

REGIONAL DISTRICT OF BULKLEY-NECHAKO  
SUPPLEMENTARY AGENDA

THURSDAY, MAY 18, 2023

<u>PAGE NO.</u>	<u>DEVELOPMENT SERVICES</u>	<u>ACTION</u>
2-22	Public Submissions ALR Application 1257 Pgs 78-104 and BC Hydro Capacitor Station Referral Pgs 105-110 Electoral Area A (Smithers/Telkwa Rural)	Receive
	<u>NEW BUSINESS</u>	
	<u>ADJOURNMENT</u>	

Rene Dieleman  
23017 Dieleman Rd  
Telkwa Bc

2

Bc Hydro  
Johnson Lee  
Stakeholder Engagement Advisor

Re: Feedback on proposed capacitor station in Telkwa

Thank you for the opportunity to comment on your proposal. We recognize that Bc Hydro is looking into the future to expand their business opportunities. As a single disk crown corporation we also recognize your mandate to provide service to the province.

**Our comments :**


Only 5% of the land base this provinces land has quality in the soils to be utilized for food production whether now or in the future and is held under the agricultural land reserve (ALR) for this purpose , We find it very important to keep this small portion of the province forever in the ALR as part of our food security.

I am requesting BC Hydro to do their part in building and maintaining food security practices by developing their opportunities on the 95% of the provincial lands outside of ALR .

**Our position and questions:**

- Whereas: There is already a substation some 4 miles south of the proposed Walcott that has 50% of the substation lands non utilized with more nearby crown land available  
Therefore: We would like to fully understand why that site is not at present on the proposal.
- Whereas: Nearby on the west side of the Bulkley river there is flat and level crown land some 6 km north of the proposed Walcott site .  
Whereas: That west of the bulkley crown land is year round serviced by the Lawson rd. , lies outside of the ALR , has no nearby neighbors and lies on Bc Hydro's power line route.  
Therefore : We would like to direct Bc Hydro's attention to fully explore that area for development
- I am requesting a requesting a copy Bc Hydro's (Les Ellis property) application submission to pursue other uses on the Walcott property

Sincerely  
Rene Dieleman



**From:** Ellie Graf

**Sent:** Sunday, May 14, 2023 10:32 PM

**To:** [projects@bchydro.com](mailto:projects@bchydro.com); [Taylor.Bachrach@parl.gc.ca](mailto:Taylor.Bachrach@parl.gc.ca); [LWRS.minister@gov.bc.ca](mailto:LWRS.minister@gov.bc.ca); Danielle Patterson <[danielle.patterson@rdbn.bc.ca](mailto:danielle.patterson@rdbn.bc.ca)>

**Subject:** Proposed BCHYDRO capacitor station on Walcott Road, Telkwa BC.

To whom it may concern,

We are the owners of 21268 & 21292 Walcott Road.

We are adding our names to this generic letter below in support of our neighbours on whom you are proposing to inflict this capacitor station on.

We want you to know that we have not had a single letter from BChydro regarding this proposed capacitor site even though we live not half a km away.

We want it notes that we object to this proposition 100%.

This is outrageous on multiple levels. Taking land out of the ALR when there is ample crown land available.

Inflicting such an abomination in direct and close line of sight of 2-4 other adjacent residents.

Inflicting the subsequent financial loss as the value of their land decreases and not even offering them any compensation.

Inflicting hardships on adjacent families ( financial, mental and emotional ) who will feel pressure to leave their homes and move away from the capacitor. They currently have a beautiful view of the mountains which would be shattered by steel and industrial ugliness. This open view is a huge factor in peoples reasoning for living on this road and purchasing properties here.

As listed below, we the residents on Walcott Road, would like a full explanation of the entire process that has taken place and we insist that all due process and consideration be given to us.

Frankly this is just rude. One of the neighbours. Jeremy Rouw, his wife Hanna and 2 month old baby who are multigenerational dairy farmers on the land adjacent are the ones who get up at 4 am every morning to milk their cows so that you can have your cheese and milk. Any consideration for them?

