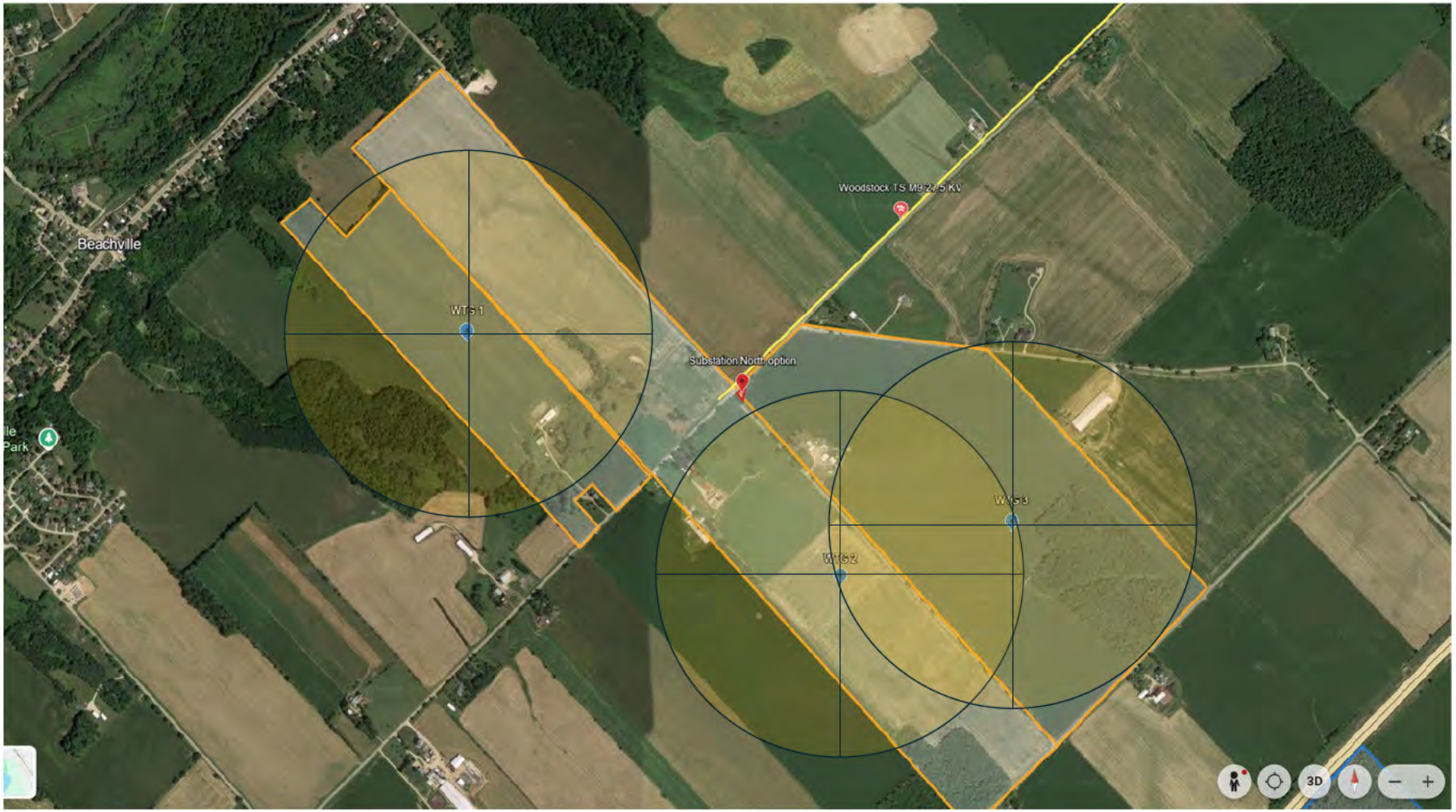
Kartengrundlage	Google Maps © 2025		
Kartennummer	001	Rev.	-
Maßstab:	1:4000	Ausdruck:	A3
Gezeichnet:	CK	Geprüft:	-
Ort:	Osnabrück	Datum:	14.07.2025

0 100 200 300 m

www.prowind.com

B. Plans and Studies **Bower Hill Windfarm** **North**

550 m circle



Bower Hill Windfarm

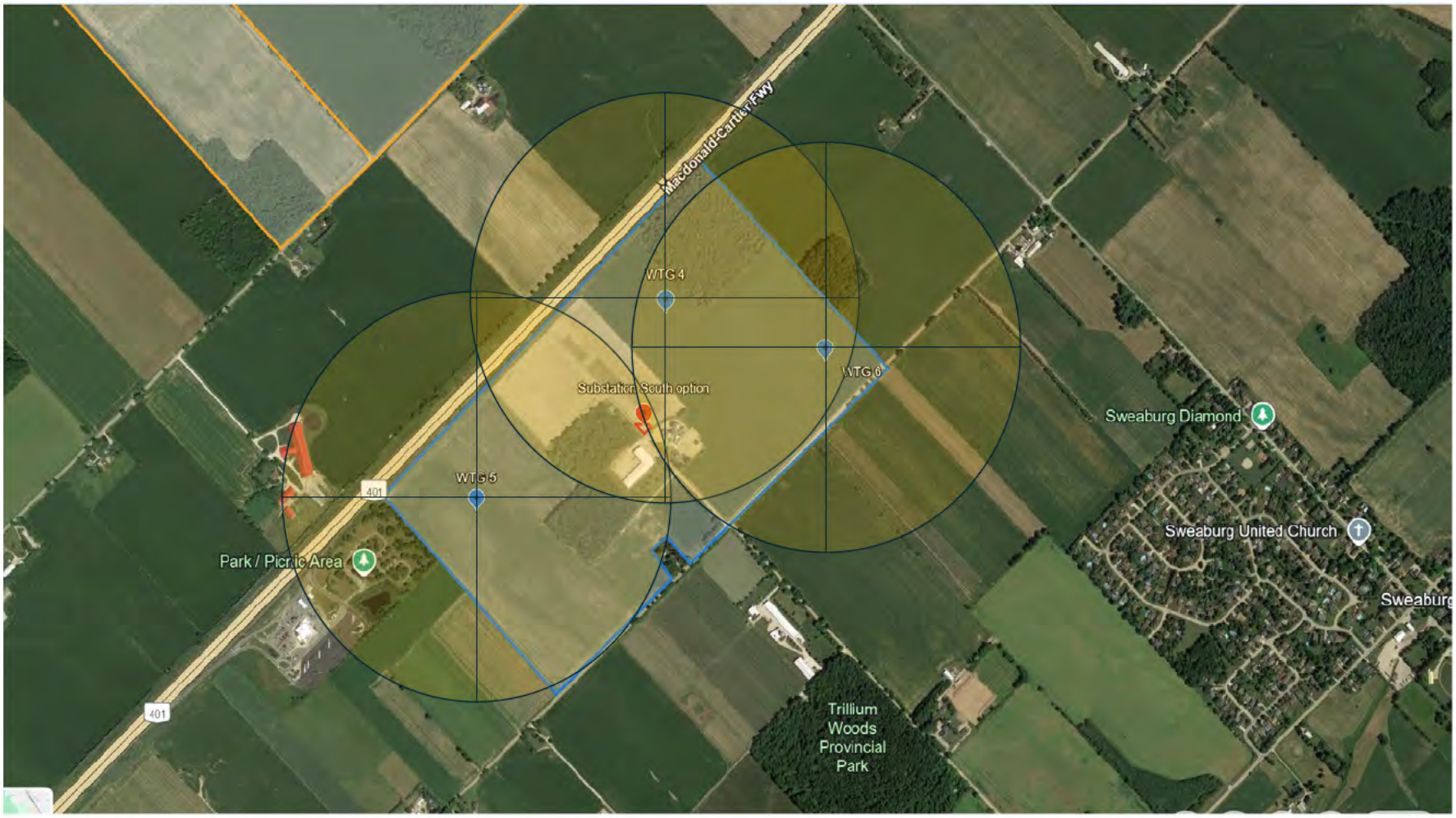
Turbines
WTG 1
WTG2
WTG 3

Substation

No non-participating residence within 550 meters

B. Plans and Studies **Bower Hill Windfarm** **South**

550 m circle



Bower Hill Windfarm

Turbines
WTG 4
WTG 5
WTG 6

Substation

No non-participating residence within 550 meters

B. Plans and Studies

Access Roads

Bower Hill Windfarm — North — Connection: Woodstock TS M9 27.5 KV

Turbines
WTG 1
WTG 2
WTG 3

Substation North

3/0 Line 3221 m needs upgrade of existing poles and conductor

Turbine access roads (proposed)

B. Plans and Studies **Bower Hill Windfarm South**

Access Roads

B. Plans and Studies **Bower Hill Windfarm South**

Electrical Infrastructure

Bower Hill Windfarm South Connection: Woodstock/Ingersoll TS M44 27.5 KV

Turbines
WTG 4
WTG 5
WTG 6

Substation South

3/0 Line 3650 m needs upgrade of existing poles and conductor

Underground collector lines

B. Plans and Studies

Electrical Infrastructure

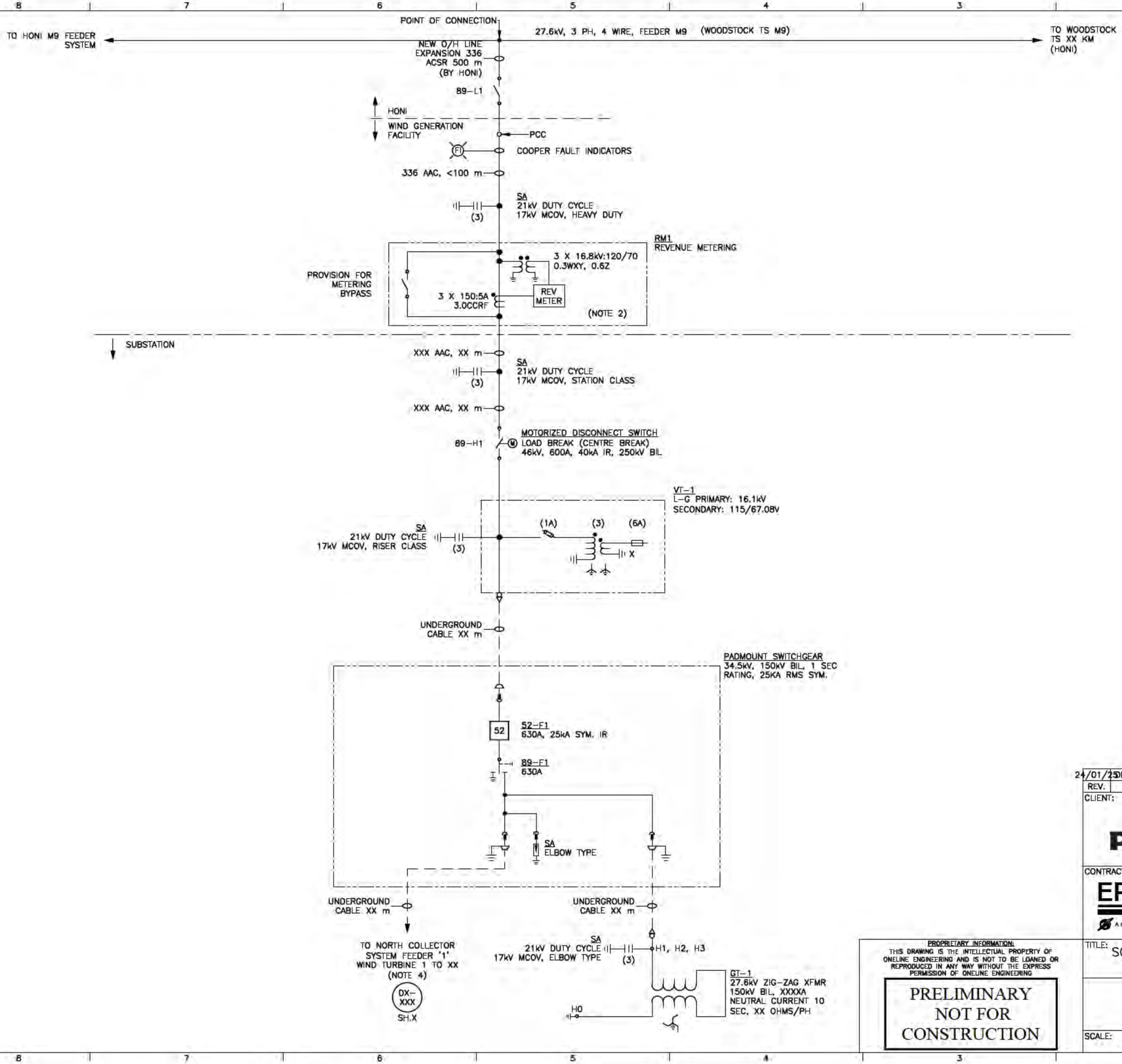
Bower Hill Windfarm — North — Connection: Woodstock TS M9 27.5 KV

Turbines
WTG 1
WTG 2
WTG 3

Substation North

3/0 Line 3221 m needs upgrade of existing poles and conductor

Underground collector lines



NOTES:

1. INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE ONTARIO ELECTRICAL SAFETY CODE.
2. ALL EQUIPMENT TO BE CSA APPROVED EQUIPMENT.
3. DESIGN, SPECIFICATIONS, APPROVAL & TESTING (INCLUDING POLARITIES) IS THE RESPONSIBILITY OF THE PROJECT IESO CERTIFIED METERING SERVICE PROVIDER (MSP).
4. COLLECTOR SYSTEM WILL HAVE A CAPACITY <18.6MW

LEGEND

21	–	DISTANCE PROTECTION
21-Z3	–	DISTANCE PROTECTION ZONE 3 (REVERSE)
24	–	VOLTS PER HZ RELAY
26	–	LIQUID TEMPERATURE
27	–	UNDERVOLTAGE RELAY
49	–	WINDING TEMPERATURE
50	–	PHASE/RESIDUAL GND/NTRL INST. OVERCURRENT
50BF	–	BREAKER FAIL PROTECTION
51P	–	PHASE INVERSE TIME OVERCURRENT
51G	–	RESIDUAL GROUND INVERSE TIME OVERCURRENT
51N	–	NEUTRAL INVERSE TIME OVERCURRENT
52	–	AC CIRCUIT BREAKER
59	–	OVERVOLTAGE
60LOP	–	LOSS OF POTENTIAL (FUSE FAILURE)
63	–	PRESSURE RELIEF DEVICE
67	–	PHASE/NEUTRAL DIRECTIONAL OVERCURRENT
71	–	LIQUID LEVEL
81O	–	OVER FREQUENCY
81U	–	UNDER FREQUENCY
86	–	LOCK OUT RELAY
87	–	DIFFERENTIAL
87G	–	RESTRICTED GROUND FAULT
89	–	DISCONNECT SWITCH
KI	–	KIRK KEY (MECHANICAL) INTERLOCK
REF/RGF	–	RESTRICTED EARTH/GROUND FAULT
	–	BUS TO CABLE CONNECTOR
	–	BUS TO CABLE CONNECTOR FOR SWGR
	–	BUS TO CABLE CONNECTOR WITH SHIELDED GROUND

REV.	DATE	DESCRIPTION	DRN	CHK'D	APP'D
24/01/25	DD/MM/YY	ISSUED FOR REVIEW AND COMMENT	KS	DP	DP

CLIENT: Prowind

CONTRACTOR: EPTCON LTD. — A CORMORANT UTILITY SERVICES COMPANY

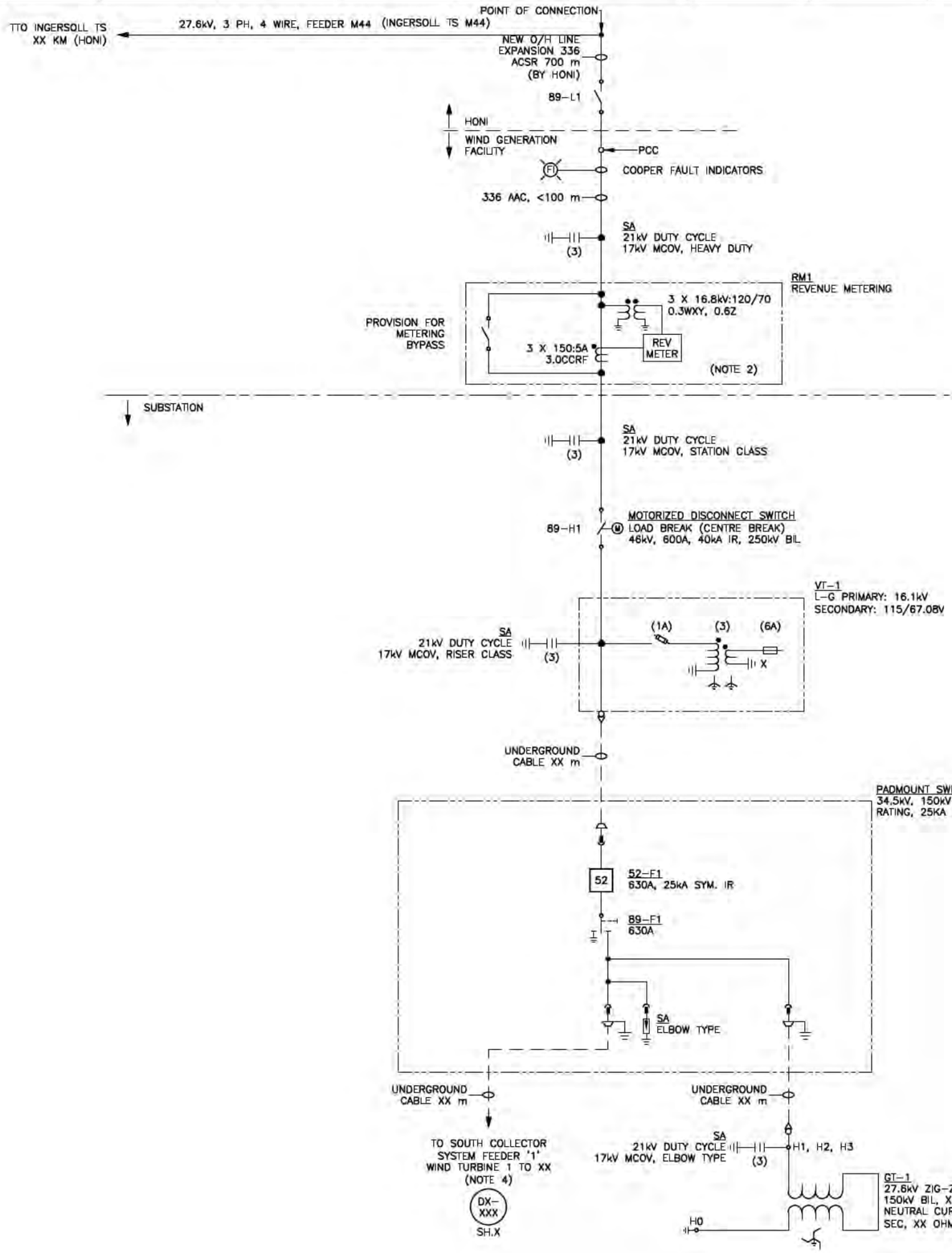
OneLine Engineering - Electrical Power Specialists — A CORMORANT UTILITY SERVICES COMPANY

PRELIMINARY NOT FOR CONSTRUCTION

TITLE: SOUTH WEST OXFORD WIND FARM (18.8MW)
OLE PROJECT# XXXXN

27.6kV SWOX NORTH SUBSTATION
PRELIMINARY SINGLE LINE DIAGRAM

SCALE:	DWG. No.	SHEET No.
NTS	2000N-OLE-D1-100	



NOTES:

1. INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE ONTARIO ELECTRICAL SAFETY CODE.
2. ALL EQUIPMENT TO BE CSA APPROVED EQUIPMENT.
3. DESIGN, SPECIFICATIONS, APPROVAL & TESTING (INCLUDING POLARITIES) IS THE RESPONSIBILITY OF THE PROJECT IESO CERTIFIED METERING SERVICE PROVIDER (MSP).
4. COLLECTOR SYSTEM WILL HAVE A CAPACITY <=18.8MW

LEGEND

21	–	DISTANCE PROTECTION
21-Z3	–	DISTANCE PROTECTION ZONE 3 (REVERSE)
24	–	VOLTS PER HZ RELAY
26	–	LIQUID TEMPERATURE
27	–	UNDERVOLTAGE RELAY
49	–	WINDING TEMPERATURE
50	–	PHASE/RESIDUAL GND/NTRL INST. OVERCURRENT
50BF	–	BREAKER FAIL PROTECTION
51P	–	PHASE INVERSE TIME OVERCURRENT
51G	–	RESIDUAL GROUND INVERSE TIME OVERCURRENT
51N	–	NEUTRAL INVERSE TIME OVERCURRENT
52	–	AC CIRCUIT BREAKER
59	–	OVERVOLTAGE
60LOP	–	LOSS OF POTENTIAL (FUSE FAILURE)
63	–	PRESSURE RELIEF DEVICE
67	–	PHASE/NEUTRAL DIRECTIONAL OVERCURRENT
71	–	LIQUID LEVEL
81O	–	OVER FREQUENCY
81U	–	UNDER FREQUENCY
86	–	LOCK OUT RELAY
87	–	DIFFERENTIAL
87G	–	RESTRICTED GROUND FAULT
89	–	DISCONNECT SWITCH
KI	–	KIRK KEY (MECHANICAL) INTERLOCK
REF/RGF	–	RESTRICTED EARTH/GROUND FAULT

– BUS TO CABLE CONNECTOR

– BUS TO CABLE CONNECTOR FOR SWGR

– BUS TO CABLE CONNECTOR WITH SHIELDED GROUND

REV.	DATE	DESCRIPTION	DRN	CHK'D	APP'D
A	24/01/25	ISSUED FOR REVIEW AND COMMENT	KS	DP	DP

CLIENT: Prowind

CONTRACTOR: EPTCON LTD. – A CORMORANT UTILITY SERVICES COMPANY

OneLine Engineering - Electrical Power Specialists – A CORMORANT UTILITY SERVICES COMPANY

PRELIMINARY
NOT FOR
CONSTRUCTION

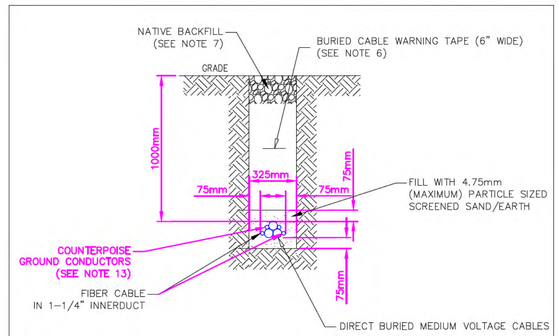
TITLE: SOUTH WEST OXFORD WIND FARM (18.8MW)
OLE PROJECT# XXXXN

27.6kV SWOX-SOUTH SUBSTATION
PRELIMINARY SINGLE LINE DIAGRAM

SCALE: NTS | DWG. No. 2000N-OLE-D1-200 | SHEET No.

NOTES:

1. INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE OESC .
2. CONTRACTOR SHALL NOT INSTALL MEDIUM VOLTAGE COLLECTION CABLES IN CULVERTS. CONTRACTOR SHALL PLACE MARKER BALLS: ABOVE ALL CABLE SPLICES, DEFLECTION POINTS, 3. AT EACH END OF WATER/ROAD/RAILWAY/UTILITY/VEGETATION CROSSINGS, SLACK LOOPS, AND CONDUIT ENDS OF HORIZONTALLY DIRECTIONAL DRILLING (HDD). EACH MARKER BALL SHALL BE PLACED NOT MORE THAN 1.5 METER BELOW GRADE FOR ALL LOCATIONS. A MARKER BALL SHALL BE PLACED AT EVERY 150 METER (MAX) OF LINEAR RUN OF ALL TRENCHES.
3. MEDIUM VOLTAGE CABLES SHALL BE BUNDLED IN A TREFOIL CONFIGURATION ALONG THE ENTIRE LENGTH OF CIRCUIT.
4. MEDIUM VOLTAGE CABLE TRENCH WIDTH (325mm MINIMUM) AS REQUIRED BASED ON CABLE SIZE AND INSTALLATION CONFIGURATIONS.
5. CONTRACTOR SHALL INSTALL WARNING TAPE (6" WIDE) APPROXIMATELY HALFWAY BETWEEN THE CABLE INSTALLATION AND GRADE LEVEL. THE WARNING TAPE SHALL COVER THE WIDTH OF THE UNDERGROUND INSTALLATION AS PER OESC.
6. BACKFILL SHALL NOT CONTAIN ROCKS, PAVING MATERIALS, CINDERS, LARGE/ANGULAR SUBSTANCES OR CORROSIVE MATERIALS.
7. CONTRACTOR SHALL MAINTAIN MINIMUM SEPARATION BETWEEN ADJACENT BORE HOLES AND CIRCUITS FOR ALL CROSSINGS VIA HORIZONTAL DIRECTIONAL DRILLING (HDD)
8. CONTRACTOR, IN CONJUNCTION WITH PROWIND, SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES, AND OBTAIN ALL NECESSARY PERMITS BEFORE ANY EXCAVATION/BORING/DRILLING IS STARTED. CONTRACTOR SHALL NOTIFY M.T.O. (FOR HIGHWAY/ROAD CROSSING), ONTARIO ONE CALL AND UTILITY OWNERS AT LEAST 5 DAYS PRIOR TO COMMENCING WITH ANY WORK IN THE R.O.W. (RIGHT OF WAY).
9. ALL DRAWING REFERENCES ARE PREFIXED WITH 2000N-OLE-



DETAIL 1 TYP
NTS:
SINGLE CIRCUIT
TRENCH FOR MEDIUM VOLTAGE COLLECTION SYSTEM

REV.	DATE	DESCRIPTION	DRN	CHK'D	APP'D
A	23/05/25	ISSUED FOR REVIEW AND COMMENT	LH	DP	DP

Prowind

CORMORANT
CORMORANT UTILITY SERVICES COMPANY

OneLine
Engineering - Electrical Power Specialists
A CORMORANT UTILITY SERVICES COMPANY

PRELIMINARY
NOT FOR
CONSTRUCTION

BOWER HILL WIND FARM-NORTH
ONELINE PROJECT 2000N

27.6kV, 18MW WIND FARM

PRELIMINARY LAYOUT AND FEEDER LAYOUT

SCALE:	DWG. No.	SHEET No.
1:3	2000N-OLE-D10-100	

NOTES:

1. INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE OESC .
2. CONTRACTOR SHALL NOT INSTALL MEDIUM VOLTAGE COLLECTION CABLES IN CULVERTS. CONTRACTOR SHALL PLACE MARKER BALLS: ABOVE ALL CABLE SPLICES, DEFLECTION POINTS, 3. AT EACH END OF WATER/ROAD/RAILWAY/UTILITY/VEGETATION CROSSINGS, SLACK LOOPS, AND CONDUIT ENDS OF HORIZONTALLY DIRECTIONAL DRILLING (HDD). EACH MARKER BALL SHALL BE PLACED NOT MORE THAN 1.5 METER BELOW GRADE FOR ALL LOCATIONS. A MARKER BALL SHALL BE PLACED AT EVERY 150 METER (MAX) OF LINEAR RUN OF ALL TRENCHES.
3. MEDIUM VOLTAGE CABLES SHALL BE BUNDLED IN A TREFOIL CONFIGURATION ALONG THE ENTIRE LENGTH OF CIRCUIT.
4. MEDIUM VOLTAGE CABLE TRENCH WIDTH (325mm MINIMUM) AS REQUIRED BASED ON CABLE SIZE AND INSTALLATION CONFIGURATIONS.
5. CONTRACTOR SHALL INSTALL WARNING TAPE (6" WIDE) APPROXIMATELY HALFWAY BETWEEN THE CABLE INSTALLATION AND GRADE LEVEL. THE WARNING TAPE SHALL COVER THE WIDTH OF THE UNDERGROUND INSTALLATION AS PER OESC.
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7. CONTRACTOR SHALL MAINTAIN MINIMUM SEPARATION BETWEEN ADJACENT BORE HOLES AND CIRCUITS FOR ALL CROSSINGS VIA HORIZONTAL DIRECTIONAL DRILLING (HDD)
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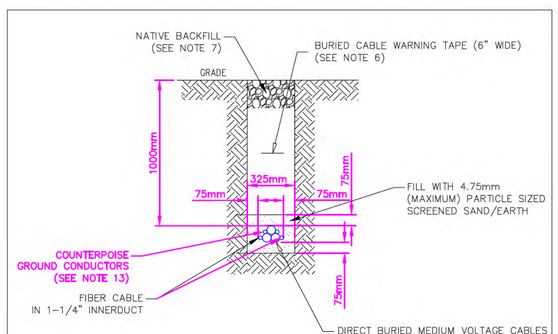
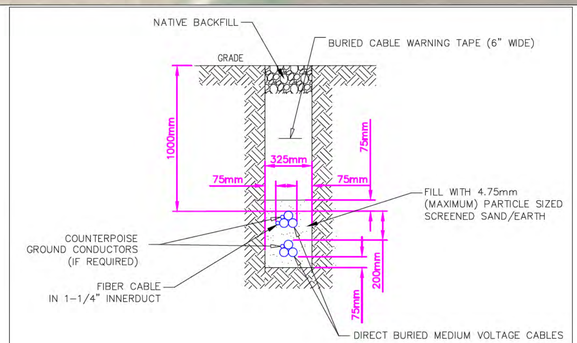
9. ALL DRAWING REFERENCES ARE PREFIXED WITH 2000N–OLE–



DETAIL 1 TYP
NTS:
SINGLE CIRCUIT
TRENCH FOR MEDIUM VOLTAGE COLLECTION SYSTEM



DETAIL 2 TYP
NTS:
2 – 3 PHASE CIRCUIT CABLES
IN A NARROW TRENCH
FOR MEDIUM VOLTAGE
COLLECTION SYSTEM

REV.	DATE	DESCRIPTION	DRN	CHK'D	APP'D
A	23/05/25	ISSUED FOR REVIEW AND COMMENT	LH	DP	DP

Prowind
CORMORANT
CORMORANT UTILITY SERVICES COMPANY
OneLine
Engineering - Electrical Power Specialists
A CORMORANT UTILITY SERVICES COMPANY

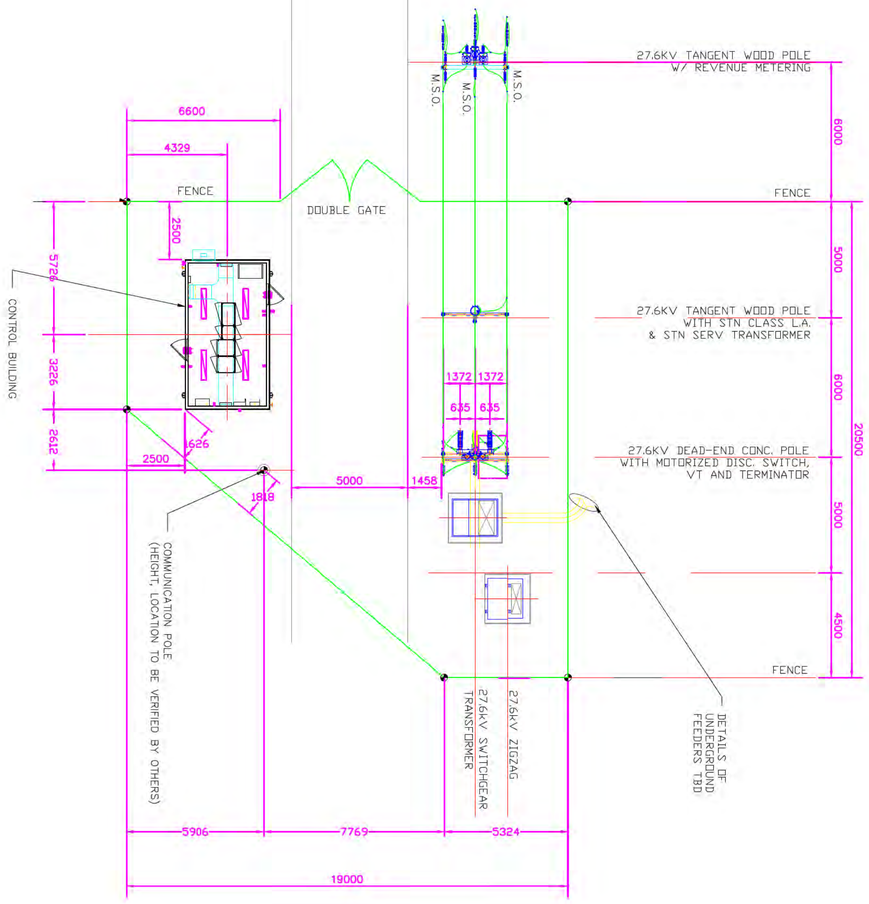
PRELIMINARY
NOT FOR
CONSTRUCTION

BOWER HILL WIND FARM–SOUTH
ONELINE PROJECT 2000N

27.6kV, 18MW WIND FARM

PRELIMINARY LAYOUT AND FEEDER DESIGN

SCALE:	DWG. No.	SHEET No.
NTS	2000N–OLE–D10–200	



NOTES:

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2. ALL EQUIPMENT TO BE CSA APPROVED EQUIPMENT.

REV.	DATE	DESCRIPTION	DRN	CHK'D	APP'D
A	23/05/25	ISSUED FOR REVIEW AND COMMENT	LH	DP	DP

Prowind

CORMORANT
CORMORANT UTILITY SERVICES COMPANY

OneLine
Engineering - Electrical Power Specialists
A CORMORANT UTILITY SERVICES COMPANY

PRELIMINARY
NOT FOR
CONSTRUCTION

BOWER HILL WIND FARM-NORTH
ONELINE PROJECT 2000N

27.6kV, 18MW WIND FARM
NORTH SUBSTATION
PRELIMINARY SUBSTATION DESIGN

SCALE:	DWG. No.	SHEET No.
NTS	2000N-OLE-D8-100	

Agricultural Impact Assessment (AIA)

This section includes a summary of the status of the Agricultural Impact Assessment (AIA) for the Bower Hill Wind Project, including recent updates in response to planning feedback and community engagement.

AIA Status and Next Steps

Based on the feedback provided by the Township of South-West Oxford Planning Department, and in response to comments received during community engagement, we have undertaken some revisions to our initial turbine layout.

