



For Office Use:
Receipt # _____
Date Received _____
File No. 25-001 TUP _____
Sign Issued: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

## Application for Development

### 1. TYPE OF APPLICATION

	<b>FEE</b>
<input type="checkbox"/> Official Community Plan Bylaw Amendment*	\$ 1,150.00
<input type="checkbox"/> Zoning Bylaw Amendment* #	\$ 800.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
<input checked="" 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 Tourmaline Oil Corp.	Authorized Agent of Owner (if applicable) Prospect Land Services & Environmental
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:	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
DISTRICT LOT 181 PEACE RIVER DISTRICT	127.16/314.21 ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 127.16/314.21 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: \_\_\_\_\_

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

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

Development Variance Permit – describe proposed variance request:

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Temporary Use Permit – describe proposed use:

30 man Camp on private land to accommodate Oil and Gas Development in the area.  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Previously permitted as an industrial laydown yard.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 oil and gas development
- (b) East Vacant private land with some oil and gas development
- (c) South Forested crown land
- (d) West Vacant private land with some oil and gas development

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

Area for campsite is cleared as it was previously used as a laydown yard. See attached supplemental information letter.

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

See attached supplemental information letter.

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

See attached supplemental information letter.

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

See attached supplemental information letter.

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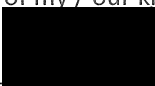
**THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/APPLICATION:**

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  
 Scott Kirker  
 Chief Legal Officer  
 Tourmaline Oil Corp.  
 Signature of Owner

FEBRUARY 13, 2025  
 Date signed

\_\_\_\_\_  
 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>Tourmaline Oil Corp.</u> and _____ hereby authorize	
(name of landowner) (name of landowner)	
Prospect Land and Environmental _____ to act on my/our behalf regarding this application.	
(name of agent)	
Signature of Owner: 	Date: FEBRUARY 13, 2025
Signature of Owner: Scott Kirker Chief Legal Officer Tourmaline Oil Corp.	Date:





**COMPANY ADDRESS:** #2900, 250 - 6th Avenue SW  
Calgary, AB T2P 3H7  
**PHONE NUMBER:** (403) 266-5992  
**FAX NUMBER:** (403) 266-5952

February 13, 2025

**To: Peace River Regional District**  
**P.O. Box 810**  
1981 Alaska Ave  
Dawson Creek, BC V1G 4H8

**Re: Tourmaline Oil Corp.**  
**Proposed 30 man camp on private land**  
**DL 181 (NE ¼ 23-81-22 W6M)**  
**Prospect File: PJ54-101-25**

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Tourmaline Oil Corp. (Tourmaline) is applying for a Temporary Use Permit (TUP) for the purpose of constructing a closed, dry 27-30 man camp on private land within the NE ¼ 23-81-22 W6M. The site is located within existing clearing that was previously permitted as a laydown yard (AD No. 100106569). There is not new cut required for the proposed camp which is located 36 km from Hudson's Hope BC.

Tourmaline has ongoing development of the Montney formation in Northeastern BC. Tourmaline 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 these assets.

Tourmaline requires the ability to house its drilling, completions, facility workers and employees directly in the area of operations. The following outlines the reasons why Tourmaline requires to house its workers in the operational area:

- 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 cell coverage along these access routes and in the event of an accident/incident, emergency response can be challenging. Having a worker camp in the area would mitigate unnecessary risks.
- As a result of the commute times for the majority of workers and the nature of drilling operations being a 24 hour operation, Tourmaline would require to run three, 8 hour drilling crews instead of the standard two, 12 hour crews. This would significantly increase the vehicle trips required to meet the staffing requirements, significantly adding to local and rural transportation infrastructure stress. In addition, this would increase the operational costs incurred by Tourmaline, which ripple effect would impact stakeholders, shareholders and local economy.
- Housing workers at the area of operations allows for better response times in the event of an emergency.
- Tourmaline's dry camp will comply with health and safety policies.
- During times of bad weather, having a camp in the operational area will mitigate the risks to operations and personnel during shift change and will alleviate the need to shut down operations.

The following are additional details with regards to the proposed camp:

### **Water**

Potable water will be trucked in as required.

### **Sewage**

Tourmaline plans to install a self-contained sewage treatment system onsite and is currently working on the pre-approval from the Health/Ministry of Environment. The Permit can be supplied once it is received, if the PRRD requests it.

If the storage tanks fail, Tourmaline will haul sewage to the Fort St. John waste management facility.

### **Solid Waste**

Garbage produced from the camps will be contained in sealed, animal proof, steel bins provided by a local waste management company, that in turn will transport garbage to an approved local landfill site.

Recycling bins will also be on site. Once the bin is full, the cardboard recycling will be delivered to the Recycle-It Resource Recovery center at nearest local provider.

### **Transportation**

Prospect Land Services BC. Ltd. has engaged with the Ministry of Transportation and confirmation has been received that a traffic impact assessment will not be required as the impact to local traffic will be minimal.

### **Housing**

Tourmaline's rig campsite consists of six portable units, water tank, generator, propane, light towers and sewage treatment system. Contained within the six units is accommodation for sleeping along with kitchen, dining and washroom facilities for approximately 27-30 workers and staff.

### **Communication**

Tourmaline's camp would use Starlink Internet and cellular signal booster tower to help facilitate sage communication in the area. Contractors and employees are also equipped with radio communications. There will be minimal impact to local communication infrastructure.

### **Security**

As Tourmaline's operations are managed 24-hours, the camp will be manned continually and will not require the need for onsite security. All of the workers will be directly or indirectly employed by Tourmaline. Since the camp is dry, any potential issues with drugs or alcohol consumption will be removed. Tourmaline will impose a No Weapons Policy, which includes the prohibition of hunting. As the camp is located on remote privately owned land, Tourmaline does not anticipate any issues requiring a police response.

### **Social**

Tourmaline will have one onsite medic at the drilling rig 24 hours a day. The medic will be qualified to handle most minor procedures and will be capable of evaluation patience, making any medical decisions and will seek further medical attention when required.

**BC Assessment**

Notice of the proposed camp has been sent to the BC assessment office. The notification included the following:

- Size of the camp
- Legal Location (address and PID)
- Intention to apply for a TUP with the Peace River Regional District

We hope that the above satisfies any questions that you might have with respect to Tourmaline's proposed camp. For further information regarding the proposed project, please contact:

Dwayne English, Civil Construction Manager [REDACTED]  
Email: [REDACTED]

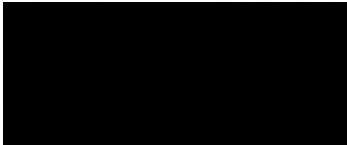
Gord MacLean, Drilling Superintendent, [REDACTED]  
Email: [REDACTED]

**Tourmaline 24-Hour, Toll-Free Emergency Number: (877) 504-4252**

Thank you for your consideration.

Yours truly,

Tourmaline Oil Corp.



For: Dwayne English  
Civil Construction Manager