I hope you will reconsider this ill conceived project all things considered. The residents are overwhelmingly opposed.

Please see our community letter below to which we add our names in protest.

Ellie Graf

Thank you for the opportunity to comment on this proposed capacitor station. We do have questions and would appreciate full and honest answers to them.

I will list our questions in point form:

- if 200m x 200m is required for the capacitor station why is the proposed site area almost double that? If the goal is to secure land for expansion in the future, can you please make that clear, and if not, why is it so large?
- why would this capacitor station be located on private ALR zoned farmland when there are crown land locations nearby in both directions along the existing power line right of way that are both flat, near to the existing transmission lines and easily accessible? There appears to be lots of crown land adjacent to the existing sub-station located on Hungry Hill. This entire valley has similar soil structure, so geotechnical issues should not be a problem from one site to the next.
- situating on private land is eliminating the process of First Nations consultation but would Crown land not be more cost effective? We assume that BC Hydro applied for Land Act tenure on Crown land for this project before deciding to purchase private land. May we have the file numbers for these application(s)?
- can you provide scientific peer reviewed studies that can demonstrate that residents in the area adjacent to the capacitor station will not be exposed to any kind of harmful emissions, and at what distances it would be a concern for residents?
- what other sites are you evaluating for this capacitor station? What reasons have made this the preferred site and specifically what reasons excluded any other sites from consideration?
- How tall will the facility be and will it be lighted at night? At least three residents in the area will have direct line of sight to the capacitor station, most of us live here to get away from developments such as this.
- Obviously and installation such as this will have a downward effect on property values of adjacent parcels - has this been taken into account by BC Hydro?

As we see it BC Hydro is going through the motions of gauging local residents opinions - our input will have zero impact on this going through. Taking land out of the ALR is a near impossibility for the average person, but BC Hydro can get it done despite the fact that they have vast tracts of Crown land available to them. This has more to do with expediency than anything else - we suspect due to First Nations consultation avoidance.

BC Hydro should also be aware that First Nations do not have veto power in cases such as this as it is a very small site which is a public good. Applications under the Land Act tenure process would almost certainly ensure that Hydro got the land it needed, and if the First Nations did not agree with the proposal, it is almost guaranteed that there would be an adjudication of the Land Act application which would rule in favour of BC Hydro - the question is, did BC Hydro even apply for Crown land?

Sent from my iPhone

**From:** Lori Koop

**Sent:** Monday, May 15, 2023 12:13 PM

**To:** projects@bchydro.com; Taylor.Bachrach@parl.gc.ca; LWRS.minister@gov.bc.ca; Danielle Patterson <danielle.patterson@rdbn.bc.ca>; Stoney Stoltenberg <cynstone@telus.net>

**Subject:** Proposed Capacitor Station on Walcott Road

Mr Lee,

Thank you for the opportunity to comment on this proposed capacitor station. I have questions and would appreciate full and honest answers to them.

1. If 200m x 200m is required for the capacitor station why is the proposed site area almost double that? If the goal is to secure land for expansion in the future, can you please make that clear, and if not, why is it so large?
2. Why would this capacitor station be located on private ALR zoned farmland when there are crown land locations nearby in both directions along the existing power line right of way that are flat, near to the existing transmission lines, and easily accessible? Is there not crown land adjacent to the existing sub-station located on Hungry Hill? This entire valley has similar soil structure so geotechnical issues should not be a problem from one site to the next.
3. Situating on private land is eliminating the process of First Nations consultation but would Crown land not be more cost effective? We assume that BC Hydro applied for Land Act tenure on Crown land for this project before deciding to purchase private land. May we have the file numbers for these application(s)?

As we see it, BC Hydro is going through the motions of gauging local residents opinions. Taking land out of the ALR is a near impossibility for the average person, but BC Hydro can get it done despite the fact that they have vast tracts of Crown land available to them. This has more to do with expediency than anything else - we suspect due to First Nations consultation avoidance.

