

## USING NEW BRUNSWICK CROWN LANDS

### What is Crown Land?

Crown land includes all or any part of land (including land covered by water) that is not privately owned in the Province of New Brunswick. These lands are managed by various provincial Departments. For the purpose of the application, Crown land refers to land administered and controlled by the Department of Natural Resources and Energy Development (DNRED).

Crown lands are managed in the best interest of the people of New Brunswick. The use of Crown land is a privilege for all residents of New Brunswick and is made available for people to use and enjoy.

**Occasional use** of Crown land generally does not require formal authorization. Some examples of occasional use are: hiking, biking, picnicking, and canoeing.

**Extended use** of Crown land or activities that involve development on Crown land requires a formal agreement. This authorization may be given after a review of the application, by issuing a formal document known as a Lease, Easement, or License. Some examples of these activities include

- Camp lot
- Right of way
- Commercial/ Industrial activities

### Information you should know if you require authorization:

Use of Crown land may require some or all of the following (see part III):

- Application fee
- Approval from other government agencies
- Legal assistance
- Survey plan
- A copy of the deed for your property
- Approval from the Minister of Natural Resources and Energy Development
- Liability insurance
- Business plan and/or Site Development Plan
- Environmental insurance
- Review under *Environmental Impact Assessment Regulation*
- Other documentation based on the specific type of land use application

### The Process:

Once you submit a completed application form and meet basic eligibility requirements, you will receive a letter of acknowledgement advising you of the evaluation process. Your application will be reviewed by the (DNRED) in consultation with other agencies. The time for the review process will vary depending on the type of request. If accepted, you will be notified. The review process is expected to take between 6 and 21 weeks.

### Information:

More information on Crown lands, and the completing of this application package can be obtained at [www.gnb.ca/naturalresources](http://www.gnb.ca/naturalresources) or at the toll free number 1-888-312-5600.

## CROWN LAND LEASE APPLICATION PACKAGE

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This application package is used for a Wind Farm lease.

Please read the entire application package before  
filling out the application form.

**The application will be returned to you if the form  
and required attachments are not complete.**

*Disponible en français*

## **GENERAL INFORMATION**

A **Wind Farm Lease** is a legal agreement which authorizes the use of Crown land for the development, construction and operation of a wind farm, in the following manner:

- a single lease (exclusive use) will be issued for all wind turbine and electrical substation sites within a wind farm, and
- an associated licence of occupation (non-exclusive use) will be issued to authorize all distribution lines and access roads within the wind farm.

For smaller sites (i.e. one-turbine sites, or where turbines are clustered together) the lease without an associated licence may be used to include all wind turbine sites and associated infrastructure, including electrical substations, distribution lines and access roads.

### **Fees\***

- Application Fee: \$1,610.00 non-refundable (\$1,400.00 plus \$210.00 HST), to be paid when you apply.
- Other Fees and Requirements: See Part III- *Should Your Application Be Approved*.

\* Fees are established in accordance with the *Lands Administration Regulation - Crown Lands and Forest Act* and are subject to change.

## **What do you need to know before you apply ?**

### **Have you located a site?**

In order to apply to use Crown land, you must have located a specific property within the Province of New Brunswick. An application that does not specify a property **will not be considered**.

### **Is the property Crown Land?**

You must be certain that the property you are requesting is Crown land and not private property. To confirm the ownership of the property you must contact your local Service New Brunswick (SNB) Registry and Mapping office. To locate your local SNB Registry and Mapping, please call the toll free number: 1-888-762-8600 or visit the SNB web site: [www.snb.ca](http://www.snb.ca).

### **Can I apply for a lease without having first obtained a Licence of Occupation to Explore?**

It is mandatory that all applicants follow the two-stage process by first applying for a Licence of Occupation to Explore and then through a Lease and associated Licence of Occupation for construction and operation of a wind farm. This condition may be waived if the applicant can provide wind exploration data pertaining to the area of interest of the proposed wind farm.

## **Additional Considerations**

### **Temporary Licence During Construction**

A temporary Licence of Occupation covering an area larger than the actual lease footprint may be issued to allow construction of the wind farm. This Licence will expire upon completion of wind farm construction.

### **Transmission Lines**

Applicants may require construction of electrical transmission lines (TM lines) to connect to the provincial power grid. This should be taken into account when applying for a wind farm. Any transmission lines crossing Crown lands will be authorized by way of an easement, as wind farm tenure does not confer the right to build electrical transmission lines across Crown land. An application for an easement to construct a transmission line must be applied for separately. In most cases, if an easement is required, it will generally be applied for and issued to NB Power separately. The location of transmission line corridor(s) must be identified in the Site Development Plan.

### **Option Holders**

At any time during the Option term, Wind Power Option holders have the exclusive right to exercise their option by submitting an application for a wind farm development over the lands they hold under their licence of exploration. Applications for wind farms over lands for which the applicant has held no existing wind power Option will be considered on a first-come, first-served basis.

