

**Appendix B**  
**Final Summary of Commitments**

# Dokie Wind Energy

Wartenbe Wind Energy Project

## FINAL SUMMARY OF COMMITMENTS

Submitted to:

British Columbia Environmental Assessment Office  
Canadian Environmental Assessment Agency



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**TABLE 1. TABLE OF KEY PROPONENT COMMITMENTS**

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
<b>ENVIRONMENTAL MANAGEMENT PLAN</b>				
1	Application	All	Environmental Management Plans	<p>The Proponent will oversee the development and implementation of an Environmental Management Plan (that includes at least the following components):</p> <ul style="list-style-type: none"> <li>• Environmental Training/Orientation Plan;</li> <li>• Environmental Consultation/Communication Plan;</li> <li>• Transportation and Traffic Management Plan;</li> <li>• Environmental Monitoring Plan;</li> <li>• Schedule of Environmentally Sensitive Activity;</li> <li>• Archaeological Monitoring and Contingency Plan;</li> <li>• Wildlife Monitoring Plan;</li> <li>• Variable Retention Vegetation Management Plan;</li> <li>• Clearing and Vegetation Debris Disposal Plan;</li> <li>• Noxious Weed Prevention and Control Plan;</li> <li>• Riparian Restoration Plan;</li> <li>• Post-Construction Re-vegetation Plan;</li> <li>• Fisheries and Aquatic Habitat Protection Plan;</li> <li>• Drainage, Erosion and Sediment Control Plan;</li> <li>• Surface Water Management Plan;</li> <li>• Well Water Quality Monitoring Plan;</li> <li>• Hazardous Materials Management Plan;</li> <li>• Waste Management Plan;</li> <li>• Spill Contingency and Emergency Response Plan;</li> <li>• Accidents and Malfunctions Plan;</li> <li>• Operational Noise Monitoring Plan;</li> <li>• Decommissioning and Reclamation Plan;</li> </ul> <p>The Environmental Management Plan will be implemented through design and construction.</p>

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
<b>PROJECT LAYOUT</b>				
2	Application review	Construction	Environmental Monitoring	<p>The Proponent will develop an Environmental Monitoring Plan that will outline the duties, obligations, powers and reporting requirements of the environmental monitor(s). The specifics of the Environmental Monitoring Plan will be based on mitigations measures outlined within this document and within supporting documentation (i.e. the Wildlife Monitoring Plan), and will fulfil commitments made to reviewing agencies, including the Ministry of Environment, Canadian Wildlife Service and the First Nations.</p> <p>The Proponent will retain an environmental monitor to oversee all environmental aspects of the construction phase. The environmental monitor will document site activities and report on the implementation of the applicable mitigative measures.</p>
3	Application review	Construction	Setbacks	<p>The Proponent will, in developing the detailed project design abide by all applicable provincial regulatory setbacks, including any turbine setbacks contained in the BC Land Use Operational Policy for Wind Power Projects on Crown Land in place at the time of land tenure acquisition. In addition, all setbacks utilized in the preparation of the project layout presented in the Application, as well as a 30 m buffer between the rotor sweep and wetlands of importance for bat foraging will be maintained.</p>

