



# REPORT

To: Chair and Directors

Date: May 11, 2018

From: Christina Hovey, North Peace Land Use Planner &  
Claire Negrin, Acting General Manager of Development Services

**Subject: Temporary Use Permit Application No. 118/2015 (Ward)**

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## RECOMMENDATION(S): [All Directors - Corporate Unweighted]

That the Regional Board consider the attached report for a Temporary Use Permit 118/2015 for a 200 person work camp on Upper Halfway Road.

## BACKGROUND/RATIONALE:

At the August 6, 2015 Regional Board Meeting, the Regional Board passed the following resolutions related to this file:

- RD/15/08/14  
That consideration of Temporary Use Permit No. 118/2015 (Ward) be tabled until such time as the requirements of the Regional District and the Ministry of Transportation have been met.
- RD/15/08/15  
That all future Temporary Use Permit applications for worker camps be placed in abeyance until such time as the 'Cumulative Effects Task Force – Temporary Use Permit' has established a matrix for decision making related to temporary use permits.
- RD/15/08/16  
That Temporary Use Permit No. 177/2011 (Ward) be referred to the PRRD Bylaw Enforcement Officer to investigate whether or not the camp is operational without having met all requirements of the Regional District and the Ministry of Transportation and Infrastructure.

## Summary:

- The applicant has provided additional information that appears to meet the requirements of the Regional District and the Ministry of Transportation and Infrastructure.
- The applicant has provided the following additional information:
  - Completed Work Camp Background Information matrix
  - MOTI commercial access permit
- The applicant has amended their application to reduce the number of people the camp will be able to accommodate. The current application is for a 200 person work camp, which is an amendment from the original request which was for the camp to accommodate 600+ people.
- ALC has granted an extension which permits the Non-Farm-Use to December 21, 2020.

June 14, 2018

**Updates related to the Regional Board resolutions:**

- **Requirements of the Regional Board (RD/15/08/14):**
  - The applicant has provided a complete TUP Work Camp – Background Information Matrix (see attached).
- **Requirements of the Ministry of Transportation (RD/15/08/14)**
  - MoTI commercial access permit was received on December 2017 (see attached).
- **Work Camp – Background Information Matrix (RD/15/08/15)**
  - The Work Camp – Background Information Matrix has been completed and is now part of the TUP application for Work Camps as of November 2015 (RD/15/11/16).
  - The applicant has completed the matrix (see attached).
- **Bylaw Enforcement Investigation (RD/15/08/16):**
  - The Bylaw Enforcement Officer completed a site inspection in March, 2017. A temporary work camp was not in operation. There was a cluster of vacant trailers on site which were estimated to be able to hold approximately 75 beds.
  - Bylaw Enforcement File No. 11-194 is currently on hold pending the outcome of this application.
  - **Please Note:** As of October 12, 2017 (Regional Board Resolution RD/17/10/20), bylaw enforcement files are no longer placed on hold automatically when a planning application is received. Since this application was received before October 12, 2017, the bylaw enforcement file was placed on hold as per the old policy.

**Summary of File History:**

• Additional referral was sent to the Halfway River First Nation and the Ministry of Forests, Lands, Natural Resource Operations & Rural Development.	March 12, 2018
• ALC extends non-farm use permit for a 200 person camp to December 21, 2020.	January 10, 2018
• MoTI Commercial Access Permit #2017-06371 is issued.	December 3, 2017
• Application No. 118/2015 is amended so the camp will accommodate 200 people instead of 624 people.	September 27, 2017
• Bylaw Enforcement Officer completes site inspection and finds a vacant camp of approximately 75 beds.	March 16, 2017
• Board tables application No. 118/2015 while “Cumulative Effects Task Force” studied TUPs and until conditions are met.	August 6, 2015
• Application No. 118/2015 for a 624 person camp is received.	May 27, 2015
• TUP No. 117/2011 due to expire.	January 12, 2015
• ALC conditions not met and MoTI access permit not obtained.	2012 – 2015
• TUP No. 117/2011 for a 200 person camp is approved (with conditions).	June, 2012

**ALTERNATIVE OPTIONS:**

See attached staff report.

**STRATEGIC PLAN RELEVANCE:**

- Ensure that the Solid Waste Management Plan is operating on a fiscally defensible basis.
- Ensure effective execution of Public Safety and Emergency Services initiatives.
- Foster Collaboration on services with municipalities and electoral areas.
- Establish a strategy for coordinated advocacy on identified issues.
- Manage parks and trails in the region.
- Support the agricultural industry within the regional district.
- Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None.

**COMMUNICATIONS CONSIDERATION(S):**

None.

**OTHER CONSIDERATION(S):**

None.

**Attachments:**

1. Report for Temporary Use Permit No. 118/2015 (dated May 11, 2018)
2. **Amended Application including Work Camp Background Information Matrix**
3. **MoTI Permit**
4. **ALC Extension Letter & Original ALC Decisions**
5. Comments Received from Agencies & Municipalities
6. Electoral Area Director Comments
7. Temporary Use Permit No. 118/2015



**Peace River Regional District**  
**DEVELOPMENT SERVICES**  
**Temporary Use Permit Report**

<b>OWNER:</b>	Norman & Donna Ward	<b>DATE:</b>	May 11, 2018
<b>AGENT:</b>	Clean Harbors Lodging Services	<b>FILE No.</b>	118/2015
<b>AREA:</b>	Electoral Area B		
<b>LEGAL:</b>	Block A District Lot 1307 PRD, PID: 010-601-953		
<b>LOT SIZE:</b>	22.4 ha (55.3 acres)		
<b>LOCATION:</b>	Upper Halfway		

**PROPOSAL**

To operate a 200 person worker camp on a 6.0 ha area of the subject property.

**RECOMMENDATION: [ALL DIRECTORS – CORPORATE UNWEIGHTED]**

THAT the Regional Board authorize the issuance of Temporary Use Permit No. 118/2015 until December 21, 2020 for the purpose of operating a 200 person work camp on a portion of Block A District Lot 1307.

**Reasoning:**

- Temporary Uses are permitted by the OCP.
- The ALC has extended the non-farm-use permission until December 21, 2020.
- MoTI has issued a permanent access permit for the site.

**ALTERNATIVE OPTIONS**

- OPTION 1:**
1. THAT the Regional Board defer the issuance of Temporary Use Permit No. 118/2015 until such a time as the bylaw enforcement file for the property (File No. 11-194) has been resolved.
  2. THAT the Regional Board direct staff to continue with bylaw enforcement for the property.

**OPTION 2:** THAT the Regional Board refuse the issuance of Temporary Use Permit No. 118/2015.

**LAND USE POLICIES AND REGULATIONS**

**OFFICIAL COMMUNITY PLAN (OCP):** Agriculture-Rural, Rural OCP Bylaw No. 1940, 2011  
**ZONING:** A-2 (Large Agricultural Holdings Zone), Zoning Bylaw No. 1000, 1996  
**AGRICULTURAL LAND RESERVE (ALR):** Partly within  
**BUILDING INSPECTION AREA:** Voluntary

**SITE CONTEXT**

The subject property is located along the Upper Halfway Rd, bordering the Halfway River to the south, approximately 41km from HWY 97 N. According to the applicant there is agriculture and bare forested land to the north, a gravel quarry to the east, and crown land to the south and west. The majority of the property and the land surrounding the subject property is also within the ALR.

**SITE FEATURES**

- LAND:** From aerial photos it appears that the subject property is 50% cleared and the remainder is treed. There is a gravel extraction pit on the site.
- STRUCTURES:** According to the applicant, there is an existing 200 person camp for petroleum industry and gravel quarry workers.
- ACCESS:** Access to the subject property is via the Upper Halfway Rd. There is an existing driveway onto Upper Halfway Road.
- CLI SOIL RATING:** The subject property has five soil ratings ranging from 2 to 6 (please see map). The northernmost portion has a rating of 4<sup>6</sup>X6<sup>4</sup><sub>T</sub>. The northern central portion has a rating of 4<sub>M</sub>. The central portion has a rating of 6<sub>T</sub>. The southernmost portion has a rating of 2<sup>8</sup>C3<sup>2</sup><sub>T</sub>, while the eastern portion has a rating of 6<sup>7</sup>PI5<sup>3</sup><sub>MI</sub>.
- Class 2 soils have moderate limitations in use for crops. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Class 4 soils have severe limitations that restrict the range of crops, require special conservation practices, or both. 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.
- Subclass 'c' denotes a significant adverse climate for crop production as compared to the median. Subclass 't' denotes limitations placed on the parcel by topography. Subclass 'x' denotes soils having a moderate limitation caused by the cumulative effect of two or more adverse characteristics which singly are not serious enough to affect the class rating. Subclass 'p' denotes limitations placed on the parcel due to soils sufficiently stony to significantly hinder tillage, planting, and harvesting operations. Subclass 'i' denotes soils subjected to inundation causing crop damage or restricting agricultural use. Subclass 'm' denotes soils where crops are adversely affected by drought owing to inherent soil characteristics.
- FIRE:** The subject property is not within any Fire Protection Area.

**COMMENTS AND OBSERVATIONS**

- PROPOSAL:** The applicant is proposing a 200 person industrial camp contained on a 6.0 ha portion of the subject property. Clean Harbors Lodging Services is the operator of the camp on land leased from Norman and Donna Ward. According to the applicant, the camp will be "dry", have 24 hour security, and a safety vehicle will be on site at all times.
- ALR:** Most of the subject property is within the Agricultural Land Reserve. There is an approval for a 6.0 ha site for an industrial camp on the subject property (Resolution #197/2012 & #396/2012). The approval has been extended to December 21, 2020.
- OCP:** PRRD Rural OCP Bylaw No. 1940, 2011, designates the subject property as "Agricultural-Rural". Section 18, Policy 1 allows temporary uses anywhere in the plan area. Therefore, this proposal is supported by the OCP.
- ZONING:** PRRD Zoning Bylaw No. 1000, 1996 zones the subject property as A-2 (Large Agricultural Holdings Zone). Industrial worker camps are not allowed in an A-2 zone, however, temporary uses are allowed on all zones. Therefore, a temporary use permit is required.

**WATER:** Use of 3<sup>rd</sup> party water hauling by “Compass” from Fort St. John.

**SEWAGE:** Store and haul set up with local receiving facility. 3<sup>rd</sup> party hauling by “Pratt Honey Wagon”.

**FILE BACKGROUND:** Temporary Use Permit 177/2011 was conditionally issued for a worker camp, office, and kitchen on 6 ha of Block A, DL 1307 PRD conditional to the approval as stipulated by resolution 197/2012 of the Agricultural Land Commission. The conditions were never met, and TUP 177/2011 was never used. The following chart summarizes the file history:

<ul style="list-style-type: none"> <li>Additional referral was sent to the Halfway River First Nation and the Ministry of Forests, Lands, Natural Resource Operations &amp; Rural Development.</li> </ul>	March 12, 2018
<ul style="list-style-type: none"> <li>ALC extends non-farm use permit for a 200 person camp to December 21, 2020.</li> </ul>	January 10, 2018
<ul style="list-style-type: none"> <li>MoTI Commercial Access Permit #2017-06371 is issued.</li> </ul>	December 3, 2017
<ul style="list-style-type: none"> <li>Application No. 118/2015 is amended so the camp will accommodate 200 people instead of 624 people.</li> </ul>	September 27, 2017
<ul style="list-style-type: none"> <li>Bylaw Enforcement Officer completes site inspection and finds a vacant camp of approximately 75 beds.</li> </ul>	March 16, 2017
<ul style="list-style-type: none"> <li>Board tables application No. 118/2015 while “Cumulative Effects Task Force” studied TUPs and until conditions are met.</li> </ul>	August 6, 2015
<ul style="list-style-type: none"> <li>Application No. 118/2015 for a 624 person camp is received.</li> </ul>	May 27, 2015
<ul style="list-style-type: none"> <li>TUP No. 117/2011 due to expire.</li> </ul>	January 12, 2015
<ul style="list-style-type: none"> <li>ALC conditions not met and MoTI access permit not obtained.</li> </ul>	2012 – 2015
<ul style="list-style-type: none"> <li>TUP No. 117/2011 for a 200 person camp is approved (with conditions).</li> </ul>	June, 2012

### Municipality, First Nation & Agency Comments

	Comment	Response
<b>HALFWAY RIVER FIRST NATION</b>	Please see attached letter. Comments related to: <ul style="list-style-type: none"> <li>Managing garbage and sewage.</li> <li>Speeds on the road through the community.</li> <li>Prohibiting hunting.</li> <li>Prohibiting trails down to the river.</li> </ul>	Please see response from applicant addressing the comments from the Halfway River First Nation.  Letter and response have been attached to the draft TUP as Schedule “C”.
<b>MINISTRY OF TRANSPORTATION &amp; INFRASTRUCTURE</b>	“The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of October 16, 2017 for the Temporary Use Permit for the operation of a 200 man industrial camp serving workers for a three year	The MoTI access permit was issued December 3, 2017.

<p>term within Block A District Lot 1307, Peace River District. The Ministry has no objections to the proposed Temporary Use Permit.</p> <p>The Ministry will require that the proponent apply for a permanent access permit from the Upper Halfway Road to the proposed Industrial Camp.</p>	
<p><b>MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS &amp; RURAL DEVELOPMENT</b></p> <p>Please see attached e-mail and letter.</p> <ul style="list-style-type: none"> <li>The site does not overlap with any Northeast ecosystems section high-risk areas.</li> <li>If the proposal were on Crown land, the “riparian management area” would be 70 to 100 meters from the river.</li> <li>The Ministry provided a document outlining strategies and guidelines to minimize environmental impacts.</li> </ul>	<ul style="list-style-type: none"> <li>The camp is set back approximately 80 meters from the river at the nearest point.</li> <li>Our Lakeshore Development Guidelines ask for a 15 meter setback from the high-water mark.</li> <li>The document outlining strategies and guidelines to minimize environmental impacts has been provided to the applicant.</li> </ul>

**Please Note:** Because the original referral was sent to municipalities and agencies in 2015, rather than complete a second referral, instead they have been circulated on the public Notice of Intent to Consider that was sent on May 15, 2018 as a courtesy, to allow them to provide additional comments. The following comments were received in response to this notification.

<p><b>AGRICULTURAL LAND COMMISSION</b></p>	<p>The ALC has extended their approval to 2020. If further extension is required, then the Chief Executive Officer will review.</p>	<p>The Draft Temporary Use Permit expires at the same time as the ALC’s approval in 2020.</p>
<p><b>OIL &amp; GAS COMMISSION</b></p>	<p>From a review of impact to/interference with existing and proposed oil and gas activities, this project poses no risk.</p> <p>If the proposal were on Crown Land, the OGC would review for proximity to waterbodies, riparian protection areas etc.</p>	<p>The camp is set back approximately 80 meters from the river at the nearest point.</p>
<p><b>CITY OF DAWSON CREEK</b></p>	<p>Interests unaffected.</p>	<p>N/A</p>
<p><b>CITY OF FORT ST JOHN</b></p>	<p>Please see attached letter.</p>	

**DISTRICT OF  
TAYLOR**

Interests unaffected.	
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#### IMPACT ANALYSIS

**AGRICULTURE:** Despite being within the Agricultural Land Reserve, the land is currently not used for agricultural production, therefore this application will have no short-term impact on agricultural output.

**CONTEXT:** The camp is on the same parcel as a gravel extraction operation, however, most surrounding properties appear to be used for agriculture or are vacant.

**POPULATION:** The proposal will increase the temporary population in the area by 200.

**TRAFFIC:** Passenger vehicle traffic, particularly vans and larger passenger vehicles, will be significantly increased in the area, however, this application may have the effect of reducing overall traffic by shortening the trips workers make between their worksites and accommodations.

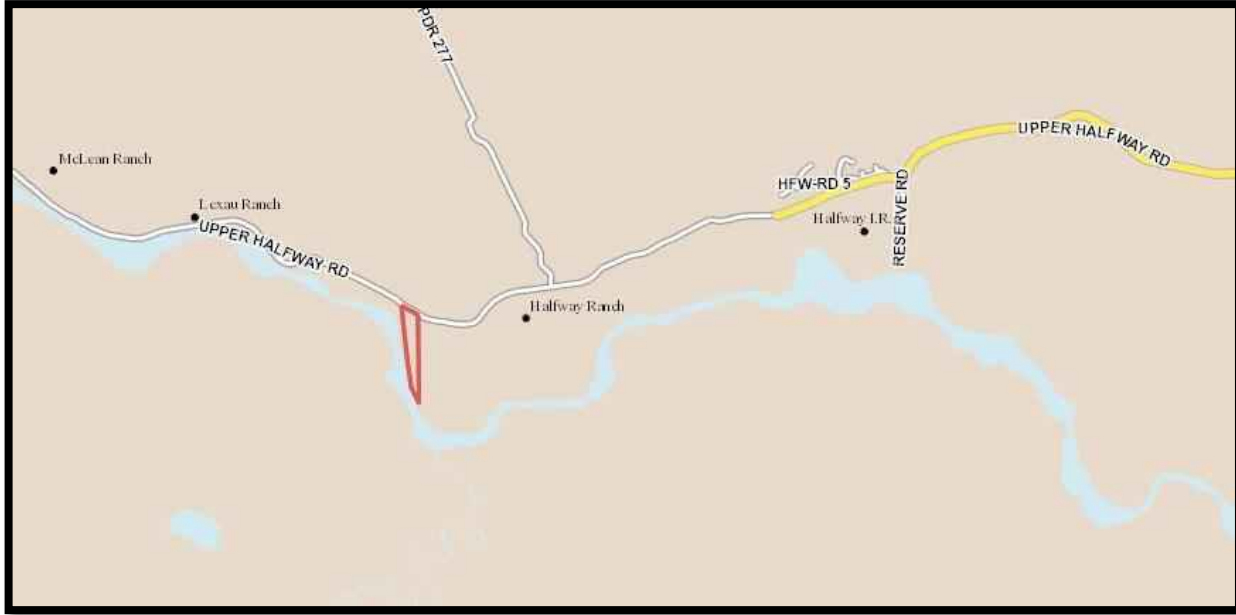
#### PUBLIC NOTIFICATION

Public Notification has occurred as follows:

- Application posted to “Engage!” Website in summer of 2015.
- Public Notification occurred prior to the Regional Board consideration of the file in August, 2015.
- Application updated on “Engage!” Website as of January, 2018.
- Photo of PRRD sign posted on the subject property received February 1, 2018.
- Notice of Intent to Consider the file was distributed as follows:
  - Posted to the PRRD Facebook page and website on May 15, 2018.
  - Sent to municipalities and agencies on May 15, 2018
  - Mailed to all property owners within the notification area on May 18, 2018.
  - Posted on the Energetic City website from June 1 - 14, 2018.
  - Published in the Alaska Highway News June 7, 2018 and Northern Horizon June 8, 2018.

