



# REPORT

To: Chair and Directors

Report Number: DS-BRD-430

From: Development Services

Date: September 12, 2024

**Subject: Zoning Amendment Bylaw No. 2554, 2024, PRRD File No. 24-005 ZN**

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## **RECOMMENDATION: [Corporate Unweighted]**

That the Regional Board give Peace River Regional District Zoning Amendment Bylaw No. 2554, 2024 to permit a 276-person work camp and card lock fuel station on a ±8.87 ha portion of the property identified as PID 018-784-534, first and second readings; further

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

## **BACKGROUND/RATIONALE:**

### **Proposal**

To permit a 276-person work camp and card lock fueling station on a ±8.87 ha portion of the property. The camp is currently in operation under a Temporary Use Permit renewal, which will expire in 2027. The applicant anticipates that the camp will need to be in operation past 2027 therefore is seeking this zoning amendment.

### **Rationale**

Support is being recommended as the proposal is consistent with the Official Community Plan and the work camp has been in operation for three (3) years with no complaints received by the PRRD.

### **File Details**

Owner: Gregory Michael Coates, Personal Representative of the Estate of Agnes Adelaide Harasmyk  
Agent: Canada West Land Services Ltd.  
Area: Electoral Area B  
Location: Farrell Creek  
Legal: The North West 1/4 of Section 17 Township 84 Range 24 West of the 6th Meridian Peace River District  
PID: 018-784-534  
Lot Size: 66.16 ha (163.48 ac)

### **Background**

November 4, 2021 – The Regional Board authorized issuance of Temporary Use Permit No. 21-006 for a 276-person work camp for a term of three (3) years.

January 2024 – The Regional Board authorized issuance of Temporary Use Permit No. 23-004 for a Cardlock Fuel Sales facility for a term of three (3) years.

August 2024 – The Regional Board authorized issuance of Temporary Use Permit No. 24-002 for a 276-person work camp for a term of another three (3) years.

### **Site Context**

The property is about 30 km northeast of Hudson’s Hope, 18 km north of Farrell Creek, and 55 km west of Fort St. John. The surrounding uses are all agriculture.

### Official Community Plan (OCP)

Pursuant to the Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Ag-Rural (Agriculture Rural). Land within this designation should be used for agriculture. The minimum parcel size should be 63 ha (155 ac). Section 15, Policy 20 of the OCP states that oil & gas production facilities may be considered within Ag-rural designation. Section 18, Policy 7 thereof states “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.”

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

### Land Use Zoning

Pursuant to Zoning Bylaw No. 1000, 1996, the subject property is zoned A-2 (Large Agricultural Holdings Zone). Land within this zone may be used for agriculture and residential. The minimum parcel size is 63 ha (155 ac). The proposed use does not comply with the Zoning Bylaw because temporary worker camps exceeding 30 people are not permitted in the A-2 Zone.

Therefore, this zoning amendment is required.

### **Impact Analysis**

#### Context

The proposed land use is consistent with the surrounding land uses as there is a lot of oil and gas activity in the surrounding areas.

#### Population & Traffic

No change is anticipated.

#### Sewage & Water

There is a water treatment plant on site to treat water obtained from a drilled water well. For sewer, there is a waste water treatment plant on site that includes onsite storage tanks. If the storage tanks fail, ARC will haul sewage to Fort St. John waste management facility.

### **Site Features**

#### Land

The northeast portion of the property is treed but the southwest portion of the property where the worker camp exists is mainly cleared.

### Structures

The proposed work camp and card lock fuel station already exist on the property, as they were previously permitted through a Temporary Use Permit.

### Access

The property can be accessed off a through road that connects from Harasmyk Ave.

### Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 3<sup>8</sup>x4<sup>2</sup>w. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Subclass x denotes soils having a limitation resulting from the cumulative effect of two or more adverse characteristics.

Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices. Subclass w denotes excess water.

### **Comments & Considerations**

#### Fire Protection Area

The subject property is outside 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 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, the charge is not applicable because no new residential lots are proposed.

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

#### Bylaw Enforcement Officer

Interests unaffected.

#### GIS

No concerns.

#### ALC

As the premise for these temporary work camps, was their temporary nature, then the ALC does not support any "permanent" rezoning of these sites, even though the OGC may have permitted them.

Archeology Branch

According to Provincial records, there are no known archaeological sites recorded on the subject property.

Ministry of Agriculture

See attached letter.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- Not Applicable to Strategic Plan

**COMMUNICATIONS CONSIDERATION(S):**

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

**OTHER CONSIDERATION(S):**

None at this time.

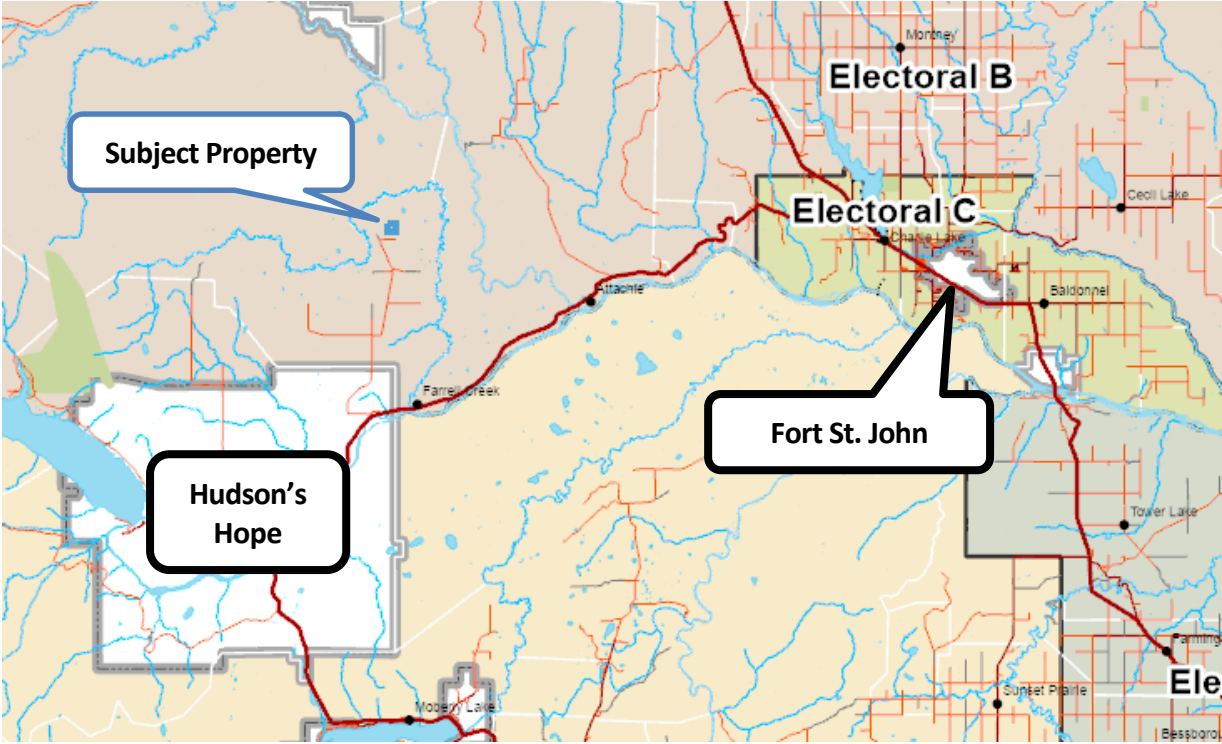
Attachments:

1. Zoning Amendment Bylaw No. 2554, 2024
2. Maps, PRRD File No. 24-005 ZN
3. Application, PRRD File No. 24-005 ZN
4. Comments Received from Municipalities and Provincial Agencies, PRRD File No. 24-005 ZN

External Links:

1. [August 15, 2024 Regional Board Meeting](#) – See Item 8.12 “Temporary Use Permit No. 24-002, DS-BRD-421”

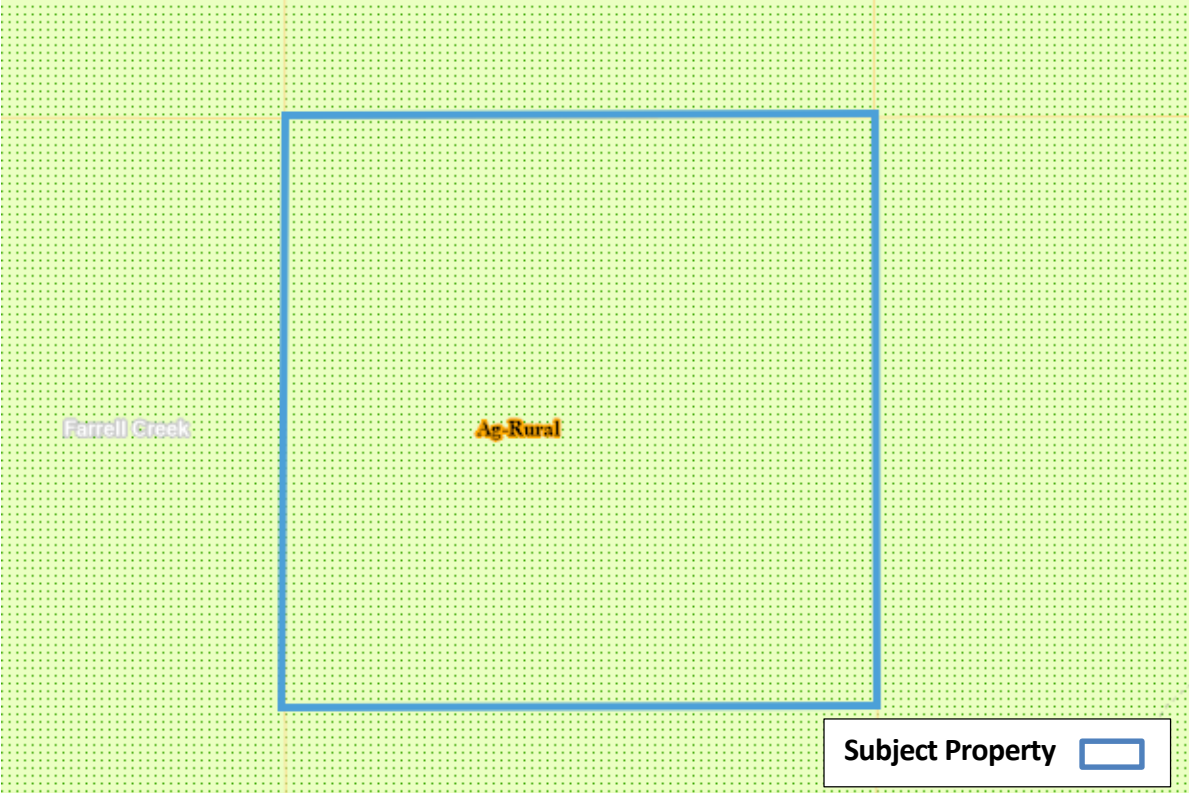
**Location:** Farrell Creek area



**Aerial imagery**



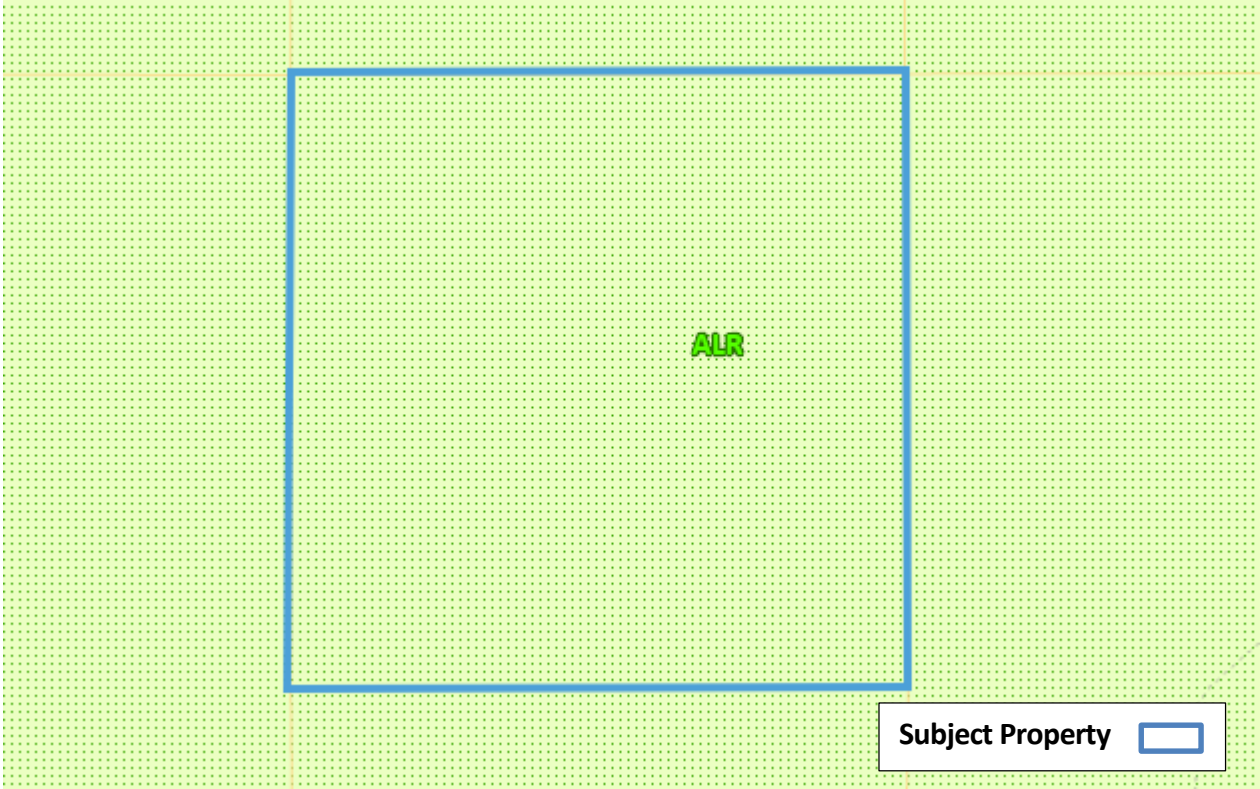
**PRRD Rural Official Community Plan Bylaw No. 1940, 2011: Agriculture-Rural**



