



REPORT

To: Chair and Directors

Report Number: DS-BRD-490

From: Development Services

Date: July 17, 2025

Subject: Temporary Use Permit No. 25-002

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board authorize the issuance of Temporary Use Permit No. 25-002 to construct a 415-person temporary worker camp and card lock fuelling station on the subject property identified as PID 011-979-879 for a three-year term.

BACKGROUND/RATIONALE:

Proposal

The applicant is seeking to establish and operate a closed, dry, 415-person temporary worker camp and card lock fuelling station to house workers for oil and gas development in the area. The worker camp is expected to operate for up to six years.

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 Official Community Plan (OCP) area. If approved, the Temporary Use Permit (TUP) would be valid for three years with the opportunity for a one-time renewal for an additional three-year term, accommodating the proposed six-year lifespan of the camp.

At the April 10, 2025 Regional Board meeting the Regional Board authorized the issuance of TUP No. 25-001 to the applicant for the construction of a 30-person worker camp on a 10.525 ha portion of the property identified as PID 011-979-763, located approximately 3 km south of the subject property. TUP No. 25-001 was required at the time as a smaller camp was promptly needed for the drilling and completions of the 12-17 well site.

This 415-person temporary worker camp is required to accommodate the development of larger projects anticipated to start in spring 2026. This work camp will be constructed in two phases to align with the planned development in the area. The first phase will be used for the drilling and completions in the area requiring approximately 100 workers, and the second phase will be for the facilities, requiring approximately 313 workers at a maximum capacity of 413 workers.

Therefore, the applicant is requiring a second TUP for a larger work camp.

File Details

Owner: Tourmaline Oil Corp.

Agent: Prospect Land Services & Environmental

Area: Electoral Area E
Location: Big Lake
Legal: District Lot 189 Peace River District
PID: 011-979-879
Lot Size: 252.28 ha (623.41 ac)

Site Context

The subject property is located 50 km north of Chetwynd on the Del Rio Road and is 30 km north of the Jackfish Lake settlement area. The property is surrounded by forested land, agriculture, and oil and gas extraction activities.

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 the principal use of Ag-Rural designated lands will generally be limited to agriculture, residential uses, and uses required for operating a farm. Section 7.3 states the minimum parcel size should be 63 ha (155 ac).

Section 18.1 states 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, issuance of a Temporary Use Permit is subject to approval of a non-farm use by the Agricultural Land Commission. The applicant has made an application for the ALR Assessment through the BC Energy Regulator.

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

Land Use Zoning

Pursuant to Chetwynd Rural Zoning Bylaw No. 506, 1986, the subject property is zoned A-2 (Large Agricultural Holdings Zone). Section 6.11 states land within this zone may be used for agriculture and oil or gas production, storage, transmission or exploration. The minimum parcel size is 63 ha (155 ac).

The proposed use does not comply 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 activities surround the subject property and no incompatible uses such as residences are in the vicinity of the property. The nearest settlement area to the project site is the Jackfish Lake settlement located 30 km south of the subject property. Temporary Use Permit No. 25-001 was issued on April 10, 2025 for the construction of a 30-person worker camp on the property identified as PID 011-979-763 which is located 3 km south of the subject property. Overall, conflicts are not anticipated.

Population & Traffic

As discussed in the attached Traffic Technical Memo, the project is expected to have a negligible impact to the traffic volumes on the Del Rio Road and Jackfish Lake Road.

Sewage & Water

The subject property is outside of all sewer and water service areas, and the applicant is proposing to have potable water trucked in and stored on site from an approved source, likely from the District of Chetwynd. The applicant has also proposed installing an onsite Wastewater Treatment Plant on the subject property to process wastewater that will be discharged into an approved drainage field.

Site Features**Land**

The proposed worker camp will be located on a site that has been cleared of vegetation and was previously used for a temporary worker camp that was decommissioned. The remaining portions of the property are currently farmed for hay and are forested. The Jackfish Lake Road runs west-east through the property, and a road right-of-way runs north-south through the property.

Structures

There are currently no buildings or structures on the subject property.

Access

The subject property is accessed by Jackfish Lake Road.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 3_x and O. Class 3 soils have moderately 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. Class O denotes organic soils that are not placed in capability classes.

Comments & Considerations**Applicant**

See attached supplemental information letter.

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.

Comments Received from Internal Departments**Bylaw Enforcement Officer**

There are no active bylaw enforcement files on this property.

GIS Department

No concerns.

Solid Waste Department

The Chetwynd Landfill should be able to support the waste generated by the camp. The agent confirmed that the structures for the work camp will be rented out and returned after the completion of the project. Therefore, no dorm structures will be directed to the landfills.

Comments Received from Provincial AgenciesAgricultural Land Commission

This oil and gas use would fall under the ALC-BCER delegation agreement and would require BCER approval instead of ALC approval.

BC Hydro

No comments.

Ministry of Agriculture and Food

See attached letter.

Ministry of Transportation and Transit

See attached letter.

TC Energy

See attached letter. In response to TC Energy's comments, the proposed location of the housing units was moved to the south of the project area, and the laydown yard was moved to the north. This relocated the housing units to be outside of the Potential Impact Radius of the TC Energy pipeline.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan

FINANCIAL CONSIDERATION(S):

The applicant has provided performance security in accordance with Section 10 of the Development Application Procedures, Fees and Delegation Bylaw No. 2558, 2024. The applicants are required to submit an estimate or quote from a Qualified Contractor approved by the Delegate outlining the total cost of the works to guarantee the terms of the permit will be met.

The amount of security is valued at 125% of the supplied estimate. This security will be held until a satisfactory report has been submitted by the Qualified Contractor stating the terms of the permit have been met. Upon receipt of a professional report requesting release of security, Peace River Regional District staff may conduct a site inspection to verify that the Works were completed in accordance with the approved plans.

COMMUNICATIONS CONSIDERATION(S):

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

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Maps, PRRD File No. 25-002 TUP
2. Application, PRRD File No. 25-002 TUP
3. Comments Received from Provincial Agencies, PRRD File No. 25-002 TUP
4. Supplemental Information Letter, PRRD File No. 25-002 TUP
5. Traffic Technical Memo, PRRD File No. 25-002 TUP
6. Schedule 'A' Assessment Report, PRRD File No. 25-002 TUP