TEMPORARY USE PERMIT REPORT –WARD  
**MAPS**  
FILE NO. 118/2015

Context Map

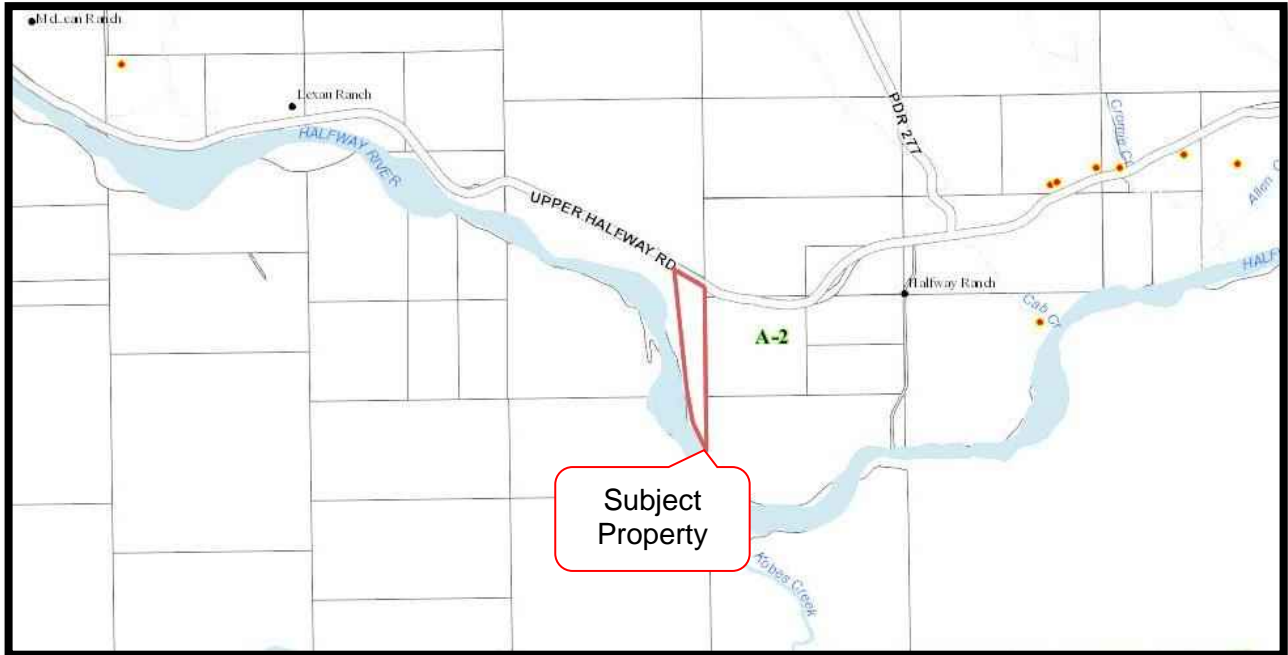


PRRD Rural OCP Bylaw No. 1940, 2011

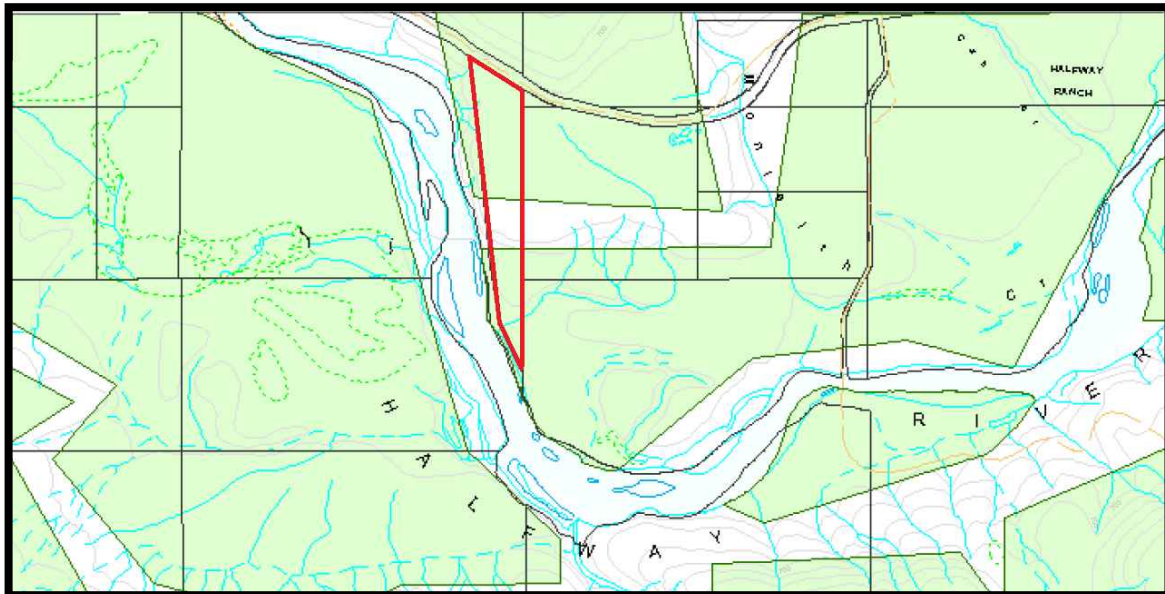


TEMPORARY USE PERMIT REPORT - WARD  
**MAPS**  
FILE NO. 118/2015

PRRD Rural Zoning Bylaw 1000, 1996

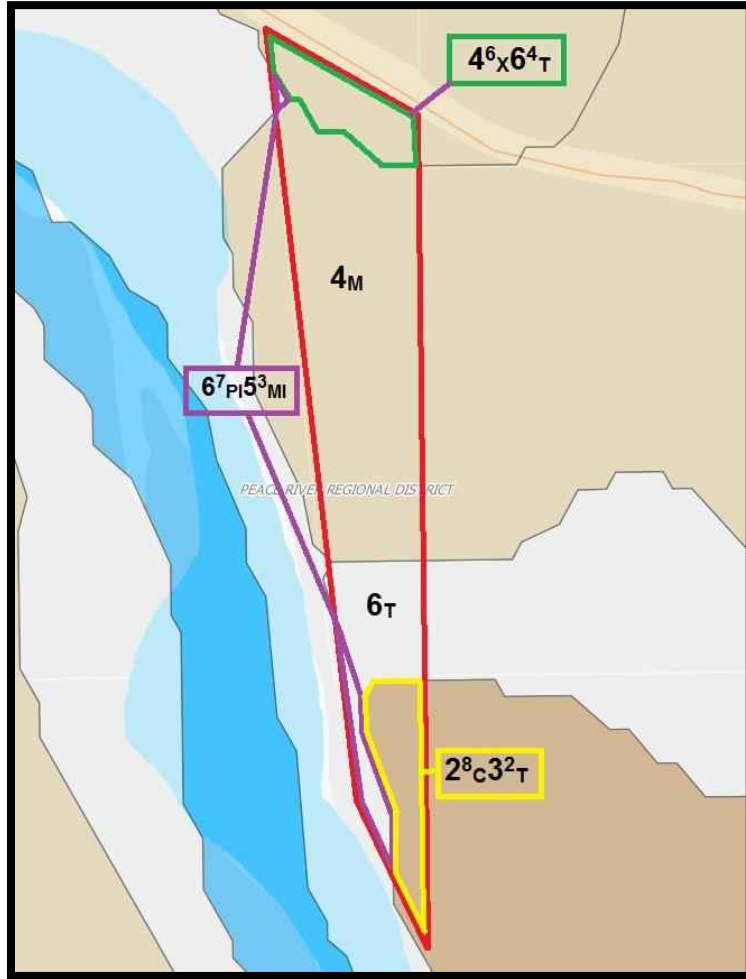


Agricultural Land Reserve



TEMPORARY USE PERMIT REPORT - WARD  
**MAPS**  
FILE NO. 118/2015

CLI Soil Rating



TEMPORARY USE PERMIT REPORT – WARD  
**MAPS**  
FILE NO. 118/2015

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Aerial Photo



TEMPORARY USE PERMIT RENEWAL REPORT –WARD  
**MAPS**  
FILE NO. 118/2015

Location of Proposed Camp



TEMPORARY USE PERMIT RENEWAL REPORT –WARD  
SITE PHOTOS – MARCH 16, 2017  
FILE NO. 118/2015



Amended Application including Work Camp – Background Information Matrix



PEACE RIVER REGIONAL DISTRICT

**DAWSON CREEK** 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201  
**FORT ST. JOHN** 9505 100<sup>TH</sup> Avenue, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125  
 [Toll Free: 1-800-670-7773]

Receipt # \_\_\_\_\_

Application for Development

**1. TYPE OF APPLICATION**

	<b>FEE</b>
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input checked="" type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input checked="" type="checkbox"/> Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

**2. PLEASE PRINT**

Property Owner's Name <b>Norman &amp; Donna Ward</b>	Authorized Agent of Owner (if applicable) <b>Clean Harbors Lodging Services</b>
Address of Owner <b>PO Box 224 Downtown RPO</b>	Address of Agent <b>25963-111 Ave</b>
City/Town/Village <b>Fort St. John, BC</b>	City/Town/Village <b>Acheson, Ab.</b>
Postal Code <b>V1J 0K9</b>	Postal Code <b>T7X 6C3</b>
Telephone Number: <b>403-512-0518</b>	Telephone Number: <b>780-960-1507</b>
Fax Number:	Fax Number:
E-mail: <b>neilnward@outlook.com</b>	E-mail: <b>debbink.brad@cleanharbors.com</b>

**3. PROPERTY DESCRIPTION**

Full legal description of each property under application	Area of each lot
<b>Block A District Lot 1307 PRD</b>	<b>22.36/55.26</b> ha./acres
	ha./acres
	ha./acres
	TOTAL AREA <b>22.36/55.26</b> ha./acres

**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*.

4. Civic Address or location of property: \_\_\_\_\_

**5. PARTICULARS OF PROPOSED AMENDMENT**

Please check the box(es) that apply to your proposal:

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:

\_\_\_\_\_  
\_\_\_\_\_

Temporary Use Permit – describe proposed use:

Operate multiple Drill camp and Sleeper units totaling a 200 bed accommodation for client required Drilling Rig crews.

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

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

28 bed and 52 bed Drill Camps operating for client required Drilling Rig Crews.  
Former Quarry, now reclaimed, on South side of property.

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Private Land, 50% land area cultivated, rest is forested

(b) East No buildings, Gravel Quarry operated by TCL

(c) South Halfway River & Halfway Valley Crown Land

(d) West Halfway River & Halfway Valley Crown Land

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

Additional drill camp accommodations to be set on site based on client demand.  
Due to the small footprint and relocatable nature of the asset, no groundwork is needed.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Describe the means of sewage disposal for the development:

Sewage disposal will be all store and haul to Fort St John, BC

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11. Describe the means of water supply for the development:

Water supply will be hauled in from Fort St John, BC

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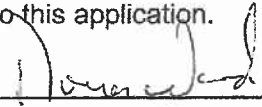
**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.**

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:
  - (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 of existing buildings and structures on the subject property, with distances to property lines;
  - (d) the location 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 plan prepared by a British Columbia Land Surveyor may be required.**

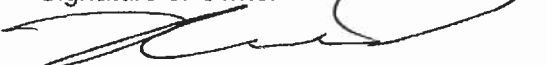
15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

Norman Ward   
Signature of Owner

Oct 10/2017  
Date signed

Donna Ward +   
Signature of Owner



Oct 10/2017  
Date signed

Neil Ward 

Oct 10/2017

16. **AGENT'S AUTHORIZATION**

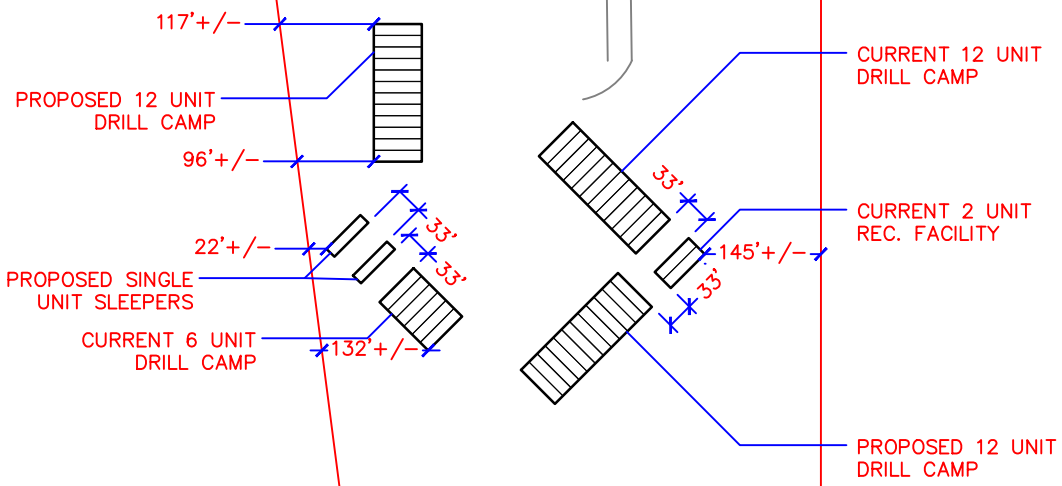
If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We authorize	Norman & Donna Ward	and	Neil Ward	hereby
(name)	Clean Harbors Lodging Services	to act on my/our behalf regarding this application.		
Agent address: 25963-111 Ave, Acheson, Alberta, T7X 6C8				
Telephone: 780-960-1507	Fax:	Email: <a href="mailto:debbink.brad@cleanharbors.com">debbink.brad@cleanharbors.com</a>		
Signature of Owner:				Date: <u>Oct 10/2017</u>
Signature of Owner:				Date: <u>Oct 10/2017</u>

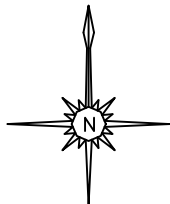



# Haystack Drill Camp

Block A, DL 1307 PRD



NORTH



 Camp Layout w/ dims

June 14, 2018

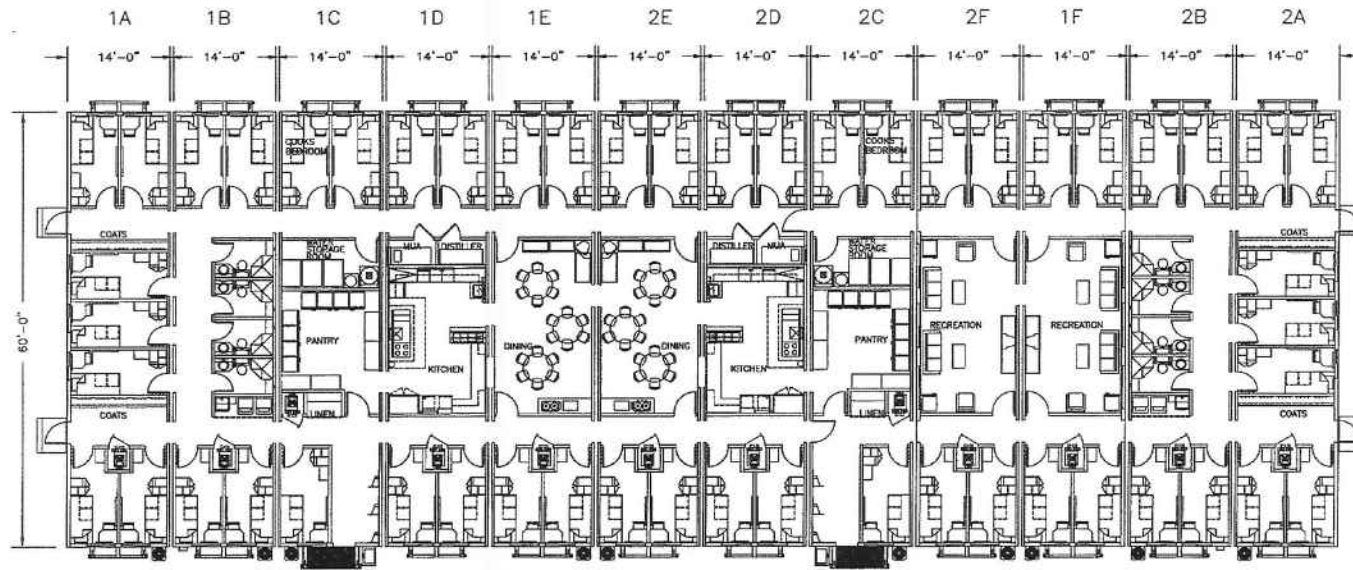


R-19  
ASSET #130058&63

12 WIDE DRILL CAMP  
ATCO- MANUFACTURED  
12 X 14ft. X 60ft.

52 INDIVIDUAL ROOMS. PLEASE SEE NOTES BELOW.

### 12 UNIT



1 - Current  
2 - Proposed

#### NOTES:

- IF STAFFED FOR CLIENT—5 ROOMS REQUIRED FOR STAFF LEAVING 47 INDIVIDUAL ROOMS.
- SUPPORT UNIT 110KW MINIMUM C/W PROPANE REQUIRED
- POWER REQUIRED 4X100 AMP 3PH. CORD SUPPLIED C/W 4WIRE 4POLE ARCTITE
- COMPLETE WITH DINING, KITCHEN, WASHROOM FACILITIES, LAUNDRY, WATER STORAGE.
- **PILOT CARS REQUIRED FOR TRANSPORT**

June 14, 2018



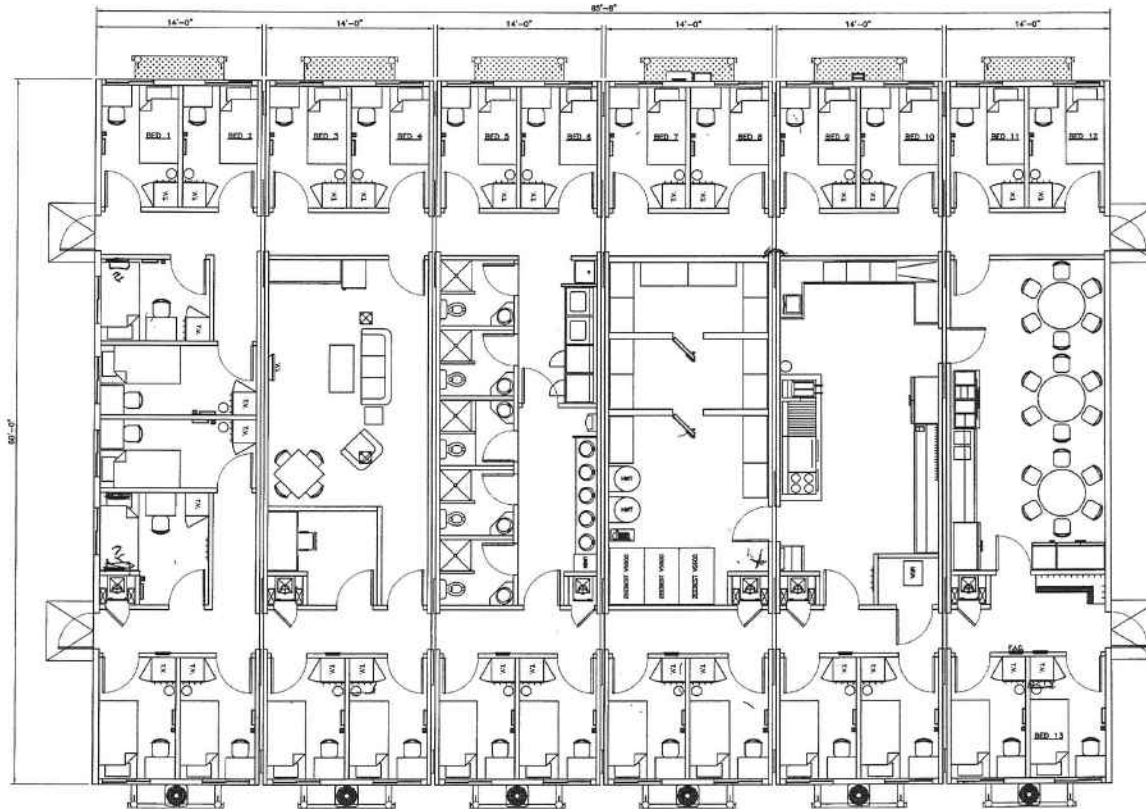
R-19  
ASSET #130076

6 WIDE DRILL CAMP

BCT-14600800508-0513

6 X 14ft. X 60ft.

28 INDIVIDUAL ROOMS—SEE NOTES BELOW



1 - Current

**NOTES:**

- 28 INDIVIDUAL ROOMS AND BEDS .
- IF STAFFED FOR CLIENT—3 ROOMS REQUIRED FOR STAFF LEAVING 25 INDIVIDUAL ROOMS
- SUPPORT UNIT 70KW MINIMUM C/W PROPANE REQUIRED
- POWER REQUIRED 2X100 AMP 3PH. CORD SUPPLIED C/W 4WIRE 4POLE ARCTITE
- COMPLETE WITH DINING, KITCHEN, WASHROOM FACILITIES, LAUNDRY, WATER STORAGE, WALK IN COOLER AND FREEZER.
- **PILOT CARS REQUIRED FOR TRANSPORT**