## BASIC ELIGIBILITY

- Applicants must be at least 19 years of age.
- Businesses must be registered with Corporate Affairs in New Brunswick and provide a copy of their Certificate of Incorporation.
- Applicants must submit an electronic copy of GPS coordinates for each turbine and for all area boundaries. Coordinates must be provided using NAD\_83(CSRs) and be in the format of Eastings and Northings (eg. E 2390849 N7259016) or Latitude and Longitude expressed in degrees, minutes, seconds (eg. Lat. 47 34' 21" Long. 66 54' 33"). All GPS points must be differentially corrected and the accuracy of points must be within 5 metres of the actual location.
- Applications must be accompanied by a signed electronic copy of the Site Development Plan.
- Applications must be accompanied by a Business Plan or proof that the applicant has obtained a Power Purchase agreement from NB Power.
- Wind farm lease applications will only be accepted if they do not overlap an application by another applicant that is under review for wind energy exploration licences with lease option, or wind test tower sites on licensed lands without option, or wind farm leases that are in good standing by another lessee.
- The siting of all wind turbines situated within a wind farm, shall conform to the prescribed location constraints and setbacks as indicated in the table below.

LAND USE/COVER	SETBACKS*
Crown lands boundaries, lakes, watercourses, wetlands and coastal features (as defined by the <i>Coastal Areas Protection Policy</i> )	150 m, or 1.5 x height of turbine, whichever is greatest
Public highways, roads and streets (including roads and streets within the boundaries of a city, town or village), designated as highways under the <i>Highways Act</i> ; and areas designated for those purposes in a plan adopted under the <i>Community Planning Act</i>	500 m, or 5 x height of turbine, whichever is greatest
Existing recreational, institutional and residential areas, and areas designated for those purposes in a plan adopted under the <i>Community Planning Act</i> .	500 m, or 5 x height of turbine, whichever is greatest
Other built-up areas, e.g. industrial areas	150 m, or 1.5 x height of turbine, whichever is greatest

**PART II** Crown  
Land Lease Wind  
Farm

Communication, fire, airport and other tower structures	500 m, or 5 x height of turbine, whichever is greatest
Archaeological & Historical Sites (listed by Tourism, Heritage & Culture)	
Wind power option areas, wind test towers and wind farms, either existing or under application review; unless occupied by, or part of applicant's proposal	500 m, or 5 x height of turbine, whichever is greatest
Endangered species habitat ( <i>NB Endangered Species Act</i> ); important migratory bird nesting sites and migration routes ( <i>Migratory Birds Convention Act</i> ); important water-bird breeding colonies; national wildlife refuges; wildlife management areas ( <i>Fish &amp; Wildlife Act</i> )	1000 m

**\*From the centre of a wind turbine**

**IMPORTANT NOTE:** The applicant is required to indicate all location constraints along with their setbacks in the electronic copy of the GPS coordinates. Any proposed wind farm development must exclude these areas from the requested wind farm lease.

Note that other site-specific setbacks or buffers may be imposed to address concerns identified during the review process.

**Applications that do not meet the basic eligibility requirements will be rejected.**

## **SHOULD YOUR APPLICATION BE APPROVED**

Once your application is evaluated and approved, a letter from the Department of Natural Resources and Energy Development will inform the applicant of other requirements which may include the following:

### **Requirements that WILL be requested upon approval of the application**

1. Survey Plan: The applicant shall, at their own expense, have a New Brunswick Land Surveyor prepare a coordinated plan of survey or subdivision plan on which coordinates shown were derived from ties to adjusted NB Monuments or HPN Monuments, along with a description of the surveyed area, and submit these to the Department for approval.

### **Requirements that MAY be requested upon approval of the application**

2. Notification and Consent of an Existing Right Holder: Where the lands applied for are already leased, consent of the lessee will be required, and the wind farm applicant will be obliged to pay all costs associated with amendment of the existing lease, including survey and registration of amended leases.
3. Environmental Requirements: Any infrastructure on the lands is to be constructed and maintained to minimize loss of flora, fauna or aquatic life.
4. Public Consultation: The applicant may be required to advertise the proposal in the local newspapers or satisfy other public consultation requirements.
5. Environmental Impact Assessment (EIA): A copy of an Environmental Impact Assessment determination letter from the Department of Environment and Local Government may be required before the lease is issued.
6. Permits and Authorizations: All relevant Provincial, Federal or Municipal legislation must be adhered to, and the lessee must obtain all the necessary permits, licenses or authorizations prior to any work done on the lands, including but not limited to a Watercourse and Wetland Alteration Permit, Tower Marking and Lighting, Oversized Load Permit, etc.
7. Registration of Lease: The Department may require the applicant to obtain either an approval or an exemption under the Community Planning Act for registration of the parcel created by the lease, and register the lease and submit proof of registration within a specified time period.

