



**REGIONAL DISTRICT OF BULKLEY-NECHAKO**

**RURAL DIRECTORS COMMITTEE  
SUPPLEMENTARY AGENDA**

**Thursday, August 14, 2014**

<b><u>PAGE NO.</u></b>	<b><u>DEVELOPMENT SERVICES</u></b>	<b><u>ACTION</u></b>
2-5	Referral File 7409730 WPD Mountain Wind Inc. Electoral Area "F"	Recommendation (Page 3)
	<b><u>NEW BUSINESS</u></b>	
	<b><u>ADJOURNMENT</u></b>	

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## MEMORANDUM

To: Rural Directors  
From: Julie Thompson, Planning Technician  
Date: August 8, 2014  
Re: Land Referral File No. 7409730, Investigative License on Crown Land

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### COMMENTS:

This referral is regarding an Investigative License on Crown Land for the purpose of evaluating the potential of wind energy for future development on the application areas. There are two application areas:

- Site A is 1817.1 ha in size and is approximately 40 kilometres southeast of the District of Vanderhoof, on the south side of Cluculz Lake.
- Site B is 3170.2 ha in size and is approximately 24 kilometres southeast of the District of Vanderhoof, on the north side of Cluculz Lake.

The applicant plans to use existing access corridors in order to access the application areas.

According to the applicant, initial site investigations will be conducted in order to assess appropriate locations for meteorological towers. The applicant plans to construct no more than three towers which will be used to collect data. Under the Investigative License, towers are permitted for a period of up to 5 years with a one-time replacement for another 5 years if the applicant can demonstrate diligent use. Pending the results of the investigation and further government approval, the applicant wishes to begin development of a windfarm within 2-3 years.

A portion of Site A on the western and northern site boundaries is zoned Rural Resource (RR1) in the Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993, and the majority is not zoned. A portion of Site A to the east is located within the boundaries of the Regional District of Fraser-Fort George (RDFFG). The northern half of Site B is located within the Agriculture Land Reserve (ALR) and is zoned Agricultural (Ag1). The southern portion of Site B is zoned RR1.

The Regional District of Bulkley-Nechako requires a Temporary Use Permit if the applicant wishes to construct the meteorological towers within a zoned area, as these towers are not a permitted use in the Ag1 or RR1 zones. The Province is not able to identify the proposed height of the towers or their proposed locations.

There are several residential dwellings located directly adjacent to the boundaries of both sites. It is recommended that the Province ensure that area residents are aware of the project and have an opportunity to provide comments to the Province.

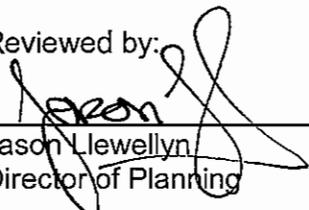
As a portion of Site A is within the ALR and a portion of Site B is within the RDFFG, planning staff recommend that the Province consult with the Agriculture Land Commission and the RDFFG.

**Recommendation**

That the attached comment sheet be provided to the Province as the Regional District's comments on Crown land application 7409730.

*Rural Directors – All Directors/Majority*

Reviewed by:

  
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Jason Lewellyn  
Director of Planning

Written by:

  
\_\_\_\_\_  
Julie Thompson  
Planning Technician



## REGIONAL DISTRICT OF BULKLEY-NECHAKO COMMENT SHEET ON CROWN LAND REFERRAL 7409730

<b>Electoral Area:</b>	F
<b>Applicant:</b>	WPD Mountain Wind Inc.
<b>Existing Land Use:</b>	Agriculture / Forested
<b>Zoning:</b>	<p>Site A: Rural Resource (RR1) on part of the western and northern boundaries, otherwise not zoned in Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993. A large eastern portion of the site is within the boundary of the Regional District of Fraser-Fort George (RDFFG). Staff recommend that the Province consult with the RDFFG.</p> <p>Site B: Agricultural (Ag1) on the northern end and RR1 on the southern end in Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1993.</p>
<b>Plan Designation</b>	<p>Site A: Resource (Re) on part of the western and northern boundaries of the site and Parks and Recreation (P) on a small portion of the uppermost northern boundary of the site in Vanderhoof Rural Official Community Plan Bylaw No. 1517, 2009.</p> <p>Site B: Agricultural (Ag) on the northern end and Re on the southern end of the site in Vanderhoof Rural Official Community Plan Bylaw No. 1517, 2009.</p>
<b>Proposed Use Comply With Zoning:</b>	No
<b>If not, why?</b>	Construction of meteorological towers is not a permitted use in the Ag1 or the RR1 zones. If the applicant plans to construct towers within a zoned area, a Temporary Use Permit is required by the Regional District of Bulkley-Nechako.
<b>Agricultural Land Reserve:</b>	Site B is partially located within the ALR. It is recommended that the Province consult with the Agriculture Land Commission (ALC) to confirm if approval by the ALC is required.
<b>Access Highway:</b>	Existing access corridors stemming from Bobtail Forest Service Road (Site A) and Highway 16 (Site B)
<b>Archaeological Site:</b>	Not according to our mapping

**Building Inspection:**

Both sites are partially within the building inspection area

**Fire Protection:**

Outside of Rural Fire Protection Area

**Other comments:**

It is recommended that the Province ensures that area residents are aware of the project and have an opportunity to provide comments to the Province.

The Regional District of Bulkley-Nechako requires a Temporary Use Permit if the applicant wishes to construct the meteorological towers within a zoned area, as these towers are not a permitted use in the Ag1 or RR1 zones.