



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

C O U N C I L R E P O R T

September 22, 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

Ontario's Independent Electric System Operator (IESO), is currently seeking new electricity supply to meet Ontario's growing demand and growth and ensure sufficient supply will be available into the 2030s and beyond. This electricity procurement is known as the Long-Term 2 Energy Supply Request for Proposals or LT2 for short.

EDF is exploring the feasibility of constructing and operating a long-term energy project (wind farm) partially located within city limits to submit into this LT2 window. 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 5-6MW of energy so there are expected to be 35-40 wind towers with up to 20 located in Sault Ste. Marie. 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:
 - 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.
 - Ongoing Jobs: There are estimated to be four ongoing jobs plus relevant contracts with local companies to maintain the site. The estimated direct and indirect economic impact is \$500,000 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.
 - Annual payment of \$3,000 per MW, per turbine in city limits. Estimated to be \$300,000 (estimated 50% of project or 100MW).
- EDF Community-Based Fund – Starting in 2030, annual funds of \$25,000 that community-based organizations can apply to receive funding.
- Increase in Property Taxes—The Positive impact on property tax will be estimated once the towers' locations are finalized.
- Property Owners
 - Will benefit from lease payments.
 - 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.

EDF and Batchewana First Nation have been working together on a potential path forward as an initial step in the process.

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 benefit to the City starting in 2030 could be up to \$325,000.

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 September 22, 2025 concerning the proposed wind farm project be received and that Council approve the municipal support resolution as outlined below:

Whereas 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"); and

Whereas the capitalized terms not defined herein have the meanings ascribed to them in the LT2(e-1) RFP; and

Whereas the Proponent has 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; and

- Unique Project ID of the Long-Term Energy Project (if available): To Be Determined by the IESO
- Legal name of the Proponent: Canuck Wind Project Inc.
- Name of the Long-Term Energy Project: Canuck Wind Project
- Technology of the Long-Term Energy Project: Wind

- Maximum potential Contract Capacity of the Long-Term Energy Project (in MW): 200 MW
- Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands: 313500102, 313500106, 313500107, 313500108, 313500111, 313500115, 313500118, 313500120, 315080022, 315990016, 315990025, 315990070, 316000023, 316000048, 316000049, 316010152, 316180057, 316180059, 316180061, 316180090, 316180106, 316180205, 316000005, 316000006, 316180043, 316180077, 316180601, 315990026, 316000011, 316000012, 316000013, 316000051, 316180073, 316180111, 313500003, 313500109, 313500001, 313500002, 313500110, 313500117, 315990017, 315990029, 316000015.
Note: These are the PINs that represent the buildable area for this project. As the project continues to progress, some of these PINs could adjust, for example as a result of environmental studies. EDF has tried to be inclusive of all areas that could host equipment. EDF will communicate any changes to the City of Sault Ste. Marie as soon as possible.

Whereas 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; and

Now Therefore Be It Resolved that:

1. The Council of the City of Sault Ste. Marie supports the 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. 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.
4. The Municipal Project Lands does not include lands designated as Prime Agricultural Areas in the City of Sault Ste. Marie's Official Plan.
5. Where the Municipal Project Lands does include lands designated as Prime Agricultural Areas in the City of Sault Ste. Marie'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 Pre-AIA Submission Filing Requirement to the satisfaction of the Municipality; and
 - d. If the Proponent is selected as a Selected Proponent under the LT2(e-1) RFP, the Council of City of Sault Ste. Marie will engage in

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good faith with the Selected Proponent to enable the Selected Proponent to complete an Agricultural Impact Assessment.

The relevant By-Law 2025-135 is listed under Agenda item 12 and will be read with all by-laws under that item.

Respectfully submitted,

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