



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**RURAL/AGRICULTURE COMMITTEE  
AGENDA**

**Thursday, March 5, 2020**

<b><u>PAGE NO.</u></b>		<b><u>ACTION</u></b>
	<b><u>AGENDA- March 5, 2020</u></b>	<b>Approve</b>
	<b><u>Supplementary Agenda</u></b>	<b>Receive</b>
	<b><u>MINUTES</u></b>	
<b>3-7</b>	<b>Rural/Agriculture Committee Meeting Minutes - February 6, 2020</b>	<b>Adopt</b>
	<b><u>AGRICULTURE REPORT</u></b>	
<b>8-9</b>	<b>Debbie Evans, Agriculture Coordinator - Update on the RDBN Food Hub and Food Economy Assessment</b>	<b>Receive</b>
	<b><u>AGRICULTURE CORRESPONDENCE</u></b>	
<b>10-11</b>	<b>The Code of Practice for Agricultural Environmental Management</b>	<b>Receive</b>
<b>12-13</b>	<b>A New Approach to Agricultural Environmental Management</b>	<b>Receive</b>
	<b><u>PLANNING DEPARTMENT (Rural Directors)</u></b>	
	<b><u>Crown Land Application Referrals</u></b>	
<b>14-43</b>	<b>Deneve Vanderwolf, Planning Technician Crown Land Application Referral 6409185 (BC Hydro) Electoral Area "A"</b>	<b>Recommendation</b>
	<b><u>VERBAL REPORT</u></b>	
	<b>Jason Llewellyn, Director of Planning Re: Changes to the Agricultural Land Commission Act</b>	
	<b><u>RURAL REPORTS</u></b>	
	<b><u>SUPPLEMENTARY AGENDA</u></b>	
	<b><u>NEW BUSINESS</u></b>	

### **IN-CAMERA MOTION**

**In accordance with Section 90(2)(b) of the *Community Charter*, it is the opinion of the Committee that matters pertaining to the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party (Crown Grant Application), must be closed to the public, therefore exercise their option of excluding the public for this meeting.**

### **ADJOURNMENT**

**REGIONAL DISTRICT OF BULKLEY-NECHAKO****RURAL/AGRICULTURE COMMITTEE MEETING****Thursday, February 6, 2020**

**PRESENT:** Chair Mark Parker

Directors Mark Fisher  
Tom Greenaway  
Clint Lambert  
Andrea Newell  
Jerry Petersen  
Gerry Thiessen

Director Absent Michael Riis-Christianson, Electoral Area "B" (Burns Lake Rural)

Staff Curtis Helgesen, Chief Administrative Officer  
Jason Blackwell, Regional Fire Chief – arrived at 9:34 a.m.  
Debbie Evans, Agriculture Coordinator – left at 9:27 a.m.  
John Illes, Chief Financial Officer  
Deborah Jones-Middleton, Director of Protective Services  
Jason Llewellyn, Director of Planning  
Rory McKenzie, Director of Environmental Services – arrived at 9:12 a.m.  
Wendy Wainwright, Executive Assistant

Others Penny Anquish, Chief Operating Officer, Northern Interior Health Service Delivery Area, Northern Health - arrived at 9:43 a.m.  
Dolores Funk, Village of Burns Lake - left at 9:15 a.m.

**CALL TO ORDER**

Chair Parker called the meeting to order at 9:02 a.m.

**AGENDA**Moved by Director Petersen  
Seconded by Director Fisher**RDC.2020-2-1**

"That the Rural/Agriculture Committee Agenda for February 6, 2020 be approved."

(All/Directors/Majority) CARRIED UNANIMOUSLY

**MINUTES****Rural Directors Committee Meeting Minutes -January 9, 2019**Moved by Director Lambert  
Seconded by Director Newell**RDC.2020-2-2**

"That the minutes of the Rural Directors Committee meeting of January 9, 2020 be received."

(All/Directors/Majority) CARRIED UNANIMOUSLY

## **AGRICULTURE CORRESPONDENCE**

### **Ministry of Agriculture Policy Intentions Paper Residential Flexibility in the ALR**

- Staff provided a brief overview
- No change as of yet concerning regulations regarding gravel
- Providing a thank you letter to the Ministry of Agriculture
  - o Including the positive impact to succession and long-term planning for farms
  - o Staff will bring forward a letter at a future Board Meeting
- Opportunity to provide feedback through the Ministry of Agriculture's website
- RDBN Zoning Bylaw
  - o Housing under H1 zoning
  - o Bare land strata.

### **More Help for B.C. Farmers when they Need it Most**

- Staff provided an overview of the Ministry of Agriculture's January 30, 2020 News Release in regard to "More Help for B.C. Farmers when they Need it Most"
  - o Ministry staff indicated that the program will not jeopardize Agri-Recovery Programs that are reviewed on a case by case basis during emergency events
- More education is required in regard to Ministry Programs
- Concerns in regard to the amount of paperwork required for Ministry Programs
- Advocating for streamlining information/application processes and providing educational webinars.

### **Agriculture Correspondence**

Moved by Director Lambert  
 Seconded by Director Greenaway

### **RDC.2020-2-3**

"That the following Agriculture Correspondence be received:  
 -Ministry of Agriculture Policy Intentions Paper Residential Flexibility in the ALR  
 -Ministry of Agriculture – Supporting B.C. Farmers Public Engagement – "What we Heard" Report."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**

## **AGRICULTURE DISCUSSION ITEM**

### **Agriculture Update – Verbal Report – Chair Parker**

- Agriculture Save the Date Events provided by staff
- Agriculture Community Meeting – *Water Sustainability Act* in Vanderhoof on February 5<sup>th</sup> was cancelled
  - o The meeting will be rescheduled
  - o Chair Parker will provide an update when the meeting is rescheduled.

## **PLANNING DEPARTMENT (Rural Directors)**

### **Crown Land Application Referrals**

#### **Crown Land Application Referral 7410116 (Blue Jay Farm) – Electoral Area "C"**

Moved by Director Greenaway  
 Seconded by Director Fisher

### **RDC.2020-2-4**

"That the Comment Sheet for Crown Land Application Referral 7410116 be provided to the Province as the Regional District's comments on Crown Land application 7410116; as amended to include asking the province to consider the agriculture capacity of the land in their decision making process."

(All/Directors/Majority)

**CARRIED UNANIMOUSLY**

### **Crown Land Application Referrals (Cont'd)**

Crown Land Application Referral 7410117 (TBT Enterprises) – Electoral Area “C” Moved by Director Greenaway  
 Seconded by Director Lambert

RDC.2020-2-5 “That the Comment Sheet for Crown Land Application Referral 7410117 be provided to the Province as the Regional District’s comments on Crown Land application 7410117.”

(All/Directors/Majority) CARRIED UNANIMOUSLY

Crown Land Application Referral 7409873 (BC Hydro Takla Lake) – Electoral Area “C” Moved by Director Greenaway  
 Seconded by Director Petersen

RDC.2020-2-6 “That the Comment Sheet for Crown Land Application Referral 7409873 be provided to the Province as the Regional District’s comments on Crown Land application 7409873.”

(All/Directors/Majority) CARRIED UNANIMOUSLY

Crown Land Application Referral 6409180 (BC Hydro – Electoral Area “A” Moved by Director Fisher  
 Seconded by Director Greenaway

RDC.2020-2-7 “That the Comment Sheet for Crown Land Application Referral 6409180 be provided to the Province as the Regional District’s comments on Crown Land application 6409180.”

(All/Directors/Majority) CARRIED UNANIMOUSLY

Mines Application Referral 1640462-202001 (Kwanika Copper Corp) Moved by Director Greenaway  
 Seconded by Director Lambert

RDC.2020-2-8 “That the Comment Sheet for Mines Application Referral 1640462-202001 be provided to the Province as the Regional District’s comments on Mines application 1640462-202001.”

(All/Directors/Majority) CARRIED UNANIMOUSLY

### **RURAL REPORTS**

#### **Protective Services – Rescind and/or New Bylaws**

“RDBN Electoral Area “D” Emergency Extrication Service Area Establishment Bylaw No. 1516, 2009

- Remain in place until Budget 2020 is complete
- Rescind By-law No. 1516 and establish an Electoral Area Service Bylaw to be undertaken in 2020 and approved prior to the 2021 budget

“RDBN Electoral Area “C” (Fort St. James Rural) Road Rescue Contribution Service Establishment Bylaw No. 1651, 2012

- Remain in place until Budget 2020 is complete
- Rescind By-law No. 1651 and establish an Electoral Area Service Bylaw to be undertaken in 2020 and approved prior to the 2021 budget
- Further discussion required

## **RURAL REPORTS (CONT'D)**

“Topley Rural Road Rescue and Medical First Responders Service Establishment Bylaw No. 1745, 2015”

- Remain in place until Budget 2020 is complete
- Electoral Area “G” (Houston Rural) in coming Director to review
- Potentially rescind and review other options to be undertaken in 2020 and approved prior to the 2021 budget
- Further discussion required

“Electoral Area “A” Emergency Response Contribution Local Service Amendment Bylaw No. 853, 1995

- Remain in place
- Continue to review options
- Further discussion required

Staff will follow-up with Electoral Area Directors.

Electoral Area Allocation of  
 Federal Gas Tax Funds  
 Fourth Quarter 2019

Moved by Director Petersen  
 Seconded by Director Greenaway

RDC.2020-2-9

“That the Rural/Agriculture Committee receive the Accounting Clerk 2’s January 24, 2020 memo titled “Electoral Area Allocation of Federal Gas Tax Funds Fourth Quarter 2019.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

## **RURAL DISCUSSION ITEM**

### 2020 Rural Budget

John Illes, Chief Financial Officer mentioned that he is currently awaiting some municipal budgets.

Topics considered and discussed:

- Rural Directors unscheduled Travel – Rural Legislative
- Building Numbering
- Unsightly Premises
  - o Included 2020 Draft Budget sharing of a Bylaw Enforcement position with the District of Houston
  - o \$30,000 added to staff costs in each of the Electoral Area (Rural) planning budget and the Unsightly Premises budget
  - o Budget includes all anticipated costs
  - o Electoral Area “E” (Francois/Ootsa Lake Rural) will not participate
- Northwest Invasive Plant Council (NWIPC) – is interested in starting a new program and is requesting an additional \$12,000 above 2019 Budgeted amount
- Potential Electoral Area increase of 8.2%
- Potential Municipal increase of 7.1%
- Determining a tax increase threshold
- Cost of living increase
- First Responders Café
  - o Working with RDBN Economic Development department to determine potential grant funding
  - o Encouraged to discuss with municipalities if wanting to provide a First Responder Café within municipalities
  - o Potential for further discussion during budget discussions.

**ADJOURNMENT**

Moved by Director Newell  
Seconded by Director Lambert

RDC.2020-2-10

“That the meeting be adjourned 9:56 a.m.”