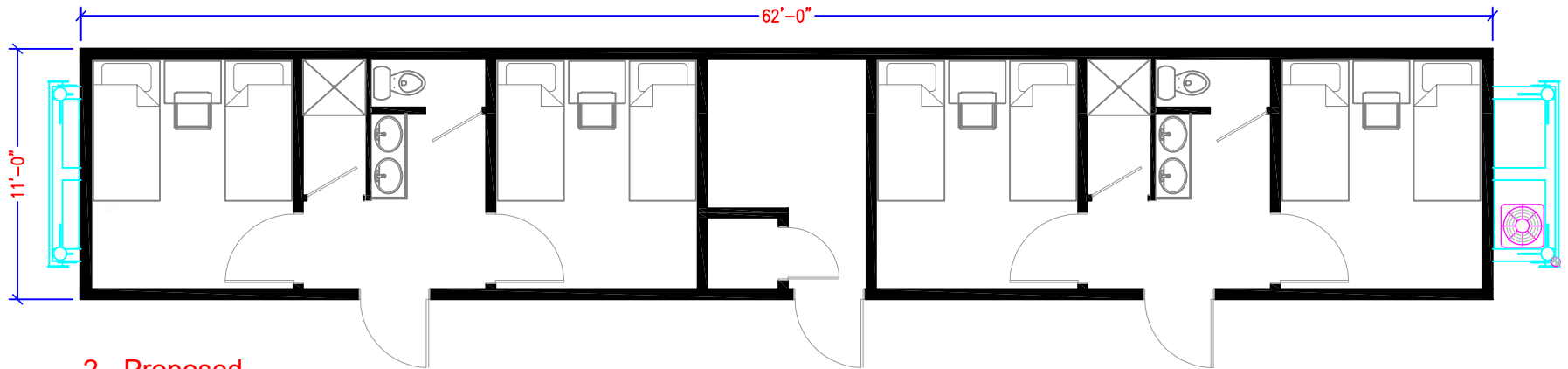
June 14, 2018



# 8 Bed Sleeper

11ft. X 62ft.

- 4 DOUBLE OCCUPANCY ROOMS WITH 8 BEDS.



2 - Proposed

June 14, 2018

Agricultural

R-19



Land

Reserve 4

UPPER  
HALFWAY

Monteith  
Creek

BCGS 94B .060

BLOCK A,

GROUP

94-B-9

ROAD

BCGS 94B .050

BLOCK I,

GROUP

94-B-8

HALFWAY

Halfway  
Ranch

CAMP SITE  
LOCATION

BLK A  
DISTRICT LOT  
1307 PRD

6261000  
558000

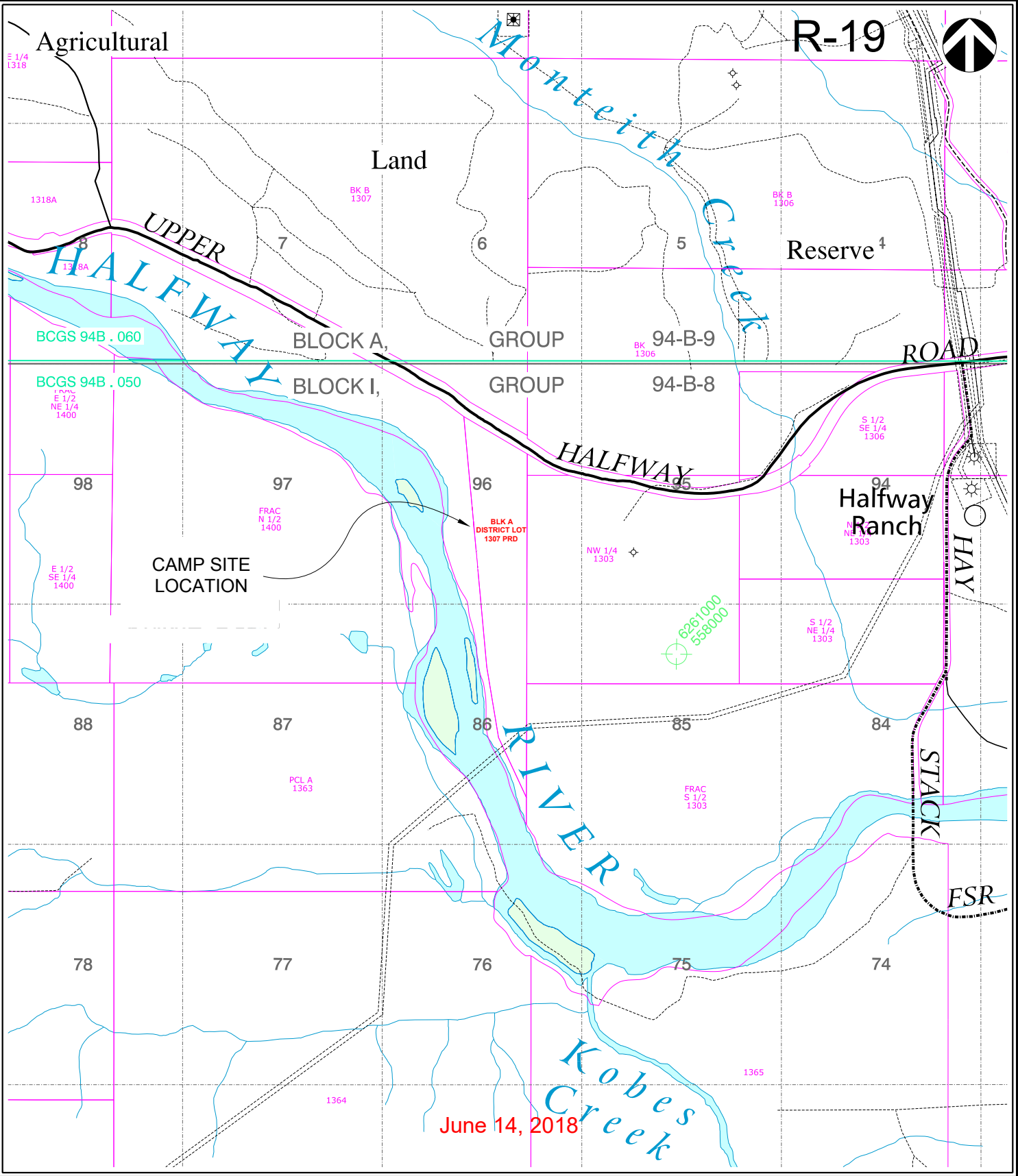
HAY

STACK

FSR

June 14, 2018

Kobes  
Creek





# Peace River Regional District

2-Jun-2015

**PID:** 010-601-953  
**Roll Number:** 760-041532.010  
**Legal Description:** BK A DL 1307 PEACE RIVER

**Parcel Size**

22.36 Hectares      55.26 Acres



This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Peace River Regional District should be contacted for information regarding other conditions such as easements, rights-of-way or covenants.

June 14, 2018



## PEACE RIVER REGIONAL DISTRICT

### Work Camp - Background Information

Completion of the information below is required by the Peace River Regional District Board in order to properly assess Work Camp applications.

Services	Function	Requirement	Confirmation/Documentation (attach supporting documents)
Water	Use of local government water source	Pre-approval from local government	Use of local water source. 3rd Party hauling by 'Compass' from Fort St John.
	Use of river or other natural water resource	Permitting or agreement in place	N/A
Sewer	Use local government sewer receiving facility	Pre-approval from local government	Store and haul set up with use of local receiving facility. 3rd Party hauling by 'Pratt Honey Wagon'.
	Use of on-site treatment	Pre-approved from Ministry of Health/Ministry of Environment	N/A
Transportation Roads	Ministry of Transportation Traffic Impact Study or Traffic Impact Study completed by a Ministry approved company	Completion of Traffic Impact Study	MoTI Permit to be applied for and provided seperatly once issued.
	Noise and Dust Address the concern about Noise and Dust	Provide a copy of the Operational Impact Plan that addresses how noise and dust concerns will be addressed.	Current 80 bed camp sees limited daily vehicles with use of crew trucks instead of individual transportation. Dust has not been an issue as the camp entrance way is the only non paved section of road.
Transportation Travel	Will the camp be fly in, fly out Will employees be bused to work area, will a shuttle from a municipal centre operate	Explanation on whether it is an open or closed camp and the Company's plan for worker Transportation	This is an open camp. With few exceptions, all Clean Harbors and Client personnel are transported to and from site using company vans or crew trucks.

diverse. vast. abundant.

PLEASE REPLY TO:

Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca  
 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1256 Email: prrd.fsj@prrd.bc.ca

June 14, 2018

## Work Camp - Background Information

Completion of the information below is required by the Peace River Regional District Board in order to properly assess Work Camp applications.

Services	Function	Requirement	Confirmation/Documentation (attach supporting documents)
Housing	Will all employees be housed at the work camp	Explanation on whether other accommodation will be used (i.e. hotels, RV camps)	All employees will be housed within the camp.
Recreation	What is being planned for employee recreation activities	Confirmation of discussion with municipalities around recreation if not using on-site recreation	Recreation facilities are provided on site for Clean Harbors staff and clients.
Policing	What is planned for on-site security (policing)	Confirmation details for site security	Current 80 bed camp has a full time camp manager on site enforcing rules and policy. In the case of a bed count increase, Clean Harbors will reassess its need for security personnel.
	What is the camp's plan around crime prevention	Confirmation of open or dry camp and policies on, alcohol, drugs, hunting, trespassing, off-site behaviour, etc.	This is a dry camp facility. Clients are required to sign 'Site Acknowledgement & Orientation' and 'Rules & Orientation' documents at check in.  Sign in documents attached separately for review.
Social	What is being planned for on-site health services	Information of level of on-site health service	Safety Vehicle is left on site at all times. ERP has emergency procedures and contacts to follow.
Reclamation	Demobilization	Documentation on site remediation plans	Verbal agreement with land owner, no remediation plans documented for this site.  [See e-mail attached below]
Emergency Management	Safety	Information on Emergency Management Procedures including notification process to local and provincial government agencies	Emergency Response Plan (ERP) in place, see separately attached document for review.

## Work Camp - Background Information

Completion of the information below is required by the Peace River Regional District Board in order to properly assess Work Camp applications.

Services	Function	Requirement	Confirmation/Documentation (attach supporting documents)
Communications	Internet/Cell Phone	Information on mitigation plans to local communication infrastructure as a result of additional demand	Phone - At current 80 beds, use of Local services. Internet - Satellite service in use.
BC Assessment	Notification	Communication of Work Camp to BC Assessment	Yes, annual assessments include campsite value and information.

Christina Hovey

---

From: Debbink, Brad C <debbink.brad@cleanharbors.com>  
Sent: Thursday, February 01, 2018 12:46 PM  
To: Christina Hovey  
Cc: PRRD\_Internal; Claire Negrin; Erin Price  
Subject: RE: Temporary Use Permit - Bk A, District Lot 1307- Upper Halfway RD  
Attachments: IMG\_0861.JPG; IMG\_0862.JPG; IMG\_0863.JPG

Christina

We were able to get to our Haystack site this week and install the PRRD public notification sign, see attached the pictures. Additionally, per your email on January 8<sup>th</sup>, I spoke to our VP about the verbal agreement we have with the land owner and it is just a simple agreement that states;

*Clean Harbors will leave the lease clear of any equipment and assets, and remove any underground work/improvements that may have been installed.*

Because the site was cleared before our Sublease, and we did not do any underground work, Clean Harbors simply needs to demobe all equipment and assets from site.

Thanks.

*Safety Starts with Me: Live It 3-6-5*

---

Brad Debbink  
Project Coordinator  
Clean Harbors Lodging Services  
25963-111 Ave  
Acheson, Ab. T7X 6C8  
(o) 780.960.1507  
(c) 587.984.7864  
[debbink.brad@cleanharbors.com](mailto:debbink.brad@cleanharbors.com)  
[www.cleanharbors.com](http://www.cleanharbors.com)



---

From: Debbink, Brad C  
Sent: Monday, January 15, 2018 9:56 AM  
To: 'Christina Hovey'  
Cc: PRRD\_Internal; Claire Negrin; Erin Price  
Subject: RE: Temporary Use Permit - Bk A, District Lot 1307- Upper Halfway RD

Great thanks. I will pass this along to our team in the area.

*Safety Starts with Me: Live It 3-6-5*

---

Brad Debbink



## Haystack Camp 58 Rules And Site Orientation Acknowledgement

I agree it is my responsibility to examine and report any damages at move in to the office 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 that the use of any fitness equipment is at my own risk, and further agree to waive any rights or claims against Clean Harbors in the event of personal injury.

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 purpose 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 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 received a copy of the Clean Harbors Coleville Lodge, camp rules and site orientation. I agree that if I violate any of these rules or procedures I may be instructed to vacate the premises.

### TOPICS DISCUSSED:

CAMP RULES \_\_\_ EMERGENCY PROCEDURES \_\_\_ HARASSMENT \_\_\_ SMOKING POLICY \_\_\_

WILDLIFE AWARENESS \_\_\_ DINING ROOM ETIQUETTE \_\_\_ FITNESS FACILITY POLICY \_\_\_

DRUG AND ALCOHOL POLICY \_\_\_

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

YES \_\_\_ NO \_\_\_

If yes, please indicate the condition: \_\_\_\_\_

**Printed Name** \_\_\_\_\_ **Date** \_\_\_\_\_

**Signature** \_\_\_\_\_ **Clerk/Manager Initials** \_\_\_\_\_




## Clean Harbors Lodge Rules And Site Orientation

The following information is to be reviewed and signed 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 camp rules may result in loss of camp privileges.

1. Drugs, Drug Paraphernalia, and Alcohol are strictly prohibited. Haystack Camp 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 and use, possession, or sale of illicit drugs, illicit drug paraphernalia, or drugs for which a prescription is legally required in Canada. Failure to comply with or ignoring this policy will result at a minimum, loss of Clean Harbors site privileges.
2. All visitors of camp residents must sign in to the facility at the Camp Office.
3. No visitors after 10:00pm. Overnight visitors are not allowed.
4. No pets of any type are allowed in the camp at any time.
5. Parking is permitted in designated areas only. Any vehicles parked improperly or unregistered may be towed or disposed of at the guest’s expense.
6. Outside footwear **MUST** be removed at all Main Entrances.
7. **Dining Room/Bag Up Area:** Hats or headwear, workout clothes, coveralls, PPE, backpacks, and personal take-out containers are not permitted in these areas. Proper attire must be worn. Consult front Desk or Management if you have any further questions.
8. Use of fitness equipment is at the risk and discretion of guests. Clean Harbors assumes no liability for any personal injuries that may result from the use of fitness equipment.
9. **Timing Out:** If you are leaving camp for a few days or going on days off and want to keep your room (Time Out) this must be arranged between your Employer and Clean Harbors prior to timing out. You must return your key to the office once this is arranged and you are leaving.
10. Clean Harbors recognizes a relatively quiet period at all times in the guest accommodations area. **Quiet Time is enforced at 10:00pm.** Please respect night shift employees who sleep during the day.
11. Harassment of any kind will not be tolerated. Offenders will be removed from camp 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.
12. HSE concerns are to be reported using the Clean Harbors Near Miss/Hazard ID Reporting Cards, place concerns into drop boxes, located in Main Lodge Housing Office.
13. Sharps containers are located in Public Washrooms of the Dining Room. Improper disposal of sharps will be result in loss of lodging privileges. If a sharps container is required for your personal use it may be requested at the front desk.
14. **No Smoking** rules will adhere to Alberta Tobacco Act Chapter T3.8. A copy is available at the office. Smoking is prohibited throughout the facility except for designated smoking areas. Any person found smoking in a non-smoking area will be subject to loss of their lodging privileges.
15. Clean Harbors Lodging Services is not responsible for lost or stolen articles. You are responsible to **LOCK YOUR ROOM & YOUR VEHICLE.** It is recommended that you not leave valuables in your room.
16. Please use the **MAIN ENTRANCE** only. Dorm exits at the end of the hallways are for **EMERGENCY EXITS ONLY!**
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 Clean Harbors site privileges.
18. From time to time searches of the facilities, guest rooms and vehicles for prohibited items will be conducted. These searches may include the use of canines. This may result in the search of personal belongings where there is reasonable cause to do so.

Print \_\_\_\_\_ Signature \_\_\_\_\_

June 14, 2018

	<b>Issued By:</b>		<b>Document Control No:</b>	
	<b>Revised By:</b> Warsame Siyad		<b>Revision Date:</b> 03-Feb-17	<b>Revision Number:</b> 1
	<b>Owner (Area/Service Line):</b> 98M9, 980x, 98HSL		<b>Review Date:</b> 03-Feb-17	
	<b>Client:</b> Painted Pony			

# Emergency Response Plan

## Drill Camp

**IN THE EVENT OF AN EMERGENCY, THE FOLLOWING ARE PROCEDURES FOR RESPONDING TO POTENTIAL OR ACTUAL EMERGENCIES.**


Confidential

✓ **Controlled Copy**

Copy Assigned to: Clean Harbors Lodging Services Ltd.

Copy Control #: \_\_\_\_\_

**NOTICE: This document is electronically controlled. Printed copies are deemed uncontrolled, unless otherwise indicated above, and must be verified against the current electronic version prior to use.**

	Issued By:	Document Control No:
	Revision Date:	Revision Number:
<b>Document Name:</b> Emergency Response Plan –		


## Revision Summary

Section	Revision Detail (Please provide rationale)	Approved By (Name & Title)	Date Revised
All	Creation of document	Warsame Siyad H&S Rep.	03-Feb-17

	<b>Issued By:</b>	<b>Document Control No:</b>
	<b>Revision Date:</b>	<b>Revision Number:</b>
<b>Document Name:</b> Emergency Response Plan –		

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<b>Document Name:</b> Emergency Response Plan – Camp #76		

## 1.0 GENERAL INFORMATION

This Emergency Response Plan for Clean Harbors Lodging Services Dill Camp facilities (hereinafter referred to Clean Harbors)

(1) Project Name or Site:

Other (State name): Camp #76

(2) Address or directions to site: From Fort St John travel north on Alaska Hwy to mile 95, take left on Upper Halfway Rd travel 44 km, turn left into camp

(3) Description of Project: Drill Camp

(4) Warning System: An air horn will be used to alert persons to go to the Muster Point. Signal from air horn is 3 short bursts.

