



Ministry of  
Forests, Lands, Natural  
Resource Operations  
and Rural Development

**OCCUPANT LICENCE  
TO CUT  
CUT AND REMOVE  
TIMBER  
L51578**

THIS LICENCE, dated **March 6, 2020**

BETWEEN:

HER MAJESTY THE QUEEN IN RIGHT  
OF THE PROVINCE OF BRITISH COLUMBIA,  
as represented by the **DIRECTOR OF AUTHORIZATION,  
MINISTRY OF FORESTS, LANDS,  
NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT  
SUITE 370 10003 110<sup>TH</sup> AVENUE  
FORT ST JOHN, BRITISH COLUMBIA  
V1J 6M7  
Email address: [peacedistrict.tenures@gov.bc.ca](mailto:peacedistrict.tenures@gov.bc.ca)  
(the “Licensor”)**

AND:

**BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
900 111 WEST GEORGIA STREET  
VANCOUVER, BRITISH COLUMBIA  
V6E 4M3  
Phone: 604 699-5178  
Email address: [alex.gray@bchydro.com](mailto:alex.gray@bchydro.com)  
(the “Licensee”)**

WHEREAS:

- A. The Licensee has the right of occupation as the lawful **occupier** of certain areas of land pursuant to ***Lands Act* 8016092 under which occupier has occupancy.**
- B. The Licensee and Licensor are entering into this Licence under section 47.4 of the *Forest Act* to cut and remove the Crown timber from the Licence area.

“The Table of Contents and headings in this Licence are included for convenience only and do not form a part of this Licence and in no way define, limit, alter or enlarge the scope or meaning of any provision of this Licence.”

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**THE PARTIES** agree as follows:

## **1.00 GRANT OF RIGHTS AND TERM**

- 1.01 The term of this Licence begins on **March 6, 2020** and ends on the earlier of:
- (a) the day upon which the Licensee's right of occupation expires or is surrendered, cancelled or otherwise terminated;
  - (b) March 5, 2024 or
  - (c) at the Licensee's request, the Licensor gives notice to the Licensee that all contractual and legislative obligations associated with the Licence have been completed.
- 1.02 The Licensee is authorized to cut and remove Crown timber from the area shown on the attached Exhibit "A" maps ("Licence area") that is necessary to cut in order to facilitate the operations or the use of the Crown land within the Licence area as described in the right of occupation.
- 1.03 The Licensee's rights under this Licence are of no force or effect when the right of occupation is suspended.
- 1.04 Subject to the Licence, the Licensee may enter onto areas referred in paragraph 1.01 for the purpose of exercising the rights under this Licence.
- 1.05 This Licence does not grant the Licensee the exclusive right to harvest timber from the Licence area, and the Licensor reserves the right to grant rights to other persons to harvest timber from the Licence Area.

## **2.00 TIMBER MARK**

- 2.01 The timber mark(s) for timber removed under this Licence is/are:
- L 5 1**  
**5 7 8**
- 2.02 If directed to do so by the Licensor, the Licensee must erect signs at all exits from areas of land referred to in paragraph 1.02, clearly showing the timber mark(s) referred to in paragraph 2.01.

## **3.00 TIMBER HARVEST LIMITATIONS**

- 3.01 The Licensee must comply with the forestry legislation and the conditions and requirements set out in Schedule "A" to this Licence.
- 3.02 In addition to timber specified in the forestry legislation as reserved, the Licensee must not cut, damage, or destroy timber if specified as reserved in Schedule B.

## **4.00 SCALE-BASED STUMPAGE**

- 0.01 For the purpose of determining the amount of stumpage payable in respect of timber removed from the harvest area, the volume or quantity of timber removed will be determined using information provided in a scale of the timber.

- 0.02 The Licensee must ensure that:
- (a) all timber removed from the harvest area is scaled; and
  - (b) the scale of the timber is conducted properly in accordance with the requirements of the *Forest Act* and the regulations made under that Act.

