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

Gunn's Hill Wind Farm

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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:

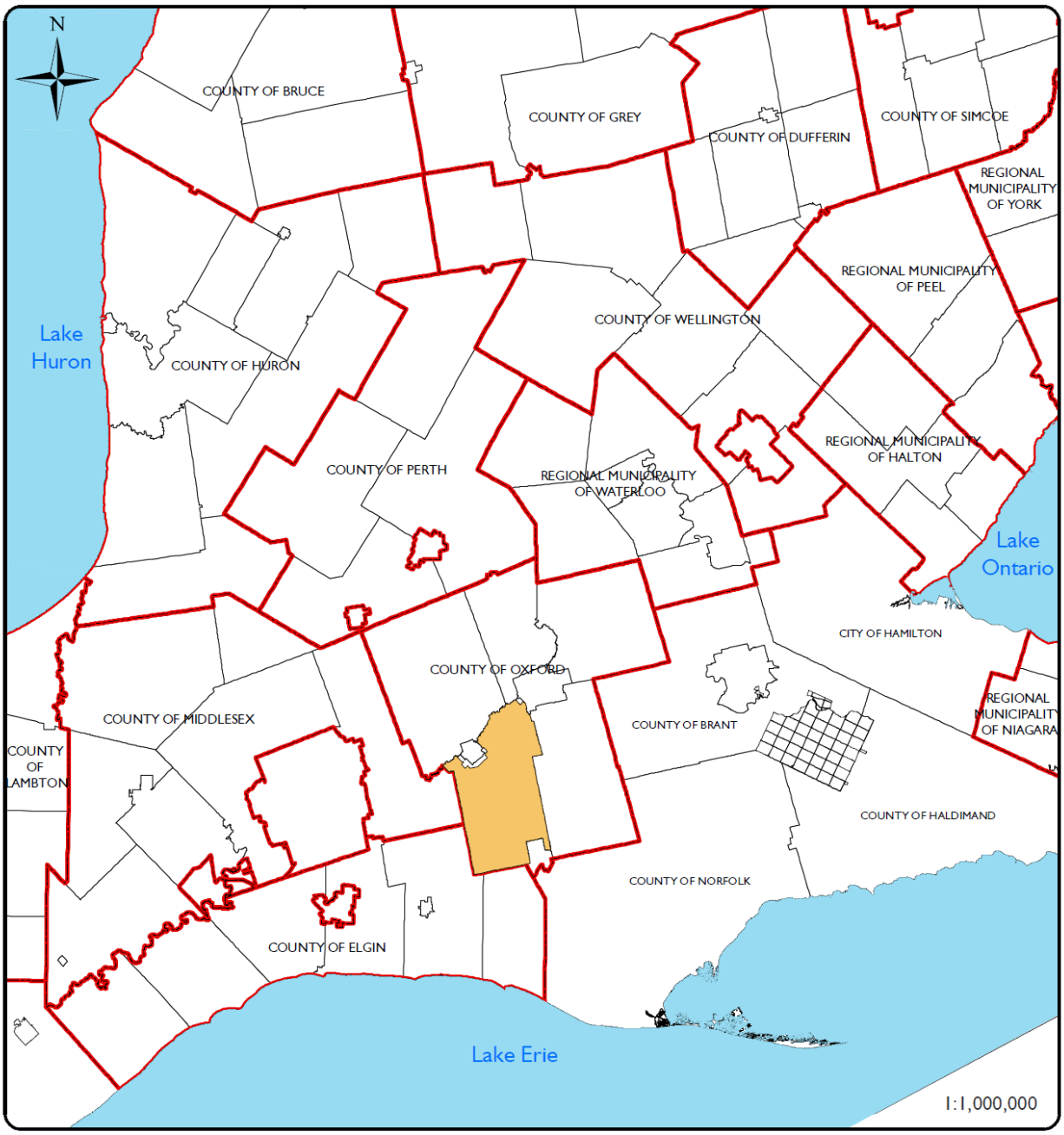
- Environmental compliance requirements under the **Environmental Protection Act (EPA)**, including preparation of an **Environmental Effects Monitoring Plan (EEMP)** and other studies required under the **Environmental Compliance Approval (ECA)** process.
- Permits and approvals from the local municipality, 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

