



June 6, 2025

Anastasia Moreau  
Planner 2  
Peace River Regional District

**Sent by email**

Dear Anastasia:

**Re: File 25-002 DP – Development Permit Application at District Lot 189 (PID: 011-979-879) – The Subject Property**

Thank you for providing Ministry of Agriculture and Food (Ministry) staff the opportunity to comment on File 25-002 DP that proposes to construct a 415 person work camp and card-lock fueling station in support of the oil and gas industry on the Subject Property. From an agricultural planning perspective, Ministry staff offer the following comments:

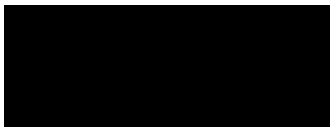
- Ministry staff note that the portion of the Subject Property being proposed for the work camp was both previously cleared and used as a work camp by another company. Ministry staff also note that the previous work camp was dismantled sometime during 2020-21 and that since then, the area has been successfully converted into an active hay field.
- 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.
- For safety reasons, particularly during the winter months, Ministry staff recognize the value of reducing the need for worker trips to and from Hudson's Hope and Fort St. John.
- Ministry staff note that there is no reclamation plan associated with the submitted application. 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.

- Ultimately, while the previous use of the Subject Property as a work camp has demonstrated that the impacted land can be rehabilitated for agricultural use, the newly proposed work camp is unlikely to have a positive impact on the agriculture sector in the region.

Please contact Ministry staff if you have any questions about the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,



Reed Bailey  
Team Lead – Land Use Planning  
778-698-3455  
[Reed.Bailey@gov.bc.ca](mailto:Reed.Bailey@gov.bc.ca)

Cc: Agricultural Land Commission – [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)



Ministry of  
Transportation  
and Infrastructure

Our file: 2025-02352  
Your file: 25-002 Temporary Use Permit (TUP)  
Date: June 10, 2025

Peace River Regional District  
PO Box 810  
1981 Alaska Avenue  
Dawson Creek, BC V1G 4H8

Attention: Planning Services

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of May 16, 2025 to temporarily construct a 415 person work camp and card-lock fueling station to accommodate oil and gas development within DISTRICT LOT 189 PEACE RIVER DISTRICT.

The Ministry has reviewed the Traffic technical emo dated May 6, 2025 and is in support of the proposal however under the Transportation Act, the following conditions must be met:

1. Owner to apply online for an "Access, Resource and Industrial" permit to the Ministry of Transportation and Infrastructure prior to final temporary use permit approval. Permits can be applied for online here: <http://www.th.gov.bc.ca/permits/Apply.asp>

Thank you for the opportunity to comment. If you or the proponent have any questions or concerns, please contact Kelsi Windhorst at 250-645-9575.

Sincerely,



Kelsi Windhorst, District Development Officer

June 6, 2025

Peace River Regional District  
PO Box 810 Alaska Avenue  
Dawson Creek, BC | V1G 4H8

Sent via email to: [anastasia.moreau@prrd.bc.ca](mailto:anastasia.moreau@prrd.bc.ca)

**ATTN: Anastasia Moreau, Planner 2**

**RE: Temporary Use Permit application in Peace River Regional District proposing a 414 person work camp over two phases, and card-lock fueling station to accommodate oil and gas development in the area (Tourmaline Oil Corp.)**

**Your File #: 25-002 TUP**

**Our Reference #: R250520-001BC**

Thank you for sending B&A notice of this project on May 16, 2025. B&A is the land use planning consultant for TC Energy in Western Canada. On behalf of TC Energy, we work with municipalities and stakeholders regarding land use and development surrounding their pipeline infrastructure to ensure that it occurs in a safe and successful manner.

As per the requirements of the Canada Energy Regulator, development in proximity to TC Energy's pipelines with potential new residents, employees, structures, ground disturbance, and crossings could warrant pipeline remediation. Consultation between TC Energy and the applicant prior to development assists both parties in determining the best course of action to proceed with potential remediation and development. This is to help prevent pipeline damage, unwarranted crossings, and identify development within proximity to the pipeline that may trigger a pipeline Class upgrade.