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
4	Application review	Construction	Impacts from Concrete Use	<p>The Proponent will obtain concrete to be used for Project construction, by a redi-mix supplier in Chetwynd.</p> <p>However, if a concrete batch plant is required, the plant location will be finalized in consultation with the Lone Prairie community. A water management plan will be developed prior to construction to capture and treat concrete wash water and storm water runoff. All runoff will be captured in a pond and tested before it is discharged. If the pH is high, it will be treated with CO<sub>2</sub> before discharge.</p> <p>The water management plan will be provided to Fisheries and Oceans Canada for review and comment prior to construction; the concrete batch plant will require a referral from Fisheries and Oceans Canada, for a detailed review under the <i>Federal Fisheries Act</i>, prior to the start of its construction.</p> <p>The Proponent will abide to the Water Management Plan.</p>
5	Application review	Construction	Electrical Network	<p>The low-voltage electrical collecting system of the Project will be buried when practical to do so. The Proponent will consult with the Lone Prairie tenure holders to make sure the project transmission wiring will not interfere with grazing animals or horseback riding.</p>
6	Application review	Construction	Layout	<p>Geotechnical assessments will be performed at each turbine footing location to ensure substrate or bedrock stability.</p>
7	Application review	Construction	Footprint	<p>The Proponent is committed to minimising the footprint of the Project, to the extent feasible. Whenever possible, already cleared areas will be used for rotor-assembly areas, road passages, turbine placements, etc. Site specific vegetation removal plans will be created based on actual turning requirements of the turbine delivery truck and trailers. These will be used to establish flagging cut limits in the field to ensure that clearing is minimized to only what is absolutely required to be cut.</p>

Wartenbe Wind Energy Project - Table of Proponent Commitments  
September 1 2006 – *Final*

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
8	Application review	Construction	Roads	All new roads will be designed by a Professional Engineer in accordance with the design standards of the Province of British Columbia. Road right-of-way will be minimised as much as possible to leave surrounding areas non-impacted.
9	Application review	Construction	Biological Features	<p>Site inspections of the turbine locations will be completed by a professional biologist once the turbine sites are finalized and exact locations have been surveyed on the ground. In particular site investigations will include inspections of wetland and riparian ecosystems to identify in greater detail their abundance, distribution and conservation status.</p> <p>Important biological features that may be affected by the turbine construction and/or operation will be noted and appropriate measures will be taken to minimize or avoid detrimental effects on these features. Important biological features may include, but not be limited to, rare plants and breeding birds.</p>
10	Application review	Operations	Aviation Safety	The Project will comply with Transport Canada's Civil Aviation Regulation 621.19 (Section 12: Marking and Lighting of Wind Turbines and Wind Parks) with respect to lighting of turbines.
11	Application review	Operations	Turbine Placement and Assembly	Turbines will be placed at least three rotor widths apart, and will be assembled to the manufacturer's guidelines.
12	Application review	Decommissioning	Removal of Project Components	The Proponent will comply with all requirements put forth by regulatory agencies to remove project equipment from the site, in the event that the project is decommissioned or abandoned by the company.

Wartenbe Wind Energy Project - Table of Proponent Commitments  
September 1 2006 – *Final*

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
<b>PUBLIC CONSULTATION/STAKEHOLDER INVOLVEMENT</b>				
13	Application review	Pre-construction	Integrated Project Planning	The Proponent will establish the <i>Wartenbe Wind Advisory Committee</i> to advise on how to achieve the lowest possible impact project. The Proponent will invite regional community representatives including: area businesses and industries, impacted First Nations, municipal officials and Peace River Regional District staff, Northern Lights community college, Northern Health Authority, impacted tenure holders and other stakeholders.
14	Application	Pre-construction Construction Operation	Local Presence	The Proponent will provide updates on the Project and ensure presence of a local Proponent representative to respond to information requests or issues raised by the community.
15	Application review	Pre-construction, Construction, Operation and Reclamation	Information Sharing	The Proponent will provide stakeholders and community members with timely information on environmental and social issues that may arise during the development of the Project through a delegated community liaison person.  The Proponent will provide ongoing information to stakeholders and community members throughout the project construction, operation and reclamation phases.
16	Application review	Construction	Range Tenure	The Proponent is committed to collaborate with all impacted stakeholders, including the four (4) overlapping Crown Land range tenure holders overlapping with the Project area, in the planning of the construction phase, in order to minimise impacts to the environment, ensure safety and minimise disturbance to activities present on the site. This commitment requires the cooperation of the four (4) impacted Crown land range tenures.

