



REPORT

To: Chair and Directors

Report Number: DS-BRD-372

From: Ashley Murphey, RPP, MCIP, GM of Development Services

Date: January 11, 2024

Subject: Temporary Use Permit Application, PRRD File No. 23-003 TUP

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board authorize the issuance of Temporary Use Permit No. 23-003, for a 300-person temporary worker camp on the ± 3.5 ha portion of the subject property identified as PID 014-830-264, for a 3-year term.

BACKGROUND/RATIONALE:

Proposal

The applicant is seeking to expand an existing work camp from 150-person to 300-person capacity on a ± 3.5 ha portion of the parcel identified as PID: 014-830-264 for a period of three years.

Rationale

Approval is being recommended because pursuant to the PRRD Rural Official Community Plan Bylaw No. 1940, 2011, temporary use permits are permitted in all designations to support economic opportunities that may arise in rural areas.

File Details

Owner: 1394613 BC Ltd. (Donald Loewen)
Agent: Lance Morill
Area: Electoral Area B
Location: Pink Mountain
Legal: District Lot 2199 Peace River District, Except Plan 31513
PID: 014-830-264
Civic Address: 21278 Hwy 97 North
Lot Size: 166 ha (410.55 ac)

Background

May 31, 2021	The applicant submitted a Temporary Use Permit application for a 150 person work camp.
August 12, 2021	The Regional Board authorized the issuance of Temporary Use Permit No. 21-005 for a period of three years, with an expiry of August 12, 2024.
October 3, 2023	The applicant submitted a new Temporary Use Permit application for a 300 person work camp on the subject property.

Official Community Plan (OCP)

Pursuant to the PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Agriculture-Rural (Ag-Rur). Pursuant to section 18 of the OCP, all designations within the Rural OCP may be used for temporary uses in support of economic. Therefore, the proposal is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1000, 1996, the subject property is zoned Large Agricultural Holdings Zone (A-2). Land within this zone may be used for Temporary use camps provided the camp does not exceed 30 people. Therefore, the proposal is inconsistent with the Zoning Bylaw and this Temporary Use Permit is required.

Impact AnalysisContext

The surrounding land from the subject parcel is mostly crown land with oil and gas activity occurring on all sides. As this proposal is in support of oil and gas workers, this use can be deemed with surrounding land uses.

Population & Traffic

It is anticipated the increase in personnel accessing the camp may impact traffic flows along Hwy 97N as the camp will be expanded from 150 people to 300 people.

Sewage & Water

The existing camp is serviced by large lagoons on the property, the applicant has indicated that the same sewage method will be used to service the expansion of the camp.

Site FeaturesLand

The land is partially cleared of trees, with a creek running though the center of the parcel from north to south.

Structures

There is currently a single work camp on the subject parcel with 6 additional structures to service the camp, which house the water, and heating systems.

Access

The Parcel will be accessed via the north from Hwy 97 North.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 5_{CW}. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Subclass C denotes adverse climate. Subclass W denotes excess water.

Comments & Considerations

Applicant

The applicant wishes to expand the existing 150-person camp to 300 people to serve workers in the oil and gas industry.

Fire Protection Area

The subject property is outside all fire protection areas.

Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area; however, building permits are still available on a voluntary basis.

Development Permit Area

The subject property is outside all Development Permit Areas.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area. However, the charge is not applicable at this time because no new residential lots are proposed.

Comments Received from Municipalities & Provincial Agencies

Bylaw Enforcement Officer

Interests Unaffected

GIS Department

No Concerns

BC Energy Regulator

The BC Energy Regulators Interests unaffected. Thank you for the opportunity to comment on temporary use permit (TUP) application. The BCER has reviewed this proposal, including associated documents, and has no concerns at this time regarding the proposed TUP. Since the proposed camp is located near well sites, BCER would advise the applicant to contact the permit holders of these well sites so that these permit holders can review and revise their emergency plans so that timely steps can be taken in the event of an emergency.