(All/Directors/Majority)

CARRIED UNANIMOUSLY

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Mark Parker, Chair

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Wendy Wainwright, Executive Assistant



## Regional District of Bulkley-Nechako Memo

TO: Chair and Rural/Agriculture Committee  
 FROM: Debbie Evans, P. Ag., Agriculture Coordinator  
 DATE: March 5, 2020  
 SUBJECT: Update on the RDBN Food Hub and Food Economy Assessment

### RECEIVE

### BACKGROUND

The RDBN Food Hub and Food Economy Assessment received three bids for the contract. The contract was awarded to the team at Urban Food Strategies. The team consists of Janine de la Salle, Urban Food Strategies, Darren Stout, Greenchain Consulting and David van Seters, Sustainability Ventures. This team is experienced in food hub and economy assessments. The timeline will start with a project initiation meeting on March 9, 2020 and conclude with final reports and presentation for the December 2020 Board and Committee meetings.

The proposed work plan will be a five-phase process that integrates the food economy assessment, shift plan, the food hub viability study and pilot project elements to ensure that synergies in research and engagement are coordinated between the two main related, but separate, deliverables.

#### Phase 1: Project Kick-off

- Initiate the project – finalize work plan, timeline, deliverables and contract details
- Create stakeholder database & engagement plan
- Formation of project working group and hold meeting #1

#### Phase 2: Regional Food Economy & Market Research

- Review relevant documentation
- Identify market trends & key characteristics of the regional food and agriculture economy
- Inventory & categorize RDBN food assets
- Conduct 20-30 one-on-one interviews
- Design & facilitate 3 workshops (Smithers, Burns Lake, Vanderhoof)
- Identify key regional food infrastructure gaps and opportunities
- Document Phase 2 findings
- Project working group meeting #2

#### Phase 3: Synthesize Findings into Local Food Economy Assessment and Shift Plan

- Assess magnitude of the local food economy
- Assess the economic impacts of a shift to regionalization of the food system
- Recommend strategies to shift the regional food economy
- Prepare Regional Food Economy Assessment and Shift Plan
- Project working group meeting #3



Phase 4: Synthesize Findings into a Food Hub Viability Study and Pilot Projects

- Analyze data collected in Phase 2
- Finalize Food Hub Concepts
- Develop high level business models for pilot projects
- Prepare Food Hub Viability and Pilot Projects report
- Project working group meeting #4

Phase 5: Promote Project Findings

- Finalize recommendations
- Present reports
- Present at RDBN Agriculture Forum
- Draft a project marketing plan
- Final report to December Board meeting



## Does the AEM Code apply to you?

The new regulation applies to all agricultural operations in BC, from small hobby farms to large commercial operations.

If you do any of the following activities on your farm, get familiar with the requirements of the code:

- › Agricultural composting
- › Growing plants
- › Keeping livestock or poultry
- › Spreading manure, fertilizer or other nutrient sources
- › Storing manure or other agricultural by-products
- › Using boilers and heaters
- › Using and storing wood residue



### Looking for more information?

Checkout the Agricultural Environmental Management website for a link to the new regulation, guidance and interactive tools.

[gov.bc.ca/Agricultural-Environmental-Management](http://gov.bc.ca/Agricultural-Environmental-Management)

### Questions?

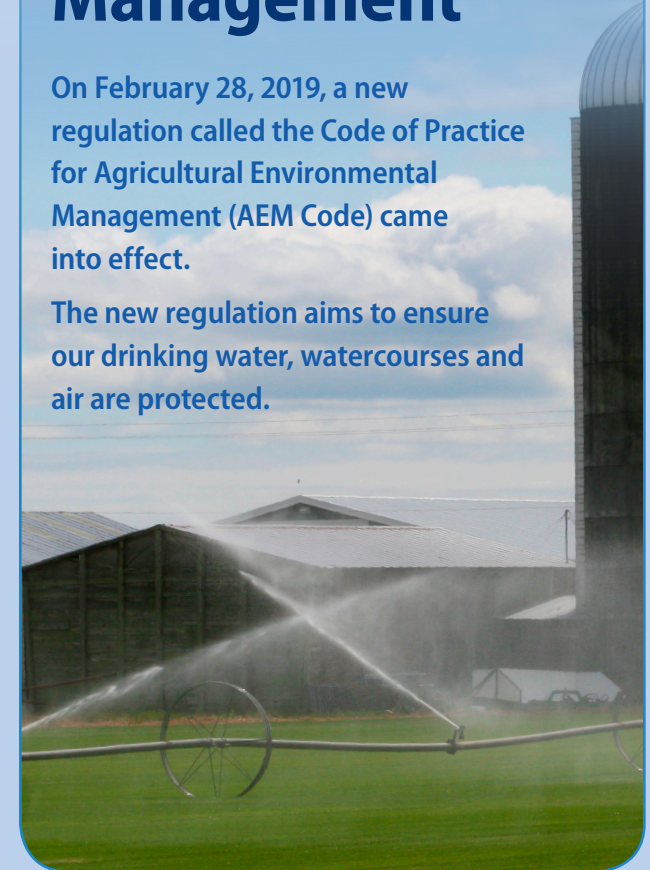
E-mail: [AEMCoPenquiries@gov.bc.ca](mailto:AEMCoPenquiries@gov.bc.ca)



# The Code of Practice for Agricultural Environmental Management

On February 28, 2019, a new regulation called the Code of Practice for Agricultural Environmental Management (AEM Code) came into effect.

The new regulation aims to ensure our drinking water, watercourses and air are protected.



Ministry of  
Environment and  
Climate Change Strategy

## Ensuring protection of water quality with a risk-based approach

The new AEM Code has requirements that are tailored to the level of environmental risk.

All farms, regardless of type or size need to follow a basic level of protection.

For example, all farms must ensure:

- ▶ agricultural by-products such as manure are not directly discharged into watercourses and groundwater;
- ▶ agricultural activities meet minimum setbacks from watercourses and property lines;
- ▶ contaminated farm runoff is prevented from entering watercourses.

Additional requirements must be met in high-risk areas. Examples may include leakproof bases for manure storage or restrictions on applying nutrients. High-risk areas include areas with high rainfall due to a higher risk of runoff taking nutrients and pathogens into ground and surface water.

Find out if you are in an area of higher environmental risk, by visiting the interactive High-Risk Areas maps on the AEM Code website:

[gov.bc.ca/Agricultural-Environmental-Management](http://gov.bc.ca/Agricultural-Environmental-Management)



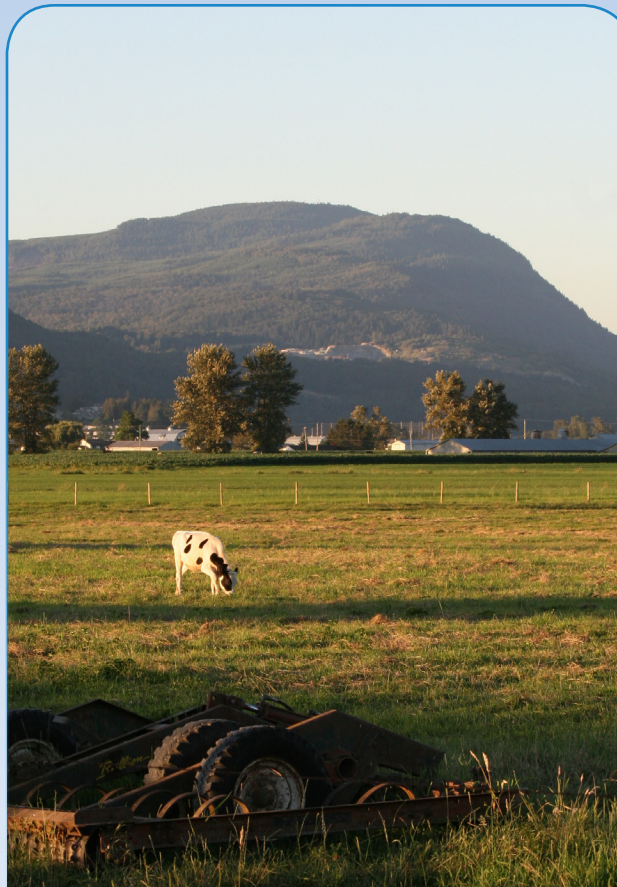
### How will the Code be enforced?

The Code will be enforced by provincial Environmental Protection Officers. An officer may come on site to verify compliance with the Code as part of a scheduled inspection of agriculture sites or in response to complaint.

To prepare for a site visit, ensure your agriculture operation is meeting the requirements of the Code and keep any records for at least 5 years.

To find out how compliance is assessed or what to expect during an inspection:

[gov.bc.ca/environmentalcompliance](http://gov.bc.ca/environmentalcompliance)



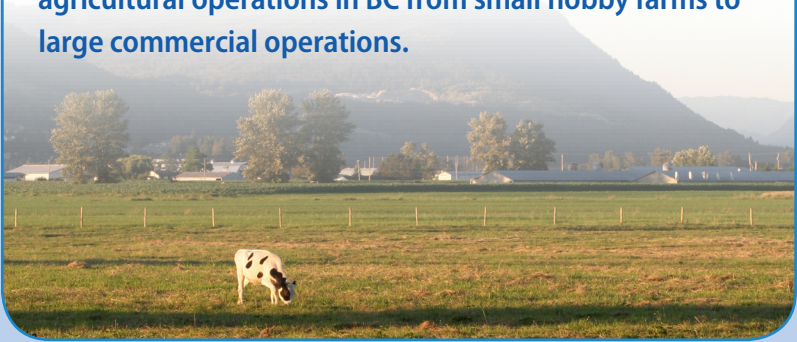
### What do you need to do?

- ▶ Familiarize yourself with the requirements of the new AEM Code at [gov.bc.ca/Agricultural-Environmental-Management](http://gov.bc.ca/Agricultural-Environmental-Management)
- ▶ Implement the applicable Code requirements on your farm.
- ▶ **Keep records:** the information you need to record and keep is based on which activities you do on your farm. Check the website for more info.
- ▶ If you operate on 5 acres or more and spread fertilizer or manure, **take soil samples for each field** to inform your nutrient application rates.



# Do you know there are new environmental rules for all BC farmers?

A new regulation, the Code of Practice for Agricultural Environmental Management (AEM Code) came into effect on February 28, 2019. The AEM Code applies to all agricultural operations in BC from small hobby farms to large commercial operations.



## A New Approach to Agricultural Environmental Management.

The AEM Code implements new rules for farmers to ensure safe drinking water and clean air for all British Columbians.

The Code provides clear and environmentally sustainable requirements for the storage and use of manure, other nutrients sources and agricultural material.



Ministry of  
Environment and  
Climate Change Strategy



If you are:

- › Growing and harvesting plants
- › Keeping livestock or poultry
- › Spreading manure, fertilizer or other nutrient sources
- › Storing manure or other agricultural by-products
- › Using boilers and heaters on your farm
- › Using and storing wood residue
- › Doing agricultural composting

It's time to get familiar with the new code.

As a Farmer, Grower, or Rancher—you need to be aware of which requirements apply to your agricultural operation.