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
17	Application review	Construction	Access Options	The Proponent will provide an opportunity for the community to participate in a timely review of the access routes to the site (additional to the current scenario), that may be considered of lower impact for the Lone Prairie community.
18	Application review	All	Local Benefits	<p>The Proponent is committed to ensuring that employment opportunities, where appropriate, are offered to the local population including residents of First Nations communities.</p> <p>During future monitoring work, the construction phase and project operations, the Proponent will endeavour to employ local residents and to utilize local services.</p> <p>The Proponent will be an active member of the Chetwynd and Lone Prairie communities through support of various community initiatives; where appropriate promoting Chetwynd's role in becoming a renewable Wind Energy hub in the Province of British Columbia.</p> <p>The company will ensure the construction of an Operations and Maintenance Center in Chetwynd.</p> <p>Additionally, The Proponent will support establishment of Wind Energy studies and the Wind Energy Educational Center of Excellence through collaboration with Northern Lights College and other educational partners.</p> <p>The Proponent also remains committed to benefit sharing agreements with the four overlapping Range Tenure Holders.</p>

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
<b>FIRST NATION CONSULTATION/INVOLVEMENT</b>				
19	Application	Construction Operation	Access Management, Hunters/Trappers, TLU Sites	<p>The Proponent will apply for one or more licences of occupation to gate access to the maintenance yard site(s).</p> <p>The Proponent will notify First Nations trappers and hunters of project activities and schedule. The Proponent will assess the impacts of any infringements on existing traplines controlled by First Nations. Compensation will be provided as appropriate for these impacts.</p> <p>The Proponent will avoid Traditional Land Use sites as specifically identified by the Traditional Land Use Study as sensitive, in final project design planning.</p>
20	Application	Pre-construction Construction Operation	Benefits	<p>The Proponent will work with the impacted First Nations to negotiate benefit agreements that will include, but not be limited to training, employment, contracting opportunities, and participation in wildlife field programs.</p>
21	Application	Pre-construction Construction Operation	Local Presence	<p>The Proponent will provide updates on the Project and ensure the presence of a local Proponent representative to respond to information requests or issues raised by First Nations.</p>
22	Application Review	Pre-construction Construction Operation	Ongoing Consultation	<p>The Proponent will work with all impacted First Nations to keep “live” agreements through continuing consultation activities.</p> <p>These consultation activities may involve discussions or meetings, as required to demonstrate that commitments are being acted upon, and issues are being addressed, quickly and effectively.</p> <p>The Proponent will meet annually, at a minimum, with representatives of the First Nations to review the <i>Memorandum of Understanding</i> and other agreements, to ensure agreements are being respected, and develop work plans for the upcoming year.</p>

Wartenbe Wind Energy Project - Table of Proponent Commitments  
September 1 2006 – *Final*

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
<b>AIR QUALITY</b>				
23	Application	Construction Operation	Air Quality	The Proponent will develop a Transportation Plan which will include emission reduction mitigation measures.
<b>TERRAIN AND SOILS</b>				
24	Application	Construction	Terrain Stability	The Proponent will follow the guidelines under the <i>Forest Practices Act</i> . Inspection of rock bluffs that will be affected by the Project will be completed every two years by a qualified engineer.
25	Application review	Construction	Terrain Suitability	As part of construction design, the Proponent will undertake a detailed geotechnical assessment prior to turbine micro-siting. The Proponent will provide an opportunity for the Lone Prairie residents to participate in the review of the geotechnical assessment program prior to its undertaking, as well as the results of the assessment.
<b>AQUATIC RESSOURCES</b>				