### **Description of Proposed Development**

This proposed development is a temporary camp expected to be developed in two phases and in operation for a maximum of six years. Phase 1 will include a capacity of ~100 people and be operational for up to 2 years. Phase 2 will include a total camp capacity of ~414 people, and may be operational for up to 4 more years. The proposed camp is located within the Pipeline Assessment area.

Please refer to **Attachment 01 Pipeline Assessment Area and Prescribed Area** for maps that show the proposal in relation to the TC Energy pipeline assessment area and prescribed area, which the following recommendations apply to.

## Assessment of Proposed Development

As demonstrated in **Attachment 01 Pipeline Assessment Area and Prescribed Area**, the subject site intersects with the Pipeline Assessment Area in which portions of the proposed camps are within the Pipeline Assessment Area.

Based on a review of the information provided, **TC Energy has expressed no concerns with this project as proposed, provided the recommendations and requirements outlined below are adhered to:**

Although TC Energy has expressed no objections to the proposed temporary use permit at this time, the proposed work camp intersects with the Pipeline Assessment Area and some features of the proposal may have impacts on the pipeline infrastructure. For example:

- The proposed work camp housing units fall within the Pipeline Assessment Area; TC Energy would like to discuss layout changes with the proponent of this work camp.

In addition to the above items identified, the following requirements must also be adhered to for future development within the vicinity of TC Energy infrastructure. The following list is not exhaustive, and additional requirements may be identified during the written consent approvals process (see details below). If additional work is being considered, we recommend that the details be sent to [tcenergy@bastudios.ca](mailto:tcenergy@bastudios.ca) for preliminary review and feedback.

## Site Planning & Development Requirements

The following requirements must be adhered to for all projects in proximity to TC Energy pipeline infrastructure and should be enforced by the municipality as conditions of approval on land use / zoning, subdivision or development applications. The owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the following requirements.

1. To identify the precise alignment of the pipeline on the subject lands, a locate request must be made prior to any ground disturbance taking place. Locate requests can be made online at [www.clickbeforeyoudig.com](http://www.clickbeforeyoudig.com) or by calling your local One-Call Centre. Locate requests require 72 hours notice to be completed.
2. Written consent from TC Energy must be obtained before any of the following:
  - a) Constructing or installing a facility across, on, along or under a TC Energy pipeline right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
  - b) Conducting ground disturbance (excavation or digging) on TC Energy's right-of-way or within 30 metres of the centreline of TC Energy's pipeline (the "Prescribed Area");

- c) Driving a vehicle, mobile equipment or machinery across a TC Energy pipeline right-of-way outside the travelled portion of a highway or public road;
- d) Using any explosives within 300 metres TC Energy's right-of-way; and
- e) Use of TC Energy's Prescribed Area for storage purposes.

Written consent may be obtained online through TC's Canadian Third Party Crossing Application Portal at [writtenconsent.tcenergy.com](https://writtenconsent.tcenergy.com) or by calling 1-877-872-5177.

3. Additional requirements for safe planning and development in proximity to the pipeline(s) may be identified based on the site-specific conditions and the proposed project. These requirements can be provided through early collaboration when additional details are sent to [TCEnergy@bastudios.ca](mailto:TCEnergy@bastudios.ca) or when applying through the written consent process identified above. These requirements may include but are not limited to:
  - a) Requirements for temporary or permanent fencing along the right-of-way.
  - b) Requirements regarding planting and vegetation over the right of way or within 30m of the pipeline (the "prescribed area").
  - c) Requirements regarding pathways, sidewalks or roads proposed to cross the right of way or be constructed within 30m of the pipeline (the "prescribed area").
  - d) Requirements to maintain the depth of cover over the pipeline which may relate to excavation practices, stormwater management and/or erosion mitigation.
  - e) Requirements regarding excavation best practices, for example, areas where hand or hydrovac excavation are mandatory.
  - f) Requirements regarding pipeline protection measures resulting from the proposed development project.
4. TC Energy requires the following setbacks be adhered to by landowners, and enforced by the approving authority when considering site plan applications:
  - a) No buildings or structures shall be installed anywhere on TC Energy's right-of-way.
  - b) Storage of materials and/or equipment on TC Energy's right-of-way is not permitted.
  - c) Permanent buildings and structures (i.e. with a foundation or anchored to the ground) shall be located a minimum of seven (7) metres from the edge of the right-of-way, or twelve (12) metres from the edge of the pipeline, whichever is greater.
  - d) Temporary buildings and structures (i.e. without a foundation and not anchored to the ground) shall be located a minimum of three (3) metres from the edge of the right-of-way.
  - e) A minimum setback of seven (7) metres from the nearest portion of a TC Energy pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway.