Specifically, the location of Turbine 1 has been revised to move it as far as practically possible away from Beachville, and Turbine 6 has been adjusted to maximize its distance from Sweaburg, within the allowable setback regulations. These changes are intended to address proximity concerns raised by local residents while maintaining technical feasibility.

As a result of these changes, we have requested DBH Soil Services to revise and update the Phase 1 Agricultural Impact Assessment to reflect the updated turbine layout. The revised Terms of Reference and updated AIA report are expected to be completed in early August.

Once finalized, the revised AIA and Terms of Reference will be submitted to Council, municipal staff, and the County Planning Department to support the review of the project and demonstrate alignment with the Provincial Policy Statement and local land use planning requirements.

This revision is now complete and the final version of the AIA Component 1 is attached in this application

Turbine locations modified

Based on community feedback Prowind proposes to move WTG 1 as far as possible under the setback rules from the nearest residence

This results in a 35% increase in distance from the nearest residence

Based on community feedback Prowind proposes to move WTG 6 as far as possible under the setback rules from the nearest Sweaburg residence

This results in a 26% increase in distance from the nearest Sweaburg residence

DBH Soil Services Inc. 217 Highgate Court, Kitchener Ontario N2N 3N9
Phone: (519) 578-9226 Fax: (519) 578-5039

Prowind Canada Inc.
Bower Hill Wind Project
Terms of Reference
Agricultural Impact Assessment (AIA)
Draft

Introduction

DBH Soil Services Inc. has been retained by Natural Resource Solutions Inc. (NRSI) on behalf of Prowind Canada Inc. (Prowind) to assist in the completion of an Agricultural Impact Assessment (AIA) for a renewable energy project identified as the Bower Hill Wind Project. The Bower Hill Wind Project ("the Project") is proposed to be located in the Township of South-West Oxford, Oxford County.

Prowind is proposing to bid into the upcoming Long-Term 2 Energy Supply, Window 1 Request for Proposal (LT2 RFP) issued by the Independent Electricity System Operator (IESO). The IESO currently requires that each proposal with a project site encompassing Prime Agricultural Areas be accompanied by confirmation from the municipality with jurisdiction over land use planning in respect of the project site that the Pre-AIA Submission Filing Requirement has been completed to the satisfaction of the municipality, followed by an AIA completed to the satisfaction of the municipality under the terms of an issued Long-Term 2 Energy Supply, Window 1 Contract (LT2 Contract). As most of the lands in the general vicinity of the proposed wind project are considered Prime Agricultural Areas, this document has been prepared to outline the terms of reference for the completion of the AIA requirements under the IESO's LT2 RFP. The IESO LT2 RFP has identified that the AIA will be completed in two parts:

- Part One - Assessment of alternative locations for the wind project, to support the Pre-AIA Submission Filing Requirement, required with the proposal submission to IESO, and
- Part Two - Detailed AIA for Prime Agricultural Areas impacted by the wind project, which will be initiated if the wind project is awarded an LT2 Contract from the IESO.

Policy and Guidelines

Clearly defined and organized environmental practices are necessary for the conservation of land and resources. The long-term protection of quality agricultural lands is a priority of the Province of Ontario and has been addressed in the *Provincial Planning Statement* (2024).

In an effort to determine the direction or scope of this AIA, a review was completed to determine the existence and use of AIA guidelines in Ontario. The review of AIA guidelines revealed that the Ontario Ministry of Agriculture, Food, and Agribusiness (OMAFA) had released draft AIA guidelines in a document titled "*Draft Agricultural Impact Assessment (AIA) Guidance Document, March 2018".* This document is considered as "Draft for Discussion Purposes" and does not have status but is the standard to which AIAs are currently being completed in Ontario. It is through the OMAFA AIA guidance document that policy must be identified (provincially and municipally) to determine if there

are specific requirements to be met, or whether the wind project is even subject to the policy.

In addition to the review of AIA guidelines in Ontario, a review was completed of the IESO documentation, and the County of Oxford "*Agricultural Impact Assessment (AIA) Terms of Reference (ToR) Outline (March 2024)"* to determine the specific requirements of those agencies/municipalities. On review of these documents, it was determined that an AIA would need to be completed as a two-part process whereby Part One would be an assessment of alternative locations for the wind project, while Part Two would include a full AIA (minimizing and mitigating) for the Prime Agricultural Areas impacted by the wind project, **if** the project is awarded a contract under IESO's LT2 RFP.

In May 2025, OMAFA released the *OMAFA Guidelines for the AIA Component One Requirement – A supplement to the Agricultural Impact Assessment (AIA) Guidance Document to support the pre-bid stage of the Second Long-Term (LT2) Procurement* (May 21, 2025). This new document identifies that there are three main components of an Agricultural Impact Assessment. As indicated previously in this ToR, the original IESO document identified that there were two parts to an AIA (Part One and Part Two). The new IESO document refers to three main components in which Component One relates to the original Part One, and Components Two and Three relate to the original Part Two. Going forward, this ToR will use the terms Component One, Component Two, and Component Three, in place of the previously suggested Part One and Part Two for an AIA.

The three main components of an Agricultural Impact Assessment as identified in the new IESO document are:

Component One – Avoid (impacts are prevented)
Component Two – Minimizing (impacts are not fully prevented, but are kept to a minimum)
Component Three – Mitigate (impacts are further reduced)

Components Two and Three are only required if a contract is awarded.

Further, on review of the *OMAFA Guidelines for the AIA Component One Requirement – A supplement to the Agricultural Impact Assessment (AIA) Guidance Document to support the pre-bid stage of the Second Long-Term (LT2) Procurement* (May 21, 2025), it was noted that wind projects are generally not considered agriculturally-integrated projects. The OMAFA document identifies that there are two parts for completing the AIA Component One requirement where:

> "Part A is an evaluation of alternative locations within the municipality and outside prime agricultural areas (review of Official Plan schedules). If avoiding prime agricultural areas is not possible, then Part B is a consideration of alternative locations within a prime agricultural area on lands of lower priority soils (based on Canada Land Inventory mapping)."

Part A includes three steps where:

> "Step 1 – contact the municipality to explore if the project can avoid prime agricultural areas (Official Plan schedules).
> Step 2 – Evaluate alternative locations with the municipality that are not prime agricultural areas.
> Step 3 – Demonstrating a lack of suitability – if no suitable alternatives are available outside prime agricultural areas, then reasons must be provided as to why the alternatives were

unsuitable."

Part B also includes three steps where:

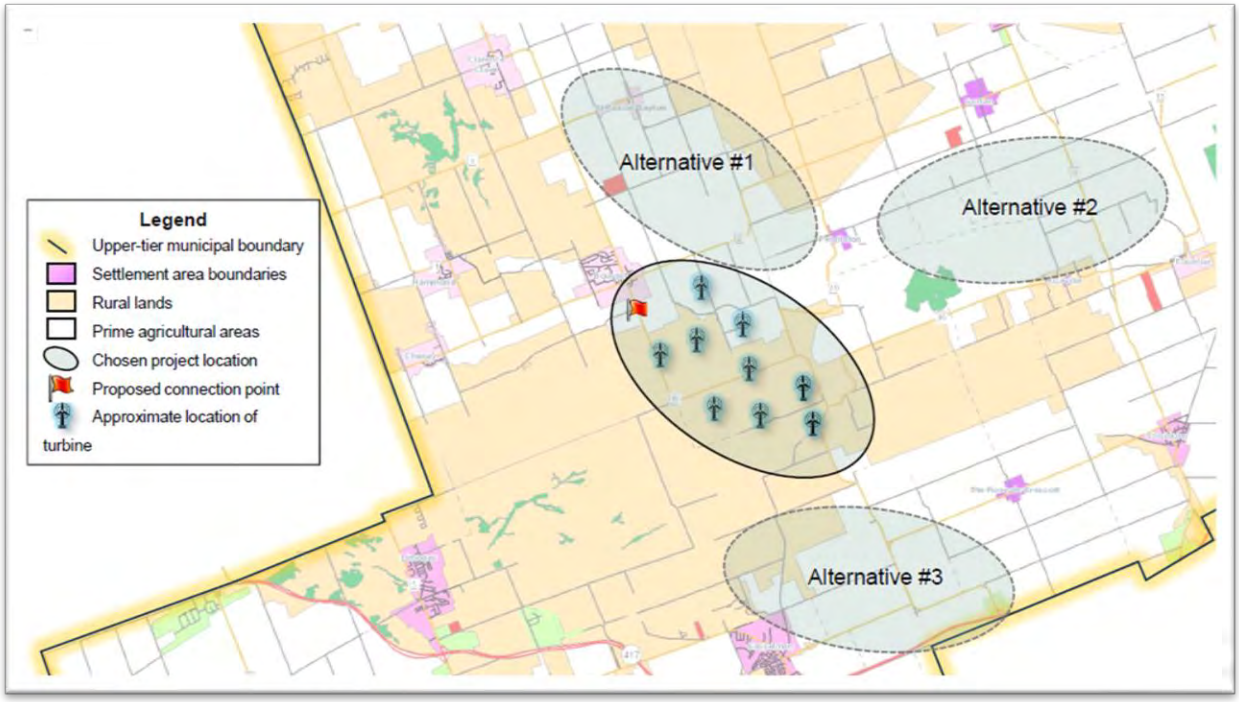
> "Step 1 – review Canada Land Inventory (CLI) mapping.
> Step 2 – Evaluate alternative locations on lower CLI.
> Step 3 – Demonstrating a lack of suitability – if no suitable alternatives are available outside prime agricultural areas, then reasons must be provided as to why the alternatives were unsuitable."

No additional information regarding the steps required for Component Two or Component Three have be provided from IESO or OMAFA at this time.

Project Study Area

For the purposes of the AIA Component One requirement, the Project Location is defined as the area within which the wind turbines and associated infrastructure (access roads, collector lines, substation, etc.) are located. For the purposes of the AIA Component One requirement mapping, the potential alternative locations will be of similar size to the Project Location. As an example, Figure 1 from the IESO November 21, 2024 presentation, illustrates the relative sizes of a Project Location and alternative locations for a wind project.

Figure 1. IESO Alternative Project Location Examples



Proposed Primary and Secondary Study Area

The IESO November 21, 2024, presentation also defines a Primary Study Area (PSA) as including: the project footprint/site and parcel on which the project is located, and where temporary (construction) and long-term (during the project's operation) direct impacts are anticipated (e.g. farm land taken out of production, soil disturbance, rehabilitation and decommissioning, etc.).

The OMAFA AIA guidance document identifies the need for a Secondary Study Area (SSA). The SSA should include lands that may be potentially impacted in the surrounding area by the proposed development.

The OMAFA AIA guidance document defines a recommended SSA of 1.5 km for Settlement Area Boundary Expansions (SABE). The 1.5 km distance aligns with the OMAFA Minimum Distance Separation (MDS) guidance document, and OMAFRA's Guidelines on Permitted Uses in Prime Agricultural Areas document (2016).

The OMAFA MDS guidance document identifies two investigation distances based on less sensitive and more sensitive land uses. The OMAFA MDS guidance document identifies "*Type A land uses are characterized by a lower density of human occupancy, habitation or activity*" and "*Type B land uses are characterized by a higher density of human occupancy, habitation or activity*". The document defines the investigation distances for Type A land use will be 750 m, and 1500 m for Type B land use.

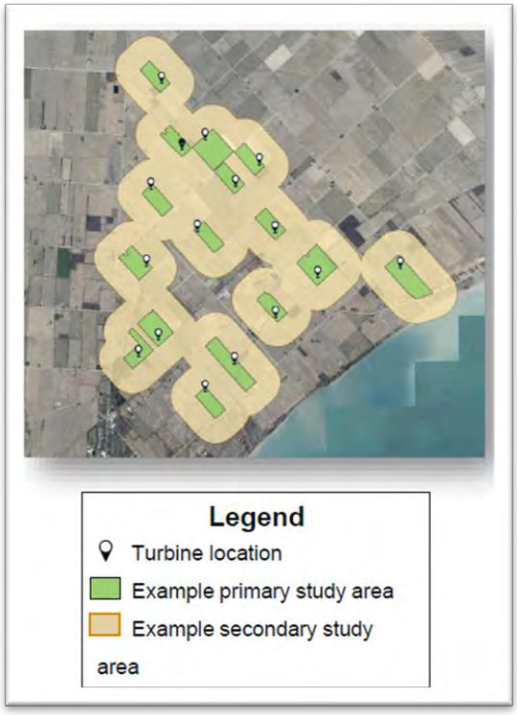
Although a specific distance for an SSA is not referenced or provided in the OMAFA AIA guidance document, the OMAFA AIA guidance document does state that the SSA should be justified by "*taking into account the potential impacts of the development, as well as the sensitivity of the agricultural lands and farm operations in the area*". It is noted that with respect to the OMAFA MDS guidance document, the proposed land use for the Project (wind turbines and associated infrastructure) would be considered a Type A land use (less sensitive). It is also noted that MDS is not required for infrastructure projects.

The IESO November 21, 2024, presentation also defines a Secondary Study Area (SSA) as a "*specified distance, or buffer, from the primary study area, as determined by the project proponent*". Figure 2, from the IESO November 21, 2024 presentation illustrates examples of PSAs and SSAs. It is noted that the buffer distance in Figure 2 is 500 m.

Based on DBH Soil Services Inc.'s previous experience in completing AIAs for projects in Prime Agricultural Areas (PAA) (e.g. Highway 413, Bradford Bypass, industrial/commercial developments, various aggregate pits, etc.), and through discussions with staff from OMAFA, a 1000m (1 km) SSA has been defined as a satisfactory distance for assessing potential impacts on those specific projects listed above. It is suggested that a 1000 m SSA would be appropriate for the assessment of potential impacts with respect to this wind project.

It is also suggested for this AIA that a 1000 m SSA extending from the boundary of the PSA (parcel, construction disturbance areas, access roads, crane pads, turbine base, collector lines, etc.) be selected. The agricultural character within that 1000 m buffer will be identified and assessed for potential impacts from the proposed wind project.

Figure 2. IESO PPA and SSA Examples



Agricultural Impact Assessment - Component One

For the purposes of the AIA Component One requirement, an assessment of alternative locations will be completed within the Township of South-West Oxford (Oxford County). The selection of the Township of South-West Oxford (Oxford County) for a wind project was determined by Prowind based on their initial assessment of project viability.

The assessment of alternative locations within the township will include at a minimum, an evaluation of:

- Provincial policy and guidelines,
- Municipal Official Plans and associated mapping/schedules,
- Canada Land Inventory (CLI),
- Tile drainage, and
- Fragmentation

The AIA Component One required report and mapping will include a review of the respective provincial and municipal policy and guidelines, CLI digital data (OMAFA), artificial tile drainage digital data (OMAFA), and fragmentation (OMAFA Agmaps) used in the evaluation of alternative locations.

The AIA Component One requirement will identify the PAA within the township based on the township's respective Official Plan land use designations. The AIA Component One requirement will determine the extent of the PAAs and whether there are opportunities outside PAAs to construct and operate the Project. If it is identified that there are no opportunities outside the designated PAAs,

then the OMAFA soils/CLI database will be employed to determine areas of lower capability soils (poorer quality) within the PAA. The review will include an assessment of the primary, secondary, and tertiary soil components within each soil polygon identified in the OMAFA soils/CLI database.

If, on review of the OMAFA soils/CLI database, the majority of the PAA is comprised of CLI Class 1 – 3 lands, then the AIA Component One will review the OMAFA tile drainage digital database to determine the extent of tile drainage and the potential capital investment within the township. Further, a review will be conducted of the existing parcel fragmentation.

The AIA Component One requirement will illustrate potential alternate locations within the township where there may be the opportunity to site the proposed Project. It is noted that these potential alternate locations are based solely on agricultural capability and do not take into account other unique or specific siting requirements for a wind project, such as wind resource, line capacity, natural resources/heritage features, and required setbacks.

The AIA Component One report will be prepared to support the AIA Pre-submission Filing Requirement of the IESO as part of the proposal submission package for the Project, as has been identified in the IESO documentation and will be completed to the satisfaction of the Township of South-West Oxford. It is noted that the AIA Component One report is provided to the municipality to seek approval for municipal support resolution, and no other approval of Component One is required for the LT2 RFP submission.

Agricultural Impact Assessment – Component Two and Three

Component Two and Three of the AIA will be initiated **if** the Project is awarded an LT2 Contract from the IESO. Component Two and Three will include the completion of a full AIA to the OMAFA and the County of Oxford standards and completed to the satisfaction of the Township of South-West Oxford. It is noted that the AIA is not only a requirement of the IESO and the PPS 2024, but is also required under the Planning Act for Oxford County and the Township of South-West Oxford.

The full AIA will be completed through:

- A collection of background information and data from the province, municipalities, local agencies, and through consultation with the local agricultural community.
- A collection of existing land use, agricultural buildings, agricultural investment, agricultural services and infrastructure through a roadside reconnaissance survey, and discussions with the local agricultural community.
- Geographic Information System (GIS) mapping and analysis of data.
- A report that documents the process of data collection, consultation, description of agricultural resources (including tile drainage, soils/CLI, agricultural operations (farmsteads), agricultural buildings, rural residential units, etc), the potential impacts within the PSA and in the surrounding SSA, a description of potential mitigation measures, and the potential effectiveness of the mitigation measures.
- Potential impacts will discuss direct impacts, indirect impacts, and cumulative impacts at the PSA, SSA, and township scale.
- The completion of soil sampling and laboratory analysis for the collection of baseline data, if required.

- Potential mitigation measures to offset any direct, indirect, or potential impacts to agriculture and access to local agricultural services and infrastructure.

Consultation with the agricultural community will be initiated at the earliest stages of the Project through public information centres (PICs), outreach/targeted consultation with the local Ontario Federation of Agriculture (OFA), and presentations to the municipal council. In this manner, the agricultural community will be provided with clear information as to the Project and will have the ability to participate in the information gathering process.

The Component Two and Three AIA report will also include input from consultation with the agricultural community and local municipalities, a description of methodologies, identification of applicable provincial and municipal policies, identification and documentation of the existing land uses and agricultural infrastructure (barns, tile drainage, services, storage, etc.), identification of the physiography, CLI soil resources for agriculture, and agricultural census data for both the PSA and the SSA.

Relevant mapping will be included in the Component Two and Three AIA report and will illustrate the location of the PSA lands and the SSA in the regional/county context, identify the relevant provincial and municipal policy and land use designations and zoning, identify the soils and CLI (from OMAFA mapping), illustrate the location of any agricultural facilities (barns, residences, sheds, silos, grain bins), illustrate the existing land use and field access, land fragmentation, and agricultural investment (tile drainage, irrigation).

The Component Two and Three AIA report will identify the existing conditions, assess and identify direct, indirect, and potential impacts to agriculture, and will provide potential mitigation measures to offset any direct, indirect, or potential impacts to agriculture as defined within the OMAFA Draft Agricultural Impact Assessment Guidance Document (2018), and the IESO requirements with respect to agriculture.

Further, the Component Two and Three AIA report will identify potential impacts and mitigation required with respect to access to local agricultural services and infrastructure (cold storage, equipment dealers, markets, etc.).

At a minimum, the following data sources will be used to carry out the AIA for the PSA and SSA:

- *Agricultural Code of Practice for Ontario*, (OMAF and OMOE, April 1973),
- 1:10000 scale Ministry of Natural Resources (MNR) Aerial Photography, 1978,
- 1:10000 scale Ontario Base Map, Ministry of Natural Resources digital files (1983),
- 1:50000 scale NTS Map, Ministry of Energy Mines and Resources, Canada (1984),
- 1:50000 scale NTS Map, CLI Capability Mapping,
- *Agricultural Resource Inventory*, Ontario Ministry of Agriculture and Food (1988),
- *Field Manual for Describing Soils in Ontario*, Ontario Centre for Soil Resource Evaluation (1993),
- *Guide to Agricultural Land Use*, Ontario Ministry of Agriculture, Food and Rural Affairs, (March 1995),

- *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Publication 851, Ontario Ministry of Agriculture, Food and Rural Affairs, (2016), Ontario Ministry of Agriculture and Food - Land Use Systems Mapping*,
- *Ontario Ministry of Agriculture and Food - Artificial Drainage Mapping*,
- *Ontario Ministry of Agriculture, Food and Rural Affairs – Digital Soil Mapping* (2025),
- *Provincial Planning Statement* (2024),
- Municipal Official Plans and guidance documents,
- The Minimum Distance Separation (MDS) Document – Formulae and Guidelines for Livestock Facility and Anaerobic Digestor Odour Setbacks, Publication 853, OMAFA (2016),
- *The Physiography of Southern Ontario* 3rd *Edition*, Ontario Geological Survey Special Volume 2, Ministry of Natural Resources, (1984),
- Zoning By-laws, and
- Results of reconnaissance roadside surveys.

A draft of the AIA Component One requirement and Component Two and Three reports will be completed for NRSI, Prowind, Oxford County, and the Township of South-West Oxford for review. A final Component One AIA report, and Component Two and Three AIA report will be completed based on the comments received from NRSI, Prowind, Oxford County, and the Township of South-West Oxford.

I trust this information is helpful. Should you have any questions or concerns, please feel free to contact me at your earliest convenience at 519-578-9226.

Sincerely

DBH Soil Services Inc.

Dave Hodgson, P. Ag
President

DBH Soil Services Inc. 217 Highgate Court, Kitchener Ontario N2N 3N9
Phone: (519) 578-9226 Fax: (519) 578-5039

Agricultural Impact Assessment – Component One
Bower Hill Wind Project
Township of South-West Oxford, Oxford County

Introduction

At the direction of the Ontario Minister of Energy, the Independent Electricity System Operator (IESO) of Ontario is proceeding with a series of procurements to secure additional electricity generation capacity. As part of this procurement, Prowind Canada Inc. (the Proponent) is developing the proposed Bower Hill Wind Project (the Project), located in the Township of South-West Oxford, Oxford County, Ontario. Figure 1 illustrates the location of the Township of South-West Oxford with respect to southern Ontario.

DBH Soil Services Inc. was retained to complete the Agricultural Impact Assessment (AIA) – Component One – Evaluation of Alternatives, for the Project, as required for the pre-bid stage of the Long-term 2 (LT2) procurement. Should the Project be awarded a contract for energy production under LT2, then the Proponent will complete Component Two and Three of an AIA, which will be completed to the standards of the County of Oxford Official Plan (March 31, 2023), the County of Oxford Official Plan Amendment (OPA) 269 (2024), Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA[1]) *Draft Agricultural Impact Assessment Guidance Document* (2018), the Ontario Ministry of Agriculture, Food, and Agribusiness (OMAFA) *Guidelines for the AIA Component One Requirement* (2025), and ultimately, to the satisfaction of the municipality.

It is noted that the Corporation of the Township of South-West Oxford relies on the Official Plan of Oxford County.

The Project is a renewable energy wind power generation project designed to convert wind into electrical energy through horizontal axis wind turbines. Each turbine will be connected to a collector system leading to a common substation where the energy is transformed and delivered to the provincial electricity grid.

The Project proposes up to six (6) wind turbines, each with a nameplate capacity of approximately 6.2 MW for a maximum proposed capacity of 37.2 MW, as well as supporting infrastructure including gravel access roads, buried electrical collector lines, junction boxes, two 27.6 kV substations, and temporary staging areas. Long-term land use for access roads, turbines, crane pad and all infrastructure after completion of construction is less than half a hectare per turbine, which will allow for the primary use of the land to continue as agriculture.

The Project is proposed to be located in the northern portion of the Township of South-West Oxford, west of the City of Woodstock, north of the Village of Sweaburg, along the Highway 401 corridor. This location is well-suited for wind development due to its rural land use, reliable wind resources, and proximity to existing electrical distribution infrastructure (provincial grid). Further, the relatively small operational footprint needed for project infrastructure is well-suited to co-exist with continued agricultural operations.

The Independent Electricity Systems Operator (IESO), in conjunction with OMAFA, provided preliminary clarification on the AIA requirements in the Long-Term 2 (LT2) Request for Proposal (RFP) and the LT2

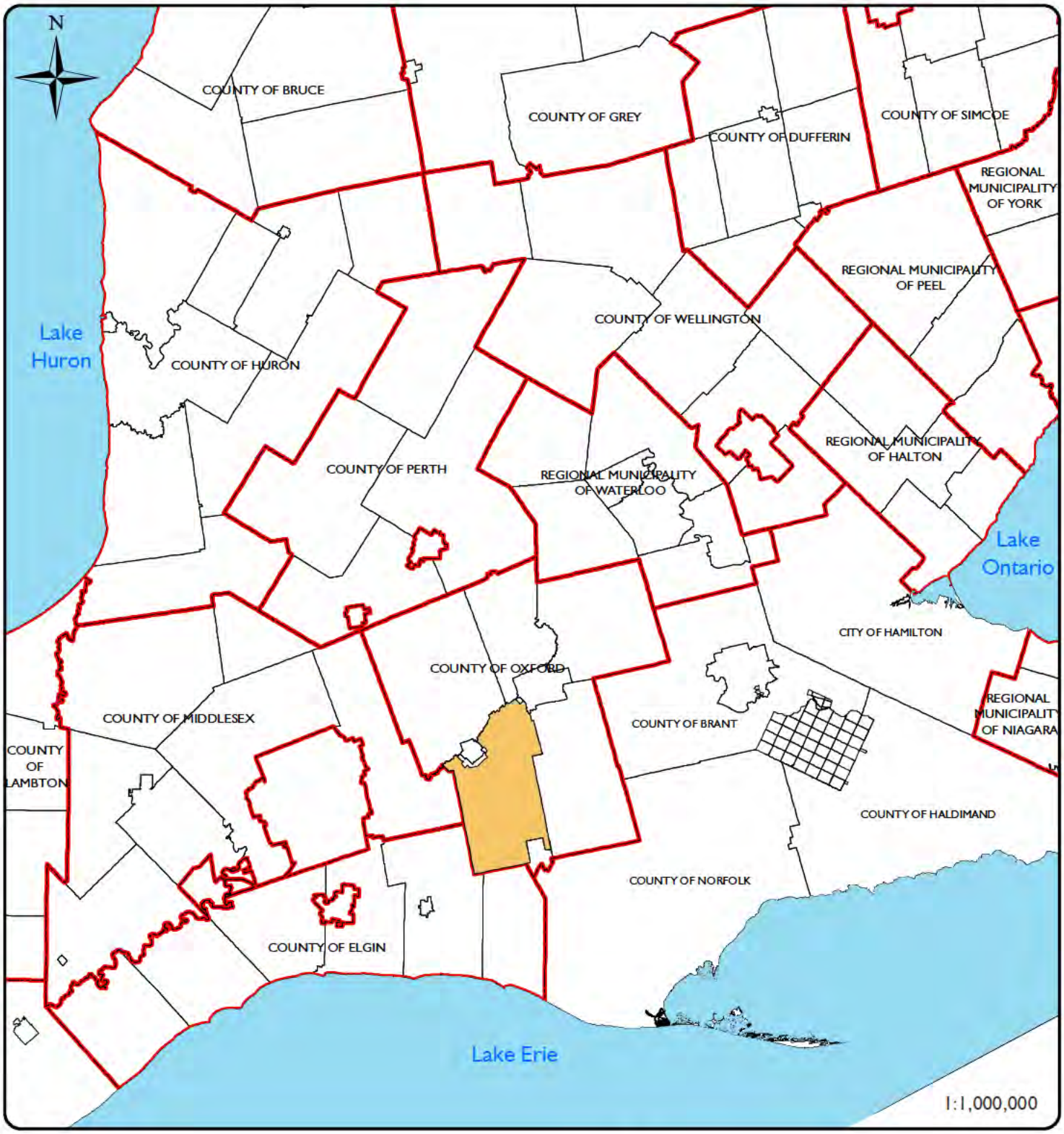
[1] It is noted that OMAFRA has recently been renamed to the Ontario Ministry of Agriculture, Food, and Agribusiness (OMAFA), which has led to some confusion as to referencing documents and/or data. The references in this report relate to the particular reference identified in the respective document/data set

Contract in multiple documents, letters, and guidelines. It is noted that terminology is not consistent between these various information sources. The most recent guidance and applicable policies have been outlined in the following sections to provide context for the information provided in this Component One report.

Regulatory Context

This AIA will adhere to the following regulatory frameworks, guidelines, and policies which are further outlined in this section:

- Oxford County Official Plan (2023), including Amendment Number 269 (2024),
- Provincial Planning Statement (OMMAH 2024),
- OMAFRA Draft AIA Guidance Document (2018),
- OMAFRA Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Publication 851 (2016), and
- OMAFA Guidelines for the AIA Component One Requirement – A supplement to the Agricultural Impact Assessment (AIA) Guidance Document to support the pre-bid stage of the Second Long-Term (LT2) Procurement (May 21, 2025).



Legend

- Single and Lower Tier Municipal Boundary (MNR)
- Township of South West Oxford
- Upper Tier Municipal Boundary (MNR)
- Waterbody (MNR)

Figure 1

Location

DBH Soil Services Inc.

March 2025

MNR - Ministry of Natural Resources

Oxford County Official Plan and Amendment 269

A review was completed of the County of Oxford Official Plan (March 31, 2023), and the County of Oxford Official Plan Amendment (OPA) 269 (2024), both of which the Corporation of the Township of South-West Oxford relies on. The following policies will be followed with respect to the Component One AIA for this Project.

The County of Oxford Official Plan (March 31, 2023) provides the objectives and policies for the protection of agriculture in Chapter 3. It is noted that Amendment Number 269 to the County of Oxford Official Plan (Council Adopted May 25, 2022, and Approved by the Ministry of Municipal Affairs and Housing February 8, 2024) was to update Section 3.1 Agriculture Land Resource of the Official Plan with new policies that apply to the existing Agricultural Reserve designation, along with cross references and definitions to support and implement agricultural policies.

Section 2.0 of the OPA 269 (2024) states:

> "This Amendment applies to all lands located within the corporate boundary of the County of Oxford that are outside of a designated settlement."

Section 3.1.5.4 of the OPA 269 (2024) provides context for renewable energy facilities. It is stated in Section 3.1.5.4 that:

> "R*enewable energy facilities* and *alternative energy facilities* may be permitted within the Agricultural Reserve designation to support long term energy supply, and to accommodate current and projected needs."

It is further stated that renewable energy facilities and alternative energy facilities shall:

> "Prepare an Agricultural Impact Assessment in accordance with Section 3.1.7.3 to demonstrate that the proposed development:
>
> i) Is clearly secondary to the principal use on the lot and limited in area;
> ii) Is compatible with, and does not hinder, surrounding agricultural operations or other sensitive adjacent land uses;
> iii) Is located on lower priority agricultural lands and/or within close proximity to the farm building cluster;
> iv) Is appropriate for rural infrastructure and public services; and does not undermine, or conflict with, the planned function of *settlements*; and,
> v) Has identified and mitigated any potential impacts."

Section 3.1.7.3 of OPA 269 (2024) provides context for the completion of an AIA. Section 3.1.7.3 states:

> "An Agricultural Impact Assessment is a study which:
>
> • Characterizes *agricultural* uses and the *prime agricultural area*;
> • Evaluates the potential impacts of a proposed *settlement* expansion or non-agricultural development on surrounding *prime agricultural areas* and associated *agricultural* uses;
> • Identifies opportunities and provides recommendations for the proposed *development* to avoid, minimize and mitigate impacts, including for site rehabilitation or restoration for an *agricultural use* or to an *agricultural condition* where applicable; and,
> • Is prepared by a qualified individual, familiar with agricultural land use planning, soil science or agricultural engineering and demonstrated experience in characterizing,

evaluating, and assessing agricultural impacts, relative to the use and location, being proposed.

The scope of the Agricultural Impact Assessment (AIA) will be based on the proposed new *settlement* or expanded settlement or non- agricultural use. A terms of reference may be required by the County to confirm the scope and level of detail required for the AIA.

At minimum, the AIA shall characterize the surrounding *prime agricultural area*, including existing *agricultural uses*, evaluate the potential impacts of the proposed *development* on *agricultural uses* and the *prime agricultural area*, and demonstrate that:

- The lands do not comprise specialty crop areas;
- There are no reasonable alternatives which avoid *prime agricultural areas*;
- There are no reasonable alternatives on lands with lesser agricultural capability or on lands left less suitable for agriculture by existing or past *development*;
- *MDS I* is satisfied; and,
- Impacts from the new or expanded *settlement* expansion or non-agricultural uses on nearby agricultural operations and *prime agricultural lands* are avoided, or mitigated to the extent feasible.

The proposal is acceptable regarding the ability to achieve the Goal for Agricultural Policies as set out in Section 3.1.1, the precedent to be established for other sites within the County and the ability to implement planned land uses in the vicinity.

Further, the County and/or Area Municipality may, depending on the scope and complexity of the application, require third party review of any information, materials or documentation required by the County and/or Area Municipality. The applicant will be responsible for the costs of the third party review as well as for the costs associated with any additional review resulting from revisions to any original materials that may be required as a result of the third party review."

As noted above, the Oxford County Official Plan (2023) and Official Plan Amendment 269 (2024) outline requirements for completing an AIA. Table 1 lists each requirement and how the requirement has been met as part of the AIA Component One, or is proposed to be met by the proposed development via this AIA report, or within the AIA Component Two and Three, if this project is awarded a contract through the LT2 procurement process.

