



Crossfield Wind Farm

Community Information Session #1 Summary Report

August 8, 2025

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Acronyms / Abbreviations

Capstone	Capstone Infrastructure Corporation
CIEP	Community & Indigenous Engagement Plan
IESO	Independent Electricity System Operator
LT2 RFP	Long-Term 2 Request for Proposals
MECP	Ministry of the Environment, Conservation and Parks
kWh	Kilowatt-hours
OFA	Ontario Federation of Agriculture
REA	Renewable Energy Approval
SLR	SLR Consulting Ltd.
SME	Subject Matter Expert

1.0 Introduction

Capstone Infrastructure Corporation (“**Capstone**”) is proposing to develop the Crossfield Wind Farm (the “**Project**”) in the Municipality of Chatham-Kent as part of the Independent Electricity System Operator’s (IESO) Long-Term 2 Request for Proposals (LT2 RFP). As part of pre-engagement for window 1 of the LT2 RFP, a pre-permitting version of the project study area was presented in the first information session. This reflects the very early engagement undertaken for the larger Project study area. The initial area identified for stakeholder consultation regarding the siting of the Project is located within Ward 2 (South Kent) and Ward 3 (East Kent), as illustrated in **Figure 1**. To engage in meaningful dialogue with local residents, stakeholders, and interested parties, Capstone has prepared a broad engagement plan to initiate discussion and receive feedback from local stakeholders. The preliminary project study area for this pre-engagement was intentionally broad to capture a wide range of perspectives from the community.