5. Owners of properties on which TC Energy's right of way exists or abuts shall include notice of the following in all offers of purchase and sale:
  - a) Notice of the easement agreement registered against the property which may affect development activities on the property;
  - b) Notice of the 30 metre "Prescribed Area" as regulated by the Canada Energy regulator Act;
  - c) The number of high-pressure natural gas pipelines within the easement and the location of the easement in relation to development;
  - d) The setback for all permanent structures and excavations from the limits of the right-of-way; and,
  - e) The local One Call number or [www.clickbeforeyoudig.com](http://www.clickbeforeyoudig.com).
6. As per the requirements of the Canada Energy Regulator, TC Energy is required to monitor all new development that results in an increase in population or employment within the "Pipeline Assessment Area" for their pipelines. Therefore, please keep us informed regarding any additional development within the Pipeline Assessment Area indicated in **Attachment 01 Pipeline Assessment Area and Prescribed Area**.

Additional requirements and guidelines for development on or near TC Energy's pipelines and infrastructure are included within **Attachment 02 TC Energy Living and Working Near Pipelines**.

## Conclusion

Please continue to keep us informed about this project and any future policy, land use, subdivision, and development activities in proximity to TC Energy's pipelines and facilities. Shapefile data of the pipeline assessment area and prescribed area for TC Energy's pipeline network within your municipal boundaries may be provided upon request and signing of a confidentiality agreement. Data requests, referrals, and any questions regarding land use planning and development around pipelines should be sent to [tcenergy@bastudios.ca](mailto:tcenergy@bastudios.ca). Thanks again for providing us with the opportunity to provide comments on this project, and we look forward to working with you in the future.

