

## COUNCIL MEETING AGENDA

Date: Monday, June 9, 2025, 7:15 p.m.  
Location: Council Chambers of the Municipal Office  
1 Mackenzie Boulevard, Mackenzie, BC

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Pages

### 1. CALL TO ORDER

*Hello, everyone. Just a quick note that we will be livestreaming and recording this meeting. The recordings will be made accessible on the District website.*

*We would like to begin by acknowledging the land on which we gather is within the traditional territory of the Tse'khene People of the McLeod Lake Indian Band.*

#### 1.1 Defer to Closed Meeting

THAT the Special Closed meeting be deferred until after the regular meeting;

AND THAT the basis of the Special Closed Meeting relates to Section 90 (1) (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 *[annual municipal report]*.

### 2. ADOPTION OF MINUTES

#### 2.1 Committee of the Whole - May 26, 2025

4

#### 2.2 Regular Meeting - May 26, 2025

6

### 3. INTRODUCTION OF LATE ITEMS

### 4. ADOPTION OF AGENDA

THAT the Agenda be adopted as presented.

### 5. PUBLIC COMMENTS AND QUESTIONS

*Please note that all comments and questions must pertain to items listed on the agenda.*

*Are there any members of the public in attendance this evening who wish to*

*comment on the agenda?*

*Administration are there any members of the public attending through Zoom or Phone that wish to comment on the agenda?*

## **6. PETITIONS AND DELEGATIONS**

## **7. CORRESPONDENCE**

THAT the Correspondence listed on the Agenda be received.

### **7.1 For Action:**

- |       |  |    |
|-------|--|----|
| 7.1.1 | National Drowning Prevention Week<br>A request to the District of Mackenzie to proclaim July 20th -<br>July 26th, 2025, National Drowning Prevention Week. | 12 |
|-------|--|----|

### **7.2 For Consideration:**

*Is there anything Council wishes to address in the "For Consideration" or "Centre Table File" correspondence?*

- |       |   |    |
|-------|---|----|
| 7.2.1 | Letter from Minister Ravi Kahlon - Small-Scale Multi-Unit<br>Housing<br>A letter from the Honourable Ravi Kahlon, Minister of Housing<br>and Municipal Affairs regarding the one-year anniversary when<br>most local governments implemented the Small-Scale Multi-<br>Unit Housing (SSMUH) requirements and the progress so far. | 14 |
| 7.2.2 | Weaponized AI Chatbots<br>A letter from a resident of Mackenzie, concerned about the<br>recent news of a weaponized Artificial Intelligence chatbot<br>flooding city councils with misinformation.  | 16 |

### **7.3 Centre Table File**

## **8. ADMINISTRATIVE REPORTS**

- |     |  |    |
|-----|--|----|
| 8.1 | <u>Referral 7410366 – Logging Camp Permit Renewal</u><br><br>THAT Council directs Administration on how to respond to the referral<br>request. | 17 |
| 8.2 | <u>Referral 7410367 – Windpower Investigative Licence</u><br><br>THAT Council receives this report for information.                            | 31 |

## **9. COUNCIL REPORTS**

9.1 Mayor's Report

9.2 Council Reports

- Councillor Brumovsky
- Councillor Wright

44

10. UNFINISHED BUSINESS

11. NEW BUSINESS

12. BYLAWS

13. NOTICE OF MOTION

14. COMING EVENTS

15. INQUIRIES

- In-person
- Online (Zoom/phone)
- Written comments received

16. ADJOURNMENT

**Committee of the Whole**

**Minutes**

**May 26, 2025, 7:00 p.m.**

**Council Chambers of the Municipal Office**

**1 Mackenzie Boulevard, Mackenzie, BC**

Council Present: Mayor J. Atkinson, Councillor A. Barnes, Councillor V. Brumovsky, Councillor P. Kylo, Councillor R. McMeeken, Councillor K. Tapper, Councillor J. Wright

Council Absent: Councillor A. Barnes

Staff Present: Chief Administrative Officer D. Smith, Chief Financial Officer K. Borne, Director of Recreation Services T. Gilmer, Fire Chief J. Guise, Director of Corporate Services E. Kaehn, Finance Manager W. Peterson, Deputy Fire Chief L. Thorne, Public Works Superintendent, T. Ostash, Legislative Clerk/Executive Assistant, C. Smith

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**1. CALL TO ORDER**

Called to order at 7:00 PM.

*Councillor McMeeken acknowledged the land on which we gather is within the traditional territory of the Tse'khene People of the McLeod Lake Indian Band.*

**2. PUBLIC COMMENTS AND QUESTIONS**

N/A

**3. REPORTS**

**3.1 Operations**

**Moved by:** Councillor Tapper

THAT the Operations report for the month of April 2025 be received.

**CARRIED**



3.2 RCMP

**Moved by:** Councillor Wright

THAT the RCMP report for the month of April 2025 be received.

**CARRIED**

3.3 Fire

**Moved by:** Councillor Brumovsky

THAT the Fire report for the month of April 2025 be received.

**CARRIED**

3.4 Recreation Services

**Moved by:** Councillor Tapper

THAT the Recreation Services report for the month of April 2025 be received.

**CARRIED**

3.5 Finance

**Moved by:** Councillor Wright

THAT the Finance report for the month of April 2025 be received.

**CARRIED**

4. **OTHER BUSINESS**

N/A

5. **ADJOURNMENT**

**Moved by:** Councillor Wright

THAT the meeting adjourns at 7:11 PM.

**CARRIED**

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Mayor

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Corporate Officer

**Regular Council Meeting**

**Minutes**

**May 26, 2025, 7:15 p.m.**

**Council Chambers of the Municipal Office**

**1 Mackenzie Boulevard, Mackenzie, BC**

Council Present: Mayor J. Atkinson, Councillor V. Brumovsky, Councillor P. Kylo,  
Councillor R. McMeeken, Councillor K. Tapper, Councillor J. Wright

Council Absent: Councillor A. Barnes

Staff Present: Chief Administrative Officer D. Smith, Chief Financial Officer K. Borne,  
Fire Chief J. Guise, Director of Recreation Services T. Gilmer, Director of  
Corporate Services E. Kaehn, Finance Manager W. Peterson, Deputy  
Fire Chief L. Thorne, Legislative Clerk/Executive Assistant, C. Smith,  
Public Works Superintendent, T. Ostash

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**1. CALL TO ORDER**

CALLED TO ORDER AT 7:15 PM.

*Mayor Atkinson acknowledged the land on which we gather is within the traditional territory of the Tse'khene People of the McLeod Lake Indian Band.*

**1.1 Defer to Closed Meeting**

**Resolution: 33819**

**Moved by:** Councillor McMeeken

THAT a Special Closed Meeting will be deferred until after the Regular meeting and will be closed to the public;

AND THAT the basis of the Special Closed Meeting relates to Section 90 (1) (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

**CARRIED**

**2. ADOPTION OF MINUTES**

2.1 Special Meeting - April 28, 2025

The minutes of the Special Meeting held on April 28, 2025, were adopted as presented.

2.2 Committee of the Whole - April 28, 2025

The minutes of the Committee of the Whole Meeting held on April 28, 2025 were adopted as presented.

2.3 Regular Meeting - April 28, 2025

The minutes of the Regular Meeting held on April 28, 2025 were adopted as amended.

2.4 Special Meeting - May 5, 2025

The minutes of the Special Meeting held on May 6, 2025 were adopted as presented.

**3. INTRODUCTION OF LATE ITEMS**

N/A

**4. ADOPTION OF AGENDA**

**Resolution: 33820**

**Moved by:** Councillor Tapper

THAT the Agenda be adopted as presented.

**CARRIED**

**5. PUBLIC COMMENTS AND QUESTIONS**

Shannon Bezo, Resident, expressed she was pleased to see that item 7.2.1 was handled thoughtfully and asked if Mayor and Council will keep this communication ongoing.

Mayor Joan Atkinson answered that if there is any more information to share or are invited to provide anymore comments we will certainly keep the community apprised of that.

**6. PETITIONS AND DELEGATIONS**

6.1 Golf Cart Use In Town

Cody Homister, Resident, spoke to Mayor and Council about allowing the use of electric golf carts from residents homes to the Mackenzie Golf & Country Club.

7. **CORRESPONDENCE**

**Resolution: 33821**

**Moved by:** Councillor Wright

THAT the Correspondence listed on the Agenda be received.

**CARRIED**

7.1 **For Action:**

7.1.1 Golf Cart Use In Town

**Resolution: 33822**

**Moved by:** Councillor Wright

THAT Council receive this letter for information.

**CARRIED**

7.1.2 Duck Drop Event Space Request

**Resolution: 33823**

**Moved by:** Councillor Kylo

THAT the District allow the Mackenzie Outdoor Route and Trail Association the use of Second Beach at Morfee Lake for the Annual Duck Drop fundraiser, scheduled for Saturday, June 28, 2025;

AND THAT the District also provide support in the form of barricades and traffic control to help ensure public safety.

**CARRIED**

7.1.3 Request for Support - New Residents and Physicians

**Resolution: 33824**

**Moved by:** Councillor Brumovsky

THAT the District provide support to Northern Interior Rural Division of Family Practice in the form of three 6-month passes to the Mackenzie Recreation Centre to welcome three new medical professionals.

**CARRIED**

- 7.1.4 Request for Grant in Kind for Grad 2025 Celebration

**Resolution: 33825**

**Moved by:** Councillor Kylo

THAT the District waive the rental fees for the Mackenzie Recreation Centre Arena, small sound system table rentals and hall set up for the 2025 Graduation Class.

Opposed (1): Councillor Brumovsky

Absent (1): Councillor Barnes

**CARRIED (5 to 1)**

- 7.2 For Consideration:

- 7.2.1 Reply to Comments on Proposed Wildlife Habitat Area and Ungulate Winter Range at Kennedy Siding

- 7.2.2 Updates to BC Hydro's Distribution Extension Policy

- 7.2.3 BC Hydro EV Site Host Quarterly Update

- 7.3 Centre Table File

## 8. **ADMINISTRATIVE REPORTS**

- 8.1 2025 UBCM Minister and Staff Meeting Requests

**Resolution: 33826**

**Moved by:** Councillor McMeeken

THAT Council receives this report for information.

**CARRIED**

- 8.2 Council Remuneration and Expenses - 2024

**Resolution: 33827**

**Moved by:** Councillor Wright

THAT Council receives this report for information.

**CARRIED**

8.3 2024 Statement of Financial Information (SOFI)

**Resolution: 33828**

**Moved by:** Councillor Brumovsky

THAT Council approves the District of Mackenzie's Statement of Financial Information for 2024.

**CARRIED**

**9. COUNCIL REPORTS**

9.1 Mayor's Report

Mayor Joan Atkinson provided a written report.

9.2 Council Reports

Councillor Tapper gave a verbal report.

Councillor Kylo gave a verbal report.

Councillor Wright provided a written report.

**10. UNFINISHED BUSINESS**

N/A

**11. NEW BUSINESS**

**Resolution: 33829**

**Moved by:** Mayor Atkinson

THAT Council send a letter of support on behalf of the Nurses' Union, in support of the Provincial Rural Retention Incentive program.

**Resolution: 33830**

**Moved by:** Councillor Wright

THAT the District declare that June is Pride Month and raise the Pride Flag at the Municipal Office for the month of June.