**Requirements that WILL be requested upon issuance of the lease:**

8. Environmental Insurance: Environmental Remediation Insurance must be purchased and maintained by the Lessee. It is intended to cover the cost of rehabilitating the Crown land should an environmental accident occur.
9. Associated Licence to Occupy Fee: \$862.50 non-refundable (\$750.00 plus \$112.50 HST) for the application fee. Fee charged for any Licence of Occupation issued for the construction and operation of access and transmission lines between individual turbine sites. Annual rental will also apply.
10. Annual Rent: Rents are invoiced annually on April 1, established in accordance with the Lands Administration Regulation, *Crown Lands and Forests Act* and are subject to change.
11. Annual Property Taxes: The Lessee is responsible for paying the annual property taxes on the Leased property.
12. Liability Insurance: Liability insurance in the amount of \$5,000,000.00 per incident, listing "Her Majesty the Queen in Right of the Province of New Brunswick as represented by the Minister of Natural Resources" as additional-insured. A copy of the policy, and a certificate of insurance, must be provided to the Department upon request.
13. Site Development Plan: The SDP has to be amended and re-approved by DNR if the wind farm area is modified or before any works, other than those approved in the original SDP, are undertaken on the site.
14. Site Inspections: All newly authorized wind farms will be inspected by DNR staff on an annual basis, until the wind farm is fully developed and becomes operational, as indicated on the development timeline in the approved Site Development Plan. Existing wind farms will be inspected by DNR staff prior to renewal, and upon cancellation, or at any other time DNRED deems necessary.
15. Annual Report: Right holders must submit an annual report to CLB, outlining monthly production statistics (if operational); meteorological data collected on site, i.e. average measured wind speed; results of any ongoing environmental monitoring; any public safety issues; and other concerns.



16. Public Safety: Right holders shall be responsible for the installation and upkeep of safety fencing and public safety information signs around the bases of wind turbines, substations and associated infrastructure.

**Other terms and conditions may apply.**

**All costs associated with “requirements” are the responsibility of the applicant.**

## HOW TO APPLY

Part IV is designed to help you complete the Application Form for a Crown Land Wind Farm Lease (Part V). The order of information contained in Part IV corresponds with the order of requested information on the Lease Application Form.

### **Section A - Applicant**

The name on the application form is the name that will be used on the legal agreement. The only fields that are optional are the e-mail, fax and cellular phone.

**Language:** verbal and written correspondence will be available in the official language of your choice.

**Applicant Status:** if you represent an incorporated body, please provide a copy of the Certificate of Incorporation for your organization, as well as names and titles of signing officers.

### **Section B - Intended use of the land**

- B1** - Indicate whether you will require an associated licence (as per page 5 of this package) or a temporary construction licence (refer to page 3).
- B2** - Describe in detail the current use of the land. If needed, include an attachment with more details. Ensure that this attachment is identified as question **B2**.
- B3** - Indicate whether transmission lines need to be erected to go to or from the wind farm site. If they do, and Crown land is involved, indicate whether a separate easement application has been submitted. If needed, include an attachment with more details. Ensure that this attachment is identified as question **B3**.
- B4** - Indicate if there are any site-specific concerns, such as Protected Natural Areas (PNAs), park land, quarries or mining sites, etc. Also, if the anticipated production rating is greater than 3 MW, indicate whether you have registered with the Department of Environment and Local Government for completion of an Environmental Impact Assessment. If needed, include an attachment with more details. Ensure that this attachment is identified as question **B4**.
- B5** - If petroleum products or hazardous products will be stored on site, specify the quantity. If the storage capacity is 2000 L (528 gal) or more, you will need to obtain a license from the Department of Environment and Local Government.

### **Section C - Location**

- C1** - Provide an estimate of the size of the proposed area (in hectares).

**C2** - A PID number is a **P**arcel **I**dentifier number that identifies all properties in New Brunswick. You must provide the **PID** number of the property on your application form. You can obtain this number at your local Service New Brunswick Registry and Mapping office. If for any reason this property has not been assigned a **PID** number, please indicate the **PID** number of an adjacent property.

**C3** - Identify County and Parish for this property.

### **Section D - Site Description**

**D1** - Identify the adjacent properties, what they are used for and who are the owners.

**D2** - Identify any landmarks (i.e. watercourses or structures, etc.) near the site, give the names. Give the distance of the landmark from the site. What kind of watercourse: stream, swamp, river, ocean, or lake. You may be required to obtain a Watercourse and Wetlands Alteration Permit from the Department of Environment and Local Government. This information will be given to you once the review process is completed

**D3** - Is there a road accessing the land? Give its name and specify: highway, secondary road, private road, forest road, or other.

**D4** - If a road is accessing the land, describe its condition (ie: good, fair, poor).

**D5** - Can you access this land year round?

**D6** - Is there evidence of present occupation on the land? This could be any structure or activity that may indicate that the site is presently used or occupied.