BC Hydro should also be aware that First Nations do not have veto power in cases such as this as it is a very small site which is a public good. Applications under the Land Act tenure process would almost certainly ensure that Hydro got the land it needed, and if the First Nations did not agree with the proposal, it is almost guaranteed that there would be an adjudication of the Land Act application which would rule in favour of BC Hydro - the question is, did BC Hydro even apply for Crown land?

4. Can you provide scientific peer reviewed studies that can demonstrate that residents in the area adjacent to the capacitor station will not be exposed to any kind of harmful emissions, radiation, of EMF, and at what distances it would be a concern for residents?
5. What other sites are you evaluating for this capacitor station? What reasons have made this the preferred site and specifically what reasons excluded any other sites from consideration?
6. How tall will the facility be and will it be lighted at night, since least three residents in the area will have direct line of sight to the capacitor station, and how close to the road? Will you be situating the station out of sight or mitigating our view with any kind of landscaping or trees? We live here to get away from developments such as this.
7. Obviously and installation such as this will have a downward effect on property values of adjacent parcels - has this been taken into account by BC Hydro? Will you be compensating us for any potential financial effects?

Thank you, and I look forward to your answers.

Lori Koop

24227 Walcott Road

**From:** Justin Lauzon  
**Sent:** Sunday, May 14, 2023 9:42 PM  
**To:** Danielle Patterson <[danielle.patterson@rdbn.bc.ca](mailto:danielle.patterson@rdbn.bc.ca)>  
**Subject:** Walcott road proposal

Thank you for the opportunity to comment on this proposed capacitor station. We do have questions and would appreciate full and honest answers to them.

I will list our questions in point form:

- if 200m x 200m is required for the capacitor station why is the proposed site area almost double that? If the goal is to secure land for expansion in the future, can you please make that clear, and if not, why is it so large?
- why would this capacitor station be located on private ALR zoned farmland when there are crown land locations nearby in both directions along the existing power line right of way that are both flat, near to the existing transmission lines and easily accessible? There appears to be lots of crown land adjacent to the existing sub-station located on Hungry Hill. This entire valley has similar soil structure, so geotechnical issues should not be a problem from one site to the next.
- situating on private land is eliminating the process of First Nations consultation but would Crown land not be more cost effective? We assume that BC Hydro applied for Land Act tenure on Crown land for this project before deciding to purchase private land. May we have the file numbers for these application(s)?
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- Obviously and installation such as this will have a downward effect on property values of adjacent parcels - has this been taken into account by BC Hydro?

As we see it BC Hydro is going through the motions of gauging local residents opinions - our input will have zero impact on this going through. Taking land out of the ALR is a near impossibility for the average person, but BC Hydro can get it done despite the fact that they have vast tracts of Crown land available to them. This has more to do with expediency than anything else - we suspect due to First Nations consultation avoidance.

BC Hydro should also be aware that First Nations do not have veto power in cases such as this as it is a very small site which is a public good. Applications under the Land Act tenure process would almost certainly ensure that Hydro got the land it needed, and if the First Nations did not agree with the proposal, it is almost guaranteed that there would be an adjudication of the Land Act application which would rule in favour of BC Hydro - the question is, did BC Hydro even apply for Crown land?

**From:** bill mcleod  
**Sent:** Monday, May 15, 2023 12:01 PM  
**To:** Danielle Patterson <danielle.patterson@rdbn.bc.ca>  
**Subject:** Bc Hydro capacitor Walcott rd

Good morning

I am writing to pose my concerns about the negative effects on adjacent properties by the proposed BC Hydro capacitor station on Walcott rd.

I did not receive any notification by mail or any other means about what is being built or will be expanded in the future. Duration of project and increase in traffic on Walcott rd.

What effects living adjacent to such a structure will have on health of any living thing with in range of this proposed project.

Why on ALR land considering the restrictions and irreplaceable nature of land currently in food production, as well the vast opportunities with similar access but the benefit of no human population.

Adversely effect property values as all people who live out here want to have uninterrupted views and strongly doubt anyone would not see a project of this type as an enhancement over the picturesque mountains and Bulkey valley.

As a crown corporation I feel this is not good enough for a project of this scale as there will be effects on the surrounding area.