Table 1. Official Plan and Amendment 269 AIA Requirements

Policy	Policy Description	Section of AIA Report	AIA Requirement Met
OPA 269 3.1.5.4 Renewable Energy Facilities	i) Is clearly secondary to the principal use on the lot and limited in area;	Introduction, AIA Component One – Part B, and AIA Component Two and Three	Long-term land use for access roads, turbines, crane pad and all infrastructure after completion of construction is less than half a hectare per turbine, which demonstrates that the proposed development is clearly secondary to the principal use on each lot which will continue to be agriculture. The small area of permanent infrastructure will allow

Policy	Policy Description	Section of AIA Report	AIA Requirement Met
			for the primary use of the land to continue as agriculture, and confirms the proposed development is negligible in spatial area, relative to overall agricultural field size.
	ii) Is compatible with, and does not hinder, surrounding agricultural operations or other sensitive adjacent land uses;	Introduction, AIA Component One – Part B, and AIA Component Two and Three	As the area containing permanent infrastructure will be less than half a hectare per turbine, current agricultural operations or other sensitive land uses will not be hindered by the proposed development. Further, there are no impacts to agricultural practices expected on any adjacent land parcels or within the general regional context of the Project.
	iii) Is located on lower priority agricultural lands and/or within close proximity to the farm building cluster	AIA Part B	The proposed Study Area for the Project consists mainly of Class 2 soils, with areas of Class 1, Class 3, and Class 4 soils present within the Study Area. This confirms that while the Study Area is suited to agricultural use, there are more optimal soils present within the surrounding regional context. Specific turbine placements must be determined based on numerous factors, but will preferentially be placed near farm building clusters if siting considerations are otherwise similar.
	iv) Is appropriate for rural infrastructure and public services; and does not undermine, or conflict with, the planned function of settlements; and	AIA Part B, and AIA Component Two and Three	The Project is appropriate for rural infrastructure and public services, and has the potential to result in local upgrades to existing infrastructure and direct contributions to the local economy. The Project does not conflict with the planned function of the municipality and is expected to contribute directly to local improvements and benefit to the community.
	v) Has identified and mitigated any potential impacts.	AIA Component Two and Three	If an energy project is selected as part of the LT2 Procurement process, the Proponent is required

Policy	Policy Description	Section of AIA Report	AIA Requirement Met
			to complete an AIA that will evaluate the project with respect to the existing agricultural conditions, including an assessment of potential impacts, and identifying ways to avoid, minimize or mitigate to the extent feasible, any of the potential impacts.
OPA 269 3.1.7.3 Agricultural Impact Assessment	•Characterizes agricultural uses and the prime agricultural area;	Characterization of Agricultural Uses and the Prime Agricultural Area (PAA). Will be further addressed in AIA Component Two and Three	A characterization of agricultural uses and the PAA has been detailed in this section, including no speciality crops being located within the Township of South-West Oxford.
	• Evaluates the potential impacts of a proposed settlement expansion or non-agricultural development on surrounding prime agricultural areas and associated agricultural uses;	AIA Component Two and Three	If an energy project is selected as part of the LT2 Procurement process, the Proponent is required to complete an AIA that will evaluate the project with respect to the existing agricultural conditions, including an assessment of potential impacts, and identifying ways to avoid, minimize or mitigate to the extent feasible, any of the potential impacts.
	• Identifies opportunities and provides recommendations for the proposed development to avoid, minimize and mitigate impacts, including for site rehabilitation or restoration for an agricultural use or to an agricultural condition where applicable; and,	AIA Component Two and Three	If an energy project is selected as part of the LT2 Procurement process, the Proponent is required to complete an AIA that will evaluate the project with respect to the existing agricultural conditions, including an assessment of potential impacts, and identifying ways to avoid, minimize or mitigate to the extent feasible, any of the potential impacts.
	• Is prepared by a qualified individual, familiar with agricultural land use planning, soil science or agricultural engineering and demonstrated experience in	Table 1	The AIA Component One (and Components Two and Three, if awarded a contract) will be completed by DBH Soil Services Inc, an environmental consulting company lead by Mr. Dave Hodgson, a registered professional

Policy	Policy Description	Section of AIA Report	AIA Requirement Met
	characterizing, evaluating, and assessing agricultural impacts, relative to the use and location, being proposed.		agrologist (P.Ag). Mr. Hodgson has more that 37 years of experience in environmental consulting specializing in agricultural and soil issues including: Agricultural Impact Assessment (AIA), Land Evaluation and Area Review (LEAR), Official Plan review, Environmental Assessment (EA), and Minimum Distance Separation (MDS) evaluations. (Appendix A provides Mr. Hodgson's CV).
	• The lands do not comprise specialty crop areas;	Characterization of Agricultural Uses and the PAA	There are no designated Specialty Crop Areas in the Township of South-West Oxford.
	• There are no reasonable alternatives which avoid prime agricultural areas;	AIA Part A AIA Part B	There are no alternative locations within the municipality that are not prime agricultural areas, as the majority of the Township of South-West Oxford is comprised of lands that have been designated as the Agricultural Reserve (Figure 2), except for settlement areas, which are not suitable for a wind project.
	• There are no reasonable alternatives on lands with lesser agricultural capability or on lands left less suitable for agriculture by existing or past development;	AIA Part B	Alternative locations are generally not located in close proximity to the connection point to the existing provincial electricity grid, making these not viable locations for the proposed development, and the Project has already been sited to avoid the highest quality soils within the regional context.
	• MDS I is satisfied	Characterization of Agricultural Uses and the PAA	The Project relates to the proposed development of a wind energy project, which is considered as infrastructure. Therefore, MDS I is not required, and the Project is consistent with Section 3.1.7.3 of the OPA 269 (2024).
	• Impacts from the new or expanded settlement expansion or non-agricultural uses on nearby agricultural operations and prime agricultural lands areas	AIA Component Two and Three	If an energy project is selected as part of the LT2 Procurement process, the Proponent is required to complete an AIA that will evaluate the project with respect to the existing agricultural conditions, including an assessment of

Policy	Policy Description	Section of AIA Report	AIA Requirement Met
	are avoided, minimized, or mitigated to the extent feasible.		potential impacts, and identifying ways to avoid, minimize or mitigate to the extent feasible, any of the potential impacts.

Provincial Planning Statement (2024)

Clearly defined and organized environmental practices are necessary for the conservation of land and resources. The long-term protection of quality agricultural lands is a priority of the Province of Ontario and has been addressed in the Provincial Planning Statement (PPS; OMMAH 2024). The PPS 2024 was enacted to document the Province of Ontario's development and land use planning strategies. The PPS 2024 provides the policy foundation for regulating the development and use of land. Agricultural policies are addressed within Section *4.3* Agriculture. Specifically, for the Project, Sections 3.8 Energy Supply and Section 4.3.5 Non-Agricultural Uses in Prime Agricultural Areas apply.

Section 3.8 states:

> "1. Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs."

With respect to Part One of the AIA for the Project, Section 4.3.5.1b policies must be addressed. Section 4.3.5 states:

> "1. Planning authorities may only permit non-agricultural uses in prime agricultural areas for:
> a) extraction of minerals, petroleum resources and mineral aggregate resources; or
> b) limited non-residential uses, provided that all of the following are demonstrated:
> 1 the land does not comprise a specialty crop area;
> 2 the proposed use complies with the minimum distance separation formulae;
> 3 there is an identified need within the planning horizon identified in the official plan as provided for in policy 2.1.3 for additional land to accommodate the proposed use; and
> 4 alternative locations have been evaluated, and
> i. there are no reasonable alternative locations which avoid prime agricultural areas; and
> ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands."

OMAFRA Draft Agricultural Impact Assessment (AIA) Guidance Document

The Draft Agricultural Impact Assessment (AIA) Guidance Document (OMAFRA 2018) provides a definition of an AIA, related provincial requirements, technical guidelines, description of mitigation measures, and resources to avoid, minimize, and mitigate impacts on agriculture.

The Draft Agricultural Impact Assessment (AIA) Guidance Document (OMAFRA 2018) provides a description of the process for assessing alternative locations within a PAA if there are no opportunities for development on lands outside the PAA. If there are only opportunities for development within the PAA (e.g., due to other

siting constraints), then reasonable locations on lower priority (i.e., poorer quality) land within the PAA needs to be considered. Lower priority lands shall be assessed based on the Canada Land Inventory (CLI) capability of the soil.

The CLI system combines attributes of the soil to place the soils into a seven-class system of land use capabilities. The CLI soil capability classification system groups mineral soils according to their potentialities and limitations for agricultural use. The first three classes are considered capable of sustained production of common field crops, the fourth is marginal for sustained agriculture, the fifth is capable for use of permanent pasture and hay, the sixth for wild pasture, and the seventh class is for soils or landforms incapable for use for arable culture or permanent pasture.

Organic (O) or Muck (M) soils are not classified under this system. Disturbed Soil Areas are not rated under this system.

The Ontario Ministry of Agriculture, Food and Rural Affairs document *Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario* defines the Canada Land Inventory (CLI) classification as follows:

"Class 1 - Soils in this class have no significant limitations in use for crops. Soils in Class 1 are level to nearly level, deep, well to imperfectly drained and have good nutrient and water holding capacity. They can be managed and cropped without difficulty. Under good management they are moderately high to high in productivity for the full range of common field crops

Class 2 - Soils in this class have moderate limitations that reduce the choice of crops or require moderate conservation practices. These soils are deep and may not hold moisture and nutrients as well as Class 1 soils. The limitations are moderate and the soils can be managed and cropped with little difficulty. Under good management they are moderately high to high in productivity for a wide range of common field crops.

Class 3 - Soils in this class have moderately severe limitations that reduce the choice of crops or require special conservation practices. The limitations are more severe than for Class 2 soils. They affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. Under good management these soils are fair to moderately high in productivity for a wide range of common field crops.

Class 4 - Soils in this class have severe limitations that restrict the choice of crops, or require special conservation practices and very careful management, or both. The severe limitations seriously affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. These soils are low to medium in productivity for a narrow to wide range of common field crops, but may have higher productivity for a specially adapted crop.

Class 5 - Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible. The limitations are so severe that the soils are not capable of use for sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants and may be improved through the use of farm machinery. Feasible improvement practices may include clearing of bush, cultivation, seeding, fertilizing or water control.

Class 6 - Soils in this class are unsuited for cultivation, but are capable of use for unimproved permanent pasture. These soils may provide some sustained grazing for farm animals, but the limitations are so severe that improvement through the use of farm machinery is impractical. The terrain may be unsuitable for the use of farm machinery, or the soils may not respond to improvement, or the grazing season may be very short.

Class 7 - Soils in this class have no capability for arable culture or permanent pasture. This class includes marsh, rockland and soil on very steep slopes."

As per OMAFRA (2021) and Government of Canada (2024), there are eleven subclasses that are generally identified for use in Ontario. The eleven subclasses are identified as follows, as per the CLI system:

- "Subclass C - Adverse climate: This subclass denotes a significant adverse climate for crop production as compared to the "median" climate which is defined as one with sufficiently high growing-season temperatures to bring common field crops to maturity, and with sufficient precipitation to permit crops to be grown each year on the same land without a serious risk of partial or total crop failures. In Ontario this subclass is applied to land averaging less than 2300 Crop Heat Units.
- Subclass D - Undesirable soil structure and/or low permeability: This subclass is used for soils which are difficult to till, or which absorb or release water very slowly, or in which the depth of rooting zone is restricted by conditions other than a high water table or consolidated bedrock. In Ontario this subclass is based on the existence of critical clay contents in the upper soil profile.
- Subclass E - Erosion: Loss of topsoil and subsoil by erosion has reduced productivity and may in some cases cause difficulties in farming the land e.g. land with gullies.
- Subclass F - Low natural fertility: This subclass is made up of soils having low fertility that is either correctable with careful management in the use of fertilizers and soil amendments or is difficult to correct in a feasible way. The limitation may be due to a lack of available plant nutrients, high acidity, low exchange capacity, or presence of toxic compounds.
- Subclass I - Inundation by streams or lakes: Flooding by streams and lakes causes crop damage or restricts agricultural use.
- Subclass M – Moisture deficiency: Soils in this subclass have lower moisture holding capacities and are more prone to droughtiness.
- Subclass P - Stoniness: This subclass indicates soils sufficiently stony to hinder tillage, planting, and harvesting operations.
- Subclass R - Consolidated bedrock: The occurrence of consolidated bedrock within 100 cm of the surface restricts rooting depth and limits moisture holding capacity. Conversely, in poorly drained soils the presence of the bedrock may, depending on depth, make artificial drainage impossible.
- Subclass S - Adverse soil characteristics: This subclass denotes a combination of limitations of equal severity. In Ontario it has often been used to denote a combination of F and M when these are present with a third limitation such as T, E or P.
- Subclass T - Topography: This subclass denotes limitations due to slope steepness and length. Such limitations may hinder machinery use, decrease the uniformity of crop growth and maturity, and increase water erosion potential.
- Subclass W - Excess water: This subclass indicates the presence of excess soil moisture due to poor or very poor soil drainage. It is distinguished from Subclass I - water inundation which indicates risk of flooding from adjacent lakes or streams."

OMAFRA Guidelines on Permitted Uses in Ontario's PAA

Discussions with staff from OMAFA indicate that the process for completing an assessment of reasonable alternative locations is referred to in the OMAFRA document *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Publication 851* (OMAFRA 2016) "where lower priority agricultural lands within the prime agricultural areas must be identified and considered."

The *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Publication 851* (OMAFRA 2016) identifies the order of priority for the protection of farmland within Prime Agricultural Areas as:

- Specialty crop areas,
- CLI Class 1, 2 and 3 lands, and
- Any associated Class 4 through 7 lands (based on PPS Policy 2.3.1; PPS 2020)

OMAFA Guidelines for the AIA Component One Requirement

Specific to the pre-bid stage of LT2 procurement, the OMAFA *Guidelines for the AIA Component One Requirement* (2025) outline the main components of an AIA.

The OMAFA *Guidelines for the AIA Component One Requirement* (2025) identifies that projects such as "wind facilities and battery storage systems are generally not considered agriculturally integrated projects because they do not have an integrated relationship with agriculture that depends on the utilization of agriculture-related inputs and/or the generation of agricultural related outputs."

As such, the OMAFA *Guidelines for the AIA Component One Requirement* (2025) indicates that "there are two parts for completing the AIA Component One Requirement outlined in the RFPs for the energy and capacity streams under LT2 for projects that are not agriculturally-integrated, but are proposed to be located within a PAA.

> Part A: an evaluation of alternative locations within the local municipality, outside prime agricultural areas;
>
> and where avoiding prime agricultural areas is not possible,
>
> Part B: consideration of alternative locations within a prime agricultural area on lands with lower priority soils (based on Canada Land Inventory mapping)."

Part A includes three steps where:

> Step 1 – contact the municipality to explore if the project can avoid prime agricultural areas (Official Plan schedules),
> Step 2 – Evaluate alternative locations within the municipality that are not prime agricultural areas, and
> Step 3 – Demonstrating a lack of suitability – if no suitable alternatives are available outside prime agricultural areas, then reasons must be provided as to why the alternatives were unsuitable.

Part B also includes three steps where:

> Step 1 – review Canada Land Inventory (CLI) mapping (CLI 2024),
> Step 2 – Evaluate alternative locations on lower CLI, and
> Step 3 – Demonstrating a lack of suitability – if no suitable alternatives are available outside prime agricultural areas, then reasons must be provided as to why the alternatives were unsuitable.

It is noted that if an energy project is selected as part of the LT2 Procurement process, the Proponent is required to complete an AIA that will evaluate the project with respect to the existing agricultural conditions, including an assessment of potential impacts, and identifying ways to avoid, minimize or mitigate to the extent feasible, any of the potential impacts.

The following AIA Component One report discusses the evaluation of alternatives with respect to the County

of Oxford Official Plan (March 31, 2023), and the County of Oxford Official Plan Amendment (OPA) 269, Provincial Planning Statement (OMMAH 2024), and the OMAFA *Guidelines for the AIA Component One Requirement – A supplement to the Agricultural Impact Assessment (AIA) Guidance Document to support the pre-bid stage of the Second Long-Term (LT2) Procurement (May21, 2025)*.

Characterization of Agricultural Uses and the PAA

As per requirements outlined in OPA 269 (2024), this section outlines the characterization of agricultural uses and the PAA where the Project is proposed to be located within the Township of South-West Oxford.

Figure 2 illustrates the *County of Oxford Official Plan Schedule S-1 – Township of South-West Oxford Land Use Plan* (Oxford County 2023). As noted in Figure 2, the majority of the Township of South-West Oxford is considered Agricultural Reserve. The Agricultural Reserve is also considered a PAA as defined in the PPS (OMMAH 2024). Small inclusions of settlement areas, linear rural cluster, open space, environmental protection, quarry area, future urban growth, county landfill, county biosolid, and limestone resource area were identified in the *County of Oxford Official Plan Schedule S-1 – Township of South-West Oxford Land Use Plan* (Oxford County 2023), which are not included in the Agricultural Reserve. Furthermore, the OPA 269 (2024) further clarifies that "This Amendment applies to all lands located within the corporate boundary of the County of Oxford that are outside of a designated settlement". Therefore, lands that would be available within the Township of South-West Oxford for the Project would be on the Agricultural Reserve.

As per Section 3.1.7.3 of the OPA 269 (2024), the AIA must demonstrate that Specialty Crop Areas can be avoided. The PPS (OMMAH 2024) policy 4.3.5.1b1 has also identified that Specialty Crop Areas shall be given the highest priority for protection.

A review of OMAFA online mapping through Agmaps and the Agricultural Systems Portal identified that Provincially designated Specialty Crop Areas include the Holland Marsh and the Niagara Tender Fruitland Areas. Municipally designated Specialty Crop Areas include the Grey County's apple growing area and Lambton County's Thedford Marsh. There are no designated Specialty Crop Areas in the Township of South-West Oxford, therefore the Project is consistent with this requirement of the OP Section 3.1.7.3 and policy 4.3.5.1b1 of the PPS (OMMAH 2024).

Figure 3 illustrates the Provincially and Municipally designated Specialty Crop Areas with respect to the location of the Township of South-West Oxford. Figure 2 was derived from the OMAFA Agricultural Systems Portal mapping.

As per Section 3.1.7.3 of the OPA 269 (2024) and the PPS (OMMAH 2024) policy 4.3.5.1b2, the AIA must demonstrate that the proposed use complies with the minimum distance separation formulae. A review of the OMAFA *Minimum Distance Separation (MDS) Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks, Publication 853* (2016) revealed under Guideline #3 (*For What, and When, is an MDS Setback Not Required?*) that *certain proposed uses are not reasonably expected to be impacted by existing livestock or anaerobic digesters and as a result, do NOT require an MDS1 setback*. Such uses may include the extraction of minerals, petroleum resources, mineral aggregate resources, infrastructure, and landfills. The Project relates to the proposed development of a wind energy project, which is considered as infrastructure. Therefore, MDS1 is not required, and the Project is consistent with Section 3.1.7.3 of the OPA 269 (2024) and PPS policy 4.3.5.1b2 (OMMAH 2024).

Section 3.1.7.3 of the OPA 269 (2024) and the PPS 2024 policy 4.5.3.1b4 relate to the evaluation of alternative locations, as well as the suitability of reasonable alternatives on lands with lesser agricultural capability or on lands left less suitable for agriculture by existing or past development. The following sections, Part A and Part B, provide comment on the evaluation of alternative locations through discussions with staff from

OMAFA, and review of the IESO documents, as well as the OMAFA *Draft Agricultural Impact Assessment Guidance Document* (2018) and the *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Publication 851* (OMAFRA 2016).

The PPS 2024 policy 4.5.3.1b3 relates to the identified need, which is not part of this AIA and will be addressed under separate cover by the appropriate discipline.

AIA Component One - Part A

As indicated previously, the Guidelines for the AIA Component One Requirement (2025) includes three steps for Part A including the following:

Step 1 – Contact the municipality to explore if the project can avoid prime agricultural areas (Official Plan schedules)
Step 2 – Evaluate alternative locations with the municipality that are not prime agricultural areas
Step 3 – Demonstrating a lack of suitability – if no suitable alternatives are available outside prime agricultural areas, then reasons must be provided as to why the alternatives were unsuitable

Part A - Step 1 – Contact the municipality to explore if the project can avoid prime agricultural areas (Official Plan schedules)

The AIA Component One - Part A - Step 1 requirement has identified Prime Agricultural Areas (PAA) within the municipality based on the respective Official Plan land use designations. A review was completed of the County of Oxford Official Plan and associated schedules: Schedule S-1 – Township of South-West Oxford Land Use Plan, County of Oxford Official Plan (Council Approved September 26, 2022), as well as the OPA 269 (2024), which indicated "the Amendment applies to all lands located within the corporate boundary of the County of Oxford that are outside of a designated settlement". Therefore, any lands that would be available within the Township of South-West Oxford for the Project would occur on the Agricultural Reserve and the Project cannot reasonably avoid Prime Agricultural Areas.

Part A - Step 2 - Evaluate alternative locations with the municipality that are not prime agricultural areas

AIA Component One - Part A - Step 2 has identified that based on review of the County of Oxford Official Plan and associated schedules, Schedule S-1 – Township of South-West Oxford Land Use Plan, County of Oxford Official Plan (Council Approved September 26, 2022), there are no alternative locations within the municipality that are not Prime Agricultural Areas, as the majority of the Township of South-West Oxford is comprised of lands that have been designated as the Agricultural Reserve (Figure 2), except for settlement areas, which are not suitable for a wind project.

It is also noted that there are no designated specialty crop areas identified in Schedule S-1 – Township of South-West Oxford Land Use Plan, County of Oxford Official Plan (Council Approved September 26, 2022), nor are there any provincially designated specialty crop areas identified in the Township of South-West Oxford. Figure 3 illustrates the location of specialty crop areas in southern Ontario.

Part A - Step 3 - Demonstrating a lack of suitability – if no suitable alternatives are available outside prime agricultural areas, then reasons must be provided as to why the alternatives were unsuitable

As indicated in Step 2, the majority of the Township of South-West Oxford is comprised of Agricultural Reserve (Figure 2). As per the OPA 269 (2024), "the Amendment applies to all lands located within the corporate boundary of the County of Oxford that are outside of a designated settlement."

It is noted that wind turbines are required to be separated from noise receptors by specific setbacks. Noise receptors would include homes/dwellings, and buildings used for institutional purposes (educational facility, child care centre, health care facility, community centre or place of worship). Dwellings include residences, hotels/motels, and nursing homes. Public or privately owned campsites or campgrounds that provide overnight accommodation are also considered a noise receptor. Based on these definitions, a wind turbine would not be permitted on lands designated as settlement areas, and must be setback from these areas.

Therefore, there are no reasonable alternative locations which avoid the Prime Agricultural Areas (Agricultural Reserve) as are defined on Schedule S-1 – Township of South-West Oxford Land Use Plan, County of Oxford Official Plan (Council Approved September 26, 2022). As there are no alternative locations which avoid the Prime Agricultural Areas, the AIA must complete Part B, an assessment of Canada Land Inventory (CLI) mapping to evaluate alternative locations on lower CLI.

Figure 2

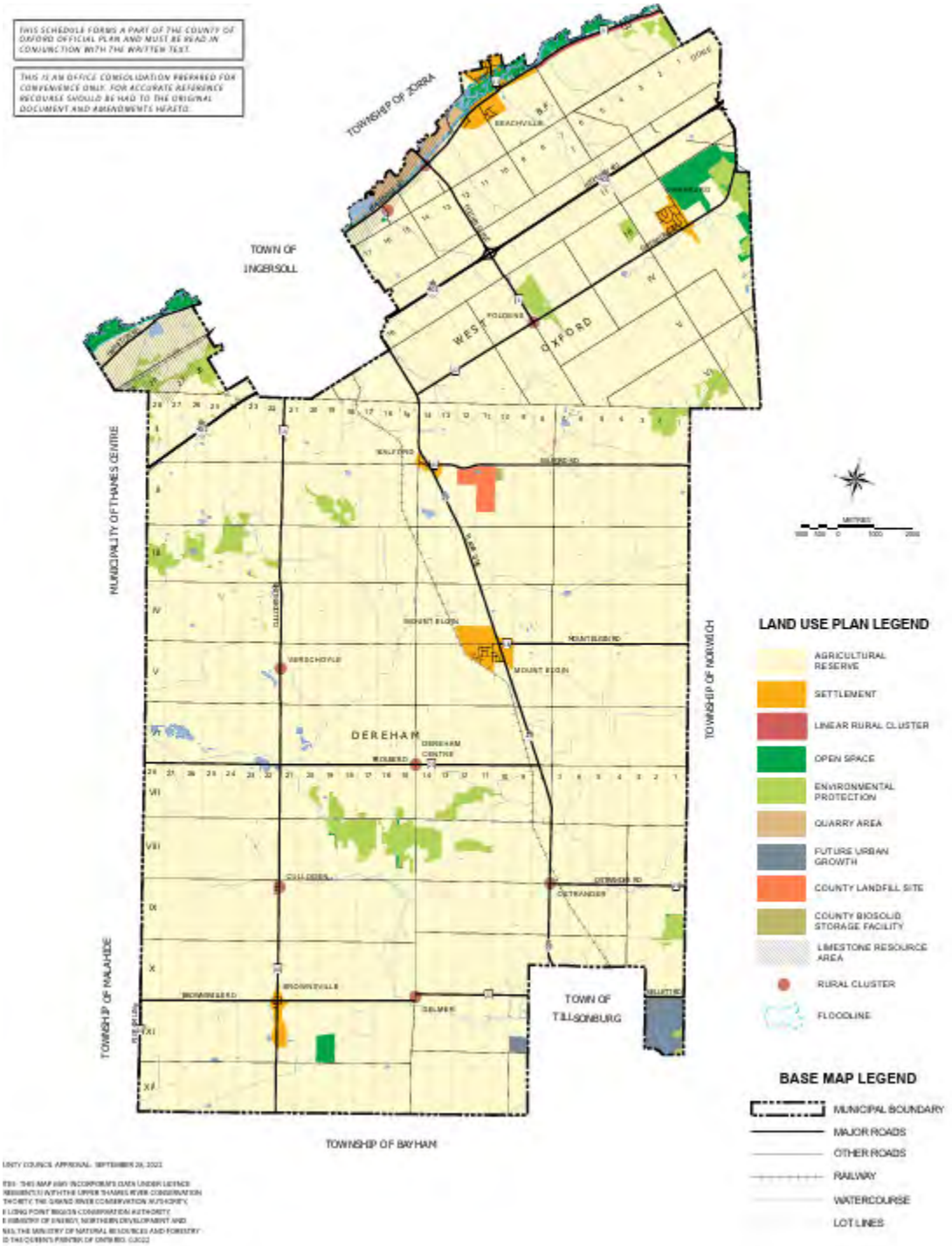
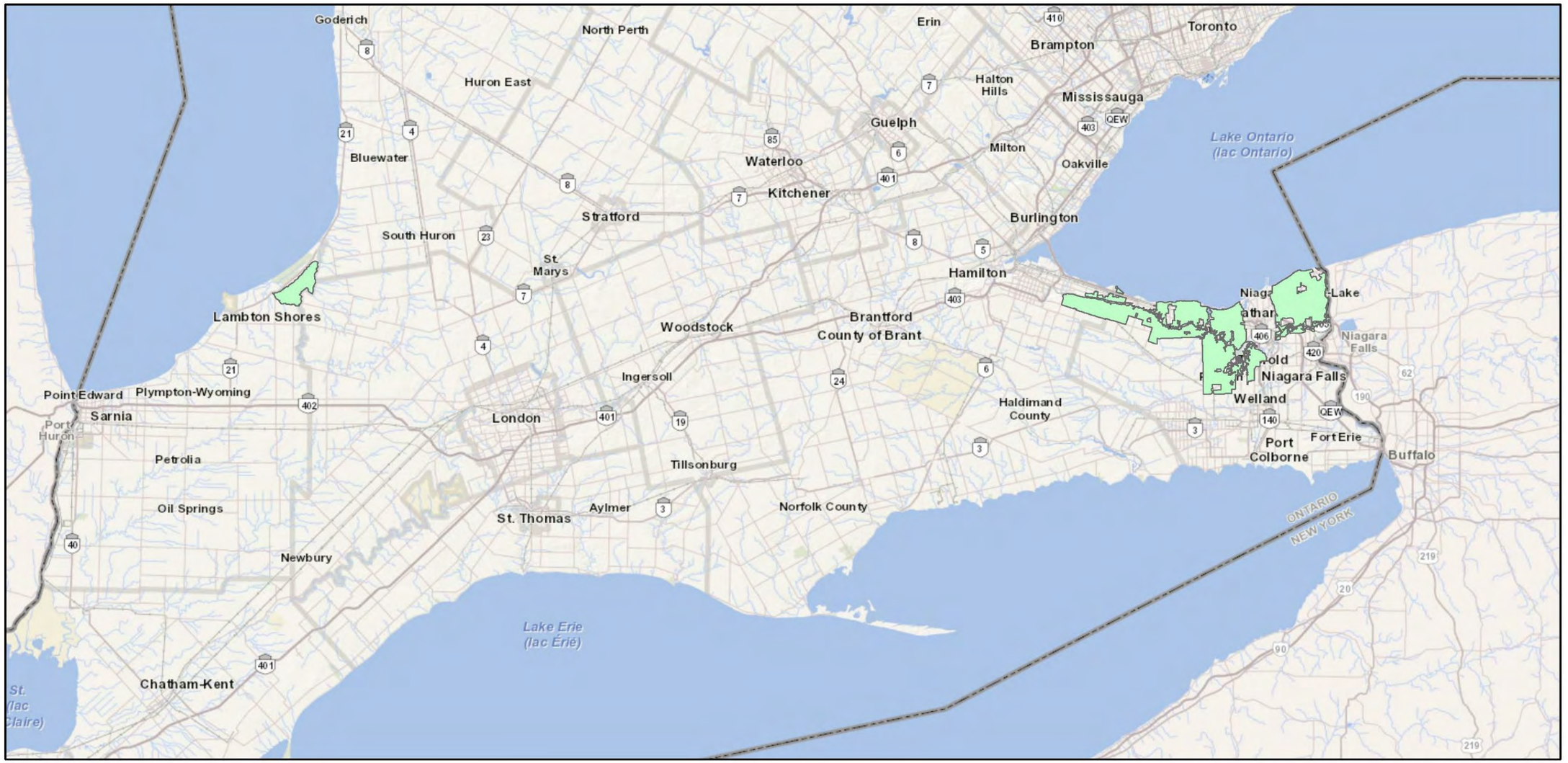

THIS SCHEDULE FORMS A PART OF THE COUNTY OF OXFORD OFFICIAL PLAN AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.
THIS IS AN OFFICE CONSOLIDATION PREPARED FOR CONVENIENCE ONLY. FOR ACCURATE REFERENCE RECOURSE SHOULD BE HAD TO THE ORIGINAL DOCUMENT AND AMENDMENTS HERETO.
TOWNSHIP OF ZORRA
TOWN OF INGERSOLL
WEST OXFORD
MUNICIPALITY OF THAMES CENTRE
TOWNSHIP OF NORWICH
TOWNSHIP OF NAJAHIDE
TOWN OF TILLSONBURG
TOWNSHIP OF BAYHAM
DEREHAM
BEACHVILLE
MOUNT ELGIN
VERSCHOYLE
OSTRANDER
BROWNSVILLE
DELMER
LAND USE PLAN LEGEND
AGRICULTURAL RESERVE
SETTLEMENT
LINEAR RURAL CLUSTER
OPEN SPACE
ENVIRONMENTAL PROTECTION
QUARRY AREA
FUTURE URBAN GROWTH
COUNTY LANDFILL SITE
COUNTY BIOSOLID STORAGE FACILITY
LIMESTONE RESOURCE AREA
RURAL CLUSTER
FLOODLINE
BASE MAP LEGEND
MUNICIPAL BOUNDARY
MAJOR ROADS
OTHER ROADS
RAILWAY
WATERCOURSE
LOT LINES

Figure 3



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Specialty Crop Areas (Greenbelt Plan; Municipal Official Plans)

province_extent

1:1,145,222

0 5 10 20 mi

0 15 30 60 km

AIA Component One - Part B

As indicated previously, the *Guidelines for the AIA Component One Requirement* (2025) includes three steps for Part B including the following:

Step 1 – Review Canada Land Inventory (CLI) mapping
Step 2 – Evaluate alternative locations on lower CLI
Step 3 – Demonstrating a lack of suitability – if no suitable alternatives are available outside prime agricultural areas, then reasons must be provided as to why the alternatives were unsuitable

Part B - Step 1 – Review Canada Land Inventory (CLI) Mapping

A review of the OMAFA digital soil and CLI database was conducted. The soil and CLI database was downloaded from the GEOHub website, where the data is provided as a shapefile for use in Geographic Information System (GIS) software. The data is considered accurate at a scale of 1:50,000.

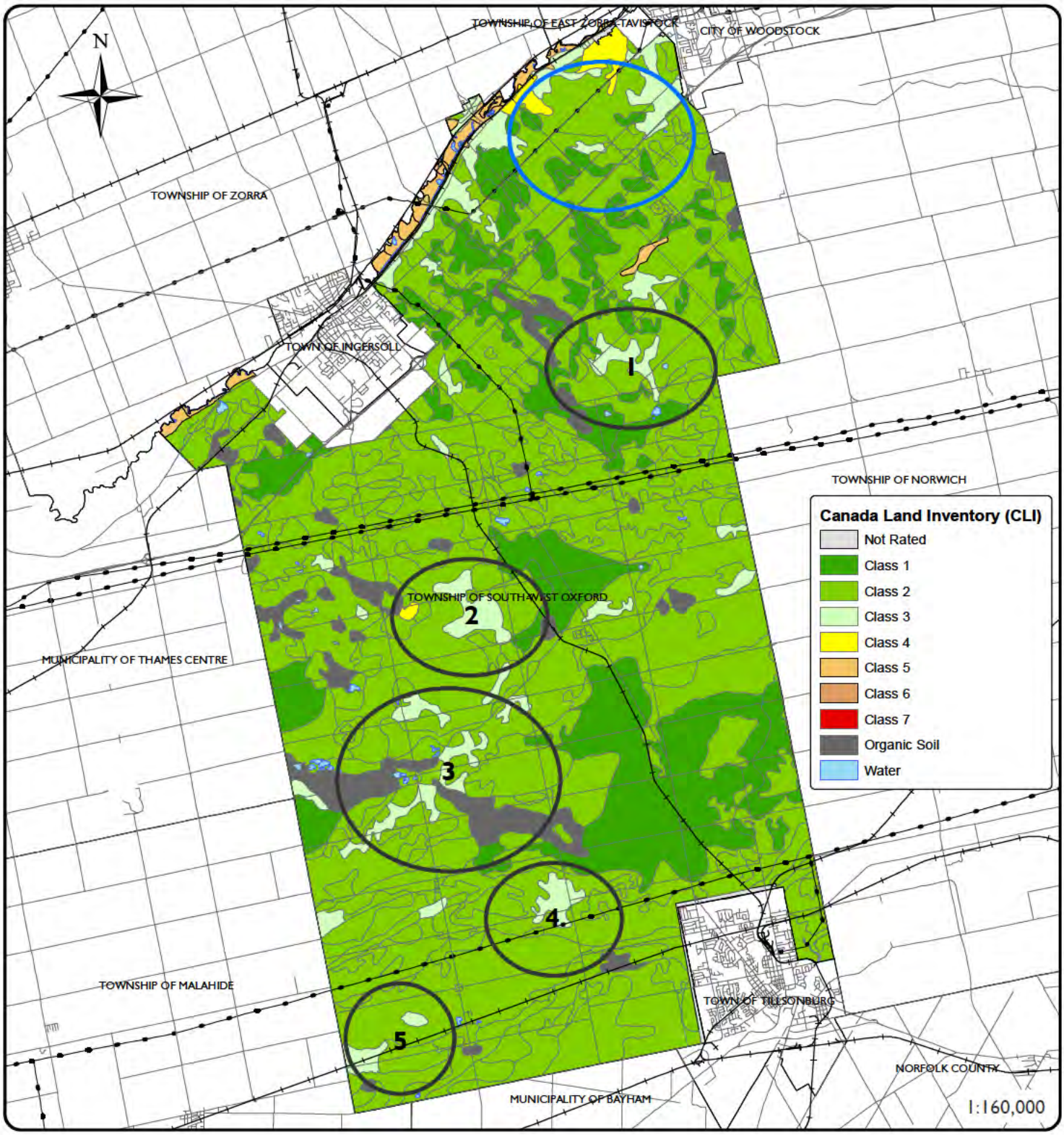
The OMAFA digital soil and CLI mapping is illustrated on Figure 4, which indicates the CLI classification of the primary soil component within each soil polygon.