Sincerely,

**Monique Cheung**

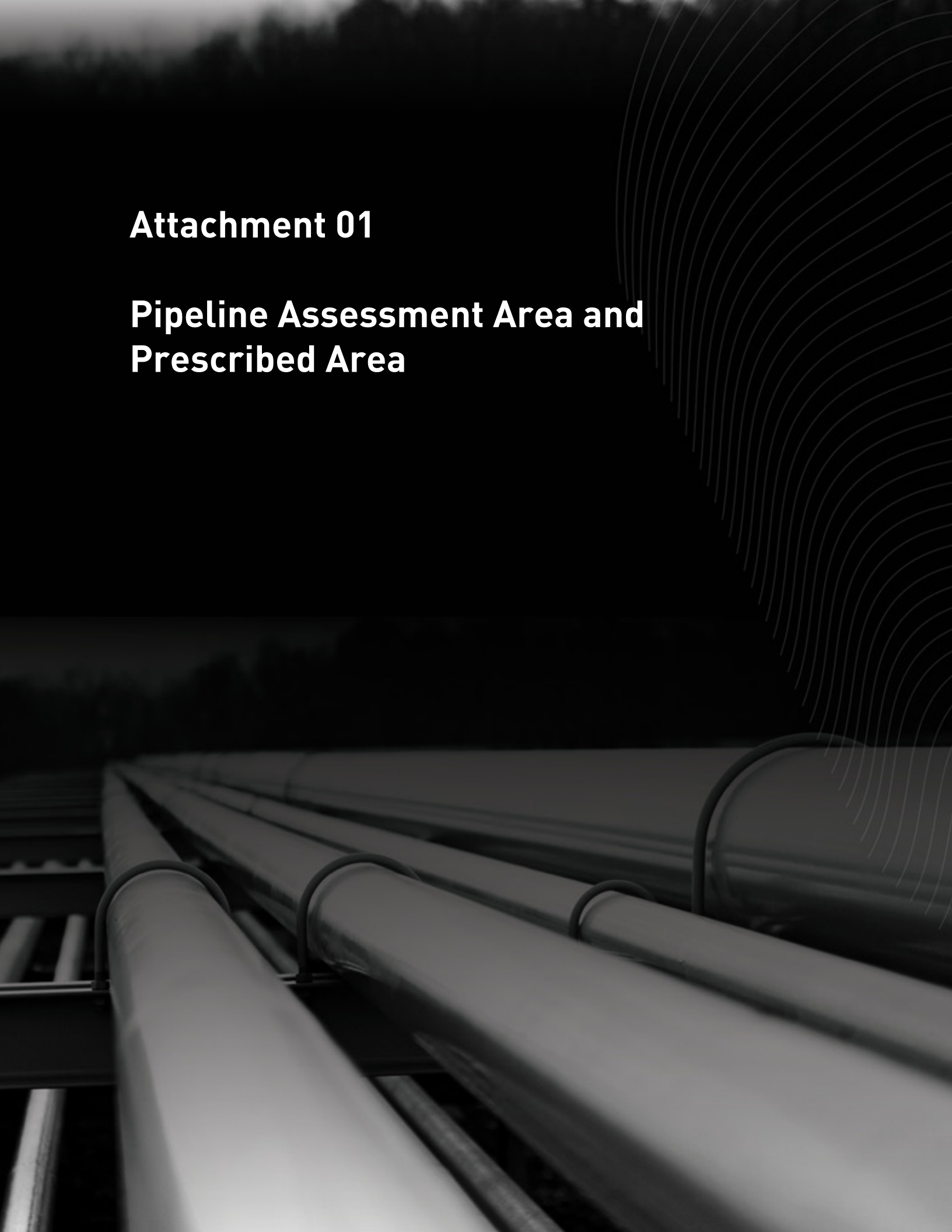
**Planning Analyst | BA, MPlan, LEED GA**

(778) 223 1231 | [mcheung@bastudios.ca](mailto:mcheung@bastudios.ca)

**B&A** | 2700 – 605 5 Avenue SW | Calgary, AB T2P 3H5 | [www.bastudios.ca](http://www.bastudios.ca)

# **Attachment 01**

## **Pipeline Assessment Area and Prescribed Area**







Coordinate System: NAD 1983 UTM Zone 10N

Geographic Coordinates: -121.3020, 56.0646



1:200,000

- Subject Site
- Facility Assessment Area (800m)
- Pipeline Assessment Area (220m)
- First Nation/Métis Settlement
- Municipality - Rural
- Municipality - Urban
- Park/Protected Area
- Province
- Waterbody