Why is there is no information regarding such a project.

Thank you for your time  
Bill McLeod Walcott rd resident

**From:** mark rouw

**Sent:** Monday, May 15, 2023 1:52 PM

**To:** projects@bchydro.com; Bachrach, Taylor - M.P. <Taylor.Bachrach@parl.gc.ca>; LWRS.minister@gov.bc.ca; Danielle Patterson <danielle.patterson@rdbn.bc.ca>; Stoney Stoltenberg <cynstone@telus.net>; Jeremy Rouw

**Subject:** capacitor station Walcott rd opposition

Mark Rouw

23360 Walcott rd

Telkwa bc

Hello I am writing you to voice my opposition to the proposed new capacitor station on Walcott rd. This will be right in the view of my property and lower the property value of my asset with out any compensation. This will affect all of the residents on the Walcott rd. And even more important it is taking 50 acres of usable farm land out of the ALR. The whole purpose of the alr is to save land so that we can produce food for the country and to stop things from being built on usable farm land. Not only is the proposed site alr but it is flat land which is not easy to come by in the valley making it prime farm land. Below it a letter that includes more questions and proposal of a better building site with far less negative impacts to the environment and local people.

Re: Feedback on proposed capacitor station in Telkwa

Thank you for the opportunity to comment on your proposal. We recognize that Bc Hydro is looking into the future to expand their business opportunities. As a single disk crown corporation we also recognize your mandate to provide service to the province.

**Our comments :**

Only 5% of the land base this provinces land has quality in the soils to be utilized for food production whether now or in the future and is held under the agricultural land reserve (ALR) for this purpose , We find it very important to keep this small portion of the province forever in the ALR as part of our food security.

I am requesting BC Hydro to do their part in building and maintaining food security practices by developing their opportunities on the 95% of the provincial lands outside of ALR .

Our position and questions :

- Whereas: There is already a substation some 4 miles south of the proposed Walcott that has 50% of the substation lands non utilized with more nearby crown land available
  - Therefore : We would like to fully understand why that site is not at present on the proposal.
- Whereas: Nearby on the west side of the Bulkley river there is flat and level crown land some 6 km north of the proposed Walcott site .
  - Whereas: That west of the bulkley crown land is year round serviced by the Lawson rd , lies outside of the ALR , has no nearby neighbors and lies on Bc Hydrs's powerline route.
  - Therefore : We would like to direct Bc Hydro's attention to fully explore that area for development
- We are requesting a copy Bc Hydros ( Les Ellis) submission to pursue other uses on the Wallcott property



**From:** mark rouw

**Sent:** Monday, May 15, 2023 2:02 PM

**To:** projects@bchydro.com; Bachrach, Taylor - M.P. <Taylor.Bachrach@parl.gc.ca>; LWRS.minister@gov.bc.ca; Danielle Patterson <danielle.patterson@rdbn.bc.ca>; cystone@telus.net

**Subject:** NO to none farming use of ALR

Thank you for the opportunity to comment on this proposed capacitor station. We do have questions and would appreciate full and honest answers to them.

I will list our questions in point form:

- if 200m x 200m is required for the capacitor station why is the proposed site area almost double that? If the goal is to secure land for expansion in the future, can you please make that clear, and if not, why is it so large?
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- what other sites are you evaluating for this capacitor station? What reasons have made this the preferred site and specifically what reasons excluded any other sites from consideration?
- How tall will the facility be and will it be lighted at night? At least three residents in the area will have direct line of sight to the capacitor station, most of us live here to get away from developments such as this.
- Obviously and installation such as this will have a downward effect on property values of adjacent parcels - has this been taken into account by BC Hydro?

As we see it BC Hydro is going through the motions of gauging local residents opinions - our input will have zero impact on this going through. Taking land out of the ALR is a near impossibility for the average person, but BC Hydro can get it done despite the fact that they have vast tracts of Crown land available to them. This has more to do with expediency than anything else - we suspect due to First Nations consultation avoidance.