**CARRIED**

**Resolution: 33831**

**Moved by:** Councillor Wright

THAT the District submit a nomination to the Union of British Columbia Municipalities Community Excellence Awards for the recent Arena Slab Upgrades project.

**CARRIED**

**Resolution: 33832**

**Moved by:** Councillor Wright

THAT the District send a letter to Minister Davidson regarding better inventory management, and better communication regarding the closure of Whisker's Point Provincial Park for the 2025 season.

**CARRIED**

**12. BYLAWS**

N/A

**13. NOTICE OF MOTION**

N/A

**14. COMING EVENTS**

- FireSmart Curbside pickup week - Mackenzie Townsite May 28, 2025, Gantahaz Subdivision May 29, 2025
- Watoto Children's Choir from Uganda performing at Mackenzie Recreation Centre, 6:30 pm, Thursday, May 29, 2025
- Men's Shed Pancake Breakfast June 1, 2025 at the Mackenzie Legion

**15. INQUIRIES**

N/A

**16. ADJOURNMENT**

**Resolution: 33833**

**Moved by:** Councillor Wright

THAT the meeting adjourn at 8:42 pm.

**CARRIED**

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Mayor

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Corporate Officer

**From:** [Dany Rubbo](#)  
**Subject:** Proclamation Request - National Drowning Prevention Week  
**Date:** Friday, May 30, 2025 12:24:29 PM  
**Attachments:** [NDPW 2025 - Proclamation Template.docx](#)

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EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Hello,

Canada faces a major problem – and a preventable one: over 450 people die every year from drowning. In fact, the drowning burden is so great around the world that the United Nations General Assembly passed the UN Resolution on Drowning Prevention (A/75/L.76) and named July 25<sup>th</sup> of each year as World Drowning Prevention Day. On behalf of the Lifesaving Society - British Columbia & Yukon Branch, I am writing to ask that you proclaim July 20<sup>th</sup> - 26<sup>th</sup>, 2025 as **NATIONAL DROWNING PREVENTION WEEK** in your municipality. Please see a proclamation template attached.

The Lifesaving Society is a national, charitable organization working to prevent drowning and reduce water-related injury through our training programs, WaterSmart® public education, drowning research and aquatic safety standards. The Lifesaving Society certifies Canada's National Lifeguards.

National Drowning Prevention Week is one of the Society's leading public education initiatives, with events taking place across the country to focus media and community attention on the drowning problem and drowning prevention. During this week, the Society urges individuals to:

- Supervise children in and around the water.
- Refrain from drinking alcoholic beverages while participating in aquatic activities.
- Wear a lifejacket when boating.

If every Canadian followed these steps, we could greatly reduce Canada's drowning rate.

A proclamation from your office would give greater exposure to our lifesaving efforts to residents of British Columbia and Yukon. I hope you will consider our request.

If you have any questions, please do not hesitate to reach out.

Sincerely,

**DANY RUBBO**

Manager, Communications and Events

Lifesaving Society - BC & Yukon Branch  
#112-3989 Henning Drive, Burnaby, BC V5C 6N5  
604.299.5450 | @LifesavingBCYK  
[lifesaving.bc.ca](https://lifesaving.bc.ca)



## **NATIONAL DROWNING PREVENTION WEEK PROCLAMATION 2025**

WHEREAS the mission of Lifesaving Society Canada is to prevent drowning throughout this great country, and even one drowning in [province/territory] is one too many; and

WHEREAS most drownings are preventable in a Water Smart community, and only through Water Smart education and a healthy respect for the potential danger that any body of water may present can we genuinely enjoy the beauty and recreation opportunities offered by these bodies of water; and

WHEREAS the Lifesaving Society urges Canadians and residents of [city/municipality/province] to supervise children who are in and around the water, to refrain from drinking alcoholic beverages while participating in aquatic activities, and to always wear a lifejacket when boating; and

WHEREAS the United Nations General Assembly passed the UN Resolution on Drowning Prevention (A/75/L.76) and named July 25<sup>th</sup> of each year as World Drowning Prevention Day; and

WHEREAS Lifesaving Society Canada has declared July 20<sup>th</sup>-26<sup>th</sup>, 2025 National Drowning Prevention Week to focus on the drowning problem and the hundreds of lives that could be saved this year.

THEREFORE, BE IT RESOLVED THAT, I, [Name and Title] do hereby proclaim July 20<sup>th</sup>-26<sup>th</sup>, 2025 **NATIONAL DROWNING PREVENTION WEEK** in [city/municipality/province] and do commend its thoughtful recognition to all citizens of our [city/municipality/province].



May 29, 2025

Reference: 186562

Dear Mayors and Board Chairs:

On June 30, 2025, we will pass the one-year anniversary when most local governments implemented the Small-Scale Multi-Unit Housing (SSMUH) requirements. As I reflect on this historic change, I want to thank you and your staff for the hard work you have undertaken to achieve this important zoning reform. We are now starting to see a range of housing types in the planning and building stages advance across the province to deliver diverse options in what were traditionally restrictive single-family neighbourhoods.

We have been monitoring progress on implementation and are seeing many local governments championing SSMUH by speeding up or waiving unnecessary processes and requirements and creating or adopting standardized housing designs. In these communities, we are starting to see strong uptake of SSMUH.

However, monitoring has also identified ongoing barriers to building SSMUH, including inconsistency in how some local governments have applied the requirements and site-level conditions. In places, restrictive and excessive site standard requirements are adding additional costs, time, and uncertainty to SSMUH development. Areas that did not fully adopt SSMUH as intended and communities with onerous, ambiguous, or subjective form and character development permit requirements are reducing the viability of building new small-scale multi-unit housing. As a result of these barriers, it is still easier to build single-family homes in many communities, and the diversity of housing needed by people in our communities is still not being met.

I am writing today to encourage you to review your bylaws and requirements for alignment with the guidelines in the SSMUH Provincial Policy Manual and Site Standards. Specifically, please ensure you have progressive site standards for three-to-six-unit developments by allowing building heights of 3 storeys and 11 metres, aligning with the policy manual site standards packages for lot coverage.

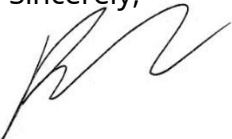
Page 1 of 2

Communities should also enable all housing configurations and types and should not use form and character development permit area requirements for small-scale multi-unit housing, as they can cause delays that interfere with the viability of projects. For three-to-four-unit projects, you should consider aligning with the recommended one parking space per unit in your parking minimums, leaving it to home builders to determine if more parking is appropriate for the location. And for those of you that have areas in your community that don't yet comprehensively allow for it, I ask that you ensure that your zoning allows SSMUH on all lots that allow single family residential, duplexes, and houses with a secondary suite and accessory dwelling unit.

People in our province need the greater diversity of housing that these changes are designed to unlock, and our government has a responsibility to act where these needs remain unmet. If all local governments do not align with the guidelines and intent of the legislation, it is my intention to continue to strengthen the legislated requirements to ensure more consistent standards are established across the province. Greater alignment with the requirements and guidelines will help encourage SSMUH development and increase the supply of the homes that people in our communities need, and moving forward in earnest now will minimize your future work to align with any forthcoming legislative changes.

I recognize that the vast majority of communities have been taking action and are seeing the benefits of their action in new housing coming forward in their communities. To those who continue to demonstrate leadership by enabling the conditions for these homes to be built, I offer my sincere appreciation for the work that you and your staff are undertaking.

Sincerely,



Ravi Kahlon  
Minister of Housing and Municipal Affairs

Link: Small-Scale Multi-Unit Housing Provincial Policy Manual and Site Standards:  
[https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/local-governments-and-housing/ssmuh\\_provincial\\_policy\\_manual.pdf](https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/local-governments-and-housing/ssmuh_provincial_policy_manual.pdf)

CC: Teri Collins, Deputy Minister, Ministry of Housing and Municipal Affairs

**From:** [REDACTED]  
**Sent:** Thursday, May 29, 2025 2:54 AM  
**To:** District Information <[info@districtofmackenzie.ca](mailto:info@districtofmackenzie.ca)>  
**Subject:** AI messaging contact Canadian councils

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Hello,

I wanted to contact my council about a concerning story from Canada's National Observer, titled:

"A weaponized AI chatbot is flooding city councils with climate misinformation".

This YouTube link is to a 3.5 min video of a Canadian journalist discussing the story, including how some Canadian own/city councils have already acted on false letters, scripts, reports & presentations.

[https://youtu.be/9K93iRpn6a8?si=oPuLQjF9jj3omWFR&utm\\_source=ZTQxO](https://youtu.be/9K93iRpn6a8?si=oPuLQjF9jj3omWFR&utm_source=ZTQxO)

Link to the article: [https://www.nationalobserver.com/?\\_ptid=%7Bkpdx%7DAAA5Ympx1LzgAoKWjldnVOQUNZQRIObWI4eHhiMGRweDZwcGFyahoMRVhXUzNHV0ZKMFZPIiUxODA3MTlnMGM4LTAwMDAzNW9xaDczcms5cGpwaGN0M2UzcmZnKhdzaG93T2ZmZXI4OTFBMVAYs1ZUNzEzMTABOgxPVEI4UFozMTBJSkVCDU9UVIZTQVlxQIU0T1BSEnYtgODwQGxveHhjZ3RkZ1omMjAwMTo1Njk6ZjA4MzoxZDAwOjRjNjI6YWE3Yjo2NmU1OmRmYzNiA21hY2ieh-XBBnBleAyCAQxPRIZJO0IDSIFPV08](https://www.nationalobserver.com/?_ptid=%7Bkpdx%7DAAA5Ympx1LzgAoKWjldnVOQUNZQRIObWI4eHhiMGRweDZwcGFyahoMRVhXUzNHV0ZKMFZPIiUxODA3MTlnMGM4LTAwMDAzNW9xaDczcms5cGpwaGN0M2UzcmZnKhdzaG93T2ZmZXI4OTFBMVAYs1ZUNzEzMTABOgxPVEI4UFozMTBJSkVCDU9UVIZTQVlxQIU0T1BSEnYtgODwQGxveHhjZ3RkZ1omMjAwMTo1Njk6ZjA4MzoxZDAwOjRjNjI6YWE3Yjo2NmU1OmRmYzNiA21hY2ieh-XBBnBleAyCAQxPRIZJO0IDSIFPV08)

Maarsii, thank you very much for your time and attention to this,

[REDACTED]  
Mackenzie, BC

## **COUNCIL REPORT**

**To:** Mayor and Council

**From:** Administration

**Date:** June 4, 2025

**Subject:** Referral 7410366 – Logging Camp Permit Renewal

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### **RECOMMENDATION:**

THAT Council directs Administration on how to respond to the referral request.

### **BACKGROUND:**

The District has received a referral from the Province of BC looking for comments with respect to to Conifex Timber's application to renewal of their License of Occupation for their existing Swannell Camp operation located north-west of Mackenzie on the other side of Williston Lake (see attached maps and management plan).

### **DETAILS:**

Proponent: Conifex Timber Inc.