## **5.00 TIMBER VOLUME CHARGED TO THE LICENCE**

- 5.01 The timber of the following species and grades will be included in determining the volume that will be charged to the Licence:
- (a) all species and grades except for grades 6 and Z.

## **6.00 WASTE ASSESSMENT**

- 6.01 The quantity and quality of merchantable Crown timber that could have been removed under this Licence but at the Licensee's discretion was not removed, will be determined in accordance with the provisions of Provincial Logging Residue and Waste Measurements Procedures Manual, as amended or replaced from time to time ("current waste assessment manual").
- 6.02 The Regional Executive Director or District Manager, in a notice given to the Licensee, may require the Licensee to pay in respect of the volume of timber determined under paragraph 6.01, a monetary assessment for all waste.
- 6.03 The amount of money that the Licensee must pay under a waste assessment will be determined in accordance with the provisions of the current waste assessment manual.
- 6.04 For the purpose of conducting the assessment of the volume of timber that was not harvested as described in paragraph 6.01:
- (a) the Licensee must conduct an assessment in accordance with the current waste assessment manual after the Licensee has declared that primary logging has been completed for each cut block; or
  - (b) the Regional Executive Director or District Manager may conduct an assessment in accordance with the current waste assessment manual after the expiry of the term of the Licence.

## **7.00 COURT DETERMINED ABORIGINAL RIGHTS AND/OR TITLE**

- 7.03 Notwithstanding any other provision of this Licence, if a court of competent jurisdiction:
- (a) determines that activities or operations under or associated with this Licence will unjustifiably infringe an aboriginal right and/or title, or treaty right;

- (b) grants an injunction further to a determination referred to in subparagraph 7.01 (a); or
- (c) grants an injunction pending a determination of whether activities or operations under or associated with this Licence will unjustifiably infringe an aboriginal right and/or title, or treaty right;

the Regional Executive Director or District Manager in a notice given to the Licensee, may vary or suspend, this Licence in whole or in part, so as to be consistent with the court determination.

7.02 Subject to this Licence and the forestry legislation, if:

- (a) under paragraph 7.01, the Regional Executive Director or District Manager has varied the Licence issued to the Licensee;
- (b) a court of competent jurisdiction subsequently overturns, sets aside or dissolves the determination or injunction referred to in that paragraph; and
- (c) it is practical to do so;

the Regional Executive Director or District Manager, at the request of the Licensee, will vary the Licence to reflect as closely as possible, for the remainder of its term, the terms and conditions of the Licence prior to the variation under paragraph 7.01.

7.03 Subject to this Licence and the forestry legislation, if:

- (a) under paragraph 7.01, the Regional Executive Director or District Manager has suspended the Licence;
- (b) a court of competent jurisdiction subsequently overturns, sets aside or dissolves the determination or injunction referred to in that paragraph; and
- (c) it is practical to do so;

the Regional Executive Director or District Manager, at the request of the Licensee, will reinstate the Licence for the remainder of its term.

## **8.00 FINANCIAL**

8.01 In addition to any money payable in respect of this Licence under the forestry legislation, the Licensee must pay to the Government, immediately upon receipt of a notice, statement or invoice issued on behalf of the Government:

- (a) stumpage under part 7 of the *Forest Act* at rates determined, re-determined and varied under section 105 of that Act in respect of timber removed under this Licence;
- (b) any payment required as a result of a waste assessment under part 6.00 of this Licence.

