



REPORT

To: Chair and Directors

Report Number: DS-BRD-162

From: Kathy Suggitt, General Manager of Development Services

Date: June 10, 2021

Subject: Zoning Amendment Bylaw No. 2451, 2021; PRRD File No. 21-007 ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2451, 2021, to provide a site-specific text amendment in the A-2 zone of Zoning Bylaw No. 1000, 1996, that would allow a work camp and a convenience store on the subject property identified as PID 029-261-571, first and second readings; further,

that a public hearing be held pursuant to *Local Government Act* Section 464 (1) delegated to the Director of Electoral Area B and public notification be authorized pursuant to *Local Government Act* Section 466.

BACKGROUND/RATIONALE:

Proposal

The applicant is proposing a work camp and a convenience store on the subject property. A Temporary Use Permit, TUP 15/174, for constructing and operating a work camp to a maximum of 200 workers was issued by the PRRD, which expires on December 14, 2021. The applicant would like the use on the property to be permitted for the long term and has applied for a zoning bylaw text amendment.

File Details

Owner: Top Notch Oilfield Contracting Ltd.
Proponent: Judy Desjarlais, Top Notch Oilfield Contracting Ltd.
Area: Electoral Area B
Location: Pink Mountain area
Legal: District Lot 4244, Peace River District
PID: 029-261-571
Site Size: 4.23 ha (10.45 ac)

Site Context

The subject property is at Mile 135 on Highway 97 N (Alaska Highway), about 140 kms North-West of the City of Fort St. John. The surrounding area is completely Agriculture-Rural in nature.

Site Features

Land

The subject property is currently being used for work and storage for oil and gas activities and the current storage yard has been cleared for the proposed worker camp.

Structures

There are currently three structures on the subject property; a two-person worker accommodation and an office (combined) in the form of a movable skid shack, a shed for a generator, and a shed for water storage.

Access

The site is accessed from the 135 Rd that connects to Highway 97N (Alaska Highway).

Comments and Observations

Applicant

Top Notch Oilfield Contracting Ltd. has been working on the subject property since 2018 by way of a Temporary Use Permit and believes that there are limited accommodation options for the workers in the area due to the remote location. Currently, there is no worker camp on the subject property for which the TUP was issued; however, the work is expected to continue in this area, and so the applicant would like to make the use permanent rather than seek to extend the TUP for a maximum of three years that would be allowed under the *Local Government Act*.

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Agriculture-Rural. Land within this designation should be used for agriculture or businesses compatible with the agriculture industry. Goal 5 in Section 3.1 of the OCP supports economic opportunities including related to the resource sectors that benefit residents and landowners.

Therefore, the proposal is consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the subject property is zoned A-2 (Large Agricultural Holdings Zone). As per Section 36, agriculture and temporary worker camps of not more than 30 people are permitted in this zone.

Therefore, a site-specific text amendment is required.

Fire Protection Area

The subject property is outside of all Fire Protection areas.

Mandatory Building Permit Area

The subject property is outside of the Mandatory Building Permit Area.

Development Permit Area

The subject property is outside of the Development Permit Area.

Development Cost Charge Area

The subject property is outside of the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area; however, the charge is not applicable at this time because no new residential lots are proposed.

Impact AnalysisContext

The work camp will continue to provide accommodations to workers and the proposed convenience store will serve the day-to-day needs of the workers. The surrounding area is agriculture and rural in character, with no residential areas in close proximity. As such, the proposal does not introduce incompatible uses into the area.

Population and Traffic

The worker camp and convenience store will create an associated change in traffic. The population associated with the worker camp is considered temporary.

Sewage and Water

For sewage disposal, it is proposed that the subject property will continue to have a waste removal system/ Hydro Vacs. For water supply, the applicant is proposing to continue to get portable water delivered.

Comments Received from Municipalities and Provincial AgenciesCity of Dawson Creek

Interests Unaffected

Ministry of Transportation and Infrastructure

The proposal falls within Section 52 of the *Transportation Act* and will require formal MoTI approval and signature. MoTI is not in support of the proposal at this time and has the following requirements that must be satisfied prior to final approval and signature by MoTI.

- The subject lot fronts on a Controlled Access (CA) Highway. For protection of the highway corridor and the safety of the travelling public, private accesses are permitted only at the discretion of MoTI. CA Highways carry stringent requirements for access, with a preference for alternate access. No direct access to Alaska Highway 97N is supported from the subject lot. All access is to be via the side street network (Mile 135 Road).
- MoTI requires a Traffic Impact Study (TIS) prepared by a qualified engineer registered to conduct business in BC. Prior to consideration of approval of the site-specific text amendment, MoTI must review and approve the TIS. As a result of the TIS recommendations, any of the offsite improvements that are deemed necessary by MoTI must be designed and constructed to MoTI specification. The applicant is encouraged to contact MoTI at their earliest convenience to set up a Scope Development Meeting to determine the Terms of Reference for the TIS.
- Applicant to apply online for a "Works: Road Works" permit for the construction of any improvements required by MoTI.
- Applicant to apply online for an "Access to a Controlled Access Highway" permit for the connection to Alaska Highway 97N from Mile 135 Road.

- No storm drainage shall be directed toward Alaska Highway 97N. This would include but is not limited to collection/run-off of the internal road system or development run-off. All storm water detention must be dealt with onsite. There will be no discharge into MoTI ditches.
- Care should be taken in the lighting design on the site to avoid excessive glare which could cause safety concerns for motorists traveling on Alaska Highway 97N.

ALTERNATIVE OPTIONS:

1. That the Regional Board give Zoning Amendment Bylaw No. 2451, 2021, to provide a site-specific text amendment in the A-2 zone of Zoning Bylaw No. 1000, 1996 that would allow a work camp and a convenience store on the subject property identified as PID 029-261-571, first and second readings; further,

That a public hearing be waived pursuant to *Local Government Act* Section 464 (2) and public notification be authorized pursuant to *Local Government Act* Section 467.

2. That the Regional Board refuse to give Zoning Amendment Bylaw No. 2451, 2021, to provide a site-specific text amendment in the A-2 zone of Zoning Bylaw No. 1000, 1996 that would allow a work camp and a convenience store on the subject property identified as PID 029-261-571, first and second readings.
3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

Given the need to satisfy MoTI requirements indicated above, and the expiry date of the current Temporary Use Permit, the applicant is eager to move forward with the planning process to seek approval of the zoning amendment.

Attachments:

1. Maps.
2. Application.
3. Comments Received from Municipalities and Provincial Agencies.
4. Electoral Area B Director Comments Zoning Amendment Bylaw No. 2451, 2021.
5. Draft Zoning Amendment Bylaw No. 2451, 2021.