



**The Corporation of the
City of Sault Ste. Marie**

COUNCIL REPORT

July 14, 2025

TO: Mayor Matthew Shoemaker and Members of City Council

AUTHOR: Joe Turpin, Manager of Business Attraction, Economic Development

DEPARTMENT: Community Development and Enterprise Services

RE: Municipal Support Resolution – Proposed Wind Farm Project

Purpose

The purpose of this report is to seek Council support for EDF Power Solutions Development Inc.'s (EDF) proposed wind farm in the form of a Municipal Support Resolution (MSR).

Background

EDF is proposing to construct and operate a long-term energy project (wind farm) partially located on City of Sault Ste. Marie municipal land under the Long-Term 2 Energy Supply Request for Proposals (LT2) issued by the Independent Electricity System Operator (IESO). The Economic Development Team has been working with EDF since December 2023.

Analysis

EDF has over 100 employees in Canada and started developing and operating energy projects in Canada in 2008. Their parent company is based in France. Company Website: <https://www.edf-re.com/ca/> EDF is looking to submit a bid to the IESO LT2 RFP process in October 2025. IESO is expected to announce successful projects in Q1 of 2026. If successful, the wind assets are expected to be operational by 2030.

The project size is expected to be 100 to 200MW, with EDF hoping to be closer to 200MW. Each wind turbine is expected to generate 5MW of energy so there are expected to be 40 wind towers. For reference, the Prince Wind Farm is 189MW and has 126 wind towers.

EDF has secured land for the project near the existing Prince Wind farm. The project may be located across three municipal jurisdictions. It is estimated that 50% of the wind turbines will be within Sault Ste. Marie City limits. EDF has installed a meteorological tower to evaluate wind performance.

Comments from City Planning: On a very preliminary basis, it would appear that the wind turbines will be located in the Precambrian Uplands area of the City. Based upon current Official Plan land use policies and Zoning regulations, it appears that an Official Plan Amendment and rezoning will be required. It is worth noting that Council providing EDF with an MSR does not in any way suggest approval of any future *Planning Act* applications or other regulatory approvals which may be required. The MSR simply allows EDF to proceed with an application to the IESO. EDF is aware of the likely need for *Planning Act* approvals should their application to the IESO be approved.

The project information below assumes a 200MW wind project:

- Investment Size – Estimated at \$580 million.
- Impact on Employment:
 - o Construction Phase (lasting 18-24 months): There are an estimated 100 construction jobs, which would peak at 200. This would have an estimated direct and indirect economic impact of \$26 million.
 - o Ongoing Jobs: There are estimated to be four ongoing jobs plus relevant contracts with local companies to maintain the site. Estimated direct and indirect economic impact of \$20,000 per annum.
- Municipal Agreement – EDF and the City would enter into a legally binding agreement that would outline community benefit payments to the City starting in 2030 and ongoing annually for 20 years.
 - o Annual payment of \$3,000 per MW per turbine in City limits. Estimated to be \$300,000 (estimated 50% of project or 100MW).
- Community Based Fund – Starting in 2030, annual funds of \$25,000 that community-based organizations can apply to receive funding.
- Increase in Property Taxes – Positive impact to property tax will be estimated once location of towers are finalized.
- Property Owners
 - o Will benefit from lease payments.
 - o Neighbouring properties will also receive financial benefit even if wind turbines are not located on their property.
- To demonstrate community support, EDF has a desire to provide community funding to local organizations during the lead up to the 2030 in-service date.

This wind project would continue to position the City as the Alternative Energy Capital of North America. The additional local renewable power generation would also assist in attracting companies requiring large amounts of renewable power.

Financial Implications

As outlined above, the total estimated annual financial impact to the City starting in 2030 could be up to \$345,000.

There are no immediate financial implications from Council signing this municipal support resolution.

Strategic Plan / Policy Impact / Climate Impact

As a municipality committed to achieving net-zero emissions by 2050, EDF's application to develop a wind farm will contribute clean, renewable energy to Ontario's grid. Further, this will continue to support the City's use of renewable electricity and would also move the City closer to its environmental and sustainability goals.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Business Attraction, Economic Development dated July 14, 2025 concerning the proposed wind farm project be received and that Council approve the municipal support resolution as outlined below:

Whereas the Independent Electricity System Operator (IESO) expects to issue the Long-Term 2 Request for Proposal (LT2 RFP) to competitively procure 1,500 MW of non-emitting energy-producing resources; and

Whereas the LT2 RFP requires proponents to show evidence of having obtained support in the form of a municipal support resolution from each local municipality in whose jurisdiction the Long-Term energy-producing project is proposed to be located; and

Whereas one or more of these energy-producing systems may be constructed and operated within City of Sault Ste Marie municipal boundaries by EDF Power Solutions Development Inc. or any of its affiliates or subsidiaries formed for the purposes of this LT2 RFP, as applicable (the "Proponent"); and

Whereas new non-emitting supply is expected to be cost competitive, clean and renewable such as wind and solar generation.

Now Therefore Be It Resolved that:

1. The Council of the City of Sault Ste. Marie supports the EDF submission of a Proposal for the Long-Term Energy Project located on the Municipal Project Lands;
2. This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(b)(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;
3. That this municipal support resolution does not supersede any applicable permits or approvals under applicable laws and regulations that may be required for a Project;
4. That the Proponent must engage with relevant City of Sault Ste. Marie staff to meet all *Planning Act* approvals, permits, and requirements; and
5. Relevant City of Sault Ste. Marie staff be directed to work with the Proponent to complete and execute any additional resolution(s) required

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by the IESO under the LT2 RFP to evidence support from the City of Sault Ste. Marie for the Project and necessary work/forms required by the IESO or Hydro One for the submission of the Project.

The relevant By-Law 2025-115 is listed under Agenda item 12 and will be read with all by-laws under that item.

Respectfully submitted,

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