Authorization Type: License of Occupation

Purpose/Intended Use/background context: Operation of Existing Logging Camp

BCGS Mapsheet: 94C.075

Location or Project Name: Ingenika Mine

Area (ha): 10.70

### **EXCERPT FROM MANAGEMENT PLAN:**

No new development to occur. Updating the existing Special Use Permit (SUP) tenure to comply with new legislative requirements for Logging Camps. Original SUP has existed since July 1, 1997. In 2019 an extension request for the site was approved, and new camp infrastructure was moved in. The camp is currently used seasonally (summer) for various forestry contractors and machine operators. In addition to the camp infrastructure (main camp trailers, well house, septic bed and fuel), temporary RV trailers may be set up on site by various contractors. No changes/improvements are being applied for with this application.

**STAFF LAND USE COMMENTS:**

As the application does not occur within the District of Mackenzie border, there are no District permitting, zoning, or official community plan requirements or concerns.

**COUNCIL'S RECOMMENDATION:**

Based on the information presented, Council is being asked by the Province to provide comment. We are given the following options for response:

1. The District of Mackenzie's interests are unaffected by the application.
2. The District of Mackenzie has no objection to approval of the application.
3. The District of Mackenzie has no objection to approval of application subject to specified conditions.
4. The District of Mackenzie recommends refusal of this application due to specified reason

**COUNCIL PRIORITIES:**

**Strong Governance and Finances**

- As the municipality's elected governing body, we serve all residents and businesses in the community. We engage residents and stakeholders on important issues and make our decisions through open and transparent processes. We are careful in our use of resources, mindful of the need to maintain programs and services, while also meeting the community's infrastructure needs.

**RESPECTFULLY SUBMITTED:**

Emily Kaehn, Director of Corporate Services

**Reviewed By:** Corporate and Financial Services

**Approved By:** Chief Administrative Officer

# Crown Land Application Management Plan

To complete this plan:

1. Review the [application checklist](#) and [guidance document](#)
2. Describe your project in detail in the form below (you may be required to use a qualified professional to complete the plan)
3. Submit your plan with your application through [Virtual FrontCounter BC](#).

## Please note:

- If we need more information, we will contact you. Applications not meeting application requirements within the requested timeframes may be rejected.

## 1.0 Background

The Application for Crown land tenure requires general information about your proposed activity.

### 1.1 Project Overview

Describe the intended use for which authorization is requested, including construction and/or phase development details, and decommissioning information (if applicable). Provide general information on activity purpose, location, size, timeframe, and main features. Be sure to include any proposed mitigative measures for impacts.

No new development to occur. Updating existing Special Use Permit tenure to comply with new legislative requirements for Logging Camps.

Original SUP has existed since July 1, 1997. In 2019 an extension request for the site was approved, and new camp infrastructure was moved in.

The camp is currently used seasonally (summer) for various forestry contractors and machine operators. In addition to the camp infrastructure (main camp trailers, well house, septic bed and fuel), temporary RV trailers may be set up on site by various contractors.

No changes/improvements are being applied for with this application.

### 1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete, or on-going. Be sure to describe the activity, its status, and any comments/milestones.

Activity	Brief Description	Complete/ Incomplete/ Ongoing	Comments
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Well water testing	Prior to seasonal openings of camp and regular testing during months of operations.	Ongoing	
Septic testing	Prior to seasonal openings of camp	Ongoing	

### 1.3 Engagement with First Nations

- Describe your engagement with First Nation communities or groups regarding your proposed activities.
- Include the name of the First Nation(s) and its representative(s)
- Detail your discussion of potential adverse effects from the proposed activity and any discussed mitigation measures.
- Provide information on First Nations agreements undertaken.

The site of the original SUP has existed since 1997. In 2019, Conifex applied for an expansion of the site, and at that time, Conifex (Tanya Kruisselbrink) and Mackenzie District staff visited the site with members of Tsay Keh Dene Nation, and there were no concerns.

## 2.0 Location

A [General Location Map](#) and a Detailed Site Plan are required to be uploaded with the application.

### 2.1 Description

Provide a general description of the location of the project. Be sure to note:

- Traffic patterns and volume
- Parking
- Any other significant details related to your activity

The site is located at 17km of the Thomas Trail Forest Service Road, North of Mackenzie. The location is access directly off the Thomas Trail FSR (gated entrance). The site has ample space for pickup truck, logging truck, and RV parking.

No changes are being applied for with this application.

### 2.2 Location Justification

Tell us why you need this type of activity at this location. For example, is the activity close to a highway for easy truck access?



This camp location is important for Conifex's most northern logging operations in the summer months. This camp also accommodates personell for other companies development and logging operations.

The location is easily accessible along the maintained Thomas Trail FSR.

## 2.3 Seasonal Expectations of Proposed Use

Let us know what times of the year you're proposing to use the land. Ensure you reference appropriate [timing windows](#) for projects in or around water.

Construction/ Operations	Brief Description	Season/ Timing	Comments
Operations	Camp for development and logging personnel during the months companies operate in the general area.	Summer use	

## 2.4 Historical Use

Has the land, or portions of the land been previously developed? Provide as much detail as you can, adding this detail to the maps if necessary.

This site has existed since 1997 as an SUP. The site originally had a small camp established then became inactive for a number of years. In 2019, an expansion of the site was proposed for wildfire mitigation around the camp, and the camp infrastructure itself was updated by that point, and has been used seasonally since.

# 3.0 Infrastructure and Improvements

## 3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure, or processes proposed and any ancillary uses. Provide details of planned construction methods, materials, and construction scheduling. Identify mitigation for potential issues. Outline your plan for long term maintenance of improvements, decommissioning, and/or required remediation.

Facility/Infrastructure/ Process	Construction Methods/Materials	Construction Schedule	Long Term Planning
6 propane pills	Existing	Completed 2020	Inspected prior to seasonal openings and assessed throughout operations.

50-person camp trailers	Existing	Completed 2020	Inspected prior to seasonal openings and assessed throughout operations.
Temporary RV trailers (individuals)	Intermittent throughout the summer	N/A	
Gated access		N/A	

### 3.2 Infrastructure/Access

Identify existing and proposed roads used to access the site.

Include information about:

- Types of roads and vehicles expected to use them
- Anticipated traffic volumes during construction and operation
- The use of roads by season
- Connections that:
  - Need either a Ministry of Transportation and Infrastructure [permit for connection](#) or
  - [Use of a Forest Service Road](#).
- Any road use agreements

Roadway/ Proposed Connection	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume for Construction and Operational Phases	Mitigation of Traffic Effects
Forest Service Road – Existing	Existing (active) FSR	N/A (public road)	Follows local FSR radio calling requirements	Follows local FSR radio calling requirements

### 3.3 Utility Requirements and Sources

Describe utility requirements and potential sources, include agreements in place or underway allowing access to utilities. Utilities include power generation, electrical or gas transmission or distribution lines, and telecommunications.

Power on this site is propane generated with a backup gas-fueled generator.

### 3.4 Water Supply

Identify water requirements for construction and operation phases.

Construction/ Operation Phase	Water Source(s) (e.g. Surface Water, Ground Water, etc.)	Source/Location	Infrastructure Description	Agreements*
Existing well	Ground water	Well	Well house – well use for camp operations	Access to well on the site was part of the SUP agreement

\*Agreements outside of [Water Sustainability Act Authorizations](#), such as Municipal water supply.

### 3.5 Waste Collection Treatment and Disposal

Identify any waste disposal (note septic system required), sewage, sanitation facilities, and refuse disposal proposed. Include agreements in place or underway such as regional health board sewage disposal permits.

Construction/ Operation Phase	Discharge distance to closest body of water (lake, well, etc.)	Volume of daily discharge	Infrastructure description	Agreements
Existing	90m	Unknown	Septic bed	

### 3.6 FireSmart

Identify any proposed actions to incorporate [FireSmart](#) best practices in the tenure area.

No dead/dry material is kept on site, and anything flammable is kept away from sources of ignition.  
The site is surrounded by standing timber, but in 2019/2020 work was done with the site to get the dead pine surrounding the camp (potential and likely fire hazard) removed.

## 4.0 Environmental

**Describe significant impacts and proposed mitigation for each of the following:**

### 4.1 Land Impacts

#### 4.1.1 Vegetation Removal

Is any timber removal required? To cut timber on Crown land once your tenure has been issued, you may require an [Occupant Licence to Cut](#).

No, removal of timber has already occurred on site where required.

Are any areas of vegetation to be cleared, outside of timber removal?

N/A

#### 4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including grubbing, excavation, contouring, and levelling?

All disturbance was completed in 2020.

Is the area to be excavated a [brownfield](#) site or have the potential to be [contaminated](#)?

N/A

Any ground-disturbing activities have the potential to impact [archaeological](#), paleontological [fossils](#), or historical artifacts. Have you considered these [potential impacts](#) or taken any action to identify them? You may be required to hire a professional to assist with your investigations.

N/A site existing

#### 4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body? The [Riparian Areas Protection Regulation](#) may affect your development if it's within 30 metres of a watercourse and you intend to:

- Disturb soil
- Remove plants
- Construct or install works for flood protection
- Develop drainage systems or service sewer or water systems

N/A

#### 4.1.4 Pesticides and Herbicides

Will [pesticides, fertilizers, or herbicides](#) be used during construction, operations, or maintenance?

No

#### 4.1.5 Visual Impacts

What impacts will your activity have on [visual quality objectives](#). Could it impact sight lines from surrounding areas likely to be used for scenic viewing?

N/A

### 4.2 Atmospheric Impact

#### 4.2.1 Sound, Odour, Gas, or Fuel Emissions

Will your activity cause any of the following to disturb wildlife or nearby residents?

- Sound?
- Odour?
- Gas?
- Fuel Emissions?

Deisel tanks are on site, so there is the existence of minimal odour and fuel emissions during months of operation.

### 4.3 Hydrology

#### 4.3.1 Drainage Effects

Will the project result in changes to land drainage?

N/A

#### 4.3.2 Flood Potential

Will the project result in a potential for flooding?

Low to none.

### 4.4 Fish and Wildlife Habitat

#### 4.4.1 Disturbance to Fish/Wildlife and Fish/Wildlife Habitat

What effect will your activity (construction or operations phase) have on [wildlife or wildlife habitat](#)?

No disturbance to fish directly, the closest riparian feature is 300m away. Timber has already been removed, so there will be no more habitat loss due to additional removal, but there is the potential for the sounds of the camp operations and increase in traffic to affect nearby wildlife during times of operation.

Will the activity (construction or operations phase) occur in and around [streams, lakes, estuarine, or marine environments](#)?

No

Is the construction or operation of your activity likely to increase erosion or sedimentation?

No

Will the construction or operation of your activity require [water diversion](#)?

N/A

Will the activity threaten or endanger [species at risk](#) in the area?

No

---

## 5.0 Socio-Community

**Describe significant impacts and proposed mitigation for each of the following:**

### 5.1 Land Use

Describe the current community setting or any locally known areas in use on, or near, the activity area.

This camp is far away from large communities, the closest community is Tsay Keh, which is over 20km from Swannell camp.  
First Nations are present in the area and are aware of the existing camp.

#### 5.1.1 Land Management Plans and Regional Growth Strategies

Are there any plans, strategies, or use restrictions that could limit or prevent your activity?  
They include:

- [Land and resource management plans](#)
- Coastal plans
- Provincial or regional growth strategies
- [Local government plans](#) with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land?

