



REPORT

To: Chair and Directors

Report Number: DS-BRD-091

From: Shawn Dahlen, Chief Administrative Officer

Date: November 10, 2020

Subject: Temporary Use Permit No. 20-005

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board issue Temporary Use Permit No. 20-005, to allow a 144-person worker camp and 7-unit kitchen/dining/management office complex on a 2.43 ha portion of the property identified as PID 012-686-263, with an expiry date of November 3, 2022.

BACKGROUND/RATIONALE:

Proposal

The applicant wishes to establish a 144-person worker camp with a 7-unit kitchen/dining/management office complex on a 2.43 ha portion of the subject property until the expiration of their lease with the landowner on November 3, 2022.

File Details

Owner: Geraldine Shepherd
Agent: Tourmaline Oil Corp./Canada West Land Services Ltd.
Area: Electoral Area B
Location: Beatton River
Legal: District Lot 2485 Peace River District
PID: 012-686-263
Lot Size: 259 ha (640 ac)

Site Context

The subject property is divided by PDR 204 (Mile 73 Road/Beatton River Road). The 2.43 ha Temporary Use Permit area lies to the east of the road. The property is approximately 109 km north of the City of Fort St. John and 11 km south of the rural community of Beatton. The surrounding area is mostly Crown land with some oil and gas development. In 2017, the PRRD Regional Board approved Temporary Use Permit (No. 245/16-TUP) on the same portion of the subject property for three years, which expired on January 12, 2020.

Site Features

Land

The parcel is mainly forested with the proposed Temporary Use Permit area cleared of vegetation.

Structures

There are no structures on the subject property.

Access

The Temporary Use Permit site is accessed from PDR 204 (Mile 73 Road/Beatton River Road).

Canada Land Inventory Soil Rating

Soil on the proposed TUP area is a combination of 5⁸c6²_{PT}. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Class 6 soils are capable only of producing perennial forage crops, and improvement practices are not feasible.

Comments & Observations

Applicant

The applicant intends to use the 2.43 ha of the subject property as a 144-person worker camp to house its drilling, completions, and facility construction workers and employees. The same portion of the property was previously used as a temporary 144-person worker camp, operated by Chinook Energy (2010) Inc. with a PRRD issued Temporary Use Permit No. 245/16-TUP, which expired on January 12, 2020. Tourmaline is looking to re-establish this camp and is applying for a new TUP.

As a result of Tourmaline's acquisition of Chinook Energy, Tourmaline has a private lease agreement in place with the registered owner of the land, which expires on November 3, 2022. The applicant has indicated that expiration of the TUP on the same day as the lease agreement will provide them with adequate time to undertake the work they need.

Agricultural Land Reserve (ALR)

The subject property is partially within the Agricultural Land Reserve (ALR), with the TUP area lying outside of the ALR.

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Agriculture - Rural. As stated in Section 7, Policy 2, land within this designation may be used for agriculture, agri-tourism, or businesses directly compatible or complementary to the agricultural industry. Section 18, Policy 1 states Temporary Use Permits may be considered throughout the entire OCP area to permit flexibility and diversity in employment and economic opportunities.

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

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the subject property is zoned A-2 (Large Agricultural Holdings Zone). As stated in Section 36, land within this zone may be used for agriculture, oil and gas activities, and temporary worker camps of not more than 30 people. The proposed 144-person worker camp, including a kitchen/dining/management office complex, does not comply with the permitted uses.

Therefore, the applicant is applying for a Temporary Use Permit.

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.

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 at this time because no new residential lots are proposed.

Waiver/Security

The TUP portion of the subject property is leased to the applicant by the landowner. Clause 8 of the lease agreement between the two parties states that following the conclusion of the use of this property as a worker camp, the applicant is required to restore the site to the same condition as was before their occupation and use, in compliance with the regulations of the Province of British Columbia. Therefore, the PRRD did not request a waiver or security for this TUP, as a legally binding agreement is already in place between the parties involved to ensure the removal of all structures and restoration of the site.

Impact Analysis**Context**

The industrial nature of the proposed uses is consistent with nearby existing industrial and commercial uses. Three lots southeast of the subject property are zoned R-2 (Residential 2 Zone) for residential use but have not yet been developed as such. If these were to be developed for residential use in the future, potential land use conflicts may arise.

Population & Traffic

At full occupancy, a maximum of 144 workers would reside in the camp. Approximately 10 staff members will stay at the camp as residents. About 60% of the workers are expected to work the day shift (7 am to 7 pm) while the remaining 40% would work the night shift (7 pm to 7 am). During peak hours, the applicant anticipates 38 to 58 inbound and outbound vehicles per hour. A Traffic Impact Analysis for the worker camp, prepared in November 2016 by McElhanney, was provided with the TUP application.

Sewage & Water

The applicant will truck out the sewage volume generated by the camp. They intend to test the existing water well on site, to determine if the quality and volume are viable for use, and, if viable for use, will obtain the required permits from Northern Health and the Ministry of Forests, Lands, Natural Resource Operations and Rural Development permitting the diversion of well water volume required by the camp. If the well is not satisfactory, they will utilize water from a nearby existing water source dugout.

Comments Received from Municipalities & Provincial Agencies

City of Fort St. John

No comments were submitted.

Northern Health

No objections subject to the following conditions:

- As per the *Public Health Act* [SBC 2008] Ch. 28, the proponent must not cause a health hazard during construction activities and under normal operation of the work camp.
- The proposed work camp must be connected to permitted sewer and drinking water systems as per the requirements of the *Sewerage System Regulations and Drinking Water System Protection Act* and regulation made under it.
- A Health Approval must also be submitted and all requirements of the Food Premises and Industrial Camps Regulation must be complied with.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

No concerns.

Ministry of Transportation and Infrastructure

In support of the proposal with the following comment:

- If any road works or road upgrades are proposed for the maintained portion of Beatton Airport Road, the applicant is to apply online for a 'Works: Road Works' permit to the Ministry of Transportation and Infrastructure.

Agricultural Land Commission

No objection.

Oil & Gas Commission, School District 60, District of Chetwynd, City of Dawson Creek, District of Hudson's Hope, Village of Pouce Coupe, District of Taylor, District of Tumbler Ridge, PRRD Protective Services

No response.

Comments Received from the Public

Public notification was issued in accordance with the *Local Government Act*. At the time of preparing this report, no comments from the public had been received. Should any be submitted prior to the November 26, 2020 Board Meeting, they will be reported verbally and attached to the report on the agenda as late items.

Summary of Procedure

In preparation for consideration of Temporary Use Permit No. 20-005, the following activities were conducted in accordance with the Local Government Act:

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|---------------------|--|
| • November 02, 2020 | Public notification mailed to landowners within notification area |
| • November 13, 2020 | Notice of Intent to Consider advertised in the Northern Horizon |
| • November 19, 2020 | Notice of Intent to Consider advertised in the Alaska Highway News |

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse the issuance of Temporary Use Permit No. 20-005, to allow a 144-person worker camp and 7-unit kitchen/dining/management office complex on a 2.43 ha portion of the property identified as PID 012-686-263.
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):

On January 12, 2017, the PRRD Regional Board approved Temporary Use Permit (No. 245/16-TUP) on the same portion of the subject property for three years, which expired on January 12, 2020 (RD/17/01/39).

Attachments:

1. Maps
2. Application
3. Ownership Letter
4. Lease Agreement with Landowner
5. Comments Received from Municipalities & Provincial Agencies
6. Comments Received from Electoral Area Director
7. Public Notification for Temporary Use Permit No. 20-005
8. Draft Temporary Use Permit No. 20-005