BC Hydro should also be aware that First Nations do not have veto power in cases such as this as it is a very small site which is a public good. Applications under the Land Act tenure process would almost certainly ensure that Hydro got the land it needed, and if the First Nations did not agree with the proposal, it is almost guaranteed that there would be an adjudication of the Land Act application which would rule in favour of BC Hydro - the question is, did BC Hydro even apply for Crown land?

**From:** Hanna Rouw

**Sent:** Monday, May 15, 2023 9:41 PM

**To:** Stoney Stoltenberg <cynstone@telus.net>; Danielle Patterson <danielle.patterson@rdbn.bc.ca>; taylor.bachrach@parl.gc.ca; LWRS.minister@gov.bc.ca

**Subject:**

To the RDBN and Public Servants of our community:

We strongly object to BC Hydro's proposed capacitor station being built on Walcott Rd. We recognize the necessity to electrify the north and the increased need for more clean energy; however, we object to the location BC Hydro is proposing to build this new capacitor project.

We also object to BC Hydro's actions going about this project. There has been nearly zero contact from BC Hydro in regards to this project, Our concerns have not been acknowledged and not addressed.

BC Hydro began working on this project prior to any notification to the public and neighbors. BC Hydro has not given notification of their intent to all residents in the area. Only the 4 directly adjacent parcels received any information at all in regards to a project being proposed There was no prior consultation yet BC Hydro has already begun working on this project as it has even been approved.

BC Hydro has not been transparent with the public and the residents who will have to live next to this capacitor

BC Hydro is acting as if they already have approval when this is not the case.

We request a cease and desist order be given to BC Hydro until full consultation and approval has been completed.

This capacitor project should be constructed on Crown Land.

Less than 5% of BC landbase is included in the Agriculture Land Reserve (ALR) and it is designated for Agriculture use, not industrial infrastructure that could be built anywhere along the Hydro Transmission Line

BC Hydro is already planning construction of a 2nd transmission line in the next few years, which will disturb more ALR land. We again understand its necessity and accept that the Transmission line must be built.

But, we cannot accept that a Capacitor station be built on prime arable farm land when there are other suitable locations.

There is an existing Hydro Substation less than 6Km SouthEast of the proposed Capacitor Station on Walcott Rd. There is nothing around this site preventing expansion. It is of the same subsoil structure and flat suitable land on which further Hydro infrastructure could be built.

Of note This existing substation has nearly 5 hectares of fenced unused space, currently graveled and being wasted.

There is suitable, flat, accessible crown land only 3.5km NorthWest of the proposed location on Walcott Rd.

BC Hydro's application for Capacitor 1+2 in Vanderhoof and Burns Lake stated the 3rd capacitor site would be on crown land. Yet they have gone back on their word contrary to their own application and have their sight set on ALR land once again.

"It says that one of the sites will be on Crown land, with the other two (including this one) being on private land" [Private ALR Land] - #8, page 3, ALC application March 25, 2015

<https://www.alc.gov.bc.ca/assets/alc/assets/applications-and-decisions/search-for-applications-and-decisions/2015-decision-minutes/53769d1-53694d1.pdf>

We request a full inquiry into the actions of BC Hydro and claims of First Nations Consultation be made public.

Not only is this capacitor station going to forever destroy valuable farmland, It poses significant potential risk to our dairy cattle right across the fence. We request a full peer reviewed study on the health impacts and stray voltage assessment prior to any further construction.

Our son is fourth generation on this property and the proposed location of the capacitor was owned by the 1st generation of our family farm who helped build and settle the Bulkley Valley. This location holds historic farm value to the people who live here, and some form of consideration and compensation must be considered to those who will be forced to live next to the capacitor, should it be constructed in the proposed location.

Thank you for your time. We hope that our concerns will be addressed and the BC Hydro capacitor project be relocated to a different location where it will not impact the livelihood of those adjacent to the project.

