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May 8, 2025

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

Re: Tourmaline Oil Corp.
Proposed 414 man camp on private land
DL 189 (NW ¼ 36-81-22 W6M)
Prospect File: PJ54-102-25

Tourmaline Oil Corp. (Tourmaline) is applying for a Temporary Use Permit (TUP) for the purpose of constructing a closed, dry 414 man camp on private land within the NW ¼ 36-81-22 W6M. The site is located within existing clearing. There is no new cut required for the proposed camp, which is located 34 km from Fort St. John 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 even 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:

Potable Water

Option 1: Potable water will be trucked in and stored on site, via an approved water hauler, and the water will come from an approved source, likely in the town of Chetwynd. Waterworks operating permit(s) and all other water permits, waivers and emergency response and contingency planning reporting will be in place prior to camp opening. Monthly water samples will be taken from different points along the distribution system in the camp and submitted to Northern Health to ensure that the water is within the acceptable parameters. Test results will also be posted on a central bulletin board in the Lodge.

Option 2: Well and storage – If there is a well onsite, several samples will be drawn from the well and sent off to be tested. Once test samples are received back, we will develop a plan to treat the well water, if required, using an approved Potable Water Treatment Plant (PWTP). The treated water will then be stored in storage tanks onsite. When required the water will be distributed throughout the camp. There will be an onsite water tech who will be responsible for monitoring the water being treated/ produced. Monthly water samples will be taken from different points along the distribution system in the camp and submitted to Northern Health to ensure that the water is within the acceptable parameters. Test results will also be posted on a central bulletin board in the Lodge.

Option 3: Last resort - In the alternative, Tourmaline will pull water from an approved source and run the water through an approved PWTP. The treated water would be stored on site and distributed throughout the camp. Waterworks operating permit(s) and all other water permits, waivers and contingency plans will be in place prior to camp opening. Monthly water samples will be taken from different points along the distribution system in the camp and submitted to Northern Health to ensure that the water is within the acceptable parameters. Test results will also be posted on a central bulletin board in the Lodge.

Sewage/ Wastewater

Option 1: The first option would be to have an onsite Wastewater Treatment Plant (WWTP) to process the wastewater from the camp operations. Once processed, the wastewater will be discharged into an approved drainage field. We will engage an engineering firm that is well versed in the design, construction and commissioning of a septic field in the province of BC. There will be an onsite Wastewater Operator that will ensure proper functioning of the WWTP at all times. All permits will be in place for an Industrial Camp Sewage System prior to the camp opening.

Option 2: The secondary option would be to install wastewater storage tanks onsite. The sewer will be collected and hauled off site to a pre-approved Treatment Facility likely in the town of Chetwynd. Permitting through Northern Health and other governing bodies will be in place prior to camp opening.

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 the nearest local provider.

Transportation

A meeting was held with the Ministry of Transportation and Infrastructure on April 14, 2025, where the traffic impacts on the local areas and communities were discussed. The location was reviewed with the ministry, and information was provided on work locations and daily expected trips. As a result, the Ministry has requested that a Transportation Technical Memo be prepared in lieu of a Traffic Impact Assessment. Please see the attached Transportation Technical Memo.

Housing

Tourmaline's rig campsite consists of 25 portable units, water tanks, generators, propane, light towers and sewage treatment system. Contained within the 25 units is accommodation for sleeping along with kitchen, dining and washroom facilities for approximately 414 workers and staff. Please see the included Lodge Rules for additional information.

Communication

Tourmaline's camp would use Starlink Internet and a cellular signal booster tower to help facilitate 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. Sign-in and sign-out policy will be in place with a mandatory Site Orientation that will be agreed to and signed by all camp occupants. Camp Rules will be placed on a central bulletin board in the Lodge.

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 evaluating patients, making any medical decisions, and will seek further medical attention when required. The camp will have a designated heli pad to accommodate any emergencies that may require helicopter transportation.

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
Email: [REDACTED]

Gord MacLean, Drilling Superintendent,
Email: [REDACTED]

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

Thank you for your consideration.

Yours truly,

Tourmaline Oil Corp.

[REDACTED]

For: Dwayne English
Civil Construction Manager



Lodge Rules and Site Orientation

The following information is to be reviewed and signed off as understood by the room occupant at the time of check in. Failure to sign off will result in no room being issued. Failure to comply with the lodge rules may result in removal from lodge.