### Find out more at:

[gov.bc.ca/](http://gov.bc.ca/)  
Agricultural-Environmental-Management

### Have questions?

Send an e-mail to:  
[AEMCoPenquiries@gov.bc.ca](mailto:AEMCoPenquiries@gov.bc.ca)





## REGIONAL DISTRICT OF BULKLEY-NECHAKO STAFF REPORT

**TO:** Chair Parker and Rural/Agriculture Committee  
**FROM:** Deneve Vanderwolf, Planning Technician  
**DATE:** February 2, 2020  
**SUBJECT:** Crown Land Application Referral 6409185 (BC Hydro)

### RECOMMENDATION

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 6409185.

### VOTING

All Directors / Majority

### DISCUSSION

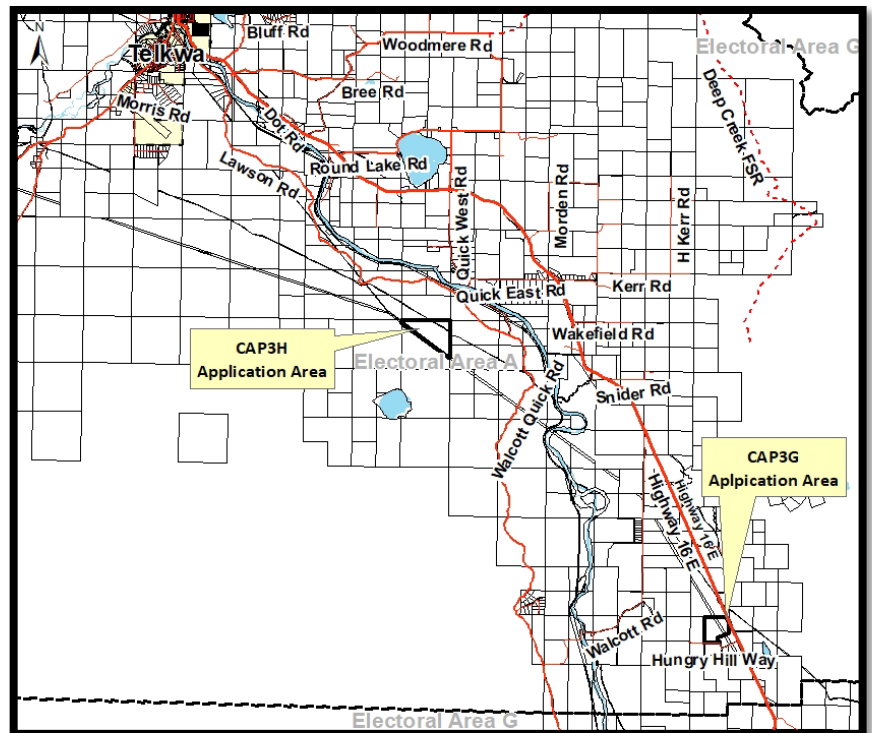
This application is regarding a Temporary Licence to conduct field investigations as part of the Prince George to Terrace Capacitors (PGTC) project.

The PGTC project will increase the capacity of the 500 kV transmission system by building three new series capacitors stations along transmission lines. See project overview on page 4 of the attached management plan.

For this application BC Hydro has identified two potential properties for consideration (see map). BC Hydro would like to conduct investigative studies that include geotechnical assessment and grounding studies, both of which require minor ground disturbances. The disturbances may include some vegetation loss to allow testing equipment access to the site.

The two potential properties are **CAP 3G** and **CAP 3H**.

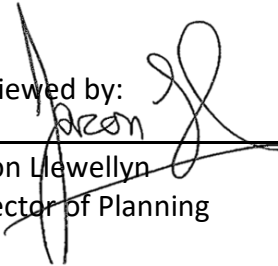
**CAP 3G** is located adjacent to the existing Telkwa Substation and along the existing

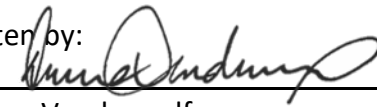


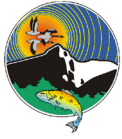
transmission line right of way (RoW) on Hungry Hill Way approximately 26 km southeast of the Village of Telkwa.

**CAP 3H** is located near the community of Quick along the existing transmission line RoW approximately 12 km southeast of the Village of Telkwa.

The potential properties are both zoned Agricultural (Ag1) and are in the ALR. The proposed infrastructure qualifies as unattended public utility structures which are permitted in all zones.

Reviewed by:   
\_\_\_\_\_  
Jason Lewellyn  
Director of Planning

Written by:   
\_\_\_\_\_  
Deneve Vanderwolf  
Planning Technician



**REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT  
SHEET ON CROWN LAND REFERRAL 6409185**

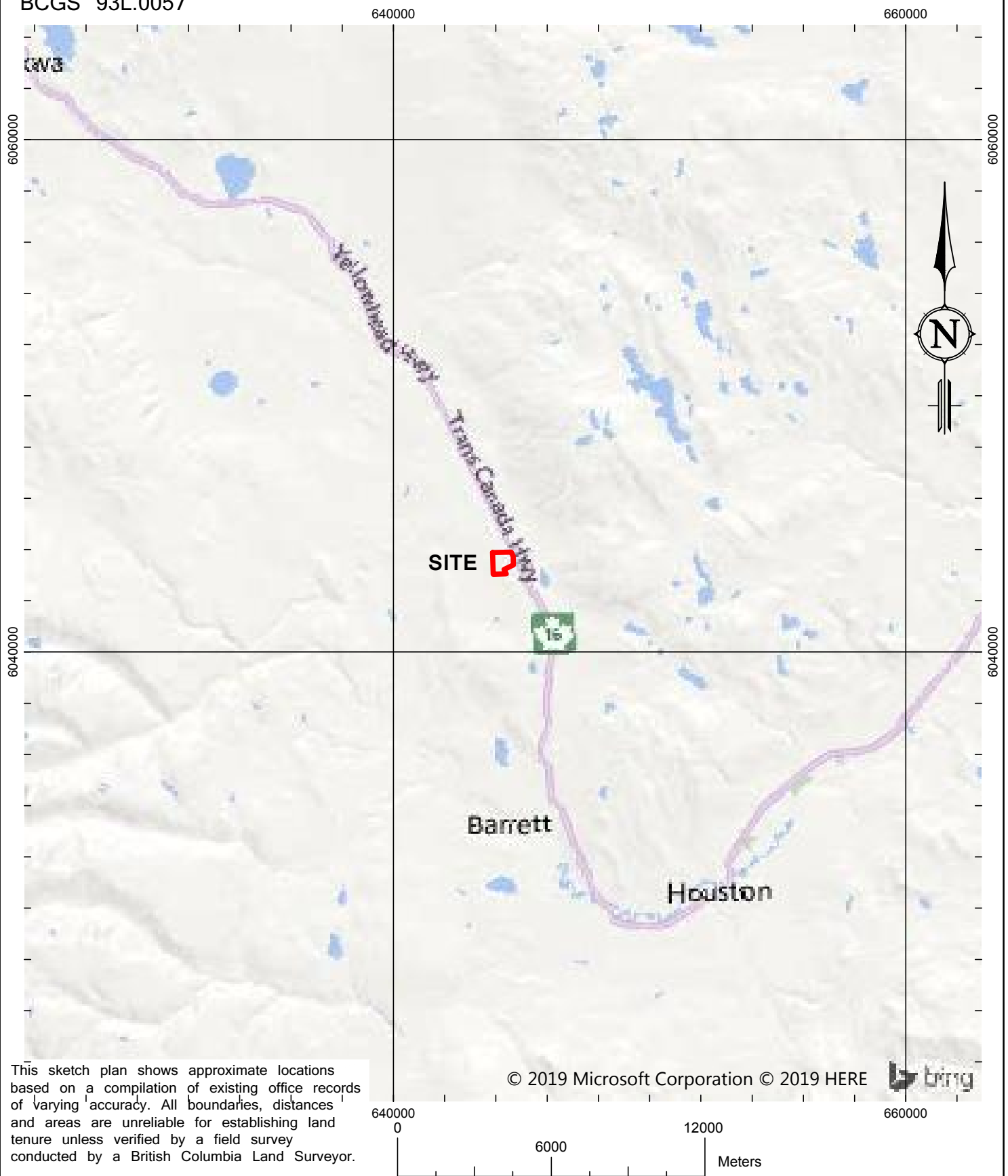
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<b>Electoral Area:</b>	A
<b>Applicant:</b>	BC Hydro
<b>Existing Land Use:</b>	Vacant, Forested
<b>Zoning:</b>	Both application areas are Agricultural (Ag1) under Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.
<b>Plan Designation</b>	Both application areas are Agriculture (AG) under Smithers Telkwa Rural Official Community Plan, Bylaw No. 1704, 2014
<b>Proposed Use Comply With Zoning:</b>	Yes, unattended public utility structures are permitted uses in all zones.
<b>If not, why?</b>	
<b>Agricultural Land Reserve:</b>	Yes
<b>Access Highway:</b>	CAP 3G – Highway 16 E off Hungry Hill Way CAP 3H – No access
<b>Archaeological Site:</b>	None according to provincial mapping
<b>Building Inspection:</b>	Within Building Inspection Area
<b>Fire Protection:</b>	Outside Rural Fire Protection Area
<b>Other comments:</b>	None.



# GENERAL LOCATION PLAN OF TEMPORARY LICENCE OVER REMAINDER OF THE NE1/4 DISTRICT LOT 713, RANGE 5 COAST DISTRICT

BCGS 93L.0057



This sketch plan shows approximate locations based on a compilation of existing office records of varying accuracy. All boundaries, distances and areas are unreliable for establishing land tenure unless verified by a field survey conducted by a British Columbia Land Surveyor.



**TEMPORARY LICENCE OVER REMAINDER OF THE NE1/4 DISTRICT LOT 713, RANGE 5  
COAST DISTRICT**

BCGS 93L.0057

**COAST DISTRICT**

DL 708

REM DL 294



REM NW 1/4 DL 713

AREA = 58.5ha

FRAC NW  
1/4 DL 713

REM DL 296

HWY 16

BK A  
DL 296 & DL 713

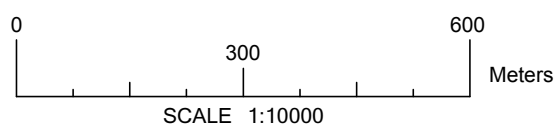
1  
PLAN  
PRP46428

1  
PLAN  
PRP46428

BK B  
DL 296

FRAC SW  
1/4 DL 713

This sketch plan shows approximate locations based on a compilation of existing office records of varying accuracy. All boundaries, distances and areas are unreliable for establishing land tenure unless verified by a field survey conducted by a British Columbia Land Surveyor.