0 1.5 3 4.5 6 kilometres

Date Saved: May 20, 2025

## Regional Context

### Land Use Amendment

Peace River Regional District  
Referral ID: **R250520-001BC**

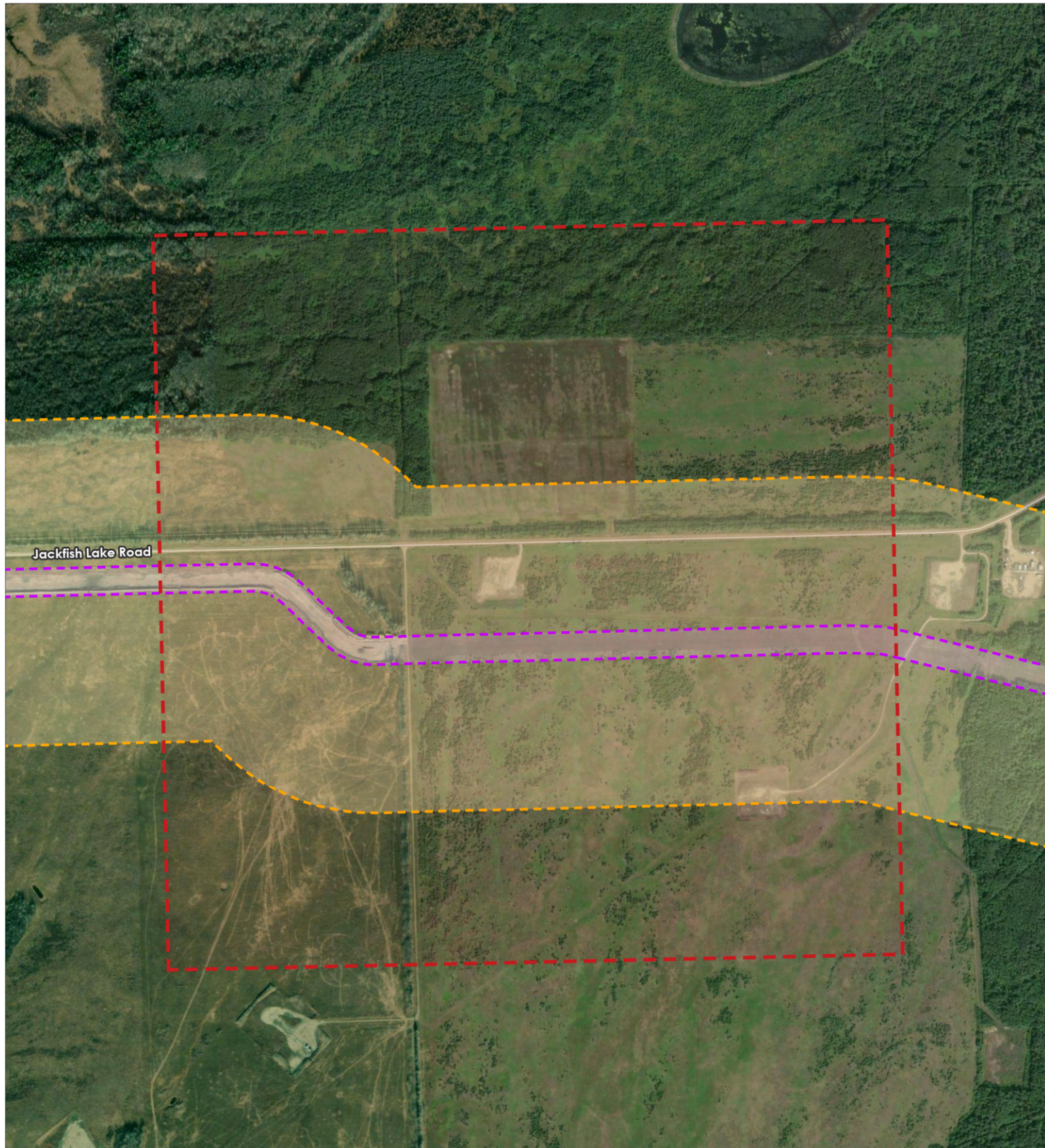


May 2025



Map and data are conceptual and for informational and planning purposes only.











PLEASE CONTACT YOUR LOCAL ONE CALL CENTRE ([WWW.CLICKBEFOREYOU DIG.COM](http://WWW.CLICKBEFOREYOU DIG.COM)) FOR ANY GROUND DISTURBANCE WITHIN THE PRESCRIBED AREA AS SHOWN ON THIS MAP.

Coordinate System: NAD 1983 UTM Zone 10N

Geographic Coordinates: -121.3020, 56.0646



1:11,250

-  Subject Site
-  Facility Assessment Area (800m)
-  Pipeline Assessment Area (220m)
-  Prescribed Area (30m)
-  Road
-  Municipality - Rural