## **9.00 LIABILITY AND INDEMNITY**

- 9.01 Subject to paragraph 9.02, the Licensee will indemnify the Government against and save it harmless from all claims, demands, suits, actions, causes of action, costs, expenses and losses faced, incurred or suffered by the Government as a result, directly or indirectly, of any act or omission of:
- (a) the Licensee;
  - (b) an employee or agent of the Licensee;
  - (c) a contractor of the Licensee who engages in any activity or carries out any operation, including but not restricted to the Licensee's operations, under or associated with this Licence; or
  - (d) any other person who on behalf of or with the consent of the Licensee engages in any activity or carries out any operation under or associated with this Licence.
- 9.02 For greater certainty, the Licensee has no obligation to indemnify the Government under paragraph 9.01 in respect of any act or omission of:
- (a) an employee, agent or contractor of the Government , in the course of carrying out his or her duties as employee, agent or contractor of the Government; or
  - (b) a person, other than the Licensee, to whom the Government has granted the right to use or occupy Crown land, in the course of exercising those rights.
- 9.03 Any payments required under parts 6.00 or 8.00, and payments required further to the indemnity referred to in paragraph 9.01 are in addition to and not in substitution for any other remedies available to the Government in respect of a default of the Licensee.
- 9.04 The Government is not liable to the Licensee for injuries, losses, expenses, or costs incurred or suffered by the Licensee as a result, directly or indirectly, of an act or omission of a person who is not a party to this Licence, including but not restricted to an act or omission of a person disrupting, stopping or otherwise interfering with the Licensee's operations under this Licence by road blocks or other means.

## **10.00 TERMINATION**

- 10.01 If this Licence expires or is cancelled or is otherwise terminated:
- (a) title to all improvements, including roads and bridges, fixed on Crown land in the Licence area; and
  - (b) all timber, including logs and special forest products, located on the Licence area, will vest in the Crown, without right of compensation to the Licensee.

10.02 If the Licensee commits an act of bankruptcy, makes a general assignment for the benefit of its creditors or otherwise acknowledges its insolvency, the Licensee is deemed to have failed to perform an obligation under this Licence.

## **11.00 WAIVER**

11.01 No waiver by the Crown of any default or non-compliance by the Licensee in the strict and literal performance of or compliance with any provision of the Licence will be deemed to be a waiver of the strict and literal performance of or compliance with any other provision, condition or requirement of the Licence or to be a waiver of, or in any manner release the Licensee from compliance with any provision, condition or requirement in the future, nor will any delay or omission by the Crown in the exercising of any right hereunder in any manner with respect to non-compliance impair the exercise of any such rights in the future.

## **12.00 NOTICE**

12.01 A notice given under this Licence must be in writing.

12.02 A notice given under this Licence may be:

- (a) delivered by hand;
- (b) sent by mail;
- (c) sent by facsimile transmission; or
- (d) electronic mail (“commonly referred as Email”);

to the address, facsimile or email number, as applicable, specified on the first page of this Licence, or to such other address, email address or facsimile number as is specified in a notice given in accordance with this part.

12.03 If a notice is given under this Licence, it is deemed to have been given:

- (a) if it is given in accordance with subparagraph 12.02 (a) on the date it is delivered by hand;
- (b) if it is given in accordance with subparagraph 12.02 (b), subject to paragraph 12.04, on the eighth day after its deposit in a Canada Post Office at any place in Canada; and
- (c) if it is given in accordance with subparagraph 12.02 (c), subject to paragraph 12.05, on the date it is sent by email;
- (d) if it is given in accordance with subparagraph 12.02 (d), subject to paragraph 12.05, on the date it is sent by facsimile or email transmission.

- 12.04 If, between the time a notice is mailed in accordance with subparagraph 12.02 (b) and the time it is actually received, there occurs a postal strike, lockout or slowdown that might reasonably affect delivery of the notice, the notice is not deemed to be given until the party actually receives it.
- 12.05 If a notice is sent by email or facsimile transmission, the party sending the notice must take reasonable steps to ensure that the transmission has been successfully completed.
- 12.06 Either party may, from time to time, advise the other party by notice in writing, of any change of address, email address or facsimile number of the party giving such notice and, from and after the giving of such notice, the address, email address or facsimile number specified will, for purposes of this Licence, be considered to be the address, email address or facsimile number of the party giving such notice.