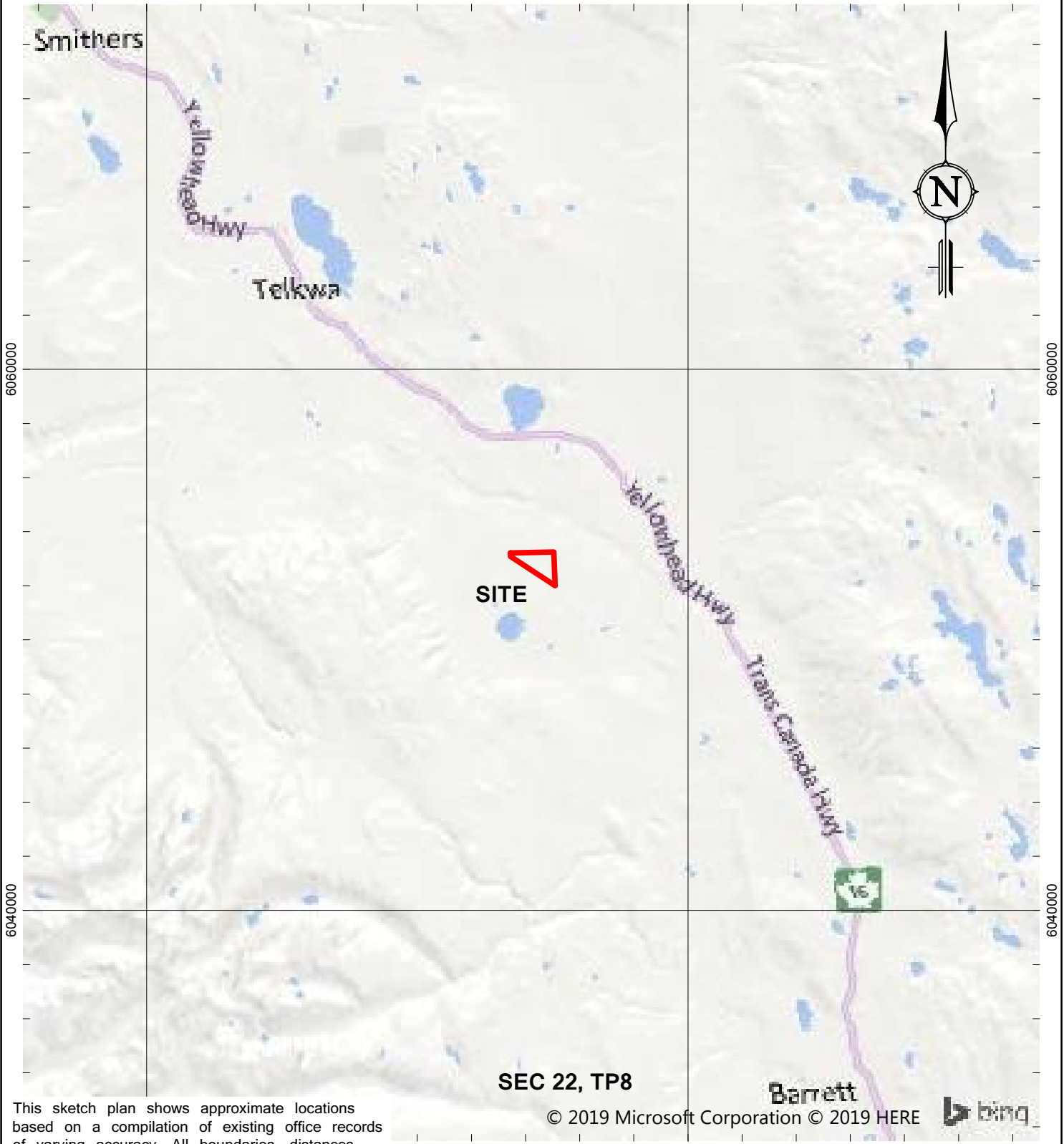
Plot Date: November 15, 2019

19  
GENERAL LOCATION PLAN OF TEMPORARY LICENSE OVER PART OF SECTION 27,  
TOWNSHIP 8, RANGE 5 COAST DISTRICT

BCGS 93L.056

620000

640000

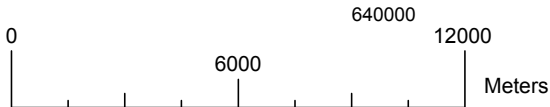


SITE

SEC 22, TP8

Barrett

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SCALE 1:200000

This sketch plan shows approximate locations based on a compilation of existing office records of varying accuracy. All boundaries, distances and areas are unreliable for establishing land tenure unless verified by a field survey conducted by a British Columbia Land Surveyor.

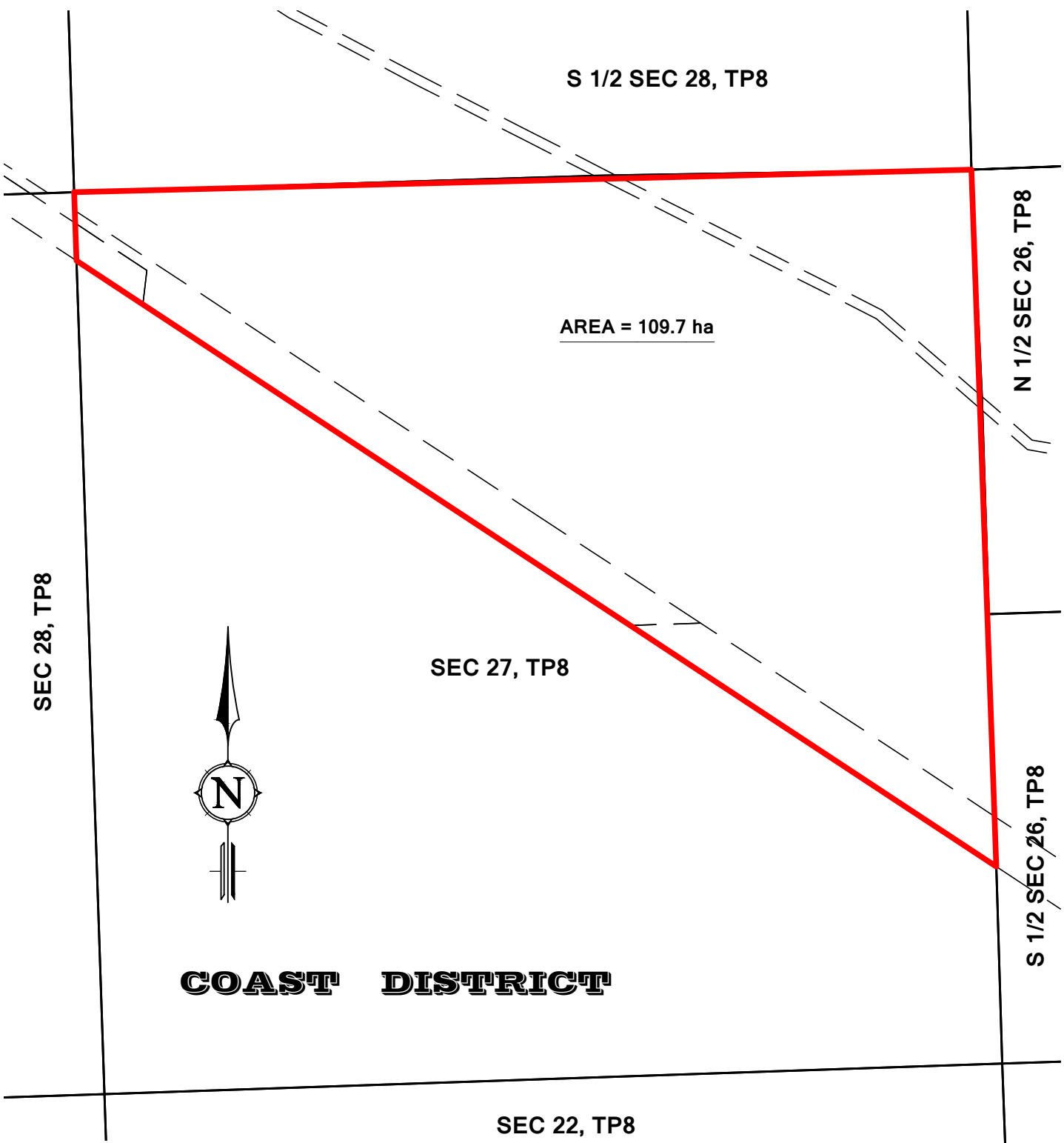


Plot Date: November 21, 2019

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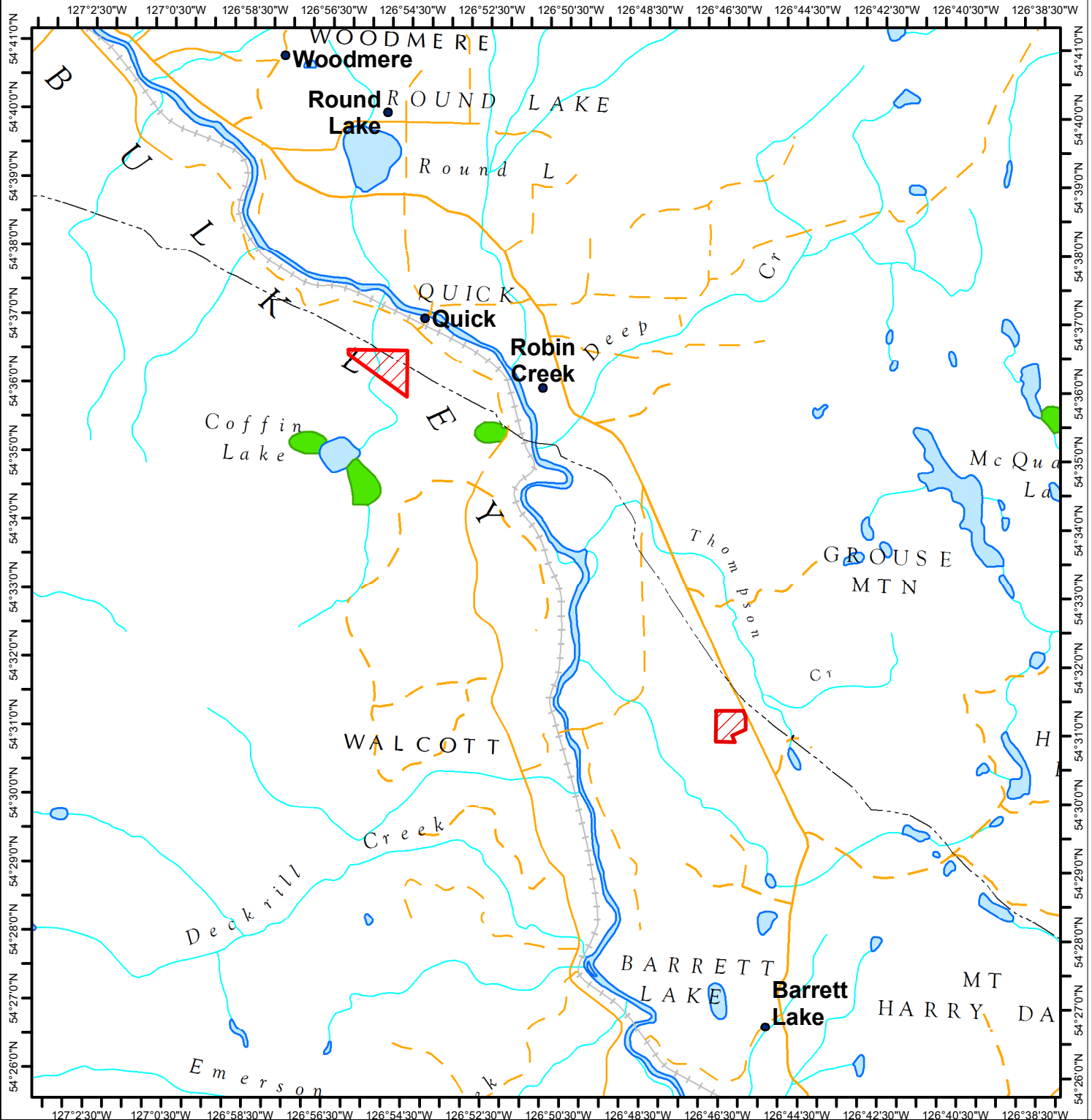
**TEMPORARY LICENSE OVER PART OF SECTION 27, TOWNSHIP 8, RANGE 5 COAST DISTRICT**

BCGS 93L.056






This sketch plan shows approximate locations based on a compilation of existing office records of varying accuracy. All boundaries, distances and areas are unreliable for establishing land tenure unless verified by a field survey conducted by a British Columbia Land Surveyor.