A primary soil component makes up at least 50% of the polygon. However, many polygons also include a secondary and sometimes a tertiary soil component, each with its own CLI Class and Subclass. This means a single polygon may include up to three different soil types, each with a separate soil capability rating.

As shown on Figure 4, it is evident that the majority of the Township of South-West Oxford comprises high capability soils (CLI Class 1 – 3), with small pockets of poorer quality (lower capability CLI Class 4 – 7) soils. Figure 5 illustrates the CLI within the proposed study area for the Project, which consists mainly of Class 2 soils, with areas of Class 1, Class 3, and Class 4 soils.

Part B - Step 2 – Evaluate alternative locations on lower CLI

Based solely on a review of the primary soil component within the CLI mapping, as is required through the IESO and OMAFA documentation when assessing lower capability soils in the PAA, a number of possible alternative locations were identified (Figure 4). Each of these possible alternative locations is comprised of areas of predominantly CLI Class 2 and Class 3 soils with small areas of lower capability soils (CLI Class 4 – 7). Based solely on the review of CLI mapping, and in absence of a fulsome consideration of other siting limitations, there appear to be areas that may provide alternative locations with marginally lower capability soils.



Legend

- Active Railway
- Abandoned Railway
- Hydro Line
- Roads (MNR)
- Single and Lower Tier Municipal Boundary (MNR)
- Reasonable Alternative Location
- Study Area

MNR - Ministry of Natural Resources

Figure 4

Canada Land Inventory (CLI)

DBH Soil Services Inc.

August 2025

Part B - Step 3 – Demonstrating a lack of suitability – if no suitable alternatives are available outside prime agricultural areas, then reasons must be provided as to why the alternatives were unsuitable

It is noted that the assessment of alternative locations on lower CLI has illustrated a number of possible alternative locations that would not be acceptable based on economic viability of a close connection point to the existing provincial electricity grid. Alternative location numbers 1, 2, 3, and 5 are not located in close proximity to the existing provincial electricity grid and as a result would not be economically viable. Alternative location number 4 is near an existing electricity transmission line and is comprised of CLI Class 2 and 3 lands. The current Study Area is comprised of CLI Class 1, 2, 3, and 4 lands, thereby illustrating greater opportunities to chose locations on lower priority land within the current Study Area.

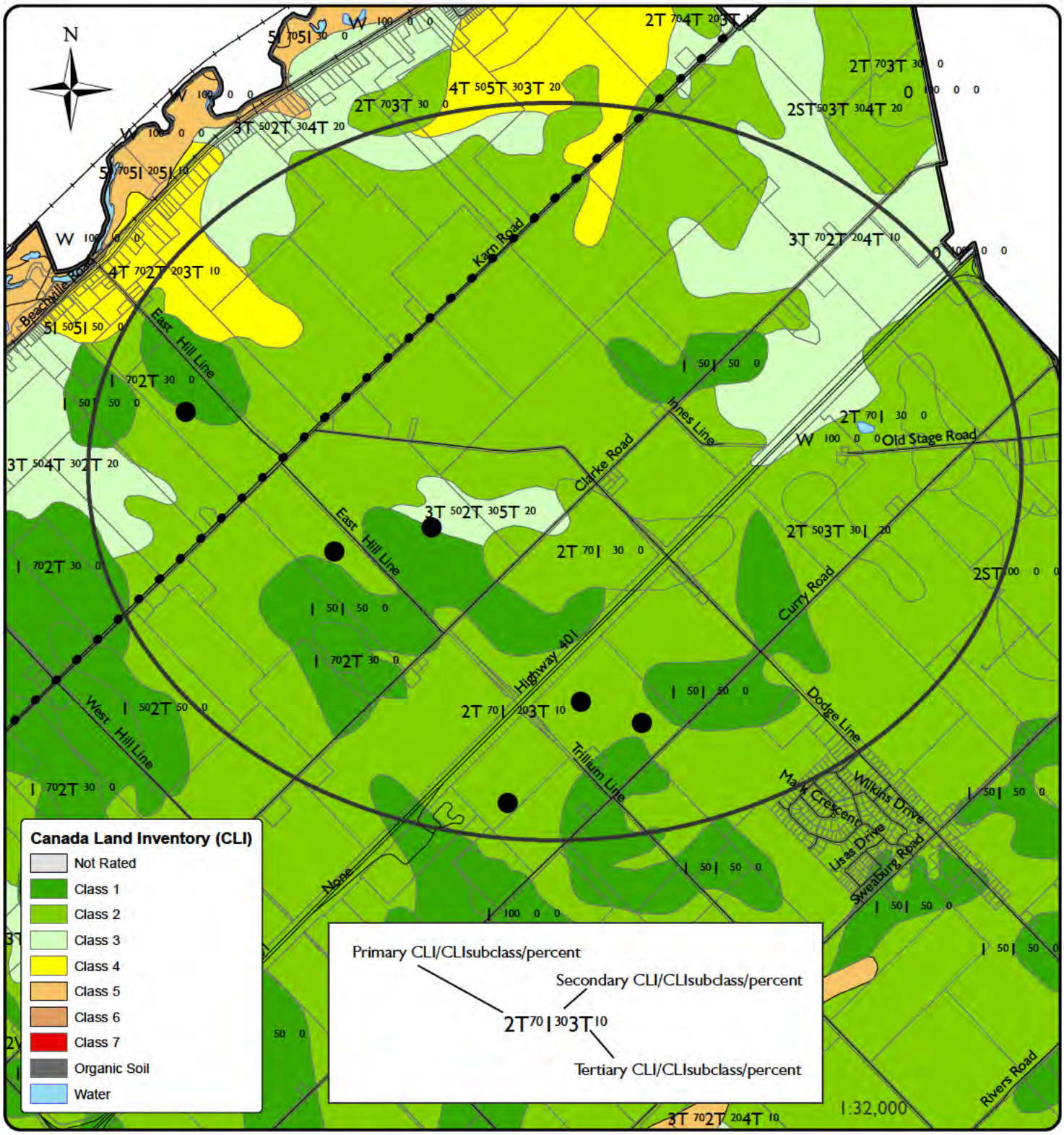
Further considerations, aside from the required assessment of CLI mapping, to determine lower priority lands may include considerations of current land use, capital investment, agricultural infrastructure, degree of existing fragmentation, and proximity to non-agricultural land uses.

Areas that may be considered lower priority agricultural lands within PAAs also include:

- Areas along transportation corridors where disturbance to agriculture would be minor
- Areas adjacent to other non-agricultural uses (e.g., settlement areas or other existing non-agricultural uses) to cluster non-agricultural uses and avoid scattered non-agricultural development
- Areas zoned for non-agricultural uses (may be an opportunity for adaptive re-use of sites)
- Areas with a lack of investment in agriculture (buildings, tile drainage, infrastructure, etc)
- Land not used, or currently underutilized, for agriculture, such as:
    - Lower quality land based on Canada Land Inventory ratings (e.g., non-prime agricultural land classes 4 to 7, or, where all land is prime agricultural land, relatively lower quality land in the area)
    - Disturbed land (e.g., former abandoned aggregate sites or brownfield sites)
    - Highly fragmented areas (e.g., small parcels, non-agricultural uses present)
    - Relatively small area in active agricultural use

It is further noted that the Study Area is also in close proximity to the Highway 401, a major transportation infrastructure, which includes a baseline level of noise relative to what would be produced by the proposed development. Developing a wind project in an area where a baseline level of noise already exists is a benefit to the local community, by reducing the level of additional noise being introduced to their community. The proposed development is also located in an area with many smaller parcels, which is considered lower priority agricultural lands as they are more highly fragmented.

It is noted that the Project does have specific location requirements that must also be considered as part of the overall evaluation of alternatives beyond the scope of the reasonable alternative location assessment in relation to agriculture. These specific location requirements include buffer distances from settlement areas, lands prone to flooding, erosion hazard areas, unstable soils, natural features (woodlands, wetlands, or wildlife/plant habitat), residential units, etc. Wind projects must also consider the proximity to airports, aerodromes, and related facilities, such as skydiving operations. Further, wind projects must consider existing weather radar towers, telecommunications towers, aviation radar towers, natural gas, electrical, water sewage infrastructure, aggregate resources, landfill sites, and petroleum wells/facilities. All of these factors contribute to a limited ability to freely move infrastructure locations based primarily, or solely, on soil classifications.



Legend

- Approximate Location of Turbine
- Hydro Line
- Active Railway
- Abandoned Railway
- Roads (MNR)
- Parcel Fabric (CoO)
- Township of South West Oxford
- Study Area

Figure 5 Canada Land Inventory (CLI) Detail

DBH Soil Services Inc.

August 2025

MNR - Ministry of Natural Resources, CoO - County of Oxford

As indicated above, areas with a lack of investment in agriculture (buildings, tile drainage, infrastructure) may also be considered as lower priority lands. This desktop assessment also reviewed the OMAFA digital tile drainage systems data to determine if there are areas without tile drainage. Figure 6 illustrates the OMAFA tile drainage database for the Township of South-West Oxford. It is noted that there are systematic and random tile drainage systems identified in the OMAFA tile drainage database. It is also noted that the tile drainage systems are not necessary for all soil types and are generally used in heavier soils (e.g., clays) where drainage is a concern. Figure 6 also illustrates a number of potential alternative locations based solely on the lack of tile drainage. It is noted that the sole requirement for this AIA Part One assessment relies on CLI (as per the IESO and OMAFA documentation). The review of tile drainage is provided as an additional level of information.

Agricultural Systems Portal

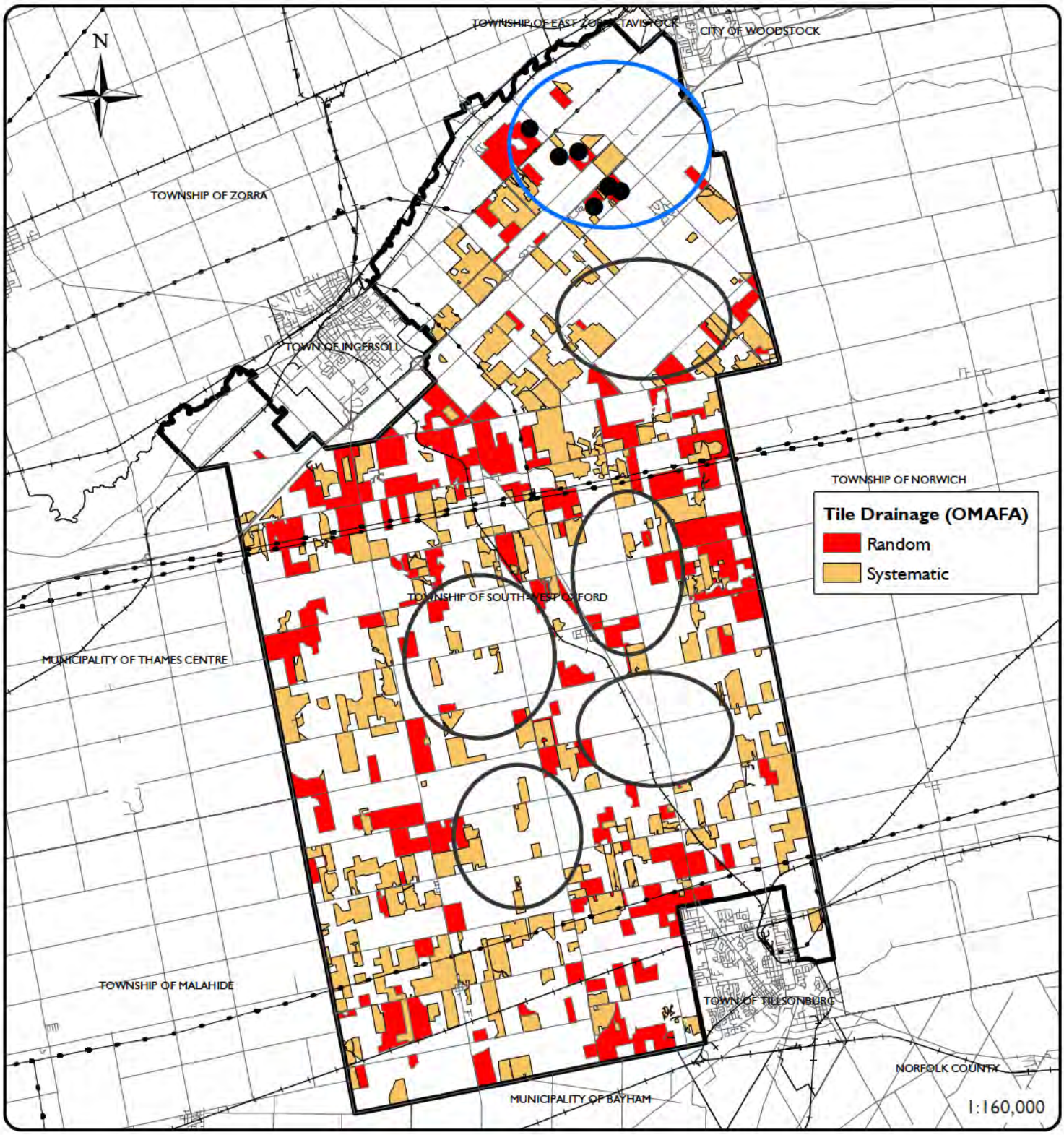
A review of online mapping from the OMAFA Agricultural Systems Portal was completed to determine the location of agricultural infrastructure and agricultural services that might be impacted by the Project. While the turbine locations have been generally identified, there is still potential for minor adjustments as other siting considerations and limitations are further assessed. The Agricultural Systems Portal mapping helps identify agricultural infrastructure, services, and manufacturing, which will be taken into account as turbine siting is finalized.

Figure 7 illustrates the food and beverage manufacturers that are listed in the OMAFA databases with respect to the Township of South-West Oxford and the surrounding areas.

Figure 8 illustrates the livestock, and poultry, manufacturing, warehousing, and services with respect to the Township of South-West Oxford and the surrounding areas.

Figure 9 illustrates the cropping infrastructure and services with respect to the Township of South-West Oxford and the surrounding areas.

As noted in these figures, there is limited investment in agricultural infrastructure or agricultural services within the Township of South-West Oxford, and as such, there are limited opportunities to impact them. Figures 7, 8, and 9 do illustrate that there are four individual agricultural infrastructure or agricultural services that have been identified within four different alternative locations. This does not necessarily indicate that those services would be impacted by the Project, just that they exist and the potential for impact would need to be considered.



Legend

- Turbine
- Active Railway
- Abandoned Railway
- Roads (MNR)
- Hydro Line
- Single and Lower Tier Municipal Boundary (MNR)
- Township of South West Oxford
- Reasonable Alternative Location
- Study Area

Figure 6

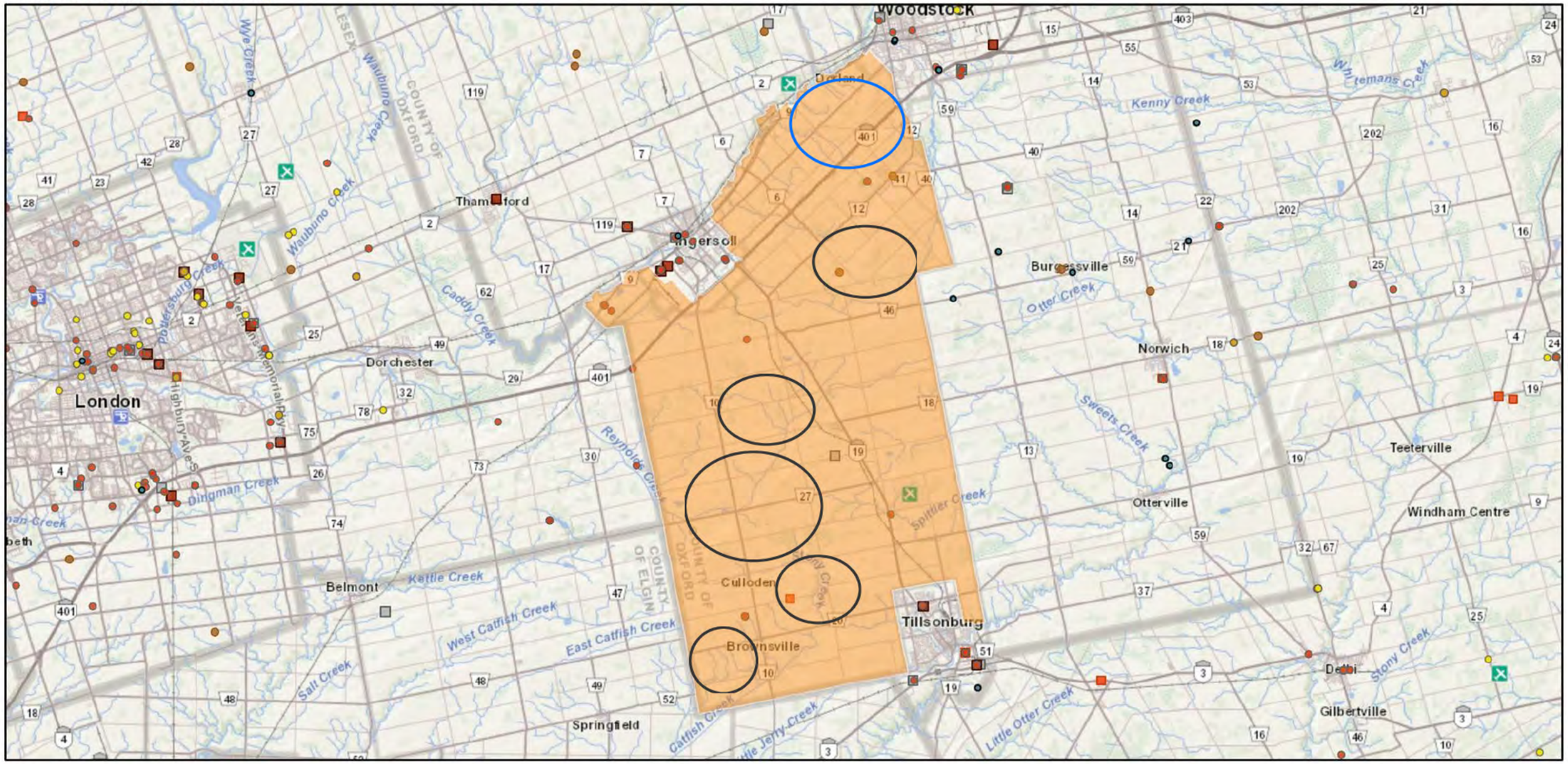
OMAFA Tile Drainage

DBH Soil Services Inc.

August 2025

MNR - Ministry of Natural Resources, CoO - County of Oxford, OMAFA - Ontario Ministry of Agriculture, Food, and Agribusiness

Figure 7Food and Beverage Manufacturing



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1:256,684

0 2 4 8 mi

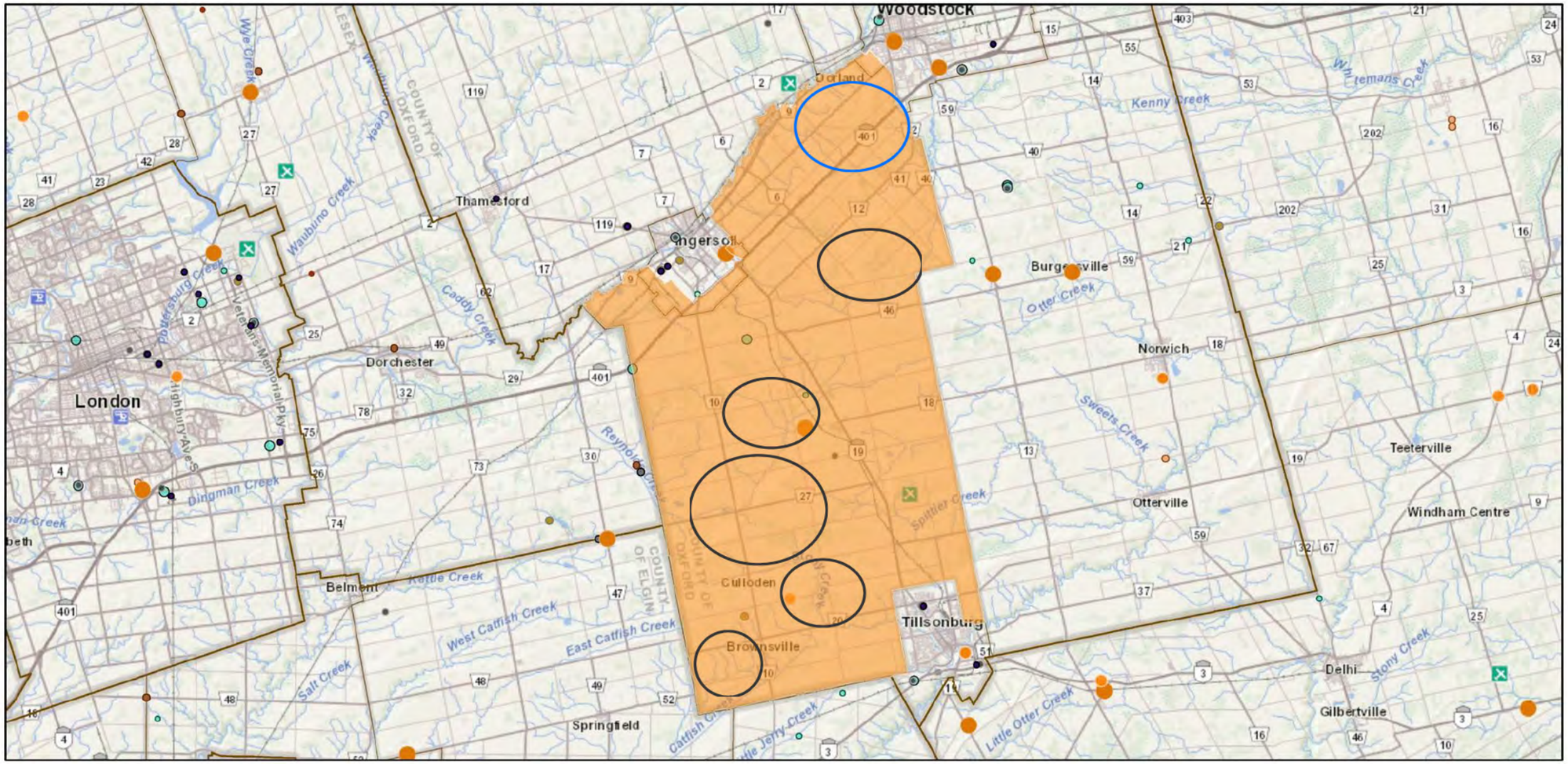
0 3.5 7 14 km

- Township of South-West Oxford.
- Animal Food Manufacturing NAICS 3111 (ConnectON)
- Bakeries and Tortilla Manufacturing NAICS 3118 (ConnectON)
- Beverage and Tobacco Manufacturing NAICS 312 (ConnectON)
- Food Manufacturing NAICS 311 (ConnectON)
- Frozen Food Manufacturing NAICS 3114 (ConnectON)
- Fruit and Veg Pickling, Canning and Drying NAICS 311420 (ConnectON)
- Maple Syrup and Products Production NAICS 111994 (ConnectON)
- Meat Product Manufacturing NAICS 3116 (ConnectON)
- Federally Regulated Meat Plants (Canadian Food Inspection Agency)
- Provincially Licensed Dairy Plants (OMAFRA)
- Provincially Licensed Meat Plants (OMAFRA)
- province_extent

Reasonable Alternative Location

Study Area

Figure 8Livestock, Poultry and Manufacturing



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1:256,684

0 2 4 8 mi

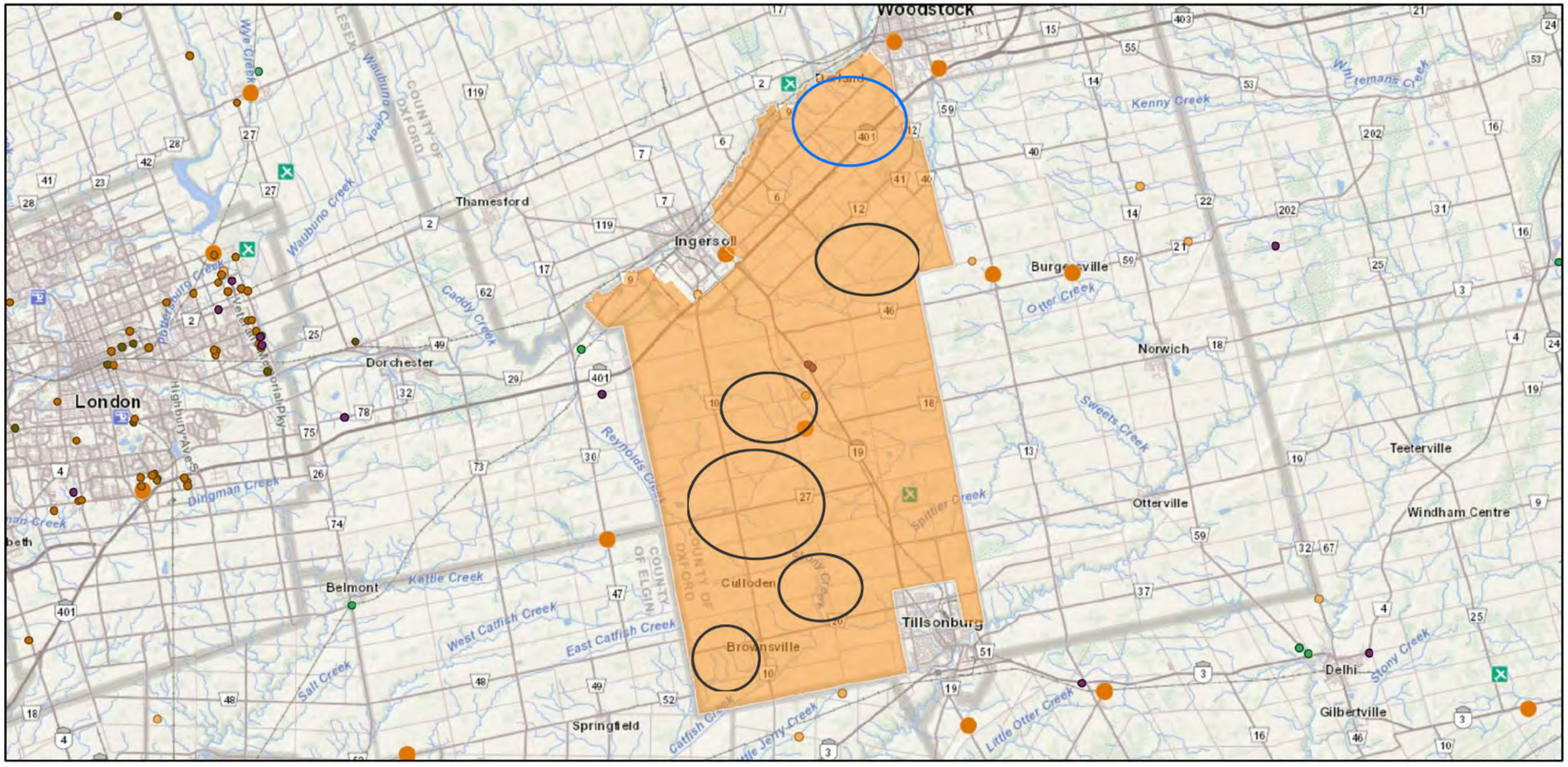
0 3.5 7 14 km

- Township of South-West Oxford
- Farm Product Merchant Wholesalers NAICS 4111 (ConnectON)
- Federally Regulated Meat Plants (Canadian Food Inspection Agency)
- Provincially Licensed Meat Plants (OMAFRA)
- Provincially Licensed Dairy Plants (OMAFRA)
- Feed Mills 2023
- Dairy Product Manufacturing NAICS 3115 (ConnectON)
- Meat Product Manufacturing NAICS 3116 (ConnectON)
- Support Activities for Agriculture and Forestry NAICS 115110 (ConnectON)
- Support Activities for Animal Production NAICS 115210 (ConnectON)
- Agricultural Feed Merchant Wholesalers NAICS 41831 (ConnectON)
- Farm Product Warehousing and Storage NAICS 493130 (ConnectON)
- Lower And Single Tier Municipal Boundaries (LIO)
- Upper And District Tier Municipal Boundaries (LIO)
- province_extent

Reasonable Alternative Location

Study Area

Figure 9Cropping and Infrastructure



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1:256,684

0 2 4 8 mi

0 3.5 7 14 km

- Township of South-West Oxford
- Agricultural Implement Manufacturing NAICS 333110 (ConnectON)
- Industrial Machinery Equipment & Supply Merchant Wholesalers NAICS 417230 (ConnectON)
- Oilseed and Grain Merchant Wholesalers NAICS 411120 (ConnectON)
- Pesticide, Fertilizer and Other Agricultural Chemical Manufacturers NAICS 3253 (ConnectON)
- Service Establishment Machinery, Equipment & Supply Merchant Wholesalers NAICS 41792 (ConnectON)
- Support Activities for Crop Production NAICS 11511 (ConnectON)
- Feed Mills 2023 (OMAFRA)
- province_extent

Reasonable Alternative Location

Study Area

AIA Components Two and Three

It is understood that this AIA Part One provides an assessment of reasonable alternative locations and is a requirement of the IESO/OMAFA Guidelines. The purpose of the AIA Part One is to prevent impacts on agriculture by avoiding PAA.

It is also understood that if the proponent is awarded a contract under the LT2 procurement process there is a requirement to complete an AIA that includes Components Two and Three. OMAFA will be providing additional guidance for AIA Components Two and Three.

The AIA Component Two will be completed to minimize impacts that are not preventable while AIA Component Three includes mitigation measures to offset (mitigate) to the extent feasible.

As a minimum, AIA Components Two and Three will also provide:

- Mapping that will include parcel level mapping of host parcels and buffers
- Mapping and a summary of zoning for host parcels and buffers
- A list of anticipated municipal planning applications, approvals, and permits

The assessment of impacts on agriculture will be addressed in AIA Components Two and Three. Field work will be conducted in AIA Components Two and Three. Field work will include a roadside reconnaissance to identify cropping patterns, agricultural buildings, livestock and manure systems, agricultural infrastructure, field access. An assessment of parcel fragmentation and potential for land severance will be completed.

The potential impacts may relate to:

- Loss of the use of land for agricultural production
- Loss of a portion of a tile drainage system
- Loss of a portion of an irrigation system
- Loss of use of high capability agricultural soils
- Impacts on species at risk
- noise

It is noted that some of the potential impacts will need to be addressed under separate cover by an appropriate expert. The AIA will provide context based on reviews of those additional documents.

At this point, as the potential impacts are unknown, the potential mitigation measures may include:

- Siting turbine locations near field boundaries to reduce impact to crop lands and tile drainage (if necessary)
- Siting turbine locations in poorer quality soil areas (lower capability CLI)
- Siting turbine locations in areas where there are no technical constraints (presence of wetlands, hazard lands, pipeline or transmission corridors, noise receptors)
- Direction provided by the municipality for a preferred location based on the needs of the community

All together, these three components will comprise a comprehensive AIA to address the potential impacts from this energy project in a PAA.

Conclusion

This AIA (Component One) was completed on requirements set out in the Provincial Planning statement (PPS), IESO/OMAFA Guidelines, and County Official Plan (OP). This AIA (Component One) considered reasonable alternative locations based on avoiding specialty crop areas, and PAA, and included rationale/justification as to why there are no reasonable alternatives which avoid Prime Agricultural Areas.

With respect to this AIA Part One – assessment of reasonable alternative locations, it was determined that the Study Area is a reasonable alternative location and is considered lower priority agricultural lands for the following reasons:

- The Study Area is not located in a Specialty Crop Area (municipally or provincially)
- The Study Area is in close proximity to Highway 401, a major transportation corridor and exiting noise contributor
- The Study Area is in close proximity to an existing hydro transmission corridor and to existing distribution lines that have confirmed sufficient capacity for the project size
- The Study Area is in close proximity to a high concentration of non-agricultural land use to the north
- The Study Area is located within the Township of South-West Oxford Agricultural Reserve, which includes the majority of the Township, meaning that there are no reasonable alternative locations which avoid PAAs
- Section 3.1.5.4 of the OPA 269 (2024) states that R*enewable energy facilities* and *alternative energy facilities* may be permitted within the Agricultural Reserve designation to support long term energy supply, and to accommodate current and projected needs.
- The Study Area includes areas of lower capability (CLI Class 2 and 3 soils) in the PAA/Agricultural Reserve
- The Study Area includes areas of lower capability (CLI Class 4-7 soils) in the PAA/Agricultural Reserve, however, these areas were designated for gravel extraction and are not available as a reasonable alternative location for the Project
- The Study Area fully avoids areas of food and beverage manufacturing, livestock and poultry manufacturing and infrastructure, and cropping infrastructure
- There is limited capital investment in agricultural tile drainage in the Study Area
- Minimum Distance Separation (MDS1) setbacks are not required for infrastructure projects

This evaluation of alternative locations has identified that the Project, as with any project in the Agricultural Reserve in the Township of South-West Oxford, will overlap PAAs and that the majority of the lands within the Township of South-West Oxford comprises similar CLI capability (predominantly CLI Class 1-3 soils). Despite the overlap with a PAA, the Project activities and relatively small footprint and are compatible land use with existing agricultural operations, as it will result in negligible reduction of productive agricultural land within the Study Area, and will not impact the ongoing agricultural activity on adjacent land.