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
26	Application	Construction	Aquatic Ecosystem Management	<p>The Proponent will follow the guidelines under the <i>Forest Practices Act</i>.</p> <p>The Proponent will restore stream bed and riparian area to preconstruction condition.</p> <p>The Proponent will implement in-stream habitat and riparian vegetation-compensation measures.</p> <p>The Proponent will develop a detailed sediment- and erosion-control plan and implement throughout construction activities.</p> <p>The Proponent will implement fisheries protection measures.</p> <p>The Proponent will limit work to the fisheries work window for the Peace River region (July 15 to August 15) unless discussed and agreed to by Fisheries and Oceans Canada.</p>
27	Application review	Construction	Water Crossings	<p>The Proponent will follow best practices and install bridges or open-bottomed arch culverts (fish-bearing watercourses) or regular corrugated steel pipe culverts (non fish-bearing watercourses) where required. These will be sized by a Professional Engineer to ensure that drainage patterns/flow regimes are not affected.</p> <p>Stream crossings will be designed to meet both the requirements of the Province of British Columbia and Fisheries and Oceans Canada (i.e., they will convey the 1 in 100 year flow and will be fish passable, where fish are present).</p> <p>All water crossings will comply with the Ministry of Forest's <i>Fish Stream Crossing Guidebook</i>, Ministry of Water Land and Air Protection's <i>Standards and Best Practices for Instream Works</i>, and will be installed following guidelines as set out in the <i>Forest and Range Practices Act</i> and Fisheries and Oceans Canada's <i>Land Development Guidelines for the Protection of Aquatic Habitat</i>.</p>

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
28	Application review	Construction	Riparian Vegetation	<p>The Proponent will ensure that all streams within the project footprint will have a riparian vegetation buffer ranging from 30 m to 40 m on either side of the watercourse, except for stream crossings.</p> <p>Any new road segments that cross fish-bearing streams will be located perpendicular to the proposed crossing location to allow for minimal clearing widths of the right-of-way within the riparian zone.</p>
29	Application review	Construction	Watercourses	<p>The Proponent will develop and implement a "Variable Retention Vegetation Management Program" to be submitted to Fisheries and Oceans Canada for review before construction starts. The plan will incorporate habitat protection and erosion prevention measures such as restricted machine use within 30 metres of any watercourse, identification of end hauling and site-specific clearing limits based on the widths required to haul the towers and blades to the ridges.</p>
30	Application review	Construction	Water Supply	<p>The Proponent will ensure that wells and springs are not destroyed by Project activities, and where localized topography originally provided natural collection points for water (e.g. dugouts, small ponds, etc.), replacement features will be created, as necessary, to maintain (or improve) the availability of water resources to wildlife and livestock.</p> <p>The Proponent will undertake a water quality and quantity monitoring program at specified wells in the vicinity of Lone Prairie road. The program will be designed to protect both parties and will provide for compensation for any demonstrated project-related losses.</p>

Wartenbe Wind Energy Project - Table of Proponent Commitments  
September 1 2006 – *Final*

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
<b>VEGETATION</b>				
31	Application	Construction and Operation	Vegetation Management	<p>The Proponent will follow the guidelines under the <i>Forest Practices Act</i>.</p> <p>The Proponent will avoid sensitive ecosystem and important traditional use plan areas, where practical, as identified by the biology team and First Nation representatives.</p> <p>The Proponent will develop and follow a Noxious Weed Prevention and Control Plan, as per BC government guidelines.</p> <p>The Proponent will avoid the use of herbicides during clearing and grubbing, and as part of regular vegetation management activities associated with operations (see commitment *32* for exception).</p> <p>The Proponent will develop a detailed sediment- and erosion-control plan and implement throughout construction activities.</p> <p>The Proponent will notify B.C. Ministry of Forest immediately of any outbreaks of mountain pine beetle and will not remove 'green attack' trees from site except under BC Ministry of Forest direction.</p>
32	Application Review	All	Invasive Species	<p>To formalize the approach to noxious weed and invasive plant management, the Proponent will prepare a Noxious Weed Prevention and Control Plan for the Project.</p> <p>The Noxious Weed Prevention and Control Plan will include wash stations, water use and waste water treatment.</p> <p>Although non-chemical techniques will be favoured in the management of vegetation, the use of herbicides may be appropriate in emergencies, and will be used in consultation with the Ministry of Agriculture and Lands and Lands and First Nations.</p>