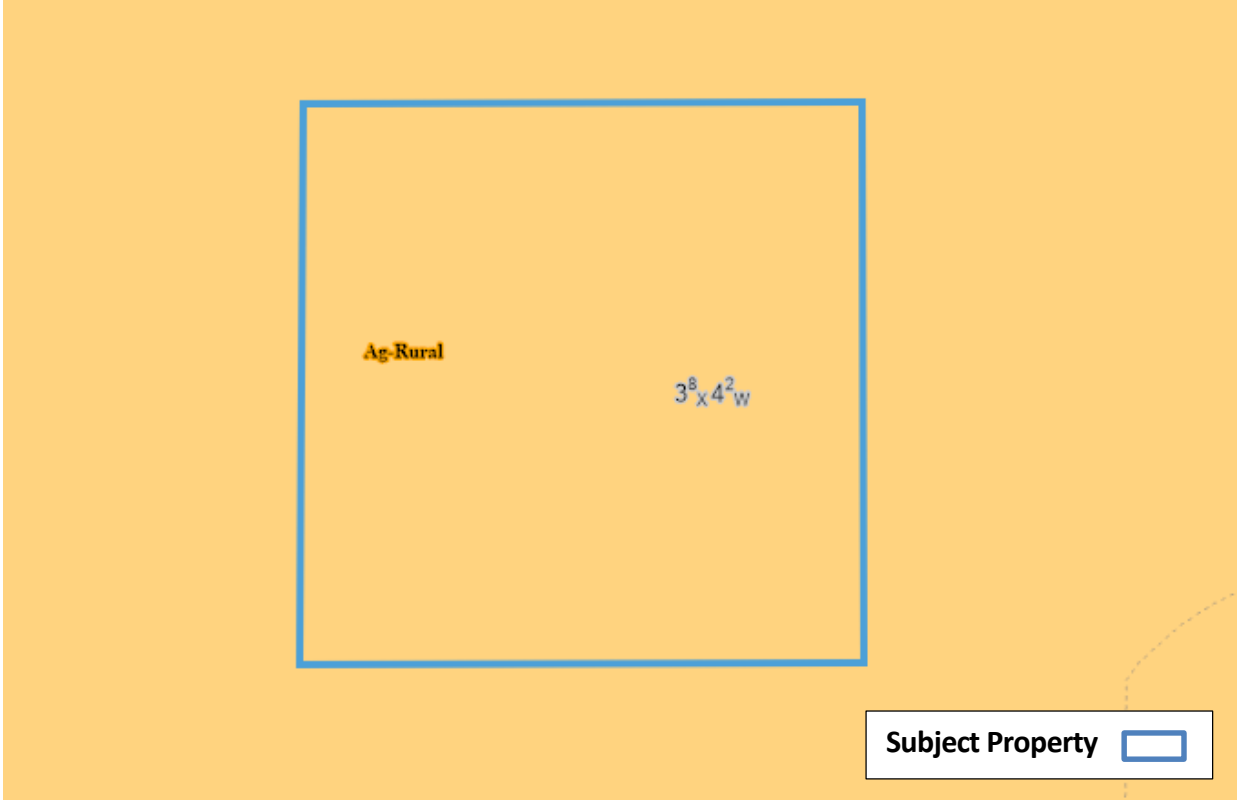
**PRRD Zoning Bylaw No. 1000, 1996: Large Agricultural Holdings Zone (A-2)**



**Agricultural Land Reserve: Within**



CLI Soil Classification:  $3^8 \times 4^2 W$





For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

## Application for Development

### 1. TYPE OF APPLICATION

	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment*	\$ 1,150.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment* #	\$ 800.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
<input type="checkbox"/> Temporary Use Permit*	\$ 500.00
<input type="checkbox"/> Temporary Use Permit Renewal	\$ 350.00
<input type="checkbox"/> Development Permit #	\$ 165.00
<input type="checkbox"/> Development Variance Permit	\$ 165.00

\* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

# Contaminated Site Declaration Form required for this application type.

<input type="checkbox"/> Exclusion from the Agricultural Land Reserve (Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)	\$ 1,500.00
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### 2. PLEASE PRINT

Property Owner's Name Gregory Michael Coates, Personal Representative of the Estate of Agnes Adelaide Harasymyk	Authorized Agent of Owner (if applicable) <b>Canada West Land Services Ltd.</b>
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village: [REDACTED]	City/Town/Village: [REDACTED]
Postal Code: [REDACTED]	Postal Code: [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

#### 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*.



**3. PROPERTY DESCRIPTION**

Full legal description and PID of each property under application	Area of each lot	
THE NORTHWEST 1/4 OF SECTION 17 TOWNSHIP 84 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT	66.16/163.48	ha./acres
		ha./acres
		ha./acres
	TOTAL AREA 66.16/163.48	ha./acres

**4. Civic Address or location of property:** \_\_\_\_\_

**5. PARTICULARS OF PROPOSED AMENDMENT**

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

Official Community Plan (OCP) Bylaw amendment:

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

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

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

Zoning Bylaw amendment:

Existing zone: Bylaw No. 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 276 person camp that has been authorized under 21-006. A card lock fuel station for use in connection with the camp has been issued under 23-004. The land is otherwise vacant and no buildings or developments are located on the parcel. Well site access runs along the NW boundary of the parcel.

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

(a) North Vacant private land with some existing oil and gas development

(b) East Occupied private land where a home and farm is located

(c) South Vacant private land with some existing oil and gas development

(d) West Vacant private land with some existing oil and gas development

8. Describe your proposal. Attach a separate sheet if necessary:

Area for campsite and card lock are cleared as they were previously used as a temporary worker camp and card lock.

See attached supplement.

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

Area for campsite and card lock are cleared as they were previously used as a temporary worker camp and card lock.

See attached supplement.

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10. Describe the proposed and/or existing means of sewage disposal for the property:

Please see attached.

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11. Describe the proposed and/or existing means of water supply for the property:

Please see attached.

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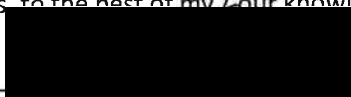
**THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/APPLICATION:**

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 the following:
  - (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 and size of existing buildings and structures on the subject property, with distances to property lines;
  - (d) the location and size 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 survey 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


JUNE 14/2024  
Date signed

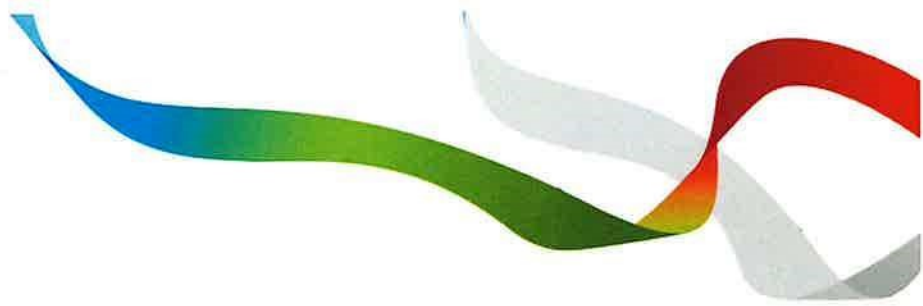
\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
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.

Gregory Michael Coates, Personal Representative of the Estate of Agnes Adelaide Harasmyk	
I / We	_____ and _____ (name of landowner) (name of landowner)
Canada West Land Services Ltd. _____ to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner:	 Date: <u>JUNE 14/2024</u>
Signature of Owner:	Date:



**CONTAMINATED SITE DECLARATION FORM**

I, Gregory Michael Coates, Personal Representative of the Estate of Agnes Adelaide Harasymyk, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

**Legal Description(s):**

THE NORTHWEST 1/4 OF SECTION 17 TOWNSHIP 84 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT

**Please check only one:**

- I have read [Schedule 2](#) and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in [Schedule 2](#) of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.
- I have read [Schedule 2](#) and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.  
\*Please contact staff to submit a "site disclosure statement" at [planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.

\_\_\_\_\_  
Owner/Agent 14/06/2024  
dd mm yyyy

\_\_\_\_\_  
Owner/Agent \_/\_/\_/  
dd mm yyyy

For more information, please visit the ministry's *Identification of Contaminated Sites* webpage or e-mail [SiteID@gov.bc.ca](mailto:SiteID@gov.bc.ca)

Excerpt from "Development Application Procedures, Fees and Delegation Bylaw No. 2449, 2021."