As summarized above, this report concludes that the Study Area is considered a reasonable proposed location in a PAA/Agricultural Reserve, and has sufficiently demonstrated that the Project has been sited in a way to minimize any potential effects to the agricultural industry and infrastructure, and will not result in a significant impact to existing, or future, agricultural practices.

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Appendix A
Curriculum Vitae
Dave Hodgson

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DAVID B. HODGSON, B.Sc., P. Ag.
PRESIDENT – Senior Pedologist/Agrologist

EDUCATION

- B.Sc. (Agriculture), 1983-1987; University of Guelph, Major in Soil Science
- Agricultural Engineering, 1982-1983; University of Guelph.
- Materials Science Technology, 1981-1982; Northern Alberta Institute of Technology (NAIT), Edmonton, Alberta.

AREAS OF PROFESSIONAL EXPERIENCE

2000 to Present — **Senior Pedologist/President. DBH Soil Services Inc., Kitchener, Ontario.**
Mr. Hodgson provides expertise in the investigation, assessment and resource evaluation of agricultural operations/facilities and soil materials. Dave is directly responsible for the field and office operations of DBH Soil Services and for providing advanced problem-solving skills as required on an individual client/project basis. Dave is skilled at assessing soil and agricultural resources, determining potential impacts and is responsible for providing the analysis of and recommendations for the remediation of impacts to soil/agricultural/environmental systems in both rural and urban environments.

1992 to 2000 — **Pedologist/Project Scientist. Ecologistics Limited, Waterloo, Ontario.**
As pedologist (soil scientist), Mr. Hodgson provided expertise in the morphological, chemical and physical characterization of insitu soils. As such, Mr. Hodgson was involved in a variety of environmental assessment, waste management, agricultural research and site/route selection studies.
Dave was directly responsible for compiling, analysis and management of the environmental resource information. Dave is skilled at evaluating the resource information utilizing Geographic Information System (GIS) applications.

Dave was also involved in the firm's Environmental Audit and Remediation Division in the capacity of: asbestos identification; an inspector for the remediation of a pesticide contaminated site; and an investigator for Phase I and Phase II Audits.

SELECT PROJECT EXPERIENCE

Municipal Comprehensive Review and Mapping Studies (MCR)

- Town of New Tecumseth Municipal AIA and MDS1 review, 2024 - 2025
- Bruce County Official Plan Review, Agriculture, 2022 – 2023.
- Simcoe County Official Plan Review, Agriculture, 2020 - ongoing.
- City of Vaughan Official Plan Review, Agriculture, 2020 - 2021
- Northumberland County, Agriculture, 2020 - ongoing.
- Halton Region, PSA Mapping, Agriculture, 2022
- Halton Region Official Plan Review, Agriculture, 2019 - 2022.

Environmental Assessment Studies

- Agricultural Component of the Highway 401 Widening Milton to Wellington County Boundary, 2023 – ongoing.
- Agricultural Component of the Highway 6 Widening Hamilton 2022 – 2024.
- Agricultural Component of the Bradford Bypass (Highway 400 to 404 link) 2021 – 2024.
- Agricultural Component of the Green for Life (GFL) Environmental, Moose Creek, Eastern Ontario Waste

Handling Facility (EOWHF) Expansion, 2020 – 2023.
- Agricultural Component of the Greater Toronto Area West (GTAW) Highway 413 Corridor Assessment, 2019 – ongoing.
- Peer Review of the Walker Environmental Group (WEG) Inc. Southwestern Landfill Proposal, Ingersoll, 2013 – 2021.
- Agricultural Component for the High-Speed Rail Kitchener to London –Terms of Reference, 2018,
- Agricultural Component of the Mount Nemo Heritage District Conservation Study – City of Burlington, 2014 – 2015.
- Agricultural Component of the Greater Toronto Area West (GTAW) Highway Corridor Assessment – Phase 2, 2014 – 2016.
- Peer Review of the Agricultural Component of the Walker Group Landfill – Ingersoll, 2013 – 2015.
- Agricultural Component of the Highway 407 East Extension Design and Build Phase, 2012 – 2013.
- Agricultural Component of the Beechwood Road Environmental Centre (Landfill/Recycling) – Napanee, 2012 – 2013.
- Agricultural Component of the Clean Harbors Hazardous Waste Landfill Lambton County 2009 – 2015.
- Agricultural Component of the Highway 401 widening Cambridge to Halton Region 2009 – 2012.
- Agricultural Component of the Upper York Sanitary Sewer Study, York Region, 2009 – 2013.
- Agricultural Component of the Greater Toronto Area West Corridor Environmental Assessment Study 2007 – 2013 (Phase 1).
- Agricultural Component of the Niagara to GTA Planning and Environmental Assessment Study, 2007 – 2013.
- Agricultural Component of the Highway 401 widening, Chatham, 2006 - 2007.
- Agricultural Component of the Trafalgar Road study, Halton Region, 2005.
- Agricultural Component of the Highway 404 Extension North, 2004.
- Agricultural Component of the Highway 404 – 400 Bradford Bypass, 2004.
- Agricultural Component of the Highway 407 East Extension, 2002 – 2010.

Agricultural Impact Assessment (AIA)/Minimum Distance Separation Studies
- Scotts Canada, Talbot Road AIA, 2025.
- Eden Mills Settlement Area Boundary Expansion AIA, 2025.
- Tremble Pit Grey County AIA, 2025.
- Cedar Flats Wind Project AIA, 2025.
- Bower Hill Wind Project AIA, 2025.
- Temiskaming Shores Wind Project AIA, 2025.
- Atura Power Gas Generating Stations (four) AIA's, 2025.
- Agerton AIA Update, 2025.
- Dorchester Settlement Area Boundary Expansion AIA, 2025.
- Beatty Line Settlement Area Boundary Expansion AIA, 2025.
- Cambridge South AIA, (including MDS1), 2024.
- AECOM Peel Sewer AIA, 2024.
- Port Hope North Settlement Area Boundary Expansion AIA, (including MDS1) 2024
- Fergus Oaks, Fergus Settlement Area Boundary Expansion AIA (including MDS1), 2024.
- Jordan Settlement Area Boundary Expansion AIA (including MDS1), 2024.
- Town of New Tecumseth AIA Assistance, 2024
- Whistle Bare Road, North Dumfries Minimum Distance Separation (MDS1 Assessment), 2024.
- Balsam Road, Pickering Minimum Distances Separation (MDS1) Assessment, 2024.
- Port Hope West Urban Boundary Expansion Scoped AIA (including MDS1), 2023.
- Port Hope East Urban Boundary Expansion Scoped AIA (including MDS1), 2023.
- Town of King Battery Energy Storage System (BESS) AIA, 2023.
- City of London Emergency Services AIA (including MDS1), 2023.
- Caledonia Secondary Plan Scoped AIA (including MDS), 2023.
- Inglewood Municipal Well AIA, 2023.

- Orangeville Battery Energy Storage System (BESS) AIA, 2023.
- County Road 109 Realignment AIA, 2023.
- Thornbury Acres AIA (including MDS1), 2022 – 2023.
- Highway 6 Widening Hamilton AIA, 2022 – 2024.
- Whistle Bare Aggregate Pit AIA, 2022.
- Middletown Road Vacuum Truck Services AIA (including MDS1), 2022.
- Claremont, Durham Region Minimum Distance Separation (MDS1), 2022.
- Grand Valley Settlement Area Boundary Expansion 2022 - 2024.
- Hagersville Minimum Distance Separation (MDS1), 2022.
- East River Road Minimum Distance Separation (MDS1), County of Brant, 2022.
- Brampton Brick Norval Quarry AIA, 2022 – 2024.
- Northfield Drive Minimum Distance Separation (MDS1), Waterloo Region, 2021
- Bradford Bypass Highway 400- 404 Link AIA, 2021 – 2024.
- Wilfrid Laurier Milton Campus AIA (including MDS1), 2021 – 2023.
- Town of Lincoln Road Realignment AIA, 2021 – 2023.
- Britannia Secondary Plan, AIA (including MDS1), Milton, 2021 – 2023.
- Reesor Road Minimum Distance Separation (MDS1), Markham, 2021.
- Maclean School Road Minimum Distance Separation (MDS1), County of Brant, 2021.
- Petersburgh Sand Pit AIA, 2021 – 2022.
- Milton CRH Quarry Expansion AIA, 2020 – 2022.
- Grimsby, Specialty Crop Area Redesignation AIA, 2020 - 2022.
- Halton Hills, Premier Gateway Phase 2 Employment Lands Secondary Plan, AIA (including MDS1), 2020 - 2021.
- Milton Education Village Secondary Plan AIA (including MDS1), 2020 - 2021.
- Woodstock, Pattullo Avenue Realignment AIA, 2020 - 2021.
- Smithville, West Lincoln Master Community Plan AIA (including MDS1), AECOM, 2019 – 2022.
- Kirby Road AIA, HDR, Vaughan, 2019 – 2021.
- Elfrida Lands, City of Hamilton, AIA Update, WSP, 2019 – 2021.
- Dorsay Development – Durham Region High Level Agricultural Assessment, 2019.
- Stoney Creek Landfill AIA Update – GHD, 2019.
- Town of Wilmot, Aggregate Pit Study (Hallman Pit) AIA, 2018 - 2019.
- Courtice Area Southeast Secondary Plan (Clarington) AIA (including MDS1), 2019,
- Town of Halton Hills, Minimum Distance Separation (MDS 1), August 2018,
- Cedar Creek Pit/Alps Pit (North Dumfries) AIA, 2018 – 2021,
- Belle Aire Road (Simcoe County) AIA (including MDS1), 2019,
- Vinemount Quarry Extension (Niagara) AIA, December 2017.
- Grimsby – AIA Opinion, November 2017.
- City of Hamilton, Urban Core Developments – Agricultural Capability Assessment, February 2017.
- Township of North Dumfries – Minimum Distance Separation (MDS 1), February 2017.
- Township of Erin, County of Wellington – Minimum Distance Separation 1(MDS1 Study), 2016.
- Halton Hills Employment Area Secondary Plan, Halton, 2015 - 2016.
- Peer Review of AIA, Oro-Medonte Township, 2015.
- Greenwood Construction Aggregate Pit AIA, Mono Township, 2014 - 2015.
- Innisfil Mapleview Developments, Town of Innisfil – Minimum Distance Separation (MDS 1), 2014.
- Loyalist Township – Minimum Distance Separation (MDS 1 & 2), 2014.
- Rivera Fine Homes, Caledon – Minimum Distance Separation (MDS 1), 2014.
- Town of Milton PanAm Velodrome – Minimum Distance Separation (MDS) 2012 – 2013.

Soil Surveys/Soil Evaluations

- Soil Assessment and Sampling, Trussler Road Kitchener, 2024.
- Soil Survey and Canada Land Inventory Evaluation, Mount Hope, 2024.

- Soil Survey and Canada Land Inventory Evaluation, Peterborough, 2024.
- Soil Survey and Canada Land Inventory Evaluation, Essex, 2024.
- Mississippi Mills Soil Survey Peer Reviews (4 parcels), 2024.
- Ontario Stone, Sand & Gravel Association Case Study Rehabilitated Pits, 2023 – ongoing.
- Soil Survey and Canada Land Inventory Evaluation, Neubauer Pit, 2023.
- Soil Survey and Canada Land Inventory Evaluation, David Pit, 2023.
- Soil Survey and Canada Land Inventory Evaluation, Pinehurst Road, 2023.
- Soil Survey and Canada Land Inventory Evaluation, Paris Plains Church Road Site, 2022.
- Soil Survey and Canada Land Inventory Evaluation, Mulmur Site, 2022.
- Soil Survey and Canada Land Inventory Evaluation, Port Colborne Site, 2022.
- Soil Survey and Canada Land Inventory Evaluation, Pike Site, 2022.
- Soil Survey and Canada Land Inventory Evaluation, New Dundee Road Site, 2022.
- Soil Survey and Canada Land Inventory Evaluation, Gehl Farm, 2022
- Soil Sampling, City of Kitchener, 2021 – 2022.
- Soybean Cyst Nematode Soil Sampling, Enbridge, 2021.
- Soil Survey and Canada Land Inventory Evaluation, Max Becker Enterprises, City of Kitchener, 2021
- Soil Survey and Canada Land Inventory Evaluation, Max Beck Enterprises, City of Kitchener, 2021 – 2022.
- Soil Survey and Canada Land Inventory Evaluation, Burlington, Nelson Quarry, 2020-2021.
- City of Kitchener, City Wide Soil Studies, 2020-ongoing.
- Soil Survey, Fallowfield Drive, City of Kitchener Development Manual Study, 2020 - ongoing.
- Soil Survey, Williamsburg Estates, City of Kitchener Development Manual Study, 2020 - 2021.
- Soil Survey, South Estates, City of Kitchener Development Manual Study, 2020 - 2021.
- Soil Survey and Canada Land Inventory Evaluation, Burlington, Nelson Quarry, 2019.
- Soil Survey and Canada Land Inventory Evaluation, Maryhill Pit, 2019.
- Soil Survey and Canada Land Inventory Evaluation, Glen Morris Pit, Lafarge Canada, 2018,
- Soil Survey and Canada Land Inventory Evaluation, Brantford Pit Extension, Lafarge Canada, 2018,
- Soil Survey and Canada Land Inventory Evaluation, Pinkney Pit Extension, Lafarge Canada, May 2018,
- Soil evaluation and opinion, King-Vaughan Road, March 2018,

Land Evaluation and Area Review Studies (LEAR)

- Land Evaluation and Area Review (LEAR) presentation for Lanark County Council, 2024.
- Land Evaluation and Area Review (LEAR) Town of Amaranth, 2023 – ongoing.
- Mapping Audit Bruce County. Assessment of Prime and Non-Prime Agricultural Lands, 2022.
- Mapping Audit Northumberland County. Comparison of Regional and Provincial Prime Agricultural Area Mapping – 2021 - ongoing.
- Mapping Audit Simcoe County. Comparison of Regional and Provincial Prime Agricultural Area Mapping – 2021 - ongoing.
- Mapping Audit Halton Region. Comparison of Regional and Provincial Prime Agricultural Area Mapping – 2019 - 2022.
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- Land Evaluation and Area Review (LEAR) – Soils Component, Prince Edward County, 2016 – 2017.
- Land Evaluation and Area Review (LEAR) – Soils Component, Peel Region, 2013 - 2014.
- Land Evaluation and Area Review (LEAR), Minto Communities, Ottawa, 2012 – 2013.
- GIS and LE component of Land Evaluation and Area Review (LEAR), York Region 2008 – 2009.
- Land Evaluation and Area Review (LEAR), Mattamy Homes, City of Ottawa – Orleans, 2008 – 2009.
- GIS for Manitoba Environmental Goods and Services (EG&S) Study. 2007 – 2008.
- GIS and LE component of Land Evaluation and Area Review (LEAR), Halton Region 2007 - 2008.
- GIS and LE component of Land Evaluation and Area Review (LEAR), City of Hamilton, 2003 – 2005.

Expert Witness

- Ontario Land Tribunal (OLT) Hearing/mediation, Thornbury Estates, 2025.
- Ontario Land Tribunal (OLT) Hearing, Haldimand County, 2024.
- Ontario Land Tribunal (OLT) Hearing preparation, Burlington Quarry, 2024.
- Ontario Land Tribunal (OLT) Hearing preparation, Cemetery Lands Bradford, 2024.
- Local Planning Appeal Tribunal (LPAT) Hearing, Greenwood Aggregates Limited, Violet Hill Pit Application, 2020.
- Ontario Municipal Board (OMB) Hearing, Burl's Creek Event Grounds 2018-2019.
- Town of Mono Council Meeting, Greenwood Aggregates Violet Hill Pit, January 2018.
- Ontario Municipal Board (OMB) Hearing, Burl's Creek Event Grounds, Simcoe County, 2015 – 2016.
- Ontario Municipal Board (OMB) Hearing, Town of Woolwich, Gravel Pit, 2012 – 2013.
- Ontario Municipal Board (OMB) Hearing, Mattamy Homes – City of Ottawa, 2011 – 2012.
- Ontario Municipal Board (OMB) Hearing, Town of Colgan, Simcoe County, 2010.
- Presentation to Planning Staff on behalf of Mr. MacLaren, City of Ottawa, 2005.
- Ontario Municipal Board (OMB) Hearing, Flamborough Severance, 2002.
- Preparation for an Ontario Municipal Board Hearing, Flamborough Golf Course, 2001.
- Ontario Municipal Board (OMB) Hearing, Stratford RV Resort and Campground – Wetland Delineation Assessment, 2000.
- Ontario Municipal Board (OMB) Hearing, Watcha Farms, Grey County, Agricultural Impact Assessment – Land Use Zoning Change, 1999-2000.
- Ontario Municipal Board (OMB) Hearing, Town of St. Vincent Agricultural Impact Assessment – Land Use Zoning Change, 1999 – 2000.
- Halton Agricultural Advisory Committee (HAAC), Halton Joint Venture Golf Course Proposal - Agricultural Impact Assessment for Zoning Change, 1999-2000
- Halton Agricultural Advisory Committee (HAAC), Sixteen Mile Creek Golf Course Proposal – Agricultural Impact Assessment for Zoning Change, 1999.
- Ontario Municipal Board (OMB) Hearing, Town of Flamborough, Environs Agricultural Impact Assessment for Zoning Change – Golf Course Proposal, 1999.
- Ontario Municipal Board (OMB) Hearing, Stratford RV Resort and Campground – Agricultural Impact Assessment, 1998.

Monitoring Studies

- Ontario Stone, Sand, and Gravel Association (OSSGA) Rehabilitation Study, 2023 – ongoing.
- Enbridge Soil Sampling for Soybean Cyst Nematode, various sites Lambton County, 2022
- Union Gas/Enbridge Gas 20" Gas Pipeline Construction Monitoring – Kingsville – 2019 - 2020.
- Union Gas/Enbridge Gas – Gas Pipeline Construction Monitoring for Tree Clearing. Kingsville Project. February/March 2019.
- CAEPLA – Union Gas 36" Gas Pipeline Construction Monitoring and Post Construction Clean Up – Agricultural Monitoring Panhandle Project. 2017 – 2018.
- CAEPLA – Union Gas 36" Gas Pipeline Construction Clearing Panhandle Project (Dawn Station to Dover Station) – Agricultural Monitoring, 2017 (Feb-March).
- City of Kitchener, Soil Sampling and data set analysis, 2017 – On-going.
- GAPLO – Union Gas 48" Gas Pipeline (Hamilton Station to Milton) Construction Soil and Agricultural Monitoring, 2016 – 2017.
- GAPLO – Union Gas 48" Gas Pipeline (Hamilton –Milton) Clearing – Agricultural Monitoring, 2016.

Publications

D.E. Stephenson and D.B. Hodgson, 1996. Root Zone Moisture Gradients Adjacent to a Cedar Swamp in Southern Ontario. In Malamoottil, G., B.G. Warner and E.A. McBean., *Wetlands Environmental Gradients, Boundaries, and Buffers*, Wetlands Research Centre, University of Waterloo. Pp. 298.

Community Engagement Plan

At Prowind, we believe that strong community relationships are the foundation of successful renewable energy projects. Engaging with local stakeholders in an open, transparent, and meaningful way ensures that community voices are heard and considered throughout the development process. This plan outlines our approach to fostering communication, addressing concerns, and strengthening partnerships with key stakeholders.

Objectives

The objectives of the Prowind Community Engagement Plan include:

- Ensure transparent and open communication with all stakeholders.
- Provide multiple engagement opportunities for community members.
- Address questions and concerns in a timely manner.
- Strengthen relationships with local municipalities, First Nations, agricultural groups, and business leaders.
- Promote understanding of the project's benefits and impact.

Public Communication Strategies

As part of our commitment to open and transparent communication, Prowind will implement a range of public engagement strategies to ensure stakeholders stay informed and involved throughout the project. Our approach will provide multiple channels for community members to receive updates, ask questions, and share their feedback. By leveraging both digital and traditional communication methods, we aim to foster meaningful dialogue and address concerns in a timely and effective manner.

- **Website Updates:** The project website will be regularly updated with the latest developments, frequently asked questions (FAQs), and key announcements. We will ensure that public inquiries receive responses within 24 hours.
- **Social Media:** We will maintain an active presence on social media platforms, providing regular updates on project progress, upcoming engagement opportunities, and responding to public concerns.
- **Printed Materials:** Informational newsletters, mail-out packages, and media releases will be distributed to ensure community members without digital access stay informed. The Village Voice is a good media for some local community communications and announcements.
- **Local Media Engagement:** We will collaborate with local newspapers, radio stations, and media outlets to share project updates through announcements, interviews, and press briefings.
- **Community Feedback Mechanism:** Public input will be collected through community meetings, surveys, and dedicated Q&A sessions, ensuring that concerns and suggestions are acknowledged and addressed.

Engagement Activities and Timeline

Date (2025)	Activity	Location	Details
April 1	Council Meeting	Municipal Hall	Present updated project status, answer questions, and discuss upcoming community consultations.
April 5	Launch updated project website	Online	Add FAQs, project updates, and milestone announcements; Implement a 24-hour response time for questions.
April 10	Information Package Distribution	Project Area (Farmers)	Provide all farmers in the project area with an information package outlining project benefits, timeline, and contact details.
April 15	Open House at Gunn's Hill	Gunn's Hill Wind Farm	Host a public open house to introduce the project vision, provide Q&A, and showcase existing wind energy projects.
April 15	Media Release	Local Newspapers & Online Media	Announce project milestones, summarize community engagement efforts, and address key public concerns.
April 16	First Nations Engagement Session	Grand River FN Office	Engage with First Nations of the Grand River to discuss heritage claims and explore potential project partnerships.
April 30	Open House at Gunn's Hill	Gunn's Hill Wind Farm	Host a public open house to discuss the project vision, provide Q&A, and showcase existing wind energy projects.
May 14	Open House at Gunn's Hill	Gunn's Hill Wind Farm	Host a public open house to discuss the project vision, provide Q&A, and showcase existing wind energy projects.
May 24	Community Information Meeting	Foldens Hall	A public information session to explain project development, environmental considerations, and local benefits.
June 11	Focus Group: Farm Ownership & Rural Living	Local Farm	Discuss wind energy benefits for farmers and rural communities with key stakeholders.
June 17	Council Meeting	Mount Elgin Community Centre	Bower Hill project paused as a result of "unwilling host" declaration.
June 18	Project Pause		

September 2	Council Meeting	Municipal Hall	Present the Municipal Support Request to SWOX council
TBD	Focus Group: SWO Business Owners	Chamber of Commerce	Engage with business leaders on economic opportunities tied to the wind project; timeline to be determined (TBD) post-pausing of project.
TBD	Meeting with Conservation & Agricultural Groups	UTRCA Office	Consultation with Upper Thames River Conservation Authority, OFA, and OCFA to discuss environmental and land-use planning; timeline to be determined post-pausing of project.
TBD	Public Communication Wrap-Up	Online & Local Media	Publish a community engagement summary highlighting participation, feedback, and next step; timeline to be determined post-pausing of project.

Action Plan

April 1, 2025: Council Meeting

Preparation	☐ Develop presentation materials, including: • Updated project details • Key engagement activities • Community benefits summary • Prepare hand-outs of project plan and AIAI for attendees ☐ Prepare FAQs and response strategies for potential objections. ☐ Schedule meeting logistics (venue, attendees, audio-visual setup).
Execution	☐ Deliver presentation to the municipal council. ☐ Address questions and concerns raised by council members. ☐ Provide printed copies of the project plan and the AIA for attendees.
Follow-Up	☐ Summarize key council feedback. ☐ Adjust engagement strategies if needed. ☐ Share meeting minutes with the public via website updates.

April 5, 2025: Launch Updated Project Website

Preparation	☐ Ensure the website is updated with: • Project FAQs • Milestone announcements • Clear contact information • "Life Questions and Answers" portal with a 24-hour response time ☐ Prepare automated response templates for common questions. ☐ Assign a dedicated team to monitor incoming inquiries. ☐ Test website functionality before launch.
Execution	☐ Announce website launch via: • Social media • Email newsletters • Local newspapers ☐ Ensure 24-hour response time is met for any community inquiries.
Follow-Up	☐ Review website analytics weekly (visits, inquiries). ☐ Adjust FAQ section based on common questions received. ☐ Maintain ongoing communication updates.

April 10, 2025: Information Package Distribution to Farmers

Preparation	☐ Create physical and digital information packages, including: • Project overview & timeline • Economic and environmental benefits • Contact details for further inquiries ☐ Organize distribution logistics: • Printed copies for mail delivery • Digital versions for email and website upload ☐ Assign a team of outreach personnel to handle distribution.
Execution	☐ Deliver printed packages to farmers in the project area. ☐ Send emails to all identified stakeholders. ☐ Post package details on the project website for wider reach.
Follow-Up	☐ Track recipient responses and questions. ☐ Conduct follow-up calls or emails two weeks after delivery. ☐ Address concerns in the next public engagement meeting.

April 15, 2025: Open House at Gunn's Hill

Preparation	☐ Secure event space at Gunn's Hill Wind Farm. ☐ Develop interactive exhibits on wind energy and the project vision. ☐ Organize a Q&A session with project experts. ☐ Promote the event via social media, newspapers, and emails.
Execution	☐ Host guided tours of existing turbines. ☐ Facilitate one-on-one discussions with community members. ☐ Provide refreshments and handouts to attendees.
Follow-Up	☐ Collect feedback from attendees via survey forms. ☐ Publish a summary of key discussions online. ☐ Adjust future engagement strategies based on insights.

April 15, 2025: Media Release

Preparation	☐ Draft press release covering: • Community engagement updates • Project milestones achieved • Upcoming consultation events ☐ Identify local media outlets (radio, newspapers, online news). ☐ Prepare for Village Voice communication; distributed monthly and information is typically required by the 20th the month prior to publication.
Execution	☐ Distribute the press release via media channels, email, and social media. ☐ Offer interviews with project representatives. ☐ Publish a blog post summarizing key media points.
Follow-Up	☐ Monitor media coverage and public reaction. ☐ Address any misinformation via social media. ☐ Plan for the next press engagement.

April 16, 2025: First Nations Engagement Session

Preparation	☐ Organize meeting with First Nations of the Grand River. ☐ Prepare culturally appropriate materials respecting FN traditions. ☐ Invite FN representatives to share concerns and interests. ☐ Develop a partnership framework for potential FN ownership.
Execution	☐ Conduct in-person or virtual engagement session. ☐ Discuss heritage claims and project participation options. ☐ Document all feedback and next steps.
Follow-Up	☐ Summarize the discussion and share with FN representatives. ☐ Develop a clear action plan for ongoing collaboration. ☐ Publish a summary report on engagement outcomes.

April 30, 2025: Open House at Gunn's Hill

Preparation	☐ Secure event space at Gunn's Hill Wind Farm. ☐ Develop interactive exhibits on wind energy and the project vision. ☐ Organize a Q&A session with project experts. ☐ Promote the event via social media, newspapers, and emails.
Execution	☐ Host guided tours of existing turbines. ☐ Facilitate one-on-one discussions with community members. ☐ Provide refreshments and handouts to attendees.
Follow-Up	☐ Collect feedback from attendees via survey forms. ☐ Publish a summary of key discussions online. ☐ Adjust future engagement strategies based on insights.

May 14, 2025: Open House at Gunn's Hill

Preparation	☐ Secure event space at Gunn's Hill Wind Farm. ☐ Develop interactive exhibits on wind energy and the project vision. ☐ Organize a Q&A session with project experts. ☐ Promote the event via social media, newspapers, and emails.
Execution	☐ Host guided tours of existing turbines. ☐ Facilitate one-on-one discussions with community members. ☐ Provide refreshments and handouts to attendees.
Follow-Up	☐ Collect feedback from attendees via survey forms. ☐ Publish a summary of key discussions online. ☐ Adjust future engagement strategies based on insights.

May 24, 2025: Community Information Meeting

Preparation	☐ Secure venue (community center) and arrange seating. • Develop presentation slides covering: • Project benefits • Environmental assessments • Construction timeline ☐ Identify speakers and experts for Q&A.
Execution	☐ Conduct a 45-minute presentation. ☐ Allow 30 minutes for Q&A. ☐ Distribute printed materials and feedback forms.
Follow-Up	☐ Summarize key concerns raised and provide written responses. ☐ Post a video recording of the session online. ☐ Address outstanding questions via email follow-ups.

June 11, 2025: Farm Ownership & Rural Living Focus Group

Preparation	☐ Identify key farmers and rural stakeholders to participate. ☐ Develop discussion topics, such as: • Wind energy's role in farm sustainability • Potential revenue models • Environmental concerns
Execution	☐ Facilitate a structured discussion. ☐ Gather feedback on project concerns and benefits. ☐ Document input for further refinement.
Follow-Up	☐ Publish a summary of discussion points. ☐ Implement feedback into future planning.

June 17, 2025: Additional Council Meeting

Bower Hill project paused as a result of "unwilling host" declaration during the South-West Oxford Council Meeting.

September 2, 2025: Additional Council Meeting

Preparation	☐ Develop a progress report on engagement activities. ☐ Prepare for potential policy-related discussions.
Execution	☐ Present updated project plans. ☐ Address any new concerns raised by council members.
Follow-Up	☐ Share council meeting minutes online. ☐ Adjust project plans based on policy feedback.

TBD, 2025: SWO Business Owners Focus Group

Preparation	☐ Partner with the Rural Oxford Economic Development Corporation (ROEDC). ☐ Develop a presentation on business opportunities. ☐ Invite local business owners.
Execution	☐ Host a roundtable discussion. ☐ Present economic opportunities for local contractors and suppliers.
Follow-Up	☐ Establish a business engagement network for ongoing collaboration. ☐ Provide project bidding details for interested businesses.

TBD, 2025: Meeting with Conservation & Agricultural Groups

Preparation	☐ Schedule meetings with: • Upper Thames River Conservation Authority (UTRCA) • Oxford County Federation of Agriculture (OCFA) ☐ Prepare materials on: • Land-use planning • Environmental impact mitigation strategies
Execution	☐ Discuss environmental concerns and solutions. ☐ Seek input on land-use compatibility.
Follow-Up	☐ Integrate feedback into the project's environmental strategy. ☐ Share a public summary report.

TBD, 2025: Public Communication Wrap-Up

Preparation	☐ Compile a final summary report on all engagement activities. ☐ Develop a social media and newspaper announcement.
Execution	☐ Publish a public summary of engagement efforts. ☐ Address any final community concerns.
Follow-Up	☐ Continue ongoing project updates through the website. ☐ Maintain a clear feedback channel.

Indigenous Engagement Plan

Building meaningful and long-lasting relationships with Indigenous communities is a crucial piece of wind energy development. By engaging with Indigenous communities through knowledge-sharing processes, Prowind Inc. can enhance its project proposals to be inclusive, efficient, and community-minded. Prowind Inc. is committed to seeking out, learning from, and engaging with Indigenous perspectives throughout the wind development process.

This plan outlines Prowind Inc.'s approach to Indigenous consultation through proactive communication, active listening, and diligent relationship-building with the First Nations identified by the MECP. This is in addition to the excellent relationship we already have with the Six Nations of the Grand River.

This plan is a living document; as Prowind Inc. receives and implements feedback and traditional knowledge from Indigenous communities, the plan, timeline, and goals will be updated in response.

Objectives

The goals of Prowind's Indigenous Engagement plan are to:

- Respect and learn about Indigenous culture, traditional values, and rights
- Identify areas of concern regarding potentially impacted Aboriginal rights and treaties
- Explore opportunities for collaboration, open communication, and partnership with Indigenous communities
- Avoid, minimize, and mitigate potential adverse impacts of wind development for Indigenous communities
- Build long-lasting relationships with Indigenous communities through the entirety of the wind project.

Strategic Pillars

To ensure effective consultation with Indigenous communities impacted by Prowind Inc.'s development, we have developed three key strategic pillars to guide our engagement efforts.

- **Transparency**: We are committed to openly sharing project information, including new plans, technical documents, and environmental or cultural reports, as they are developed. By providing timely and accessible updates, we aim to support informed participation and allow communities to meaningfully engage in decision-making processes.
- **Active Listening**: Our approach places listening at the forefront of engagement. We will maintain two-way lines of communication, ensuring that concerns, priorities, and knowledge shared by Indigenous partners are heard, documented, and incorporated into project planning and decision-making wherever possible.
- **Long-Term Collaboration**: Consultation will not be limited to early stages of development. We will work collaboratively with Indigenous communities throughout the full project lifecycle, actively seeking opportunities to avoid, minimize, and mitigate adverse impacts while supporting mutually beneficial outcomes.