(5) Temporary Signage to Site from Main Roads:  Yes  No

(6) Muster Point:  Yes  No

(7) 5 Emergency Exits  Yes  No

(8) Communication Method:  Cell Phones  Satellite Phone


(9) Fire Extinguishers in Place:  Yes  No

(10) Access for Fire Apparatus:  Yes  No

(11) Site Plan Posted:  Yes  No  N/A

(12) First Aid Supplies:  Yes  No

(13) First Aiders on site:

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## 2.0 EMERGENCY RESPONSE CONTACT NUMBERS

### 2.1 Emergency Response Numbers


EXTERNAL EMERGENCY NUMBERS		
STARS	1-888-888-4567 Code:	
Life Safety Emergency:	911	
RCMP:	1-250-787-8100	
Fire Prevention Office:	1-250-774-2222	
Area Hospital: Fort St. John Hospital	1-250-263-5200	
BC Environment:	1-800-663-3456	
Occupational Health & Safety	(800) 561-2319	
Industrial Accidents Fatality or Serious Injury:	1-800-624-2928	
Fish and Wildlife:	1-250-774-5555	
BC Hydro:	(877) 520-1355	
TELUS Communications:	6-1-1	
Poison Control Center:	(800) 332-1414	
Dangerous Goods Incidents:	(800) 272-9600	
Buried Utility Locations:	(800) 242-3447	
List of Hotels Pomeroy	(866) 618-3233	
Stonebridge	1-250-263-6880	
Super 8	1-800-536-0519	
CLEAN HARBORS STAFF		
Health & Safety Representatives	Warsame Siyad	(780) 991-1634
	Tara Kossey	(780) 217-2698
	Craig Ewanchuk	(780) 868-5280
Health & Safety Manager	Leanne Peterson	(780) 217-8105
Service & Logistics Manager:	Chris Morris	(587) 986-2611
Rental Coordinator:	Kelly Pettitt	(587) 879-8771
Service Technician:	Jamie Bradley	(780) 221-6400
Service Technician:	Randy Grahame	(780) 405-6680
Service Technician:	Terry Kerslake	(780) 289-3405
Hospitality Supervisor:	Kevin Miller	(780) 920-3313
Hospitality Operations Manager:	Robert Blackwell	(780) 221-1511
VP of Lodging Services:	Greg O'Neill	(780) 619-1428

## 2.2 Medical Emergency Procedures

### 2.2.1 Life Threatening Medical Emergency

In the case of a life threatening medical emergency:

- (1) Once a medical emergency is identified, if applicable call the site emergency number at: **911**
- (2) If you are a Certified First Aid Responder:
  - (a) Obtain the first aid kit and respond to the medical emergency;
  - (b) Determine if the medical emergency is life threatening. If so, designate a person to call 911.

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- (c) Continue to administer first aid until medical help arrives, or until you cannot go on performing first aid.
- (3) Fill out an Incident report of the medical emergency as soon as medical help takes over.

### 2.2.2 Non-Life Threatening Medical Emergency

In the case of a Non-Life Threatening Medical Emergency:

Once a medical emergency is identified, a Certified First Aid Responder must be notified by contacting the on-site 1<sup>st</sup> Cook.

The Certified First Aid Responder is to:

Access the first aid kit and respond to the medical emergency.

Provide first aid:

- (i) If the injured person is a client and injuries indicate they need to be seen by medical help, contact 911 and wait for medical assistance to arrive.
- (ii) If the injured does not require any further medical attention contact the injured workers' supervisor and advise them of the incident.
- (iii) Report both situations to your supervisor.

If the injured person is a Clean Harbors Lodging employee or Clean Harbors Lodging sub-contractor, and the injured person needs to be taken for medical attention make arrangements to have them taken into a clinic/hospital.


If the injuries allow them to be transported to the hospital by a company vehicle, contact the supervisor to arrange transportation to a local Hospital.

**Note:** In order to be transported by company vehicle, individuals must be able to sit up properly in the seat with the seat belt fastened, without aggravation to injuries.

## 2.3 Fire Emergency Procedures

**First Responder** adheres to the following procedural steps:

- (1) Upon discovery of fire or smoke obtain the nearest fire extinguisher and alert co-workers by calling out to the nearest people "Fire! Fire!"
- (2) Other workers in the area are to evacuate clients and any others to the Muster Point by sounding the air horn in 3 short bursts.
- (3) If there are signs of smoke and heat (by sight, smell and hearing). Check the doors with the back of your hands walking down the entire corridor.
- (4) If there is no sign of fire, proceed to Step 7. If you find a fire, phone 911.
- (5) If there is a fire, phone 911 and retrieve the nearest fire extinguisher and get it ready.

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- (6) Try to put out the fire with the fire extinguisher as you were trained. If it becomes unsafe, evacuate to the Muster Point.
- (7) If there are no immediate signs of fire, walk back up the hallway looking for signs of fire again, touching the back of your hand to the doors, looking inside all rooms.
- (8) If no fire is detected give the "All Clear" to the Head Counter and call your supervisor.
- (9) 1<sup>st</sup> Cook is to call the Health & Safety Representative and the Area Supervisor to let them know of the event.

## 2.4 General and Life Threatening Emergency Evacuation Procedures

- (1) Once a general or life threatening emergency evacuation situation is identified, contact the supervisor at the facility.
- (2) The Supervisor will sound the air horn and direct everyone to meet at the Muster Point:
  - (a) In the event of an evacuation during extreme weather conditions, all evacuees are required to be prepared to use their personal or corporate vehicles as temporary shelter. Vehicles are required to be moved to the extreme corner of available parking areas near the Muster Point or as directed by the 1<sup>st</sup> Cook. The 1<sup>st</sup> Cook will collect headcount information by visiting each vehicle.
  - (b) Occupants are required to follow the Shelter-In-Place protocol should the nature of the incident create a danger to human life and health.
- (3) The 1<sup>st</sup> Cook is to call 911 and explain the situation, if the situation is life threatening. The 1<sup>st</sup> Cook is to have the 911 dispatcher call or designate someone else to call a Clean Harbors Lodging Services' Health & Safety Rep. If the situation is not life threatening they are to call a Clean Harbors Lodging Services' Health & Safety Representative and explain the situation.
- (4) The Health & Safety Representative is to:
  - (a) Call the Operation Manager and Health & Safety Manager to let them know of the situation.
  - (b) In the event that evacuation is required H&S will assist the Hospitality Supervisor/Operations Manager with coordination of booking rooms at the relocation area or another camp for the evacuees.
  - (c) Go to the site if emergency is non-life threatening to be of assistance, or meet the evacuees at the relocation area in order to start the incident investigation process.

## 2.5 Shelter-In-Place

There may be instances where there is an emergency in the surrounding area of our lease (i.e. plant explosion, chlorine truck overturning on the highway). It is imperative that you stay indoors, especially if you see a cloud, vapor, or smoke from the hazardous material outdoors or you can smell it indoors. You will be safer inside.

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The following procedure is to be followed by all Clean Harbors staff, and sub-contractor staff in the event of an emergency requiring the Shelter-In-Place procedure being activated:

- (1) The 1<sup>st</sup> Cook is to contact all occupants in the camp and have them meet right away in the nearest room. The Camp Attendant is to:
  - (a) Complete a head count from the camp occupant list.
  - (b) Start the Shelter-In-Place procedure.
  - (c) Contact the Supervisor/Operations Manager to explain the situation.
  - (d) Contact 911 and explain the situation and tell them you are activating the Shelter-In-Place procedure. Await further instruction from local authorities monitoring the situation.
- (2) The 1<sup>st</sup> Cook is to direct workers to:
  - (a) Shut off the make-up air in the kitchen if on.
  - (b) Go down to the facility and ensure all windows and doors are closed.
  - (c) Set thermostats so air conditioners, furnaces and hot water heaters will not come on.
  - (d) Go to the meeting room when completed for further direction.
- (3) Note who is missing and provide the list to emergency services when they arrive.
- (4) Once everyone is accounted for, individuals may move about the camp, but must stay indoors until directed further from emergency services.


## 2.6 Structural Failure

### **If a sign of structural failure is noticed:**

- (1) Contact the Clean Harbors Service & Logistics Manager, Hospitality Supervisor/Operations Manager immediately.
- (2) The Service & Logistics Manager will contact Health & Safety and coordinate investigation of the concern or area.
- (3) If the Service & Logistics Manager and Health & Safety determine structural failure is imminent; Evacuation of the affected area will be required immediately and services/assistance to support stabilizing the structure will be coordinated.
- (4) Once the structure is stabilized, the Service & Logistics Manager, Health & Safety and Hospitality Supervisor/Operations Manager will direct activities to correct the situation.
- (5) If the Service & Logistics Manager and Hospitality Supervisor/Operations Manager determine structural failure is not imminent and can be corrected without evacuation it will be corrected immediately.

### **If structural failure has occurred:**

- (1) Evacuate the area of all persons.
- (2) Notify the Service & Logistics Manager, Hospitality Supervisor/Operations Manager and Health & Safety Representative.

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- (3) Worker under the direction of the supervisor is to:
  - (a) Secure the area by surrounding it with Red “DO NOT ENTER” flagging and stay in the area to keep all persons out.
  - (b) Call the Clean Harbors Lodging Health & Safety Representative immediately, to advise that the area has been secured/flagged off.
- (4) Health & Safety Representative is to:
  - (a) Contact the Health & Safety Manager who will contact Occupational Health and Safety to report the incident as per OH&S legislation.
  - (b) Contact Hospitality Operations Manager to ensure that they are advised and proceed to the area where possible and ensure the scene is secure and await instructions from the OH&S Officer.
  - (c) Start the investigation of the incident.

**Note:** Only assigned government officials are allowed to enter a collapsed structure.

## 2.7 Environmental Spill or Release

### 2.7.1 On-Site Dangerous Goods Incident

In the event of a spill of a controlled product within the borders of the Lodging property:


- (1) Notify Health & Safety Lodging and Service Group. (For wastewater spills contact Water & Wastewater Operations Manager).
- (2) Contain spill using available spill containment kits and keep track of how much has been spilled to report to Health & Safety and the Water & Wastewater Operations Manager where applicable.
- (3) Water & Wastewater Manager/Health & Safety will report the spill to applicable regulatory agencies (i.e. - Alberta Environment, ERCB, Transport Canada, Alberta Health, etc.), as required by legislation.

## 2.8 Extreme Weather Conditions

- (1) Workers are to stay hydrated.
- (2) Workers are to wear the appropriate gear/PPE for the season and take breaks inside whenever needed.
- (3) If extreme weather conditions occur, take breaks as necessary and dress appropriate to the weather conditions for working outdoors.

## 2.9 Wildlife Threats

Wildlife around the sites is generally a seasonal problem (spring and summer). Often the wildlife is more terrified of humans and therefore making loud noises (i.e., sounding

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an air horn) is likely to scare them off. If nothing is done, then the animals become comfortable around people and will continue to return.

- (1) Move to a safe location (inside a vehicle or building) and contact a Clean Harbors' Health & Safety Representative.
- (2) Record the sighting on the wildlife camp log in the Camp Facility with time, date and type. (Note any aggressive behavior and/or special markings on the animal to determine if the same animal is making multiple visits).
- (3) Health & Safety Representative:
  - (a) Investigates the matter and provides direction to the person on dealing with the wildlife.
  - (b) For escalation of returning wildlife, the Health & Safety Manager will be advised and Wildlife Control will be called to assist with the matter as soon as possible.

## 2.10 Loss of Communication

Loss of communications in a Drill Camp refers to loss of telephone and/or internet service.

- (1) Notify hospitality supervisor or service group via camp phone/cell phone that the camp has loss of communication.
- (2) Contact consultant if on site where cell phone is lost or drive to the nearest location where cellular phone service can be accessed to contact service group/hospitality supervisor/operations manager of the communication loss.

## 2.11 Loss of Power


If there is a loss of power for the effective operation of the camp:

- (1) Notify the Service Group, Health & Safety Rep/Manager and Hospitality Supervisor/ Operations Manager.
- (2) Service Technician or third party will be dispatched to camp to rectify power issue.
- (3) Where possible have trained camp staff engage secondary generator unit. (Only if trained personnel will complete and will contact service technician via phone to assist with careful instructions on how to proceed with generator start up.
- (4) If the problem cannot be corrected an evacuation is needed. Follow evacuation procedure.

## 3.0 ROLES & RESPONSIBILITIES DURING AN EVACUATION

### 3.1 Camp Attendant

The camp attendant's role is to facilitate and control persons at the Muster Point in an emergency situation or during a fire alarm.

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- (1) Ensure familiarity with this Emergency Response Plan and attend all drills and training sessions.
- (2) Secure the "Occupant Lists" and Fire Warden Kit.
- (3) Proceed to the Muster Point and oversee the group assembly process. Provide direction to groups.
- (4) Complete head count of all at Muster Point.
- (5) Provide Head count to 1<sup>st</sup> Cook.
- (6) Direct search investigators (2<sup>nd</sup> Cook) to specific room number(s)/facility locations if there are any head count deficiencies. (Only when safe to do so).
- (7) Once "All Clear" has been given from the 1<sup>st</sup> Cook announce the "All Clear" to the clients.

### Second (2<sup>nd</sup>) Cook


The 2<sup>nd</sup> cook's role is to facilitate the investigation of a fire alarm or fire emergency and search for missing occupants; only if safe to do so.

- (1) To investigate and determine the alarm status and investigate or control the source of the fire alarm.
- (2) Proceed to each client room and advise to proceed to muster point; only if it is safe to do so.
- (3) Knock on all doors 3 times and call out FIRE! FIRE! FIRE!
- (4) Provide information on alarm to 1<sup>st</sup> Cook, location of fire or detector in false alarm.
- (5) Ensure training is current.
- (6) Ensure familiarity with this Emergency Response Plan and attend all drills and training sessions.

### First (1<sup>st</sup>) Cook

The first (1<sup>st</sup>) cook's role is to facilitate the understanding and implementation of the Emergency Response Plan.

- (1) Ensuring familiarity with this Emergency Response Plan and good understanding / able to answer any inquiries from staff or clients.
- (2) Ensure staff attends scheduled training sessions and receive applicable training.
- (3) Ensure occupant list is up to date at all times.
- (4) Respond to any emergency situation.
- (5) In case of alarm respond to alarm panel, determine location of alarm.
- (6) Investigate area of alarm only if safe to do so; if not safe go directly to Muster Point.
- (7) If alarm is deemed false notify 2<sup>nd</sup> cook & camp attendant that it is safe for everyone to return to camp.
- (8) Complete notification to hospitality supervisor/operations manager and H&S Representative of alarm.

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## Occupant

Occupants include people who stay or work in the camp. The occupants' role is to evacuate to the Muster Point during an emergency or fire alarm and await role call and instructions.

## 4.0 HOLDING OF FIRE DRILLS

### 4.1 Methods and Frequency of Holding Fire Drills

Full evacuation Fire Drills, as a minimum are to be conducted monthly.

Table-Top exercises, with those having assigned responsibilities (i.e. Camp Attendant, 2nd Cook & 1<sup>st</sup> Cook), are to be conducted, as a minimum weekly.

- (1) Post notice of drill 24 hours prior to drill.
- (2) All staff to follow their responsibilities as outlined in this plan.
- (3) Complete full evacuation of all clients where possible.
- (4) Maintain a record of the fire alarm drill and send to H&S rep.

## 5.0 TRAINING


The drill camp staff must be made familiar with all emergency procedures as detailed in the Emergency Response Plan that applies to their particular position. Drills and inspections should be arranged, as necessary, to ensure the effective continuance of the program. The responsibility of implementation, continuance of the program, and fire drill assessments is that of the supervisory staff.

Emergency procedures must form a part of the in-house training program. Such training will include certain basic items such as:

- (1) Prompt reporting of fire, location and operation of the manual pull stations, fire alarm system and fire extinguishers.
- (2) Prompt reporting of all emergencies listed in this plan and any others not listed, location and operation of the stretcher (at applicable sites) first aid, burn and spill kits.
- (3) Taking measures as may be necessary to protect occupants, including evacuation.
- (4) Occupants are required to be informed of circumstances and situations that create fire and health hazards.
- (5) Fire extinguisher awareness training.


It is important that all staff survey the building to determine the number and locations of exits and means of egress available. They must recognize potential fire hazards and fire separation areas. They must recognize potential hazards that may contribute to an emergency situation. They must know occupant emergency procedures as well as their own specific duties and responsibilities.

The staff must be trained before they are assigned fire and emergency safety responsibilities.

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## 6.0 SITE DIRECTIONS & MAP

From Fort St John travel on Alaska Hwy to mile 95, take left on Upper Halfway Rd travel 44 km, turn left into camp location.



**CAMP 76**

# EMERGENCY RESPONSE PLAN

**Fire Emergency**

- 1.- Activate nearest Pull-Station
- 2.- Notify camp manager / staff
- 3.- Leave building using nearest **EXIT**
- 4.- Proceed to the **MUSTER POINT** and follow instructions of the head counter

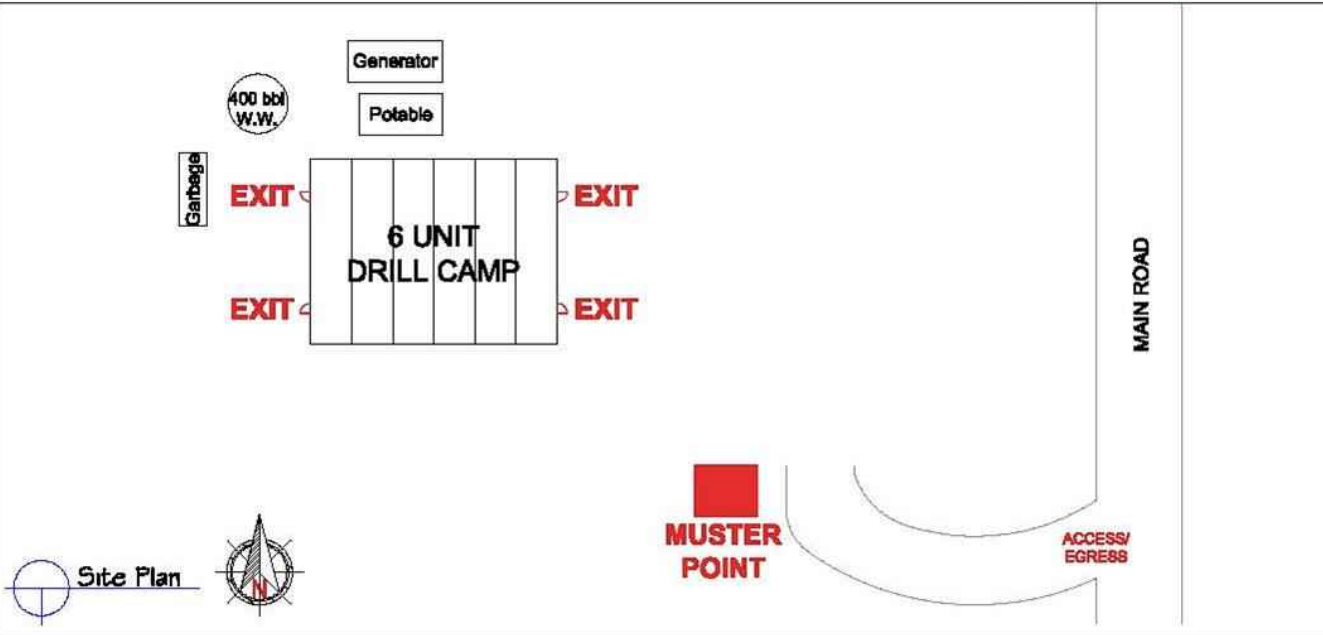
**Medical Emergency**

- 1- Seek assistance from nearby person
- 2- Notify camp manager / staff
- 3- Stay with person needing assistance until help arrives.