LODGE RULES

1. **Drugs, Drug Paraphernalia, and Alcohol are strictly prohibited.**
Tourmaline Lodge has been designated as a “dry” (alcohol and drug free) facility. The following are strictly prohibited for all workers, residents, and visitors: use, possession, distribution, offering or sale of alcoholic beverages; use, possession, distribution, offering or sale of marijuana, cannabis (including synthetic) and all derivatives, in any form; and use, possession, distribution, offering or sale of any substances, illicit drugs, illicit drug paraphernalia, or un-prescribed drugs for which a prescription is legally required in Canada. Failure to comply with or ignoring this policy will result at a minimum, in loss of Clean Harbors’ site privileges.
2. All guests are required to **CHECK OUT by 7:00am for day shift and 3:00pm for night shift.** Please check out with the Lodge Manager and return any issued room keys at this time.
3. **Day Shift Check in time is 4:00p.m (If a guest room is available earlier than 4pm, then a guest can check in). Night shifts check in time is 10:00am.** Please check in with the Lodge Manager-who will assign you your room. Room keys will be offered at this time and you will be asked to sign out or decline. Any keys lost or not returned will be charged a \$15.00 replacement fee.
4. All visitors of lodge residents must sign into the facility with the Lodge Manager.
5. No visitors after 10:00 p.m. Overnight visitors are not allowed.
6. No pets of any type are allowed in the lodge at any time.
7. Parking is permitted in designated areas only. Any vehicles parked improperly or unregistered may be towed or impounded at the guest's expense.
8. Outside footwear **MUST** be removed at the main designated entrance(s).
9. **Dining Room / Bag Up Area:** No bare feet (must wear socks or indoor shoes), hats or head wear, workout clothes, coveralls, PPE, backpacks, and take-out containers are not permitted in these areas. Proper attire must be worn. Consult the Lodge Manager or Tourmaline Management if you have any further questions.
10. **Timing Out/ Rooms on Hold.** If you are leaving the lodge for 24hrs, you must check out of your room and return your key to the Lodge Manager or Lodge staff. We may not have enough rooms to hold them.
11. Clean Harbors expects that no loud, irritating or disturbing noise or sounds originate or occur on a continual basis in the guest accommodation areas. Residents and visitors must show respect regarding personal electronic devices like computers, radios, TVs, loudspeakers, or similar devices by not engaging in loud or disruptive conversation or other behavior. Please respect night shift employees who sleep during the day.
Quiet time in all rooms and other areas of the lodge is between 10pm – 5am and 10am – 5pm (“quiet times”). Excessive noise will not be tolerated.
12. Harassment of any kind will not be tolerated. Offenders will be removed from the lodge immediately. Clean Harbors practices and enforces a zero-tolerance policy in all areas of the facility. This includes, but is not limited to, verbal, physical, or sexual harassment and abuse, vandalism, or illegal drugs. This will result in immediate removal from the property and loss of lodging privileges.
13. HSE concerns are to be reported using the Clean Harbors/ Tourmaline Near Miss/Hazard ID reporting cards. Please submit any concerns to the Lodge Manager.
14. Sharps containers will be located in the washrooms of the lodge. Improper disposal of sharps will result in loss of lodging privileges. If a sharps container requires servicing, please let the Lodge Manager know.
15. Firearms or Weapons - Possession of firearms or weapons, including anything that could be used, intended, or capable of causing death or bodily, including firearms or weapons in vehicles; is strictly prohibited. Failure to comply will result in loss of lodging privileges.



Lodge Rules and Site Orientation – continued

16. **NO SMOKING** rules will adhere to BC Tobacco and Vapour Products Control Act. A copy is available at the office. Smoking/E-Cigarettes are prohibited throughout the facility except for designated smoking areas. Any person found smoking/vaping in a non-smoking area will be subject to loss of their lodging privileges. The use and possession of Hookahs & Shishas is strictly prohibited on site.
17. The burning of candles and incense is strictly prohibited as they are fire hazards. It is strictly prohibited to place fabric softener sheets in the baseboard heaters or to create any potential fire hazards by open flame or flammables. Failure to comply will result in loss of lodging privileges..
18. No electric cooking appliances are allowed in guest rooms, like steamers, rice cookers, slow cookers, hot plates or microwaves. No food is to be prepared in any guest room that requires an appliance or an open flame.
19. Vehicles must be kept free of wildlife attractants like garbage, pop containers, and any food items.
20. Clean Harbors Lodging Services is not responsible for lost or stolen articles. You are responsible to **SECURE YOUR ROOM & YOUR VEHICLE**. It is recommended that you do not leave valuables in your room while at work or in your vehicle unattended.
21. Please use the designated MAIN entrance only. All other doors are for **EMERGENCY EXIT ONLY!** Please do not use the emergency exits to go smoke or vape. The doors are also to remain closed to deter wild animals from entering the facility.
22. **SEARCHES**. The facilities, guest rooms and vehicles are subject to periodic searches , which may include the use of canines. This may result in the search of personal belongings where there is reasonable cause to do so. All searches will be conducted by two individuals and in accordance with Tourmaline's Drug Interdiction Procedure.
23. If you have any issues with your internet or television services, please contact the Lodge Manager or hospitality staff. DO NOT try to fix the issues by tampering with the equipment, as the systems are being monitored. Failure to comply may result in loss of lodging privileges..
24. **RESERVATION CHANGES**. If there are any changes to your reservation shift or dates (ex: Day to Night Shift, overtime, or early departure), please reconfirm all changes with the Lodge Manager to ensure that the update has been communicated. Your company could be billed back for any no-shows.
25. **HOUSE-KEEPING**. All bathrooms and the kitchen will receive daily cleaning. Comprehensive janitorial services, including—but not limited to—cleaning all bedrooms, hallways, common areas, and the outside perimeter every other day. For stays scheduled for longer than 7 days, full cleaning with linen changes will be provided on a weekly basis. Bedding and linens will be replaced on a change of occupancy.
26. You are welcome to utilize the laundry machines if you would like fresh linens more often.
27. Please do not wash soiled coveralls in dorm laundry facilities.
28. **Parking**: Powered parking rails may be available for your use. We ask that heavy units have spotters to back up. Please do not keep any food waste in truck boxes (wildlife attractant). Parking is at your own risk.
29. Please report/ clean up any spills and put contaminated items in the waste bins onsite.