**D7** - What type of vegetation covers the land?

Forest: tree cover

Clear cut: all trees are cut

Partial cut: some trees are cut

Field: open area

**D8** - Is there any evidence of boundary lines on the land?

Evidence: May be a fence, tree line, rock wall or blazed line.

No Evidence: There is no evidence of the property boundaries.

All visible: All sides of the property are identifiable.

### **Section E - Payment and Signatures**

- Indicate the method of payment used for application fee.
- You **MUST** sign and date the application form.

## **Section F - Attachments**

The following attachments **MUST** be included with the application. If any of the attachments are missing, the application may be returned.

- F1** – The application fee payment of \$1,610.00 non-refundable (\$1,400.00 plus \$210.00 HST). (See section E of the application form for the different methods of payment.)
- F2** - A general map that will locate the site within the province. For example, a road map, or a Provincial Atlas map. See **Appendix A**.
- F3** - A detailed SNB Planet site map large enough to locate the site. This map is available at your local Service New Brunswick Registry and Mapping office. See **Appendix A** for an example. On this map please:
- clearly outline the requested site (highlight the boundaries).
  - have at least one legible PID number.
- F4** - Include a signed electronic copy of a Site Plan with your application. A description and sketch of the site showing any existing or planned improvements (e.g. turbine sites, fencing, access roads, signage, etc.). A Site Development Plan is included in this application package as **Appendix B**.
- F5** - A copy of the “Certificate of Incorporation” where the applicant has corporate status, which will include appropriate signing officials, and also the names and titles of signing officers.
- F6** – Existing constraint maps drafted during the wind exploration application review will be used during the wind farm application review. If they do not exist, an electronic copy of differentially corrected GPS coordinates using NAD83(CSRS) for the wind farm area boundaries will be required.
- F7** - Business Plan: A business plan must be provided which indicates cost estimates and funding requirements for the proposed plan and demonstrates that capital required to develop the wind farm is secured, e.g. letter of credit from a bank. The requirement for a business plan may be waived if the applicant can provide proof of a Power Purchase Agreement with NB Power.

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**All costs associated with the application are the responsibility of the applicant.**

For clarification on any part of the Application Package, please call 1-888-312-5600.

If you intend to apply to use Crown lands located along the shore of inland or coastal waters, you must include with the Application Form the Coastal Land Use Application Form.

See **Appendix C** for a check list to ensure the completeness of the application form.

**PART V**  
Crown Land Lease  
Wind Farm

**Application Form – Wind Farm Lease**

Department of Natural Resources  
Crown Lands Branch  
P.O. Box 6000  
Fredericton NB E3B 5H1  
Tel: 1-888-312-5600 Fax: (506) 457-4802



**Please refer to PART IV “How to Apply”**

**A - APPLICANT**

*Please Print*

<input type="checkbox"/> Mr.	<input type="checkbox"/> Mrs.	<input type="checkbox"/> Ms.	<b>Language Preference:</b>		<input type="checkbox"/> English	<input type="checkbox"/> French
<b>Name or Company Name</b>					<b>E-mail</b>	
<b>Mailing address</b> (Street - apartment)					<b>City / Town</b>	
<b>Postal Code</b>			<b>Correspondence Preference:</b>		<input type="checkbox"/> Postal Service	<input type="checkbox"/> E-mail
<b>Telephone (home)</b>		<b>Telephone (work)</b>		<b>Fax</b>		<b>Cellular phone</b>
<b>Applicant Status</b> <input type="checkbox"/> Individual <input type="checkbox"/> Group <input type="checkbox"/> Business <input type="checkbox"/> Other, specify						
<b>Contact person:</b>						
<b>Funding:</b> If the proposed project will be referenced in an application for provincial or federal financial assistance or funding, indicate the organization(s):						

**B - INTENDED USE OF THE LAND**

B1	<b>Indicate if you will require either of the following:</b>	
	<input type="checkbox"/> Associated Licence to Occupy	<input type="checkbox"/> Temporary Construction Licence
B2	<b>What is the current use of the land?</b>	
B3	<b>Do transmission lines need to be erected?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
	<b>If yes, is Crown land involved?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
	<b>If yes, has an easement application been submitted?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
	<b>Provide any additional details. If any work will be contracted out, please provide Name of Contractor:</b>	
B4	<b>Indicate any site-specific concerns (if production rating greater than 3 MW, have you registered for EIA).</b>	
B5	<b>Will Petroleum Products or other hazardous products be stored on site?</b>	
	<input type="checkbox"/> No	<input type="checkbox"/> Yes, less than 2000 litres <input type="checkbox"/> Yes, more than 2000 litres



## C - LOCATION

C1	Estimated size of the area (ha)	
C2	PID number(s)	Adjacent PID(s)
C3	County	Parish