**Natural Disaster**

- 1- Stay inside the building
- 2- Go to the dining area
- 3- Await further instructions from safety personnel.

**\*A WINDOW IS AN ALTERNATE MEANS OF EXIT\***



The diagram shows a central building labeled '6 UNIT DRILL CAMP'. To its left are a 'Garbage' bin, a '400 bbl W.W.' tank, and a 'Generator'. Above the building are 'Potable' water tanks. Four 'EXIT' signs are positioned around the building. To the right is a 'MAIN ROAD'. Below the building is a red square labeled 'MUSTER POINT' and an 'ACCESS/EGRESS' point. A north arrow and 'Site Plan' label are in the bottom left.

MoTI Permit



PERMIT TO CONSTRUCT, USE, AND MAINTAIN ACCESS TO A PROVINCIAL PUBLIC HIGHWAY

PURSUANT TO TRANSPORTATION ACT AND/OR THE INDUSTRIAL ROADS ACT AND/OR THE MOTOR VEHICLE ACT AND/OR AS DEFINED IN THE NISGA'A FINAL AGREEMENT AND THE NISGA'A FINAL AGREEMENT ACT.

BETWEEN:

The Minister of Transportation and Infrastructure

Peace District
300 --10003 110th Avenue
Fort St John, BC V1J 6M7
Canada

("The Minister")

AND:

Clean Harbors Lodging Services
25963 111 Avenue
Acheson, Alberta T7X 6C3
Canada

("The Permittee")

WHEREAS:

- A. The Minister has the authority to grant permits for the auxiliary use of highway right of way...
B. The Permittee has requested the Minister to issue a permit pursuant to this authority for the following purpose:
The installation, operation, and maintenance of one (1) permanent access on the south side of Upper Halfway Road...
C. The Minister is prepared to issue a permit on certain terms and conditions;

ACCORDINGLY, the Minister hereby grants to the Permittee a permit for the Use (as hereinafter defined) of highway right of way on the following terms and conditions:

- 1. The Minister shall designate an official ("the Designated Ministry Official") who shall act as the Minister's agent...
2. The Use shall be carried out according to the reasonable satisfaction of the Designated Ministry Official.
3. The Permittee shall indemnify and save harmless the Ministry, its agents and employees...
4. The Permittee shall make diligent attempts to determine if there are other users of the right of way...
5. The Minister shall take reasonable care to do as little damage or interference, as possible, to any Use authorized by this permit...



thereto, but the Minister shall not be responsible for any damage regardless.

6. The Minister at the absolute discretion of the Minister may, at any time, cancel this permit for any reason upon giving reasonable notice; provided, however, that in the case of default by the Permittee or in the case of an emergency no notice shall be necessary. The Minister shall not be liable for any loss incurred as a result of permit cancellation.
7. Placing of speed arresters on the access (or accesses) or in the Permittee's property without the prior consent in writing of the Designated Ministry Official shall render the permit void.
8. The Permittee shall be responsible for replacing any survey monuments that may be disturbed or destroyed by the Use. Replacement must be by a British Columbia land surveyor at the Permittee's expense.
9. The Permittee shall remove any mud, soil, debris, or other foreign material tracked onto the highway from the access authorized herein. Such removal shall be at the Permittee's expense and shall be done at any time the material unduly inconveniences traffic and, in any event, daily.
10. The Permittee acknowledges that the issuance of this permit by the Minister is not a representation by the Minister that this permit is the only authority needed to carry out the Use. The Permittee shall give deference to any prior permission given for use of the right of way in the vicinity of the permit area, shall obtain any other permission required by law, and shall comply with all applicable laws regardless of their legislative origin.
11. At the end of the term of this permit, or when the permit is cancelled or abandoned, the Permittee shall, if so requested by the Minister, remove all installations and shall leave the site as near as reasonably possible in the condition it was in before this permit was issued or such other condition as shall reasonably be required by the Designated Ministry Official. If the Permittee refuses to comply with these obligations, the Minister may perform them as required and the Permittee shall be liable to the Minister for the costs of doing so.
12. The rights granted to the Permittee in this permit are not assignable without the consent of the Minister.
13. As a condition of this permit, the permittee unconditionally agrees with the Ministry of Transportation and Infrastructure that the permittee is the prime contractor or will appoint a qualified prime contractor, as described in Section 118 of the Workers Compensation Act, for the purposes of the work described by this permit, at the work location described in this permit, and that the permittee or designated prime contractor will observe and perform all of the duties and obligations which fall to be discharged by the prime contractor pursuant to the Workers Compensation Act and the Occupational Health and Safety Regulation.
14. The permittee is advised and acknowledges that the following hazards may be present at the work location and need to be considered in co-ordinating site safety: overhead hazards, particularly electrical or telecommunications lines; buried utilities, particularly electrical, telecommunication, and gas lines; traffic, danger trees, falling rocks, and sharp or infectious litter.
15. Any works within the Ministry right-of-way that fall within the scope of "engineering" under the Engineers and Geoscientists Act will be performed by a Professional Engineer, and shall comply with this Ministry's "Engineer of Record and Field Review Guidelines". The Guidelines can be viewed on the Ministry's website at <http://www2.gov.bc.ca/assets/gov/driving-and-transportation/transportation-infrastructure/engineering-standards-and-guidelines/technical-circulars/2009/t06-09.pdf>
16. The permittee is responsible for preventing the introduction and spread of noxious weeds on the highway right-of-way as defined by the British Columbia Weed Control Act and Weed Control Regulation.
17. The Use shall be carried out according to the following drawings and specifications, which are attached and shall be considered to be part of this permit:
18. **(a) The rights granted under this permit shall not be exercised before December 3, 2017.**  
**(b) The Construction and Installations must be completed on or before December 3, 2019.**
19. The field supervisor for the Permittee and Contractor is to have a copy of this permit on site during field operations and be aware of all Permittee conditions.
20. The Permittee shall ensure that any subcontractor performing works covered by this permit shall adhere to all conditions specified herein.
21. The Permittee shall ensure that employees and contractors do not park within the highway right of way. Loading and unloading of equipment within the highway right of way is prohibited.
22. Should the project as proposed generate more than 50 trips per day, a Traffic Impact Study may be required at the Ministry's discretion.
23. The apron and throat of the access is to be constructed to Ministry standard in accordance with Chapter 502 of the most current Standard Specifications for Highway Construction, to the satisfaction of the District Manager, Transportation.



24. The rights granted under this permit are for an indefinite period.
25. This permit in no way grants exclusive use to the Permittee for any portion of the right of way.
26. The Permittee must contact the Maintenance Contractor Yellowhead Road and Bridge (North Peace) at 250-262-2600 at least 48 hours prior to works.
27. Any change of ownership must be submitted to the Ministry in writing complete with company name, incorporation number, contact information, and the Ministry of Transportation and Infrastructure file number.
28. The terms of the permit are applicable to the Permittee. Should the Permittee change names, a new permit must be initiated within 1 month of the official name change.
29. The Permittee will be held responsible for the action of any additional operators permitted for use by the Permittee.
30. If evidence of neglect or abuse of right of way, permit may be rescinded at any time.
31. Permittee is responsible for ensuring that all works are contained to the highway right of way. Any works located within private property must have the owner's permission.
32. Permittee will be responsible to notify and gain approval of utility companies in advance of works.
33. The Permittee is to ensure that no damage is done to any existing underground or overhead services and must contact the electrical, telephone, and natural gas utility and any private landowner having works under permit to verify the location of utility works that may be affected prior to opening up any portion of the public road right of way.
34. Permittee is to call BC OneCall at 1-800-474-6886 or by cellular at \*6886 prior to the commencement of work.
35. It is the Permittee's responsibility to obtain permission from the Ministry of Environment, pursuant to Section 11 of the Water Sustainability Act for works in and around any natural watercourse, as and if required.
36. It is the Permittee's responsibility to obtain permission from the Ministry of Forests, Lands, and Natural Resource Operations, pursuant to the Forest Act to harvest merchantable Crown timber within highway right of way prior to the commencement of the permitted work, as and if required.
37. This Permit in no way relieves the owner or occupier of the responsibility from adhering to all other legislation, including zoning, and other land use bylaws of a municipality or regional district.
38. Affected property owners must be notified at least 48 hours in advance before excavating a driveway.
39. Permittee is responsible for maintaining future depth coverage of works due to natural settlement and erosion of ground. The Permittee shall be held responsible for necessary (PAVEMENT/GRAVEL) repair resulting from settlement within the excavated area for a period of (TWO) (2) years.
40. Reinstatement in a timely and professional manner of drainage, roadway, and roadside facilities is required within two (2) days of disturbing the facilities.
41. No storage or staging of equipment within highway right of way or gravel reserves.
42. The issuance of this permit shall in no way be construed as approval of any future subdivision for the subject property or any adjacent parcels.
43. The Permittee shall be held responsible for any damage to the highway resulting from the permitted work. All highway drainage works are to be restored to their original or better condition.
44. Where the said works are in the proximity of any bridge, culvert, ditch or other existing work, such work shall be properly maintained and supported in such manner as not to interfere with its proper function, and on the completion of the said works any bridge, culvert, ditch, or other existing work interfered with shall be completely restored to its original or better condition.
45. Machines with steel tracks or flat steel pads are not allowed within the public road right of way at any time. Only rubber tired equipment may be used on the pavement or on shoulders of paved public roads.
46. It is the responsibility of the Permittee to ensure that all equipment and vehicles crossing Provincial highways or side roads have the proper approvals and insurance as required and issued by the Commercial Vehicle Safety and Enforcement Division. For permits or inquiries please contact the Provincial Permit Centre at 1-800-559-9688.
47. Permittee is to adhere to all seasonal load restrictions, where applicable. Current seasonal load restrictions can be viewed at <http://www.th.gov.bc.ca/bchighways/loadrestrictions/loadrestrictions.htm>
48. No gates are to be placed within Ministry of Transportation and Infrastructure public road right of way.
49. This permit is for access only and does not include any permanent or temporary utilities in Provincial road right of way.
50. The Ministry of Transportation and Infrastructure may upon giving two (2) weeks' notice, require removal of the access from the



right of way for any reason and solely at the Permittee's expense.

51. The Permittee shall ensure all equipment working on, or hauling material onto and from the site, does not damage or deposit material onto any part of an existing roadway. Materials spilled onto the public road right of way or driveways opened to public traffic shall be cleaned up immediately. The Permittee has the full responsibility to repair any damage to existing highways, local roads, and driveways caused by its construction equipment and/or operations.
52. Permittee is responsible for the supply of all labour, equipment, and materials in connection with the work.
53. Permittee is responsible for all future maintenance of the work for the duration of permit. This permit is not transferable and valid only for the Permittee.
54. The Minister may order the removal or alteration of installations if necessary, for the protection of the highway or highway users. If the Permittee does not respond to an order to remove or alter an access installation, the Ministry of Transportation and Infrastructure may carry out that work and recover costs from the Permittee.
55. All work is to be done during daylight hours. No work shall occur during hours of darkness or during periods of inclement weather. Public road must be clear of any equipment or activity that may impede winter road maintenance on Ministry maintained roads during winter snowstorms or inclement weather.
56. Permittee is responsible for all future maintenance of the work for the duration of permit. This permit is not transferable and valid only for the Permittee.
57. Access shall be constructed as per Section 730 of the BC Supplement to TAC Geometric Design Guide.
58. The access shall be constructed with a minimum 600 mm culvert pipe manufactured to CSA or ASTM standards and laid at ditch invert elevation. Maintenance and periodic cleaning of the culvert and access is the responsibility of the Permittee.
59. Access to be constructed at 90 degrees to the public road for a distance of 15m from the highway shoulder.
60. The finished grade of the access at the ditch line shall be 15cm below the highway shoulder elevation.
61. The profile of the accesses shall not exceed 2 % grade from the ditch line for a distance of at least 15 metres as measured away from the public road along the centreline of the access.
62. Access shall be no wider than 20 meters, including corner cut offs.
63. The Permittee shall sufficiently excavate the profile of the ditch along the road below and above the access point for proper installation of the access and culvert.
64. The access shall be graveled to an extent satisfactory to the Designated Ministry Official to prevent the tracking of mud and soil onto the public road surface.
65. Access to be constructed in such a manner so as not to interfere with drainage from existing cross-culverts.
66. A stop sign (R-001) must be erected at the access to the public road in accordance with the Ministry of Transportation and Infrastructure Manual of Standard Traffic Signs and Pavement Markings.
67. If the access is constructed under winter conditions, the Permittee shall ensure the access is removed prior to spring freshet or April 15, 2018, whichever comes first, and properly installed with appropriate culvert in dry conditions.
68. Permittee to ensure the access has a minimum of 200 metre sight distance either direction.
69. Brushing of the right of way is required, in order to ensure maximum sight distance.
70. No frozen material or clay shall be used in backfill.
71. Any erosion/damage to the highway or highway right of way caused from temporary winter accesses during freeze/thaw cycles is the responsibility of the Permittee.
72. This permit authorizes construction of part of the road right-of-way that is not now maintained by the Ministry. Maintenance is entirely the responsibility of the Permittee. Co-operation among neighbouring permit holders in maintaining such undeveloped roads is strongly encouraged. The Ministry shall only assume maintenance of such roads if constructed to acceptable standards.
73. The Permittee shall ensure that a minimum ground clearance at minimum sag is maintained for all overhead utility lines according to the Utility Policy Manual.
74. The finished grade is to be consistent with the grade of the existing surface to ensure a smooth ride for the traveling public.
75. Except where trenching is well clear of the road shoulder, all excavated material must be removed from the site immediately. Stockpiling of native material adjacent to the trench is not permitted. No excavated materials shall be stockpiled on the travelled portion of the pavement.
76. No dirt, sand, or liquid/solid waste materials to be stored on the road, road shoulder, or ditch. Any road debris shall be removed,



washed/swept from the road daily and to Ministry standards.

77. The Permittee must adhere to the Worker's Compensation Board Occupational Health & Safety Regulations for Construction, Excavation, and Demolition if the construction project includes a trench more than 1.2m in depth where a worker may be required to enter. Section 20.81 Sloping and Shoring requirements must be met while undertaking works within public road right of way.
78. All debris, logs, slash, and refuse created by the works are to be cleaned up to the satisfaction of the District Official, Ministry of Transportation and Infrastructure and right of way shall be levelled and reseeded to the satisfaction of the District Official, Ministry of Transportation and Infrastructure.
79. Any disturbances of natural ground cover shall be groomed and re-seeded with grass so as to restrict the growth of noxious weeds.
80. Any area of right of way disturbed during the permitted works including road shoulders, fill slopes, cut slopes, ditch, and the utility corridor, is to be restored to their original grade and compaction and left in a neat, tidy, and free draining condition. All slash, logs, or brushing debris is to be burned or hauled clear of the right of way. All rocks or debris greater than 5cm in size are to be disposed of clear of the right of way and areas where the soil has been disturbed are to be restored and re-seeded with a pre-approved grass mixture to reduce the potential of erosion and the growth of noxious weeds. Sites are to be reseeded to standards set out in Section 757, Standard Specifications for Highway Construction.
81. The layout shown on the attached drawing is a condition of this permit, and any change in layout without the prior consent in writing of the Designated Ministry Official shall render the permit void. Any change in land use shall render this permit void.
82. All work is to be carried out to the satisfaction of the District Manager, Ministry of Transportation and Infrastructure. The Ministry reserves the right to have repairs carried out (if the Permittee fails to comply with the clauses above) and to bill the applicant for the full cost of any such repairs or clean up if found necessary.
83. Where the Ministry and a regulator both set a standard or requirement in a particular area, the highest or most stringent of the two will apply to any installation on highway right of way.
84. Where existing codes and statutes indicate a more conservative design than the above permit conditions, those codes and statutes shall govern.

The rights granted to the Permittee in this permit are to be exercised only for the purpose as defined in Recital B on page 1.

Dated at Fort St John, British Columbia, this 3 day of December, 2017

\_\_\_\_\_  
On Behalf of the Minister

ALC Extension Letter & Original ALC Decisions



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

January 10, 2018

ALC File: 52603

Brad Debbink  
Clean Harbors Lodging Services  
**SENT VIA EMAIL**

Dear Mr. Debbink,

**Re: Request for Extension of Non-Farm Use for a Work Camp**

The Agricultural Land Commission is in receipt of your November 9, 2017 letter wherein you asked for an extension of the approval granted under Resolutions #197/2012 and #396/2012.

It is noted the Commission previously granted you an extension of this non-farm use in a letter dated June 24, 2015 until the July 23, 2015. Your current request is for a further extension for an additional 2 to 5 years from this expiry date due to the various projects with differing construction schedules.

It is understood that the Peace River Regional District (PRRD) has accepted your Temporary Use Permit (TUP) amendment application which will limit the camp size to a 200 bed camp (which was approved by the Commission by the above noted Resolutions).

By way of this letter, the Commission grants you an extension of the approval granted under the above resolutions until December 21, 2020. Any further extensions beyond this date may require you to submit a new application.

Please continue to quote ALC File number 52603 in any further correspondence regarding this matter.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Ron Wallace', is written over a white background.

Ron Wallace, Land Use Planner

cc: Peace River Regional District, Attention: Bruce Simard (File 178/2011)

June 14, 2018



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

December 14, 2012

ALC File: # 52603

James Little  
SS 2 Site 13 Comp 23  
Fort St. John, BC  
V1J 4M7

Dear Mr. Little:

**Re: Application for the Non-Farm Use of Land in the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution #396/2012 as it relates to the above noted application. As agent, it is your responsibility to notify your clients accordingly.

The attached sketch plan replaces the sketch which accompanied the Minutes of Resolution #197/2012.

Further correspondence with respect to this application is to be directed to Gordon Bednard.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Brian Underhill', is written over a white background.

Brian Underhill, Executive Director

Enclosure(s): Minutes of Resolution #396/2012  
Sketch Plan

cc: Peace River Regional District File # 178/2011

52603d2

June 14, 2018



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 20, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to the Request for Reconsideration of Application #52603.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

### COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Martin Collins	Regional Planner
Colin Fry	Executive Director

### REQUEST FOR RECONSIDERATION

The Commission received a letter dated August 14, 2012 requesting reconsideration of its decision recorded as Resolution #197/2012, by which the proposal to use a 6 ha portion of the 24 ha subject property for an industrial work camp site was approved with conditions.