Lodge Rules and Site Orientation Acknowledgement

I agree, it is my responsibility to examine my room and report any damages at move into the Lodge Manager within 24 hours of occupancy.

I agree that Clean Harbors Lodging Services is not responsible for any lost or stolen articles, and that it is my responsibility to lock my room and vehicle.

I agree to allow entry into my room by housekeeping on a daily basis, and I agree to allow entry into my room on a weekly basis, for the purposes of hygiene, health and safety inspections, as well as maintenance inspections. I further agree to allow entry into my room for routine and emergency maintenance work. I agree that my room and vehicle are subject to inspection for prohibited items at any time, possibly with the use of trained canines. I understand that this may result in the search of personal belongings where there is reasonable cause to do so.

I have read and understand the above information and will comply with all rules and regulations of the camp. I have read and understand the Tourmaline Lodge rules and site orientation. I agree that if I violate any of the rules or procedures, I may be instructed to vacate the premises.

Topics Discussed:

- Lodge Rules
- Emergency Procedures
- Harassment
- Wildlife Awareness
- Dining Room Etiquette
- Drug and Alcohol Policy
- Smoking Policy
- Firearms and Weapons Policy

Please answer the following question by circling Yes or No.

Are you aware of any condition that would prevent you from, hearing, responding, and safely evacuating this lodge, in the event of an emergency?

YES

NO

If yes, please indicate the condition:

Name (please print)

Date (DD/MM/YY)

Signature

Lodge Manager Initials



Lodge Rules and Site Orientation

Causes for immediate eviction:

- Alcohol or Drugs on site or in the lodge.
- Under the influence of Alcohol or Drugs
- Verbal abuse or profane language
- Fighting or aggressive behaviour
- Theft or abuse of property
- Discrimination or Harassment
- Urination anywhere but washrooms
- Possession of firearms or weapons, including in vehicles
- Smoking anywhere except in designated areas
- Tampering with any fire protection or safety equipment
- Refusal to participate in fire drills

Emergency Procedures

- *In any type of emergency, please notify the Lodge Manager or staff so they can direct and assist.*
- *In the event of a fire, pull the nearest pull station, evacuate the building at the nearest exit and report to the nearest muster point. Call Tourmaline Onsite Contact. Phone #: TBC*
- *Familiarize yourself with the Emergency Response Plan located at the back of your room door.*
- *In the event of an alarm go directly to the MUSTER POINT located at the vehicle parking lot.*
- *In the event of a serious medical emergency call Field Medics On-Call #- TBC, otherwise locate the Lodge Manager*

Emergency Contacts

- | | |
|---------------------------------|---|
| • MTC's/ Medics | Call Field Medics On-Call #- TBC |
| • Fire | 1-250-788-2424 |
| • RCMP | 1-250-788-9221 |
| • Forest Fires (Report) | 1-800-663-5555 |
| • Fish & Wildlife | 1-250-774-5555 |
| • Lodge Manager | Cell Number (TBC) |
| • Clean Harbors Lodging Liaison | TBC |
| • Tourmaline Lodge Coordinator | TBC |

Harassment

Clean Harbors Lodging Services will not tolerate harassment of any kind. In keeping with the company's harassment policy any staff member, subcontractor, client or visitor who experiences any form of harassment must immediately report it to their supervisor or Tourmaline Lodge Manager.

Wildlife Awareness

Tourmaline Lodge could experience problems with wildlife roaming around the lodge area, for this reason staff and guests are to adhere to the following:

- Please do not litter
- All garbage containers must be kept closed
- Food should not be stored in vehicles
- Always be on the lookout for Wildlife
- DO NOT FEED ANY WILDLIFE

If a bear is spotted in or around the lodge avoid it and contact the Lodge Manager who will then contact Tourmaline Reps/ Fish & Wildlife

Dining Room Hours

- Breakfast Service 5:00 a.m. - 8:00 a.m.
- Lunch Service 12:00 a.m. – 1:00p.m.
- Dinner Service 5:00 p.m. - 8:00 p.m.
- To order late dinner plates please contact the Lodge Manager
- Hot and cold beverages, bag lunches and light snacks available 24 hours