



# REPORT

To: Chair and Directors

Report Number: DS-BRD-299

From: Ashley Murphey, RPP MCIP, Planning Services Manager

Date: March 30, 2023

**Subject:** Zoning Amendment Bylaw No. 2505, 2023, PRRD File No. 23-001 ZN, 1st and 2nd readings

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## **RECOMMENDATION: [Corporate Unweighted - excluding Pouce Coupe]**

That the Regional Board give Zoning Amendment Bylaw No. 2505, 2023, to permit a 144 person closed work camp and card lock fuelling station on a ±2.43 ha portion of the property identified as PID 012-686-263 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 zoning text amendment to allow a 144 person closed work camp and card lock fuelling station on a ±2.43 ha portion of the subject property. The Peace River Regional District (PRRD) Board previously renewed a Temporary Use permit (TUP) for a 144 person work camp, which expired on November 3, 2022. The proposed work camp under the TUP was never constructed.

### **File Details**

Owner: Earl Shepherd  
Agent: Tourmaline Oil Corp.  
Area: Electoral Area B  
Location: Beatton River  
Legal: District Lot 2485 Peace River District  
PID: 012-686-263  
Lot Size: 259.01 ha (640.03 ac)

### **Rationale**

The proposed zoning amendment is required as the TUP which expired in 2022 was a renewal of an existing TUP. TUP's may only be renewed once; therefore, this zoning amendment is required to permit the use of a 144 person closed work camp and card lock fuelling station at this location.

### **Background**

November 11 2016: PRRD received a TUP application from Chinook Energy.

January 12, 2017: PRRD issued TUP #245-2016 to Chinook Energy: for a 144 person temporary worker camp which was valid up to and including January 12, 2020.

September 9, 2020: PRRD received a TUP application from Tourmaline Oil Corp.

November 26, 2020: PRRD Issued TUP #20-005 to Tourmaline Oil Corp. to allow a 144-person worker camp and 7-unit kitchen/dining/management office complex on a 2.43 hectare portion of the property identified as PID 012-686-263, with an expiry date of November 3, 2022. The applicant has stated that the location was not utilized during this time as another location closer to operations was available.

January 26, 2023: PRRD received a Zoning Amendment application from Tourmaline Oil Corp proposing a zoning text amendment to allow a 144 person closed work camp and card lock fuelling station on a ±2.43 ha portion of the subject property.

### **Site Context**

The subject property is located approximately 50km north of Buick Creek along the Beatton Airport Rd. All surrounding lands are treed with oil and gas activity in the area. The proposed site is currently vacant.

### **Site Features**

#### Land

The subject property is primarily treed with the exception of the proposed work camp location which has been cleared.

#### Structures

There are no structures on the subject property.

#### Access

The proposed location is accessed directly off the PDR 204 Rd (an extension of the Beatton Airport Rd) which runs through the parcel.

#### Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 5<sup>8</sup>C<sup>6</sup>PT.

Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible, while class 6 soils are capable only of producing perennial forage crops, and improvement practices are not feasible.

Subclass “C” denotes adverse climate, while subclass “PT” denotes stoniness and topography concerns.

### **Comments & Observations**

#### Applicant

The applicant has stated that they require the ability to house drilling, completions, facility construction workers, and employees directly in the area of operations.

#### Agricultural Land Reserve (ALR)

The proposed 144 person closed work camp and card lock fueling station location is outside the ALR.

#### Official Community Plan (OCP)

Pursuant to the Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Agricultural Rural (Ag-Rural). Within this designation, agriculture is listed as the principal use. The minimum parcel size is 63 ha (155 ac).

Pursuant to Section 15 Policy 20 states that Oil and Gas Production Facilities, as defined in this by-law, may be considered within the Agriculture-Rural designation, subject to landowner consent, the *Agricultural Land Commission Act*, and zoning regulations. While a work camp and card lock fueling station are not included within the "Oil and Gas Production Facility" definition, they are an important aspect in the operation of such activity and it is acknowledge that it is beneficial to be located near Oil and Gas operations, as the applicant has outlined in their application.

Section 18 Policy 7 states that Temporary Use Permits may be renewed only once and should be discouraged from re-application in favour of being considered through a re-zoning amendment process. The subject property has had both a TUP and a TUP renewal previously issued which is why the applicant has submitted this zoning text amendment application for consideration.

While work camps are not specifically listed as a permitted principal use in the OCP, pursuant to Zoning Bylaw No. 1000, 1996 as described below, temporary work camps of not more than 30 people is a permitted use in the A-2 zone.

As this application is proposing to add the 144 person closed work camp and card lock fueling station as two new uses to the A-2 zone for the subject property only through a text amendment, this proposal is deemed consistent with the OCP and no amendment is required.

#### Land Use Zoning

Pursuant to Zoning Bylaw No. 1000, 1996, the subject property is zoned Large Agricultural Holding Zone (A-2). Land within this zone may be used for agriculture, oil and gas activities, and temporary worker camps of not more than 30 people. The minimum parcel size is 63 ha (155 ac).

The proposed 144 person closed work camp and card lock fuelling station does not comply with the zoning bylaw because the use is not listed as a permitted use.

Therefore, a zoning text amendment to permit a 144 person closed work camp and card lock fuelling station on a ±2.43 ha portion of the subject property is required.

#### Fire Protection Area

The subject property is outside of all fire protection areas.

#### Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area, however Building Permits are still available on a voluntary basis.

#### Development Permit Area

The subject property is outside of all Development Permit Areas.

#### Development Cost Charge Area

The subject property is outside 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 it is not applicable given no new residential lots are proposed.

## **Impact Analysis**

### Context

The proposal is consistent with the surrounding oil and gas land uses. The applicant has stated that the proposed 144 person closed work camp is a dry camp and no weapons are allowed. The proposed location is in a remote area and no neighbouring land use conflicts are anticipated.

The applicant submitted a letter with their application which outlines the background information from the camp as per the TUP checklist requirements.

### Population & Traffic

The proposed work camp will produce a greater volume of traffic within the area; however, the overall distance that the workers will be required to travel will be decreased. A traffic impact study from the 2016 TUP indicates that the camp when at full capacity, is expected to generate less than 100 trips during the morning and evening peak hours. With the absence of the camp, the workers either need to travel to and from Fort St John or other camps to work in the area. Establishing the work camp near the worksite is expected to reduce the safety risks of driving to and from further locations.

Workers are temporary and therefore the permanent population is not expected to increase; however, the camp will hold 144 persons at any given time on a temporary basis.

### Sewage & Water

The applicant plans to truck out the sewage volume generated by the camp. There is an existing water well on the south side of the proposed area.

## **Comments Received from Municipalities & Provincial Agencies**

### Ministry of Transportation

The Ministry is in support of this proposal and has the following comment: "If any road works or upgrades are proposed for the maintained portion of the Beaton Airport Road, the applicant is to apply online for a Works: Road Works' permit to the Ministry of Transportation and Infrastructure."

### Ministry of Agriculture

"Ultimately, the proposed work camp is unlikely to have either a positive or negative impact on agriculture in the greater Peace River area". See attached "Ministry of Agriculture letter, PRRD File No. 23-001 ZN" for the full response.

## **ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse to give Zoning Amendment Bylaw No. 2505, 2023, to permit a 144 person closed work camp and card lock fuelling station on a ±2.43 ha portion of the property identified as PID 012-686-263 first and second readings.
2. 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):**

None at this time.