**Owner:** Howard and Karen Goertz  
**Agent:** James Little (per Grizzco Camp Services)

**Original Proposal:** To lease 6 ha for an industrial work camp site for 200 workers.  
 (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

**Original Decision:** Allowed subject to conditions.

**Current Request:**

1. Reduce reclamation security from the \$80,000 amount (as required by Commission resolution #197/2011) to \$10,000; and
2. Replace the location sketch which accompanied the Commission decision (Resolution #197/2012) with a more accurate diagram showing the location of the camp site.

**Legal:** PID: 010-601-953  
 Block A, District Lot 1307 Peace River District

**Location:** Upper Halfway

**LEGISLATIVE CONTEXT FOR COMMISSION RECONSIDERATION**

Section 33 (Reconsideration of decisions) of the *Agricultural Land Commission Act* states:

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

- (a) evidence not available at the time of the original decision has become available,
- (b) all or part of the original decision was based on evidence that was in error or was false.

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**DECISION REGARDING THE REQUEST FOR RECONSIDERATION**

The Commission believes the applicant has provided evidence that was not available at the time of the previous decision and has demonstrated that all or part of the original decision was based on evidence that was in error or was false.

The applicant has provided a report from a qualified professional Agrologist who assessed the property and concluded that reclamation of the site (based on bonding provided for similar camps on Crown land and the fact that the site has been debilitated by its use for gravel extraction) should be in the order of \$10,000. As well, the Agrologist pointed out that the map showing the location of the camp forwarded with the application was in error. The Agrologist provided a map that more accurately identified the location of the site.

It was moved by Commissioner Dempsey and seconded by Commissioner Thibeault that there were no persons affected by the reconsideration and that the Commission reconsider Resolution #197/2012. The motion was carried unanimously.

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**COMMISSION CONSIDERATION**

After considering the new information the Commission concluded as follows:

1. While the Commission appreciates the input from the Agrologist regarding the typical bonding provided for work camps on Crown land, the Commission has typically required higher securities on private lands for non-farm activities which would require site reclamation.

**Conclusion:**

The Commission appreciates the input provided by the Agrologist and is prepared to consider a bond of a lesser amount.

2. The Commission has noted that the original sketch plan was in error regarding the location of the work camp.

**Conclusion:**

The Commission is agreeable to amending its approval in accordance with the corrected sketch plan submitted by the Agrologist.

**IT WAS**

**MOVED BY: Commissioner Dempsey**

**SECONDED BY: Commissioner Thibeault**

THAT the amount of the security bond be reduced \$30,000

AND THAT amended sketch plan regarding the location of the work camp will be the sketch plan of record associated with Resolution #197/2012

AND THAT all other conditions of Resolution #197/2012 remain in effect.

And finally that this decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**

**Resolution #396/2012**



ALC file # 52603  
Resolution # 396/2012

Location of work camp



June 14, 2018


**Agricultural Land Commission**

133 – 4940 Canada Way  
 Burnaby, British Columbia V5G 4K6  
 Tel: 604 660-7000  
 Fax: 604 660-7033  
 www.alc.gov.bc.ca

May 22, 2012

Reply to the attention of Gordon Bednard  
 ALC File: 52603

James Little  
 SS 2, Site 13, Comp 23  
 Fort St John  
 B.C. V1J 4M7

Dear Sir:

**Re: Application for Non-Farm Uses in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution #197/2012 and a sketch plan outlining the Commission's decision as it relates to the above noted application.

The applicant is advised of the provisions of Section 33 of the Agricultural Land Commission Act which provides an applicant with the opportunity to submit a request for reconsideration.

- S.33 (1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that*
- (a) evidence not available at the time of the original decision has become available,*
  - (b) all or part of the original decision was based on evidence that was in error or was false.*
- (2) The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

Be advised a revised proposal does not constitute new information and will not be considered as a basis for reconsideration. The time limited for submitting a request for reconsideration is one (1) year from the date of the decision letter.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch plan/June 22, 2005 letter

cc: Peace River Regional District File: 178/2011

June 14, 2018



## PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 17, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

### COMMISSION MEMBERS PRESENT:

Gordon Gillette	Vice-Chair
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

### COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Colin Fry	Executive Director

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### APPLICATION: ID: #52603

**PROPOSAL:** To lease a 6 ha site from the 24 ha parcel for an industrial campsite for 200 petroleum industry workers.

(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

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### COMMISSION CONSIDERATION:

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission are (1) to preserve agricultural land; (2) to encourage farming on agricultural land in collaboration with other communities of interest; and (3) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

After review of all file information presented the Commission has concluded as follows:

1. The 6 ha area proposed for the campsite has agricultural capability as indicated by a CLI rating of 4M and is therefore suitable for agriculture. However gravel has been extracted from the site and reclamation (distribution of stored topsoil) must still occur before agriculture can be resumed;
2. There are no external factors that render the land unsuitable for agricultural use. The property lies in a rural area where agriculture predominates;
3. The surrounding land uses do not impair the parcel from being used for agriculture because the properties are similar in size and rural in nature, and thus are compatible;

4. The temporary worker camp will likely not adversely affect the potential long term agricultural use of the lease area provided the land is reclaimed to an agricultural standard;
5. The Commission recalled that it had previously allowed gravel extraction of up to 1,000,000 cubic meters on the location of the proposed camp site and that the landowner did not fulfill the terms and conditions of approval as per the Commission's June 22, 2005 letter;
6. The Commission recalled that in other similar previous applications it required the submission of a \$80,000.00 security to ensure reclamation of camp sites;
7. That although the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land, and encourage farming, the temporary nature of the camp, and the submission of a financial security will help ensure that the land is reclaimed and used for agricultural purposes in the long term.

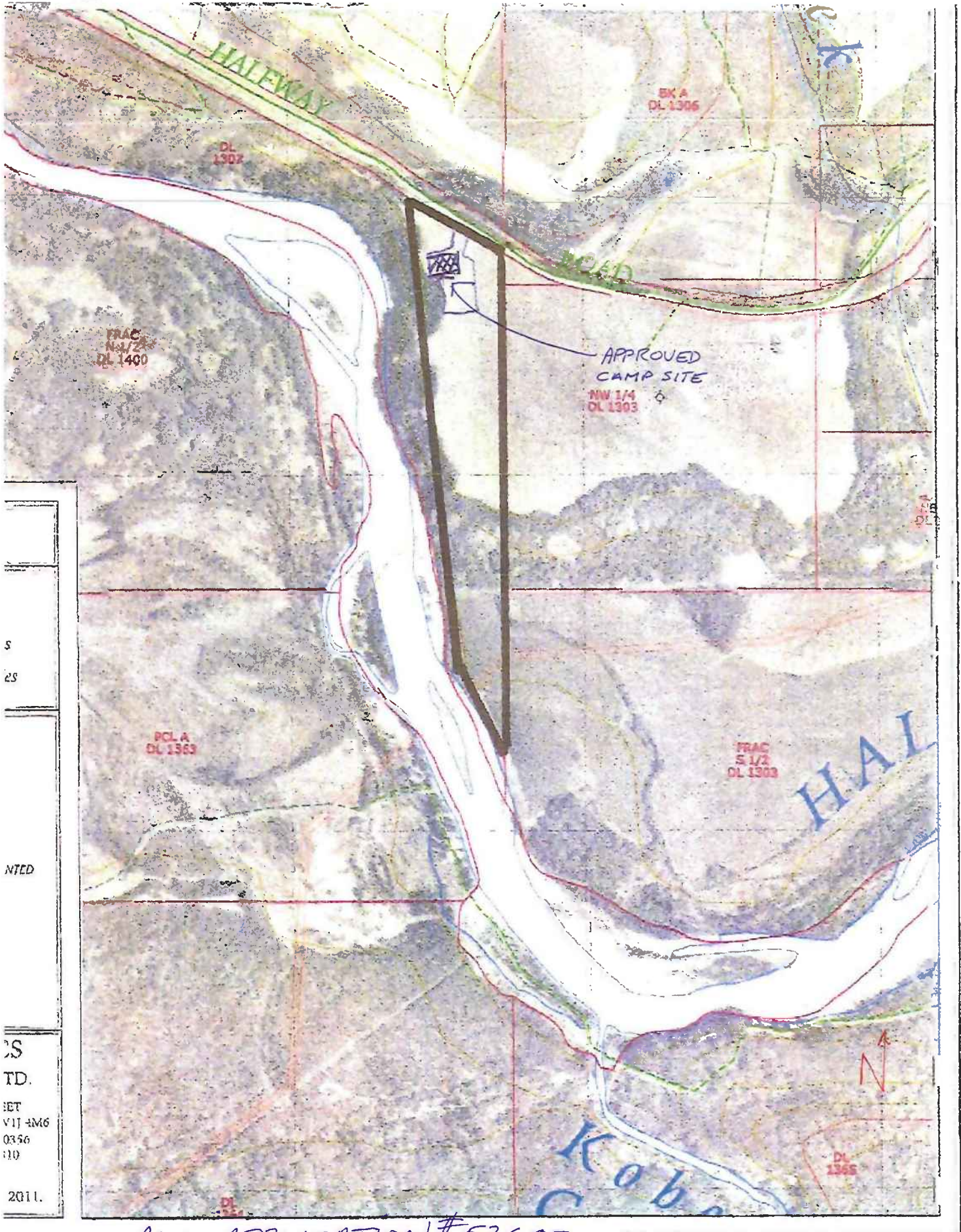
**IT WAS****MOVED BY:** Commissioner J. Thibeault**SECONDED BY:** Commissioner L. Dempsey

THAT the application be allowed subject to the following conditions:

- 1) The approval is for a two year period only. Should additional time be required the applicant must submit information to the file, and the Commission will reconsider the application.
- 2) That the applicant submit a financial security in the amount of \$80,000.00 to ensure reclamation of the campsite to an agricultural standard.
- 3) Compliance with the terms and conditions outlined in the ALC's June 22, 2005 letter pertaining to the gravel extraction site.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED****Resolution # 197/2012**



ALC APPLICATION #52603  
 June 14, 2018  
 RESOLUTION #197/2012

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June 22, 2005

**Agricultural Land Commission**  
 133-4940 Canada Way  
 Burnaby, British Columbia V5G 4K6  
 Tel: 604-660-7000  
 Fax: 604-660-7033  
 www.alc.gov.bc.ca

Reply to the attention of Trevor Murrie  
 Staff Agrologist

Howard and Karen Goertz,  
 Rafter G. Land & Cattle Co.,  
 PO Box 6401  
 Fort St. John, B.C. V1J 4H8

Dear Mr. and Ms Goertz,

**Re: 'Notice of Intent' to Extract Aggregate From an ALR**

**Our File: # W – 35997**

**Subject Properties:**

- 1. The North West ¼ of District Lot 1303 Peace River District Except Plans 33465 and PGP37245**
- 2. Block A District Lot 1306 Peace River District, Except Plan PGP37245**
- 3. Block A District Lot 1307 Peace River District**

This letter proceeds from the May 20, 2005 letter from the Chief Executive Officer (CEO) of the Provincial Agricultural Land Commission (the 'Commission'). As proposed in the 'Notice of Intent', on portions of the above subject properties situated in the ALR, the CEO granted, subject to 'Terms and Conditions', an exemption from making a non-farm use application for your intended aggregate extraction project.

A term and condition of the exemption was the submission of a progressive extraction/reclamation plan that indicates the proposed initial Phase 1, active extraction area(s), including any additional areas required for the storage of salvaged soil and stockpiles of aggregate, access roads, etc. As of the date of this letter the Commission has yet to receive this information. Please appreciate that the Commission requires knowledge of the proposed active area(s) [in hectares (ha)], as it is this area that will be used to calculate the required reclamation security amount. Also set by the CEO as a term and condition, and to be submitted before the aggregate extraction project begins, the Commission requires receipt of a financial security of \$5,000 per active ha.

On the matter of reclamation security, please also be informed that on June 10, 2005, the Ministry of Energy and Mines provided this office with your submitted 'Notice of Work' for a *Mines Act* permit (the 'Permit'). The Commission accepts that the 'Notice of Work' applies to subject properties 1 and 3, as bulleted and legally described above. The 'Notice of Work' further informs that an existing 2 ha area on these properties is already disturbed by mine activity, although as you showed on the submitted figure (Halfway-Kobes Mosaic, NTS Map 94B 8&9; scale 1:15,000) this previously disturbed area may refer to mining activity on parts of the property outside the ALR boundary. The 'Notice of Work' also indicated that proposed activities covered by the notice will disturb an additional 2 ha area. Combined, the total proposed disturbed area is 4 ha. Given this information, and unless informed to the contrary, the Commission interprets the proposed active area(s) for the aggregate extraction to be 4 ha. On this basis, the Commission requests that a reclamation security in the amount of \$20,000 (4 ha X \$5,000 / ha), in the form of an Irrevocable Letter of Credit (ILOC), be posted with the Ministry of Finance and Corporate Relations, in favour of the Provincial Agricultural Land Commission.

...2

June 14, 2018

Howard and Karen Goertz,  
Page 2 - #35997

The Commission was also informed by the Ministry of Energy and Mines that a reclamation security in the amount of \$14,000, in the form of a 'Safekeeping Agreement', is currently held by the Minister of Finance and Corporate Relations, where the Ministry of Energy and Mines is the delegated Ministry making the agreement. The terms of the Permit govern the agreement.

The Commission advises that upon receiving written confirmation from the Ministry of Energy and Mines, and yourself (Howard Wayne Goertz of Fort St. John, B.C.), as 'Applicant', to the effect that the terms of the Permit and the 'Safekeeping Agreement' shall include fulfillment of the 'Terms and Conditions' of the CEO's exemption, the Commission is willing to waive its term and condition for a separate reclamation security posted in favour of the Commission. As the bond amount held under the 'Safekeeping Agreement' is \$14,000, the total active area that would satisfy the CEO's terms and conditions, is \$14,000 / \$5,000 per active ha, or 2.8 ha. Specifically, it must be confirmed by the parties to the 'Safekeeping Agreement' that:

- all terms and conditions of the Permit and Safekeeping Agreement shall apply to extraction related activities on subject property 2, above (legally described as **Block A District Lot 1306 Peace River District, Except Plan PGP37245**);
- progressive extraction/reclamation shall be followed in accordance with a progressive extraction/reclamation plan that is submitted to the Commission;
- the 'active areas' of the project shall not exceed 2.8 ha;
- annual status reports shall be submitted to the Commission;
- a final 'closure' report prepared by a qualified registered professional shall be submitted to confirm completion of the project and all reclamation.

The Commission requires further confirmation that the 'Safekeeping Agreement' currently posted shall not be released without the written authorization of the Commission.

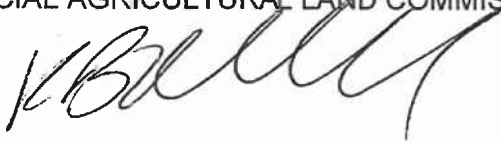
Alternatively, without signed agreements provided to the Commission to confirm the obligation of the 'Applicant' to fulfill the 'Terms and Conditions' of the CEO's exemption prior to the release of the bond, the Commission awaits receiving a separate reclamation security for \$20,000.

Regarding any questions you may wish to direct to our office please contact Trevor Murrie, P.Ag. (604) 660-7016.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:



K. B. Miller, Chief Executive Officer

cc: Peace River Regional District  
Ministry of Energy, Mines and Petroleum Resources – Prince George  
BC Ministry of Environment – Prince George

TM/lv  
35997m1

June 14, 2018

<b>Letter of Credit - Example</b>
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**BENEFICIARY:** Minister of Finance  
 c/o Provincial Agricultural Land Commission  
 #133 - 4940 Canada Way  
 Burnaby, BC V5G 4K6

Re: ALC Application # \_\_\_\_\_

We hereby issue in your favour our Irrevocable Letter of Credit # \_\_\_\_\_ for CAD

\$ \_\_\_\_\_ in the account of \_\_\_\_\_  
*(Name of Individual or Company)*

\_\_\_\_\_  
*(Street Address and/or Legal Description)*

**TERMS AND CONDITIONS:**

1. Expiry Date: \_\_\_\_\_
2. Drawings are to be made in writing to \_\_\_\_\_  
*(Name of Financial Institution)*
3. Partial drawings are permitted.
4. The Bank/Credit Union will not inquire as to whether or not the Agricultural Land Commission has right to make demand on this Letter of Credit.
5. This Letter of Credit is irrevocable up to the expiry date.
6. This Credit is irrevocable up to the expiry date and unless it is extended in writing will be null and void after the expiry date whether or not the original credit is returned to us for cancellation. The amount of this credit may be reduced from time to time only by the amount drawn upon it by you or by formal notice in writing received by us from you that you desire such reduction.
7. Request for any amendment except reduction in amount must be made directly to our customer who will then instruct us accordingly.
8. Any drawings made under this letter of credit must be accompanied by the original of this credit.
9. **Mandatory Condition:**  
*"It is a condition of this letter of credit that it shall be deemed to be automatically extended without amendment from year to year from the present or any future expiration date hereof, unless at least 30 days prior to the present or any future expiration date, we notify you in writing, that we elect not to consider this letter of credit to be renewable for any additional period."*
10. We engage to honour presentations submitted within the terms and conditions indicate above.

Comments Received from Agencies & Municipalities



# Halfway River First Nation

Box 59, Wonowon, BC, V0C 2N0



April 11, 2018

Christina Hovey

Referral ID: 2108-03-12-118 15  
 RTS #: 2606  
 Date: April 11, 2018

Proponent: N/A  
 Location: Halfway River, GIS Link: 2606

**Attention:**

The Halfway River First Nation acknowledges receipt of the above noted project.

In consideration of the information presented in the referral package and without prejudice to our rights and interest please note that HRFN has the following conditions:

**Garbage**

The Proponent will be responsible for ensuring a clean worksite by removing all garbage and debris from worksites during and after project completion. No dumping sewer or other deleterious substances into the creeks, rivers or other natural water sources. The Proponent will be responsible for ensuring all subcontractors maintain the same clean worksite.

**HRFN Concerns**

HRFN has some conditions regarding this application .Speed limit on highway 117 through the community. NO hunting, no alcohol bottles and beer cans thrown from vehicles from Wonowon to camp . No foot trails from camp down to the river.

Should you have any questions please do not hesitate to contact the Halfway River First Nation lands office at 250-772-5058.

Chief Darlene Hunter  
 Halfway River First Nation  
 250.772.5058

Councilor William Field  
 Halfway River First Nation  
 250.772.5058

Councilor Cynthia Wolter  
 Halfway River First Nation  
 250.772.5058

June 14, 2018

Christina Hovey

---

From: Debbink, Brad C <debbink.brad@cleanharbors.com>  
Sent: Thursday, April 19, 2018 10:45 AM  
To: Christina Hovey  
Cc: PRRD\_Internal; Claire Negrin; Erin Price  
Subject: RE: Temporary Use Permit - Bk A, District Lot 1307- Upper Halfway RD  
Attachments: HRFN Response.pdf

Christina

See below information provided by Jamie Bradley, our Camps Service & Logistics Manager, please review and advise if anything further is needed. Thanks.