## D - SITE DESCRIPTION

D1	Adjacent use and ownership		
D2	<ul style="list-style-type: none"> <li>Is there a visible landmark nearby, such as a watercourse, wetlands, bridge, designated road, etc. If yes, what is the distance from the landmark to the requested property?</li> </ul>		
	<ul style="list-style-type: none"> <li>Are there any watercourse crossings (please list the type and condition)?:</li> </ul>		
	<ul style="list-style-type: none"> <li>Are there any new watercourse crossings required?</li> </ul>		
D3	Is there access to the site?		
	<input type="checkbox"/> No	<input type="checkbox"/> Yes, specify: <input type="checkbox"/> Public <input type="checkbox"/> Private (If private, please provide written consent to use access)	
D4	If there is a public access, describe its condition.		
	<input type="checkbox"/> Good condition	<input type="checkbox"/> Fair condition	<input type="checkbox"/> Poor condition
D5	If there is a public access, is there year round access to the site?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
D6	Is there evidence of present occupation on the land?		
	<input type="checkbox"/> Building	<input type="checkbox"/> Fences	<input type="checkbox"/> Clearing <input type="checkbox"/> Other, specify:
D7	Vegetation cover		
	<input type="checkbox"/> Forest	<input type="checkbox"/> Clear cut	<input type="checkbox"/> Partial cut <input type="checkbox"/> Field <input type="checkbox"/> Other, specify:
D8	Describe the boundary lines		
	<input type="checkbox"/> Evidence	<input type="checkbox"/> No evidence	<input type="checkbox"/> All visible

## E - PAYMENT & SIGNATURES

### Indicate the method of payment used for the application fee

<input type="checkbox"/>	Money Order (made payable to the Minister of Finance)		
<input type="checkbox"/>	Cheque (made payable to the Minister of Finance)		
<input type="checkbox"/>	Credit Card		
	<input type="checkbox"/> Visa	<input type="checkbox"/> Mastercard	
	Number		Expiry date:
	Name on Credit Card if different from applicant:		
	Signature of Cardholder:		

☐ Yes I am over 19 years of age

Signature of applicant

Date

20



## F - ATTACHMENTS

### Required documents

F1	Application fee payment of \$1,610.00 non-refundable (\$1,400.00 plus \$210.00 HST)
F2	General Map (see Appendix A)
F3	Site Map (see Appendix A)
F4	Electronic version (CD) of Site Development Plan (see Appendix B)
F5	Copy of Certificate of Incorporation (if applicable)
F6	GPS Coordinates (if required)
F7	Business Plan <b>or</b> Proof of a Power Purchase Agreement with NB Power

## DEFINITIONS

Term	Definition
Business Plan	A Business Plan provides cost estimates and funding requirements for the proposed plan and demonstrates that capital required to develop the wind farm is secured, e.g. letter of credit from a bank.
Certificate of Incorporation	A document issued by Corporate Affairs in New Brunswick to verify a company has been registered with the government and is authorized to operate a business within the province.
Crown	Her Majesty the Queen, in right of the Province of New Brunswick as represented by the Minister of Natural Resources and Energy Development or any other Minister of the Provincial Government.
Crown Land	Crown land is defined under the <i>Crown Lands and Forest Act</i> as the lands vested in the Crown that are under the administration and control of the Minister of Natural Resources and Energy Development and may include land covered by water.
Distribution Lines	Distribution lines provide the stage in the delivery (before retail) of electricity to end users. It is generally considered to include medium-voltage (less than 50 kV) power lines, electrical substations and pole-mounted transformers, low-voltage (less than 1000 V) distribution wiring and sometimes electricity meters.
Environmental Impact Assessment (EIA)	A screening process that examines the possible or probable impacts of a proposal on the environment. The approval is given by the Department of Environment and Local Government (DELG). The proposal is reviewed by the DELG only.
Environmental Insurance	Environmental Remediation Insurance maintained by an individual who leases Crown lands, intended to cover the cost of rehabilitating the Crown land should an environmental accident occur.
Environmental Liability	The liability associated with the responsibility to clean up lands subject to environmental hazards or damage.
Lessee	An individual or company to whom a lease has been issued.
Liability Insurance	General liability insurance coverage in the amount of 5 million dollars minimum, listing "Her Majesty the Queen in Right of the Province of New Brunswick as represented by the Minister of Natural Resources" as additional insured. A certificate of insurance must be provided each year.
Licensee	Individual or corporation that has been issued a licence.



