



REPORT

To: Chair and Directors

Report Number: DS-BRD-481

From: Development Services

Date: April 10, 2025

Subject: Temporary Use Permit No. 25-001

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board authorize the issuance of Temporary Use Permit No. 25-001 to construct a 30-person temporary worker camp on a 10.525 ha portion of the subject property identified as PID 011-979-763 for a three-year term.

BACKGROUND/RATIONALE:

Proposal

The applicant is seeking the authorization of a Temporary Use Permit to establish and operate a closed, dry 30-person worker camp on a 10.525 ha portion of the subject property for a period of three years to provide accommodation for industrial workers.

Rationale

Approval is recommended as Section 18.1 of the Rural Official Community Plan Bylaw No. 1940, 2011 states that temporary uses may be allowed across the entire rural OCP area.

File Details

Owner: Tourmaline Oil Corp.
Agent: Prospect Land Services & Environmental
Area: Electoral Area E
Location: Big Lake
Legal: District Lot 181 Peace River District
PID: 011-979-763
Lot Size: 127.16 ha (314.21 ac)

Site Context

The subject property is located 40 km north of Chetwynd. The property is surrounded by forested crown land, agricultural land, and natural resource extraction activities. The CN railway runs parallel to the southern boundary of the subject property.

Official Community Plan (OCP)

Pursuant to the Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Agriculture-Rural (Ag-Rural). Section 7.2 states land within this designation is intended for agriculture and residential use. Section 7.3 states the minimum parcel size is 63 ha (155 ac). Section 18.1 states that pursuant to the *Local Government Act*, the entire Rural OCP area is designated as an area where temporary uses may be allowed. Temporary use permits can cover a wide range of activities including

worker camps. Section 18.11 states where a temporary use is proposed within the Agricultural Land Reserve and issuance of a temporary use permit is subject to approval of a non-farm use by the Agricultural Land Commission (ALC). The 10.525 ha area proposed for the temporary worker camp was previously used as a laydown yard that received BCER authorization pursuant to the ALC/OGC delegation. As the proposed temporary worker camp does not require new land, further authorization is not needed.

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

Land Use Zoning

Pursuant to Chetwynd Rural Area Zoning Bylaw No. 506, 1986, the subject property is zoned Large Agricultural Holdings (A-2). Section 6.11 (a) states land within this zone may be used for agriculture and oil or gas production, storage, transmission or exploration. Section 6.11 (b) states the minimum parcel size is 63 ha (155 ac). The proposal is not consistent with the Zoning Bylaw as a worker camp is not a permitted use in the A-2 zone.

Therefore, a temporary use permit is required.

Impact Analysis

Context

Oil and gas development and agricultural activities are present. No residential homes are immediately surrounding the area. The closest settlement area to the project site is the Jackfish Lake community located ±20 km south of the subject property. Conflicts are not anticipated.

Population & Traffic

No change to the permanent population is anticipated, however an increase in traffic volume is expected.

Sewage & Water

The applicant plans to install an onsite self-contained sewage treatment system and is in the process of attaining the necessary approvals from the Ministry of Health and the Ministry of Environment. If the storage tanks fail, the applicant would haul sewage to the Fort St. John waste management facility. Potable water will be trucked in as required.

Site Features

Land

The subject property is mostly cleared with a few portions of treed areas. The CN railway runs parallel to the southern boundary of the property and the Del Rio Road and Jackfish Lake Road cut across the property.

Structures

A few structures are present in the area where the worker camp is proposed. The proposed site was previously used for a laydown yard.

Access

The proposed work camp will be accessed by Del Rio Road.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 3_x and 3⁷_x4³_w. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices. Subclass X is comprised of soils having a limitation resulting from the cumulative effect of two or more adverse characteristics. Subclass W denotes excess water.

Comments & Considerations

Applicant

The applicant is proposing to construct a worker camp as it would mitigate the risks posed by workers driving in poor winter conditions and would improve operation hours.

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 outside the School District 60 School Site Acquisition Charge Area.

Comments Received from Municipalities & Provincial Agencies

Agricultural Land Commission

The proposed worker camp is exempt from requiring a non-farm use application as the combined total area occupied by the oil and gas ancillary activity is less than 20 ha, as per the ALC/BCER delegation agreement.

BC Hydro

There are no objections in principle to the proposal. BC Hydro and TELUS will require a blanket SRW for existing distribution overhead deficiencies and proposed new works. BC Hydro wants to ensure that Building Permits do not get issued that allow for encroachment of buildings into the safety clearance zones required around existing bare utility conductors. The comments have been forwarded to the applicant.

Ministry of Food and Agriculture

Ministry staff recommend the applicant produce a new environmental assessment and reclamation plan. Ministry letter is attached.

Ministry of Transportation and Transit

The Ministry is in support of the proposal. The applicant will require an Access, Resource and Industrial Road permit. The comments have been forwarded to the applicant. Ministry letter is attached.

Northern Health

The proposed worker camp must follow applicable provincial legislation. A permit is required for Food Premises, the Drinking Water System, the Holding Tank, and approval for the General Facility. Their comments have been forwarded to the applicant.

ALTERNATIVE OPTIONS:

1. 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):

Pursuant to Development Application Procedures, Fees and Delegation Bylaw No. 2558, 2024, performance security is required prior to the issuance of the Temporary Use Permit.

Attachments:

1. Application, PRRD File No. 25-001 TUP
2. Maps, PRRD File No. 25-001 TUP
3. Comments Received from Municipalities & Provincial Agencies, PRRD File No. 25-001 TUP
4. Ancillary Activity Exemption, ALC, PRRD File No. 25-001 TUP