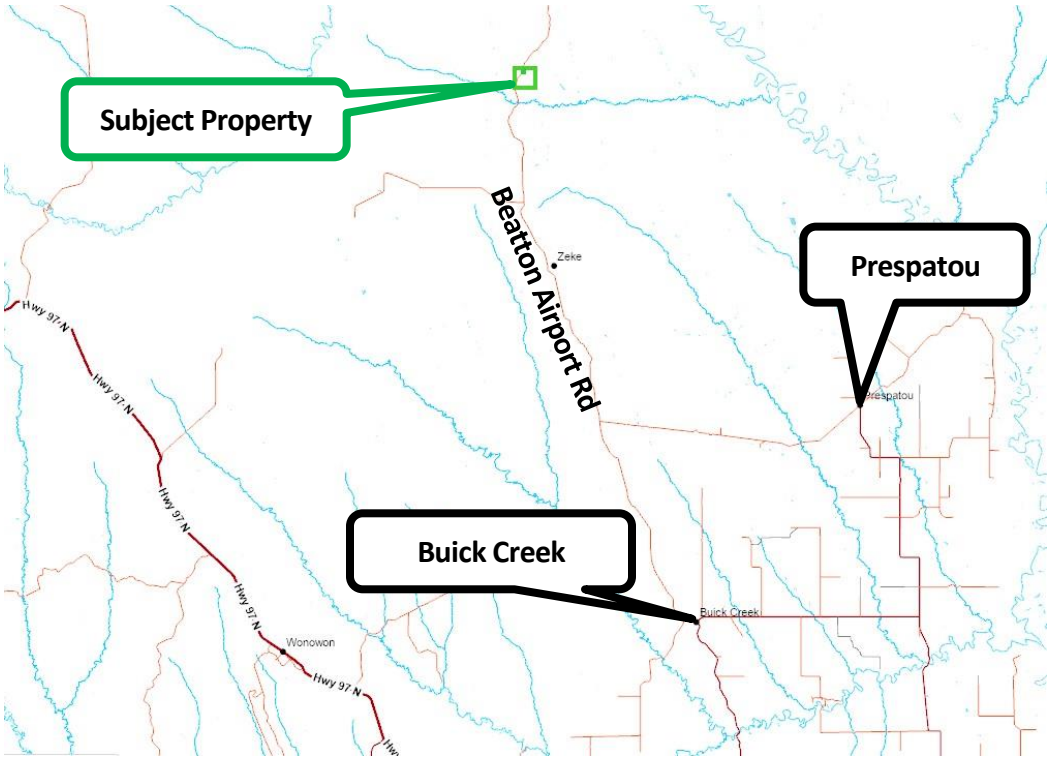
Attachments:

1. Maps, PRRD File No. 23-001 ZN
2. Application, PRRD File No. 23-001 ZN
3. Comments Received from Municipalities and Agencies, PRRD File No. 23-001 ZN
4. Zoning Amendment Bylaw No. 2505, 2023

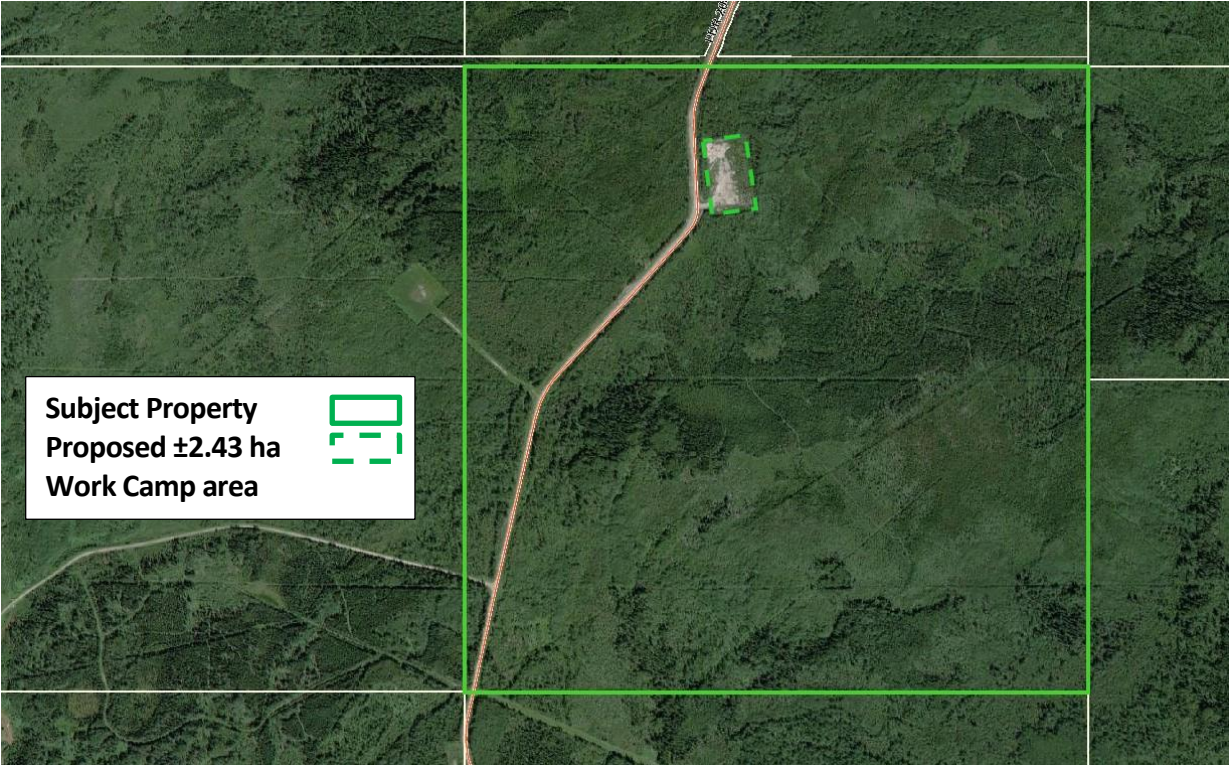
External Links:

1. [Temporary Use Permit 245-2016 \(Chinook Energy\)](#) – See Item No. R-19
2. [Temporary Use Permit No. 20-005](#) – See Item No. 10.10