MW	"MW" = Megawatt, a unit of electrical power, 1 MW = 1000 kW.
Parcel Identifier Number (PID)	A unique number issued by Service New Brunswick used to identify each property in New Brunswick.
Public Notification	A requirement to advertise proposals in a local or regional newspaper, or some other forum that satisfies a public consultation requirement.
Annual Rent.....	Rents are invoiced annually on April 1, established in accordance with the Lands Administration Regulation, <i>Crown Lands and Forests Act</i> and are subject to change.
Site Development Plan	A written description of the manner and time which a Lessee shall alter, develop, use, maintain and rehabilitate Crown lands. This may include a description and sketch of the physical location of an existing or planned structure(s) (e.g., buildings, fencing, access roads, electrical, etc.) plus a timetable or phases of development.
Site Inspection	The inspection by a DNR staff member of a property affected by a land use application.
Stand-Alone System	A wind energy system that is stand-alone, non-grid connected, with no commercial sale of electricity. A small scale system would meet the energy requirements of individual dwellings, farms, or businesses.
Survey	The physical measurement of land, water, or space above or below the surface of the earth and may include both natural and man made features.
Survey Plan	A survey plan is a drawing, map or plan prepared by a New Brunswick Land Surveyor to show information obtained from a survey of lands.
Timber Rights	The right to cut or harvest trees on Crown land. Only Crown Timber Licensees, through the Department of Natural Resources, have these rights.
Transmission Line	A system of conductors, such as wires, waveguides, or coaxial cables, suitable for conducting electric power or signals efficiently between two or more terminals.
Turbine	A wind turbine consists of a rotor (blades), electrical generator (nacelle) and a tower. The "footprint" of a wind turbine includes the turbine tower base, foundations and service area around the base.
Wind Exploration	Field testing and meteorological measurements, usually utilizing temporary test towers, to determine wind energy potential of a particular area.

Wind Farm

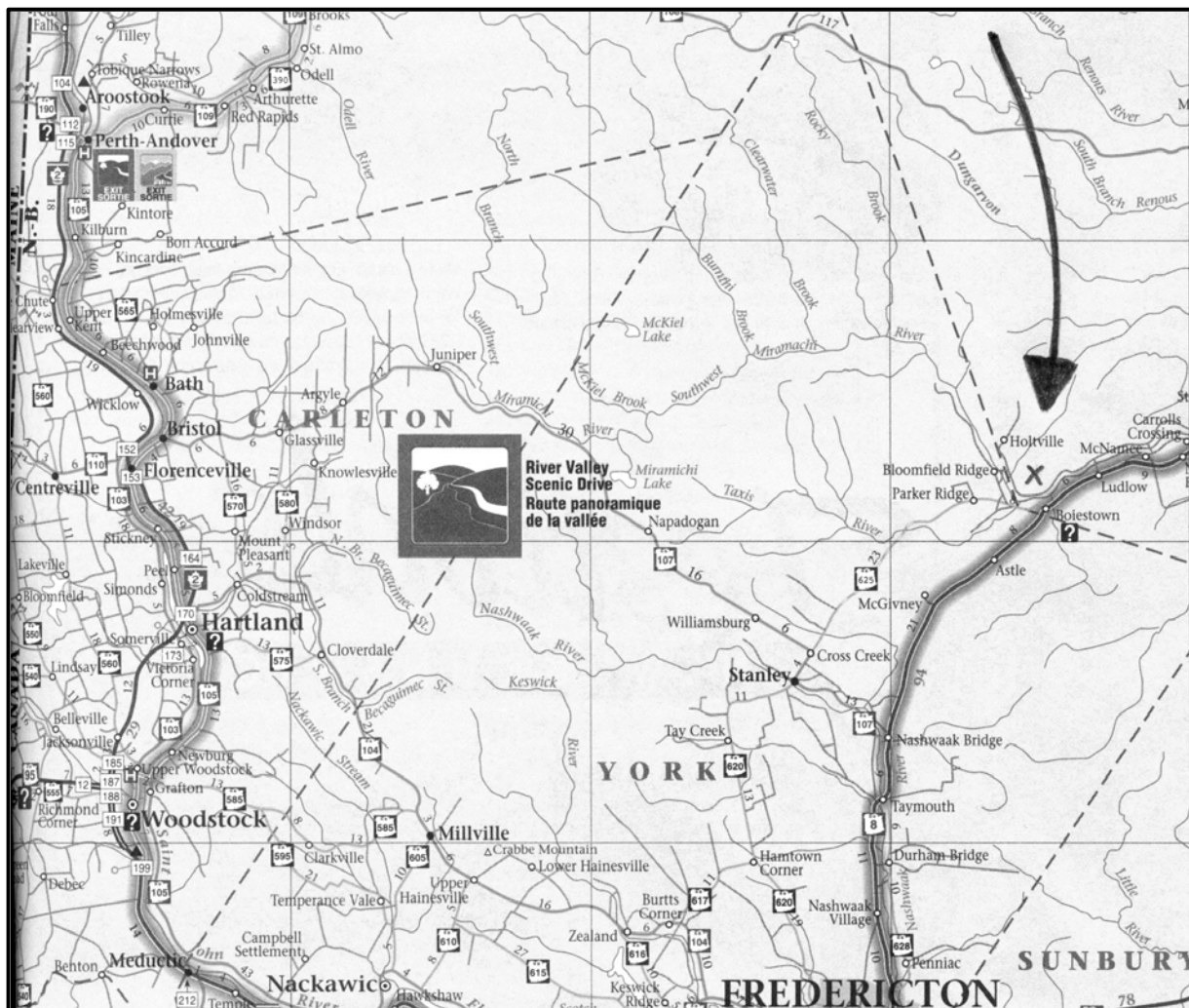
This refers to any number of electrical energy-producing wind-powered turbines and supporting infrastructure that are spaced over a large area and connected to the power grid via transmission lines.