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
33	Application review	Post-Construction	Re-vegetation	<p>The Proponent will develop and implement a post-construction re-vegetation plan that will involve the restoration of disturbed sites as soon as possible upon completion of construction and re-vegetation of the site will be at a density to allow for restoration of a functioning ecosystem (i.e. riparian areas, forested areas, grasslands)</p> <p>Revegetation will mimic the natural species composition of the area, unless enhancement efforts dictate species that are not naturally occurring within the Project area.</p>
34	Application review	All	Reclamation	The Proponent will comply with the conceptual Reclamation Strategy presented in the Application.
<b>AVIFAUNA AND BATS</b>				
35	Application	Pre-Construction and Construction	Site Inspections, Mitigation and Monitoring	<p>Prior to construction, environmental site inspections will ensure the project does not affect environmentally sensitive habitat such as riparian zones. For breeding birds, the inspections will ensure habitat removal does not contravene the <i>Wildlife Act</i> (RSBC 1996) of British Columbia, or the <i>Migratory Birds Convention Act</i> (1994) by the destruction of nests.</p> <p>The Proponent will attach marker balls, swinging markers, bird flight diverters, or other similar devices to wires in areas of high potential collisions, such as where lines rise above the canopy of forest cover, or where they span across areas of potentially high bird traffic such as gaps along ridgelines.</p>

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
36	Application review	Pre-construction, Construction Operations	Avian and Bat Monitoring	<p>The Proponent will implement the Wildlife Monitoring Plan prepared by Jacques Whitford-Axys (2006). This program includes pre-construction avian and bat monitoring in 2006 and 2007, additional to the 2005 monitoring program, post-construction avian and bat mortality monitoring for at least 2 years.</p> <p>The Proponent will adhere to the Wildlife Monitoring Plan, and adapt this plan, as necessary in consultation with the BC Ministry of Environment and Canadian Wildlife Service, to meet plan objectives; including the provision of sufficient data needed to assess impacts to bats, raptors and other avifauna in order to manage these impacts as the Project design is finalized.</p> <p>The Proponent will work with the BC Ministry of Environment and Environment Canada – Canadian Wildlife Service during the development of the project design to ensure that the Project’s impacts to avifauna, particularly raptors and migratory birds, are minimized.</p> <p>The Proponent will continue to support two University of Northern BC students to do intensive National Science and Engineering Research Council funded research from April to October 2006 and again in 2007. These students will continue to add to the baseline databases for the Wartenbe study areas.</p> <p>To ensure that the effect of the turbines on birds and bats is as low as predicted, the Proponent will conduct follow-up carcass surveys during the migratory and breeding periods for at least two years following construction.</p>
37	Application review	Construction, Operation	Lighting Impacts to Avifauna	<p>The Proponent will discuss lighting options with Transport Canada, and in consultation with Canadian Wildlife Service and other relevant agencies, and will implement measures to reduce impacts on avifauna through project design and operation (see above).</p>

Wartenbe Wind Energy Project - Table of Proponent Commitments  
September 1 2006 – *Final*