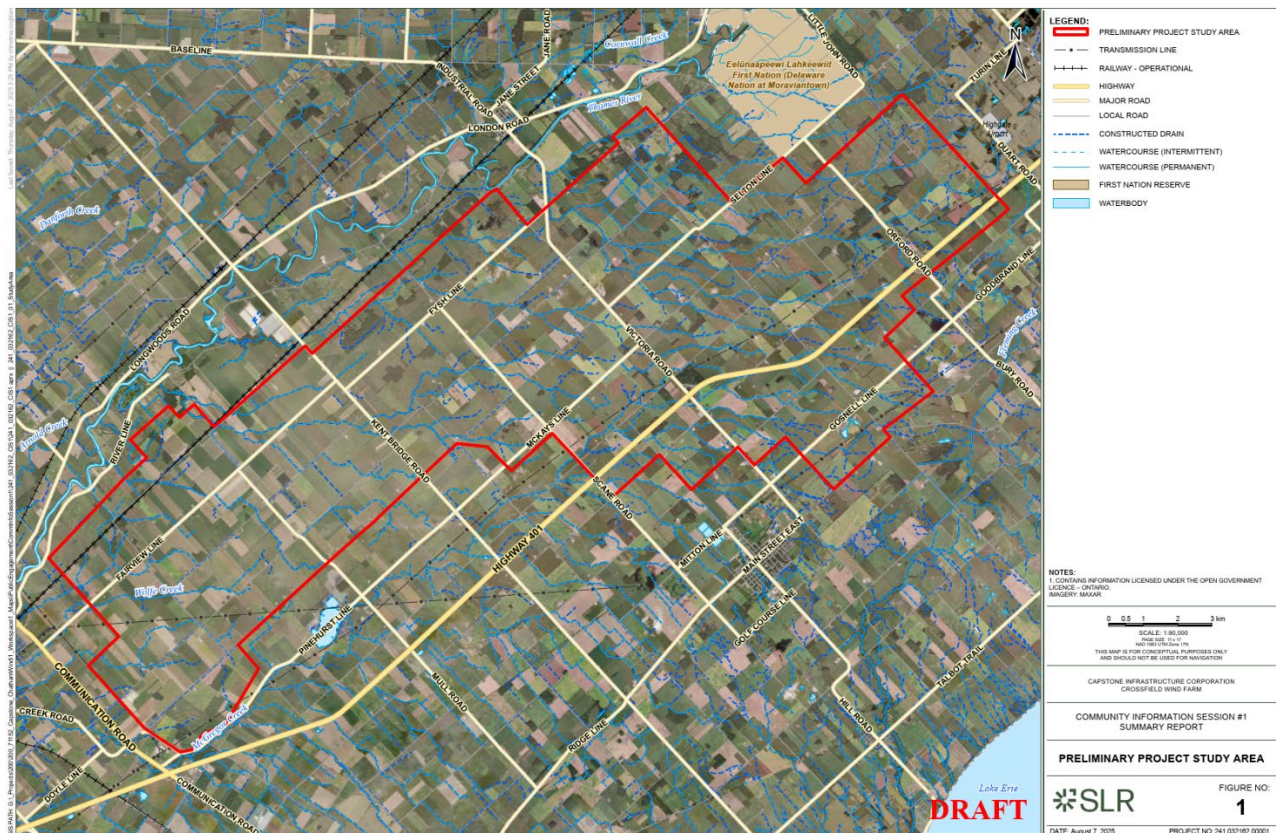


Figure 1: Pre-Engagement Area of Investigation

Capstone prepared a detailed Community & Indigenous Engagement Plan (CIEP) which was prepared for the project in June 2025, and is available on the project website at www.crossfieldwindfarm.com/documents. As part of the CIEP, Capstone has committed to early pre-development consultation with community stakeholders and has outlined a plan to

host two community information sessions prior to the project bid submission to the IESO, due in October of 2025. The objective of the CIEP and engagement sessions is to establish a structured framework for engagement, facilitate the exchange of ongoing project development considerations, and provide comprehensive information to local stakeholders. These sessions also aim to solicit and understand community viewpoints on wind energy generation within the municipality and gather feedback on the proposed development. This approach ensures that the Project is designed and implemented in alignment with the needs of host landowners and the wider community.

This summary report provides a specific summary of the activities conducted and feedback received from the Community Information Session #1 (Session #1), which was held at the Willow Ridge Golf and Country Club in Blenheim, Ontario, on June 26th, 2025, from 1 to 4 pm and from 6 to 8 pm.

2.0 Event Planning & Logistics

Event Notification

The event was held at the Willow Ridge Golf and Country Club in Blenheim, Ontario, on June 26th, 2025. The notification work for Session #1 included the following activities:

- Notice posted online May 19th, 2025 – information found at www.crossfieldwindfarm.com
- Newspaper advertisements were published locally on two separate dates: being published in the Chatham Daily News on May 29th, 2025, and published in the Ridgetown News, on May 28th, 2025. (**Appendix A**).
- Canada Post Precision Targeted Admail was used to target all recipients in the Project area, using the postal codes overlapping the consultation zone. 5,507 notices were delivered using this service to local stakeholders. Notices were delivered to Canada Post on June 2nd, 2025, for distribution to the community the following week (**Appendix B**).

Information Session Materials

The meeting area was a large room at the golf club with a registration desk for visitors to sign in, share contact information, and join the Project mailing list.



Figure 2: Afternoon Information Session, June 26th, 2025

A series of poster boards (**Appendix C**) were displayed, detailing specific aspects of Capstone's values, an overview of the siting process for wind farms, the study area being evaluated and the various assessments and studies to be conducted for the Project, as well as the review, approval and engagement process.

Additional resources on hand in printed form and available for stakeholders to review (**Appendix D**) include:

- Renewable Energy Approvals (REA) process
- Summary of the Noise and Health Study conducted by the Government of Canada
- Community and Indigenous Engagement Plan for the project
- Overview of Capstone company information
- Capstone ESG Report
- Recent corporate newsletter

Project Representatives & Attendees

Session #1 was hosted by numerous Project representatives. Among the Project team were eight representatives from Capstone, seven representatives from SLR Consulting Ltd (SLR), three representatives from Bright Diamond Consulting, and three representatives from Elexco Land Services.

Subject Matter Experts (SMEs) were present to address specific questions, and all attendees were supplied with printed copies of the feedback forms to request additional information or

provide perspectives. SMEs in attendance included hydrology, noise and wildlife, operations as well as other Project related fields such as mapping, permitting and land contracting specialists. In total, 189 stakeholders attended the event and signed in. Attendance included local residents, business owners, media, representatives from the municipality of Chatham-Kent, and members from the Ontario Federation of Agriculture (OFA), among many other stakeholders from the local community.

3.0 Response and Feedback

Of the 189 stakeholders in attendance, 33 submitted feedback forms. Additionally, 63 stakeholders registered to receive further information and project updates through Capstone's mailing list.