Refer to the [Union of BC Municipalities](#), and check the websites of the municipality, regional district, or other organization with jurisdiction that includes your activity area.

N/A

### 5.2 Socio-Community Conditions

#### 5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability of adjacent landowners or tenure holders to access their property or tenures?

No

### 5.2.2 Public Access

Will the project result in changes to public access?

N/A

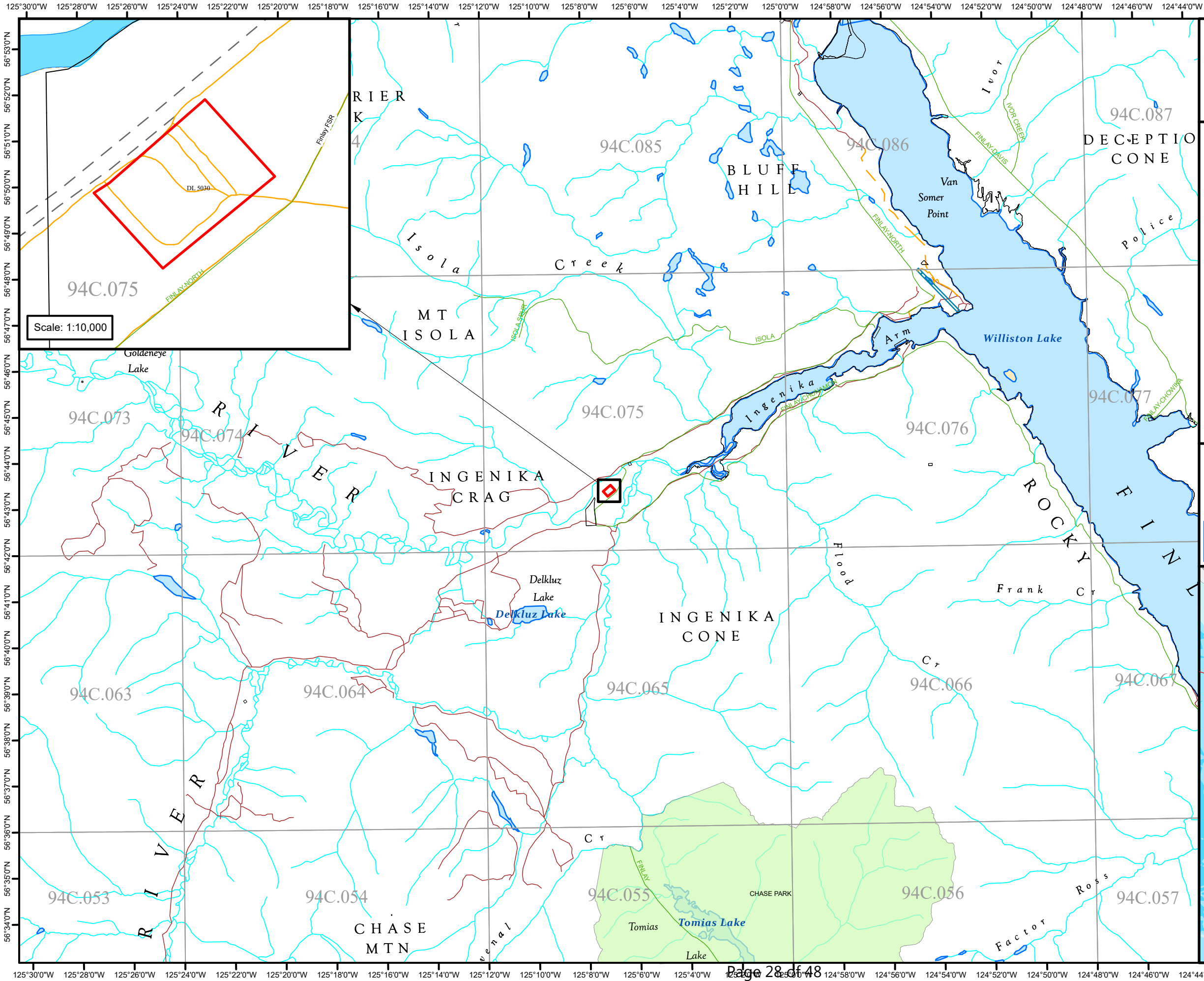
### 5.2.3 Existing Services

Describe any increased demand on fire protection, health facilities, or emergency services. Include proposed management or mitigation measures.

Operating logging camps follow first aid requirements, so this location during times of operations provides required first aid services.

---

END OF FORM



# LOCATION MAP

File - 7410366      Area (Ha.): 10.70

Client - CONIFEX TIMBER INC

## Legend

Crown Land Application	<b>Water Features</b>
Area to be Added	Rapids
Area to be Deleted	River or Stream - Definite
Municipal Boundary	River or Stream - Dry
Primary Survey Parcel	River or Stream - Indefinite
Subdivision	Dam - section Base
Surveyed Rights of Way	Flooded Land - Inundated
<b>Protected Areas</b>	Lake - Definite
Provincial Park	Lake - Indefinite
Protected Area	Lake - Intermittent
OIC Ecological Reserve	Reservoir - Definite
<b>Transportation</b>	Glacier
Highway	Icefield
Railway	Island - Definite
Surveyed Road R/W	Sand Bar
Road	
Forest Service Road	<b>Contours</b>
Trail	Contour - interval 200m
Rail Line	

Produced by  
Ministry of Water, Land  
and Resource Stewardship  
Prince George  
FrontCounterBC  
Date: April 24, 2025

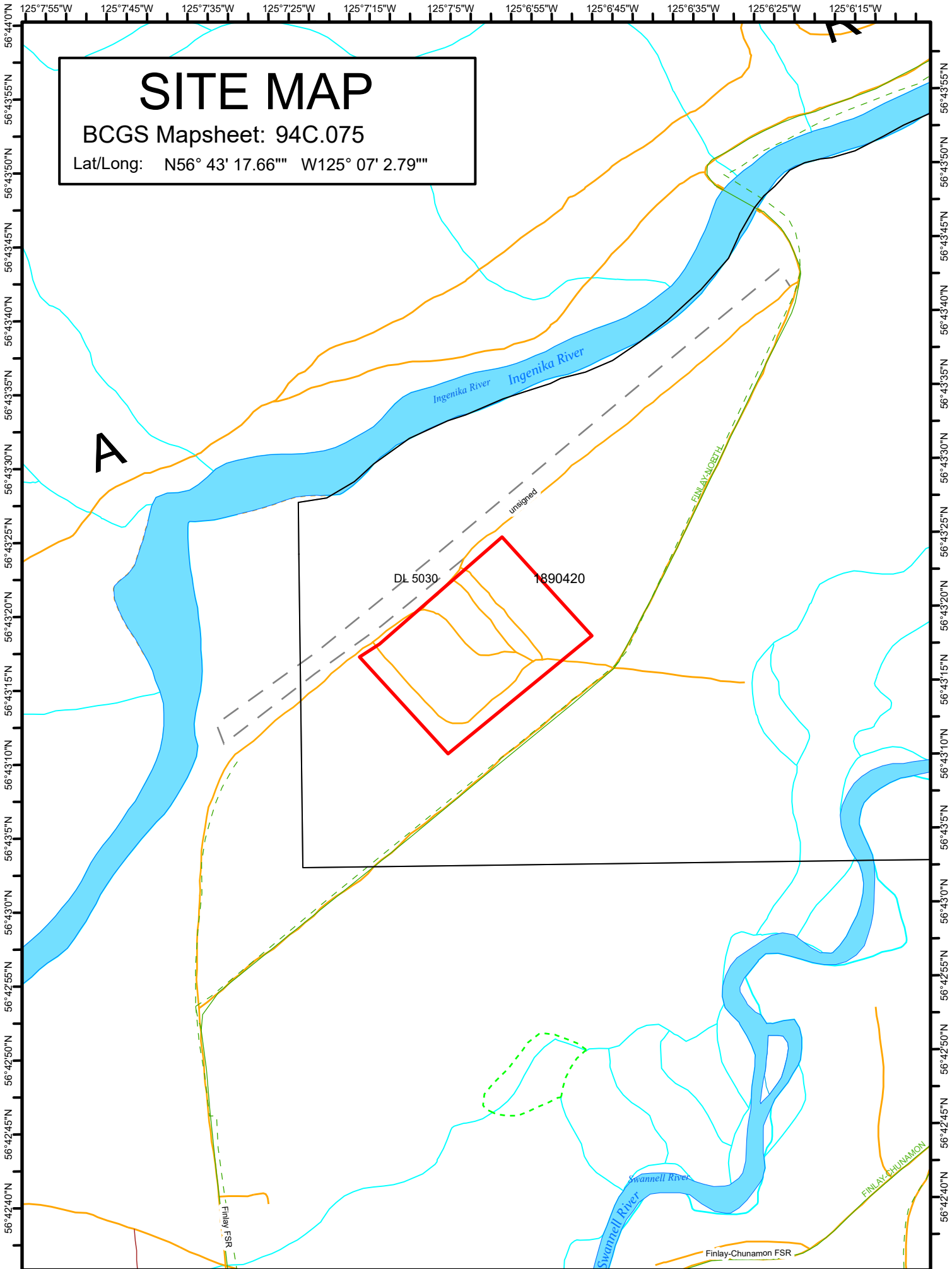
Scale - 1:150,000 \*  
\* if printed on 17X11 page

0 1.5 3 4.5  
Kilometers

BC Albers Projection/NAD 83

### Key Map of British Columbia





# SITE MAP

BCGS Mapsheet: 94C.075

Lat/Long: N56° 43' 17.66"" W125° 07' 2.79""