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
38	Application review	Construction	Vegetation Clearing	The Proponent will limit clearing of areas outside of the spring nesting period.
<b>TERRESTRIAL FAUNA</b>				
39	Application	Construction	Mitigation and Management	<p>The Proponent will use existing forestry roads wherever possible.</p> <p>The Proponent will ensure that roads will avoid critical habitat features and other high-value habitat features (e.g., calving areas, grizzly bear dens).</p> <p>The Proponent will ensure disruptive activities accompanied by high noise levels will be minimized and avoided when possible during critical seasons (e.g., spring calving). These timing windows will be determined in consultation with the BC Ministry of Environment and the Canadian Wildlife Service as outlined in the Wildlife Management Plan. The timing of Project activities will be adjusted as necessary.</p> <p>The Proponent will ensure that human disturbance will be kept to a minimum by restricting and managing access and human activity when possible, using gated maintenance yards.</p> <p>The Proponent will develop and implement a waste management plan.</p> <p>The Proponent will ensure employees and contractors will be provided with a wildlife management plan.</p>
40	Application review	Pre-construction, Construction Operations	Elk Monitoring	The Proponent will implement the Wildlife Monitoring Program prepared by Jacques Whitford-Axys (2006). This program includes an elk monitoring program to be conducted during the pre-construction, construction and initial operation periods.
41	Application review	Operations	Ongoing Wildlife Observation	The Proponent will manage a wildlife log that will be kept throughout the Wartenbe Wind Energy Project's operational phase, and will report annually to government agencies and First Nations on wildlife activity at the Wartenbe Wind Energy Project.

Wartenbe Wind Energy Project - Table of Proponent Commitments  
September 1 2006 – *Final*

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
<b>ARCHAEOLOGY</b>				
42	Application review	Pre-construction	Field Surveys	The Proponent will provide a report to the BC Environmental Assessment Office and the Archaeology Branch presenting the results of additional shovel tests and sampling work conducted at specific locations of the Wartenbe ridge.
43	Application review	Pre-construction	Field Surveys	Prior to Oct. 1, 2006, the Proponent will complete six supplemental 1m X 1m shovel testing work requested by the Archaeology Branch to clarify the presence and extent of an archaeology site on the south ridge of Wartenbe Mountain 168 m from Turbine #24. Project redesign, if necessary, will be undertaken to avoid disturbance to the site initially identified as Wartenbe A/06.

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
44	Application review	Construction	Ongoing implementation of the Archaeological Contingency Plan	<p>The Environmental Management Plan will require the preparation of an Archaeological Contingency Plan to manage the possibility of encountering previously unidentified archaeological resources during the construction.</p> <p>Pursuant to the outcome of work outlined in commitment <b>**43**</b> the Proponent will ensure that excavations to be conducted within the areas of as part of the Project construction will be done under the supervision of an archaeological monitor.</p> <p>If archaeological materials are exposed during construction in any area not previously identified as an archaeological site, the Proponent will stop activity on or in the immediate vicinity of those materials. The Archaeological Contingency Program will provide for immediate notification of relevant parties including, but not limited to: Dokie Wind Energy Inc., Archaeology Branch of the Ministry of Tourism, Sport and Arts and the relevant First Nation. Activity will remain suspended pending assessment by a qualified archaeologist, a decision by relevant authorities regarding the management of the encountered resources, and determination of the conditions under which construction at or in the vicinity of that location can recommence.</p>

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
<b>LAND USE</b>				
45	Application Review	Pre-Construction, Construction and Operation	Consultation and accommodation of Range Tenure Holders	<p>The Proponent is committed to the mitigation measures presented in the study "Potential Effects and Mitigation Measures to Range Act Tenures" (Jacques Whitford-Axys, 2006), conditional on support of the Range Tenures holders.</p> <p>Mitigation options to be explored collaboratively with the Range Tenure holders may include (but are not limited to): construction of temporary and permanent fences to control cattle movement; construction of permanent gates and cattle guards to control cattle movement; supplying hay during construction and operations to address site-specific reductions in carrying capacity; re-vegetation of disturbances to control erosion and improve forage; implementation of dust control measures during construction; monitoring water sources during construction to ensure water quality is maintained; construction of additional water sources to improve range areas.</p> <p>The Proponent will work collaboratively with Range Tenure holders (specifically the four impacted Crown land grazing licenses overlapping with the Project area) and the Ministry of Forest and Range and the Ministry of Agriculture and Lands to minimize the effects of the construction and operation of the Project on existing range tenures, and strive for "net benefits" for these stakeholders.</p> <p>Wherever possible, the Proponent will accommodate or compensate tenure holders for: cattle rotation problems and escapement; reduction in carrying capacity of the range tenures; impacts to water sources in the range tenures. In general the Proponent will endeavour to assist in range management activities.</p>