Engagement Timeline

Week (2025)	Activity	Details	Key Output(s)
Week 0 August 6-12	Strategy Development	Leverage the Ontario MECP Technical Guide for regulatory input and the REA Best Practices guide to generate a strategy document and plan.	• Requirements Research notes • Contact Details document • Indigenous Engagement Plan
Week 1 August 13-19	Indigenous Stakeholder Research and Case Studies	Develop a close understanding of each individual Indigenous community, including their history, values, and operational structure; examine case studies; draft engagement notice.	• Case Study Research notes of past engagements • 8 Individual Profile documents • Draft Notice of Proposal to Engage Letter
Week 2 August 20-26	Outreach to Indigenous Communities	Send Notice of Engagement letter and Draft PDR to Indigenous communities, requesting meetings September and October, 2025.	• Email with each of the 8 Indigenous communities • Notice of Public Meeting • Arrange in-person/virtual meetings
Week 3 August 27-Sept 2	Early Engagement with Indigenous Communities	Build working relationships by providing meeting preparation materials, draft PDR, project information, draft project reports, and salient questions.	• Key questions for Indigenous communities • Package of draft PDR and report summaries for Indigenous stakeholders
Week 4 Sept 3-9	Meeting Preparation	Leverage early research and strategy documents to build meeting agendas.	• Ongoing Consultation Report • Meeting Agendas • Capacity Funding Budget
Week 5 Sept 10-16	Meetings with Indigenous Communities	Meet with Indigenous communities, listen to feedback and concerns, build Action Plans to avoid/mitigate/ minimize negative impacts, create Scope of Engagement Agreements.	• Scope Agreement MOUs • Meeting Minutes • Ongoing Consultation Report
Week 6 Sept 17-23	Meeting Follow-up and Public Meeting	Arrange a Public Information meeting with all Indigenous constituencies invited. Follow-up with Indigenous communities post-meeting to build	• Public Meeting • Meeting Minutes • Action Plans

		strong relationships and implement feedback.	• Project Newsletter (optional) • Ongoing Consultation Report
Week 7 Sept 24-30	Accommodation Measures and Consultation Validation	Compile and finalize all accommodation measures to avoid, mitigate, and minimize negative impact.	• Accommodation Action Plan • Site Visits when requested/appropriate • Ongoing Consultation Report
Week 8 Oct 1-7	Consultation Confirmation	Request written comments on draft documents before circulating to the public and confirmation of consultation from Indigenous communities.	• Final Consultation Report – sharing what did we learn and how did we adapt and act? • Written comments on draft documents from Indigenous communities
Week 9+ Oct 8- Ongoing	Implement Consultation Findings and Final Public Meeting	Leverage the perspective and insight gained through consultation while finalizing project plans. Circulate all draft REA documents and hear comments from Indigenous communities at least 60 days prior to Final Public Meeting.	• Timeline Adjustments if applicable • Draft documents with comments • Final Public Meeting

Action Plan

Week 0: Strategy Development

August 6 to 12, 2025

Goal(s)	Develop a strategy document to guide Prowind Inc.'s Indigenous Engagement activities **rooted** in the Ontario Regulatory Guidelines and the Renewable Energy Association's Best Practices and built around the Prowind Inc. **corporate values**.
Execution	☐ Read and research **Technical Guide to Renewable Energy Approvals**: Chapter 2: Consultation requirements and guidance for preparing the Consultation Report. ☐ Read and research the Ontario MECP's **Aboriginal Consultation Guide for preparing a Renewable Energy Approval (REA)**. ☐ Read and research CanREA: Wind Energy Development: Best Practices for Indigenous & Public Engagement. ☐ Compile all contact information from project notice communications with Ontario MECP and Indigenous communities. ☐ Create an Engagement Plan and Action Plan rooted in these materials to guide Prowind Inc.'s engagement.
Key Output(s)	• Research notes document: Consultation Requirements - Ontario REA approvals.docx • Contact details document: First Nations Consultation Contacts.docx

	• Indigenous Engagement Plan document: Top of the Document

Week 1: Indigenous Stakeholder Research and Case Studies

August 13 to 19, 2025

Goal(s)	Build a deeper understanding of each Indigenous community's constitutional rights, land use, treaty rights, governance structures, traditions, languages, and cultures. Identify and learn from past wind projects that have successfully consulted and collaborated with Indigenous communities.
Execution	☐ Research each of the 8 Indigenous Communities identified by the MECP as potentially impacted by the Bower Hill Wind Project. Specifically examine: o Distinct constitutional rights o History – general history and historic land use norms o Governance structures o Languages used and translation requirements o Treaties and land use documents o Map of land claimed and within the reach of each community o Map of overlap between Prowind Inc. Bower Hill project and each Indigenous community ☐ Research Case Studies to understand how wind projects in the past have successfully consulted and implemented feedback from Indigenous Communities. ☐ Prepare a Notice of Proposal to Engage Letter sharing initial information about the Bower Hill Project and asking to engage with the Indigenous Communities.
Key Output(s)	• 8 Individual Profile Documents – one for each of the Indigenous Communities. • Case Study research notes • Notice of Engagement Letter template

Week 2: Outreach to Indigenous Communities

August 20 to 26, 2025

Goal(s)	Initiate communication with Indigenous Communities, providing an overview of the Bower Hill project and explaining Prowind Inc.'s enthusiasm to consult.
Execution	☐ Finalize template for Notice of Proposal to Engage Letter with Prowind Inc. internal team ☐ Distribute individualized Notice of Proposal to Engage Letters to all Indigenous Communities via email ☐ Receive and respond to initial correspondence ☐ Adjust communication methods as necessary o Ex. If a community prefers communication via mail or phone, document and adjust communication plans. ☐ Request meetings with community representatives for post-September 2, 2025. o Arrange in-person meetings when possible; track all arrangements in Microsoft Outlook Calendar.

	☐ Document all responses, meeting arrangements, and accommodations made for Prowind Inc.'s records in separate Consultation Reports. ☐ Include a Notice of Public Meeting for the Week of September 17 to 23, 2025 (notice must be 30 days prior to the Public Meeting).
Key Output(s)	• 8 Individual Notice of Proposal to Engage Letters finalized • Notice of Public Meeting • Virtual correspondence via email or alternate method • 8 Initial Consultation Reports for each Indigenous Community

Week 3: Early Engagement with Indigenous Communities

August 27 to Sept 2, 2025

Goal(s)	Build respectful relationships with Indigenous communities via virtual correspondence ahead of in-person meetings by maintaining an open line of communication and providing key project documents.
Execution	☐ Circulate a complete **Draft PDR** to Indigenous stakeholders. ☐ Circulate summaries of any available draft reports for the REA approval process. ☐ Circulate initial information regarding potential adverse impacts from the project. ☐ Include key project details, such as: o The purpose or drivers for the project o Location and scope of the project o Construction, operation and decommissioning activities o Project timelines o Regulatory processes o Field work plans and results o Opportunities for participation o Potential impacts to lands and resources ☐ If communities are unfamiliar with wind energy, provide background information on the industry. o Can leverage resources from CanREA for this purpose. ☐ If communities require translation, seek out translation services. ☐ Provide information in plain, non-technical language to reduce capacity pressure for Indigenous communities. ☐ **Note**: Must hold at least 2 public meetings. Indigenous communities must receive a copy of the draft PDR at least 30 days in advance of the first public meeting.
Key Output(s)	• Draft PDR for Indigenous Communities • Project Details and Report Summaries Package for Indigenous Communities • Accommodation measures and translations when appropriate • Ongoing Consultation Report documentation and correspondence

Week 4: Meeting Preparation

September 3 to 9, 2025

Goal(s)	Leverage early research and strategy documents to build meeting agendas, key questions, and goals.

Execution	☐ Establish the information sharing goals of each meeting with Indigenous Communities. ☐ Document crucial questions for Indigenous Communities to effectively listen and learn during each meeting. ☐ Potential questions include (from CanREA best practices report): o What are the community's Aboriginal interests in the area of the project? o What Aboriginal rights and interests might be impacted by the project? For this, you will need to know how they used, currently use, and plan to use the area's land and resources for traditional purposes (e.g. harvesting of fish or wildlife, gathering of plants and berries, and other cultural or spiritual pursuits) and how they use the lands and resources for economic purposes. o What Traditional Ecological Knowledge (TEK) can the community share and how will this be done? Consider developing a TEK program with the community. o How will the project benefit or adversely affect the community socially and economically? For this, you will need current social and economic information from the community. o Does the First Nation have its own environmental assessment process ☐ Create a budget for capacity funding for Indigenous Communities if they require funding to meet consultation requirements. ☐ Collect relevant project information and assessment results to present to each Indigenous community. ☐ Draft and circulate meeting agendas.
Key Output(s)	• Individual Meeting Agendas • Capacity Funding Budget • Ongoing Consultation Report documentation and correspondence

Week 5: Meetings with Indigenous Communities

September 10 to 16, 2025

Goal(s)	Meet with Indigenous communities, listen to their traditional knowledge, project feedback, and concerns. Begin building Action Plans to avoid, mitigate, and minimize adverse effects of the project in collaboration with Indigenous Communities.
Execution	☐ Attend arranged meetings with Indigenous Communities using prepared meeting agendas. ☐ Draft Scope of Engagement documents with each community. Include: o Who will be the representatives for each of the parties o What is the scope of the project and issues to be discussed o Where will meetings or other engagement activities be held o When are the key project and consequent engagement timelines o How will the parties communicate and share information ☐ Discuss potential action and accommodate to avoid, mitigate, and minimize adverse effects of the Bower Hill Wind Project. ☐ Document Indigenous communities' feedback, concerns, and insight.

	☐ Share findings with Prowind Inc.'s internal team and discuss implementing Indigenous concerns and opportunities for collaboration.
Key Output(s)	• Meeting Minutes • Scope of Engagement MOUs • Ongoing Consultation Report documentation and correspondence

Week 6: Meeting Follow-up and Public Meeting

September 17 to 23, 2025

Goal(s)	Activate public presence and follow-up on momentum or concerns from Indigenous meetings through ongoing communications and a first Public Meeting.
Execution	☐ Provide notice of the Public Meeting to SWOX and all Indigenous communities. ☐ Plan key topics, central message, and overall agenda for the Public Meeting. ☐ Ensure that all Indigenous Communities have received the Meeting Notice and Draft PDR 30 days prior to the Public Meeting. ☐ Execute the Public Meeting. ☐ Listen and document feedback and concerns from community members. ☐ Provide follow-up correspondence with each of the Indigenous communities. Include: o Summary of topics discussed in individual meeting o Key concerns for the Indigenous community o Initial plans for action and collaboration o Prowind Inc.'s goals to ensure consultation implementation o Bower Hill Project status update o Opportunity for further meetings and openness to ongoing insight ☐ Distribute a Project Newsletter with status updates, notes of supports, quick facts, and contact information.
Key Output(s)	• Public Meeting Agenda • Public Meeting Minutes • Ongoing Consultation Report documentation and correspondence

Week 7: Accommodation Measures

September 24 to 30, 2025

Goal(s)	Draft Action Plans and Accommodation Agreements rooted in collaboration and Indigenous perspectives to respond to any Indigenous communities' concerns regarding potential adverse effects of the project.
Execution	☐ Review notes from individual meetings, virtual correspondence, and the Public Meeting to identify key issues and concerns; integrate comments in ongoing plans. ☐ Draft an Accommodation Action Plan designed to avoid, mitigate, and minimize concerns. Examples of accommodation include: o Modifying design o Conducting further studies o Committing to ongoing monitoring of environmental effects o Developing a contingency plan

	☐ Circulate the Action Plan with concerned Indigenous Communities; seeking comments and input. ☐ Integrate and adjust the Action Plan based on responses. ☐ Document all accommodation measures internally in the ongoing Consultation Reports. ☐ Host site visits and additional meetings when appropriate.
Key Output(s)	• Accommodation Action Plan • Site Visits when requests • Additional meeting agendas and minutes • Ongoing Consultation Report documentation and correspondence

Week 8: Consultation Validation

October 1 to 7, 2025

Goal(s)	Circulate final Draft PDR, summaries of all draft REA reports, and regulatorily required documents; request comments from Indigenous Communities and integrate feedback.
Execution	☐ Circulate all necessary documents to Indigenous communities. o Updated Draft PDR o Written summary of each report that will be submitted in the REA application (except the Consultation Report) o Information on Impact to Rights (to be confirmed by Indigenous communities) ☐ Include a written Request for Comment from Indigenous communities. ☐ Discuss and collaborate with Indigenous communities to integrate written comments. ☐ **Note**: all reports must be circulated to Indigenous communities in advance of these reports being made available to the public. All reports must be made available to the public at least 60 days prior to the Final Public Meeting. ☐ Finalize the Consultation Report by compiling information from each individual Consultation Report document. o Leverage the format provide by the MECP Aboriginal Consultation Guide Appendix B here.
Key Output(s)	• Updated Draft PDR • Package of all Report Summaries • Written Comments from Indigenous communities • Final Consultation Report

Week 9+: Implement Consultation Findings and Final Public Meeting

October 8, 2025 and Ongoing

Goal(s)	Maintain strong lines of communication and feedback implementation opportunities with Indigenous communities. Implement findings from the entire of the consultation process up to this week and execute the Final Public Meeting.
Execution	☐ Collect and integrate all written comments from Indigenous communities. ☐ Update Indigenous communities with project update notices when applicable. ☐ Plan key topics, central message, and agenda for Final Public Meeting.

	☐ Execute Final Public Meeting. ☐ Document and record all feedback from the Final Public Meeting. ☐ Integrate all concerns and comments from the Final Public Meeting. ☐ Finalize and submit REA Application.
Key Output(s)	• Timeline Adjustments if applicable • Final Public Meeting Agenda • Final Public Meeting Minutes • Consultation Report • REA Application Documents

Ministry of the Environment, Conservation and Parks

Environmental Permissions Branch

1st Floor
135 St. Clair Avenue W
Toronto ON M4V 1P5
Tel.: 416 314-8001
Fax.: 416 314-8452

Ministère de l'Environnement, de la Protection de la nature et des Parcs

Direction des permissions environnementales

Rez-de-chaussée
135, avenue St. Clair Ouest
Toronto ON M4V 1P5
Tél. : 416 314-8001
Téléc. : 416 314-8452

July 21, 2025

Carr Villabroza
General Partner, Bower Hill Limited Partnership
5 Graham Street, Unit 201
Woodstock, ON N4S 6J5
Sent by email only: CVillabroza@prowind.com

Dear Carr Villabroza:

RE: O. Reg. 359/09 Section 14 List of Indigenous Communities

This letter acknowledges that the Ontario Ministry of the Environment, Conservation and Parks (the ministry) has received a Draft Project Description Report (PDR) for the Bower Hill Wind Project as part of the Renewable Energy Approval (REA) process under Ontario Regulation 359/09 "Renewable Energy Approvals under Part V.0.1 of the Act" (O. Reg. 359/09), made under the *Environmental Protection Act*.

As you are aware, the Government of Ontario (the "Crown") has a constitutional duty to consult Indigenous communities and, where appropriate, accommodate impacts to their rights when the Crown contemplates conduct that may adversely impact known, established or asserted Aboriginal or treaty rights. Although the Crown remains responsible for ensuring the adequacy of consultation with Indigenous communities to whom the duty to consult is owed, it may delegate procedural aspects of the consultation process to project proponents.

The Crown may use existing regulatory processes as a vehicle for fulfilling its constitutional duty. In this case, the ministry will be relying on the REA process, including the mandatory public consultation requirements, as a means of ensuring relevant information is shared and that identified Indigenous communities have an opportunity to participate by asking questions and bringing forward their concerns.

Additional information and guidance regarding Indigenous community consultation as part of the REA application process is available in the Aboriginal Consultation Guide for preparing a Renewable Energy Approval on Ontario.ca

The ministry has reviewed the anticipated environmental effects of the project as described in the PDR relative to its current understanding of the interests of Indigenous communities in the area.

In accordance with section 14 of O. Reg. 359/09, please find below the list of Indigenous communities who:

i) have or may have constitutionally protected Aboriginal or treaty rights that may be adversely impacted by the project (s.14 (1)(b)(i)):

- Aamjiwnaang First Nation
- Bkejwanong (Walpole Island) First Nation
- Chippewas of Kettle and Stony Point First Nation
- Chippewas of the Thames First Nation
- Caldwell First Nation
- Six Nations of the Grand River (both elected and the traditional council, Haudenosaunee Confederacy Chiefs Council, as represented by the Haudenosaunee Development Institute (HDI))

OR

ii) otherwise may be interested in any negative environmental effects of the project (s.14(b)(ii)):

- Oneida Nation of the Thames

Please note none of the foregoing should be taken to imply approval of this project or the contents of the PDR. You should also be aware that information upon which the above list of Indigenous communities is based is subject to change. Indigenous communities can make assertions at any time, and other developments, for example the discovery of Indigenous archaeological resources, can occur that may require additional Indigenous communities to be notified. Similarly, if you receive any feedback from any Indigenous communities not included in this list, as part of your consultation, the ministry would appreciate being notified.

Please contact the Senior Project Evaluator, Mark Badali at Mark.Badali1@ontario.ca or (416) 457-2155 should you have any questions or require additional information.

Sincerely,

Bahar Aminvaziri, M.Eng., P.Eng.
Director
Environmental Permissions Branch

Email CC :
Sherif Hegazy, Manager of Noise Approvals & REA Signing Director, MECP,
Sherif.Hegazy@ontario.ca
Mark Badali, Senior Project Evaluator, MECP, Mark.Badali1@ontario.ca
Jason Suprovich, Indigenous Advisor, MECP, Jason.Suprovich@ontario.ca
Rob Parsons, M.Sc.Eng., P.Eng., Policy Advisor, Prowind Inc., parsons@prowind.com

LETTER OF INTENT

BETWEEN
Oxford Community Energy Co-operative
("OCEC")
Woodstock ON
Email: graham.dyer@farms.com
Represented by: Graham Dyer, VP OCEC

AND

Prowind Inc. and/or a to-be-developed Limited Partnership ("Prowind")
5 Graham St. | Suite 201| Woodstock, ON | N4S 6J5 | CA
Email: **CVillabroza@prowind.com**
Represented by: **Carr Villabroza**

Dated: March 30, 2025

1. Purpose of this Letter of Intent

This Letter of Intent (LOI) outlines the intent of OCEC and Prowind to establish an economic partnership in relation to the development, construction, ownership, and operation of the Bower Hill Windfarm (the “Project”), a wind energy project in Southwest Oxford Township, with an expected capacity of approximately 36 MW. While community co-op participation is not a rated criterion under the IESO LT2 framework, both parties recognize the long-term value of community ownership and local engagement.

This LOI is non-binding, except for the confidentiality, exclusivity, and governing law provisions, and will serve as the foundation for a definitive agreement (LP Agreement) to be executed by the parties.

---

2. Project Overview

The Project will be developed under a Limited Partnership ("LP") structure that includes:

- Prowind Inc. as the primary project developer.
- OCEC as a community investor, with participation at or after financial close.
- Additional partners such as First Nations and institutional investors may also be involved under comparable terms.

OCEC has expressed interest in participating at an equity level consistent with its investment in other projects such as the 49% stake in the Gunn’s Hill Wind Farm.

The project aims to secure a power purchase agreement through the LT2 while aligning with Indigenous economic participation requirements.

---

3. Proposed Structure & Participation

- **Limited Partnership Formation:** The Project will be structured as an LP, in which OCEC could participate as a Limited Partner, with an anticipated equity investment of up to 50 %.
- **Governance & Decision-Making:** The LP Agreement will outline the roles, decision-making authority, and financial responsibilities of each partner, including OCEC.
- **Investment Contributions:** OCEC's participation will be an equity investment, potentially supported through community financing mechanisms. Prowind will provide the necessary financial models and due diligence materials to support OCEC's evaluation process.

---

4. Key Commitments & Responsibilities

Each party agrees to:

OCEC Responsibilities

- Support local outreach and public engagement.
- Promote the economic and environmental benefits of the project to its membership and the broader community.
- Work toward securing the community investment for its equity contribution.

Prowind Responsibilities

- Lead all aspects of project development, including permitting, financing, construction, and operation.
- Offer OCEC investment opportunities under commercially reasonable terms.
- Facilitate access to project documentation, financial models, and regulatory updates.

---

5. Confidentiality & Exclusivity

- **Confidentiality:** All discussions, negotiations, and project details shall remain confidential unless otherwise agreed in writing regardless of whether a definitive agreement is reached.
- **Exclusivity:** For this project, both parties agree to work in good faith toward establishing a formal partnership structure. Exclusivity will be finalized in the LP Agreement.

---

6. Term & Next Steps

- This LOI is valid for 6 months from the effective date, or until a Definitive Agreement is executed.

- The parties will work toward finalizing the LP Agreement and Financial Model by June 30, 2025.
- If a Definitive Agreement is not executed by July 31, 2025, either party may terminate this LOI with written notice.

---

7. Governing Law

This LOI shall be governed by and interpreted under the laws of Ontario, Canada. Any disputes arising from this LOI shall be resolved through good faith negotiations followed by arbitration if required.

---

8. Signatures

Oxford Community Energy Co-operative
By: Signed by: Graham Dyer 2F3C2F59FD48498...
Graham Dyer
Title: VP
Date: 28 March 2025 | 17:42 CET

PROWIND INC. / LP
By: DocuSigned by: Villabroza, Carr 864CC240A4934D4...
Carr Villabroza
Title: Executive
Date: 28 March 2025 | 19:00 CET

LETTER OF INTENT

BETWEEN

Six Nations of the Grand River Development Corporation, through a wholly owned subsidiary

("SNGRDC")

2498 Chiefswood Rd, Ohsweken, ON N3W 2G9

Email: **mjamieson@sndevcorp.ca**

Represented by: **Matt Jamieson**

AND

Prowind Inc. and/or a to-be-developed Limited Partnership ("Prowind")

5 Graham St. | Suite 201| Woodstock, ON | N4S 6J5 | CA

Email: **hschneider@prowind.com**

Represented by: **Helmut Schneider**

Dated: February 15, 2025

1. Purpose of this Letter of Intent

This Letter of Intent (LOI) outlines the intent of SNGRDC and Prowind to establish an economic partnership to develop, build, own and operate a wind energy project in Southwest Oxford Township (the SWOX Wind Project) with a total capacity of approximately 36 MW with the output marketed through the IESO's Long-Term 2 procurement framework (LT2). The purpose of this partnership is to ensure Indigenous participation with a minimum 25% and up to 50% ownership stake for SNGRDC in the project.

This LOI is non-binding, except for the confidentiality, exclusivity, and governing law provisions, and will serve as the foundation for a definitive agreement (LP Agreement) to be executed by the parties.

---

2. Project Overview

The SWOX Wind Project will be developed under a Limited Partnership ("LP") structure that includes:

- Prowind Inc. as the primary project developer.
- SNGRDC as an investor, at or after financial close of the construction financing in the LP.
- Other First Nations communities may be added in consultation with SNGRDC under similar terms to SNGRDC.
- Community investors, such as the Oxford Community Energy Coop, may also be invited to participate as Limited Partners

The project aims to secure a power purchase agreement through the LT2 while aligning with Indigenous economic participation requirements.

---

3. Proposed Structure & Participation

- Limited Partnership Formation: The project will be structured as an LP, where SNGRDC will hold a minimum 25% and up to a 50% economic interest.
- Governance & Decision-Making: The LP Agreement will define decision-making powers, governance structure, and financial obligations among partners.
- Investment Contributions: SNGRDC's participation will be an equity investment. Prowind will work with SNGRDC to facilitate financing a portion of their equity contribution potentially including financing to bridge the gap between financial close of project financing and the close of SNGRDC financing for their contribution.

---

4. Key Commitments & Responsibilities

Each party agrees to:

SNGRDC Responsibilities

- Secure Indigenous Community Economic Interest participation for the project.
- Provide letters of support or documentation to support LT2 Indigenous Participation Level criteria.
- Provide additional support to the project as laid out in the LP Agreement.
- Promote the project’s economic and social benefits with Six Nations community members.

Prowind Responsibilities

- Lead project development, including permitting, financing, construction, and operation.
- Provide SNGRDC with financial models and investment opportunities.
- Ensure the project aligns with the LT2 requirements and local energy policies.

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5. Confidentiality & Exclusivity

- Confidentiality: All discussions, negotiations, and project details shall remain confidential unless otherwise agreed in writing regardless of whether a definitive agreement is reached.
- Exclusivity: For the specified project, the parties agree to work in good faith toward the formation of the LP and submission of the required documents under LT2 procurement. However, exclusivity shall only become binding upon the execution of the prescribed IESO Evidence of Indigenous Community Participation form and any other required IESO documentation confirming Indigenous participation.

---

6. Term & Next Steps

- This LOI is valid for 6 months from the effective date, or until a Definitive Agreement is executed.
- The parties will work toward finalizing the LP Agreement and Financial Model by June 30, 2025.
- If a Definitive Agreement is not executed by July 31, 2025, either party may terminate this LOI with written notice.

---

7. Governing Law

This LOI shall be governed by and interpreted under the laws of Ontario, Canada. Any disputes arising from this LOI shall be resolved through good faith negotiations followed by arbitration if required.

---

8. Signatures

Six Nations of the Grand River Development Corporation

By: DocuSigned by: 973E12B903C0472...
Matt Jamieson
Title:
Date: 06 March 2025 | 19:00 EST

PROWIND INC. / LP

By: DocuSigned by: Helmut Schneider 12097C4043BA420...
Helmut Schneider
Title: VP
Date: 03 March 2025 | 23:41 CET

PROWIND INC. / LP

By: DocuSigned by: Villabroza, Carr 864CC240A4934D4...
Carr Villabroza
Title: Director
Date: 04 March 2025 | 13:04 CET

Prowind Inc.
5 Graham Street - unit 201
Woodstock ON - N4S 6J5
For questions contact:
Helmut Schneider
Vice President, Renewable Energy Development
hschneider@prowind.com
(p): 905.528.1747 ext. 211 (m): 519.788.2598

Prowind

Catalog of Community Concerns

A. Concerns Addressable with Project-Specific Data and Documentation

These are claims that can be directly addressed using measurable facts, project plans, and regulatory documents. They relate to elements of the project that are documented through studies, contracts, or engineering specifications and can be clearly demonstrated to the public.

B. Concerns That Require Reference to Independent Research and Scientific Studies

These concerns go beyond site-specific data and are best addressed using findings from peer-reviewed studies, government reports, and independent technical assessments. They often involve broader topics such as health, wildlife, or long-term energy performance.

C. Concerns Rooted in Personal Values or Community Sentiment

These are expressions of opinion, distrust, or emotion. They may not be resolved through data alone, but should be met with respectful dialogue, transparency, and a commitment to listening and responding to community voices.

1. We don’t want them
2. “Sunset is taken away”
3. “Prowind is bad for the community”
4. "Farmers that allow turbines don't care for their neighbors"
5. “Why is there a meeting on Foldens Line” (instead of Beachville)

“We don’t want them”

We understand that some residents are fundamentally opposed to wind development. Our approach is to be transparent, responsive, and informative. We aim to show how the project benefits the local economy and supports energy transition goals. We offer information and respond to feedback throughout the process.

“Sunset is taken away”

One residents have expressed concern about changes to their view. We recognize that visual impact is a subjective and personal issue. For those who raise it, we are offering visibility simulations and maps to provide a clear picture of what the view from their property will be. We also ensure turbines are sited with appropriate setbacks.

“Prowind is bad for the community”

We’ve heard general distrust of big developers. In response, we emphasize that Prowind has operated in Oxford County for over a decade and works in partnership with a local co-op and local suppliers. Our intent is to be present, accountable, and transparent. We are open to any request for financial or operational information that helps reinforce trust.

“Farmers that allow turbines don't care for their neighbors”

We recognize that turbine development can create tensions between neighbors. We are encouraging open discussion and making it clear that participation in the project is voluntary and subject to regulated siting rules. Many landowners choose to participate because of their interest in renewable energy, farm income diversification, and climate responsibility. We are also willing to consider benefits to the closest neighbors to recognize the involuntary visual participation.

“Why is there a meeting on Foldens Line” (instead of Beachville)

A few residents questioned the meeting location. We chose Foldens Hall based on space availability, accessibility, and prior use for similar public meetings. We’re open to holding future sessions in other nearby communities to ensure broader participation and engagement.

Bower Hill Wind Project – Community Information Series

Report A1: Land Use of a Vestas V162 Wind Turbine

Summary

There's a common claim that a single wind turbine uses up to 4 acres of farmland. This is not accurate. For the Vestas V162 model, total permanent land use per turbine is under 1 acre—about 0.76 acres to be precise. This includes the foundation, crane pad, and access road.

Actual Permanent Land Use Breakdown

Component	Dimensions	Area (m^2)	Area (acres)
Foundation	25 m diameter	491 m^2	0.12 acres
Crane Pad	24 m × 24 m	576 m^2	0.14 acres
Access Road	5 m × 400 m	2,000 m^2	0.49 acres
Total		3,067 m^2	~0.76 acres

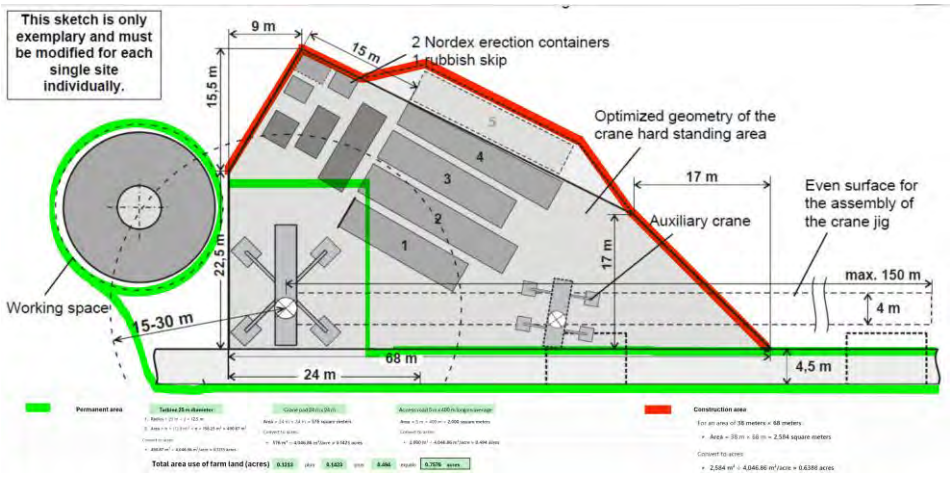
Agricultural Considerations

Turbine siting is guided by Agricultural Impact Assessments (AIA), required under provincial policy. For the Bower Hill project:

- AIA Phase 1 has been completed and submitted under Ontario Ministry of Agriculture, Food, and Agribusiness (OMAFA) guidelines.
- Sites were chosen away from specialty crop areas and in locations with lower soil classification, existing infrastructure access, and minimal agricultural investment.
- The selected lands meet Independent Electricity System Operator (IESO) standards for development in Prime Agricultural Areas.

Conclusion

Wind turbines use far less land than often claimed. For Bower Hill, each turbine permanently occupies less than 1 acre—just 20% of the commonly stated 4 acres. This careful planning reflects a strong commitment to agricultural stewardship.



Bower Hill Wind Project – Community Information Series

Report A2: Landowner Protection from Wind Turbine Decommissioning Costs

Background

Some community members have expressed concern that landowners hosting wind turbines will be responsible for decommissioning costs once the turbines are retired. While the concern is understandable, it is not supported by the actual lease agreements or financial safeguards in place.

Lease Agreement Protections

Landowners are explicitly protected from decommissioning obligations in their lease agreements. All responsibilities and costs for dismantling the turbine, removing infrastructure, and restoring the land lie with the developer.

Decommissioning Costs and Financial Safeguards

A recent cost assessment for removing 34 Vestas V162 turbines estimates a net decommissioning cost of approximately $2.57 million, or about $75,629 per turbine. This includes all major activities, such as dismantling equipment, removing foundations, access roads, and restoring agricultural land.

To ensure these costs are covered, the developer must provide financial security. The current agreement includes a Letter of Credit (LoC) of $40,000 per turbine, based on a third-party evaluation by DNV. However, we are considering increasing this to $100,000 per turbine to align with updated cost estimates and provide a margin of safety.

Ongoing Monitoring

Decommissioning costs are reviewed and adjusted periodically to reflect inflation, market conditions, and new data. This ensures landowners remain protected for the full life of the project.

Options for Financial Security

Two mechanisms are being considered to ensure adequate funds are available for decommissioning:

- A third-party guaranteed Letter of Credit issued at the start of operations.
- A sinking fund, gradually built over 20 years, dedicated solely to decommissioning.

Conclusion

Landowners will not be liable for wind turbine decommissioning costs. Lease agreements and financial securities are designed specifically to prevent that outcome. The Bower Hill project includes measures—such as a potential increase in the Letter of Credit—to ensure that these obligations are met responsibly and transparently.

Bower Hill Wind Project – Community Information Series

Report A3: Wind Turbine Size and Noise

Do Bigger Wind Turbines Mean More Noise?

One of the common concerns about wind energy is noise. But what actually causes the sound from a wind turbine—and does a larger turbine mean more noise?

What Creates Wind Turbine Noise?

Wind turbines generate two types of sound: mechanical and aerodynamic.

- Mechanical noise comes from internal parts like the gearbox or generator, though modern turbines have significantly reduced this.
- Aerodynamic noise is caused by wind flowing over the blades, often heard as a soft whooshing sound.

How Is Noise Monitored?

In Ontario, all wind turbines—regardless of size—must meet strict noise limits. Developers conduct detailed noise assessments using models approved by the Ministry of the Environment. Once turbines are operating, their sound levels are tested to ensure compliance. The sound limit at the nearest non-participating residence is 40 decibels (dBA)—comparable to a quiet library or ambient rural sound.

Do Bigger Turbines Mean More Noise?

Not necessarily. While larger turbines have more capacity, they usually rotate more slowly and are mounted higher above ground. This design can reduce the amount of sound that reaches nearby homes. Larger turbines are engineered to be as quiet—or quieter—than smaller models.

Same Regulations Apply

All turbines must meet the same 40 dBA noise limit at non-participating homes, whether they produce 2 MW or 6 MW. Modern wind turbines are not only more efficient—they're also designed to be quieter.

In Ontario, all wind turbines—regardless of size—must meet strict noise regulations. Developers are required to conduct detailed acoustic assessments using Ministry of the Environment–approved modeling techniques prior to construction. After installation, compliance testing is carried out to verify that turbines meet the regulated limit of 40 decibels (dBA) at the nearest non-participating residence—comparable to a quiet library or rural background sound.

At the Gunn's Hill Wind Farm, a full 12-month noise monitoring program was conducted using calibrated and verified equipment under the supervision of the Ministry of the Environment. Noise levels were measured at various receptor locations, and the data confirmed full compliance with provincial standards. The final analysis was reviewed and certified by qualified professionals.

We intend to follow the same rigorous process at the Bower Hill Wind Farm, ensuring that all noise assessments, measurements, and reporting meet provincial requirements and are transparently shared with regulators.