A

DL 5030

1890420

unsigned

FINLAYMORTLU

Finlay FSR

Finlay-Chunamon FSR

FINLAY-CHUNAMON

File Number: 7410366

Site # 1 of 1 - APPLICATION Area (Ha.) = 10.70

TYPE: LICENCE

PURPOSE: INDUSTRIAL

SUBTYPE:  
LICENCE OF OCCUPATION

SUBPURPOSE: MISCELLANEOUS

LOCATION: INGENIKA MINE

Imagery: NA

Scale: 1:10,000 \*

\* if printed on 8.5X14 page

Projection: BC Albers  
Datum: NAD 83

Meters

0 125 250 375



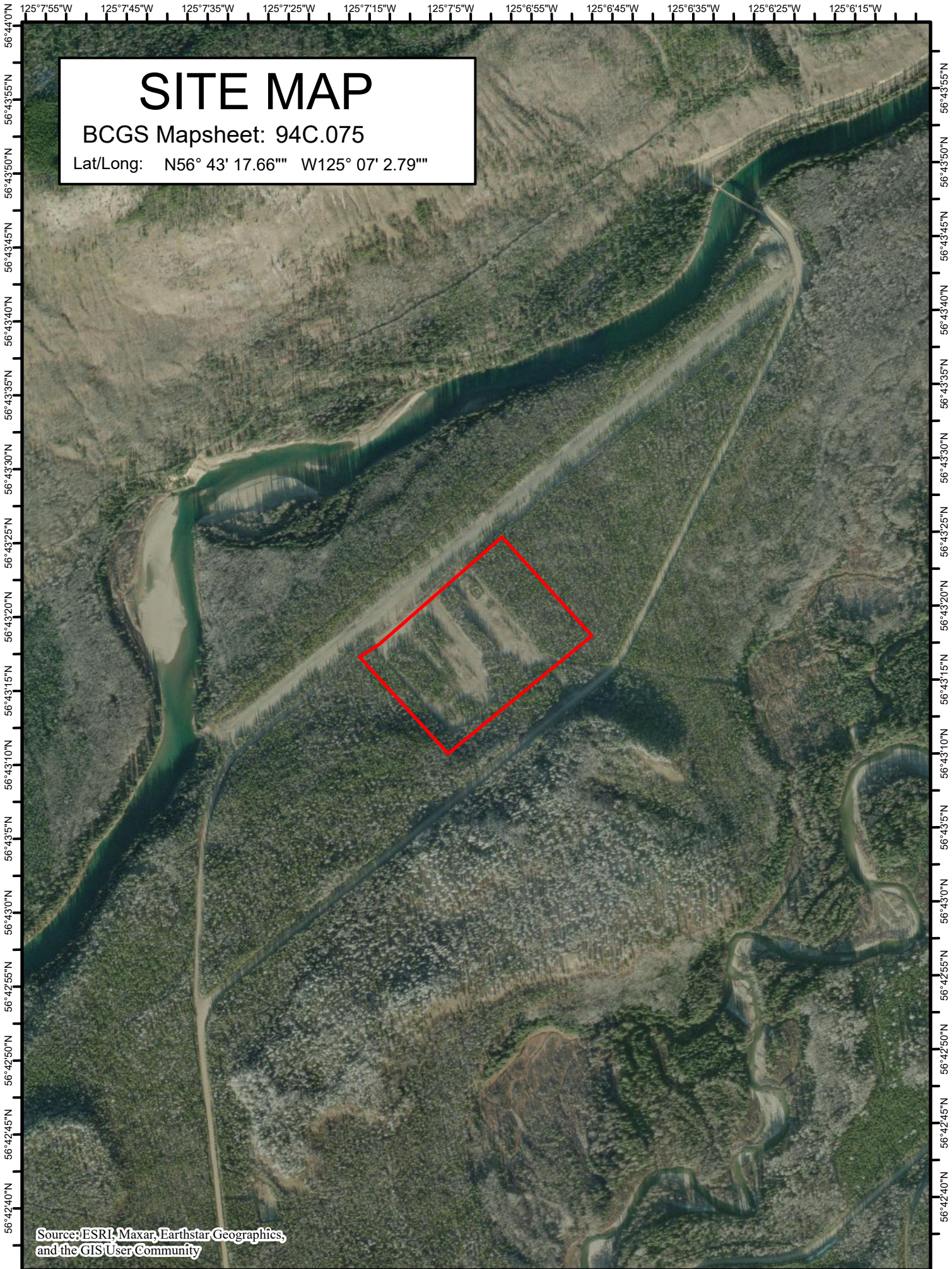
## Legend

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| Crown Land Application          | Protected Areas                     |
| Area to be Added                | Provincial Park                     |
| Area to be Removed              | Protected Area                      |
| Municipality                    | OIC Ecological Reserve              |
| Primary Survey Parcel           | Recreation Area                     |
| Subdivision                     |                                     |
| Titled Parcel                   |                                     |
| <b>Surveyed Rights of Way</b>   | <b>Base Mapping Features (20K)</b>  |
| Surveyed Road R/W               | River or Stream                     |
| Gas/Oil R/W District Lot        | Lake                                |
| Power Transmission R/W          | Marsh                               |
| Gas/Oil R/W                     | River or Stream - Dry               |
| Telecom R/W District Lot        | Glacier/Ice field                   |
| Miscellaneous R/W               |                                     |
| <b>Transportation Corridors</b> | <b>Transportation - Lines (20K)</b> |
| Highway                         | Airfield                            |
| Railway                         | Road                                |
| Surveyed Road R/W               | Forest Service Road                 |
|                                 | Road Permit                         |
|                                 | Trail                               |
|                                 | Rail Line                           |

All measurements are approximate.







Source: ESRI, Maxar, Earthstar Geographics,  
and the GIS User Community

File Number: 7410366

Site # 1 of 1 - APPLICATION Area (Ha.) = 10.70

TYPE: LICENCE

PURPOSE: INDUSTRIAL

SUBTYPE:  
LICENCE OF OCCUPATION

SUBPURPOSE: MISCELLANEOUS

LOCATION: INGENIKA MINE

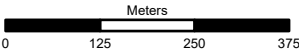
Imagery: ESRI World Imagery

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Ministry of Water, Land  
and Resource Stewardship  
Northern Service Centre  
FrontCounterBC  
Date: April 24, 2025

Scale: 1:10,000 \*

\* if printed on 8.5X14 page

Projection: BC Albers  
Datum: NAD 83



Legend

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| Crown Land Application          | Protected Areas                     |
| Area to be Added                | Provincial Park                     |
| Area to be Removed              | Protected Area                      |
| Municipality                    | OIC Ecological Reserve              |
| Primary Survey Parcel           | Recreation Area                     |
| Subdivision                     |                                     |
| Titled Parcel                   |                                     |
| <b>Surveyed Rights of Way</b>   | <b>Base Mapping Features (20K)</b>  |
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| Gas/Oil R/W District Lot        | Lake                                |
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| Gas/Oil R/W                     | Glacier/Ice field                   |
| Telecom R/W District Lot        |                                     |
| Miscellaneous R/W               | <b>Transportation - Lines (20K)</b> |
| <b>Transportation Corridors</b> | Airfield                            |
| Highway                         | Road                                |
| Railway                         | Forest Service Road                 |
| Surveyed Road R/W               | Road Permit                         |
|                                 | Trail                               |
|                                 | Rail Line                           |

All measurements are approximate.



## **COUNCIL REPORT**

**To:** Mayor and Council

**From:** Administration

**Date:** June 4, 2025

**Subject:** Referral 7410367 – Windpower Investigative Licence

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### **RECOMMENDATION:**

THAT Council receives this report for information.

### **BACKGROUND:**

The District has received a referral from the Province of BC with respect to a licence application to evaluate the future development of a wind energy project near Mackenzie. Copies of the investigative plan and mapping have been attached for further information.

### **DETAILS:**

Proponent: Findlay Wind (0887581 BC Ltd.)

Authorization Type: Licence of Occupation - Investigative Licence

Purpose/Intended Use/background context: Evaluate the potential for the future development of a wind energy project.

BCGS Mapsheet: 93O.016

Location or Project Name: East of Mackenzie

Area (ha): 874.65

### **EXCERPT FROM INVESTIGATIVE PLAN:**

This Investigation Plan supports the application for an Investigative Licence for wind power, located near the community of Mackenzie, British Columbia. The project has been named Findlay Wind. The Investigative Licence will enable the investigation of the wind resource within the Licence area to evaluate the potential for the future development of a wind energy project at this location. The project is expected to have a capacity of approximately 140 MW, comprising 20 turbines, each with a rated capacity of 7.0 MW.

The application area's centroid is approximately 7 km east-south-east of Mackenzie, within the Fraser-Fort George Regional District, at coordinates 55.300622°, -122.958090°. The licence area comprises one polygon totaling 875 hectares. While the final project will occupy a smaller

footprint, this area allows flexibility for design optimization. The investigation will assess wind resources, site access, proximity to dwellings, terrain constructability, transmission capacity, engineering considerations, and environmental and wildlife constraints.

#### **STAFF COMMENTS:**

Staff have provided this report for information as they have requested clarification from the Province about the proposed project which they would like to share with Council. In particular, more information on the proposed access, the consultation/referral process if they choose to proceed with the proposed wind energy project, and considerations with respect to the overlap with the Mackenzie Nordiques Cross-Country Ski Club's Licence of Occupation.

The District's response to the referral is due to the Province by June 27, 2025. Staff will bring back any further information and answers to any questions Council may have that we can to the June 23, 2025 Regular Council Meeting for final decision.

#### **COUNCILS RECOMMENDATION:**

By June 27, 2025, Council is being asked by the Province to choose one of the following options for response:

1. The District of Mackenzie's interests are unaffected by the application.
2. The District of Mackenzie has no objection to approval of the application.
3. The District of Mackenzie has no objection to approval of application subject to specified conditions.
4. The District of Mackenzie recommends refusal of this application due to specified reason

#### **COUNCIL PRIORITIES:**

##### **Strong Governance and Finances**

- As the municipality's elected governing body, we serve all residents and businesses in the community. We engage residents and stakeholders on important issues and make our decisions through open and transparent processes. We are careful in our use of resources, mindful of the need to maintain programs and services, while also meeting the community's infrastructure needs.

#### **RESPECTFULLY SUBMITTED:**

Emily Kaehn, Director of Corporate Services

**Reviewed By:** Corporate and Financial Services

**Approved By:** Chief Administrative Officer

# **Crown Land Application Investigative Plan – Wind Power**

**Applicant: 0887581 B.C. LTD.**

**Site Name: Findlay Wind**

## **1.0 Background**

### **1.1 Project Overview**

This Investigation Plan supports the application for an Investigative Licence for wind power, located near the community of Mackenzie, British Columbia. The project has been named Findlay Wind. The Investigative Licence will enable the investigation of the wind resource within the Licence area to evaluate the potential for the future development of a wind energy project at this location.

The project is expected to have a capacity of approximately 140 MW, comprising 20 turbines, each with a rated capacity of 7.0 MW.

The application area's centroid is approximately 7 km east-south-east of Mackenzie, within the Fraser-Fort George Regional District, at coordinates 55.300622°, -122.958090°. The licence area comprises one polygon totaling 875 hectares, as depicted in the attached mapping and KML file. While the final project will occupy a smaller footprint, this area allows flexibility for design optimization. The investigation will assess wind resources, site access, proximity to dwellings, terrain constructability, transmission capacity, engineering considerations, and environmental and wildlife constraints. Initial conflict checks using iMapBC, ILRR Map Inquiry, and FrontCounter BC Discovery tools indicate no major impediments, with further constraints to be evaluated during the licence tenure.

#### **1.1.1 Land Management Plans and Regional Growth Strategies**

Wind power development in British Columbia aligns with the 2024 BC Hydro Call for Power and anticipated biennial clean power calls.

There are no known land management plans, strategies, or restrictions that preclude the investigation or future development of a wind energy project in this area.