The feedback forms invited stakeholders to share opinions, suggestions, and any questions or concerns. A summary of all stakeholder responses, both verbal and written via the feedback forms is provided below:

Table 1: Key Feedback and Responses

Feedback and Concerns	Response
Risk to water wells and compensation for damages	<ul style="list-style-type: none"> Capstone intends to complete a hydrogeological evaluation of the proposed development location to assess any potential risk to groundwater and private wells. Where applicable, pre- and post-construction well testing may be offered.
Obstruction of views	<ul style="list-style-type: none"> During the REA process, a viewshed analysis will be conducted to determine potential visual impacts and inform turbine layout to avoid impacts where possible and/or mitigation measures to reduce impacts.
Project details regarding timelines, number and placement of turbines, planning stages and results of upcoming assessments	<ul style="list-style-type: none"> The project is in the pre-engagement preliminary stage. Initial consultation was conducted on the basis of a broad area, as well as a wide range for project size (100-200 MW). Securing an IESO contract will be required before proceeding to the REA and municipal permitting processes. A preliminary turbine layout will be presented at the second public information session. Details regarding timelines and turbine locations will be refined post-IESO contract award and during the REA process. Stakeholder feedback will be considered during the REA and permitting phases.
Noise impacts	<ul style="list-style-type: none"> Cumulative noise levels from all wind turbines (the proposed project plus existing or otherwise-approved wind projects) must not exceed limits outlined in the Ministry of Environment, Conservation and Parks document entitled "Noise Guidelines for Wind Farms". For rural areas, the limit

	<p>is 40.0 dBA, and for urban areas, 45.0 dBA. Higher limits also apply to account for wind-induced background noise levels. The higher limits apply when wind speeds are above 6 m/s, to a maximum limit value of 51.0 dBA when wind speeds are greater than or equal to 10 m/s.</p> <ul style="list-style-type: none"> Noise levels from wind projects are first evaluated through standardized modelling techniques, and modelling results must show compliance with applicable limits. Post-construction audits are also commonly conducted to confirm that noise levels meet required limits.
Shadow Flicker (Light Impacts)	<ul style="list-style-type: none"> Predictive modelling will be used to assess shadow flicker that can occur at intermittent times of the day from the sun passing through the rotating blades. Mitigation measures, such as location and positioning can be implemented to reduce these effects.
Impacts on migratory birds and bats	<ul style="list-style-type: none"> Turbines will be sited to avoid Important Bird Areas and Lake Erie shoreline habitat. The Renewable Energy Approval (REA) regulation includes setbacks from significant wildlife habitat including wetlands, watercourses and woodlands which avoids and/or mitigates impacts to birds and bats. In addition, during the REA process a commitment to post-construction monitoring is also required and will be implemented during operations to confirm the effectiveness of mitigation and where needed adaptive management measures. A Natural Heritage Assessment (NHA), which includes a wildlife habitat assessment, will be completed as part of the REA process. The NHA will include a desktop records review and site investigation to identify wildlife habitat within and near the project location, which aids in determining which species are or may be present as well as sensitive habitat to avoid, including wetlands and woodlands. The NHA will also include an assessment of potential negative effects on wildlife habitat and will identify mitigation measures to reduce or eliminate these negative effects. Post-construction monitoring of bird and bat mortality as a condition of REA to determine potential operational mitigation requirements should established mortality thresholds be exceeded.
Airstrips/private airfield impacts	<ul style="list-style-type: none"> As part of the feasibility for the project, Capstone has researched what airstrips and private airfields are in the area and will adhere to the regulatory guidelines in relation to siting turbines in the project area.
Need for the project	<ul style="list-style-type: none"> In the coming decades, Ontario will need significantly more clean electricity and capacity across the province's

	<p>electricity system to keep up with demand. In the 2025 Annual Planning Outlook*, the IESO is predicting a supply gap beginning in the mid-2020s with total demand increasing 75 percent over the next twenty-five years.</p> <p>*https://www.ieso.ca/Sector-Participants/Planning-and-Forecasting/Annual-Planning-Outlook</p>
Cost of power in Ontario	<ul style="list-style-type: none"> • Growing demand, aging infrastructure, and rising costs are resulting as older generation assets retire. At the same time, electricity prices are climbing due to legacy contracts and the need for major investments, with limited flexibility for local solutions. • Wind energy is one of the lowest-cost sources of new electricity generation in Ontario, with levelized costs ranging from approximately \$0.08 to \$0.13 per kWh.

The feedback has been reviewed in detail by the Project team, and the suggestions will help inform the Project development and the presentation of material in the Session #2 being planned for September 8, 2025. It is also worthwhile to note that since Capstone does not yet have an IESO contract, not all concerns can be fully addressed at this time but will be considered during the REA and permitting phases if a contract is awarded.

As set out in the CIEP, Capstone will maintain a consultation log of all feedback, questions and concerns received. Follow-up with individual stakeholders will be conducted as necessary as the Project advances between now and bid submission into the LT2 RFP, and if successful in securing a contract, moves to the REA process.

Should you have any questions, comments about the proposal, or other topics you would like addressed, please let the team know below:

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