**Section 6 – Public Notice Sign Requirements**

1. A development application sign shall be posted on the subject property for any parcel that is that are subject to an application for:
  - a) Amendment to an Official Community Plan and / or Zoning bylaw; or
  - b) Temporary Use Permit.
  
2. The Peace River Regional District shall provide the applicant with a development application sign which shall be posted by the applicant on the subject property as outlined below:
  - a) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;
  - b) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;
  - c) The sign shall be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway, road or lane;
  - d) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
  - e) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuance of the permit, as the case may be, and shall be removed within fourteen (14) days after the decision(s) of the Regional Board on the said application. Applicants are encouraged to dispose of the signs by recycling them.
  - f) Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the Public Hearing and / or Board decision process;
  - g) Any additional notification costs incurred by the Regional District as a result of the applicant failing to post the required sign shall be payable by the applicant prior to advertising of the Public Hearing or delivering public notification;
  - h) Where a sign required by this bylaw is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any bylaw that is the subject of the relevant application and Public Hearing shall not be impacted;
  - i) If a land owner receives any written comments regarding the land use application, those comments must be delivered to the Peace River Regional District office as soon as they are received so that this information may be considered with the subject application.

September 8, 2021

PEACE RIVER REGIONAL DISTRICT  
P.O. BOX 810  
1981 ALASKA AVE  
DAWSON CREEK, BC V1G 4H8

ATTENTION: LAND USE PLANNER

**Re: ARC Resources Ltd.  
Proposed Attachie Campsite Within NW 17-84-24 W6M  
ARC - 2364**

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ARC Resources Ltd. (ARC) is applying for a Temporary Use Permit (TUP) for the purpose of constructing a closed, dry 276 man camp on private land within the NW ¼ 17-84-24 W6M. The site is located within a partial clearing and will require 8.50 ha of new cut. ARC is applying for the TUP for a three year term. The site is located in the Attachie/Farrell area approximately 34.61 km northeast of Hudson's Hope or 57.30 km from Fort St. John.

ARC is focusing on the development of the Montney formation in northeastern BC. ARC has substantial mineral holdings in the area and has multi-year plans to develop those minerals. The proposed camp would help facilitate the development of their assets.

In order to cost effectively and safely develop their assets, ARC requires the ability to house its drilling, completions, facility construction workers and employees directly in the area of operations. There are several reasons why ARC requires the ability to house its workers in the area of operations, which reasons are outlined below:

- During winter conditions, the highways and other access roads can be very rough with lots of oilfield traffic. This increases the accident risk to the workers having to commute from Hudson's Hope, Fort St. John and other rural communities. There is limited cellular service along some of the roads, so in the event of an accident or other weather-related incidents (sliding off the road), emergency response can be a significant challenge. Having a worker camp in the area would mitigate unnecessary risks for the contractors and workers.
- As a result of the commute times for the majority of individuals and the nature of drilling operations being 24 hour operations, ARC would be required to run three 8 hour drilling crews instead of the standard two 12 hour crews. This would impose significantly more vehicle trips adding to the stress on the local and rural transportation infrastructure. Further this would work to increase the cost of ARC's drilling operations materially. In a time of depressed commodity prices, ARC's capital budget can't support this type of operation. With no work camp, ARC would experience a material limitation on its ability to develop its assets and grow as a company, which would have a negative effect on stakeholders, shareholders with a ripple affect on the local employment and economy.
- Housing workers in our area of operations allows for better response times in the event of an emergency since the necessary medical and technical people would be in the immediate area to respond to any emergency.
- As ARC's proposed camp will be a dry camp, ARC is able to ensure that it's employees and workers are in compliance with health and safety policies.
- During storms or bad weather, local highways and roads at times become impassible and are often shut down. This can put our operations and personnel at risk should a shift change not be able to take place. In addition, ARC would have to shut down operations which carries with it numerous safety risks and serves to further escalate costs.

ARC can offer the following further details about the proposed camp:

## **WATER**

ARC plans to install a water treatment plant on site to treat water obtained from a drilled water well. The water is plentiful in yield but requires significant iron reduction and softening in order to make the water useful for general showering, laundry and housekeeping. The drinking and food preparation water will be treated additionally to yield high purity water, comparable to bottled water.

At the well water will be pumped from the well through the system up to 18 U.S. gallons per minute at 75 psi to the inlet of the water treatment building.

The treatment system will include iron filtration, the reported iron level is considered significant and in order to remove the iron two stages of reduction will be implemented. The initial stage shall utilize three 14x65 neutralizer vessels containing magnesium oxide and calcium carbonate. This will stabilize the pH condition and also strip over half of the iron from the water. During the sequential back-washing/cleaning of the media bed, clean water piped over from the water storage building shall be utilized. This will enable the media bed much greater efficiency (removal of iron).

The second stage shall utilize three 14x65 manganese greensand vessels to complete the removal of iron and manganese. Potassium permanganate shall be proportioned into the water at approximately 15 mg/L by a frequency controlled proportioning pump. Contact time shall allow the permanganate approximately three minutes of contact prior to entering the filtration vessels. We shall see complete oxidation and filtration of the dissolved iron and manganese from the water using the technique. Just as in the first stage the media beds shall be back-washed sequentially with clean water from the treated water tank storage.

Following filtration the water will be softened using a duplex alternating softener typical softening salt shall be used as the regenerant. To safeguard against growth of algae, bacteria, mold, etc during storage, the treated water shall be supplemented with a residual of the sodium hypochlorite solution through a frequency driven chemical pump. A residual 1-1.5 mg/L of free chlorine shall maintain the waters integrity.

## **SEWER**

ARC plans to install a waste water treatment plant on site that will included onsite storage tanks. If the storage tanks fail Arc will haul sewage to Fort St. John waste management facility.

## **TRANSPORTATION**

McElhanney Consulting Services Ltd. (McElhanney) has engaged with the Ministry of Transportation and Infrastructure regarding the traffic impact analysis for the proposed camp. No traffic impact analysis is required as per the information provided in the Traffic Information email of September 2, 2021.

## **HOUSING**

ARC's proposed camp would consist of 8 all weather, skidded modular complexes and utilities equipment. There will be a 16 unit kitchen/dining/management office complex with the ability to seat 100 people and will offer men's and women's washrooms. ARC plans to have eight 30-bed executive style dorm sleeper units. Guest will enjoy private washrooms, in-room satellite entertainment and lockable cabinetry. The camp will have a fitness center with a large variety of weight and cardio equipment. There will also be a recreation room with gaming equipment, large TVs and comfortable seating.

Services for the camp will be connected to withstand the elements and mitigate spill risk. Each complex will tie into the potable water plant, sewer plant, diesel generators for power and LPG bullets for heating. The associated parking will consist of 60 marked parking stalls.

## **POLICING**

ARC's camp has a staff of approximately 34 people with an onsite Camp Manager. Arc's operations being largely 24-hour operations when the camp is manned, helps reduce the need for onsite security personnel since all the workers present are either directly or indirectly employed by ARC. Further, the fact that the proposed camp will be a dry camp, helps reduce any potential issues associated with drugs or alcohol consumption. There are no weapons allowed in ARC's camp and hunting is strictly prohibited. Due to the remote location and as the camp will be located on private land, ARC does not anticipate any issues requiring any police response.

There will be a guard shack located at the entrance with a day and a night shift worker to track vehicles entering/exiting the location as well as support the camp staff in the event that a security event arises.

### **SOCIAL**

ARC will have 1 onsite medic 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**

Please see attached Schedule A.