Scale: 1:150,000  
 Type: LICENCE  
 Sub Type: Temporary Licence  
 Purpose: UTILITY  
 Subpurpose: ELECTRICAL POWER LINE

-  Application Area
-  Indian Reserves
-  Parks and Protected Area

### Referral Map



Date: 09 Jan 2020  
 Area: 229.72 ha +/-

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
(BC HYDRO)

## MANAGEMENT PLAN FOR APPLICATION FOR TEMPORARY LICENCE – INVESTIGATIVE STUDIES

### Prince George to Terrace Capacitors Project

BC HYDRO PROJECT NO.: TM-0335

**TO:**

MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS & RURAL DEVELOPMENT  
Suite 200-5220 Keith Avenue  
Terrace, BC  
V8G 1L1

**SUBMITTED BY:**

Betty Lui, Property Representative  
BC HYDRO  
333 Dunsmuir Street, 12<sup>th</sup> Floor  
Vancouver, BC V6B 5R3  
Phone: (604) 623-4582  
Email: Betty.Lui@bchydro.com

Signature of Project Manager: 

Date of Signature: December 11, 2019

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## 1.0 Background

British Columbia Hydro and Power Authority (BC Hydro) has prepared this Management Plan in support of a Temporary Licence Application to conduct field investigations as part of the Prince George to Terrace Capacitors (PGTC) project.

This application supports the identification of a suitable site for a new capacitor station along the existing transmission line rights of way (T/L RoW) between the Skeena Substation in Terrace and the Telkwa Substation in between Telkwa and Houston. BC Hydro has identified two potential properties along the RoW and will shortlist locations where construction of a new station is technically feasible.

Prince George to Terrace Capacitors (PGTC) project was originally initiated in 2012 to supply load customers in the Northwest. The project was halted in 2016 due to changes in demand. In spring 2019, the project was re-initiated to reinforce our North Coast transmission system to increase capacity to enable BC Hydro to supply area customers in time to meet growth.

BC Hydro has identified two potential properties being considered and included in this application. To help with site selection, BC Hydro would like to conduct investigative studies, including geotechnical assessment and grounding studies, both of which require minor ground disturbance. There may be some vegetation to be removed to allow the geotech testing equipment access to the site.

BC Hydro's work to date has included conceptual engineering design, geohazard risk assessments, environmental and archaeological desktop reviews, as well as First Nations engagement, stakeholder engagement and discussions with all levels of government. To date, all field work on Crown land has been conducted under the Ministry of Forests, Lands, Natural Resource Operations & Rural Development (FLNRORD) Land Use Policy for Permission. Under this policy, our team has conducted non-intrusive data collection and investigative activities.

This Management Plan describes the geotechnical and electrical soil resistivity work proposed for spring / summer 2020 and summarises the environmental protection strategies associated with the work.

## 1.1 Project Overview

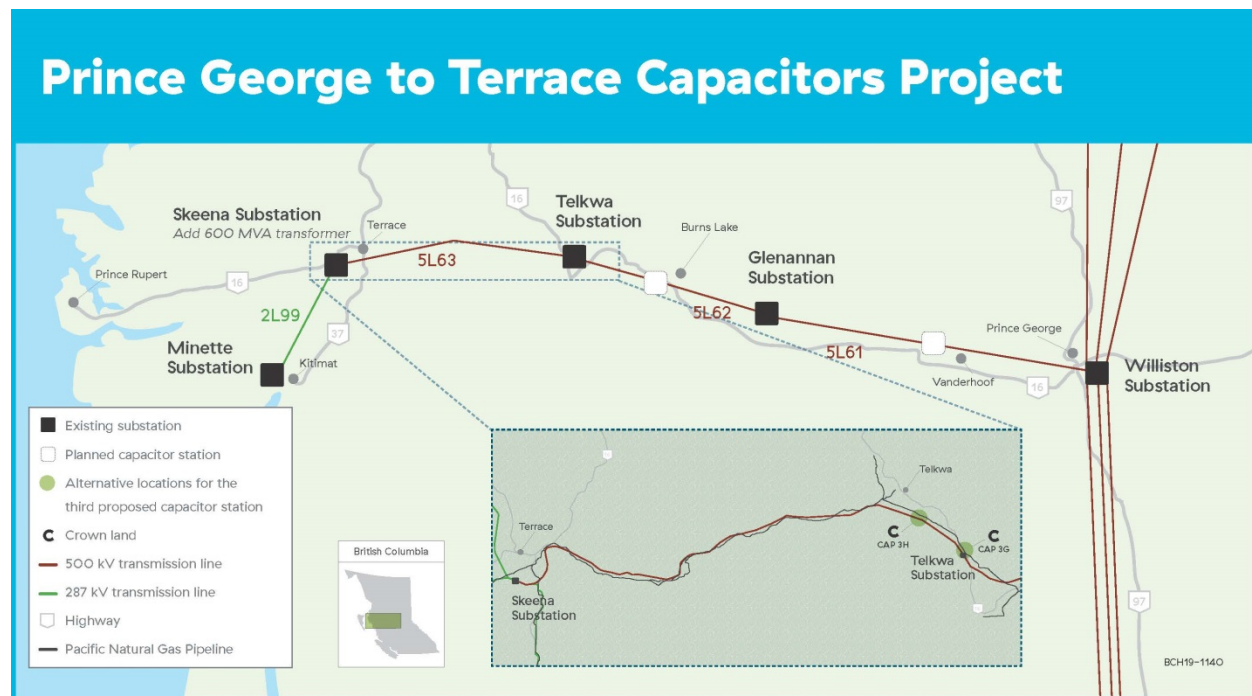
BC Hydro's northwest service area is supplied with electricity through a single radial 500 kV transmission line that runs from the Williston substation near Prince George to the Skeena substation near Terrace. BC Hydro is anticipating significant growth along the North Coast of British Columbia, with proposed LNG projects, fuel processing / shipping projects, and mining projects under consideration. The Prince George to Terrace Capacitors project will increase the capacity of the 500 kV transmission system by building three new series capacitor stations along the transmission line between Skeena substation and Williston substation. The project also includes the addition of a third transformer at the Skeena substation. The project will increase capacity on the 500 kV transmission system from approximately 800 MW to approximately 1300 MW, an increase of 500 MW or 60%. By increasing the capacity of the transmission system, the PGTC project will enable an additional 500 MW of clean and renewable electricity to be supplied to the North Coast.

BC Hydro purchased private properties for 2 capacitor stations between Williston and Telkwa in 2015 when the project was active. The selection of the third capacitor site between Telkwa and Terrace is expected to occur in the summer of 2020. We currently expect the earliest start for construction to be 2021 and are targeting a Project in service date at the end of 2025.

From a regulatory perspective, the PGTC project is exempt from requiring a Certificate of Public Convenience and Necessity under the Transmission Upgrade Exemption Regulation, B.C. Reg. 160/2018, issued July 16, 2018.

## 1.2 Location Description

The PGTC study area is located along the existing 500kV transmission line that runs from Skeena Substation in Terrace to Telkwa Substation in Telkwa (Figure 1). This study area is within the traditional territories of the Wet'suwet'en First Nation and of two clans represented by the Office of the Wet'suwet'en. BC Hydro also understands the study area may be within the traditional territory of the Witsset First Nation.



**Figure 1: Project Overview Map**

Potential locations for the capacitor station are shown in the next page in Figure 2. CAP3G is located adjacent to the Telkwa Substation and CAP 3H is located near the town of Quick. BC Hydro will continue to study these potential locations and may modify the selection prior to, and during, investigative works. If, during the course of this evaluation, potential station locations are deemed to be unsuitable for development, BC Hydro may identify new locations for investigation. In this circumstance BC Hydro will notify FLNRORD and will provide site specific information for these locations. In parallel, BC Hydro is also investigating privately owned lands.

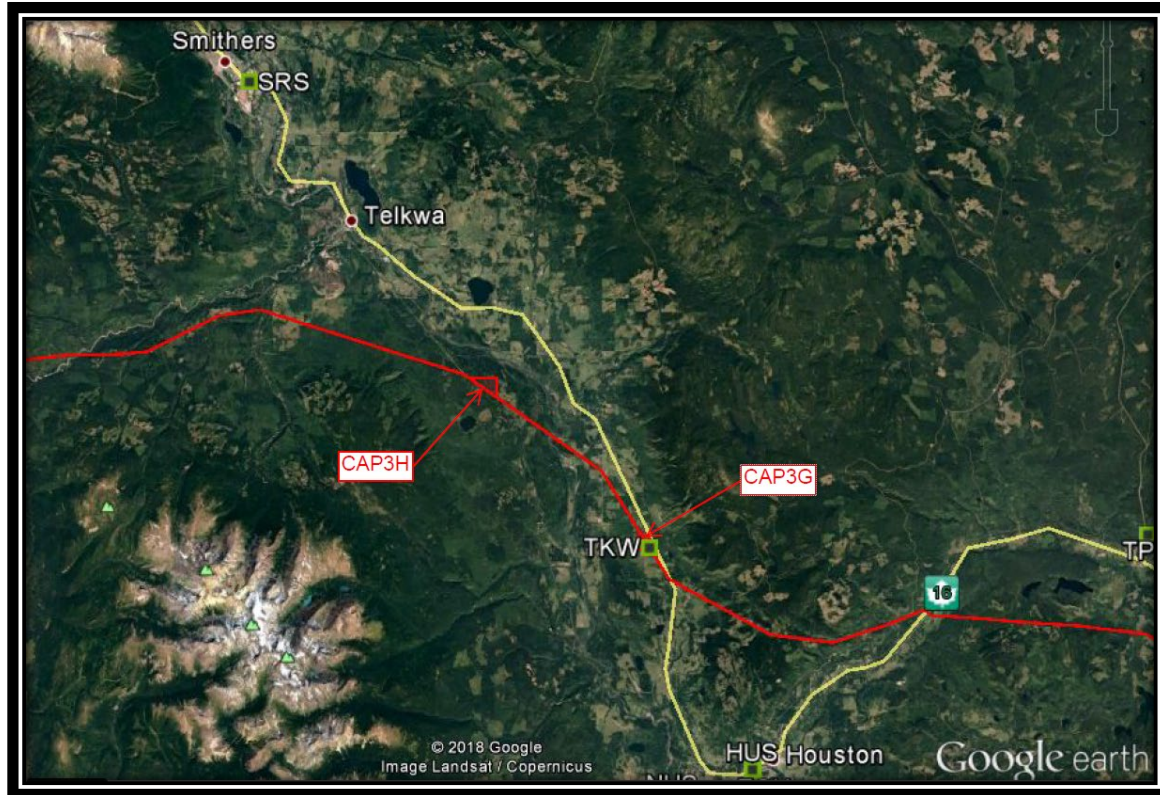


Figure 2: Map of Potential Locations

Location	Parcel Size (ha)	Potential Station Size (ha)	Approximate Location (UTM)
CAP3G	58.5	8	355963.45, 6043458.37
CAP3H	109.7	8	372122.76, 6275046.26

