



REPORT

To: Chair and Directors

Report Number: DS-BRD-066

From: Shawn Dahlen, Chief Administrative Officer

Date: August 31, 2020

Subject: Temporary Use Permit No. 20-002

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board authorize the issuance of Temporary Use Permit No. 20-002, to allow a ±12.16 ha area of Units 19 & 29 Block, Group 93-P-11, Peace River District, to be used as a pipeline construction stockpile site and laydown yard for a three year term, expiring September 10, 2023.

BACKGROUND/RATIONALE:

Proposal

To allow for a ±12.16 ha stockpile site and laydown yard to be used by Coastal GasLink to support pipeline construction activities for a period of three years.

File Details

Agent: Coastal GasLink Pipeline Ltd.
Area: Electoral Area E
Location: Lone Prairie
Legal: Units 19 & 29 Block, Group 93-P-11 Peace River District
Lot Size: Unsurveyed Crown land

Site Context

The proposed site is situated within the Lone Prairie area, approximately 16 km south of the District of Chetwynd and along Lone Prairie Road. The proposed stockpile site is surrounded by un-surveyed Crown land.

Site Features

Land

Based on aerial photos, the site appears to be forested.

Structures

There are no structures located on the proposed site.

Access

The proposed site is accessed via Lone Prairie Road.

CLI Soil Rating

Soil on the property is a combination of 7⁸_{tp}6²_t. Class 7 soils have no capacity of arable culture or permanent pasture. Class 6 soils are capable only for producing perennial forage crops and improvement practices are not feasible.

Comments & ObservationsApplicant

Coastal GasLink Pipeline Ltd. intends to use the proposed site for a temporary stockpile site and laydown yard for pipeline construction activities. Materials associated with these uses can include pipe truck/trailers, cranes, bulldozers, excavators, front-end loaders, pickup truck, water trucks, fuel trucks, side booms, tractor-trailers, and delivery vehicles.

Agricultural Land Reserve (ALR)

The proposed site is outside the Agricultural Land Reserve.

Official Community Plan (OCP)

The proposed site is designated as Agriculture-Rural within the PRRD Rural Official Community Plan, Bylaw No. 1940, 2011, within which agricultural is the principle use of land. Section 18 Policy 1 states Temporary Use Permits may be considered throughout the entire OCP area.

In addition, the proposed site is contained within the Preservation Area, which identifies areas in which there may be natural hazards (such as flooding, landslides or wildfires). Section 17 Policy 1 states that as areas become known and verified as hazardous, that development be directed away from these areas or managed in a manner that reduces risk to life or damage to property.

Therefore, the proposal is consistent with the Official Community Plan.

Land Use Zoning

The subject property is zoned A-2 (Large Agricultural Holdings Zone) pursuant to PRRD Zoning Bylaw No. 506, 1986. Within this zone, oil or gas production, storage, transmission or exploration are permitted.

The proposal, if approved, would comply with the policies within this Zoning Bylaw.

Fire Protection Area

The subject property is outside all Fire Protection Areas.

Mandatory Building Permit Area

The subject property is outside all Mandatory Building Permit Areas.

Development Permit Area

The subject property is outside all Development Permit Areas.

Waiver/Security

The subject property is located on Crown land, and as part of the Crown Land Application authorization, the Oil and Gas Commission (OGC) has identified various restrictions and conditions on the land that they require. Therefore, the PRRD requested neither a security nor a waiver for this TUP. Following the conclusion of the use of this site as a stockpile and laydown yard, the applicant has committed to meeting the conditions that have been identified by the OGC in the application, and which will be the responsibility of the OGC to enforce and confirm upon completion of the use of the Crown land.

Impact AnalysisContext

The proposed site is in an area that has not been previously developed.

Population & Traffic

No changes to population are anticipated.

Possible traffic impacts have been raised, particularly with regards to site activities and vehicle traffic; including school buses, along Lone Prairie Road. A high level Traffic Management Plan for the entire project, prepared in September, 2019, was provided after the referral period for this TUP concluded. However, it does not address the specific concerns raised for this proposed site. In follow-up conversations with the applicant, it was noted that no traffic plan has been specifically developed for the Lone Prairie Road, but the applicant has indicated that the overarching Traffic Management Plan will be adhered to. In addition, the applicant has indicated that the contractor will escort school buses along the Lone Prairie route to mitigate any increases in traffic where possible.

Sewage & Water

There is no sewage disposal or water supply necessary for the proposed project.

Comments Received from Municipalities & Provincial AgenciesNorthern Health

Has no objections provided that the proponent must not cause a health hazard during construction and operation of stockpile at the proposed site.

Ministry of Transportation and Infrastructure

While the Ministry did not see the recently submitted Traffic Management Plan (September 2019) as part of the referral, as it was provided after the fact, the Ministry had no objections to this application.

Chetwynd Fire Department

No objections.

Comments Received from the Public

Public notification was issued in accordance with the *Local Government Act*. At the time of finalizing this report, no comments from the public had been received. Should any be submitted prior to the September 10, 2020 Board Meeting, they will be reported verbally and attached as late items to the report as an addendum to the Agenda.

Summary of Procedure

In preparation for consideration of Temporary Use Permit No. 20-002, Development Services staff conducted the following activities in accordance with the *Local Government Act*:

- September 3, 2020 Notice on intent to consider advertised in the Northern Horizon
- September 4, 2020 Notice of intent to consider advertised in Chetwynd Coffee Talk Express

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Temporary Use Permit No. 20-002, to allow a ±12.16 ha area of Units 19 & 29 Block, Group 93-P-11, Peace River District, to be used as a pipeline construction stockpile site and laydown yard for a three year term, expiring September 10, 2023.
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 outcome of the Regional Board's decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Maps
2. Application
3. Comments Received from Municipalities & Provincial Agencies
4. Comments Received from Electoral Area Director
5. Public Notification for Temporary Use Permit No. 20-002
6. Draft Temporary Use Permit No. 20-002