### **SOLID WASTE**

ARC will have recycling bins on site and 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 and garbage will be trucked off site for disposal at Fort St. John or Hudson's Hope Landfill. Beverage containers will be collected and removed from the camp via grocery truck and recycled at their distribution hub.

### **EMERGENCY MANAGEMENT**

ARC has comprehensive health and safety policies in place that govern the conduct at its camps. Further, ARC has in place with the OGC a Corporate Emergency Response Plan (ERP) which outlines their responses to emergency situations, whether they be oilfield related, or personal injury. In accordance with that plan, if required, notification to the local or provincial government agency would be communicated. ARC has obtained certification that all fire extinguishers and hood suppression systems meet provincial fire code.

### **COMMUNICATION**

ARC's proposed camp would use satellite internet as well as a cell signal booster tower which would help to facilitate safe communications in the area. Further, contractors and employees are equipped with radio communications, which is the dominant form of communication in the area. Since radio is the dominant form of communication and the internet is satellite provided, there is minimal impact to local communication infrastructure.

### **BC ASSESSMENT**

Notification has been sent to the BC Assessment office informing them of the proposed camp, the size of the camp and the intent to apply for a TUP with the PRRD.

We hope that the above explanation satisfies any questions that you may have with respect to ARC's proposed camp. Should you have further questions or require additional information, please contact Kevin Krall at:

Direct Line: (403) 509-7226  
Fax: (403) 509-7226  
Email: [kkrall@arcresources.com](mailto:kkrall@arcresources.com)

**ARC's emergency number is (403) 292-0434.**

Yours truly,  
ARC Resources Ltd

  
Kevin Krall  
Senior Surface Landman





Search

Find Data

2 Harasmyk... ☰ ×



Click or tap a location on the map to learn v



I want to...



Agricultural

S 1/2  
Sec 19

SW 1/4  
Sec 20

PROPOSED  
WATER HUB  
(100105828)  
(McElhanney J25398SK1)

Non-Classified  
Drainages

FTA  
CUTBLOCK  
ACTIVE  
L49667 1

PROPOSED ARC RESOURCES ROAD (J25219WS1)

PROPOSED ARC RESOURCES PIPELINE (J25457A3)

CAUTION  
Buried Pipe

NW 1/4  
Sec 17

Owner: Agnes Adelaide Harasymyk  
Title: CA6764985  
PID: 018-784-534  
Campsite Area = 8.87 ha

Land

Sec 18

Tp 84

R 24

W6M

SW 1/4  
Sec 17

ARC REF  
PLAN EPP24586

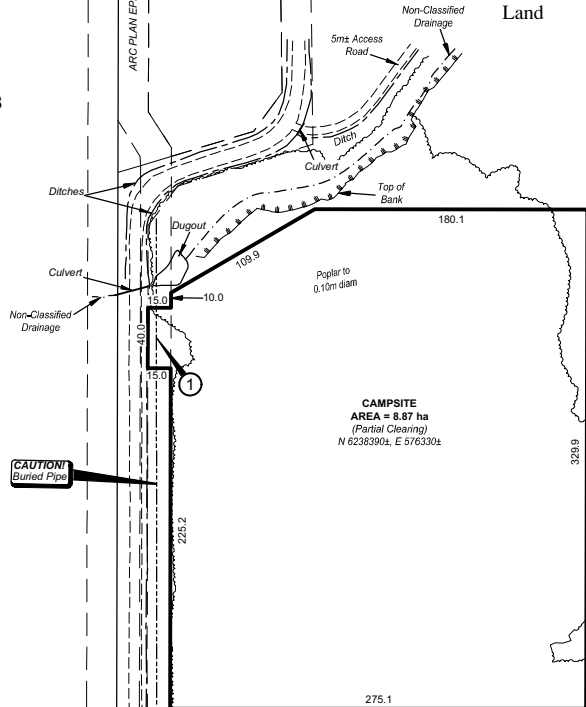
ARC PLAN  
EPP45007

PROPOSED ARC  
STORAGE SITE  
(J25600SK2)

PROPOSED ARC RESOURCES PIPELINE (J25457A3)

ARC PLAN EPP45007

ARC REF PLAN EPP24586



3	Revised Campsite	11/04/19	BRD	SK
2	Added Topography	07/01/19	NMA	SP
1	Moved Campsite	21/12/18	NMA	SP
0	Original Plan Prepared	29/11/18	NMA	SP
REV.	REVISIONS	DD/MM/YY	CAD	CHKD

AREAS (MAXIMUM DISTURBANCE)			
	NEW CUT	EXISTING CLEARING	TOTAL
CAMPSITE	8.50 ha	0.37 ha	8.87 ha
<b>TOTAL DISTURBANCE =</b>	<b>8.50 ha</b>	<b>0.37 ha</b>	<b>8.87 ha</b>

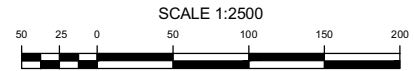
PROPOSED CAMPSITE DISTURBANCE FALLS WITHIN THE AGRICULTURAL LAND RESERVE  
 Sec 17, Tp 84, R 24, W6M  
 EXISTING NON-FARM USE = 11.01 ha  
 PROPOSED NON-FARM USE = 8.87 ha  
 TOTAL AREA = 19.88 ha

**NOTES:**  
 All coordinates shown are NAD 83 (CSRS) UTM Zone 10.  
 Coordinates shown are for the centroid.  
 All dimensions are in metres and decimals thereof.  
 The proposed disturbance falls 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
- Bank
- Road Shoulder
- Ditch
- Non-Classified Drainage
- Buried Pipe
- Cutblock Boundary

TABLE OF CROSSINGS			
No.	DESCRIPTION	NORTHING	EASTING
1	Buried Pipe within Arc Plan EPP45007	6238468±	576182±