### MAPS - EXAMPLES

The following are examples of maps that must be included in your application.

**You must include a copy of both a General Map and a Site Map with your application.**

**General Map:** Include a general map that will locate the site within the province.  
For example, a road map, or a Provincial Atlas map.



## APPENDIX A

### Crown Land Lease Wind Farm

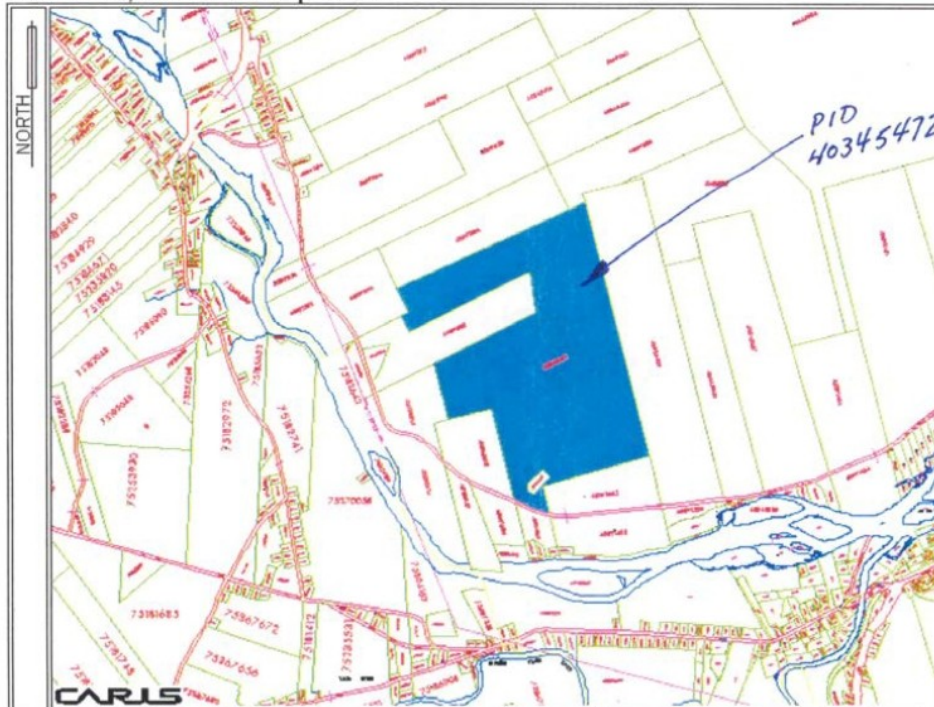
**Site Map:** Include a SNB Planet map that:

- clearly outlines the request site (highlight the boundaries),
- and have at least one legible PID number.

A Planet map can be obtained at Service New Brunswick Registry and Mapping office.

## PLANET

Scale is 1:33184. The centre of this image is 46-28-J0.51N,66-27-09.16W,  
2503644.52N,7496620.56E. Map: nb0817



This map is a graphical representation of property boundaries which approximates the size, configuration or location of properties. It is not a boundary survey and is not intended to be used for legal descriptions or calculate exact dimensions or area.

*The mouse click will return detailed information on the selected feature.*

ZOOM IN: PAN: ZOOM OUT: MENU:

*Youm#J' n/10 V'lur tlijf•rt'llltfnltlnp•n In lw tli1plmwL*

Roads & Hydrographic Features

Show PIDs

**SITE DEVELOPMENT PLAN FOR WIND FARM LEASE****Department of Natural Resources and Energy Development  
Wind Farm Lease Site Development Plan****Applicant's Name:** \_\_\_\_\_**Location of Crown Land:** \_\_\_\_\_

The Site Development Plan is required so that applicants can describe all proposed alterations, activities and improvements that may occur or may be developed upon Crown land during the entire term of the Lease. This should also describe any required rehabilitation prior to the termination of the Lease and/or any other remediation or restoration that may be needed to satisfy various approvals issued by government during the term of the Lease. Once approved, the Site Development Plan will be considered part of the Lease issued by the DNRED under the *Crown Lands and Forests Act*. Any deviation from the approved plan without prior written consent of the Minister of DNRED or his designate may warrant immediate cancellation of the Lease. Development guidelines:

- a) No construction shall occur unless it has been authorized by this plan or an approved amendment thereof;
- b) The lessee shall insure that all construction, repairs or renovations meets health, environmental, safety, zoning, fire, building or other standards and codes.