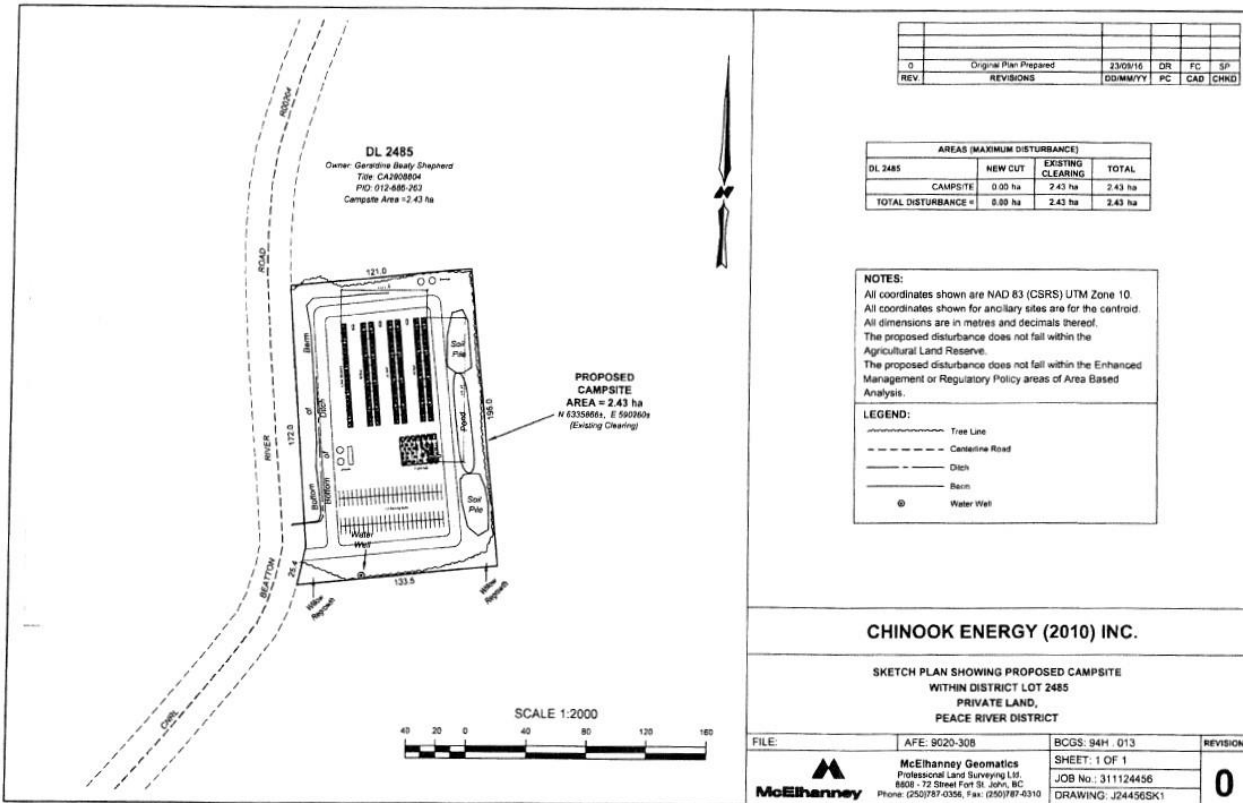
Location: Beatton River area



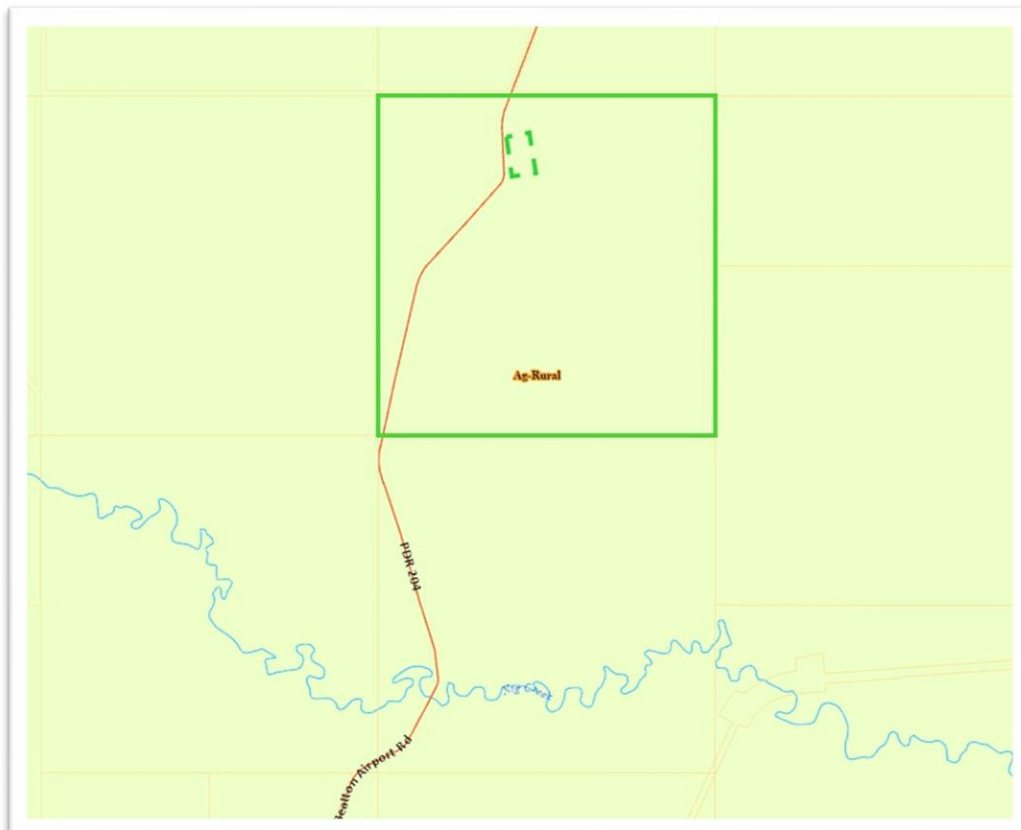
Aerial imagery



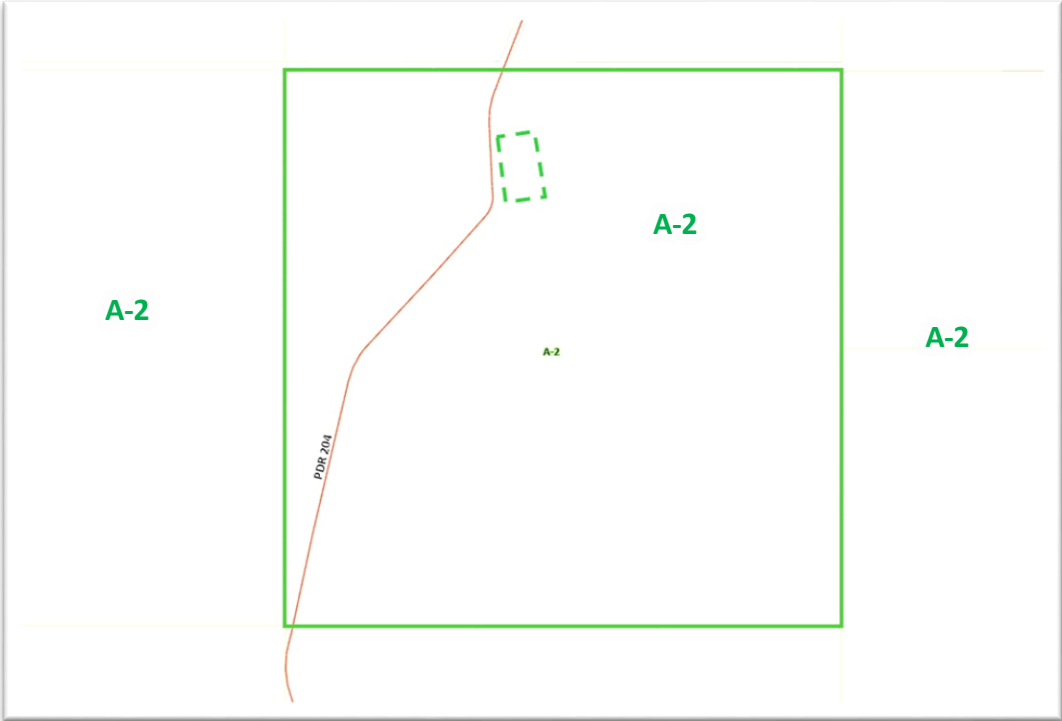
**Proposal Plan**



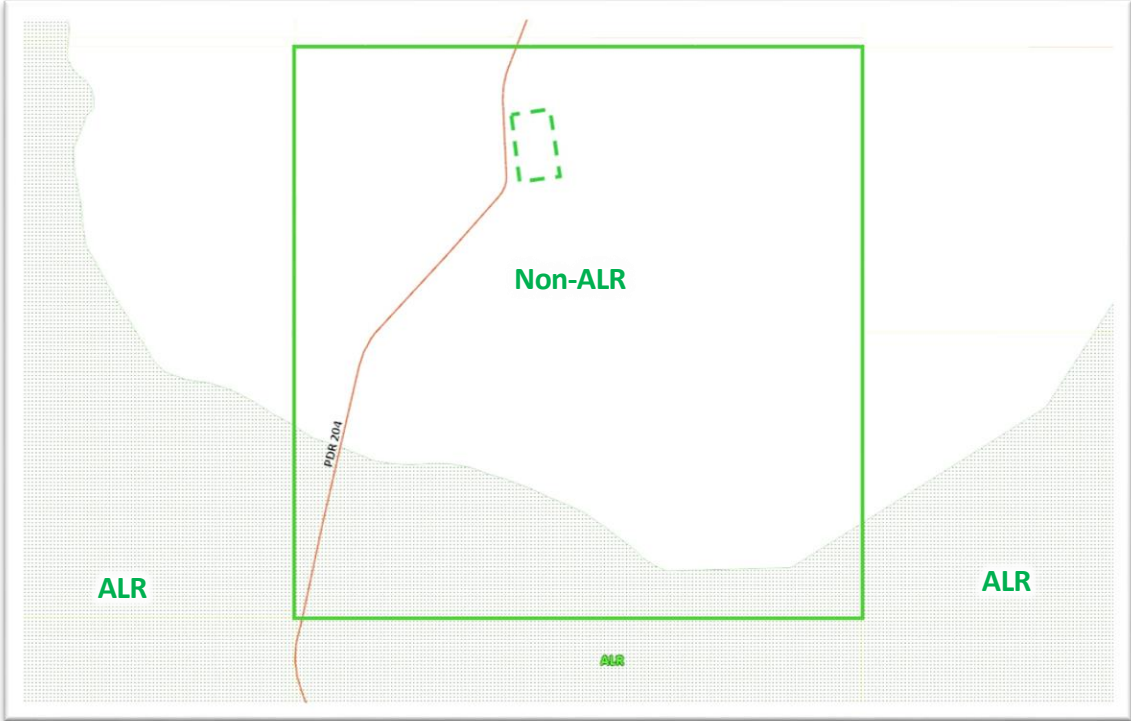
**PRRD Rural Official Community Plan Bylaw No. 1940, 2011: Agriculture-Rural**



**PRRD Zoning Bylaw No. 1000, 1996: Large Agricultural Holdings Zone (A-2)**



**Agricultural Land Reserve: Not within**





**CLI Soil Classification: 5<sup>8</sup>C6<sup>2</sup>PT**





PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201  
 FORT ST. JOHN 9505 100<sup>TH</sup> Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125  
 [Toll Free: 1-800-670-7773]

Receipt # \_\_\_\_\_

Application for Development


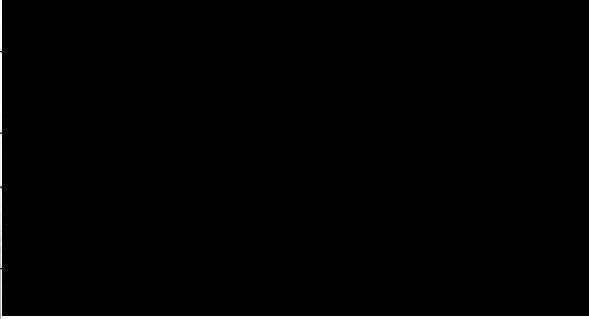
1. TYPE OF APPLICATION	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input checked="" type="checkbox"/> Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

**2. PLEASE PRINT**

Property Owner's Name Earl Beaty Shepherd	Authorized Agent of Owner (if applicable) Tourmaline Oil Corp.
Address of Owner 	Address of Agent 

**3. PROPERTY DESCRIPTION**

Full legal description of each property under application	Area of each lot
DL 2485, PID 012-686-263	2.43ha/6.005ac <sup>ha./acres</sup>
	ha./acres
	ha./acres
	TOTAL AREA 259.01ha/640.03ac <sup>ha./acres</sup>

**Notice of collection of personal information:**

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: Approximately 109km North of Fort St. John, BC

**5. PARTICULARS OF PROPOSED AMENDMENT**

Please check the box(es) that apply to your proposal:

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: \_\_\_\_\_

Proposed OCP designation: \_\_\_\_\_

Text amendment: \_\_\_\_\_

Zoning Bylaw amendment:

Existing zone: Bylaw 1000, 1996 (A-2)

Proposed zone: \_\_\_\_\_

Text amendment: Work Camp & Card Lock Fueling station

Development Variance Permit – describe proposed variance request:

\_\_\_\_\_

\_\_\_\_\_

Temporary Use Permit – describe proposed use:

\_\_\_\_\_

\_\_\_\_\_

Development Permit: Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

6. Describe the existing use and buildings on the subject property:

Previously used as a 144 person temporary worker camp. Existing use is bare land, existing water well on south side of the parcel. See attached survey.

\_\_\_\_\_

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Vacant private land, forested

(b) East Vacant private and crown land, forested

(c) South Vacant private and crown land, with some existing oil and gas infrastructure

(d) West Vacant private and crown land, with some existing oil and gas infrastructure

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

Area for campsite is cleared as it was previously used as a temporary worker camp.

See attached supplement.

\_\_\_\_\_

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

Area for campsite is cleared as it was previously used as a temporary worker camp.

See attached legal notation on title, and associated document CA8623982.

See attached supplement.

10. Describe the means of sewage disposal for the development:

See attached supplement.

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11. Describe the means of water supply for the development:

See attached supplement.

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**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.**

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
  - (a) the legal boundaries and dimensions of the subject property;
  - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
  - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
  - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
  - (e) the location of any existing sewage disposal systems;
  - (f) the location of any existing or proposed water source.

**ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.**


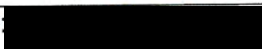


**If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.**

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

 Signature of Owner	<u>01-10-23</u> Date signed
 Signature of Owner	 Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We <u>EARL BEATY SHEPHERD</u> and _____ hereby authorize		
(name) <u>TOURMALINE OIL CORP.</u> _____ to act on my/our behalf regarding this application.		
Agent address: 		
Telephone: 	Fax: <u>                    </u>	Email: 
Signature of Owner: 	Date: <u>01-10-23</u>	
Signature of Owner:	Date:	



#2900, 250 - 6th Avenue SW  
Calgary, AB T2P 3H7  
Ph. (403) 266-5992  
Fax. (403) 266-5952



Peace River Regional District  
P.O. Box 810  
1981 Alaska Avenue  
Dawson Creek, BC V1G 4H8

January 11, 2023

**Attention: Land Use Planner**

**Re: Tourmaline Oil Corp. Re-Zoning Application - Work Camp**

Tourmaline Oil Corp. (Tourmaline) is hereby applying for re-zoning approval for the purpose of constructing a Tourmaline owned, closed, dry 144 man work camp on private land (DL 2485) that is directly off the Beatton River Airport Road, at Km 79. The site is an existing clearing that has previously been used as a forestry tree planting camp, and then as an oil & gas worker campsite by Chinook Energy (2010) Inc., and subsequently Tourmaline. The site location is in the Birley/Umbach area approximately 109kms northwest of Fort St. John.

This camp location was previously in use by Chinook Energy (2010) Inc. Please note Tourmaline acquired all of the outstanding shares of Chinook Energy (2010) Inc. on February 14, 2020. As such, Chinook Energy is now a wholly owned subsidiary of Tourmaline. Chinook Energy and Tourmaline amalgamated on January 22, 2021.

Tourmaline is focusing on the development of the Montney formation in the Birley/Umbach area of northeastern British Columbia. Tourmaline has substantial mineral land holdings in the area and has multi-year plans to develop those minerals. Tourmaline’s minerals are located off the Birley road, approximately 4km north of the proposed camp site. The Birley road is a privately maintained and radio-controlled road, used almost exclusively by oilfield traffic.

To date Tourmaline has been in the exploration phase of its Birley asset, and the proposed camp would help facilitate Tourmaline moving into the development phase of its property.

In order to be able to, cost effectively, and safely enter the development stage for those minerals Tourmaline requires the ability to house its’ drilling, completions, facility construction workers and employees directly in their area of operations. There are several reasons why Tourmaline requires the ability to house its workers in their area of operations and those reasons are outlined below:

- During winter conditions, the Beatton River Airport Road can be very rough with lots of oilfield traffic. This increases the accident risk to our workers of having to commute from Fort St. John, which in the winter can be up to 2 hours one way. There is limited cellular service along the Beaton, so in the event of an accident, or even sliding into the ditch can make emergency response a significant challenge. Having a camp would work to mitigate those unnecessary risks for our contractors and workers.