## 1.2 Seasonal Expectations of Proposed Use

The following activities will assess site viability during the investigative phase:

- a) Wind monitoring equipment installation – The primary purpose of this monitoring equipment is the measurement of wind speed and direction. Access via existing forestry roads. No permanent disturbance expected.
- b) Geotechnical Assessment – A physical assessment of the Investigative Licence area may be performed to determine the suitability of the ground to support the transportation and installation of wind turbines.
- c) Public Engagement – Early consultation with First Nations, government agencies, and community groups to identify concerns and build relationships. Discussions with the Ministry of Water, Land and Resource Stewardship (MWLRS) will be conducted to ensure that all relevant First Nations and stakeholders have been identified and that an engagement framework is agreed upon. A consultation log will be maintained.
- d) Site Access – Site access will be via existing access roads or helicopter. Existing access roads will not be modified during the investigative phase. No roads will be constructed or reactivated without a separate road application and prior written consent from the Ministry.
- e) Archaeology Review – The need for a review for archaeological significance will be determined as part of the early-stage consultation with the identified First Nations. Once the wind array layout has been drafted it will be shared with all interested First Nations and MWLRS.
- f) Water Courses and Fish Habitat – A physical review of the watercourses and fish habitat within the site area may be undertaken. No negative impacts to watercourses, wetlands, fish, or the aquatic environment are anticipated during the investigative phase. First Nations will be consulted in detail regarding any watercourse assessments, potential impacts from project construction, and in developing mitigation measures for any potential impacts. Any activity concerning fish habitat will follow all guidelines of the provincial Fish Protection Act and federal Fisheries Act.
- g) Bird Species and Habitat – Bird species and habitat will be reviewed within the site area. Specialized consultants may be engaged to aid in the review. Best management practices will be implemented to minimize any adverse effects on the listed species during the investigative phase, including complete adherence to all relevant provincial/federal enactments including Section 34 of the provincial Wildlife Act and the Water Act. A specialized consultant may be engaged to aid in the review of bird species and habitat. All work will follow the requirements of the Species at Risk Act (SARA), the Migratory Birds Convention Act, and the commitments made in the future project Development Plan.
- h) Ungulates and Other Wildlife – Ungulates and other wildlife species monitoring may be undertaken within the application area in consultation with MWLRS and First Nations. Expert consultants will be engaged to manage the monitoring and assessment.

Activity	Brief Description	Season/ Timing	Comments
Installation of wind monitoring equipment	Place the monitoring equipment within the Licence area. This equipment may include a tower/mast of approximately 80-100m in height with supporting guy wires. The total footprint area is estimated at less than 12 square meters. The monitoring equipment may also include a LiDAR device. Site access during the IL phase will be via existing forestry roads. No permanent site disturbance is anticipated due to this activity.	Installation spring 2025. Left in place for approximately 2 years.	Limited vegetation clearing may be required.
Bird monitoring activities	May involve on-site observations by bird expert consultants.	Begin monitoring in spring 2025 and continue for 12 months ending in fall 2026.	No impacts anticipated. Best management practices will be implemented to minimize any adverse effects on the listed species during the investigative phase, including complete adherence to all relevant provincial/federal enactments including Section 34 of the Provincial Wildlife Act and the Water Act.
Water Courses and Fish Habitat	A physical review of the watercourses and fish habitat within the site area may be undertaken. A thorough review of any affected watercourses and fish habitat would be undertaken by certified biologists/hydrologists if required.	Begin monitoring in spring 2025 and continue for 12 months ending in fall 2026.	Required setbacks to watercourses will be adhered to in all cases if streams/wetlands are identified. No negative impacts to fish or the aquatic environment are anticipated during the investigative phase.
Ungulate and other wildlife monitoring activities	May involve on-site observations by expert consultants.	Begin monitoring in spring 2025 and continue for 12 months ending in fall 2026.	Best management practices will be implemented to minimize any adverse effects on the listed species during the investigative phase, including complete adherence to all relevant provincial/federal enactments including Section 34 of the provincial Wildlife Act and the Water Act.
Geotechnical Work	A physical assessment of the Licence area may be performed by an expert consultant to determine the suitability of the ground to support future wind turbines and component transportation. This may include geotechnical drilling to assess subsurface geological conditions.	The timing will be dependent on a contract award for electricity sales to BC Hydro.	Limited vegetation clearing and ground disturbance may be required.
Survey Work	Some preliminary survey work may be required to determine preferred access routes for future wind turbine delivery and foundation design. Survey work	Preliminary survey work would begin spring 2025.	No impacts anticipated.

	will use temporary ground surface tripods supporting survey equipment. No site disturbance will be required.		
Archaeology Studies	Archaeology consultants may be engaged.	Archaeology studies would begin as soon as spring 2025.	No impacts anticipated.

### 1.3 Engagement with First Nations

The following First Nations have traditional territories overlapping the application area, as identified in the Contacts for First Nation Consultation Areas database:

- McLeod Lake Indian Band
- Tsay Keh Dene Nation
- West Moberly First Nations
- Halfway River First Nation
- Doig River First Nation

Initial engagement with these Nations will begin promptly. Discussions with MWLRS will be undertaken to confirm the full list of potentially affected First Nations and to establish an appropriate engagement framework. A detailed consultation log will be maintained throughout the process.

During the investigative stage of the wind power project, archaeological features will be identified, assessed, and managed in accordance with provincial legislation and professional standards. A qualified archaeologist will be retained to conduct a Preliminary Field Reconnaissance (PFR) and, where appropriate, prepare an Archaeological Overview Assessment (AOA) to determine the likelihood of heritage resources within the investigative area. Based on these findings and in consultation with the Archaeology Branch, it will be determined whether a Heritage Inspection Permit (HIP), Archaeological Impact Assessment (AIA), or other authorizations are required prior to any ground-disturbing activities.

If archaeological sites are identified, avoidance measures will be prioritized. Where avoidance is not feasible, the appropriate alteration permits will be obtained in compliance with the Heritage Conservation Act. The assessment process will be initiated in advance of any physical fieldwork to support timely regulatory review and coordinated consultation with First Nations. All findings and management actions will be documented accordingly.



## **2.0 Location**

Please refer to the Application attachments for the General Location Map.

### **2.1 Description**

The application area's centroid is approximately 7 km east-south-east of Mackenzie, within the Fraser-Fort George Regional District, at coordinates 55.300622°, -122.958090°. The licence area comprises one polygon totaling 875 hectares, as depicted in the attached mapping and KML file.

### **2.2 Location Justification**

The Findlay Wind energy project was identified for potential submission into a future BC Hydro clean power call.

The proposed project site offers multiple strategic advantages including an excellent estimated wind resource, proximity to transmission with available capacity, proximity to a substation with an available line position, no nearby dwellings, and access from nearby logging mains with existing forestry roads to the site.

### **2.3 Historical Use**

There is evidence of ongoing forestry activity within the site.

## **3.0 Infrastructure and Improvements**

### **3.1 Facilities**

During the investigative phase it may be necessary to collect on-site wind speed data with a met-tower and/or LiDAR (light detection and ranging) device. Please refer to Appendix A for photographic examples of both. The LiDAR device's height is less than two meters, and the footprint is approximately one square meter. The LiDAR would be accompanied by either a small generator and battery bank or a hydrogen fuel cell for power. The LiDAR can measure wind speed and direction up to approximately 300m using a laser. The met-tower would likely be either 80m or 100m in height, and constructed from either tubular steel or lattice steel sections, along with steel guy wires and anchors. The anchors would be either rock anchors (requiring a small hole drilled in bedrock), or earth screw-in anchors; concrete gravity anchors will not be used. A small generator may be required if heated instruments are installed on the met-tower.

This application includes one proposed monitoring site. It is anticipated that a LiDAR will be used rather than a met-tower at this site due to accessibility. The LiDAR would be delivered to the site by helicopter. The chosen location is justified by its excellent exposure to wind flow from all directions, situated on terrain that is representative of the broader site. Furthermore, the monitoring site is positioned within a clearing, minimizing the need for new disturbances during the investigation. No new vegetation clearing will be required. No impacts on waterways, wildlife, or archaeological sites are expected.

A Statutory Declaration will be submitted when any on-site monitoring or site investigations have occurred or are planned, and the location of any on-site monitoring equipment will be identified.

One wind monitoring location has been included as part of this Investigative Licence application, please refer to the table below:

Monitoring location 1	501013.17 m E (UTM Zone 10U)	6130595.38 m N
-----------------------	------------------------------	----------------

### **3.2 Infrastructure/Access**

During the investigation phase the site will be accessed by helicopter or by 4x4 truck via existing forestry service roads departing from Highway #39

### **3.3 Utility Requirements and Sources**

There are no utility requirements during the investigative phase.

### **3.4 Water Supply**

There are no water requirements during the investigation phase.

## **4.0 Invasive Species Management Plan**

This plan outlines basic measures to prevent and manage invasive plant species, in alignment with the Forestry Operations Factsheet (Invasive Species Council of BC, April 2019). The focus is on prevention, early detection, and coordination to minimize ecological impacts on soil productivity, biodiversity, and range resources.

Key actions include:

1. **Identify Priority Species:** Determine priority invasive plant species within the licence area using resources like the Invasive Alien Plant Program (IAPP) database and collaboration with Regional Invasive Plant or Species Organization coordinators.
2. **Staff Awareness:** Ensure staff and contractors are trained to identify invasive plants present in or near the operating area, leveraging regional expertise from the Ministry of Forests, Lands and Natural Resource Operations and Rural Development (MFLNRORD).
3. **Regular Surveys:** Conduct regular detection surveys to record invasive plant locations (species, date, UTM coordinates, and estimated area) and report findings to regional coordinators or MFLNRORD specialists.
4. **Equipment Management:** Keep equipment out of infested areas where possible, inspect vehicle undercarriages for plant material, and dispose of any material appropriately (on-site if no flowers are present, or bagged and discarded locally if flowers are present).
5. **Prevention Practices:** Wash seeds and propagules from equipment and gear before leaving sites, and minimize soil disturbance during investigative activities.
6. **Re-vegetation:** Promptly re-vegetate disturbed areas using a quality weed-free forage seed mixture (confirmed by a Certificate of Analysis) to restore rangeland integrity.

This plan complies with the BC Forest and Range Practices Act and Weed Control Act, emphasizing prevention as the most cost-effective strategy. Ongoing monitoring and coordination with regional experts will ensure invasive plant risks are mitigated, protecting the ecological health of the licence area and surrounding rangelands.