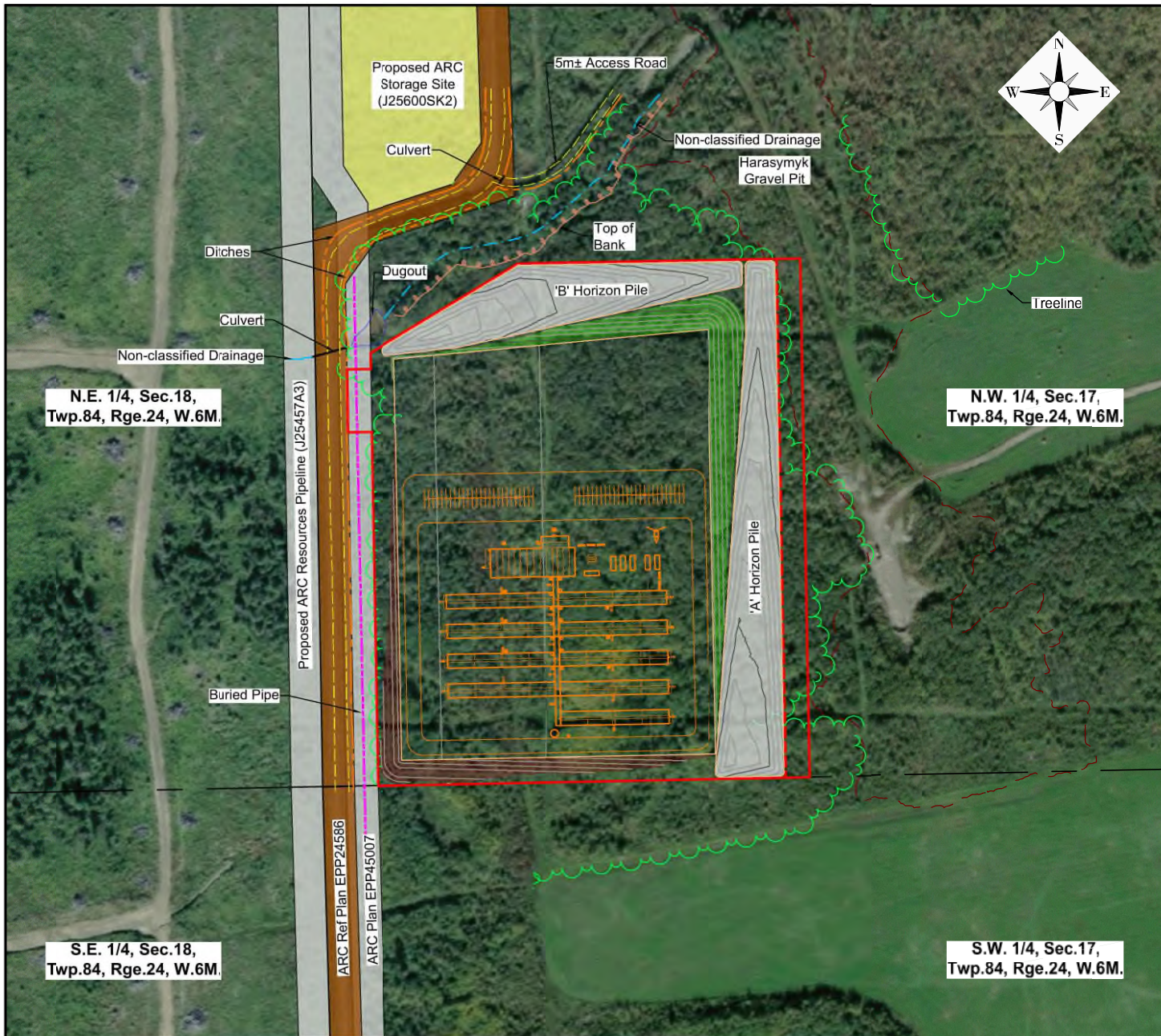


**ARC RESOURCES LTD.**

SKETCH PLAN SHOWING  
PROPOSED CAMPSITE  
WITHIN NW 1/4 Sec 17 Tp 84 R 24 W6M  
PRIVATE LAND,  
PEACE RIVER DISTRICT



ARC FILE: S13811	BCGS: 94A .022	REVISION
	McElhanney Geomatics Professional Land Surveying Ltd. 8909 - 72 Street Fort St. John, BC Phone: (250)787-0356, Fax: (250)787-0310	SHEET: 1 OF 1 JOB No.: 311125600 DRAWING: J25600SK1
		<b>3</b>

Reserve



Plan Showing Preliminary Site Model  
**ARC RESOURCES**  
**ARCHIE WAY ROAD CAMP**  
 Proposed Camp Site in  
 N.W. 1/4, Sec.17, Twp.84, Rge.24, W.6M.  
 Peace River District - British Columbia

**AERIAL OVERVIEW**  
 Background Image source World Imagery  
 Contours derived from Bare Earth LiDAR data

Proposed Final Grade (Major Interval: 5m, Minor Interval: 1m)   
 Lease Boundary:   
 Lease Area: ~8.87 ha  
 Usable Area: 200.0 x 262.5  
 Proposed Grade Slope: Cut = 3:1  
 Fill = 3:1

**PRELIMINARY  
 FOR APPROVAL ONLY**

Note:  
 The model shown in this package is purely geometric and is for volume estimation and right of way determination only. No material compaction or expansion factors, civil or other geotechnical considerations are accounted for in the design.

2		
1		
0	Prelim - Original Issue	September 2, 2021
Revision #	Revision Note	Date

**ARC RESOURCES LTD.**

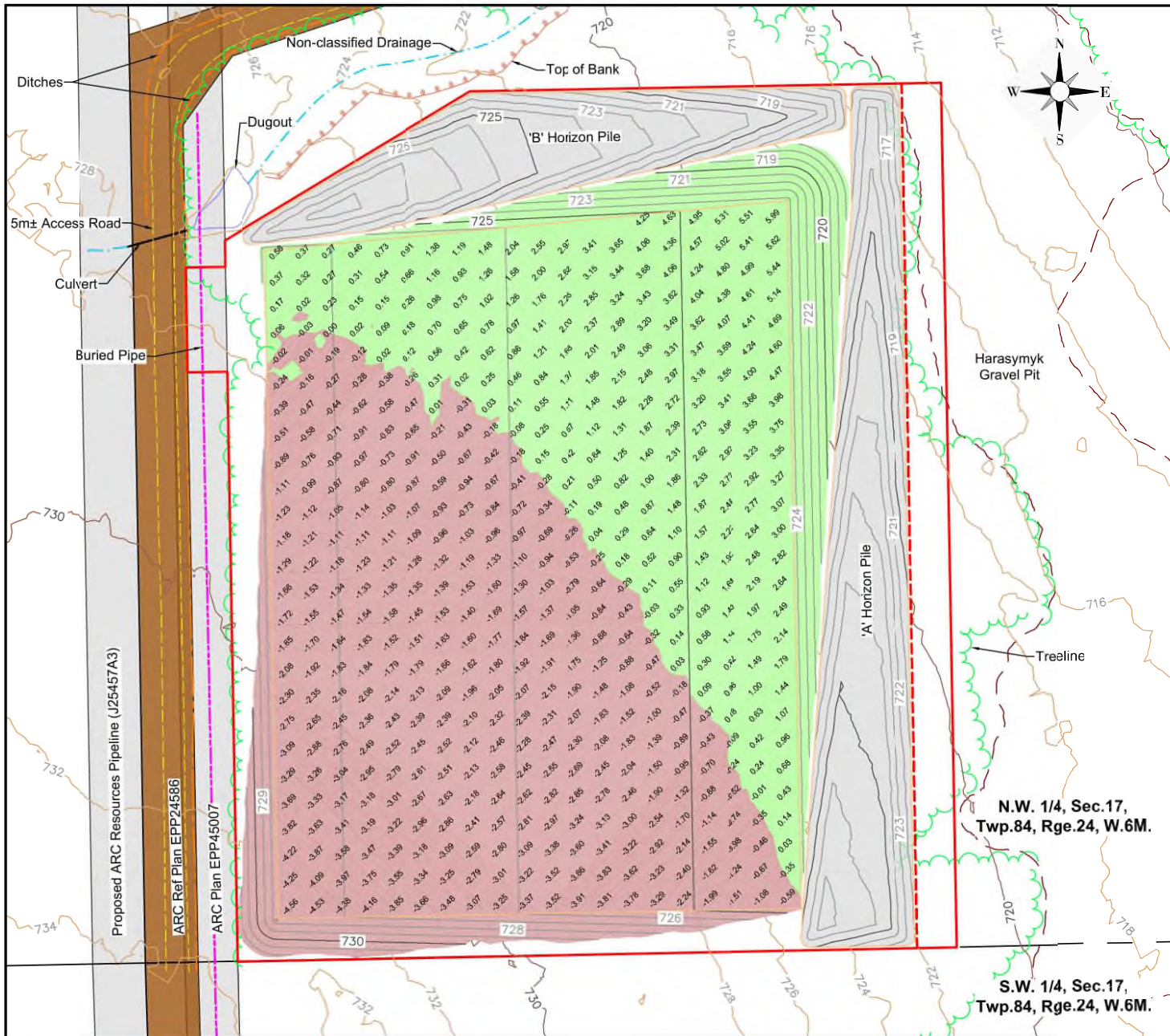
 **McElhanney**

**McElhanney Associates**  
 Land Surveying Ltd.  
 8808 - Northern Lights Drive Fort St. John, BC  
 Phone: (250)787-0356