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
46	Application	Construction Operation	Mitigation and Compensation	<p>The Proponent will ensure that Project related damaged or removed cattle farming infrastructure will be replaced or improved.</p> <p>The Proponent will use the BC Timber Sales Forest Service Road (FSR) running to the east of Mount Wartenbe to avoid affecting cattle breeding on the south slopes.</p> <p>The Proponent will ensure that notification to trappers and outfitters as per the Dawson Creek <i>Land and Resource Management Plan</i>: provide schedule, extent of activities and project details, access road locations.</p> <p>The Proponent will establish a road sharing agreement with BC Timber Sales.</p> <p>The Proponent will develop a compensation package for the Wartenbe Community Pastures Association and private grazing tenure holders.</p>
47	Application review	Construction Operation	Access Management	<p>The Proponent will apply for one or more licences of occupation to restrict access to the site and construction areas. These licenses of occupation will be applied for to establish fenced maintenance areas at the termination of each public access road. Gates will be used to control access to the turbines along the ridge area.</p> <p>Gating will be undertaken for the purpose of public safety, property protection and to minimized effects of improved access on cattle and wildlife.</p> <p>The Proponent will involve the Lone Prairie community and regulatory agencies in the planning and placement of two maintenance and first-aid areas.</p>
<b>NOISE</b>				

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
48	Application	Construction	Noise from Vehicle and Machinery Use	The Proponent will develop and implement a transportation plan/traffic management plan that will include hauling activities, a communications plan and a construction environmental management plan that will include measures to inform on project activities and minimize disturbance from noise.
49	Application Review	Operation	Turbine Noise	During operation, a noise monitoring program will be undertaken by the Proponent to verify compliance with the BC Land Use Operational Policy for Wind Power Projects on Crown Land with respect to noise guidelines. The Proponent will take steps to correct noise levels in the event that operating noise levels exceed any sound requirements outlined in this Policy.
<b>COMMUNICATION SYSTEMS</b>				
50	Application	Operation	Interference to TV Signals	In the event that the wind turbines cause interference on existing analog TV signals/receptors, The Proponent will offer a compensation program to affected residences. This program will consist of restoring reception to pre-project quality (angular reorientation of antenna or increasing antenna height).
<b>PUBLIC HEALTH AND SAFETY</b>				
51	Application	Pre-construction Construction Operation	Accidents and Malfunctions	The Proponent will develop and implement its Accidents and Malfunctions Plan based on the conceptual plan presented in the Application.

	Origin of Commitment	Project Phase	Specific Item	Key Commitments and Associated Measures
52	Application review	Construction	Safety	<p>The Proponent will develop and implement a Communications Plan and a Traffic Management Plan.</p> <p>The Proponent will abide by Transport Canada regulations with respect to turbine lighting.</p> <p>The Proponent is fully committed to the safety of the local community and will consult on measures to ensure safety during the construction and operations phases.</p> <p>The Proponent will develop and comply with the traffic management plan and a communications plan to inform surrounding communities of Project activities on or around the site. All The Proponent contractors will be requested to abide by the 40 km/hr speed limit and other good practice rules. The Proponent's environmental monitor and other staff will be required to report any excess speeding by contractors.</p>
53	Application review	All	Emergency Response	<p>The Proponent will have an Emergency Response plan in place, based on the conceptual Accidents and Malfunctions Plan, as well as appropriately trained and equipped staff, to respond to emergencies on site. The Proponent will adhere to all Government regulations and safety requirements.</p>
54	Application Review	Post-Construction, Closure	Reclamation	<p>The Proponent will develop and implement a site reclamation strategy at the end of the operative life of the project. This strategy will follow any applicable regulations in effect at the time of decommissioning and reclamation, and will be developed in consultation with regulatory agencies and affected First Nations.</p>