## Appendix A

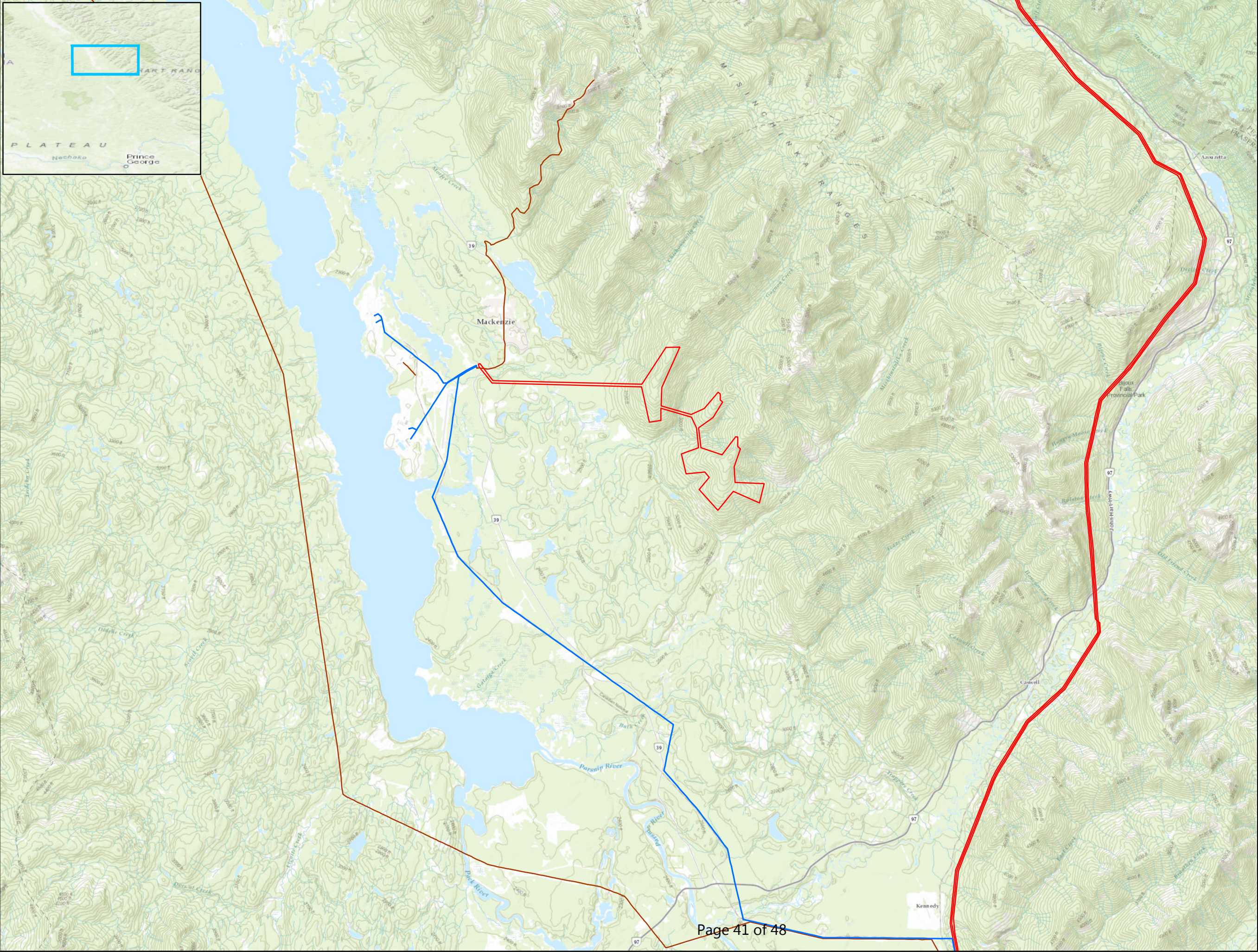
Example of an 80m lattice met-tower



Example of a LiDAR device

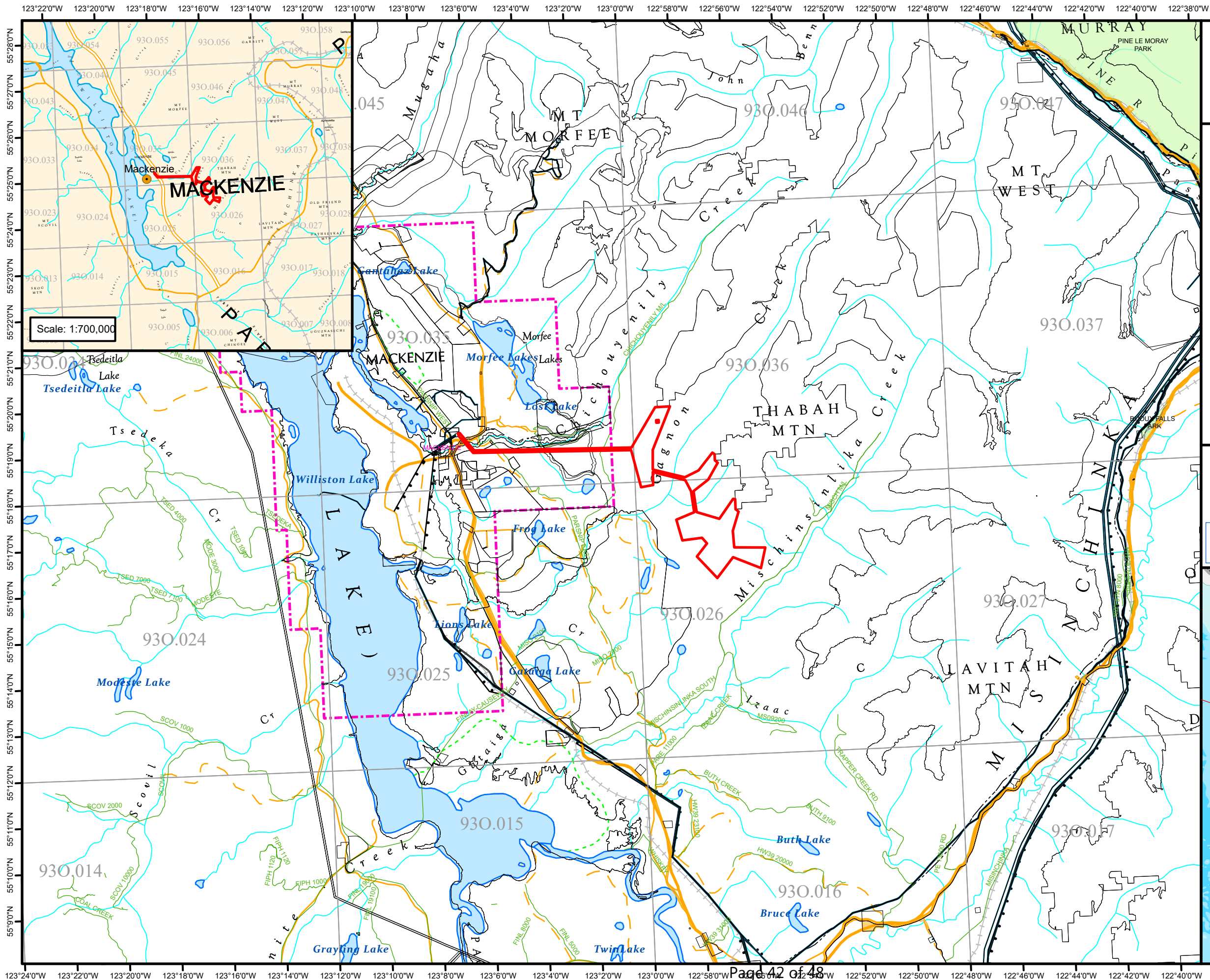






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Findlay Wind	
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General Location Map	
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1	
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Reference: NAD_1983_BC_Albers	
Date: March, 2025	
<div><div><div></div><div>0</div><div>2.5</div><div>5</div><div>Kilometers</div></div><div><div>N</div><div></div></div></div>	
Credits	





**LOCATION MAP**

File - 7410367      Area (Ha.): 874.65

Client - 0887581 B.C. LTD.

**Legend**

Crown Land Application	<b>Water Features</b>
Area to be Added	Rapids
Area to be Deleted	River or Stream - Definite
Municipal Boundary	River or Stream - Dry
Primary Survey Parcel	River or Stream - Indefinite
Subdivision	Dam - section Base
Surveyed Rights of Way	Flooded Land - Inundated
<b>Protected Areas</b>	Lake - Definite
Provincial Park	Lake - Indefinite
Protected Area	Lake - Intermittent
OIC Ecological Reserve	Reservoir - Definite
<b>Transportation</b>	Glacier
Highway	Icefield
Railway	Island - Definite
Surveyed Road R/W	Sand Bar
Road	
Forest Service Road	<b>Contours</b>
Trail	Contour - interval 200m
Rail Line	

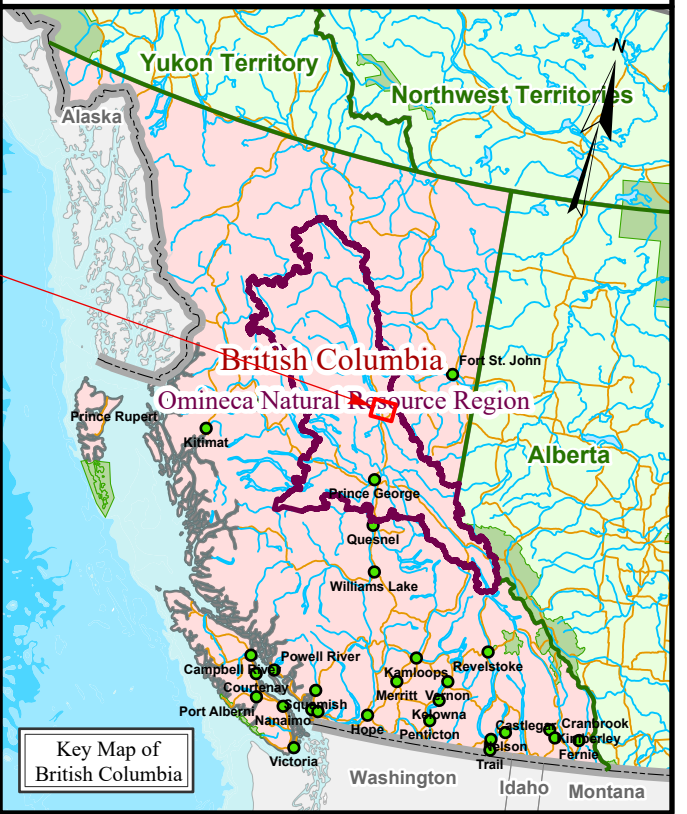
Produced by  
Ministry of Water, Land  
and Resource Stewardship  
Prince George  
FrontCounterBC

Date: April 14, 2025

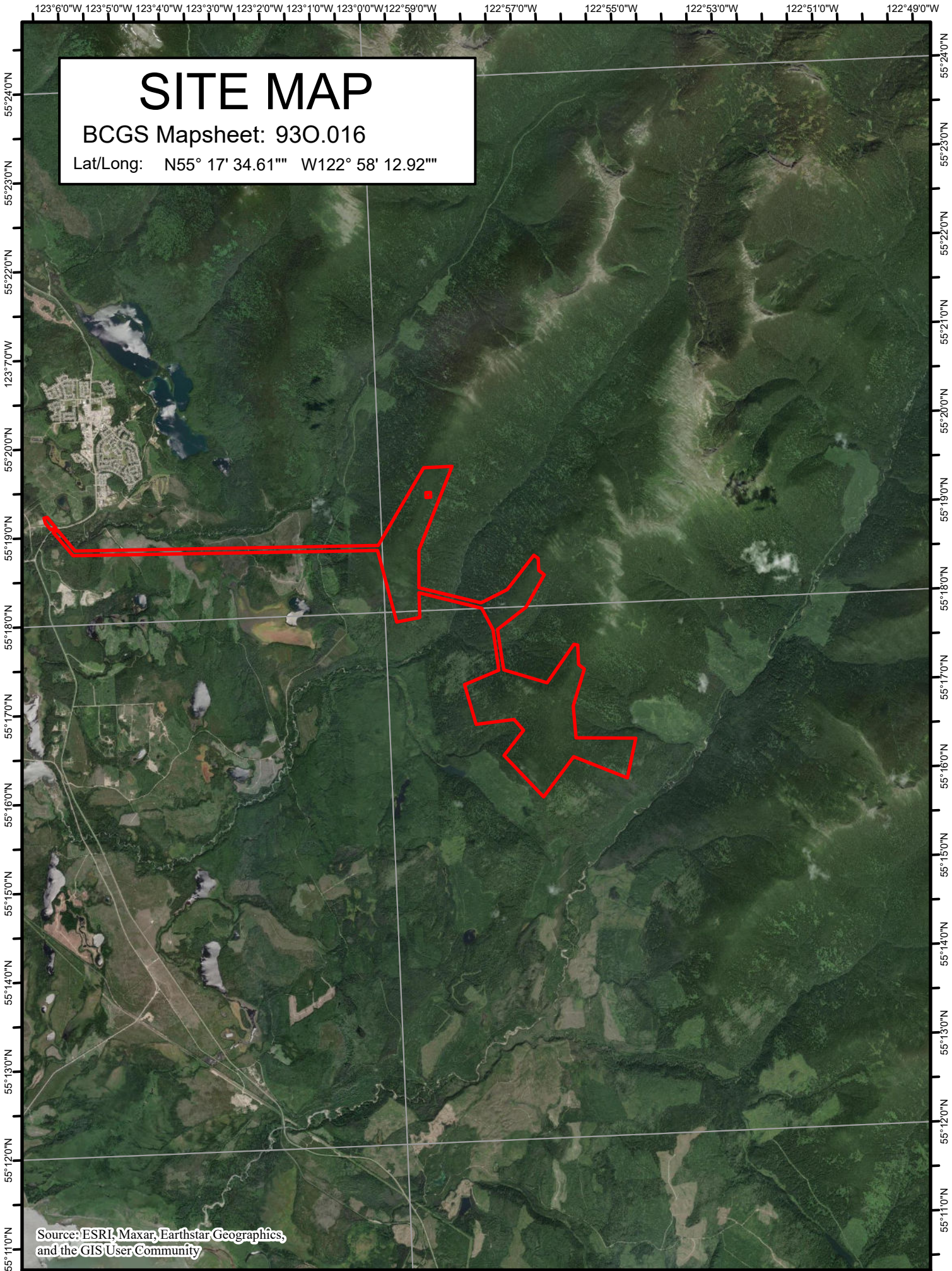
Scale - 1:150,000 \*  
\* if printed on 17X11 page