Table 1.0: List of Potential Capacitor Site Locations

### 1.3 Location Justification

The PGTC project will require construction of a new capacitor station along the existing 5L63 transmission line. The station site should be relatively flat terrain and must be adjacent to the transmission line in order to connect to the line. It should be located within the first half of the line or at the Telkwa end of the line. Depending on the location of the station, a passive reflector may be required for microwave communication purposes. A separate Crown land application will be submitted once we have determined the need for a passive reflector, should it be situated on Crown lands.

## **2.0 Investigative Work**

The investigative work to be completed includes geotechnical exploration, ground resistivity testing, surveys, and vegetation removal and access establishment for investigative activities as deemed necessary. The study program described in this application will inform our project planning including preferred capacitor station locations and access plans. Details on specific investigative activities with potential ground disturbances requiring a Temporary Licence are detailed below.

### **2.1 Soil Resistivity Testing**

This work consists of driving four temporary steel probes of 12.5 mm diameter into the ground approximately 75 mm, laying measuring cables and applying a small voltage to measure and record soil resistivity by reading the current with a hand-held equipment. The operation will be repeated several times starting from one meter distance in between the probes reaching up to 200 m towards the end of the measurement within each potential location.

The work locations would be accessed by pickup truck. The soil resistivity testing process is expected to take one day at each work location.

### **2.2 Geotechnical Investigation Program**

A geotechnical assessment is required to gather information regarding subsurface conditions in order to identify and evaluate geotechnical concerns and risks associated with development of new capacitor stations. Geotechnical studies at each of the potential capacitor station locations will involve some or all of the following activities within the proposed work location.

#### **2.2.1 Geotechnical Site Reconnaissance**

This work primarily consists of walking the sites and mapping geological features. In some cases a shovel will be used along with a two meter long manual steel probe (25 mm in diameter) which when used to probe the ground can provide information on surficial soils. Field data including geomorphological features such as depressed lands, hills and slopes will be gathered and photos and videos will be taken to assist in recording the conditions at the site.

The site reconnaissance field work will take about two days to complete at each work location.

#### **2.2.2 Geotechnical Site Exploration**

The proposed work locations represent the general area of interest. Respecting BC Hydro's need to gather geotechnical information for foundation design, the actual test locations will be determined after further ground review by BC Hydro Engineering, and will be selected to optimize access to existing forest resource roads and minimize potential impacts to the environment.

Drilling: Geotechnical drilling will be conducted at some of the work locations to test and log the subsurface soil and rock characteristics, site work is expected to take approximately five days at each location. A tracked drill rig will be used to drill boreholes. It is expected that approximately eight boreholes will be drilled at each work location.

The area required for each borehole could be up to 400 square meters. This is to accommodate the 6 m by 6 m footprint of the tracked drill rig, a truck carrying supplies and smaller equipment that will accompany the drill rig. Depending on site specific conditions, a drill pad may be required in order to ensure the equipment is operating from a safe work area. Each borehole will be 20 m to 30 m deep and approximately 200 mm in diameter. Boreholes will be backfilled following completion of the work in compliance with the Groundwater Protection Regulation under the BC *Water Sustainability Act*. If instream works are required to access the sites, the work will comply with the Approved Work Practices for Water Crossing Installation, Maintenance and Deactivation (BC Hydro and MFLNRO, 2014), the *Water Sustainability Act* and the Water Sustainability Regulation.

Vibrating wire piezometers (VWP) of 0.5 inch in diameter will be installed within two of the eight boreholes to measure depth of groundwater surface underground. Upon completion of the monitoring, the boreholes will be backfilled in compliance with the Groundwater Protection Regulation under the BC *Water Sustainability Act* as mentioned above, with the wire piezometer cable remaining in the ground.

## 2.3 Vegetation Clearing and Access

Where possible, the geotechnical investigation sites will be accessed using existing public roads, forest service roads (FSR), industry roads and trails. Access to some work locations may require clearing of merchantable and non-merchantable timber and vegetation, and trail construction. Clearing required for new trails, or the existing roads and trails that are overgrown and require brushing, will be limited to the minimum width required for safe equipment access.

The work locations located within the existing transmission line (T/L) right of way (RoW) will typically require brushing and non-merchantable vegetation clearing. Work locations adjacent to the existing T/L RoW may require the removal of merchantable timber. The final test locations will be situated to minimize vegetation clearing and ground disturbance; however, brushing and/or tree clearing and minor site levelling will be required to create site access, stable drill pads and a safe work site. Aside from tree clearing or site levelling activities, no other development activities or infrastructure improvements are anticipated. Any clearing required at the work location shall be minimized and limited to only what is necessary for access and to create a safe work site.

Where vegetation clearing is required, it may include hand and/or mechanical clearing methods.

Where access development is required, it may include the following:

- Upgrading existing roads to facilitate geotechnical investigation access including, but not limited to: ditching, brushing, subgrade construction, surfacing and installation/repairs of drainage structures;
- Bridge/log culvert repairs;
- Pipeline crossings;
- New access trail construction; and
- Road maintenance activities such as grading and snow removal.

**Table 2.0: Anticipated Access and Clearing Requirements**

Location	Access	Clearing Requirements
3G	<ul style="list-style-type: none"> <li>• Located adjacent to existing Telkwa Substation &amp; near structure 183/03 of 5L063.</li> <li>• Highway 16E 29.5km Southeast of Telkwa, BC.</li> <li>• Hungry Hill Way public road 750m west off of HWY16E.</li> <li>• Access to T/L ROW and capacitor site is very close to HWY16E and just north of Hungry Hill Way public road. Existing access trail off of Hungry Hill Way will be required to access the T/L RoW and capacitor site 3G. New access trails will be required to geotechnical investigation sites on &amp; off of the T/L RoW.</li> </ul>	<p>Clearing of brush and non-merchantable vegetation within the T/L RoW. Clearing of merchantable and/or non-merchantable trees and vegetation outside of the T/L RoW.</p>
3H	<ul style="list-style-type: none"> <li>• Located Southwest of the community of Quick, BC, West of the Bulkley River &amp; near structure 191/03 of 5L063.</li> <li>• Access to site is via public Telkwa Coalmine Road (Hankin Ave &amp; Riverside St West off HWY16E) in Telkwa, BC. Public Telkwa Coalmine Road 700m from HWY16E to Birch St. There is one existing public bridge to use over the Bulkley River. No posted load rating and posted height restriction of 4.82m.</li> <li>• Public Birch St &amp; Lawson Road South for approximately 20.5km to T/L RoW access point.</li> <li>• 2.5km Access track North off of Lawson Road within T/L RoW</li> </ul>	<p>Clearing of brush and non-merchantable vegetation within the T/L RoW. Clearing of merchantable and/or non-merchantable trees and vegetation outside of the T/L RoW.</p>

The following figures will illustrate the general location of each site and access via red dash lines.



Figure 3: Capacitor Site 3G Location and Access



Figure 4: Capacitor Site 3H Location and Access

## 2.4 Site Restoration

Following the completion of investigative works, disturbed areas will be restored. All waste and debris will be removed from site. Any drill pads that may be constructed to provide a stable and level work surface for equipment and personnel will be deconstructed and the disturbed area will be re-contoured to match original grade and bare areas will be seeded. Based on advice from the site environmental representative, some woody debris may be left on site to provide a more naturalized state.

Restoration may include the following activities:

- Removal and restoration of temporary access features and
- Revegetation of restored temporary access features.

## 2.5 Seasonal Expectations of Use

**Table 2.1: Seasonal Expectations of Use**

Project Phase	Brief Description of Activity / Works	Expected Dates
Identification Phase – Feasibility Design Stage	Site access and clearing / brushing in support of investigative work	April 2020 <sup>1</sup> – December 2020
	Investigative work including drill holes and test pits	April 2020 – March 2021
	Restoration following investigative work	June 2020 – September 2021
Definition Phase	May include additional investigative work at specific locations to be developed.	April 2020 – September 2021

Note: <sup>1</sup> – Clearing work may begin sooner than April 2020 if appropriate permits are in place.

## 2.6 Authorizations, Permits or Approvals

At this stage, the Project is working to obtain the following Provincial permits and authorizations:

- *Land Act* Temporary Licence for investigative work and
- *Forest Act* Section 52 authorization or Occupant License to Cut for clearing in support of investigative work.



## 2.7 First Nations Consultation

### 2.7.1 BC Hydro's Approach to Consultation

BC Hydro undertakes consultation on its projects and supports the consultation conducted by Crown agencies in order to provide potentially impacted Indigenous groups with information about a project, and to seek input on the project. The purpose of consultation is to provide Indigenous groups with the opportunity to identify potential adverse impacts of a project on their asserted or established Aboriginal rights (including title) so that BC Hydro and Indigenous groups can work together to identify measures to avoid, mitigate or otherwise accommodate those impacts. BC Hydro also seeks to identify opportunities and benefits for Indigenous groups related to the project.

Based on the Province's Consultative Area Database, the project is within the consultative boundaries of the Wet'suwet'en First Nation and the Office of the Wet'suwet'en. The Office of the Wet'suwet'en has confirmed that the proposed sites for Capacitor station 3 are within the traditional territories of the Laksilyu Clan (Kwan Beegh yex House) and the Laksaamishyu Clan (Tasaiyex House). BC Hydro understands that the project is also within the traditional territory of the Witset First Nation and intends to communicate with them about the project.

The objectives of consultation with Indigenous groups are to:

- Provide information about the Project in a timely fashion;
- Respond to information requests and work collaboratively to address and resolve issues and concerns about the Project on an ongoing basis;
- Seek input from Indigenous groups on the Project (including site selection) and how it may impact their Aboriginal rights and, work together to identify ways to avoid, mitigate or otherwise accommodate those impacts, with the objective of obtaining consent from Indigenous groups; and,
- Explore opportunities for Indigenous groups to participate in activities related to the Project.