0 140 280 420 560 metres

Date Saved: May 20, 2025

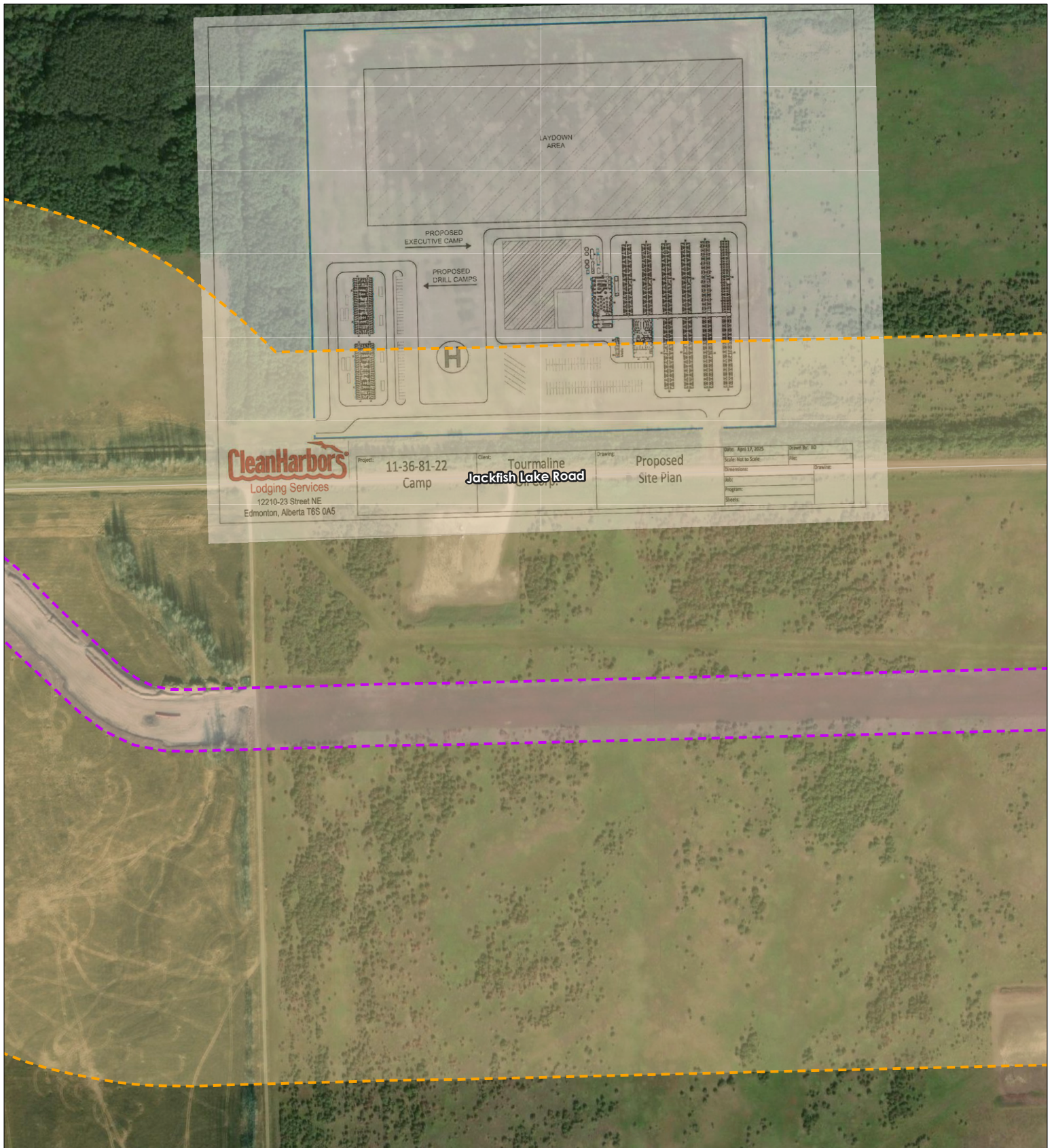
**Local Context**  
**Land Use Amendment**  
 Peace River Regional District  
 Referral ID: **R250520-001BC**

May 2025



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Coordinate System: NAD 1983 UTM Zone 10N

Geographic Coordinates: -121.3020, 56.0646



1:5,000

- Subject Site
- Facility Assessment Area (800m)
- Pipeline Assessment Area (220m)
- Prescribed Area (30m)
- Road
- Municipality - Rural

0 60 120 180 240 metres

Date Saved: May 20, 2025

## Local Context Overlay

### Land Use Amendment

Peace River Regional District

Referral ID: **R250520-001BC**

May 2025



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