- As a result of the length of the commute, and the nature of drilling operations being 24 hour operations, Tourmaline would be required to run three 8 hour drilling crews instead of the standard two 12 hour crews, to account for the commute to and from Fort St. John. This would impose significantly more vehicle trips adding to the stress on the transportation infrastructure on the highway and local road networks. Further, this would work to increase the costs of our drilling operations materially, and in a time of depressed commodity prices, our capital budget can't support this type of operation. With no work camp Tourmaline would experience a material limitation in its ability to develop its assets and grow as a company, which would negatively affect stakeholders and shareholders of Tourmaline.
- Housing workers in our area of operations allows for better response times in the event of an emergency, as we would have the necessary medical and technical people in the immediate area to respond to an emergency.
- Being that Tourmaline's proposed camp is a dry camp, it also provides a better ability for the company to ensure its staff and workers are in compliance with our health and safety policies. Commuting to and from Fort St. John opens up the ability for contractors or workers to be in breach of our health and safety policies and could potentially create risks for the broader public.
- During storms or bad weather, the Beaton River Airport Road can become almost impassable, which can put our operations and personnel at risk, should a shift change not be able to effectively take place. This could involve having to shut down operations, which carries with it numerous safety risks, and serves to further escalate costs.

Tourmaline can offer the following further details about our proposed work camp:

#### **Water**

Tourmaline intends to test the existing water well on site, to determine if the quality and volume are viable for use. If the well is not satisfactory Tourmaline will utilize water from a nearby existing water source dugout. This helps to reduce traffic from hauling water from Fort St. John and helps reduce the stress on the water system of the city. Tourmaline will obtain the required permits from Northern Health and the Ministry of Forest Land Natural Resource Operations permitting the diversion of well water volume required by the camp and ensuring the quality of treated water exceeds that required by Northern Health. The potable water plant will be maintained and operated by a certified trained technician as directed by Northern Health.

#### **Sewer**

Tourmaline plans to truck out the sewage volume generated by the camp.

#### **Transportation**

Chinook Energy retained McElhanney Consulting Services Ltd. (McElhanney) in October of 2016 to complete a Traffic Impact Analysis for our proposed camp. The conclusion of their report was that having a work camp in the subject area of operations would not only have minimal impact on the road network of the PRRD, it would actually serve to improve the operational and safety aspects of the highway network by displacing commuter traffic. As the majority of Tourmaline's operations in the area will be winter based, any commuting would largely be done during hours of darkness which would further increase the risks to staff and contractors.

Due to the fact that most operations are conducted during the winter months, there is minimal issues with dust control on the Birley or Beaton roads. Any work completed during summer would largely be directly off the Birley road itself, and dust control measures such as water trucks would be implemented. Further, the Birley road is a radio-controlled road, which helps anticipate oncoming traffic, allowing for reduced speeds when vehicles are passing, which reduces dust related safety issues.

**Housing**

Tourmaline's camp would consist of a number of all-weather, Canadian manufactured, skidded modular complexes and utilities equipment. In particular, there will be a 7-unit kitchen/dining/management office complex with the ability to seat 130 people and offers men's and women's washrooms. We plan to have 144 single occupancy bedrooms; two 49-bed craft dorms, one 30-bed executive style dorm, and 4 individual wet sleeper units. Guests will enjoy private washrooms, in-room satellite entertainment, carpeted common areas and lockable cabinetry. Services for the camp will be connected to withstand the elements and mitigate spill risk, whereby each complex will tie into our potable water plant, sewer plant, diesel generators for power, and LPG bullets for heating. We will provide a fuel card lock station for vehicles, and associated parking.

**Policing**

Tourmaline's camp has a staff of approximately 10 people with an onsite Camp Manager. The nature of Tourmaline's operations being largely 24-hour operations when the camp is manned, helps reduce the need for onsite security personnel, as all workers present in the area, and at the camp are either directly or indirectly employed by Tourmaline. Further, the fact that the camp is a dry camp helps to reduce any potential associated issues with drug or alcohol consumption. There are no weapons allowed in Tourmaline's camp and hunting is strictly prohibited. As there are no residences within 1500m of Tourmaline's site so we do not anticipate any offsite issues, or issues with noise. Due to the remote location and the fact the camp is proposed on a private land, we do not anticipate any issues requiring any police response.

**Social**

Tourmaline will have two onsite medics at the camp 24 hours a day. Those medics are qualified to handle most minor procedures and are capable of making any medical related decisions with respect to evacuating a patient or seeking further care.

**Reclamation**

As Tourmaline's site is on private land and an existing clearing that has been used as a forestry camp in the past, Tourmaline has committed to the landowner to leave the land as we have found it. All Tourmaline camp buildings would be demobilized from the site, and all above ground equipment removed. Tourmaline would then restore the land to the satisfaction of the landowner, and to the conditions required by any applicable legislation.

**Solid Waste**

Tourmaline will have recycling bins at the camp site. All other garbage will be stored in animal proof steel bins. Once the bins become full, cardboard recycling will be delivered to the Eco-Depot recycling center in Fort St. John. Garbage will be periodically trucked off-site for disposal at the Fort St. John Landfill. Beverage containers will be collected and removed from camp via grocery truck and recycled at their distribution hub.

**Emergency Management**

Tourmaline has comprehensive health and safety policies in place that govern the conduct at its camp. Further, Tourmaline has in place with OGC a Corporate Emergency Response Plan (ERP) which outlines our response to emergency situations, whether they be oilfield related, or personal injury. In accordance with that plan if the situation were of such a nature as notification to a local or provincial government agency was required then Tourmaline would communicate with the applicable agency in accordance with our ERP. Tourmaline has obtained certification that all fire extinguishers and hood suppression systems meet provincial fire code.



**Communications**

Tourmaline's proposed camp would use satellite internet as well as a cell signal boosting tower which would help to facilitate safe communications in this remote area. Further, contractors and employees are equipped with radio communications, which is the dominant form of communication in the area. Without a cell signal booster, there isn't sufficient cell service in the area. The fact that radio is the dominant form of communication and the internet is satellite provided; there is minimal impact to local communication infrastructure.

While Tourmaline recognizes there have been a number of camps, substantially larger than what we are requesting, built throughout the PRRD and that this has created challenges for the PRRD in a number of areas, Tourmaline believes that installing a work camp for our operations will actually minimize a number of those challenges, as we have identified above.

We hope the above explanations satisfy any questions you may have with respect to Tourmaline's proposed camp. However, should you have further questions or require additional information, we would be pleased to hear from you at your convenience. We look forward to your decision on our re-zoning application in due course.