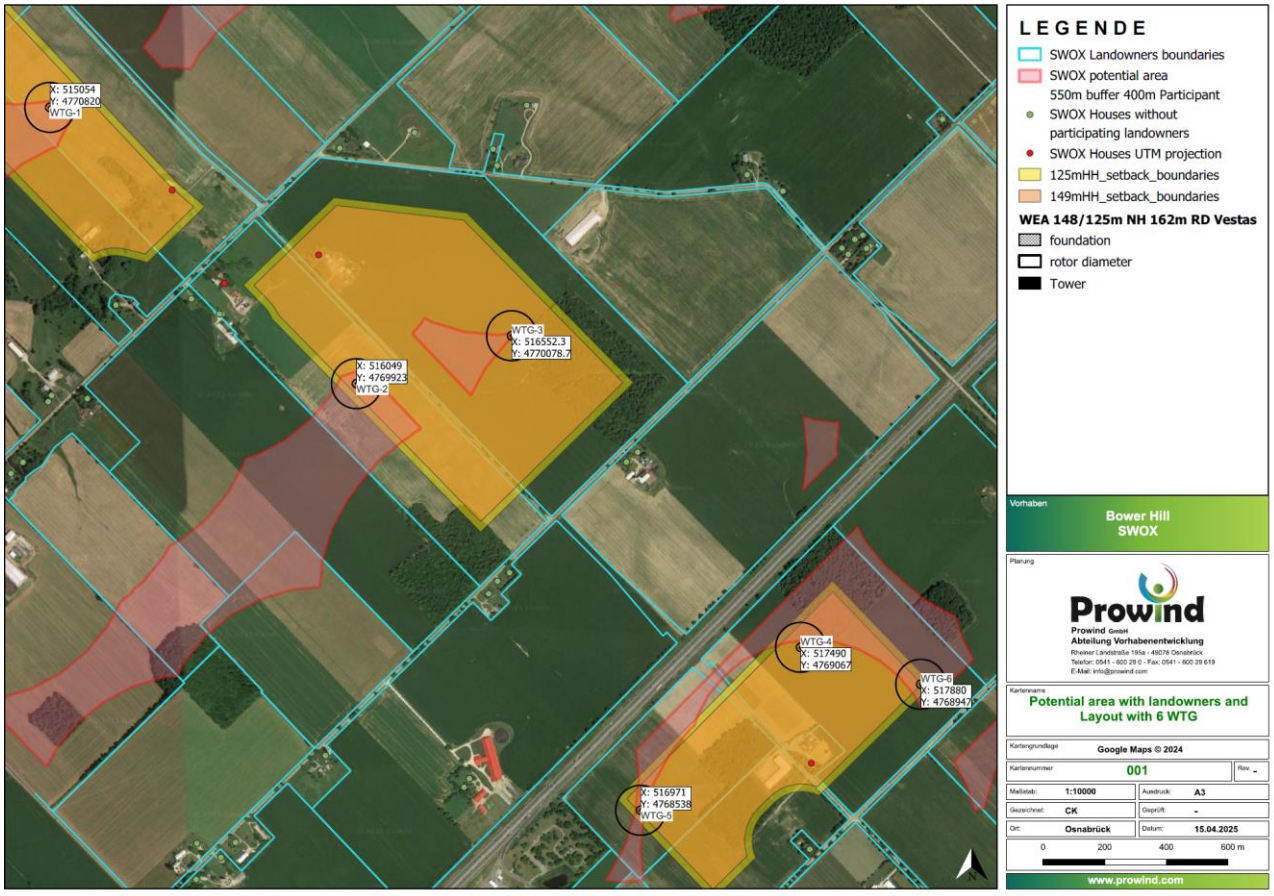
Location

DBH Soil Services Inc.