*"In response to the items identified below.*

*I had my two techs go around with the loader and they cleaned up the site of garbage and debris just before winter this year. There was also a big pile of wood on the site that was from the previous camp company (Grizzco) that we cleaned up as well. I had Oscar's Disposal from FSJ send out two construction garbage bins and we filled them. The land owner Neil came over and complemented the guys on a great clean up. We have garbage bins onsite that also have top lids to try and eliminate birds/ bears from getting inside and making a mess.*

*All of the sewer for the camps is transferred into waste water holding tanks and stored. We then have Pratt Honey Wagon Services come out to suck out the waste water and bring it to the treatment facility in FSJ.*

*NO waste water is treated onsite and discharged into a field. Our gens have spill kits in them as well so if there is a spill we can clean it up. If there is a significant spill we have a Clean Harbors division in FSJ that can respond and conduct a proper clean up.*

*As for the speed limit, all Clean Harbors employees and contractors/ vendors have been made aware of the posted speed limits.*

*All of the Clean Harbors camps are dry camps. There should not be beer/ bottles thrown around. Our clients are made aware of this on check in.*

*Firearms are not permitted in any Clean harbors vehicles or property. Our clients are made aware of this on check in.*

*We have posted signs around the camp to be aware of wildlife. The staff are aware and tell the clients do not wanderer around site so there should not be trails down to the river as it is a risk. I have talked to the land owner as well and he has requested the same. Our staff pass this on to the clients as well.*

*At present this camp is shut down and is not operational. I do not have a definitive date of when this camp may fire up again, if ever. If the PRRD wants to conduct a site visit they can. It may be limited of where they can go as there was a lot of snow at the site and we have not been there for a while. We did clear a small road into the camp in early April to deliver the loads from Mile 135 site but that is all that has been done.*

*Let me know if you need any more info."*

*Safety Starts with Me: Live It 3-6-5*

---

Brad Debbink

Project Coordinator  
 Clean Harbors Lodging Services  
 25963-111 Ave  
 Acheson, Ab. T7X 6C8  
 (o) 780.960.1507  
 (c) 587.984.7864  
[debbink.brad@cleanharbors.com](mailto:debbink.brad@cleanharbors.com)  
[www.cleanharbors.com](http://www.cleanharbors.com)




---

From: Christina Hovey [mailto:Christina.Hovey@prrd.bc.ca]  
 Sent: Friday, April 13, 2018 4:25 PM  
 To: Debbink, Brad C  
 Cc: PRRD\_Internal; Claire Negrin; Erin Price  
 Subject: RE: Temporary Use Permit - Bk A, District Lot 1307- Upper Halfway RD

Hi Brad,

I wanted to touch base with you on a few things related to this file:

- 1) We asked the Halfway River First Nation to comment on your permit (their community is only a few km down the road), please see their response attached. They requested some conditions related to staff conduct. Is there something you can do in response to these comments? I was wondering if you would consider updating your code of conduct for residents or discuss these items if you have regular meetings. Let me know what you think.
- 2) I will be in Wonowon for another site visit on April 25<sup>th</sup> and would like to stop by the camp if that's okay. Please let me know if I would need to meet someone there or sign in etc.

I'm out of the office next week, but if you would like to discuss these items maybe we could have a call early the following week. Would you be available at 10:30am (my time, so 11:30 in Edmonton) on Monday April 25<sup>th</sup>?

Hope you are well,

Christina

Christina Hovey, MCIP, RPP | North Peace Land Use Planner  
 Phone: 250-785-8084 | [christina.hovey@prrd.bc.ca](mailto:christina.hovey@prrd.bc.ca) | [www.prrd.bc.ca](http://www.prrd.bc.ca)

Please note that I will be out of the office for the week of April 16, 2018.



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From: Debbink, Brad C [mailto:debbink.brad@cleanharbors.com]  
 Sent: Wednesday, February 28, 2018 8:25 AM  
 To: Christina Hovey <[Christina.Hovey@prrd.bc.ca](mailto:Christina.Hovey@prrd.bc.ca)>  
 Cc: PRRD\_Internal <[prrd.internal@prrd.bc.ca](mailto:prrd.internal@prrd.bc.ca)>; Claire Negrin <[Claire.Negrin@prrd.bc.ca](mailto:Claire.Negrin@prrd.bc.ca)>; Erin Price



Insert Date

FCBC File #

Insert appropriate recipient/address

---

**Re: Information to Avoid/Minimize Impacts to Environmental Values**

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Dear Sir/Ms,

Your recently submitted application to insert proposed activity has been reviewed by Northeast Region Front Counter BC staff and determined to be of low risk to known fish and wildlife populations and/or the habitat they occupy.

To ensure your proposed activity does have minimal impact, please review Guideline and Best Management Practice (BMP) documents *that are applicable* to your activity. These documents provide suggested practices, that when implemented, will assist you in avoiding and/or minimizing impacts to environmental values associated with your proposed activities.

Regional Guideline and BMP documents are available at:

<http://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/wildlife/regional-wildlife/northeast>.

Provincial Guideline and BMP documents are available at:

<http://www.env.gov.bc.ca/wld/BMP/bmpintro.html>.

*Please note that these sites are routinely updated. Prior to commencing work, it is recommended that you check the weblinks above to see if relevant Guideline or BMP document(s) have been revised or added.*

**Environmental Mitigation Policy**

The Environmental Mitigation Policy for BC is intended to support decision-making in the natural resource sector. The purpose is to provide a consistent approach and guidance for provincial staff, decision-makers and proponents in all areas of the natural resource sector. The policy and associated Procedures provide details on the mitigation hierarchy and corresponding types of mitigation measures: all measures should be considered and applied before moving to the next level on the hierarchy. These levels are: 1) Avoid: preferable to avoid any impacts on the ecosystem value; 2) Mitigate: minimize impacts to value; 3) Restore: restore on-site the values that have been impacted; and 4) Offset: offsetting impacts is a last resort. This component of the mitigation hierarchy is currently being built out. The EMP also provides a standardized approach to assessing impacts to a value. The policy is available at: <http://www2.gov.bc.ca/gov/content/environment/natural-resource-stewardship/policy-legislation/environmental-mitigation-policy>.

### Timing of Activities

To reduce the risk of adverse impacts your activity may have on fish and wildlife species during sensitive life requisite periods (e.g. waterbird nesting, fish spawning, caribou calving) and to avoid contraventions under relevant pieces of provincial and/or federal legislation (e.g. provincial *Wildlife and Water Acts*, federal *Fisheries Act*), it is advisable that you undertake activities within the appropriate least risk window. The above mentioned Regional Guideline and BMP weblink provides a “Least Risk Windows.pdf” for your reference and planning use.

Vegetation removal, if occurring during a critical window can negatively impact a number of fish and wildlife species, in particular, birds species. Birds in Canada are protected under provincial and territorial statute (i.e. *Wildlife Act*), in addition to the federal *Migratory Birds Convention Act (MBCA)* and it’s *Migratory Birds Regulations (MBR)*.

Section 34 of the BC *Wildlife Act* stipulates:

- 34 A person commits an offence if the person, except as provided by regulation, possesses, takes, injures, molests or destroys*
- (a) a bird or its egg,*
  - (b) the nest of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, or*
  - (c) the nest of a bird not referred to in paragraph (b) when the nest is occupied by a bird or its egg.*

The *MBCA* and *MBR* also have general prohibitions against the disturbance and destruction of nests, eggs and the depositing of harmful substances into areas frequented by migratory birds. Migratory birds, the nests of migratory birds and/or their eggs can be inadvertently harmed or disturbed (often referred to as incidental take) as a result of many activities – including, but not limited to, clearing trees and other vegetation and draining or flooding land. As such, to minimize the possibility of contravening this federal law, you are advised to exhibit due diligence in regards to your responsibilities under the *MBCA* and *MBR* and review the direction on the following Environment Canada website: <http://www.ec.gc.ca/paom-itmb/default.asp?lang=En&n=C51C415F-1>.

In the event that working within a critical window for any species is unavoidable, you should contact an appropriate qualified professional (eg. Registered Professional Biologist with BC accreditation) to discuss with you alternatives, potential mitigation and monitoring plans.

### Works In and Around Watercourses

For proposed work in and around watercourses (e.g. wetlands, seasonal or dry creeks, streams, rivers, lakes), you *must* comply with all applicable federal, provincial and municipal enactments (e.g. federal *Fisheries Act*, provincial *Water Act* etc.).

One of the most important pieces of legislation regarding the conservation and protection of fish and fish habitat in Canada is the federal *Fisheries Act*. The *Fisheries Act* requires that projects avoid causing [serious harm to fish](#) unless authorized by the Minister of Fisheries and Oceans Canada. This applies to work being conducted in or near waterbodies that support fish that are part of a commercial, recreational or Aboriginal fishery, or to fish that support such a fishery. Prior to commencing work, it is your responsibility to determine whether or not your project needs to be reviewed by the Department of

Fisheries and Oceans Canada. More information about this matter is available on-line at: <http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>.

Please be advised that on February 29, 2016, the *Water Sustainability Act* (WSA) and its regulations were passed through legislation in BC. The former *Water Act* and its regulations have been repealed and replaced by the WSA. The WSA has introduced a number of significant changes to the policy, regulatory and operational aspects of water management in BC. Of note, under the WSA, deleterious substances cannot be added to a waterbody, groundwater used for non-domestic uses will now require a fee, and wetlands have been further defined. Visit [www.gov.bc.ca/water](http://www.gov.bc.ca/water) for links to the Act, the regulations and to access public information resources to ensure that your activities are in compliance with the WSA.

To help inform you of fish and fish habitat values in your project area, you can consult HabitatWizard, which is accessible at: <http://www.env.gov.bc.ca/habwiz/>.

### **Rare and Endangered Species**

The distribution of rare and endangered plant and animal species can change over time. To ensure your activities do not adversely impact a rare and endangered species, it is advisable that you consult the Conservation Data Centre (<http://www.env.gov.bc.ca/cdc/>) to determine the occurrence of rare and endangered plants and animals in your project area. If your activities are deemed to physically overlap with a rare and endangered species occurrence or are in close proximity to such an occurrence to have an indirect project effect on the species, it is recommended that a qualified professional undertake appropriate field studies (as required), prior to commencement of on-the-ground activities, to confirm the species occurrence, abundance and distribution and if necessary, develop relevant mitigation plans to avoid/minimize impacts to subject animal or plant species.

### **Land and Resource Management Plans (LRMP's)**

Several LRMP's exist for the Northeast Region. These documents outline a strategic planning framework for resource development while providing for the protection of environmental and recreation resource values through the creation and implementation of objectives and strategies to manage and maintain these values over the planning area. You are advised to review the relevant LRMP for your project area and consider that guidance in your planning of activities. The Fort St. John, Dawson Creek and Fort Nelson LRMP's are available at: <https://www.for.gov.bc.ca/tasb/slrp/>.

### **Reclamation and Invasive Plant Management**

It is recommended that all disturbed areas associated with your project be reclaimed as soon as possible to ensure sites are stable and erosion does not become a project concern. Re-establishing vegetation on exposed soils will also greatly assist with invasive plant management. The Peace-Liard Re-Vegetation Manual is a good reference for revegetation in northeast B.C. and should be consulted if you require guidance for revegetation planning, native plant material, seed mixes, seeding equipment and timing and rates for planting or other aspects of revegetation. This manual is available on line at:

[http://prrd.bc.ca/wp-content/uploads/2014/12/NEIPC\\_Reveg\\_manual\\_PeaceLiard\\_April2010\\_002.pdf](http://prrd.bc.ca/wp-content/uploads/2014/12/NEIPC_Reveg_manual_PeaceLiard_April2010_002.pdf). In addition, a variety of sector specific invasive plant BMP's are available on the Peace River Regional Districts (PRRD) website at: <http://prrd.bc.ca/services/invasive-plants/>.

Environmental protection and stewardship is the responsibility of all British Columbians and utilizing the above noted information will support this undertaking.

Sincerely,



Kerry Harvey RPBio  
Senior Ecosystem Biologist  
Environmental Stewardship Division  
Ministry of Forests, Lands, Natural Resource Operations & Rural Development - Northeast Region

Christina Hovey

---

From: Collins, Martin J ALC:EX <Martin.Collins@gov.bc.ca>  
Sent: Tuesday, May 15, 2018 3:20 PM  
To: Christina Hovey  
Subject: Emailing: DisplayDocumentsViewDocument  
Attachments: DisplayDocumentsViewDocument.pdf

Christina Hovey

Please note the attached e-mail extending the ALC's approval to 2020.

If further extension is required, then the Chief Executive officer will review.

Do you need a copy of the ALC's original approval – likely the PRRD has this on file.

Regards

Martin Collins  
Director of Policy and Planning  
Agricultural Land Commission  
Phone: 604-660-2554

*Our address is changing as of April 3, 2018 – we are moving upstairs to #201, 4940 Canada Way Burnaby, V5G 4K6*  
[martin.collins@gov.bc.ca](mailto:martin.collins@gov.bc.ca)



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

January 10, 2018

ALC File: 52603

Brad Debbink  
Clean Harbors Lodging Services  
**SENT VIA EMAIL**

Dear Mr. Debbink,

**Re: Request for Extension of Non-Farm Use for a Work Camp**

The Agricultural Land Commission is in receipt of your November 9, 2017 letter wherein you asked for an extension of the approval granted under Resolutions #197/2012 and #396/2012.

It is noted the Commission previously granted you an extension of this non-farm use in a letter dated June 24, 2015 until the July 23, 2015. Your current request is for a further extension for an additional 2 to 5 years from this expiry date due to the various projects with differing construction schedules.

It is understood that the Peace River Regional District (PRRD) has accepted your Temporary Use Permit (TUP) amendment application which will limit the camp size to a 200 bed camp (which was approved by the Commission by the above noted Resolutions).

By way of this letter, the Commission grants you an extension of the approval granted under the above resolutions until December 21, 2020. Any further extensions beyond this date may require you to submit a new application.

Please continue to quote ALC File number 52603 in any further correspondence regarding this matter.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Ron Wallace', is written over a white background.

Ron Wallace, Land Use Planner

cc: Peace River Regional District, Attention: Bruce Simard (File 178/2011)

June 14, 2018

Christina Hovey

---

From: Rauscher, Ben <Ben.Rauscher@BCOGC.ca>  
 Sent: Wednesday, May 16, 2018 9:28 AM  
 To: Christina Hovey  
 Subject: RE: Notice of Intent to Consider a TUP (File No. 118-2015)

Christina:

Good morning, I trust you are enjoying our lovely weather.

As per our previous conversation on this matter, from a review of impact to/interface with existing and proposed oil and gas activities, this project poses no risk.

That said, the Commission would still consider the land application for the camp if it was on Crown Land; a review that would include proximity to receptors such as waterbodies, as well as proximity to riparian protection areas adjacent to any waterbodies. Private land applications for ancillary activities (such as camps) would not be applied for through the Commission, though if the land is within the ALR, the Commission would see the Schedule A associated with the proposed activity.

Please advise of any further questions or concerns.

Regards,  
 Ben



**Ben Rauscher** P.Ag.  
 Environmental Specialist  
[Ben.Rauscher@BCOGC.ca](mailto:Ben.Rauscher@BCOGC.ca)

Fort St John BC  
[Office Address Directory](#)  
[bcogc.ca](http://bcogc.ca)

T. 250 794-5250  
 F. 250-794-5390



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From: Christina Hovey <Christina.Hovey@prrd.bc.ca>  
 Sent: May 15, 2018 3:01 PM  
 To: admin@dawsoncreek.ca; admin@poucecoupe.ca; Brenda Hooker <bhooker@prn.bc.ca>; Charlene Jackson <cjackson@fortstjohn.ca>; clerk@hudsonshope.ca; dboyd@prn.bc.ca; d-chet@gochetwynd.com; Iford@districtoftaylor.com; Marli Bodhi <marli.bodhi@gov.bc.ca>; Martin Collins <martin.collins@gov.bc.ca>; Megan.Demaniuk@northernhealth.ca; Rauscher, Ben <Ben.Rauscher@BCOGC.ca>; rjamurat@fortstjohn.ca; Tony Pellett <tony.pellett@gov.bc.ca>; tradmin@dtr.ca; Authorizingagency.FortStJohn@gov.bc.ca; rnoseta@hrfn.ca; referral@hrfn.ca; dave.tyreman@rcmp-grc.gc.ca  
 Cc: Claire Negrin <Claire.Negrin@prrd.bc.ca>; PRRD\_Internal <prrd.internal@prrd.bc.ca>  
 Subject: FYI: Notice of Intent to Consider a TUP (File No. 118-2015)

Good Afternoon,

1  
 June 14, 2018

Please see attached notice and information related to TUP No. 118/2015. This is a Temporary Use Permit for a 200 person work camp located along Upper Halfway Road, approximately 30km west of Highway 97. This permit was sent out previously for referral on June 4, 2015 and I have also discussed the file more recently with some of you. The original application was requesting a permit for a 1,000 person work camp however they have amended their application to 200 persons. The work camp is existing on the site but is not currently in operation.

This application is scheduled to be heard by the Regional Board on June 14, 2018. If you have additional comments we would appreciate receiving your comments before June 5, 2018 so they can be provided to the Board. The comments we received in 2015 will also be included with the file.

Please feel free to contact me if you have any questions or if you wish to discuss the file.

Thanks so much,

Christina

[Christina Hovey, MCIP, RPP](#) | North Peace Land Use Planner

Phone: 250-785-8084 | [christina.hovey@prrd.bc.ca](mailto:christina.hovey@prrd.bc.ca)

PEACE RIVER REGIONAL DISTRICT | 9505 100 Avenue, Fort St. John, BC V1J 4N4

Toll Free: (24 hrs): 1-800-670-7773 | Office: 250-784-3200 | Fax: 250-784-3201 | [www.prrd.bc.ca](http://www.prrd.bc.ca)



PEACE RIVER REGIONAL DISTRICT



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Christina Hovey

---

From: Alex Wallace <awallace@dawsoncreek.ca>  
Sent: Wednesday, May 16, 2018 8:58 AM  
To: Christina Hovey  
Subject: RE: Notice of Intent to Consider a TUP (File No. 118-2015)

Hello Christina,

Our interests are unaffected.



Alex Wallace, BPI., PMP

Development Services Manager  
City of Dawson Creek

P - 250.784.3658

F - 250.782.3352

[www.dawsoncreek.ca](http://www.dawsoncreek.ca)

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---

From: Christina Hovey [mailto:Christina.Hovey@prrd.bc.ca]  
Sent: May 15, 2018 3:01 PM  
To: Admin Account; admin@poucecoupe.ca; Brenda Hooker; Charlene Jackson; clerk@hudsonshope.ca; dboyd@prn.bc.ca; d-chet@gochetwynd.com; Iford@districtoftaylor.com; Marli Bodhi; Martin Collins; Megan.Demaniuk@northernhealth.ca; Rauscher, Ben; rjamurat@fortstjohn.ca; Tony Pellett; tradmin@dtr.ca; Authorizingagency.FortStJohn@gov.bc.ca; rnoستا@hrfn.ca; referral@hrfn.ca; dave.tyreman@rcmp-grc.gc.ca  
Cc: Claire Negrin; PRRD\_Internal  
Subject: FYI: Notice of Intent to Consider a TUP (File No. 118-2015)

Good Afternoon,

Please see attached notice and information related to TUP No. 118/2015. This is a Temporary Use Permit for a 200 person work camp located along Upper Halfway Road, approximately 30km west of Highway 97. This permit was sent out previously for referral on June 4, 2015 and I have also discussed the file more recently with some of you. The original application was requesting a permit for a 1,000 person work camp however they have amended their application to 200 persons. The work camp is existing on the site but is not currently in operation.