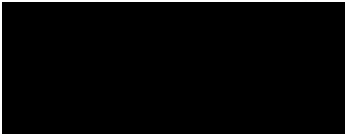
Sincerely,

**Tourmaline Oil Corp.**



Senior Surface Landman

November 4, 2016

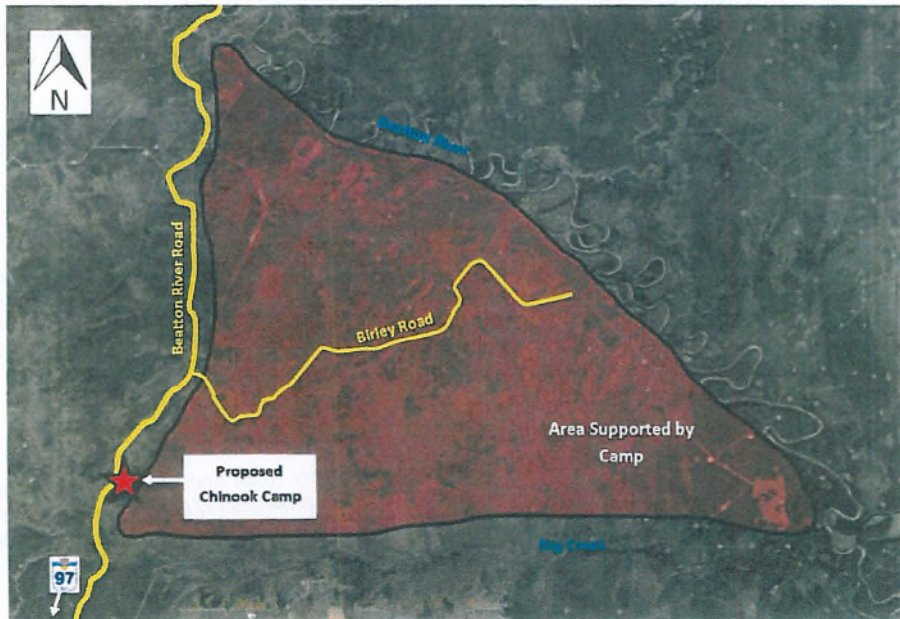


**Re. Traffic Impact Analysis for Proposed Chinook Camp**

Thank you for your request to update the traffic study concerning the Chinook Energy work camp. Our analysis and findings are outlined below.

**Site Description:**

The proposed location of the camp is an existing clearing on the east side of Beaton River Road, 3.6 km south of the Birley Road intersection, and approximately 110 km north of Fort St. John (Figure 1). The camp footprint is expected to be approximately 2.4 ha.



**Figure 1: Proposed Camp Location**



The camp is proposed to open in January 2017, and would be in operation for the foreseeable future. The typical camp occupancy is expected to be up to 100 residents at any one time, although the occupancy could increase to a maximum of 144 residents on occasion.

The purpose of the camp is to support the natural gas drilling and completions activities undertaken by Chinook Energy. The operational area supported by the camp would be between Beaton River Road, Beaton River, and Nig Creek (see Figure 1).

### Trip Generation

Camp traffic is expected to be comprised of the following:

- Camp staff: approximately 10 staff will stay at the camp as residents, providing such services as administration, maintenance, kitchen, cleaning, and medical services. The camp staff will remain on site for a few weeks, and will typically rotate in and out of the camp outside the peak hours.
- Commuting workers: at full occupancy, a maximum of 144 workers would reside in the camp. Approximately 60% of the workers are assumed to work the day shift (7am to 7pm), and the remaining 40% would work the night shift (7pm to 7am). All workers would commute by personal vehicle, with an expected occupancy of 1.5 persons per vehicle. Using these numbers, the expected trip generation is shown in Table 1.

**Table 1: Estimated Trip Generation**

	Inbound (vehicles per hour)	Outbound (vehicles per hour)
AM Peak Hour	38	58
PM Peak Hour	58	38

- Camp Visitors and Deliveries: camp guests and deliveries of fuel and supplies are expected a few times per week. The camp is planned to have its own water supply and sewage lagoon, so water/sewage trucks are not likely to be needed. Camp visitors and deliveries would typically be distributed throughout the day, and are not likely to coincide with the peak commuting hours for the camp.

### Trip Distribution:

Traffic between the camp and the work sites would use Birley Road and Beaton River Road, both of which are currently maintained by Canadian Natural Resources Ltd (CNRL). Camp traffic would rarely reach Alaska Highway 97, except for the rotation of workers every couple weeks and occasional camp deliveries and visitors. These trips are generally expected to be to and from Fort St John.



### Site Access

The camp is proposed to be accessed by an existing connection to Beaton River Road, on the outside of a curve (Figure 2). The access would be upgraded as required to accommodate the largest expected delivery truck.



Figure 2: Proposed Camp Site and Access

On a recent site visit, the sight distance looking north from the site access was confirmed to be 215 metres; this is limited by a horizontal curve. The sight distance looking south was confirmed to be 300 metres (Figure 3).

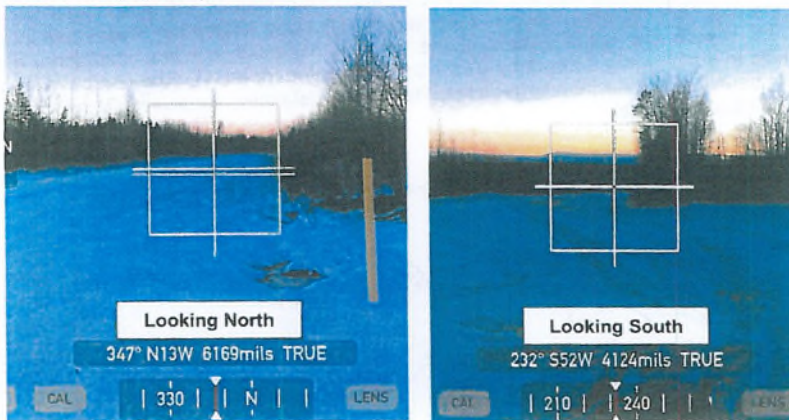


Figure 3: Sight Distance at Site Access



The sight distance looking south from the access is more than sufficient to satisfy the criteria from the Geometric Design Guide from the Transportation Association of Canada (TAC) for an 80 km/h road (Table 2). The sight distance looking north satisfies the Minimum and Decision Sight Distance criteria for a stop condition, but is slightly less than required to allow a vehicle turning south from the access to accelerate to the 80 km/h posted speed before impeding a southbound vehicle just coming into view at the time of the turning movement. However, the low volume of traffic on Beaton River Road, and the curves in the road alignment (through which vehicles would need to decelerate anyhow) should adequately mitigate this concern.

**Table 2: Sight Distance Criteria**

Criteria	Sight Distance Criteria (m)	Satisfied?	
		Looking North	Looking South
Minimum Stopping Sight Distance	140	Yes	Yes
Decision Sight Distance Condition A: Stop	155	Yes	Yes
Decision Sight Distance Condition C: Speed/Path Change	230	No	Yes
Intersection Turning Sight Distance (i.e. looking for approaching vehicles in lane being entered)	250	No	Yes