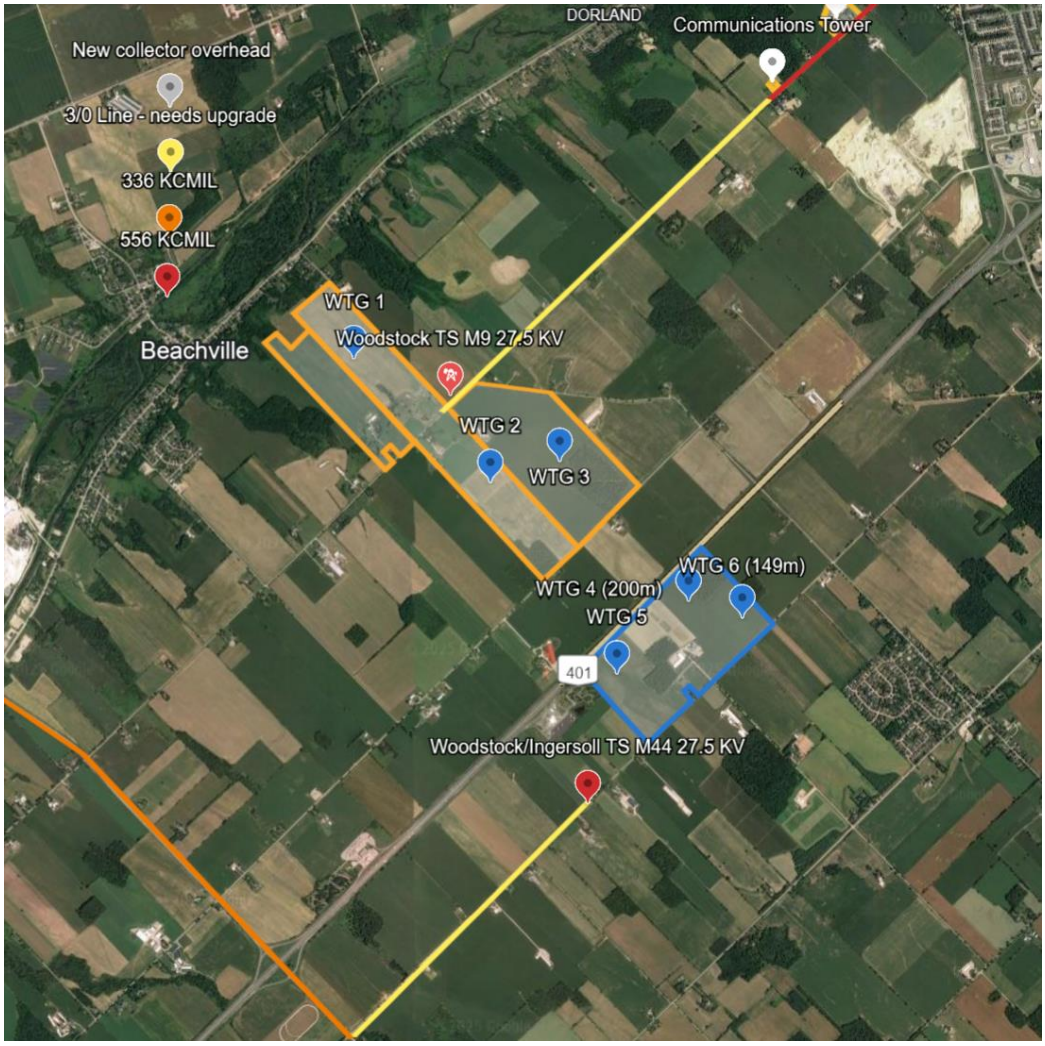
March 2025

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