File: CAMP\_NW-17-84-24-W6\_R0.dwg / 3111-25600 | Drafted by: BN | Checked by: LM  
 Scale: 1:2500







Plan Showing Preliminary Site Model  
**ARC RESOURCES**  
**ARCHIE WAY ROAD CAMP**  
 Proposed Camp Site in  
 N.W. 1/4, Sec.17, Twp.84, Rge.24, W.6M.  
 Peace River District - British Columbia

**CUT AND FILL ANALYSIS**

Existing Grade (Major Interval: 10m, Minor Interval: 2m)   
 Proposed Final Grade (Major Interval: 5m, Minor Interval: 1m)

MIN. ELEV.	MAX. ELEV.	AREA	COLOUR CODE
-4.68	0.00	33705.09	
0.00	6.40	27820.89	

Total Cut Volume	57941 m <sup>3</sup>
Total Fill Volume	57058 m <sup>3</sup>
Net Material	883 m <sup>3</sup>

'A' Horizon (25cm)	18521 m <sup>3</sup>
'B' Horizon (15cm)	11113 m <sup>3</sup>

**PRELIMINARY  
FOR APPROVAL ONLY**

- Note:**
- Earthwork volumes stated above are estimates only and may not reflect actual volumes on site.
  - Design elevations and cut fill depths shown are to final surface of compacted clay.
  - 'A' Horizon pile shown has 3:1 slopes and holds 19497m<sup>3</sup>.
  - 'B' Horizon pile shown has 3:1 slopes and holds 12982m<sup>3</sup>.

2		
1		
0	Prelim - Original Issue	September 2, 2021
Revision #	Revision Note	Date

**ARC RESOURCES LTD.**

<b>McElhanney</b>	<b>McElhanney Associates</b>
	Land Surveying Ltd. 8808 - Northern Lights Drive Fort St. John, BC Phone: (250)787-0396

File: CAMP\_NW-17-84-24-W6\_R0.dwg / 3111-25600 Drafted by: BN Checked by: LM  
 Scale: 1:1000 Page 3/3

Proposed ARC Resources Pipeline (J25457A3)  
 ARC Ref Plan EPP24586  
 ARC Plan EPP45007

N.W. 1/4, Sec.17,  
Twp.84, Rge.24, W.6M.

S.W. 1/4, Sec.17,  
Twp.84, Rge.24, W.6M.



August 7, 2024

Local Government File: 24-005 ZN

Adam Morton, Planner 2  
Peace River Regional District (PRRD)  
VIA EMAIL: [Adam.Morton@prrd.bc.ca](mailto:Adam.Morton@prrd.bc.ca)

**RE: Zoning Bylaw Amendment – Farrell Creek work camp and card lock fueling station (PID: 018-784-534)**

Dear Adam Morton,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the proposed zoning bylaw amendment to allow for a 276 person work camp and card lock fueling station on a ~8.5-hectare portion of the 66.16-hectare subject parcel located in north of Harasymyk Avenue near Farrell Creek.

Ministry staff offer the following comments:

- Ministry staff note that the parcel is located within a large area of Agricultural Land Reserve (ALR) and is zoned by the Regional District as Agriculture Rural (Ag-Rural).
- From further correspondence with Regional District staff, BCER letter dated June 3, 2019, confirms ALC non-farm use approval for the camp site with additional correspondence stating no concern with the card lock fuel station use. Regional District staff, however, may want to confirm this status in more detail with the ALC.
- Previous comments from Ministry staff regarding the TUP applications 21-006 and 24-002 concerning the work camp were provided to the Regional District in letters dated October 4, 2021, and August 2, 2024, attached for your convenience. Previous comments from Ministry staff regarding the TUP application 23-004 concerning the card lock fueling station were provided to the Regional District in a letter dated November 9, 2023, also attached for your convenience. Ministry staff note that these previous comments remain applicable, as far as they are relevant to this proposal.

- Ministry staff recognize the value of reducing the need for worker trips to and from Hudson's Hope and Fort St. John. Nonetheless, the impact of the proposed work camp location is unlikely to have a positive impact on the agriculture sector in the region.

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

Sincerely,

Gregory Bartle  
Land Use Planner  
Ministry of Agriculture and Food  
Phone: (778) 974-3836  
Email: [Gregory.Bartle@gov.bc.ca](mailto:Gregory.Bartle@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)

Attachments:

BC AFF response letter re PRRD TUP 21-006 dated October 4, 2021.

BC AF response letter re PRRD TUP 23-004 dated November 9, 2024.

BC AF response letter re PRRD TUP 24-002 dated August 2, 2024.

Email copy: Agriculture Land Commission - [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)





August 2, 2024

Local Government File: 24-002 TUP

Adam Morton, Planner 2  
Peace River Regional District (PRRD)  
VIA EMAIL: [Adam.Morton@prrd.bc.ca](mailto:Adam.Morton@prrd.bc.ca)

**RE: Temporary Use Permit – Farrell Creek work camp (PID: 018-784-534)**

Dear Adam Morton,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the proposed temporary use permit (TUP) to allow for a 276 person work camp on a ~8.5-hectare portion of the 66.16-hectare subject parcel located in north of Harasymyk Avenue near Farrell Creek. Ministry staff offer the following comments:

- Ministry staff note that the parcel is located within a large area of Agricultural Land Reserve (ALR), is zoned by the Regional District as Agriculture Rural (Ag-Rural), and received ALC non-farm use approval for this activity through the Oil and Gas Commission in 2019.
- Previous comments from Ministry staff regarding the TUP application 21-006 were provided to the Regional District in a letter dated October 4, 2021, attached for your convenience. Ministry staff note that these previous comments remain applicable, as far as they are relevant to this proposal.
- Ministry staff recognize the value of reducing the need for worker trips to and from Hudson's Hope and Fort St. John. Nonetheless, the impact of the proposed work camp location is unlikely to have a positive impact on the agriculture sector in the region.

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

Sincerely,

Gregory Bartle  
Land Use Planner  
Ministry of Agriculture and Food  
Phone: (778) 974-3836  
Email: [Gregory.Bartle@gov.bc.ca](mailto:Gregory.Bartle@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)

Attachment: BC AFF response letter re PRRD TUP 21-006 dated October 4, 2021.

Email copy: Agriculture Land Commission - [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)



October 4, 2021

Local Government File: #21-006 TUP

Ashley Murphey  
Planning Services Manager  
Peace River Regional District (PRRD)  
VIA EMAIL: [planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

**Re: Temporary Use Permit – Worker Camp (Attachie)**

Dear Ashley Murphey:

Thank you for providing the Ministry of Agriculture, Food and Fisheries (Ministry) with the opportunity to comment on the proposed Temporary Use Permit (TUP) application to allow a 276-person worker camp on an 8.87 hectare leased area of the subject parcel within the Agricultural Land Reserve (ALR) north-west of Attachie. Ministry staff offer the following comments:

- The Agricultural Land Reserve (ALR) is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are restricted. Consistency with all *Agricultural Land Commission Act* and ALR Use Regulation provisions regarding land use on the ALR supports a healthy provincial agriculture sector.
- Ministry staff are unclear if this non-adhering residential farm use has received approval from the Oil and Gas Commission (OGC) through the ALC/OGC Delegation Agreement, or if approval in this circumstance is required. If approval is required and has not been received, the Regional District may wish to confirm this with the OGC or ALC, and consider whether TUP approval, before receiving ALC approval, is premature.
- The application also appears to propose a significant amount of movement of fill (A and B horizon piles). Ministry staff note that this fill is probably from the adjacent identified gravel pit, however the Regional District may wish to confirm with the ALC if there are any soil and fill requirements, or other ALC conditions for approval, of this non-farm use. Removal of soil from land in the ALR without authorization may make the applicant subject to penalty or order to remediate the land.