### **13.00 MISCELLANEOUS**

- 13.01 This Licence will enure to the benefit of and be binding on the parties and their respective heirs, executors, successors and permitted assigns.
- 13.02 The laws of British Columbia will govern the interpretation of this Licence and the performance of the Licensee's obligations under this Licence.
- 13.03 Any non-statutory power conferred or duty imposed on the Regional Executive Director or District Manager under this Licence may be exercised or fulfilled by any person authorized to do so by the Regional Executive Director or District Manager.
- 13.04 Any Schedules, Exhibit "A" map(s) or attachments referenced in, or attached to this Licence are an integral part of this agreement as if set out in the body of this agreement, and the Licensee will comply with all the terms in the Schedules.
- 13.05 If there is a conflict between the *Workers Compensation Act* or a regulation under that Act, and a provision of this Licence, the *Workers Compensation Act*, or the regulations made under that Act, prevails, and the Licensee must immediately notify the District Manager of the conflict and follow any direction given by the District Manager with respect to the conflict, provided such direction is consistent with the *Workers Compensation Act* and the regulations under that Act.
- 13.06 Nothing in this Licence authorizes the Licensee to in any way restrict the Government's right of access to the Licence areas or a road permit or the right of any other authorized entrant, user or occupier of these areas.
- 13.07 This Licence is the entire agreement between the parties as to the matters set out in this Licence, and all previous promises, representations or agreements between the parties, whether oral or written, are deemed to have been replaced by this Licence.



- 13.08 Unless otherwise defined in this Licence, if a word or phrase used in this Licence is defined in the legislation described in paragraph 14.02, the definition in the legislation applies to this Licence, and where the word or phrase in the legislation is replaced by a new word or phrase, this Licence is deemed to have been amended accordingly.
- 13.09 If any provision in this Licence is found to be invalid or unenforceable by a court of law, the remainder of this Licence is separately valid and enforceable to the fullest extent permitted by law.
- 13.10 The Licensee acknowledges that any information released to the Licensee by the Regional Executive Director, District Manager or the Government about the nature of the Licence area or the quality or quantity of timber, is not to be relied upon. Execution of this Licence by the Licensee is an absolute release by the Licensee of the Regional Executive Director or District Manager and the Crown from any claim that the Licensee may have in respect of the nature of the Licence area or the quality or quantity of timber.
- 13.11 The licensee, excluding those holding the licence in their individual capacity or as a First Nation recorded in Indigenous and Northern Affairs Canada Registration System, must be registered to do business under the *Business Corporations Act*, and the licensee maintain such registration in good standing throughout the term of the licence.
- 13.12 This document contains the entire agreement and no additional terms are to be implied.

#### **14.00 INTERPRETATION AND DEFINITIONS**

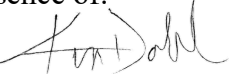
- 14.01 This Licence is divided into parts, paragraphs, subparagraphs, clauses and subclauses, illustrated as follows:
- 1.00 part;
    - 1.01 paragraph;
      - (a) subparagraph;
        - (i) clause;
          - (A) subclause;
- and a reference to a subparagraph, clause or subclause is to be construed as a reference to a subparagraph, clause or subclause of the paragraph, subparagraph or clause, as the case may be, in which the reference occurs.
- 14.02 In this Licence, unless the context otherwise requires, “forestry legislation” means the statutes and regulations, to which the Licence is subject including: the *Forest Act*, *Forest and Range Practices Act* and the *Wildfire Act*,

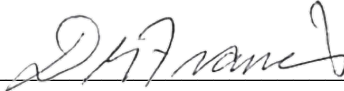
“Licence area” means the area allocated for the Licensee’s operations pursuant to this Licence and which for greater detail is outlined on the map found in Exhibit “A”,

“right of occupation” means the rights described in Whereas clause A that give the Licensee the right to occupy the land described in Schedule “A”.

IN WITNESS WHEREOF the Licence has been executed by the Licensor and the Licensee.