The proposed locations are not adjacent to or encumbered by an Indian Reserve or lands identified for Addition to Reserve. The Province has not identified these lands for possible treaty settlement or other reconciliation agreements between the Province and a First Nation.

### 2.7.2 Summary of Key Consultation Activities undertaken with Indigenous Groups

This section provides an overview of Project-related consultation with the Indigenous groups whose territories lie within the permit study area since Project re-initiation in April 2019 to November 2019. (Table 2.2). Consultation is ongoing with Indigenous groups and will continue as the project progresses.

**Table 2.2: Summary of Consultation Activities Undertaken with Indigenous Groups**

Consultation Activity – Wet’suwet’en First Nation	Date
<b>Project information sharing</b>	
Sent letter to advise of project re-initiation and to provide an overview of the project scope.	July 2019
Sent project update letters, with more detailed information about proposed Capacity station locations; requested input on the selection of the location of the third Capacitor station. Sent maps and shapefiles.	September and November 2019
<b>Meetings</b>	
Meetings have been held with Wet’suwet’en First Nation to review and discuss the Project, including selection of the Capacitor 3 site, present and seek input into BC Hydro’s decision making criteria for site selection, and discuss a work plan and associated capacity funding for the Wet’suwet’en First Nation’s engagement in the project.	October, November, December 2019
Consultation Activity – Office of the Wet’suwet’en	Date
<b>Project information sharing</b>	
Sent letter to advise of project re-initiation and to provide an overview of the project scope.	July 2019
Sent project update letters, with more detailed information about proposed Capacity station locations; requested input on the selection of the location of the third Capacitor station. Sent maps and shapefiles.	September and November 2019
<b>Meetings</b>	
Meetings have been held with the Office of the Wet’suwet’en to review and discuss the Project, including the proposed locations for the Capacitor 3 site, present and seek input into BC Hydro’s decision making criteria for site selection, and discuss a work plan and associated capacity funding for the Office of the Wet’suwet’en’s engagement in the project. Office of the Wet’suwet’en provided information about the hereditary governance system and Yin’tah (land) stewardship.	December 2019
Consultation Activity – Witset First Nation	Date
<b>Project information sharing</b>	
Sent letter to advise provide an overview of the project scope and offer to meet to discuss.	December 2019

BC Hydro will continue to work collaboratively with Indigenous groups in developing the project. Anticipated activities related specifically to the Capacitor station site selection include a site visit, sharing studies such as the archaeological and environmental overviews, and sharing measures related to the decision making criteria.

### 3.0 Environment

#### 3.1 Land Impacts

No impacts associated with riparian encroachment, pesticides and herbicides or visual impacts are anticipated as part of the investigative work. Specifically:

- Specific test locations will be selected to avoid removal of riparian vegetation;
- No pesticides or herbicides will be used as part of the geotechnical work; and
- Any adverse impacts to surrounding areas likely to be used for scenic viewing will be short-term and temporary during the geotechnical investigations.

##### 3.1.1 Vegetation Removal

Geotechnical investigation activities are anticipated to be conducted in pre-disturbed areas within the existing T/L RoW and in forested areas adjacent to the T/L RoW. Vegetative conditions at currently identified work locations are primarily non-forested / shrub dominated within the T/L RoW (Table 3) and forested outside the T/L RoW.

**Table 3.0: Vegetative Conditions at Potential Work Locations**

Location	Conditions
CAP3G	Within the existing T/L RoW the vegetation condition is currently a mix of grasses, herbaceous material, shrubs and immature tree species being maintained by BC Hydro. Outside of the T/L RoW the vegetation is a mix of 2 predominant stand types as follows. One stand is a mix of merchantable aspen and spruce varying from 75-85 years old and heights of approximately 20m-25m. The other stand type is recent logging with a resulting 4 year old vegetation complex of regenerating pine, aspen, spruce and fir mixture.
CAP3H	Within the existing T/L RoW the vegetation condition is currently a mix of grasses, herbaceous material, shrubs and immature tree species being maintained by BC Hydro. Outside of the T/L RoW the vegetation is a mix of 2 predominant stand types as follows. One stand is merchantable lodgepole pine approximately 51 years old and 23m tall. The other stand type is recent logging with a resulting 5 year old vegetation complex of regenerating spruce, pine and aspen mixture.

Brushing of regenerating trees and shrubs (a few meters in height) will be required within the T/L RoW and removal of merchantable and/or non-merchantable trees and vegetation will be required outside of the T/L RoW. Equipment will utilize existing access roads/trails, where possible. New trails will be constructed to access some work locations within and outside the existing T/L RoW. General mitigation strategies to minimize disturbance to vegetation during investigative works include:

- Avoid unnecessary clearing, and restrict clearing in mature/old forest areas, where feasible;

- Clearing will be done during the appropriate least risk timing windows (section 3.4), or appropriate pre-work surveys (e.g. bird nest searches) will be completed prior to clearing to mitigate risks to wildlife and fish;
- Where possible, excavated soils and/or drill cuttings will not be placed on ground cover vegetation, but will be placed on previously cleared locations, road surfaces and shoulders, or plywood or polyethylene tarps;
- Invasive plant species will be identified in advance of moving onto each work location, and specific methods for reducing the spread of these species will be implemented; and
- Temporarily disturbed areas will be restored and revegetated.

### 3.1.2 Soil Disturbance

The geotechnical work will result in localized soil disturbance and no soil contamination or soil relocation is anticipated. Mitigation strategies to minimize the disturbance to soils during geotechnical investigations will include:

- Work locations will be restored, including replacement of topsoil and seeding with a regionally appropriate, weed free, seed mix;
- Appropriate erosion and sediment control measures will be implemented to prevent sediment-laden runoff; and
- Control measures will be monitored, as required, particularly during rainfall events.

### 3.1.3 Archaeological Resources

One registered archaeological site is present within 5 km of CAP 3G, and five registered archaeological sites and one historical site have been recorded within 5 km of CAP 3H. None of the registered sites are within 900 m of the properties and/ or individual work locations, and no geotechnical work is proposed in proximity to these registered sites.

### 3.1.4 Construction Methods/Materials

Refer to Section 2 for details on investigative works and associated equipment required to complete the work under this temporary licence.

## 3.2 Atmospheric Impacts

### 3.2.1 Sound, Odor, Gas or Fuel Emissions

Sensory disturbances including construction noise have the potential to affect wildlife and land users but effects will be short-term and temporary. No significant odor, gas, or fuel emission impacts are anticipated.

### **3.3 Restrictions on Tenuring of Aquatic Lands**

No works associated with shoreline frontage, land drainage or flood potential are anticipated.

#### **3.3.1 Public Access**

No changes to public access are anticipated as part of the geotechnical work. General mitigation strategies to mitigate potential access restrictions include:

- Provide early notification of Project schedules and activities to relevant First Nations, stakeholders and rural residents who will be in close proximity to Project activities;
- Obtain appropriate Road Use Permits for industrial use of FSRs and other industrial roads, as applicable;
- Develop a Traffic Management Plan, in consultation with neighbouring tenure holders and land owners, if temporary changes to local access is required; and
- Use existing access roads wherever possible and minimize clearing.

### **3.4 Fish and Wildlife Habitat**

Investigative work will result in localized ground disturbance and vegetation clearing. Recommendations to mitigate effects to fish and wildlife resources are included in the sections below.

#### **3.4.1 Disturbance to Wildlife or Wildlife Habitat**

Geotechnical investigation activities are anticipated to be conducted in pre-disturbed areas within the existing T/L RoW and in forested areas adjacent to the T/L RoW. Wildlife and wildlife habitat conditions at currently identified work locations are shown in Table 3.1 on the next page.

**Table 3.1: Wildlife and Wildlife Habitat Conditions at Potential Work Locations**

Location	Comments
CAP3G	Partially cleared; Regional District Wildlife mapping: “Moderate Value Deer Winter Range”; 9 listed wildlife species in the general area (regional district-based search) No mapped streams/ wetlands on the property; small stream south of the property 16 red/ blue/ SARA species in the region; 2 KM away from listed plant species.
CAP3H	Primarily forested; Regional District Wildlife mapping: “Bulkley Valley Landscape Corridor”; 9 listed wildlife species in the general area (regional district-based search) Mapped stream Coffin Creek runs north/ south through the property within a steep gully. Approximately 700 m outside of the Federally designated Telkwa caribou critical habitat; 16 red/ blue/ SARA species in the region.

Removal of suitable habitat is expected to be localized and disturbance/ displacement due to construction activities is expected to be short term and temporary. General mitigation strategies to manage the risk to wildlife and wildlife habitat during investigative work include:

- Limit clearing activities to what is required to safely carry out the work, and restrict clearing in mature/ old forest areas, where feasible;
- Clear vegetation during the appropriate least risk timing windows, or conduct appropriate pre-work surveys prior to clearing to mitigate risks to wildlife;
- Minimize footprints and retain wildlife trees when safe and possible to do so;
- Minimize vehicular collisions with wildlife by enforcing speed limits, encouraging carpooling and communicating locations or expected aggregations of wildlife;
- Prohibit workers from fishing, trapping or hunting during work hours;
- Prevent nuisance wildlife by training workers and ensuring appropriate waste disposal; and
- Develop site specific environmental mitigation prescriptions if potential impacts to wildlife habitat features or wildlife are identified. These will be developed by a qualified environmental professional in consideration of wildlife species and habitat present, timing windows (including bird nesting window) and work activities.

### 3.4.2 Disturbance to Fish Habitat

No instream works are currently anticipated during investigative work. Aquatic conditions at currently identified work locations are summarized in Table 3.2 below.

**Table 3.2: Fish Habitat Conditions at Potential Work Locations**

Location	Conditions
CAP3G	No mapped streams or wetlands on the property; a small stream is located south of the property.
CAP3H	Mapped stream Coffin Creek (WSC 460-472700) flows north/ south through the centre of the property, within a steep gully. Creek is approximately 4 m wide. Fish species include coho, cutthroat trout, Dolly Varden, lake chub and rainbow trout; rainbow trout have been documented on the property.

General mitigation strategies to minimize the disturbance to fish and fish habitat during investigative work include:

- Minimize footprints and avoiding unnecessary clearing;
- Restrict vehicles and equipment to designated work areas and access routes;
- Dispose or store all waste or other substances deleterious to aquatic life in a manner to prevent the release into waterbodies;
- Ensure fuelling and servicing of equipment is be done at least 30 m from any body of water;
- Implement erosion and sediment control measures; including possible suspension of work whenever erosion may affect downstream habitats; and
- Develop site specific environmental mitigation prescriptions if instream works are required. These will be developed by a qualified environmental professional in consideration of fish species and habitat present, fish timing windows and work activities. If instream works are required, the work will comply with the Approved Work Practices for Water Crossing Installation, Maintenance and Deactivation (BC Hydro and MFLNRO, 2014), the *Water Sustainability Act* and the Water Sustainability Regulation.