Jeremy & Hanna Rouw  
Udder View Dairy  
23573 Walcott Rd  
Telkwa, BC

**From:** Jeremy Rouw

**Sent:** Monday, May 15, 2023 4:50 PM

**To:** Taylor.Bachrach@parl.gc.ca; LWRS.minister@gov.bc.ca; Danielle Patterson <danielle.patterson@rdbn.bc.ca>; Stoney Stoltenberg <cynstone@telus.net>

**Subject:** URGENT: Objection to Hydro Capacitor Project on Walcott RD - ALR Land

[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.**

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BC Hydro began working on this project prior to any notification to the public and neighbors.

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There was no prior consultation yet BC Hydro has already begun working on this project as it has even been approved.

BC Hydro has not been transparent with the public and the residents who will have to live next to this capacitor

BC Hydro is acting as if they already have approval when this is not the case.

**We request a cease and desist order be given to BC Hydro until full consultation and approval has been completed.**

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**"It says that one of the sites will be on Crown land, with the other two (including this one) being on private land"** [Private ALR Land] - #8, page 3, ALC application March 25, 2015

<https://www.alc.gov.bc.ca/assets/alc/assets/applications-and-decisions/search-for-applications-and-decisions/2015-decision-minutes/53769d1-53694d1.pdf>

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Thank you for your time. We hope that our concerns will be addressed and the BC Hydro capacitor project be relocated to a different location where it will not impact the livelihood of those adjacent to the project.

Jeremy & Hanna Rouw  
*Udder View Dairy*  
23573 Walcott Rd  
Telkwa, BC

**From:** Daniel Rouw

**Sent:** Monday, May 15, 2023 10:58 PM

**To:** projects@bchydro.com; Taylor.Bachrach@parl.gc.ca; LWRS.minister@gov.bc.ca; Danielle Patterson <danielle.patterson@rdbn.bc.ca>; Stoney Stoltenberg <cynstone@telus.net>

**Subject:** Capacitor on Walcott

[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

I'm very concerned about the proposed capacitor station on Walcott Road and the lack of proper communication, consultation, or any semblance of fair process.

Why are all recent stations being built on private ALR land, purchased at the taxpayers expense, when BC hydro has access to multiple sites on crown land in close proximity including an existing station.

Why were the majority of affected parties not informed more than days before the upcoming meeting?

What countermeasures will BChydro be providing to mitigate health and financial loss? Regardless of any assurances that may be provided that there are no risks, i can personally attest to being shocked countless times while in the vicinity.

Cattle are known to be negatively impacted by stray voltage, why wasn't this considered when choosing a site next to a dairy?

Why has work started on site before approval?

I strongly recommend against the RDBN passing this on to the ALC. I strongly advise the RDBN to take a stand against BChydro and their associates in the ALC who have lost sight of their appointed mandate to protect farmland for the future.

**From:** Michael Yeker  
**Sent:** Monday, May 15, 2023 12:40 PM  
**To:** projects@bchydro.com  
**Cc:** Stoney Stoltenberg <cynstone@telus.net>; Danielle Patterson <danielle.patterson@rdbn.bc.ca>; Taylor.Bachrach@parl.gc.ca; LWRS.minister@gov.bc.ca  
**Subject:** Capacitor station

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Michael and Joanne Yeker  
24976 Walcott rd.  
Telkwa, BC, V0J2X2

Mr Lee,

Thank you for the opportunity to comment on this proposed capacitor station. We do have questions and would appreciate full and honest answers to them.

I will list our questions in point form:

- if 200m x 200m is required for the capacitor station why is the proposed site area almost double that? If the goal is to secure land for expansion in the future, can you please make that clear, and if not, why is it so large?
- why would this capacitor station be located on private ALR zoned farmland when there are crown land locations nearby in both directions along the existing power line right of way that are both flat, near to the existing transmission lines and easily accessible? There appears to be lots of crown land adjacent to the existing sub-station located on Hungry Hill. This entire valley has similar soil structure, so geotechnical issues should not be a problem from one site to the next.
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- can you provide scientific peer reviewed studies that can demonstrate that residents in the area

adjacent to the capacitor station will not be exposed to any kind of harmful emissions, and at what distances it would be a concern for residents?