Bower Hill Wind Project – Community Information Series

Report A4: Wind Turbine Leases and Property Mortgages

Overview

Some have suggested that signing a wind turbine lease could prevent landowners from refinancing or selling their farms. This concern is not supported by real-world experience or legal precedent. At Gunn's Hill Wind Farm, two farms changed ownership during the project's operation with no issues related to the turbine lease.

Turbine leases are registered on title much like utility easements. They grant access and operating rights to the developer for a defined area around the turbine and road, without limiting the landowner's ability to use or finance the rest of the property.

Lenders are familiar with these types of registrations. If needed, a subordination agreement ensures that the mortgage takes precedence over the lease in any financial restructuring. These agreements are standard practice and routinely handled by developers and banks.

Legal and Financial Summary

• The lease is registered on title as a Charge of Lease, confirming the developer's easement rights but not imposing a lien or mortgage on the land.
• These rights apply only to the turbine area, crane pad, and access road—typically less than one acre.
• Registration on title is necessary for project financing and is a standard legal requirement for utility-scale infrastructure.
• Landowners maintain full rights to refinance or sell the property. Subordination agreements are available and commonly used.
• New owners take over the lease and continue receiving land use payments.
• Lease language includes decommissioning responsibilities to ensure the land is restored at the end of the project.

Best Practices for Landowners

• Review all lease documents with legal counsel.
• Request a subordination agreement early if you plan to refinance.
• Confirm the lease defines access areas clearly and includes infrastructure removal obligations.

Conclusion

Wind turbine leases do not prevent landowners from borrowing, refinancing, or selling their land. These agreements are common in utility development and are structured to respect and preserve landowner rights. Experience at Gunn's Hill and other projects confirms these leases are fully compatible with normal agricultural use and financial flexibility.

Bower Hill Wind Project – Community Information Series

Report A5: Why Ontario Needs More Electricity Generation

Overview

Some groups have claimed Ontario does not need more electricity and that new wind projects are unnecessary. This is not supported by planning data from the Independent Electricity System Operator (IESO), which manages Ontario's electricity grid. In fact, due to rising demand, nuclear retirements, and the need for reliability, Ontario faces a supply gap in the near term. New generation—including renewables—is required.

Installed Capacity Is Not Reliable Capacity

Ontario has about 37,200 MW of installed capacity, but this includes resources that do not always operate at full power. Wind and solar are intermittent and contribute less during peak times. Even nuclear and gas plants undergo maintenance and outages. Effective or 'firm' capacity is lower than the total nameplate figure.

Demand Is Rising Rapidly

The IESO forecasts that peak demand will rise from ~23,000 MW today to ~27,000 MW by 2030 due to electric vehicles, heat pumps, and industrial growth. Ontario is also shifting to a dual-peak system—requiring reliability in both summer and winter.

Upcoming Retirements and Reserve Margins

The retirement of the Pickering Nuclear Generating Station (3,100 MW) by 2026 and refurbishment outages at other nuclear plants will remove critical supply. At the same time, the IESO requires a 20% reserve margin above peak demand. By 2030, this means Ontario needs more than 32,000 MW of reliable capacity—well above current firm levels.

What Ontario Is Doing About It

To address this, Ontario is procuring new resources:

- ~2,200 MW of wind, solar, and battery storage through LT2 procurements.
- 3,600 MW of short-term gas and storage contracts through capacity auctions.
- A 300 MW small modular reactor (SMR) at Darlington by 2030.
- Refurbishments and life extensions for existing nuclear assets.

Firm Capacity Projection Without New Builds

If no new generation capacity is added, Ontario's firm available capacity by 2030 is projected to fall well below the required threshold.

- Installed nameplate capacity today is approximately 37,200 MW, but firm (reliable) capacity is significantly lower due to maintenance, retirements, and derating factors.
- By 2030, peak demand is projected at 27,000 MW, with a required firm capacity of about

32,400 MW to maintain a 20% reserve margin.

- Key losses include:
  - Retirement of the Pickering Nuclear Generating Station (~3,100 MW) by 2026
  - Temporary outages from Darlington and Bruce Power refurbishments (1,000–2,000 MW)
  - Reduced contributions from aging gas and hydro units
  - Derating of intermittent resources like wind and solar

- Estimated firm capacity by 2030 without new builds: ~24,000 to 25,000 MW

This leaves an anticipated shortfall of 7,000 to 8,000 MW—highlighting the critical importance of new generation investments, including wind, solar, storage, and nuclear.

Conclusion

Ontario's electricity needs are growing, and current capacity will not be enough—especially as older plants retire. The IESO has made it clear: new generation is required to maintain reliability and meet future demand. Claims to the contrary ignore the realities of grid planning and system reliability.

Bower Hill Wind Project – Community Information Series

Report A6: Do Wind Turbines Produce Enough Energy to Pay for Themselves?

Overview

The suggestion that wind turbines never generate enough energy to cover their own costs is inaccurate and not supported by financial or operational data. Wind energy projects in Ontario and beyond are developed, financed, and operated in competitive markets without government subsidies. Past projects like Gunn's Hill and future developments such as Bower Hill show clear economic viability through energy production, cost management, and financial performance.

1. Operational Viability of Existing Projects (e.g., Gunn's Hill)

The Gunn's Hill Wind Farm has operated for nearly a decade under the former FIT program. It has consistently generated enough revenue to:

- Meet its financing obligations
- Pay for full-service maintenance through third-party providers
- Cover administration and insurance costs
- Support local community funds and scholarships
- Provide distributions to its ownership group, including community and Indigenous partners

Financial statements confirm sustained positive net income, with the majority of operational expenditures going to external vendors. Despite being built under a fixed-price power purchase agreement, it continues to generate reliable cash flow and good investor returns.

2. New Projects Must Compete Without Subsidy

Unlike older FIT projects, new wind farms in Ontario now compete under the IESO's LT2 procurement framework and submit competitive proposals.

Projects must:

- Submit competitive bids
- Cover all capital and operating costs
- Offer electricity at or below prevailing market benchmarks
- Share revenues with landowners and community partners
- Provide a reasonable return to investors

No developer would pursue a project like the 36 MW Bower Hill Wind Farm unless its projected annual production of about 120,000 MWh at a price that was sufficient to repay capital, fund operations, and deliver investor returns.

3. Wider Market Trends Reinforce the Case

Across North America and Europe:

- Wind energy remains one of the lowest-cost sources of new electricity generation

• Major private buyers, including data centers and manufacturers, contract directly with wind farms—without public incentives
• Institutional investors continue to support wind projects for their stable, long-term returns

• The IESO only accepts the most competitive bids to stabilize their power needs

The notion that wind farms proceed without being able to cover their costs contradicts the basic economics of infrastructure investment.

4. Conclusion

Wind turbines do generate enough energy to pay for themselves. Projects developed under earlier programs, such as FIT, have proven this through long-term performance and financial results. New projects must meet even higher financial standards under competitive procurement programs. The idea that wind turbines fail to cover their costs is not supported by industry practice or investor behavior.

Bower Hill Wind Project – Community Information Series

Report A7: Is Wind Energy “Dirty”?

Overview

Some opposition groups claim that wind energy is 'dirty' and gas is 'clean.' These claims confuse basic facts about fuel use, lubricant maintenance, and lifecycle emissions. Modern turbines like the Vestas V162 use only 90–150 litres of lubricants annually—none of which are burned for power. Wind’s total lifecycle emissions are among the lowest of any electricity source.

1. Turbine Oil Use and Maintenance

A Vestas V162 6.2 MW turbine uses:

- ~50 L/year of gearbox oil (397 L changed every 8 years)
- 30–60 L/year of hydraulic fluids
- 10–40 L/year of auxiliary insulating fluids

Total: ~90–150 L/year. These fluids are continuously monitored and changed only when needed, extending service life and reducing waste.

2. Wind vs. Gas – Carbon Impact

- Onshore wind: 7–12 g CO_2-eq/kWh
- Natural gas (combined cycle): 410–490 g CO_2-eq/kWh

That means each kWh from wind avoids over 400 g of CO_2 compared to gas—making wind one of the cleanest large-scale generation sources.

Studies have shown that the carbon footprint from manufacturing, transporting, installing, and maintaining a wind turbine is typically offset within about 7 months of operation. After this point, the turbine continues to produce zero-emission electricity for the remainder of its 20–30 year lifespan. This was confirmed by research published in Nature Energy and the International Renewable Energy Agency (IRENA), which found that modern wind turbines can repay their energy and carbon 'debt' within the first year of operation, with many achieving this in less than 7 months.

Conclusion

Wind turbines use small amounts of maintenance fluids and emit almost no greenhouse gases during operation. Their total lifecycle emissions are 40 to 70 times lower than those of natural gas, and the environmental impact of their manufacturing, transportation and construction is typically offset in 7 - 12 months. Wind remains one of the cleanest and most efficient large-scale power generation sources available today. Claims that wind energy is 'dirty' do not align with the data and overlook its significant carbon-saving potential.

Bower Hill Wind Project – Community Information Series

Report A8: Is OCEC a Local Co-operative in Oxford County?

Overview

Some have questioned whether the Oxford Community Energy Co-operative (OCEC) qualifies as a local community Co-op. The answer is yes—OCEC is firmly rooted in Oxford County by its membership, investments, leadership, and operations. The co-op meets or exceeds common benchmarks used to define local ownership and control.

1. Local Ownership and Investment

- 67 of OCEC's 164 investors (41%) are residents of Oxford County
- These local investors have contributed $3.2 million, or 38.9% of total equity for the Gunn's Hill wind project
- Among 106 shareholders, 43 (40.6%) are from Oxford

These numbers exceed typical community investment thresholds, where 25–30% local equity is seen as a strong local base.

2. Community Membership and Local Presence

- OCEC has 229 members, many of whom are active in the Oxford community
- Office located in Woodstock, Ontario
- Member of the Woodstock Chamber of Commerce
- 4 of 8 directors reside in Oxford County
- Recruitment has consistently focused on local members

3. Projects and Benefits in Oxford County

- The Gunn's Hill Wind Farm and solar projects are located in Oxford County
- Land lease payments, taxes, and community funding remain within the county
- OCEC manages the community benefit fund for Cedar Creek rehabilitation
- All AGMs and board meetings are held locally

4. Governance and Local Procurement

- Democratic structure: one vote per member
- Local representation on board ensures Oxford interests are considered
- Accounting, legal, and audit services sourced from Oxford County-based firms
- Supplies and consumables purchased locally

Conclusion

OCEC meets every reasonable test of being a local co-operative in Oxford County. With nearly 40% local ownership, deep community roots, and operations centered in the county, OCEC remains a strong model of citizen-led investment in renewable energy.

Bower Hill Wind Project – Community Information Series

Report A9: Follow the Money – Where Gunn's Hill Revenue Goes

Overview

At a recent opposition meeting, attendees were encouraged to 'follow the money' to determine whether Gunn's Hill Wind Farm is a genuinely local project. We welcome that advice—because when you look at where the money actually goes, the answer is clear: **this is a community-driven project**, and **no money flows to outside corporations or private equity firms.**

Let's look at where the money goes.

Where the Revenue Goes

In 2024, the Gunn's Hill Wind Farm's revenue was allocated as follows:

- 19.9% – Interest payments on long-term project financing
- 10.3% – Operations and maintenance services (paid to Siemens Gamesa and other third-party providers)
- 3.5% – Lease payments to landowners
- 3.2% – Insurance coverage
- 3.9% – Management fees shared between OCEC, Prowind, and the First Nations partner
- 0.4% – Community benefit fund and bursaries
- 0.3% – Administrative and professional services (e.g., legal, office, utilities)
- 28.8% – Distributions to the ownership partners OCEC, Prowind, and the First Nations partner

2. Distributions by Ownership Share

The net revenue was distributed to the project's ownership group as follows:

- 49.4% – Oxford Community Energy Co-op (OCEC)
- 40.6% – Prowind Inc.
- 10.0% – First Nations partner (9211560 Canada Ltd.)

3. Clarifying Prowind's Role

All partners, including Prowind, receive distributions based strictly on their investment. Management fees are paid for services rendered. Prowind receives a larger share (2.8% of total revenue) because it is responsible for project operations, regulatory compliance, and technical oversight and staffing. OCEC receives 1% and the First Nations partner 0.2%—these fees reflect the services performed, not profit-taking.

Conclusion

This ownership model—combining a professional developer, a local co-operative, and a First Nations entity—is designed for transparency, fairness, and long-term community benefit. When you follow the money, you find that it stays here in Oxford County, supporting local jobs, local investors, and local causes.

Bower Hill Wind Project – Community Information Series

Report B3: Bird Mortality and Wind Energy — Understanding the Real Impact

Overview

Wind energy often draws criticism for its impact on bird populations. While turbines can cause fatalities, peer-reviewed research shows that their overall contribution to bird mortality is minimal compared to other human-related threats. In fact, wind turbines account for less than 0.01% of all bird deaths linked to human activity.

According to large-scale studies by the Smithsonian Conservation Biology Institute and the U.S. Fish and Wildlife Service:

• For every bird killed by a wind turbine,

• ~6 die from communication towers
• ~28 from power lines
• ~200 from vehicles
• ~600 from buildings
• ~2,400 from free-roaming cats

These studies emphasize that while turbine impacts must be responsibly managed, they are a small part of a much larger issue.

1. Bird Mortality Monitoring in Ontario

In Ontario, wind developers are required to conduct three years of post-construction bird mortality monitoring under Regulation 359/09. This includes:

• Monitoring a subset of turbines (minimum 30% or 20 turbines – in our case at all turbines)
• Biweekly surveys from May to October; raptor checks through November
• Scavenger and observer bias corrections
• Ministry oversight, with additional years required if thresholds are exceeded

Findings across Ontario wind farms show:

• 1–3 birds per turbine per year (mostly small migratory songbirds)
• Raptors: < 0.1 fatalities per turbine per year
• Mortality is highest in spring/fall migration, lowest in winter

2. Mitigation and Response Strategies

Projects must implement mitigation if:

• >10 birds are found at a turbine in one search
• >33 birds are found across all monitored turbines in a season

Mitigation includes raising cut-in speeds or temporarily curtailing turbines.

Bower Hill Wind Farm will meet or exceed all regulatory requirements and incorporate siting strategies to avoid sensitive areas like wetlands.

Key finding: Wind is among the least impactful forms of human infrastructure on bird populations.

Conclusion

While bird mortality at wind farms does occur, it is both monitored and minimized through science-based regulation and mitigation. In context, turbines represent a very small portion of human-caused avian deaths. Wind remains one of the most environmentally compatible electricity sources, and Bower Hill Wind Farm is committed to meeting the highest standards of ecological stewardship.

Bower Hill Wind Project – Community Information Series

Report B4: Do Wind Turbines or Their Vibrations Damage Water Wells?

Overview

Concerns have been raised about whether wind turbine construction or operation might affect domestic water wells. The only Ontario case with substantial investigation involved the North Kent Wind project, where 16 well owners reported sediment or flow-rate changes after foundation pile driving. The project developer commissioned third-party reviews by AECOM and Golder Associates under oversight by the Ontario Ministry of the Environment. These investigations found no evidence of vibration-related well damage.

Peak particle velocities (PPV) at well casings were measured at a maximum of 0.04 mm/s—well below the 0.5 mm/s threshold associated with cosmetic damage to structures. Groundwater in local bedrock moves only a few metres per year, making sediment migration from turbine sites to wells implausible. In many cases, vibration levels from household water pumps or passing vehicles were higher than from turbine construction or operation.

1. Vibration Monitoring and Thresholds

- Monitored using accelerometers placed on residential well casings.
- Pile driving PPV: ~0.04 mm/s
- Common activities (traffic, well pumps): >0.1 mm/s
- Structural cosmetic damage threshold: ~0.5 mm/s (ISO standard)
- Human perception threshold: ~0.5–1.0 mm/s

Vibrations attenuate with distance—by over 50% at 100 m and more than 75% at 300 m. These low levels pose no risk to infrastructure or subsurface systems.

2. Why Sediment Doesn't Travel from Turbines to Wells

- Groundwater in bedrock aquifers moves only metres per year.
- Sediment movement at millimetres per day cannot travel tens or hundreds of metres within any timeframe that would explain sudden well impacts.
- Monitoring showed no increase in turbidity or sediment load after construction.

3. North Kent Investigations – Findings and Oversight

- 16 complaints logged out of more than 400 wells.
- No correlation found between vibration levels and complaint locations.
- All testing and post-construction water quality checks matched pre-construction baselines.
- Ministry of the Environment accepted the findings and closed the investigation.
- Full report: https://patternenergy.com/wp-content/uploads/2022/04/NKW_Well_Findings_Brochure_WEB_FINAL.pdf

4. Best Practices and Commitments at Bower Hill

• Bower Hill will use cast-in-place foundations (not pile driving), further reducing vibration levels.
• Pre-construction baseline testing of nearby wells (flow rate, turbidity, casing condition).
• Accelerometers at high-risk sites to track vibration.
• Follow-up water testing post-construction.

Conclusion

Extensive field data and engineering analyses in Ontario confirm that neither the vibrations from pile driving nor the ongoing operation of wind turbines damage water wells or mobilize aquifer sediment. Vibration at residential wells is far below levels known to harm structures or subsurface infrastructure. Well water concerns in wind-farm areas should first be assessed against natural aquifer conditions and aging well construction—rather than attributed to turbine vibration.

Key References (with Links)

1. **North Kent Wind & Your Well Water**
   AECOM/Golder investigation summary showing pile-driving PPV ≤ 0.04 mm/s and no change in water quality.
   https://patternenergy.com/wp-content/uploads/2022/04/NKW_Well_Findings_Brochure_WEB_FINAL.pdf

Bower Hill Wind Project – Community Information Series

Report B5: Understanding and Addressing Shadow Flicker

Overview

Shadow flicker occurs when the rotating blades of a wind turbine pass in front of the sun, casting a moving shadow that can be seen through windows or on buildings. While some find this effect noticeable, especially during early morning or late afternoon on sunny days, it is predictable, limited, and manageable. In Ontario, the required setback of 550 meters significantly reduces the frequency and duration of flicker.

1. What Causes Shadow Flicker

Shadow flicker can only occur when:

- The sun is low in the sky and unobstructed.
- A turbine lies between the sun and a window.
- The sun is shining directly and the turbine is operating.
- The observer is inside a structure where sunlight enters.

2. Duration and Frequency at 550 Metres

Homes located 550 meters from a turbine generally experience:

- 5–20 hours per year of flicker in worst-case modeling
- 2–8 hours per year in realistic scenarios, accounting for weather and turbine downtime
- Flicker primarily in spring and fall for a few minutes per day

3. Health and Regulatory Perspective

According to Health Canada (2014), shadow flicker is not linked to adverse health effects. The National Collaborating Centre for Environmental Health and the German Federal Environment Agency confirm this finding. However, some individuals may find flicker annoying, particularly when it occurs in frequently used rooms.

4. Bower Hill's Mitigation Process

Bower Hill Wind Project is implementing a voluntary mitigation protocol:

- Site-specific modeling to assess potential flicker exposure
- Monitoring using light loggers at affected homes (on request)
- Mitigation offered if annual flicker exceeds 2 hours:
  - Blinds or vegetation screens
  - Goodwill payments (e.g., $200/year)
  - Operational curtailment in rare cases

5. Ontario Regulations and Precedent

Ontario's Renewable Energy Approvals (REA) regulation requires a 550-meter setback to reduce flicker and noise impacts. The Environmental Review Tribunal has repeatedly found no evidence

that shadow flicker causes serious harm to human health. Best practices from international standards suggest keeping flicker below 30 hours/year, with 8 hours/year as a preferred limit—well within typical Ontario values.

Conclusion

Shadow flicker is a known and manageable aspect of wind turbine operation. For residences over 500 meters away, actual flicker is low and infrequent. At Bower Hill, we are committed to proactive assessment, transparent monitoring, and reasonable mitigation when needed. We believe this approach supports community confidence and regulatory compliance alike.

Bower Hill Wind Project – Community Information Series

Report B6: Wind Turbines and GPS Equipment – Understanding Interference Risk

Overview

One concerns have been raised about whether wind turbines can interfere with GPS-based systems, particularly those used in precision agriculture. While turbine structures can theoretically reflect or block signals under certain conditions, peer-reviewed studies and field data show that actual interference is rare. This report summarizes how GPS systems work, the potential sources of interference, and what farmers can expect in practice.

1. How GPS Works and Potential Interference Mechanisms

GPS systems receive very weak signals from satellites in the L-band (1.2–1.5 GHz). For standard GPS users, interference is extremely rare. For high-precision users (e.g., RTK GPS in agriculture), the most likely sources of error near turbines include:

- Signal reflection (multipath)
- Obstruction of line-of-sight to satellites or base stations
- Scattering by rotating blades
- Very low likelihood of electromagnetic interference (EMI)

2. Likelihood of Interference by GPS Type

- Standard GPS (±1–3 m): No interference expected. GPS signals are unaffected by turbines at these usage levels.
- DGPS (±20–50 cm): No practical interference reported.
- RTK GPS (±2–5 cm): Low risk under specific conditions:
  - Operating directly between turbines
  - Obstructed view to RTK base station
  - Using radio (UHF/VHF) correction links instead of cellular (NTRIP)

3. Evidence from Studies and Field Experience

- The Kingsbridge Wind Farm EMF study in Ontario found electromagnetic fields near turbines were lower than those from home appliances and had no effect on GPS systems.
- No peer-reviewed Canadian study has identified significant GPS disruption from wind turbines.
- Anecdotal issues are typically resolved by relocating RTK base stations or using NTRIP-based correction systems that bypass line-of-sight constraints.

4. Mitigation Practices for RTK Users

- Use correction services like NTRIP over cellular networks.
- Place base stations in elevated, unobstructed areas.
- Use multipath-resistant antennas and algorithms provided by GPS manufacturers.
- Avoid working directly between turbine towers where reflections may occur.

5. Summary of Interference Risk by System Type

- Standard GPS: No risk
- DGPS (WAAS/EGNOS): No risk
- RTK with radio correction: Low, situational
- RTK with NTRIP/cellular: Very low risk

Conclusion

Modern wind turbines do not emit signals at GPS frequencies and are not active sources of interference. While signal reflections or line-of-sight issues can impact high-precision RTK GPS systems, these are rare and manageable with proper mitigation techniques. Most farming operations and standard GPS-based activities will not be affected. We are committed to work with landowner that have location specific questions or concerns.

Bower Hill Wind Project – Community Information Series

Report B7: Wind Turbines and Cellular Signal – Technical Overview

Overview

Some residents have expressed concern that wind turbines might interfere with mobile phone signals. This report reviews the technical mechanisms involved, findings from field studies, and why turbines rarely cause meaningful disruption to cellular networks. Most signal issues near wind farms are due to line-of-sight obstruction, not electromagnetic interference.

1. Electromagnetic Emissions from Wind Turbines

Wind turbines contain electronics and transformers that emit electromagnetic fields (EMFs). These emissions are minimal, regulated, and comparable to those of common household appliances. There is no credible evidence that turbine EMFs disrupt cellular communication, which operates at regulated, protected frequencies well above EMF influence.

2. Obstruction and Multipath Effects

• Wind turbines can physically block or reflect signals.
• Effects include minor attenuation and multipath interference, particularly with high-frequency signals.
• These effects are typically localized—only noticeable when the user is directly behind the turbine relative to the cell tower.
• Silos and other tall structures can have similar or greater effects.

3. Frequency and Coverage Design

Cell networks operate over multiple frequencies:
• Lower bands (e.g., 700 MHz) penetrate buildings and obstructions better.
• Higher bands (e.g., 2.5 GHz) are more susceptible to reflection or shadowing.
Modern networks use overlapping coverage zones and signal processing to maintain performance even in the presence of physical obstructions like turbines.

4. How to Assess Potential Interference

If cell signal concerns arise, the following steps can be used to assess whether turbines are a factor:
• Signal strength and quality measurements near turbines
• Spectrum analysis to check for emissions near cell frequencies
• Network performance logging: call drops, data rates, handover success
• Collaboration with mobile providers to assess local tower behavior

5. Practical Comparison: Turbines vs. Silos

Farm silos and turbines both present vertical obstructions. Silos cause predictable, minimal disruption and are often used to mount antennas. Wind turbines, with moving blades, can

reflect signals dynamically—but this is rare and usually insignificant unless in a weak coverage zone. In strong coverage areas, signal paths re-route through nearby towers.

Conclusion

Wind turbines can affect cell signal only in rare, location-specific situations involving obstruction or reflection. These effects are minimal and usually manageable within today's overlapping, multi-band cellular networks. Like silos, barns, or terrain, turbines may contribute to localized signal weakening—but are not a general source of interference.

Bower Hill Wind Project – Community Information Series

Report B8: Wind Turbines and Property Values in Ontario

Overview

Concerns about wind turbines affecting nearby property values are common, but academic research in Ontario provides strong evidence to the contrary. A peer-reviewed study from the University of Guelph—focused on Melancthon Township, home to one of Ontario's largest wind farms—found no statistically significant effect on residential or agricultural property values due to turbine proximity, visibility, or density.

1. Key Study Findings

- Study reviewed over 7,000 property transactions from 2002 to 2010.
- 133 turbines were constructed in Melancthon between 2005 and 2008.
- Used a hedonic pricing model to isolate the effect of turbines on sale prices.
- Controlled for building features, lot size, land use, sale date, and market conditions.
- No significant price effects found at distances of 5 km, 2 km, or even 1 km.
- No differences in sale price trends based on turbine visibility from the home.
- Applicable to both rural residential and agricultural properties.

2. Research Methods and Validity

- Institution: University of Guelph
- Published in: Canadian Journal of Agricultural Economics
- Method: Hedonic pricing model – a well-established real estate valuation tool
- Controlled variables: Home characteristics, land use, sale timing, turbine view, and turbine proximity
- Analysis was robust across different subgroups and model variations

3. Relevance to Southwestern Ontario

Melancthon is a large rural municipality comparable to many areas in Oxford and surrounding counties. Because it hosted a project larger than most current developments, and the study used rigorous academic methods and a large dataset, its findings are reliable for understanding potential impacts in Bower Hill and similar regions.

Conclusion

The University of Guelph's research offers strong, Ontario-based proof that wind turbines do not negatively affect property values. This should provide confidence to municipal councils, landowners, and communities evaluating wind energy development. As projects like Bower Hill move forward, the conversation can be guided by verified data—not speculation.

Full study: https://puc.sd.gov/commission/dockets/electric/2018/EL18-003/testimony/dakotarange/mexhibit5.pdf

Community Benefit Fund Plan

Bower Hill Wind Project

Duration: 20 years

Annual Allocation: Minimum of 1% of gross revenue (estimated at $60,000 to $80,000/year)

Total Fund Commitment: Estimated $1.2M to $1.4M over 20 years

Purpose

The Community Benefit Fund (CBF) is designed to equitably share the benefits of the Bower Hill Wind Project with the host municipality and surrounding communities. It supports local initiatives, provides predictable contributions to the Township of South-West Oxford, and acknowledges the proximity of non-participating neighbors in a fair and transparent manner.

Fund Structure and Allocation

Fund Component	Allocation	Estimated Annual Amount	Description
A. Oxford County Community Project Fund	30%	$18,000–$24,000	Supports county-wide initiatives focused on sustainability, youth programming, recreation, and innovation in partnership with registered non-profits or local government. Administered jointly by OCEC and local stakeholders.
B. SWOX Community Benefit Transfer	Fixed $1,000/MW	$36,000 (based on 36 MW)	Annual unconditional contribution to the Township of South-West Oxford. Municipality has full discretion to allocate funds in alignment with local priorities. Payment made in Q1 each year.
C. Neighbourhood Support Fund	40%	$24,000–$32,000	Application-based fund available to non-participating residents, with priority to properties adjacent to turbine hosts. Eligible uses include energy efficiency upgrades, environmental projects, and energy cost dividends. We are also open to other community-suggested ideas that promote fair and inclusive benefit sharing, with emphasis on proximity to the project.

Governance & Administration

- Transparency: Annual fund reports, including recipient summaries and financials, will be published on the OCEC and project websites.
- Advisory Committee: A small volunteer board including a representative from SWOX, OCEC, and an independent community member will advise on the application process for the Neighbourhood Support Fund and Oxford County initiatives.
- Audit & Review: An independent third-party review will be conducted every 5 years to assess effectiveness and make recommendations.

Neighbourhood Support Fund – Details

- Eligibility: Properties within 1 km of a turbine site, excluding leaseholders.
- Process:
  - Open call each year for proposals.
  - Applicants may receive up to $5,000 per year.
  - Priority given to adjacent landowners and proposals supporting energy savings, environmental stewardship, or other fair uses as suggested by the community.
- Timeline: Application opens April 1 each year; funding awarded by June 30.

Southwest Oxford
Bower Hill Wind Project
Project Development Report (PDR)
- draft -

Gunn's Hill Wind Farm

Office:
5 Graham Street unit 201
Woodstock, ON
N4S 6J5

Phone: 519 788 2598

Email: hschneider@prowind.com

Introduction

At the direction of the Ontario Minister of Energy (the "**Minister**"), the Independent Electricity System Operator (the "**IESO**") of Ontario is proceeding with a series of procurements to secure additional electricity generation capacity. Prowind Inc. ("**Prowind**") is developing the proposed Bower Hill Windfarm (the "**Project**"), located in the Township of Southwest Oxford, west of Woodstock, in Oxford County, Ontario.

Bower Hill Wind Project – Township of South-West Oxford

This Project Development Report (PDR) provides a detailed overview of the proposed Bower Hill Wind Project. The purpose of this report is to summarize the current stage of development, present key technical and planning components, and support ongoing engagement between the project proponent and municipal leadership.

The Bower Hill Wind Project is a proposed 36 MW utility-scale wind energy facility located west of Woodstock in Oxford County. The project is being developed by Prowind Inc., in partnership with Six Nations of the Grand River Development Corporation and the Oxford Community Energy Co-operative. The project is currently in the pre-permitting phase, with engineering, environmental, and consultation work ongoing in preparation for future regulatory submissions.

This report includes information on turbine specifications, site layout, grid connection, land access, environmental considerations, and engagement activities to date. It also outlines next steps, including permitting requirements under Ontario Regulation 359/09 and the developer's commitments to transparency, community benefit, and Indigenous partnership.

DRAFT PROJECT DEVELOPMENT REPORT (PDR)
Bower Hill Wind Project

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1. Project Overview

1.1 Project Name: Bower Hill Windfarm
Bower Hill is a locally recognized geographic feature in Oxford County, known for its elevated terrain and tree-lined landscapes west of Woodstock. Historically referred to as Karn Road, Bower Hill Road leads into the former West Oxford Township and has long been associated with the

natural beauty of the area. The name "Bower" suggests a shaded, peaceful place, reflecting the area's rural character. The hill and its surrounding lands have been part of Oxford's farming and community fabric for generations.

1.2 Project Proponent: Prowind Inc.
Prowind Inc. is a renewable energy developer headquartered in Woodstock, Ontario, with additional offices the United States; and Germany. Prowind specializes in the development, financing, construction, and operation of wind, solar, and biogas projects. The company has over two decades of experience in renewable energy, with a strong track record of delivering projects that balance environmental, technical, and community considerations. The Woodstock office, located 5 Graham Street, supports local project development and stakeholder engagement, reflecting Prowind's commitment to being present and accessible in the communities where it operates.

1.3 Project Entity: Bower Hill LP
The project will be developed and operated by the Bower Hill LP, a limited partnership established specifically for the Bower Hill Windfarm. This structure facilitates investment partnership opportunity with First Nations and Community Co-op, and provides operational transparency. The limited partnership model is commonly used in renewable energy projects to support sound financial structuring while enabling local or institutional investment participation.

1.4 Project Location: Southwest Oxford
The Bower Hill Windfarm is proposed to be located in the Township of Southwest Oxford, Oxford County, Ontario. The site lies west of the City of Woodstock and north of the village of Sweaburg, along the Highway 401 corridor. The area is well-suited for wind development due to its rural land use, reliable wind resources, and proximity to existing distribution infrastructure.

1.5 Project Type: Renewable Energy – Wind Power Generation
This is a utility-scale wind energy generation project, designed to convert wind into electrical energy through modern horizontal-axis wind turbines. Each turbine will be connected to a collector system leading to a common substation, where the energy is transformed and delivered to the provincial electricity grid. Wind energy projects of this scale are typically subject to permitting and environmental review processes under Ontario regulations, including consultation with Indigenous communities and engagement with local municipalities.

1.6 Project Capacity: 36 MW
The windfarm will consist of six wind turbines with a total installed capacity of 36 megawatts (MW). This capacity is expected to generate approximately 135,000 megawatt-hours (MWh) annually, contributing to Ontario's renewable energy supply and supporting local sustainability goals.

1.7 Purpose of the Project:
The primary objective of the Bower Hill Windfarm is to produce renewable electricity to support Ontario's climate goals and energy needs. The project supports both provincial and local priorities to transition toward sustainable energy sources and contributes to Oxford County's 100% renewable energy target. In addition to environmental benefits, the project is expected to provide local economic opportunities through construction-related employment, landowner revenues, and potential community investment or funding initiatives.

2. Contact Information

2.1 Name and contact details for the proponent

Bower Hill Limited Partnership
5 Graham Street – unit 201
Woodstock, ON N4S 6J5
Contact: Villabroza, Carr
CVillabroza@prowind.com

Bower Hill LP General Partner
5 Graham Street – unit 201
Woodstock, ON N4S 6J5
Contact: Villabroza, Carr
CVillabroza@prowind.com

2.2 Name and contact details for project lead or consultant

A project lead or external consultant has not yet been selected. The proponent will identify and retain a qualified individual or firm during the development phase to support permitting, stakeholder engagement, and regulatory submissions. Contact details will be provided once the selection is made.