SIGNED by the Licensor )  
on behalf of Her Majesty )  
the Queen in Right of the )  
Province of )  
British Columbia in the )  
presence of: )

  
\_\_\_\_\_  
Signature )  
)  
)  
)  
Ken Dobb )  
\_\_\_\_\_  
Print Witness Name )

  
\_\_\_\_\_  
Dave Francis, Director of )  
Authorization North East Region )  
  
6 March 2020 )  
\_\_\_\_\_  
Dated

THE COMMON SEAL of )  
the Licensee was affixed )  
in the presence of: )  
)  
)


\_\_\_\_\_  
Signature )  
)  
)  
)  
\_\_\_\_\_  
Print Name Witness )

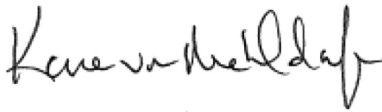
c/s

\_\_\_\_\_  
Dated

(or)

SIGNED by the Licensee )  
in the presence of: )

  
\_\_\_\_\_  
Signature )  
)  
)  
Meaghan Candy )  
\_\_\_\_\_  
Print Name Witness )

  
\_\_\_\_\_  
Licensee )  
  
Karen von Muehldorfer )  
\_\_\_\_\_  
Printed Name and Title )  
  
6 March 2020 )  
\_\_\_\_\_  
Dated

**SCHEDULE “A”  
OTHER CONDITIONS AND REQUIREMENTS**

- 1.01 Unless the Licensor specifies otherwise in writing or by email to [peacedistrict.tenures@gov.bc.ca](mailto:peacedistrict.tenures@gov.bc.ca) , the Licensee must ensure that all reasonable steps are taken to:
- (a) advise the Licensor in writing and in a form acceptable to the Licensor, of the date that the Licensee’s activities will commence at least five days before commencement; and
  - (b) notify the Licensor in writing in a form acceptable to the Licensor, when all obligations under this Licence are complete (see 5.01).
  - (c) If upon expiry of the tenure no harvesting occurred please notify the Licensor that no harvesting occurred.
- 1.02 Unless the Licensor specifies otherwise in writing or by email to [PeaceDistrict.Tenures@gov.bc.ca](mailto:PeaceDistrict.Tenures@gov.bc.ca), the Licensee must ensure that all reasonable steps are taken to:
- (a) advise the Licensor in writing and in a form acceptable to the Licensor, of the date that the Licensee’s activities will commence at least five days before commencement; and
  - (b) notify the Licensor in writing in a form acceptable to the Licensor, when all obligations under this Licence are complete.
- 1.03 Provide the Licensor with a harvest status report by December 21st of each calendar year that includes: area harvested, volume harvested, and a map illustrating the harvested area.