### Conclusion

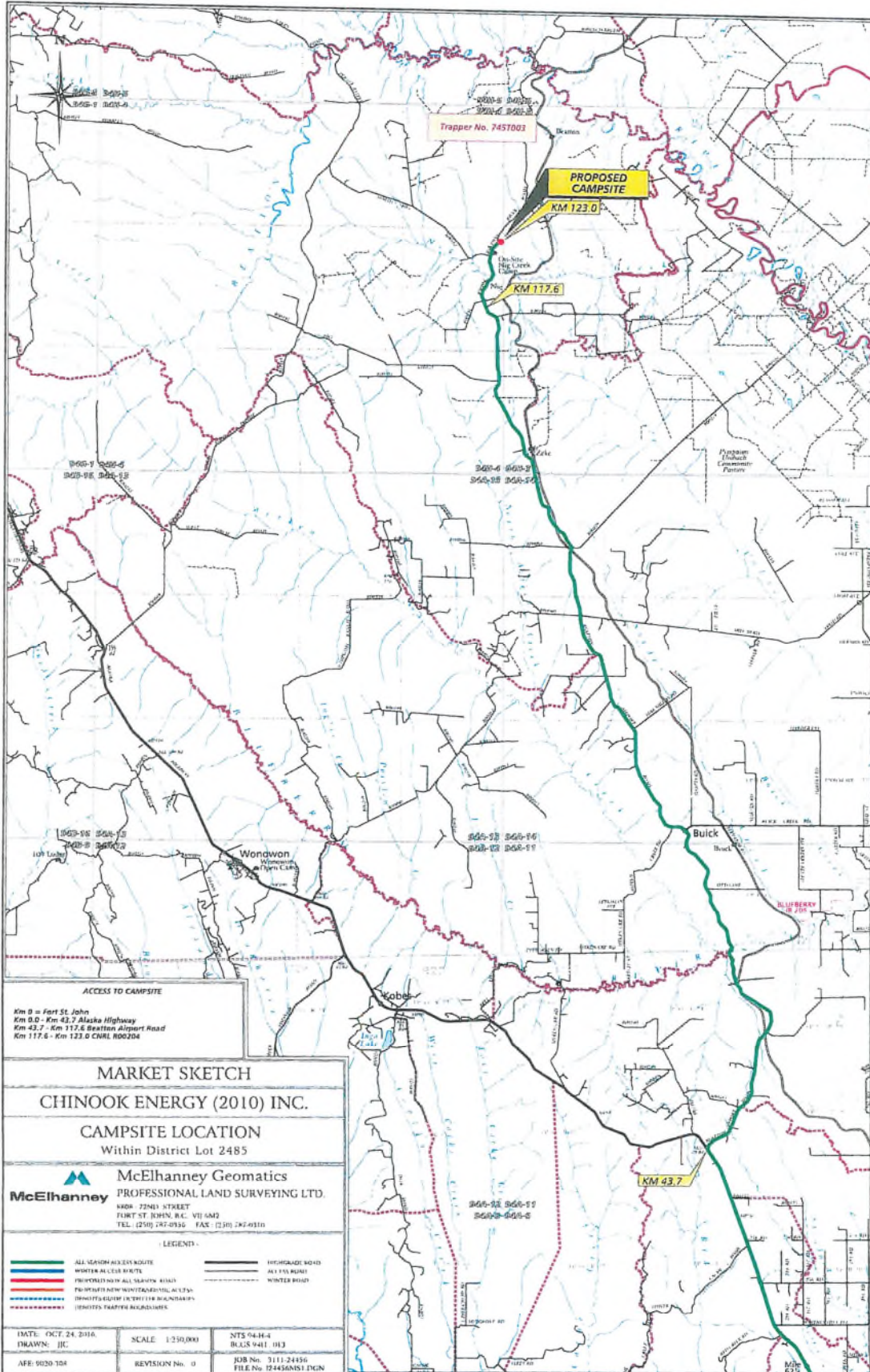
Assuming a maximum occupancy of 144, the proposed Chinook Camp is expected to generate less than 100 trips during both the morning and evening Peak Hours. With relatively low volumes of existing traffic expected to be in the area, there should be no operational issues on the surrounding road network. Furthermore, although the proposed site access is located in the middle of an "S" curve, the sight distance at the access should also be sufficient to prevent conflicts on Beaton River Road.

If the camp is not constructed, the workers would need to stay in Fort St John, or in other camps accessed via Alaska Highway 97. This would cause the estimated 100 trips in each peak hour to use the provincial highway network, especially the Highway 97/Beaton River Road intersection. For this reason, the establishment of the camp is expected to have operational and safety benefits to the highway network by displacing this commuter traffic. The camp would also be a safety benefit to the workers by reducing their travel distances, especially during winter months and hours of darkness.

If you have any questions regarding the above, please call me at 778-693-2199.

McElhannay Consulting Services Ltd.





ACCESS TO CAMPSITE  
 Km 9 - Fort St. John  
 Km 9.0 - Km 43.7 Alaska Highway  
 Km 43.7 - Km 117.6 Brafferton Alport Road  
 Km 117.6 - Km 123.0 CNRL R00204

**MARKET SKETCH**  
**CHINOOK ENERGY (2010) INC.**  
**CAMPSITE LOCATION**  
 Within District Lot 2485

**McElhanney Geomatics**  
 PROFESSIONAL LAND SURVEYING LTD.  
 4804 72ND STREET  
 FORT ST. JOHN, B.C. V7J 6M2  
 TEL: (250) 387-0936 FAX: (250) 387-0110

LEGEND

	ALL SEASON ACCESS ROUTE		HIGHWAY/RAIL ROAD
	WINTER ACCESS ROUTE		ALL TRAIL ROUTE
	PROPOSED ROUTE IN ALL SEASONS (1:100)		WINTER BRIDGE
	PROPOSED ROUTE IN WINTER (1:100)		
	PROPOSED ROUTE IN TRAIL (1:100)		
	PROPOSED ROUTE IN TRAIL (1:100)		

DATE: OCT. 24, 2010	SCALE: 1:350,000	NTS 94-164
DRAWN: JJC		BULCS 9411 013
AFE: 9020 104	REVISION No. 0	JOB No. 3111-24456
		FILE No. 124456MS1.DGN

0	Original Plan Prepared	23/09/16	DR	FC	SP
REV.	REVISIONS	DDMMYY	PC	CAO	CHKD

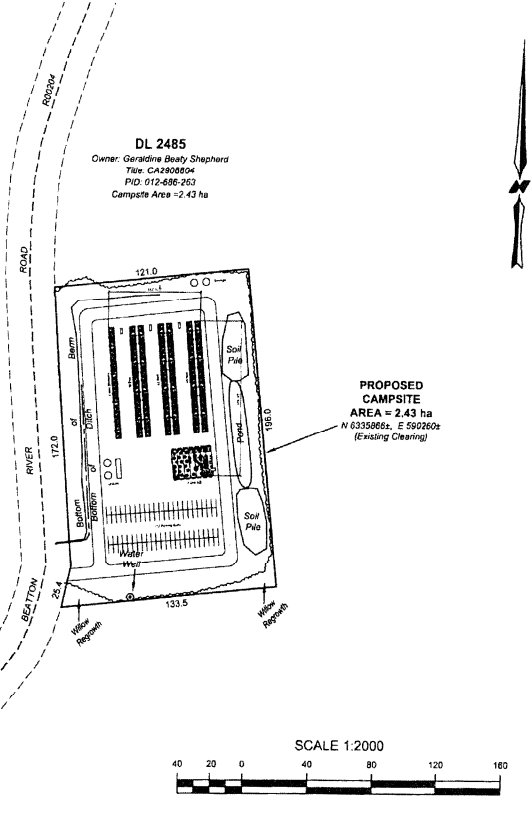
**DL 2485**  
 Owner: Geraldine Beaty Shephers  
 Title: CA2800004  
 PID: 012-686-263  
 Campsite Area = 2.43 ha

AREAS (MAXIMUM DISTURBANCE)			
DL 2485	NEW CUT	EXISTING CLEARING	TOTAL
CAMPSITE	0.00 ha	2.43 ha	2.43 ha
<b>TOTAL DISTURBANCE =</b>	<b>0.00 ha</b>	<b>2.43 ha</b>	<b>2.43 ha</b>

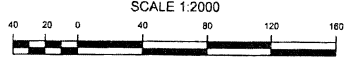
**NOTES:**  
 All coordinates shown are NAD 83 (CSRS) UTM Zone 10.  
 All coordinates shown for ancillary sites are for the centroid.  
 All dimensions are in metres and decimals thereof.  
 The proposed disturbance does not fall within the Agricultural Land Reserve.  
 The proposed disturbance does not fall within the Enhanced Management or Regulatory Policy areas of Area Based Analysis.