2.3 Indigenous consultation contact

Six Nations of the Grand River Development Corporation ("SNGRDC")
2498 Chiefswood Rd, Ohsweken, ON N3W 2G9
Represented by: **Matt Jamieson**
Email: **mjamieson@sndevcorp.ca**

3. Project Description

3.1 Overview of Project Components

Wind Turbines
The project will consist of six utility-scale wind turbines, each with a nameplate capacity of 6.2 MW. The turbines will likely be either **Vestas V162-6.2 MW EnVentus** or **Enercon E-175 EP5 E2** models, depending on final procurement and engineering. Key specifications are:

- **Hub height:** ~125 to 166 meters
- **Rotor diameter:** ~162 (blade length approx. 80 meters)
- **Tip height:** ~205–246 meters
- **Cut-in wind speed:** ~3 m/s
- **Rated wind speed:** ~11–12 m/s
- **Cut-out wind speed:** ~25 m/s
- **Operational temperature range:** -30°C to +40°C (model dependent)

These turbines are selected for their proven performance, grid compatibility, and suitability to local wind resource conditions.

3.2 Access Roads / Laneways

Access roads to each turbine site will be approximately 5 meters wide and designed to accommodate the delivery of large turbine components and construction equipment. Key design considerations include:

- Location planned to minimize agricultural disruption, following the shortest practical route or along existing field boundaries.
- Preference given to avoiding Class 1 agricultural soils.
- Constructed with a compacted gravel base, with geotextile reinforcement as needed.
- Stabilized to support heavy loads, including cranes during turbine erection.
- Final alignments will balance constructability, landowner input, and agricultural use.

3.3 Collector System

Wind turbines typically generate power at a low voltage, often between 600 V and 1,000 V. A pad-mounted step-up transformer at the base of each turbine increases that voltage to medium voltage, most commonly 34.5 kV in Ontario. The collector system then carries this 34.5 kV power underground to the project's substation.
The collector system will consist of underground medium-voltage cables connecting each turbine to the substations. Wherever feasible, cables will be buried to minimize surface disruption. System design will include:

- Buried cables leading from turbines to nearby junction boxes.
- Junction boxes connected to one of two collector substations.
- Final cable routing to consider environmental features and minimize agricultural impact.
- Typical cabling includes aluminum-core, shielded, XLPE-insulated cables rated for 35 kV, with direct burial and cable marker tape.

A detailed cable layout and connection plan will be developed during the detailed design phase.

3.4 Substation and Connection Point

The project will interconnect with Hydro One's 27.6 kV distribution network through two separate feeders:

- **Northern turbines** (3 turbines): connected via a new 27.6 kV collector substation to the Woodstock TS M9 feeder on Karn Road.
- **Southern turbines** (3 turbines): connected via a second 27.6 kV collector substation to the Ingersoll M44 feeder on Curry Road.

Each substation will include:

- **Step-down transformers**, reducing voltage from the 34.5 kV collector system to 27.6 kV for connection to the local distribution network. Protective relays, metering, and switchgear
- Control building (approx. 6 m x 9 m)
- Fenced compound on gravel base (approx. 30 m x 30 m)

3.5 Temporary Construction Facilities

Each turbine site will require a crane pad and a temporary laydown/staging area. These areas are

necessary for turbine assembly, delivery, and erection:

- **Crane pad:** approx. 35 m x 45 m, leveled and compacted gravel surface to support crawler crane operation.
- **Laydown area:** approx. 80 m x 100 m, used for staging turbine components, assembly, and temporary equipment storage.
- Temporary facilities will be reclaimed and restored post-construction.

3.6 Preliminary Site Layout

A preliminary layout map of turbine locations, access roads, and electrical connections is provided in Appendix A - E.

3.7 Description of Land Use

The project is located within a rural, agricultural setting in the Township of South-West Oxford. The area consists primarily of cultivated farmland with some existing infrastructure such as local roads, hydro corridors, and scattered residential dwellings.
As part of the Agricultural Impact Assessment (Part One), the Study Area was found to represent a reasonable alternative location based on the following considerations:

- Not located in a Specialty Crop Area (municipally or provincially)
- Close proximity to Highway 401, a major transportation route
- Close proximity to existing hydro transmission and distribution infrastructure with sufficient capacity
- Adjacent to areas with a high concentration of non-agricultural land use to the north
- Located entirely within the South-West Oxford Agricultural Reserve, which covers most of the Township
- Contains areas of lower agricultural capability (Canada Land Inventory [CLI] Class 2 and 3)
- Also includes areas with even lower capability soils (CLI Class 4–7)
- Limited prior capital investment in tile drainage infrastructure

4. Project Activities

4.1 Development Timeline

The project is planned to follow a typical development cycle:

- **Planning & Permitting:** Ongoing through 2025 – spring 2028
- **Construction:** Estimated duration of 6–9 months, targeting start in October 2027
- **Commissioning:** Final testing and grid connection following construction
- **Operation:** 20-year operational life with ongoing monitoring and maintenance

- **Decommissioning or Repowering:** End-of-life plan to be developed prior to year 20

A visual timeline is included in Appendix F Planning Schedule

4.2 Construction Methods

Turbine Foundations
Each turbine will be supported by a reinforced concrete foundation, typically in a pyramid or inverted cone shape, depending on soil and load-bearing requirements. Foundations generally include:

- Excavation to ~3 meters depth
- Installation of a steel rebar cage and foundation anchor ring
- Pouring of ~400–500 m³ of concrete per foundation
- Backfilling and compaction around the structure
- Grounding system integrated into the foundation design

Balance of Plant (BOP)

- **Pad-mounted transformers** or **internal transformers** (model-specific) will be used for voltage step-up at each turbine.
- **Turbine towers** are anticipated to be either steel tubular sections or hybrid (concrete + steel) towers assembled in segments.
- The **Nacelle** containing the generator, gearbox (if applicable), and control systems, will be hoisted using a crawler crane.
- **Blades** (approx. 81–96 meters long) will be delivered in single pieces and attached on site, typically using a blade-lifting frame.

Construction sequencing includes:

1. Access road and laydown area preparation
2. Foundation installation and curing
3. Electrical collector system installation
4. Turbine delivery and erection
5. Commissioning and energization

4.3 Typical Equipment and Machinery

Construction and installation will involve the following typical equipment:

- **Crawler crane** (600–800 ton class) for tower and nacelle erection
- **Rough-terrain cranes** and telehandlers for laydown and component positioning
- **Excavators and bulldozers** for grading and trenching
- **Concrete mixers and pumps** for foundation pours

- **Low-bed and extendable trailers** for blade and tower transport
- **Cable plows or trenchers** for underground cable installation
- **Portable generators and mobile offices** for temporary facilities

A visual showing representative equipment is included in Appendix G

4.4 Transportation of Materials and Components

Turbine components and materials will be delivered via Highway 401, using established provincial and municipal road networks. Key transportation considerations:

- Use of **Ministry of Transportation (MTO)** and **Township of South-West Oxford** road allowances and approved haul routes
- Advance coordination with road authorities for permits, turning radius adjustments, and scheduling of oversized loads
- Local road improvements may be required at some intersections or turning points to accommodate large transport vehicles
- Deliveries will be staged to minimize on-site congestion and accommodate laydown area capacity

4.5 Operation and Maintenance

Upon commissioning, the project will enter a 20-year operational phase supported by:

- A Full Service Agreement (FSA) with the turbine manufacturer, covering all major maintenance, inspections, and software upgrades
- On-site inspections, remote performance monitoring, and regular preventive maintenance activities
- An established Operations Department located in Oxford County, responsible for both this project and the existing Gunn’s Hill Wind Farm
- Local and regional service technicians will be dispatched as needed to minimize downtime and maintain performance standards

All maintenance and operational activities will follow the manufacturer's safety protocols and environmental protection requirements.

5. Land Ownership and Access

5.1 Land Control Agreements

The project has secured land access through signed option agreements with five private landowners. The option agreements provide the proponent with rights to lease the land for a term of 30 years from the start of operation, with optional five-year extensions. Key details:

- Signed in January and March 2025
- One landowner will host three turbines

- Three landowners will each host one turbine
- All landowners have been provided with a draft lease agreement, which will be finalized and signed in 2028, ahead of construction

The agreements also provide access for infrastructure such as access roads, collector lines, and crane pads.

5.2 Municipal Road Use

The proponent will apply for all necessary municipal approvals, including road use agreements and road allowances, in 2026. This process will be coordinated with the Township of South-West Oxford and Oxford County as applicable.
A comprehensive traffic and logistics plan will be developed by the **Balance of Plant (BOP) contractor** prior to construction. This plan will address:

- Routing and timing of deliveries
- Use of public roads and turning modifications
- Load limits and road condition monitoring
- Traffic safety and signage

5.3 Easements and Rights-of-Way

All required easements for underground cabling and infrastructure on private lands will be secured through the signed land lease agreements.
Where required, additional easements or rights-of-way on municipal lands will be obtained through the municipal permitting process. These typically relate to:

- Crossing public roads with underground cables
- Use of road allowances for collector lines or access roads
- Temporary access or staging areas adjacent to public right-of-way

The proponent will work with the appropriate authorities to ensure all easements and access rights are secured prior to construction.

6. Site Selection Rationale

6.1 Site Screening and Selection Criteria

The selection of an appropriate site for the wind energy project involved a comprehensive evaluation based on several critical factors. The primary criteria considered include:

- **Wind Resource Availability**: Assessing the consistency and strength of wind speeds to ensure optimal energy production.
- **Proximity to Grid Infrastructure**: Evaluating the site's closeness to existing electrical transmission lines and substations to facilitate efficient energy distribution.
- **Land Use and Availability**: Identifying areas with sufficient open space, minimal environmental constraints, and compatibility with existing land uses.

- **Environmental and Social Impact**: Minimizing potential adverse effects on local ecosystems, wildlife habitats, and communities.
- **Regulatory Compliance**: Ensuring adherence to local, provincial, and federal regulations, including setback requirements and zoning laws.
- **Accessibility**: Considering the site's accessibility for construction, operation, and maintenance activities, including transportation logistics.

6.2 Considerations

Wind Resource Assessment

The project's proximity to the existing Gunn's Hill Wind Farm, located approximately 9 km from the proposed site, provides a valuable reference for wind resource evaluation. Gunn's Hill has accumulated eight years of detailed wind data, indicating favorable wind conditions in the region. To further substantiate the site's potential, a 12 to 18-month wind measurement campaign using Light Detection and Ranging (LiDAR) technology will be conducted in 2026/27 on-site. This approach aligns with industry best practices for wind resource assessment, ensuring accurate and site-specific data collection.

Grid Connection

Discussions with Hydro One Networks Inc. (HONI) have confirmed the availability of capacity on the M9 and M44 distribution lines for integrating the proposed wind energy production. Preliminary assessments indicate that approximately 3 km of conductor upgrades may be required for the northern segment of the project and about 4 km for the southern segment. These upgrades will be performed by HONI to ensure seamless grid integration and system reliability.

Setback Compliance

All proposed turbine locations have been strategically planned to comply with the mandated setback distance of 550 meters from non-participating noise receptors. This compliance ensures adherence to noise regulations and minimizes potential disturbances to nearby residents.

Land Use and Soil Classification

The site selection process prioritized the placement of turbines on lands classified as Class 2 and Class 3 soils, which are considered more suitable than class 1 land for such developments. However, due to setback constraints and the need to optimize turbine placement, one turbine is proposed on the edge of Class 1 land. This decision was made after careful consideration to balance agricultural preservation with setback requirements.

Municipal Engagement

Engagement with municipal authorities has been a cornerstone of the site selection process. Four meetings with the municipality have facilitated open communication and collaboration. In support of municipal consultations, the following reports have been prepared and submitted:

- **Community Engagement Plan**: Outlining strategies for ongoing communication and involvement with local stakeholders.
- **Community Participation Report**: Documenting the participation interest from First nations and a Community Co-op.
- **Agricultural Impact Assessment** Phase 1: Evaluating the potential effects of the project on local agricultural activities, including Draft Terms of Reference.

- **Land Tenure Report**: Detailing land ownership and option / lease agreements pertinent to the project.
- **Draft Project Development Report** (PDR): Providing a comprehensive overview of the project's planning and development stages.
- **Proponent Structure Report**: Describing the organizational framework and key stakeholders involved in the project.
- **Community Benefits Plan**: Highlighting the anticipated advantages and contributions of the project to the local community.

These efforts underscore the commitment to transparency, regulatory compliance, and fostering positive relationships with municipal authorities and the community.

7. Environmental and Socio-Economic Considerations

7.1 Preliminary Identification of Key Environmental Features

A desktop review and early-stage assessment of the Study Area has identified the following relevant environmental features:

- **Natural Heritage Features**: The project site avoids Provincially and Municipally designated Specialty Crop Areas and is located entirely within the Agricultural Reserve of the Township of South-West Oxford. There are no Provincially Significant Wetlands or Areas of Natural and Scientific Interest (ANSI) within the immediate project footprint, but a full natural heritage assessment will be completed during the permitting phase.
- **Water Bodies and Drainage**: The site does not contain significant surface water features. Tile drainage is limited in the Study Area, and the soils are generally suitable for development without major drainage system interference.
- **Species at Risk (SAR)**: A full environmental screening will be conducted to identify the potential presence of SAR and their habitats. Early-stage assessment has not identified specific constraints, but confirmation through agency consultation and field study will follow.
- **Other Locational Constraints**: The Study Area avoids floodplains, erosion-prone slopes, and other geotechnical or hydrological hazards. Setbacks from residential receptors are respected (see Section 6).

7.2 Summary of Existing Land Uses

The Study Area is currently used primarily for **agricultural purposes**, including:

- Field cropping (corn, soy, wheat)
- Pasture and forage areas in limited sections

Other land use characteristics:

- No active forestry operations within the Study Area
- Low density rural residences interspersed throughout the area, all turbines are sited to meet regulatory setbacks

- Adjacent to infrastructure corridors including Hydro One distribution lines and Highway 401
- No conflicts identified with local food processing, poultry/livestock, or cropping infrastructure per Agricultural Systems Portal review (Figures 6–8 in the AIA)

7.3 Potential Impacts and Mitigation Approach

At this stage, potential environmental and socio-economic impacts are understood to be manageable with standard industry mitigation practices. The following provides a general overview:

Impact Area	Potential Effect	General Mitigation Measures
Agriculture	Temporary land disruption during construction	Minimize footprint; site access roads along field boundaries; restore post-construction
Wildlife and Habitat	Possible disturbance to nesting or foraging areas	Conduct seasonal ecological surveys; buffer sensitive features
Noise	Construction and turbine operation noise	Comply with setback regulations; limit construction to daytime hours; HWY 401 ambient noise level
Traffic and Access	Increased heavy truck traffic	Develop and follow traffic management plan during construction
Dust and Erosion	Dust from construction and erosion on disturbed soil	Use water for dust suppression; stabilize soils; manage stormwater
Cultural/Heritage Resources	Unknown archaeological or built heritage features	Engage licensed archaeologists as required under the Heritage Act

7.4 Summary of Regulatory Framework – Ontario Regulation 359/09 (Renewable Energy Approvals)

The Bower Hill Wind Project will be developed in accordance with **Ontario Regulation 359/09** under the *Environmental Protection Act*, which governs the approval process for renewable energy projects in Ontario. This regulation outlines the mandatory requirements for the development, construction, and operation of renewable energy generation facilities, including wind farms, and is a core part of Ontario's permitting framework.

Key Provisions Relevant to the Bower Hill Project:

1. Classification of Wind Facilities
Wind projects are categorized by nameplate capacity, location, and physical specifications. Based on proposed turbine size and output (≥ 50 kW, with turbine hub heights and noise levels above defined thresholds), the Bower Hill Project qualifies as a **Class 4 Wind Facility**.

2. Project Location Restrictions
Class 4 wind facilities must avoid direct placement in surface water bodies (except wetlands), and are subject to noise receptor setbacks - most notably, a minimum 550m distance from non-participating dwellings and other sensitive uses.

3. Required Documentation for Approval

Applicants must submit a series of detailed technical and planning documents, including but not limited to:

- Project Description Report
- Site Plan
- Noise Impact Assessment
- Natural Heritage Assessment (if applicable)
- Archaeological and Heritage Reports
- Consultation and Engagement Reports (public and Indigenous)

4. Consultation Requirements

Developers must:

- Notify the public, municipalities, and Indigenous communities via multiple formats (print, website, direct mail)
- Hold at least two public meetings
- Provide 60-day public access to all key planning documents before final meetings
- Engage in direct communication with all landowners within 550 metres of the project site

5. Indigenous Consultation

The proponent must request and receive a list of potentially affected Indigenous communities from the Ministry, provide notices and documentation, and engage in a good-faith consultation process.

6. Approval, Eligibility and Application Process

An application for an Environmental Compliance Approval (ECA) can only be submitted once all required studies are complete and public consultation obligations have been met. The submission must be made in the Director-approved format and include all supporting documentation demonstrating compliance.

7. Environmental Protections

The regulation defines a “negative environmental effect” as any impact that may reasonably be expected to occur. As such, comprehensive assessment and mitigation planning are required, especially for impacts on noise, wildlife habitat, and cultural heritage.
A comprehensive Environmental Effects Monitoring Plan (EEMP) will be developed as part of the permitting process and in consultation with applicable regulatory agencies.

8. Indigenous Engagement

8.1 Purpose of this Section

The purpose of this section is to support the proponent’s application to the Ministry of the Environment, Conservation and Parks (MECP) for the issuance of an **Aboriginal Community Letter (ACL)**. The ACL is a prerequisite for participation in the IESO’s LT2 procurement process and is required to confirm early engagement with Indigenous communities, as well as their

expressed interest in economic participation in the project.

8.2 Summary of Early Indigenous Engagement

The proponent has initiated Indigenous engagement with **Six Nations of the Grand River Development Corporation (SNGRDC)**, the economic development arm of Six Nations of the Grand River. To date:

- Three formal meetings were held with SNGRDC representatives between August 2024 and March 2025.
- On February 15, 2025, a Letter of Intent (LOI) was signed between Prowind Inc. and SNGRDC confirming mutual intent to develop a partnership around the proposed Bower Hill Wind Project in Southwest Oxford.
- The LOI outlines a commitment for SNGRDC to acquire a minimum 25% and up to 50% economic participation in the project through a Limited Partnership (LP) structure.
- SNGRDC will also support the project through the submission of documentation required by the IESO to meet Indigenous Participation Level criteria under the LT2 framework.

This LOI demonstrates SNGRDC's clear interest in participating in the project, both economically and strategically.

8.3 Commitment to Ongoing Engagement

Upon receipt of the ACL from MECP, the proponent is committed to:

- Continuing engagement with SNGRDC to finalize the LP Agreement and Financial Model
- Exploring opportunities for additional Indigenous partners, in consultation with SNGRDC and MECP
- Providing SNGRDC with timely and transparent updates on project permitting, design, and scheduling
- Ensuring Indigenous communities are meaningfully involved in the long-term ownership, operation, and benefit sharing of the project

This commitment aligns with best practices for Indigenous engagement and the proponent's broader approach to long-term, respectful partnerships.

9. Municipal and Agency Engagement

9.1 Summary of Early Discussions

The proponent has undertaken early and ongoing engagement with the **Township of South-West Oxford** and other relevant stakeholders. As of March 2025, four meetings have been held with municipal representatives to present the project concept, discuss planning requirements, and address early feedback. Key materials shared include:

- Community Engagement Plan
- Community Participation Report
- Agricultural Impact Assessment – Phase 1

- Draft Project Development Report (PDR)
- Land Tenure Report
- Proponent Structure Report
- Community Benefits Plan

In addition to municipal engagement, the proponent had early discussions with **Upper Thames River Conservation Authority (UTRCA)**, **Oxford County Federation of Agriculture (OCFA)**, and other agricultural and conservation groups to discuss land use compatibility and environmental planning strategies.

A robust Community Engagement Plan is in the implementation stage, including public open houses, farmer information packages, website updates with a 24-hour response commitment, and focus groups with rural residents and local businesses.

Acknowledgement of Regulatory Requirements
The project will be subject to applicable regulatory approvals and permitting requirements. These may include:

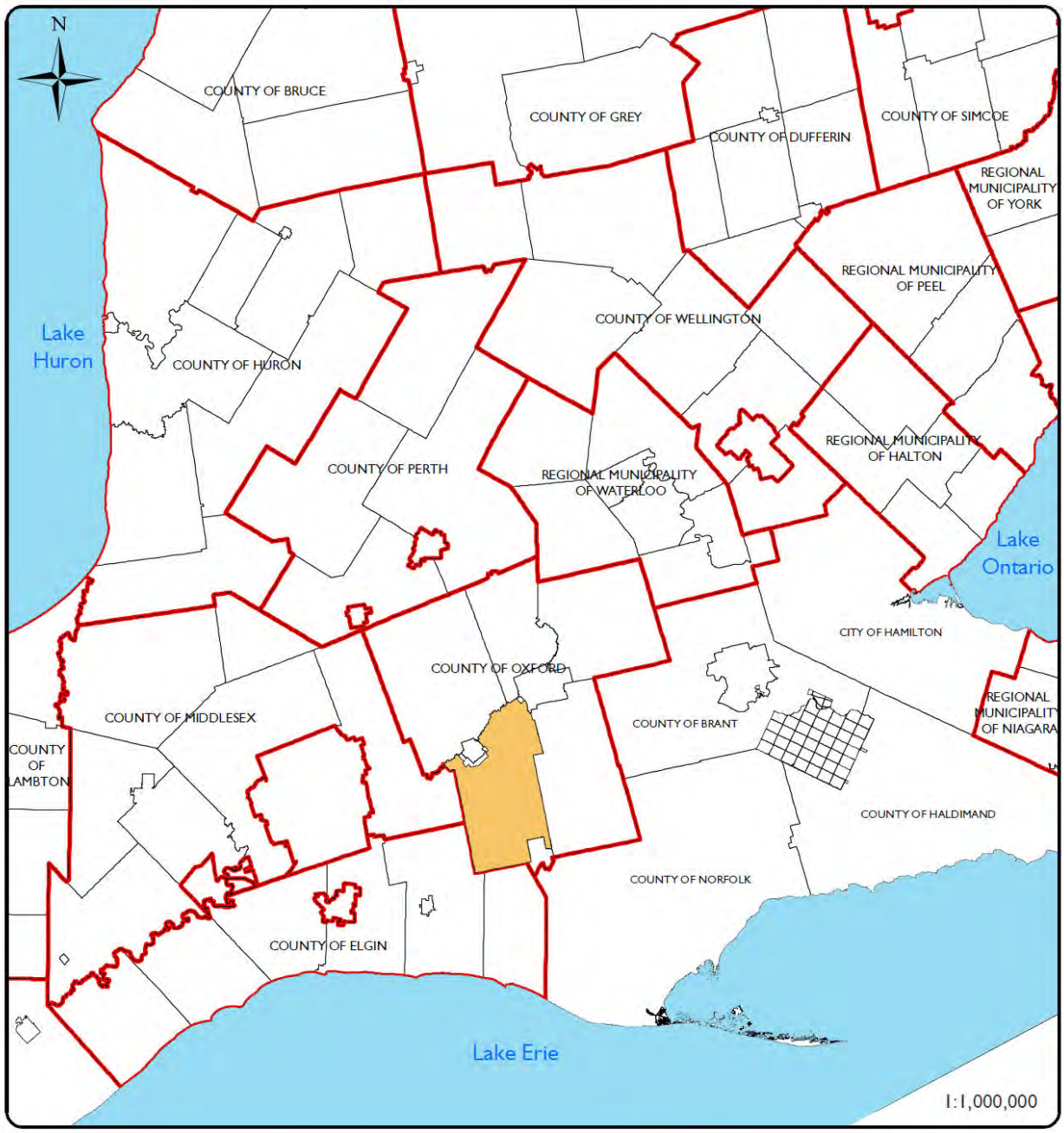
- Environmental compliance requirements under the **Environmental Protection Act (EPA)**, including preparation of an **Environmental Effects Monitoring Plan (EEMP)** and other studies required under the **Environmental Compliance Approval (ECA)** process.
- Permits and approvals from the local municipality, such as **road use agreements**, **entrance permits**, and **building permits**.
- IESO participation requirements, including submission of the **Aboriginal Community Letter (ACL)**, **Indigenous participation documentation**, and **grid connection approvals** (e.g., System Impact Assessment, Connection Impact Assessment).
- Engagement with the **Ministry of the Environment, Conservation and Parks (MECP)**, including species at risk screening, noise and setback compliance, and confirmation of land use compatibility
- Consultation and coordination with **Hydro One Networks Inc. (HONI)** regarding distribution system upgrades and interconnection to the M9 and M44 feeders

The proponent is committed to adhering to all applicable regulations and maintaining open communication with authorities throughout the development process.

10. Maps and Figures

Project location map (regional and local scale) - Appendix A and B
Preliminary site layout – Appendix C
Environmental constraints map (available upon completion of the environmental studies)
Distribution/connection route - Appendix D
Preliminary New Permanent Access Road - Appendix E
Project Plan - Appendix F
Construction Pictures - Appendix G

Appendix A – Regional Map



Legend

- Single and Lower Tier Municipal Boundary (MNR)
- Township of South West Oxford
- Upper Tier Municipal Boundary (MNR)
- Waterbody (MNR)

Figure 1

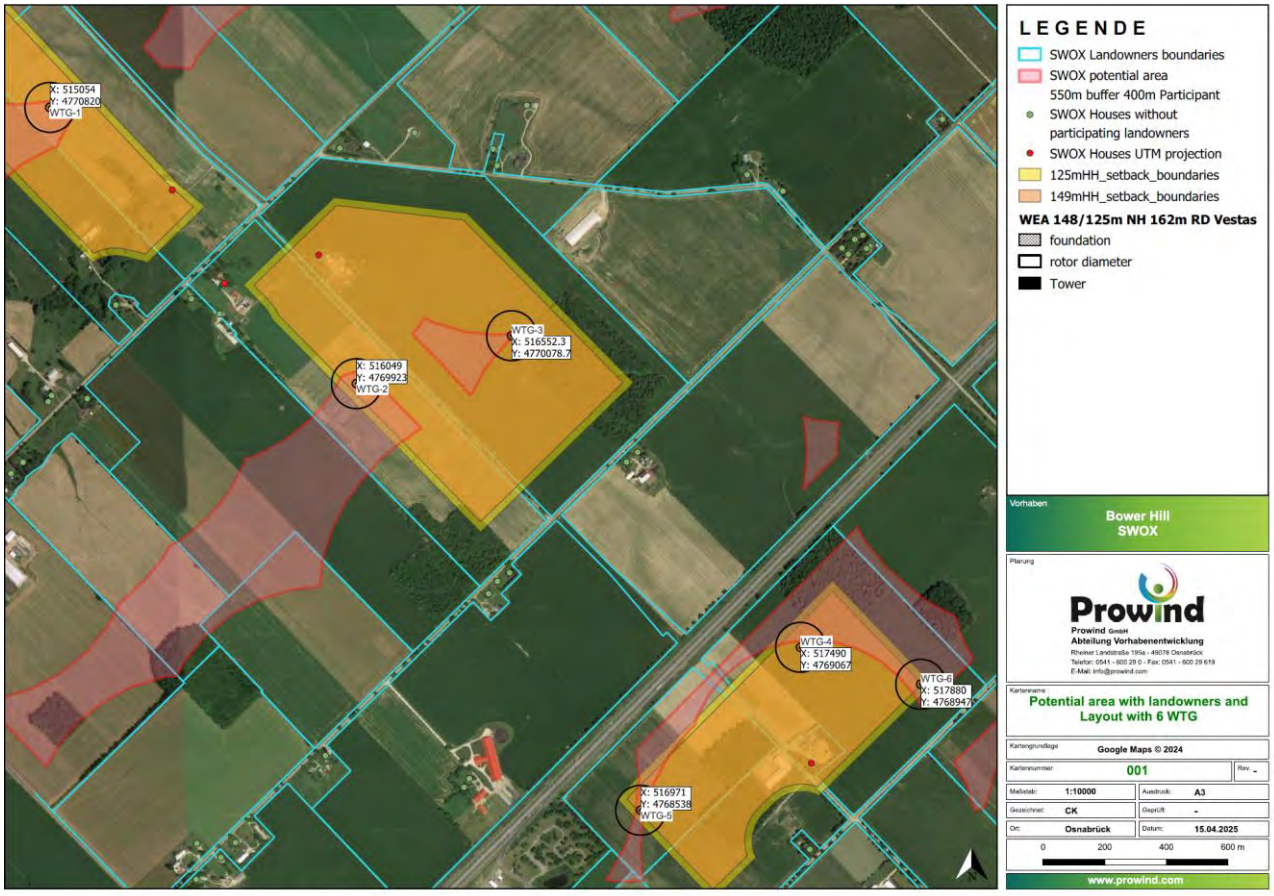
Location

DBH Soil Services Inc.

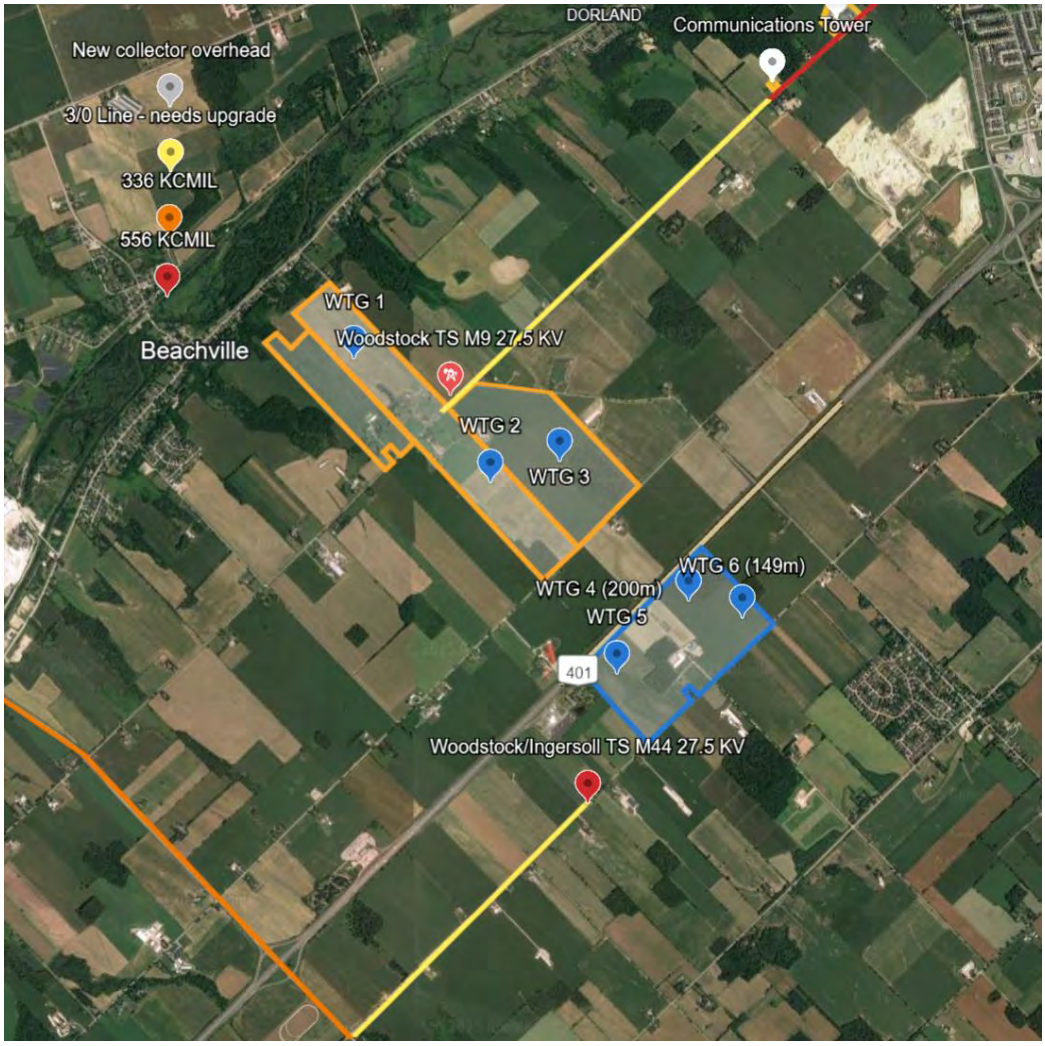
March 2025

Appendix B – Larger Project Area

Appendix C – Preliminary Turbine Locations



Appendix D – Preliminary Distribution connection plan



Note:

- All field collector lines will be buried
- 2 substations will be installed at M44 and M9 TS
- Engineering drawings will be added once complete
    - Substation drawings
    - Cable plan
    - Single Line Diagrams (SIL)

Appendix E – Preliminary New Permanent Access Road

Currently under development

Appendix F – Project Plan

Project Planning Basis

In Ontario, land use planning is guided by municipal official plans that outline long-term goals and policies for land use and development. These plans designate areas for residential, commercial, industrial, and agricultural uses, and may include policies for renewable energy projects, such as wind turbines.

Municipal plans must conform to provincial policies, including the Provincial Policy Statement (PPS) and legislation like the Planning Act. We encourage municipalities to consider Ontario's need for new renewable energy resources and how they can be integrated into the township.

This approach helps ensure we have the energy resources to support sustainable growth; balancing economic, environmental, and community interests while aligning with provincial and municipal objectives.

Origination	Municipal & Public Engagement	Competitive Bid Process	Project Permitting	Construction & Operations
• Project requires: ✓ Wind resource ✓ Grid capacity ✓ Demand for energy ✓ Space for each turbine to be minimum 550 m from dwellings ➢ Location that meets environmental requirements ✓ Willing landowners ➢ Alignment with municipal zoning	• Engage council and staff to get feedback on project • Organize public meetings to hear community perspectives • Prepare and share Agricultural Impact Assessment • Create website to share project information • Address questions via FAQs on website and direct interaction	• The project will participate in the IESO competitive Request for Proposals (RFP) to sell its energy production • A municipal support resolution is required to submit a bid • IESO selects projects primarily based on price • Ensures lowest cost to electricity consumers	• Detailed field studies: ➢ Plants, animals, birds & bats ➢ Wetlands ➢ Archeological • Detailed engineering: ➢ Geotechnical studies ➢ Foundation and road design ➢ Electrical design • Application to Council for permits to build project • MECP review and decision on renewable energy approval	• Order all long lead equipment • Finalize construction contracts • Build project (~ 9 months) • Commence operations; delivering energy to the local grid
Complete	**Fall 2024 & Ongoing**	**Q3 2025 to Q1 2026**	**2026 to 2027**	**2028 – Q1 2029 Spring 2030 Deadline**

Appendix G – Construction Pictures