.../2

- The agricultural capability for the subject property is rated as 70 percent Class 3 with climate as the primary limitation, and 30 percent Class 4 with mixed minor limitations and offers moderate agricultural value. Ministry staff are available to discuss viable agricultural opportunities with landowners considering pursuing farming activities on ALR land.
- Weeds can greatly reduce the productivity of agricultural areas. Under the provincial *Weed Control Act* the land occupier has a legal obligation to control noxious weeds on site. Control of both plants and seeds is required as the seeds from invasive plants can lay dormant and viable in the soil for many years and can be a serious long-term problem. The Regional District may wish to include language in the proposed TUP to ensure that a weed prevention and a control plan is in place and followed during the length of the temporary use.
- Ministry staff note that the proposed camp is located on a forested site, not previously disturbed, and that the provided Report (ARC Resources, September 8, 2021) refers to a Schedule A for reclamation (not included). Ministry staff highlight the importance, as a best practice, for topsoil to be put aside for future rehabilitation of the site. The Regional District may wish to consider a comprehensive rehabilitation plan as a condition of the TUP approval.
- With the project contributing to a network of larger scale disturbances, cumulative effects should be noted and evaluated to prevent negative impacts on the agricultural landscape and community in the area.

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

Sincerely,

Gregory Bartle  
Land Use Planner  
Ministry of Agriculture, Food and Fisheries  
Phone: 778 974-3836  
Email: [Gregory.Bartle@gov.bc.ca](mailto:Gregory.Bartle@gov.bc.ca)

Nadia Mori, P.Ag  
Regional Agrologist  
Ministry of Agriculture, Food and Fisheries  
Phone: 778 576-1196  
Email: [Nadia.Mori@gov.bc.ca](mailto:Nadia.Mori@gov.bc.ca)

Email copy: Shannon Lambie, ALC Regional Planner, [Shannon.Lambie@gov.bc.ca](mailto:Shannon.Lambie@gov.bc.ca)



November 9, 2023

Local Government File: 23-004 TUP

Devin Croin, Planner 3  
Peace River Regional District (PRRD)  
VIA EMAIL: [Devin.Croin@prrd.bc.ca](mailto:Devin.Croin@prrd.bc.ca)

**Re: Temporary Use Permit – card lock fuel station (PID: 018-784-534)**

Dear Devin,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the proposed temporary use permit (TUP) to allow for a card lock fuel station on a 66.23-hectare parcel located in the Agricultural Land Reserve (ALR).

Ministry staff offer the following comments:

- Ministry staff note that this proposal is on the same parcel as the Regional District's TUP (21-006) for a 276-person work camp in the Farrell Creek area from 2021. Ministry staff provided feedback to the TUP 21-006 application in an October 4, 2021 letter, (see attached) and note that relevant comments made regarding the application are still applicable.
- Ministry staff further note that as noted in this application, approval by the Agricultural Land Commission is required. Based on the provided information however, it is unclear if this has been achieved.
- Given the nature of the proposed use, it is unlikely to have a positive long-term impact on the agricultural sector in the region. Ministry staff, however, are available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities on ALR land. And for more information on [B.C.'s Land Matching Program](#), please visit the [Agrarians Foundation](#) organization website.

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

Sincerely,

Gregory Bartle  
Land Use Planner  
Ministry of Agriculture and Food  
Phone: (778) 974-3836  
Email: [Gregory.Bartle@gov.bc.ca](mailto:Gregory.Bartle@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)

Attached: BC AF letter dated October 4, 2021 (Re: PRRD TUP 21-006 referral)

Email copy: Agriculture Land Commission, [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)

June 3, 2019

ARC Resources Ltd.  
1200, 308 4<sup>th</sup> Avenue SW  
Calgary, AB  
T2P 0H7

Attention: Kevin Buytels

**RE: Campsite NW1/4 Section 17-84-24**  
**OGC File #: AA#100107526**  
**Date of Issuance: June 3, 2019**

Effective December 8, 2017, the Provincial Agricultural Land Commission (ALC) and the Oil and Gas Commission (OGC) entered into an Agreement (the Agreement) under section 26 of the *Agricultural Land Commission Act* (ALCA) whereby the OGC Commissioner or Deputy Commissioner was given the power to decide applications for permission for non-farm use of Agricultural Land Reserve (ALR) land within the Peace River Regional District and Northern Rockies Regional District area for oil and gas activities and ancillary activities.

This is an application by ARC Resources Ltd. for permission for non-farm use of ALR Zone 2 lands for a campsite on private land within the NW1/4 of Section 17-84-24 of the Peace River Regional District. The current land use of the site is forested upland. The total proposed disturbance associated with this application is **8.87** hectares bringing the total area of existing and approved non-farm use on the section to 19.88 hectares. The application falls within the criteria outlined in the Agreement specifically item 5 in Appendix I of the agreement) thus giving me authority to make a decision under sections 25 (1) and (2) of the ALCA.

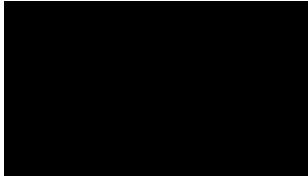
Pursuant to article 7 of the Agreement, I have considered the Schedule A Report and the Appendix II Rationale as provided by the company in their application. I am satisfied that the report and rationale are appropriate and are consistent with the Delegation Agreement and the ALCA. I am also satisfied that the local government, Peace River Regional District and the Ministry of Agriculture were provided notice of this application.

I hereby approve your application for permission for non-farm use of ALR land. This approval is subject to the conditions that, in accordance with article 6.3 of the Agreement, ARC Resources Ltd. must:

1. Implement the recommendations for soil handling and management of surface water as described in the Schedule A Report prepared by H3M Environmental Ltd. dated February 5, 2019.
2. Conduct reclamation of any area of land disturbed by the approved non-farm use in accordance with any recommendations contained in the Schedule A Report and the requirements set out in Schedule B of the Agreement:
  - (a) within 24 months of the date that the use of the area of land disturbed by the non-farm use, is no longer required for the oil and gas activity or ancillary activity; and
  - (b) submit a Schedule B Report to the Oil and Gas Commission and to the land owner(s) if the area of land is private land, in accordance within the timelines specified in the Agreement.

The property remains subject to the provisions of the ALCA and applicable regulations except as stated by this approval. This decision is solely to allow for the non-farm use of the land and does not relieve ARC Resources Ltd. of responsibility to comply with any other legislation that applies to the property or the planned activities.

Please feel free to contact Adam Kamp, 250-794-5207 or email [Adam.Kamp@bcogc.ca](mailto:Adam.Kamp@bcogc.ca) for further information.



James G. O'Hanley  
Vice President, Permit Adjudication  
BC Oil and Gas Commission

Cc: Agricultural Land Commission  
Peace River Regional District



**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2554, 2024**

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 shall be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2554, 2024."
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:

Northwest 1/4, of Section 17, Township 84, Range 24, PRD

- i) 276 person work camp and card lock fuel station on a ±8.87 ha. (21.91 acre) portion of the subject property.

READ A FIRST TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Public Notice published on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Public Hearing held on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2024.

(Corporate Seal has been affixed to the original bylaw)

\_\_\_\_\_  
Brad Sperling,  
Chair

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2554, 2024, as adopted by the Peace River Regional District Board on \_\_\_\_\_, 2024.

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

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