**SECTION 1: DEVELOPMENT**

1. Clearly state the total number of turbines and provide a detailed description of their design, dimensions and instrumentation. Describe in detail all planned or anticipated construction; be specific about any equipment to be used (improvements to or construction of access roads, removal of timber, excavations, pouring foundations, structures, storage facilities, parking areas, etc.). Be sure to describe any other land uses, utilities (distribution and transmission lines) and/or any seasonal activities that may occur throughout the entire term of the Lease/Licence. Please indicate the location of these improvements on the Site Plan (Section 4). It should be noted that the size of areas to be cleared and the use of bulldozers will be limited and strictly monitored.
  
2. Provide a timetable for development throughout the term of the Lease/Licence. This would include projected start and completion dates for each phase of development.
  
3. Will any activities or developments associated with the proposed uses and/or improvements occur on adjoining freehold lands? If so, provide ownership details, and, if the applicant is not the owner, proof that the landowner(s) consent(s).
  
4. Describe in detail any fuel or hazardous product storage facilities maintained or to be maintained on the subject Crown lands including the type of fuel and/or hazardous products, the amount stored, the type of storage container or structure and indicate its location(s) on the Site Plan.

**SECTION 2: MAINTENANCE**

1. Describe in detail any repairs or maintenance which will be required on an annual or periodic basis in order to satisfy any required government approvals. This would include any improvements to access, etc. Also include the name of the contractor if the work is to be contracted out.

Repair/Maintenance Activity	Timing (monthly, annually, seasonally, etc.)	Equipment/Materials (be specific about type of equipment to be used)

**SECTION 3: REHABILITATION**

Provide a Rehabilitation Plan which describes in detail all of the steps that will be taken to dismantle and remove each turbine, distribution line, access road and all other associated improvements from the leased/licenced area in order to return each site to a condition acceptable to the Minister in the eventuality that the Lease and/or Licence expires or is terminated.

This would include the removal of tower foundations, outbuildings, guys and anchors, conduits, the removal and disposal of any fuels and storage tanks, and other debris and garbage or waste. The Lessee/Licensee must also describe any reclamation activities such as the replacement of any overburden and reseeding and/or replanting within the Lease/Licence area.

The Rehabilitation Plan must also include projected start and completion dates for each component and a statement regarding how long the Lessee/Licensee anticipates it will take to complete all rehabilitation from start to completion.

**SECTION 4: SITE PLAN**

Use the space below or provide a detailed plan showing the location and dimensions of all existing, planned and/or anticipated improvements that may be developed on the subject Crown land (and, if applicable, on any adjoining lands) at each test tower location. Include site boundaries (using CRCS NAD 83 GPS coordinates), footprints of each turbine, access roads, location of transmission lines, distances to all watercourses, roads, and any other significant features.





## APPENDIX B

Crown Land Lease  
Wind Farm

*No construction or development shall occur unless it is contained in the Site Development Plan or is approved as an amendment to the Lease/Licence. Any amendments to the Site Development Plan must be addressed to the Director of Crown Lands Branch at the following address:*

*Land Use Application Service Centre  
Director of Crown Lands Branch  
Department of Natural Resources  
and Energy Development  
P. O. Box 6000  
Fredericton, N. B.  
E3B 5H1*

*This Site Development Plan and all approved amendments will form part of the Lease/Licence issued by the DNRED and will be subject to the terms and conditions contained in the Schedule "C".*

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**Date Submitted**

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**Applicant for Lease**

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**Director of Crown Lands**

**CHECK LIST**

Before sending your application, please ensure that you have included the following:

<input type="checkbox"/>	The application fee payment of \$1,610.00 <b>non-refundable</b> (\$1,400.00 plus \$210.00 HST). (See section E of the application form for the different methods of payment.)
<input type="checkbox"/>	A general map identifying the area.
<input type="checkbox"/>	A SNB Planet map identifying the specific area applied for. Maps are available at your local Service New Brunswick Registry and Mapping office*.
<input type="checkbox"/>	A signed electronic copy of a Site Development Plan.
<input type="checkbox"/>	An electronic copy of differentially corrected GPS coordinates using NAD83(CSRS) eastings and northings (if applicable).
<input type="checkbox"/>	Complete, sign and date the application form.
<input type="checkbox"/>	A copy of your Certificate of Incorporation (if applicable).
<input type="checkbox"/>	A Business Plan <b>or</b> proof of a Power Purchase Agreement with NB Power

\*Associated SNB mapping and research fee will apply

**Send your completed Crown Land Lease Application Form to:**

Department of Natural Resources and Energy  
Development  
Crown Lands Branch  
Land Use Application Service Centre  
P.O. Box 6000  
Fredericton NB E3B 5H1

Courier address: 1350 Regent Street, Room 250, Fredericton, NB E3C 2G6