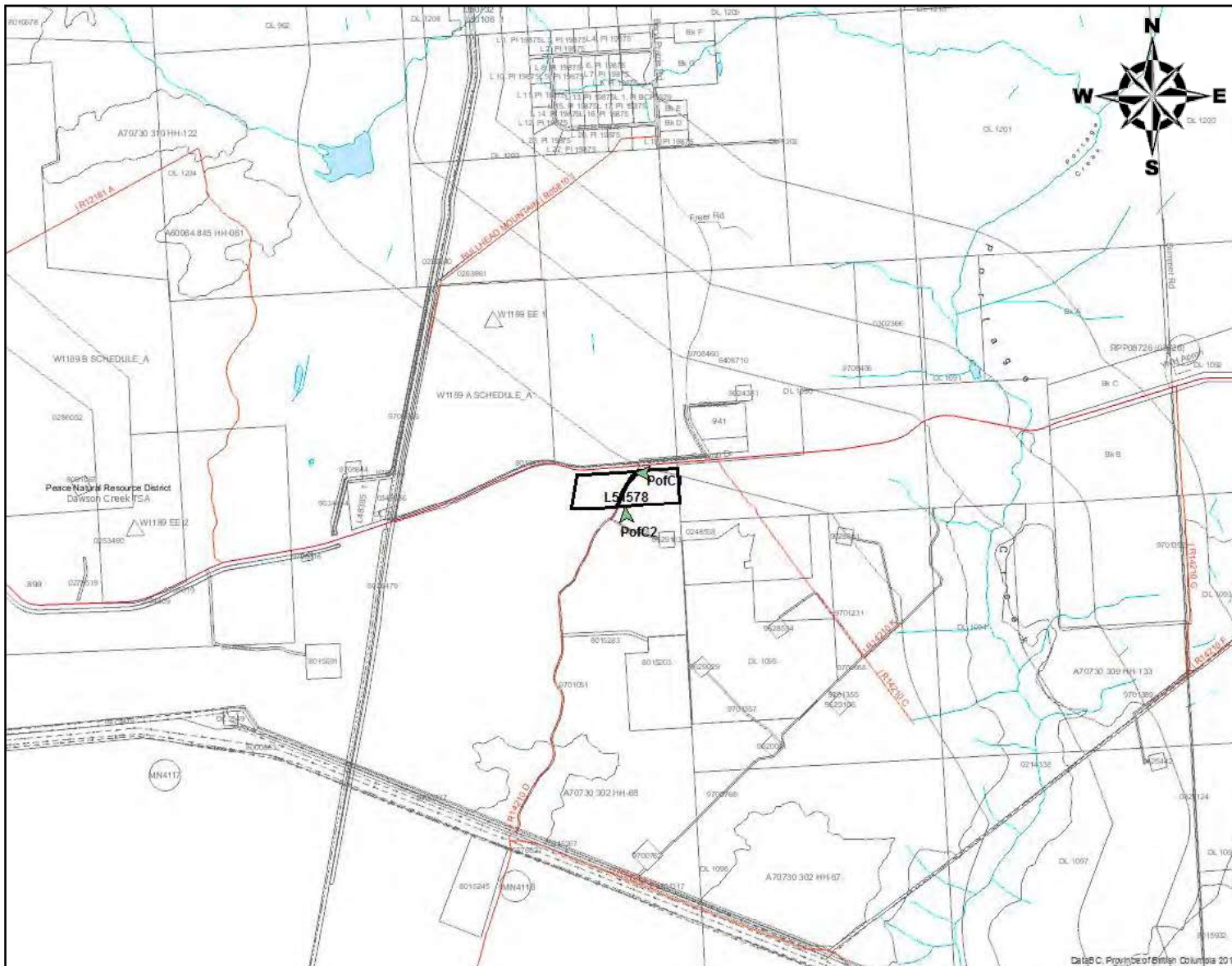
**SCHEDULE "B"**  
**RESERVE TIMBER**

- 1.01 The Licensee must not fell standing timber, or must not buck or remove felled or dead and down timber, as the case may be, if:

N/A

<b>MAP OF : L51578 (shown in bold black)</b>			
FOREST REGION : RNO FOREST DISTRICT : DPC	TSA : 41 LAND DISTRICT : PEACE RIVER DISTRICT	PULPWOOD AGREEMENT : PAG07 0	MGT UNIT TYPE : TIMBER SUPPLY AREA MGT UNIT NO : 41
ESF SUBMISSION ID : 1933152 BCGS MAPSHEET NO : 94B.010	SCALE : 1:20000 at ANSI A Size Area (Ha): 14.777	UTM : 10 NAD : NAD 83	DRAWN BY : FTA DATE : Jan 13, 2020

Legend	
	Tenure Application
	Tenure Road Application
	Retired Tenure Road
	P of C
	P of T
	Crown Tenures
	Survey Parcels
	Freeway
	Arterial/Collector Road
	Local Road
	Forest Service Road
	Road Permit Road
	SUP Road
	Right of Way
	Non Status Road
	Recreation Trails
	Transmission Lines
	Pipelines
	Railway Tracks
	MSMA Treated Trees
	Lakes/Rivers/Streams
	Ocean
	Prov. Parks & Eco. Reserves



L51578 (14.777 Ha)  
 PofC1 UTM10 559431, 6209772  
 PofC2 UTM10 559360, 6209558