This application is scheduled to be heard by the Regional Board on June 14, 2018. If you have additional comments we would appreciate receiving your comments before June 5, 2018 so they can be provided to the Board. The comments we received in 2015 will also be included with the file.

Please feel free to contact me if you have any questions or if you wish to discuss the file.

Thanks so much,

Christina

[Christina Hovey, MCIP, RPP](#) | North Peace Land Use Planner

Phone: 250-785-8084 | [christina.hovey@prrd.bc.ca](mailto:christina.hovey@prrd.bc.ca)

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**Ward Referral – TUP #118/2015****City of Fort St. John Response**

The City of Fort St. John has a number of concerns that are not addressed in the referral package. These concerns are regarding the cumulative effects of the quantity and placement of work camps in the service area of Fort St. John.

The City is unaware of the total number of work camps in the approximate area of Halfway River / Wonowon and the gross total number of persons those camps can accommodate. If the Regional District has this information available, please forward it as part of the referral. The City requests review of this information to determine if interests are affected.

Based on the information provided, we note the City of Fort St. John is the closest major amenity centre for this and other camps in the area.

The impacts to local infrastructure with the City of Fort St. John as the nearest major amenity centre are expected and specifically, the carrying capacity of local roads and highways. We see no information on an anticipated traffic impact assessment. Does the Regional District have information on the additional traffic generated by the camps on the highway and locally in Fort St. John. The City is concerned that fly-in-fly-out workers, as well as the immediate presence of service vehicles will create proportionately higher than anticipated traffic volumes based on the assessed population. The City is engaged in a Transportation Master Plan to assess local roads and anticipates a report for 2015.

Please provide impact assessments/studies for our review as part of the referral package as they have not been provided at this time.

The City is concerned with the projected effect on the ability to provide health services to camp workers, in addition to the ability to provide health services for the resident population. The issue should take into consideration the current health care levels available for our Region.

In regards to policing considerations and the number of camp workers, the City is concerned with the impacts of increased fly-in fly-out population numbers and the provision for additional RCMP for the projected volume of persons in the area.

The cumulative effects are not addressed in the referral and there is no mention of the possible impacts on rural residents and their quality of life.

June 14, 2018



October 30, 2017

MoTI File: 2015-02796

Your File: 118/15

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

Attention: Christina Hovey

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of October 16, 2017 for the Temporary Use Permit for the operation of a 200 man industrial camp serving workers for a three year term within Block A District Lot 1307, Peace River District. The Ministry has no objections to the proposed Temporary Use Permit.

The Ministry will require that the proponent apply for a permanent access permit from the Upper Halfway Road to the proposed Industrial Camp. The permanent access can be applied for online at the following weblink:

<http://www.th.gov.bc.ca/permits/Apply.asp>

Thank you for the opportunity to comment. If you have any questions or concerns please contact me at (250) 787-3336 or by email at [Kristy.Prothman@gov.bc.ca](mailto:Kristy.Prothman@gov.bc.ca).

Yours truly,

A handwritten signature in black ink, appearing to read "Kristy Prothman".

Kristy Prothman  
District Development Technician

June 14, 2018

Christina Hovey

---

From: Warrington, Steve R FLNR:EX <Steve.Warrington@gov.bc.ca>  
Sent: Friday, March 16, 2018 1:33 PM  
To: Christina Hovey  
Cc: Claire Negrin; PRRD\_Internal  
Subject: RE: For comments - Temporary Use Permit for a work camp on Upper Halfway Road (Our File No. 15-118) - forwarded to Steve Warrington 2013-03-13

Attachments: Low Risk Referral Letter August 2017.pdf

Follow Up Flag: Follow up  
Flag Status: Flagged

Hi Christina,

This proposal did not overlap with any of our Northeast ecosystems section (MFLNRORD) high-risk areas so they have no specific comments on this proposal, but I have attached a document outlining strategies and guidelines to avoid/minimize impacts to environmental values.

There are no permitting or monitoring requirements from our ministry in regards to the riparian area along the river. If this was on Crown land there would be requirements for a setback from the river for the riparian area – I know that under the Forest Planning and Practices Regulation the riparian management area would be 70 to 100 meters for an S1 river, but that is on Crown land. We do not have any requirements for private land, however if it is an oil and gas company leasing land from the private land owner they would have to follow the Oil and Gas Commission legislation, which has riparian setbacks.

There is a Riparian Areas Protection Act and Riparian Areas Regulation, which I believe allows local governments to set riparian area protection provisions in their bylaws.

Regards,



Stephen Warrington, RPF  
Sr. Natural Resource Specialist  
FrontCounterBC | Northeast Region  
Ministry of Forests, Lands, Natural Resource Operations & Rural Development  
100 – 10003 – 110<sup>th</sup> Ave. | Fort St. John, BC V1J 6M7  
Phone (250) 787-3419 | Fax (250) 261-2084

[FrontCounterBC Website](#) | Toll-Free Contact Centre: 1-877-855-3222  
*Tell us about your experience with FrontCounter BC: [Complete an Online Comment Card](#)*

---

From: Rose, Debbie FLNR:EX  
Sent: Tuesday, March 13, 2018 9:01 AM  
To: Warrington, Steve R FLNR:EX  
Subject: FW: For comments - Temporary Use Permit for a work camp on Upper Halfway Road (Our File No. 15-118) - forwarded to Steve Warrington 2013-03-13

Hi Steve,

1  
June 14, 2018

Not sure if this should be coming to you?

**Debbie Rose**

Client Services Assistant

Tel: 250-787-3415 | Fax: 250-261-2084

---

From: Christina Hovey [<mailto:Christina.Hovey@prrd.bc.ca>]

Sent: Monday, March 12, 2018 4:24 PM

To: FLNR FortStJohn ARFD FLNR:EX

Cc: Claire Negrin; PRRD\_Internal

Subject: For comments - Temporary Use Permit for a work camp on Upper Halfway Road (Our File No. 15-118)

Good afternoon,

Please see attached for our request for comments on a proposed work camp to accommodate up to 200 people on Upper Halfway Road (PRRD File No. 15-118). The property is about 6 km west of Halfway River First Nation. The property is directly beside the Halfway River and we are particularly wondering if there are any permitting or monitoring requirements with having this type of use beside the river.

We would appreciate if you could send any comments by Monday April 2, 2018.

Please let me know if you would like to discuss the file.

Thanks so much,

Christina

**Christina Hovey, MCIP, RPP | North Peace Land Use Planner**

Phone: 250-785-8084 | [christina.hovey@prrd.bc.ca](mailto:christina.hovey@prrd.bc.ca)

PEACE RIVER REGIONAL DISTRICT | 9505 100 Avenue, Fort St. John, BC V1J 4N4

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Electoral Area Director Comments

Christina Hovey

---

From: Karen Goodings <kgooding@pris.bc.ca>  
Sent: Monday, May 14, 2018 10:31 AM  
To: Christina Hovey; Director Karen Goodings  
Cc: Claire Negrin; PRRD\_Internal  
Subject: RE: Please comment by May 25, 2018, TUP No. 118/2015 (Work camp)

I appreciate the comments of the Halfway First Nations as their concerns echo mine. I will move support based on the report.

---

From: Christina Hovey [mailto:Christina.Hovey@prrd.bc.ca]  
Sent: May-11-18 4:28 PM  
To: Director Karen Goodings  
Cc: Claire Negrin; PRRD\_Internal  
Subject: Please comment by May 25, 2018, TUP No. 118/2015 (Work camp)

Dear Director Goodings,

Please find attached the report for TUP File No. 15-118 Ward (Clean Harbours) for your comments. The proposal is for a 200 person work camp on Upper Halfway Road. We are recommending that the Board support the application.

Following our previous discussion about this file, I have made the following changes:

1. Updated the Board Cover Report to make it more clear that there is only one camp (that number of beds in the application has changed, there is not a second camp being proposed)
2. We circulated the application to Halfway River First Nation (HRFN) & the Ministry of Forests Lands Natural Resource Operations and Rural Development (FLNRO&RD):
  - a. The response from HRFN and the reply to their letter from Clean Harbours are now attached to and form part of the draft Temporary Use Permit.
  - b. The response from FLNRO&RD did not identify specific concerns but was sent to the applicant for information.
3. I've added information to the report about the setbacks from the Camp to the Halfway River.

Please let me know if you have any questions or would like to discuss the file.

Kind Regards,

Christina

Christina Hovey, MCIP, RPP | North Peace Land Use Planner

Phone: 250-785-8084 | [christina.hovey@prrd.bc.ca](mailto:christina.hovey@prrd.bc.ca)

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Draft PRRD Temporary Use Permit No. 118/2015



## PEACE RIVER REGIONAL DISTRICT

## TEMPORARY USE PERMIT NO. 118/2015

Issued this \_\_\_ day of \_\_\_\_\_, 2018.

ISSUED TO: *Norman & Donna Ward*  
*P.O Box 224 Downtown RPO*  
*Fort St. John, B.C.*  
*V1J 0K9*

- A. 1. Property affected: A 6.0 hectare part of Block A, District Lot 1307 PRD (Refer to attached Schedule A)  
 PID: 010-601-953
2. Official Community Plan: Peace River Regional District Rural OCP Bylaw No. 1940, 2011  
*"Agricultural-Rural"*.
3. Zoning Bylaw: Peace River Regional District Zoning Bylaw No. 1000, 1996  
*"A-2 (Large Agricultural Holdings Zone)"*.
- B. Development upon the land referenced in this permit shall conform to the following specifications and terms:
1. This *Temporary Use Permit* is valid up to and including December/21/2020 at which time it shall expire and the property affected by this permit will be subject to the applicable zoning regulations.
  2. The property referenced in Item A(1) above may be used for the following purposes in addition to those permitted by the zoning applicable to the property:
    - i) Construction and operation of a worker camp for up to a maximum of 200 workers.
  3. The conditions under which the Temporary Use must be carried out are as follows:
    - i) Permit to be posted on site for its duration;
    - ii) Compliance with all statutory and bylaw requirements;
    - iii) The temporary use may occur on the noted area of the property as shown on Schedule A and in accordance with the Site Plan shown in Schedule B, attached to and forming a part of this permit.
  4. All terms and specifications referred to above are subject to any changes required by the Building Inspector or other officials of the Peace River Regional District where such terms and specifications do not comply with any duly enacted law or by-law and such non-compliance is not specifically permitted by this Temporary Use Permit; other variations which do not substantially alter the work referred to above may be permitted if approved in writing by the Administrator.
  5. THIS IS NOT A BUILDING PERMIT.

Authorizing Resolution No. \_\_\_\_\_ passed by the Regional Board this \_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
 Tyra Henderson, Corporate Officer

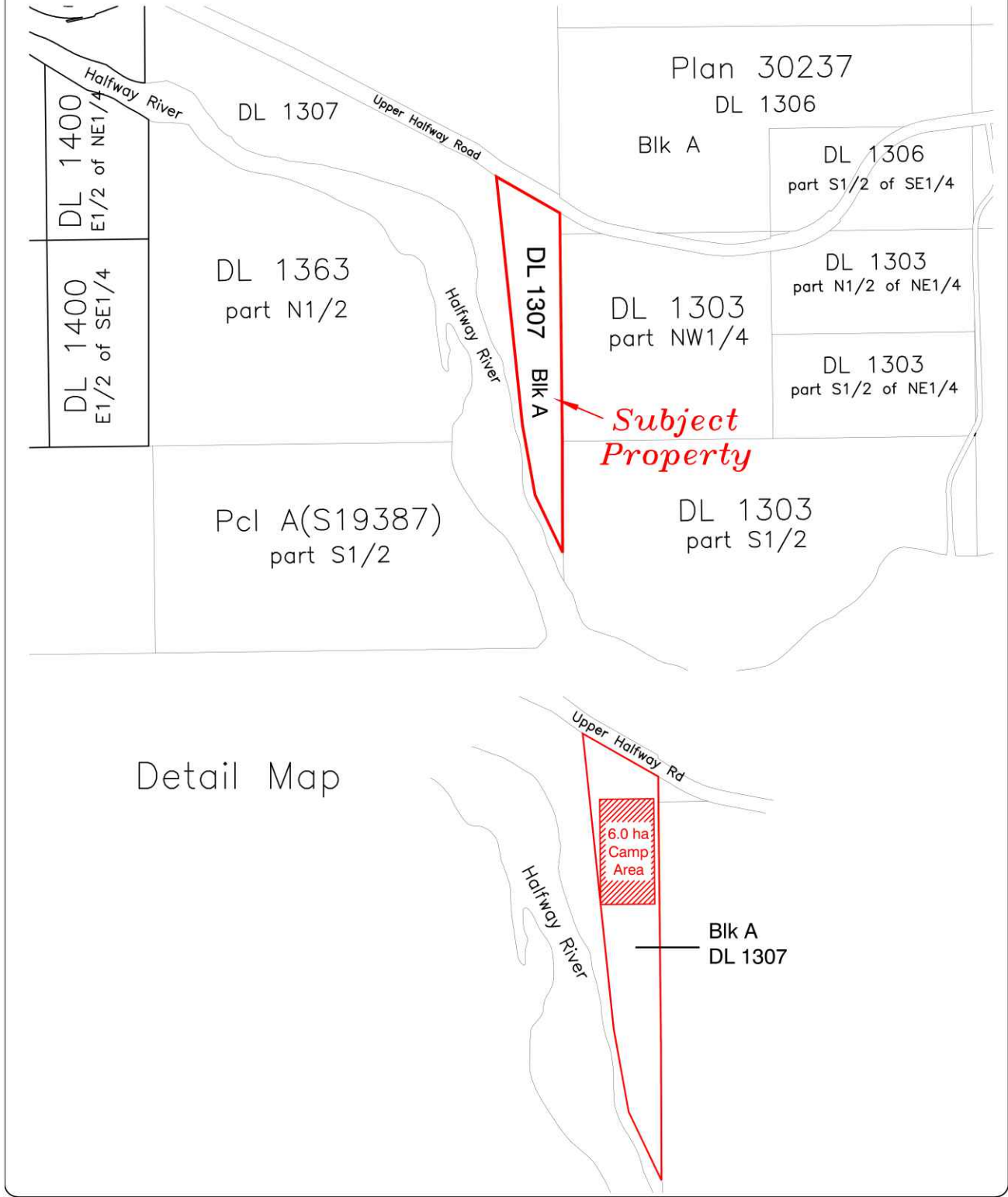
Schedule "A" (Map) is attached to and forms part of this Temporary Use Permit.

Schedule "B" (Site Plan) is attached to and forms part of this Temporary Use Permit.

Schedule "C" (Correspondence with Halfway River First Nation) is attached to and forms a part of this Temporary Use Permit.

June 14, 2018

Peace River Regional District  
**SCHEDULE "A"**  
Temporary Use Permit  
No. 118/2015

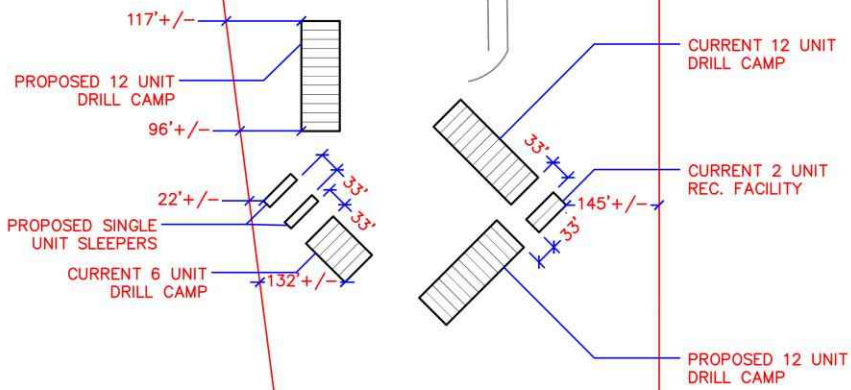


Detail Map

Peace River Regional District  
**SCHEDULE "B"**  
Temporary Use Permit  
No. 118/2015



Haystack Drill Camp  
Block A, DL 1307 PRD



Camp Layout w/ dims



**Halfway River First Nation**  
Box 59, Wonowon, BC, V0C 2N0



April 11, 2018

Christina Hovey

Referral ID: 2108-03-12-118 15  
RTS #: 2606  
Date: April 11, 2018

Proponent: N/A  
Location: Halfway River, GIS Link: 2606

**Attention:**

The Halfway River First Nation acknowledges receipt of the above noted project.

In consideration of the information presented in the referral package and without prejudice to our rights and interest please note that HRFN has the following conditions:

**Garbage**

The Proponent will be responsible for ensuring a clean worksite by removing all garbage and debris from worksites during and after project completion. No dumping sewer or other deleterious substances into the creeks, rivers or other natural water sources. The Proponent will be responsible for ensuring all subcontractors maintain the same clean worksite.

**HRFN Concerns**

HRFN has some conditions regarding this application .Speed limit on highway 117 through the community. NO hunting, no alcohol bottles and beer cans thrown from vehicles from Wonowon to camp . No foot trails from camp down to the river.

Should you have any questions please do not hesitate to contact the Halfway River First Nation lands office at 250-772-5058.

Chief Darlene Hunter  
Halfway River First Nation  
250.772.5058

Councilor William Field  
Halfway River First Nation  
250.772.5058

Councilor Cynthia Wolter  
Halfway River First Nation  
250.772.5058

**June 14, 2018**

Christina Hovey

---

From: Debbink, Brad C <debbink.brad@cleanharbors.com>  
Sent: Thursday, April 19, 2018 10:45 AM  
To: Christina Hovey  
Cc: PRRD\_Internal; Claire Negrin; Erin Price  
Subject: RE: Temporary Use Permit - Bk A, District Lot 1307- Upper Halfway RD  
Attachments: HRFN Response.pdf

Christina

See below information provided by Jamie Bradley, our Camps Service & Logistics Manager, please review and advise if anything further is needed. Thanks.

*"In response to the items identified below.*

*I had my two techs go around with the loader and they cleaned up the site of garbage and debris just before winter this year. There was also a big pile of wood on the site that was from the previous camp company (Grizzco) that we cleaned up as well. I had Oscar's Disposal from FSJ send out two construction garbage bins and we filled them. The land owner Neil came over and complemented the guys on a great clean up. We have garbage bins onsite that also have top lids to try and eliminate birds/ bears from getting inside and making a mess.*

*All of the sewer for the camps is transferred into waste water holding tanks and stored. We then have Pratt Honey Wagon Services come out to suck out the waste water and bring it to the treatment facility in FSJ. NO waste water is treated onsite and discharged into a field. Our gens have spill kits in them as well so if there is a spill we can clean it up. If there is a significant spill we have a Clean Harbors division in FSJ that can respond and conduct a proper clean up.*

*As for the speed limit, all Clean Harbors employees and contractors/ vendors have been made aware of the posted speed limits.*

*All of the Clean Harbors camps are dry camps. There should not be beer/ bottles thrown around. Our clients are made aware of this on check in.*

*Firearms are not permitted in any Clean harbors vehicles or property. Our clients are made aware of this on check in.*

*We have posted signs around the camp to be aware of wildlife. The staff are aware and tell the clients do not wanderer around site so there should not be trails down to the river as it is a risk. I have talked to the land owner as well and he has requested the same. Our staff pass this on to the clients as well.*

*Safety Starts with Me: Live It 3-6-5*

---

Brad Debbink