0 1.5 3 4.5  
Kilometers

BC Albers Projection/NAD 83







File Number: 7410367

Site # 1 of 1 - APPLICATION Area (Ha.) =

TYPE: LICENCE PURPOSE: WINDPOWER

SUBTYPE: INVESTIGATIVE LICENCE SUBPURPOSE: INVESTIGATIVE AND MONITORING PHASE

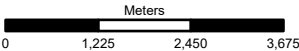
LOCATION: E OF MACKENZIE Imagery: ESRI World Imagery

Produced by  
Ministry of Water, Land  
and Resource Stewardship  
Northern Service Centre  
FrontCounterBC  
Date: April 14, 2025

Scale: 1:100,000 \*

\* if printed on 8.5X14 page

Projection: BC Albers  
Datum: NAD 83



Legend

- Crown Land Application

Area to be Added

Area to be Removed

Municipality

Primary Survey Parcel

Subdivision

Titled Parcel

**Surveyed Rights of Way**

Surveyed Road R/W

Gas/Oil R/W District Lot

Power Transmission R/W

Gas/Oil R/W

Telecom R/W District Lot

Miscellaneous R/W

**Transportation Corridors**

Highway

Railway

Surveyed Road R/W
- Provincial Park

Protected Area

OIC Ecological Reserve

Recreation Area

**Base Mapping Features (20K)**

River or Stream

River or Stream - Dry

Lake

Marsh

Glacier/Ice field

**Transportation - Lines (20K)**

Airfield

Road

Forest Service Road

Road Permit

Trail

Rail Line

All measurements are approximate.



## **COUNCIL MEMBER ACTIVITY REPORT**

**To:** Mayor and Council  
**From:** Councillor Viktor Brumovsky  
**Date:** June 2, 2025  
**Subject:** Report for the Months of April and May 2025

April 1	Attended the annual Mackenzie Figure Skating Association's Ice Show at the Recreation Centre
April 8	Participated in the monthly Chamber of Commerce Directors meeting.
April 15	Participated in the Mackenzie Energy Futures workshop at the recreation centre. Members of the community were invited by researchers from UNBC and Uvic to discuss opportunities, realities, and barriers with respect to energy availability and usage in Mackenzie.
April 28	Attended the annual ceremony for the national Day of Mourning for workers who have lost their lives due to workplace accidents or occupational disease.
May 2	Helped staff the booths for the District of Mackenzie and the Chamber of Commerce at the annual Spring Expo put on by the Chamber of Commerce. I also attended the annual Chamber dance that evening.
May 3	Visited the annual spring expo to take in the booths, speak with vendors and fundraisers as well as viewing the Show and Shine in the upper parking lot.
May 6	Participated in tour of the energy upgrades that were installed in the recreation centre last year. The upgrades are on pace to produce a 28% savings in energy use/cost for the facility.
May 7	Attended the monthly Chamber of Commerce Director's meeting.
May 7	Attended the monthly Mackenzie Wildfire Advisory Committee meeting at Firehall No. 1. Among the topics discussed were wildfire mitigation actions for the coming summer, firesmart home audits and rebates, and opportunities for additional collaboration between all parties.
May 23	Participated in a meeting with Enbridge regarding Sunrise Expansion Program, workforce accommodation, and potential benefits for Mackenzie during and after the project.
May 24	Attended the Grand Opening ceremony for Firehall No.1. Tours demonstrated many great design features that will enhance safety for both the community and the firefighters who protect us all.

Respectfully Submitted,

Councillor Brumovsky



**COUNCIL MEMBER ACTIVITY REPORT**

**To:** Mayor and Council  
**From:** Councilor Wright  
**Date:** **May 2025**  
**Subject:** Report for May 2025

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**Councilor Wright Council Appointments:**

Education and Youth Liaison  
Mental Health and Addictions Liaison  
Williston Lake Elders Society Liaison  
Climate Action Liaison  
Deputy Mayor (August 1, 2025 – October 31, 2025)

**Alternate For:**

Indigenous Relations and Reconciliation Liaison  
Alternate Director for Regional District of Fraser-Fort George (RDFFG)  
Alternate for Prince George Treaty Advisory Committee  
Alternate Member of Northern Development Initiative Trust's (NDIT) Regional Advisory Committee (RAC)

**Activities:**

Date:	Activity	Council Appointment:
May 12, 2025	<p>Day 1 of North Central Local Government Association! The first day is about connecting with colleagues across Northern BC and the host communities showing off, and boy did they!</p> <p>1. The day started with a tour of the Prince Rupert Port Authority, and what an experience. The weather could not be better, and the amount of activity is staggering!</p> <p>2. The day ended with a Welcome Reception at the North Pacific Cannery. What a place, I was in awe of the history and natural beauty around me the whole time.</p> <p>3. Was able to connect with dozens of other local municipal politicians to talk about what is happening in their community and showcase the District of Mackenzie at the same time.</p>	Covered multiple roles

May 13, 2025	<p>Day 2 of North Central Local Government Association (NCLGA)</p> <ol style="list-style-type: none"> <li>1. Started with an opening welcome by multiple dignitaries including local MLA and Cabinet Minister of Environment and Parks Tamara Davidson, MP Ellis Ross and UBCM President Trish Masenda Mandewo!</li> <li>2. A discussion on the future financial direction of the NCLGA was started, which will continue during strategic planning later in the week. Which than led to a presentation from Union of BC Municipalities on the economic impacts of the current trade war with the USA.</li> <li>3. Nominations for the Board of Directors were held. I ran for a seat and was joined by 5 other incredible local government officials to run for the Director at Large position, of which there are 3 seats. I had to give an impromptu speech which I have very little recollection of what I said.</li> <li>5. Executive Resolutions then went next, where I spoke on behalf of the resolution supporting Our Blood Counts campaign to bring blood donation services to Northern BC and am thrilled to announced it passed unanimously!</li> <li>6. Team District of Mackenzie than had to run over to a neighboring hotel for a private meeting with senior leadership of Northern Health - BC including CEO Ciro Panessa. Mackenzie lobbied for Foundry Expansion to Mackenzie, better support for Seniors and A.I. usage for front line health care providers.</li> <li>7. The rest of the day was a series of informational panels covering the new Haida Agreement, updates from host communities and a talk on how municipalities can better collaborate with Chamber of Commerce's.</li> <li>8. And the highlight of my day was a session on mental health of elected officials. Felt amazing to be in a room of people also interested in supporting other elected officials and their mental health!</li> </ol>	Covered multiple roles
May 14, 2025	<p>Day 3 of NCLGA</p> <ol style="list-style-type: none"> <li>1. The day started with finding out the results of the Board of Director Elections. I am incredibly humbled to be one of the three successful candidates. Congratulations to District of Chetwynd Councilor Julia Nelson and Melanie Woods from the Gitlaxt'aamiks Village Government. And also a huge thank you to the other three who ran, as the NCLGA is better for their contributions and I hope you run again in the future! Excited to work with the new Board!</li> <li>2. Next I was so lucky to moderate an amazing panel on the</li> </ol>	Covered multiple roles

	<p>intersection of climate adaptation, housing and reconciliation using Community Energy Association and the Nisga'a Lisims Government collaboration as a dynamic case study! Thanks to Kaitlyn Robinson, Gaëtane D. Carignan and Cyra Yunkws for the amazing talk!</p> <p>3. I took a break after that and returned for the final resolution session. I am thrilled to report both of the District of Mackenzie resolutions passed! 1 on Foundry in Rural BC and the other on Nuclear Energy (won in a nail biting 52-48 vote!).</p> <p>4. Next District of Mackenzie had a meeting with Enbridge to discuss their Sunrise Expansion project in the area.</p> <p>5. The day finished with a dinner with keynote speaker, former Lieutenant Governor of BC Janet Austin. I was thrilled to have multiple conversations with Ms. Austin!</p>	
May 15, 2025	<p>The final day of NCLGA</p> <p>1. Started with some opening thoughts from incoming President of the North Central Local Government Association (NCLGA) Mayor of Smithers Gladys Atrill and her vision for the year ahead. She is going to be an excellent President! And I would be remiss for not saying thank you to outgoing President Judy Greenaway who led the last year and has been so kind to me being a rookie on the board. Thanks for all you did Judy!</p> <p>2. Next an announcement of award winners, which I am thrilled to say the District of Mackenzie won in the Environmental Stewardship category for our arena project! Congrats to the other winners City of Fort St. John , City of Prince George and the City of Prince Rupert</p> <p>3. A great strategic planning discussion was held next hosted by Tony Zabinsky and featuring NCLGA Executive Director Terry Robert and incoming President Gladys Atrill . I thought it was a great talk and shows the NCLGA is listening to the members!</p> <p>4. And finally ending with two plenary sessions, one from the Prince Rupert Port Authority and the other by ICBC (Insurance Corporation of British Columbia) .</p> <p>Overall, it was a fantastic week! And it got extended for myself by an ill-timed flat tire, so I get to explore Prince Rupert a little longer.</p>	Covered multiple roles
May 16, 2025	Briefly attended the AGM for the Climate Caucus. Joined remotely well on road home from NCLGA and lost service 15 or so minutes into call	Climate Liaison

May 21, 2025	Attended a welcoming gala at the Rec Centre hosted by UBC for their Residency Program. Mackenzie is lucky to be hosting a resident starting later in 2025	N/A
May 23, 2025	Attended first half of a webinar from the Climate Caucus on BC Builds	Climate Liaison
May 23, 2025	Attended with the rest of Council and staff for a meeting with Enbridge to discuss possible work accommodation in the area	N/A
May 23-24, 2025	Volunteered throughout the weekend at the Mackenzie Invitation Swim Meet	Education and Youth Liaison

Respectfully Submitted,

Councilor Wright