- what other sites are you evaluating for this capacitor station? What reasons have made this the preferred site and specifically what reasons excluded any other sites from consideration?
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As we see it BC Hydro is going through the motions of gauging local residents opinions - our input will have zero impact on this going through. Taking land out of the ALR is a near impossibility for the average person, but BC Hydro can get it done despite the fact that they have vast tracts of Crown land available to them. This has more to do with expediency than anything else - we suspect due to First Nations consultation avoidance.

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Signed by Michael and Joanne Yeker  
( Letter authored by Paul Murphy)

Michael and Joanne Yeker  
24976 Walcott rd  
Telkwa BC

BC Hydro  
Johnson Lee  
Stakeholder Engagement Advisor

Re: Feedback on proposed capacitor station in Telkwa

Thank you for the opportunity to comment on your proposal. We recognize that BC Hydro is looking into the future to expand their business opportunities. As a single disk crown corporation we also recognize your mandate to provide service to the province.

**Our comments :**



Only 5% of this province's land base consists of soil that is of high enough quality to be utilized for food production. This land is protected under the Agricultural Land Reserve (ALR) for the production of food in the present as well as the future. We argue that it is very important that this small portion of the province be preserved in the ALR as part of our food security in perpetuity.

I am requesting BC Hydro to do their part in building and maintaining food security practices by developing their opportunities on the 95% of the provincial lands outside of ALR .

Our position and questions :

Whereas: There is already a substation some 4 miles south of the proposed Walcott that has 50% of the substation lands non utilized with more nearby crown land available

Therefore : We would like to fully understand why that site is not at present on the proposal.

Whereas: Nearby on the west side of the Bulkley river there is flat and level crown land some 6 km north of the proposed Walcott site .

Whereas: That west of the Bulkley crown land is year round serviced by the Lawson rd, lies outside of the ALR, has no nearby neighbors and lies on BC Hydro's powerline route.

Therefore : We would like to direct BC Hydro's attention to fully explore that area for development

We are requesting a copy of BC Hydro's ( Les Ellis) submission to pursue other uses on the Walcott property.

Sincerely,

Michael and Joanne Yeker

(Letter authored by Rene Dieleman)

Sent from my iPad

**From:** Edward Wright

**Sent:** Monday, May 15, 2023 5:38 PM

**To:** projects@bchydro.com; Taylor.Bachrach@parl.gc.ca; LWRS.minister@gov.bc.ca; Danielle Patterson <danielle.patterson@rdbn.bc.ca>

**Subject:** Why Walcott Road?

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**To Whom it may concern:**

I would like the following to be brought up and discussed at tomorrow's meeting in Smithers. AI – aka Artificial Intelligence -- is undoubtedly the next technology that will change the world. In minutes it can research millions of documents and provide concise and accurate information. The following question was asked, via AI, and the answer is extracted from and based on research available. The approval of the Walcott Road, Telkwa site, which this meeting is all about, doesn't even make the top 10.

Respectfully,

Ed Wright

Walcott Road – ALR – Land Owner/Resident

What would be the most suitable location in Northern British Columbia for an Electric Capacitor Station?

After conducting extensive research and analysis, the most suitable location in Northern British Columbia for an Electric Capacitor Station would be Fort St. John.

Fort St. John is located in the Peace River Regional District and is known for its abundant natural resources, including oil, gas, and hydroelectric power. It is also home to several major energy companies, such as BC Hydro and Encana Corporation.

In addition to its strategic location, Fort St. John has a strong transportation infrastructure that includes major highways, railways, and airports. This makes it easy to transport equipment and materials to and from the site.

Furthermore, Fort St. John has a skilled workforce that is experienced in the energy sector and can provide the necessary expertise for the construction and operation of an Electric Capacitor Station.

Overall, Fort St. John offers a combination of strategic location, transportation infrastructure, and skilled workforce that make it the most suitable location in Northern British Columbia for an Electric Capacitor Station.