**LEGEND:**

	Tree Line
	Centerline Road
	Ditch
	Berm
	Water Well



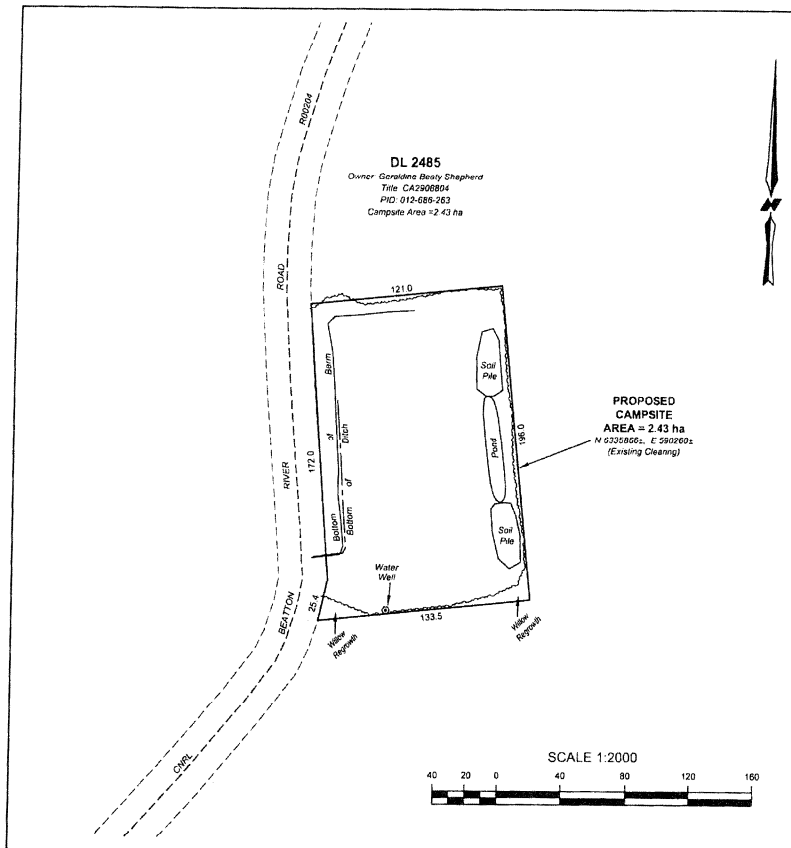
**PROPOSED CAMPSITE**  
 AREA = 2.43 ha  
 N 6335866±, E 590260±  
 (Existing Clearing)



**CHINOOK ENERGY (2010) INC.**

SKETCH PLAN SHOWING PROPOSED CAMPSITE  
 WITHIN DISTRICT LOT 2485  
 PRIVATE LAND,  
 PEACE RIVER DISTRICT

FILE:	AFE: 9020-308	BCGS: 94H_013	REVISION
	McElhanney Geomatics Professional Land Surveying Ltd. 6805 - 72 Street Fort St. John, BC Phone: (250)787-0355, Fax: (250)787-0310	SHEET: 1 OF 1 JOB No.: 311124456	<b>0</b>
		DRAWING: J24456SK1	



0	Original Plan Prepared	24/10/16	DR	FC	SP
REV.	REVISIONS	DDMMYY	PC	CAD	CHKD

AREAS (MAXIMUM DISTURBANCE)			
DL 2485	NEW CUT	EXISTING CLEARING	TOTAL
	CAMPSITE	0.00 ha	2.43 ha
	TOTAL DISTURBANCE =	0.00 ha	2.43 ha

**NOTES:**  
 All coordinates shown are NAD 83 (CSRS) UTM Zone 10.  
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**LEGEND:**

- Tree Line
- - - Centerline Road
- - - Ditch
- Berm
- ⊙ Water Well

**CHINOOK ENERGY (2010) INC.**

SKETCH PLAN SHOWING PROPOSED CAMPSITE  
 WITHIN DISTRICT LOT 2485  
 PRIVATE LAND,  
 PEACE RIVER DISTRICT

FILE:	AFE: 9020-308	BCGS: 94H . 013	REVISION
McElhannay Geomatics Professional Land Surveying Ltd. 8808 - 72 Street Fort St. John, BC Phone: (250)787-0356, Fax: (250)787-0310		SHEET: 1 OF 1 JOB No.: 311124456 DRAWING: J24456SK1	<b>0</b>



# TOURMALINE OIL CORP. INDIVIDUAL OWNERSHIP PLAN

SHOWING PROPOSED CAMPSITE

WITHIN

DL 2485

PEACE RIVER DISTRICT



OWNERS: Earl Beaty Shepherd

TITLE No.: CA9265608  
PID No.: 012-686-263

Certified correct this 26th day of August 2022.

Areas Required:

Campsite = 2.430 ha (6.005 Ac)  
Total = 2.430 ha (6.005 Ac)

Greg W. Calvert, BCLS



Scale : 1:5000  
Date : August 26, 2022  
File No.: 2213763

Rev. No. : 0  
Designed by: CC  
Drawing No.: 2213763IOP



February 16, 2023

Local Government File: 23-001 ZN

Erin Powers, Planner 1  
Peace River Regional District (PRRD)  
VIA EMAIL: [Erin.Powers@prrd.bc.ca](mailto:Erin.Powers@prrd.bc.ca)

**Re: Zoning Text Amendment – District Lot 2485, Peace River District (PID: 012-686-263) – The Subject Property**

Dear Erin,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the proposed zoning text amendment to permit a 144-person work camp and card lock fueling station for oil and gas workers on a 2.4 ha portion of the 259 ha Subject Property. From an agricultural planning perspective, Ministry staff offer the following comments:

- The southern ~70 ha of the 259 ha Subject Property is located in the Agricultural Land Reserve (ALR) and aerial imaging suggests that it is currently not under agricultural production.
- The proposed work camp is located on a portion of the Subject Property that is not within the ALR and is located approximately 1 km north of the nearest ALR boundary. Further, this location was previously used as a work camp and as such, the area is disturbed.
- Based on B.C.'s [Soil Information Finder Tool](#) (SIFT) the soil in the Subject Property has an agricultural capability rating of 80% 5C and 20% 6PT. Soils with a rating of 5 are generally limited to the production of perennial crops or other specially adapted crops and may require moderately more intensive management practices. Soils with a rating of 6 are often used for sustained natural grazing of domestic livestock and require intensive management practices to produce arable land crops. The subclass of 'C' indicates adverse climates conditions, 'P' indicates stoniness and 'T' indicates difficult topography. None of these ratings or classifications preclude the Subject Property from being used for other agricultural purposes.

- Ultimately, the proposed work camp is unlikely to have either a positive or negative impact on agriculture in the greater Peace River area.

If you have any questions or concerns about our comments, please do not hesitate to contact staff.

Sincerely,

Reed Bailey  
Land Use Planner  
Ministry of Agriculture and Food  
Phone: (778) 698-3455  
Email: [Reed.Bailey@gov.bc.ca](mailto:Reed.Bailey@gov.bc.ca)

Brenna Schilds, P.Ag  
Regional Agrologist - BC Peace  
Ministry of Agriculture and Food  
Phone: (250) 795-4101  
Email: [Brenna.Schilds@gov.bc.ca](mailto:Brenna.Schilds@gov.bc.ca)

Cc: Agricultural Land Commission – [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)

**PEACE RIVER REGIONAL DISTRICT**

**Bylaw No. 2505, 2023**

A bylaw to amend "Peace River Regional District  
Zoning Bylaw No. 1000, 1996"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1000, 1996;"

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

- 1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2505, 2023."
- 2. "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended as follows:
  - a) by adding the following text amendment to Part VI Zones, Section 36 A-2 (Large Agricultural Holdings Zone):

Part VI Zones 2. Regulations – Additional Uses

(g) The following additional use is permitted on land legally described as:

District Lot 2485

- i) 144 person closed work camp and card lock fuel sales on a ±2.43 ha. (6.00 acre) portion of the subject property

READ A FIRST TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Public Notice mailed on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Public Notice published on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Public Hearing held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

(Corporate Seal has been affixed to the original bylaw)

\_\_\_\_\_  
Leonard Hiebert,  
Chair

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2505, 2023, as adopted by the Peace River Regional District Board on \_\_\_\_\_, 2023.

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Tyra Henderson,  
Corporate Officer