## 3.5 Fire Hazard

Fire hazard is a concern when working in forested areas during the summer months. Under Section 6 of the Wildfire Regulation, those conducting High Risk Activities are required to use representative weather data to determine the Fire Danger Rating for their location. The source of this data could be internal weather stations, other third parties, or the Detailed Fire Danger Ratings provided for every Ministry of Forests weather station.

The work will be conducted according to the following protocols to minimize fire hazard and maintain compliance with the Wildfire Regulation:

- Complete a High Risk Activities Risk Assessment (for work occurring between March 1 – October 31), in accordance with the Wildfire Act & Regulations (WFAR), and WSBC OHS Regulations;
- Establish the fire danger class rating (DGR) using the *Wildfire Daily Workplan Form* prior to works;
- Create a Fire Safety Plan specific to the site(s) location and communicate with all associated parties. The Fire Safety Plan shall include, at minimum, the following:
  - Communication Plan;
  - Evacuation Routes and Muster Locations;
  - Fire Fighting Equipment and Tools; and
  - Other Considerations, such as wildfire activity and potential evacuation notifications.
- Conduct works in accordance with the Fire Safety Plan and Schedule 3 (Restrictions on High Risk Activities) of the Wildfire Regulation.

## 4.0 Socio-Community

### 4.1 Land Use

Site CAP3G is located within the Regional District of Bulkley-Nechako and in the Skeena Stikine Forest District. The nearest town or community is Houston to the east and Quick to the west. The proposed site location is adjacent to BC Hydro's existing Telkwa Substation and Highway 16.

Site CAP3H is also located within the Regional District of Bulkley-Nechako and in the Skeena Stikine Forest District. It is located just southwest to the community of Quick. Both CAP3G and CAP3H lies within the Agricultural Land Reserve, BC Hydro will be consulting with the Agricultural Land Commission once a site has been selected.

Existing roads will be used as much as possible to access the work locations and any disturbance will be temporary and short duration. Mitigation measures and reclamation discussed in Section 3 will address potential effects on grazing, agriculture, recreation, and forest resources use. The proposed investigative work is not limited or precluded by any resource management plans, coastal plans, provincial, regional growth strategies or local government plans.



## 4.2 Socio-Community Conditions

### 4.2.1 Overlapping Adjacent Users of Communities

Investigative work within this application will be located entirely on provincial Crown lands. The work locations are within and adjacent to BC Hydro's existing transmission line corridor. The study area overlaps with active Crown tenures with the following purposes:

- Transportation;
- Recreation;
- Industrial;
- Utility;
- Guide outfitter/trap lines; and
- Forestry.

Investigative works may, temporarily, restrict public access, or the ability of adjacent land owners or tenure holders to access their property or tenures. General mitigation strategies to minimize the restricted access during investigative works include:

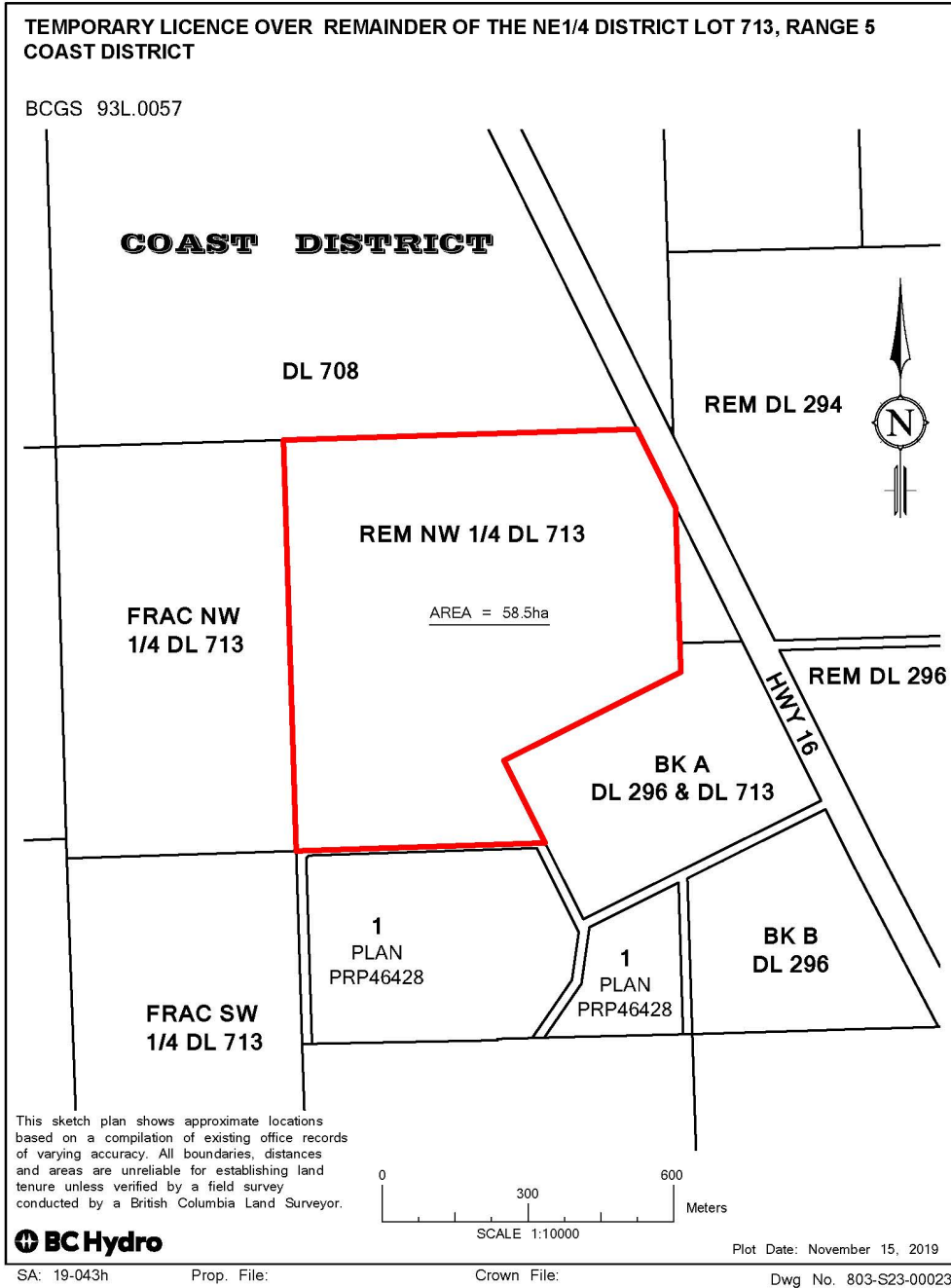
- Avoid overlap with First Nations reserves, the Agricultural Land Reserve and areas designated as Park;
- Communicate with holders of Crown land tenure to enable potential effects to be identified, considered, and addressed as much as practicable; and
- Use existing access roads wherever possible and minimize clearing. Plan new access road/trail locations and upgrades in consultation with other tenure holders as applicable.

## 4.3 Existing Services

Due to the short-term, limited nature of the geotechnical work, it is unlikely that it would place stress on municipal emergency, healthcare, and policing services.

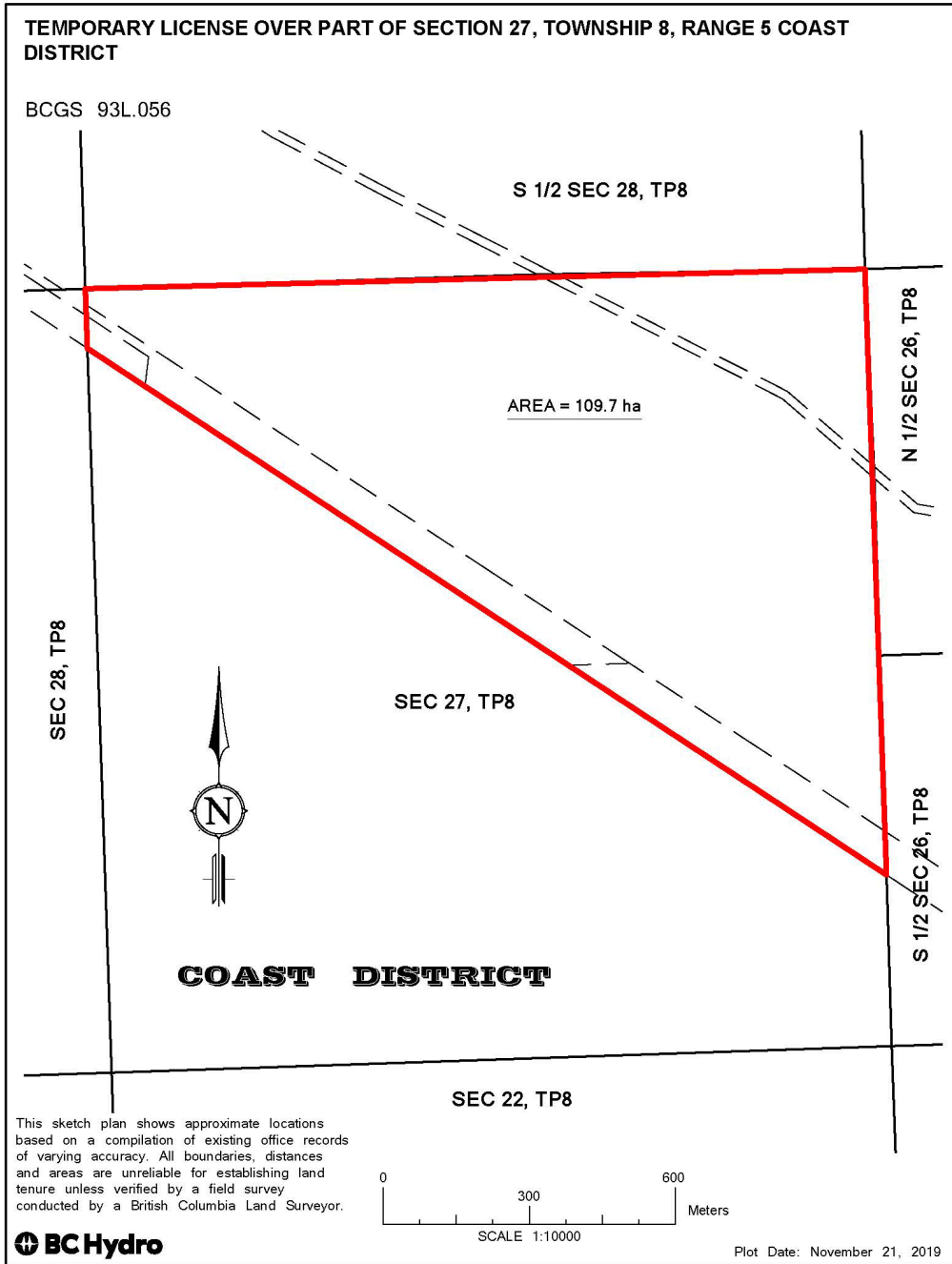
**APPENDIX A**

**Plan of Capacitor Site 3G**



**APPENDIX B**

**Plan of Capacitor Site 3H**



SA: 19-043h

Prop. File:

Crown File:

Dwg No. 803-S23-00025