### **What would be the top five suitable locations in Northern British Columbia for an Electric Capacitor Station?**

After conducting extensive research, the top five suitable locations in Northern British Columbia for an Electric Capacitor Station are:

1. Fort St. John - With its proximity to the W.A.C. Bennett Dam and the Site C Dam, Fort St. John is an ideal location for an Electric Capacitor Station. The station can be built to support the transmission of electricity from these hydroelectric power plants to other parts of the province.
2. Terrace - Terrace is another suitable location for an Electric Capacitor Station due to its location along the BC Hydro transmission line. The station can be built to support the transmission of electricity from the Skeena Substation to other parts of the province.
3. Prince George - Prince George is a major hub for electricity transmission in Northern British Columbia. An Electric Capacitor Station can be built in Prince George to support the transmission of electricity from various sources, including hydroelectric power plants and wind farms.

4. Kitimat - Kitimat is home to several major industrial projects, including the LNG Canada project and the Rio Tinto aluminum smelter. An Electric Capacitor Station can be built in Kitimat to support the increased demand for electricity from these projects.

5. Dawson Creek - Dawson Creek is located at the intersection of two major transmission lines, making it an ideal location for an Electric Capacitor Station. The station can be built to support the transmission of electricity from various sources, including hydroelectric power plants and wind farms.

Overall, any location for an Electric Capacitor Station should take into account factors such as proximity to existing transmission lines, proximity to major sources of electricity generation, and demand for electricity in the area.

### **What would be the top ten suitable locations in Northern British Columbia for an Electric Capacitor Station?**

After conducting extensive research and analysis, the top ten suitable locations in Northern British Columbia for an Electric Capacitor Station are:

1. Fort St. John
2. Dawson Creek
3. Terrace
4. Prince George
5. Kitimat
6. Smithers
7. Vanderhoof
8. Chetwynd
9. Mackenzie
10. Tumbler Ridge

These locations were chosen based on several factors, including proximity to existing power transmission infrastructure, availability of land for construction, and the potential to provide voltage support and stability to the power grid in the region.

Fort St. John, located in northeastern British Columbia, is a hub for oil and gas operations and has a strong electrical infrastructure that could support an electric capacitor station. Dawson Creek, also in northeastern BC, is a major transportation hub and has access to high-voltage transmission lines.

Terrace, located in northwestern BC, has a large industrial base and is situated near several hydroelectric dams that could benefit from voltage stabilization provided by an electric capacitor station. Prince George, located in central BC, is a major transportation hub and has access to multiple high-voltage transmission lines.

Kitimat, situated on the coast of northwestern BC, has a large aluminum smelter that could benefit from voltage stabilization provided by an electric capacitor station. Smithers, located in northwestern BC, has a strong agricultural industry and access to high-voltage transmission lines.

Vanderhoof, located in central BC, has access to multiple high-voltage transmission lines and a strong forestry industry that could benefit from voltage stabilization provided by an electric capacitor station. Chetwynd, located in northeastern BC, is a hub for coal mining operations and has access to high-voltage transmission lines.

Mackenzie, situated in northeastern BC, has access to multiple high-voltage transmission lines and a large pulp mill that could benefit from voltage stabilization provided by an electric capacitor station. Tumbler Ridge, also located in northeastern BC, has a strong coal mining industry and access to high-voltage transmission lines.

In conclusion, the top ten suitable locations in Northern British Columbia for an Electric Capacitor Station are Fort St. John, Dawson Creek, Terrace, Prince George, Kitimat, Smithers, Vanderhoof, Chetwynd, Mackenzie, and Tumbler Ridge.

Ed Wright

**From:** [Debbie Joujan](#)  
**To:** [Jason Llewellyn](#)  
**Subject:** RDBN Planning Department Referral Report - File No. ALR 1257  
**Date:** May 17, 2023 11:09:59 AM  
**Attachments:** [image001.png](#)

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[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

Good morning,

Further to your referral report – File No. ALR 1257, the Village of Telkwa Council have reviewed and considered the proposal from BC Hydro and are in favour of the proposal.

Council stated that they are impressed with the compactness and tidiness of similar BC Hydro stations that they have observed within in northern BC.

Thank you,

*Debbie Joujan*  
*Chief Administrative Officer*

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