The Ministry of Transportation and Infrastructure

The ministry issued a controlled access highway permit (2021-04-194) in 2021 for the 150-person camp. An application for the new permit for the continued use of the existing access has been received (MoTI file number 2023-03245) which is currently under review. This may require intersection improvements, which are yet to be determined. The Ministry of Transportation and Infrastructure has no immediate concerns with the proposal.

BC Hydro

We have reviewed the attached Application for Temporary Use Permit. BC Hydro Properties has no comments at this time on the Temporary Use Permit. For a new electrical service connection, the applicant may contact 1-877-520-1355 or complete an online application form available at: <http://www.bchydro.com/youraccount>

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse the issuance of Temporary Use Permit No. 23-003, for a 300-person temporary worker camp on the property identified as PID: 014-830-264.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

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

OTHER CONSIDERATION(S):

The applicant and the camp operator have an existing agreement which addresses security and outlines remediation opportunities.

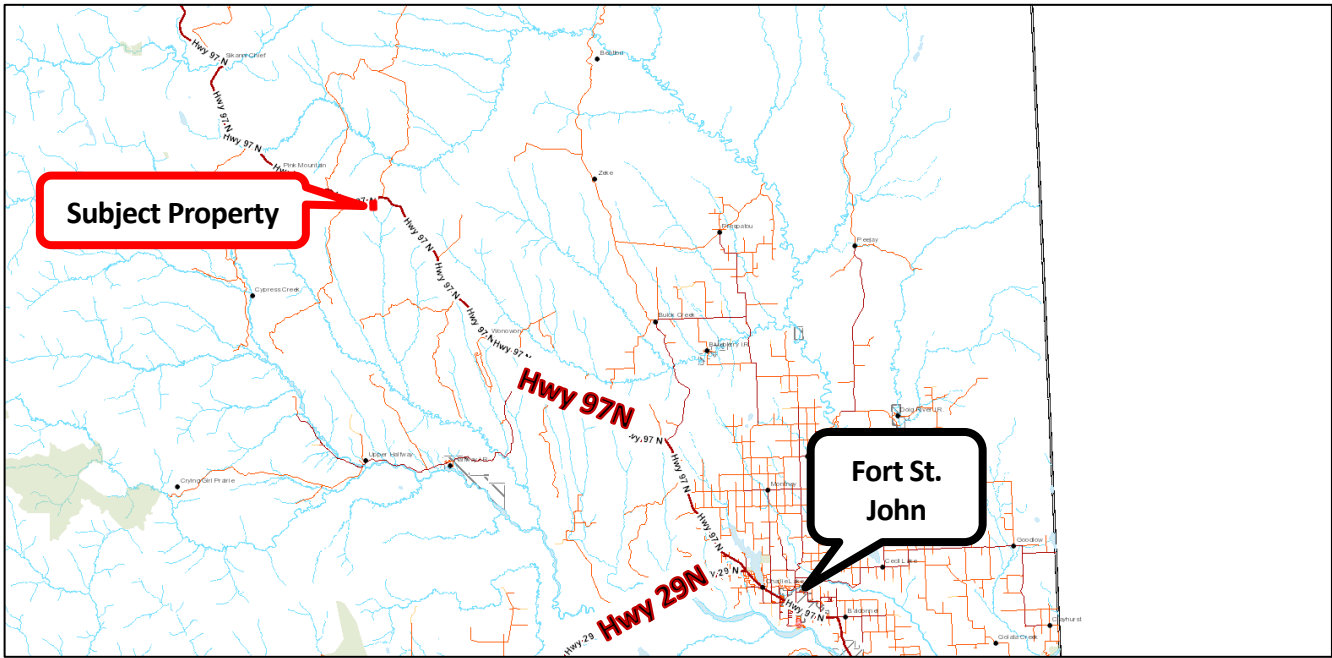
Attachments:

1. Maps, PRRD File No. 23-003 TUP
2. Application, PRRD File No. 23-003 TUP

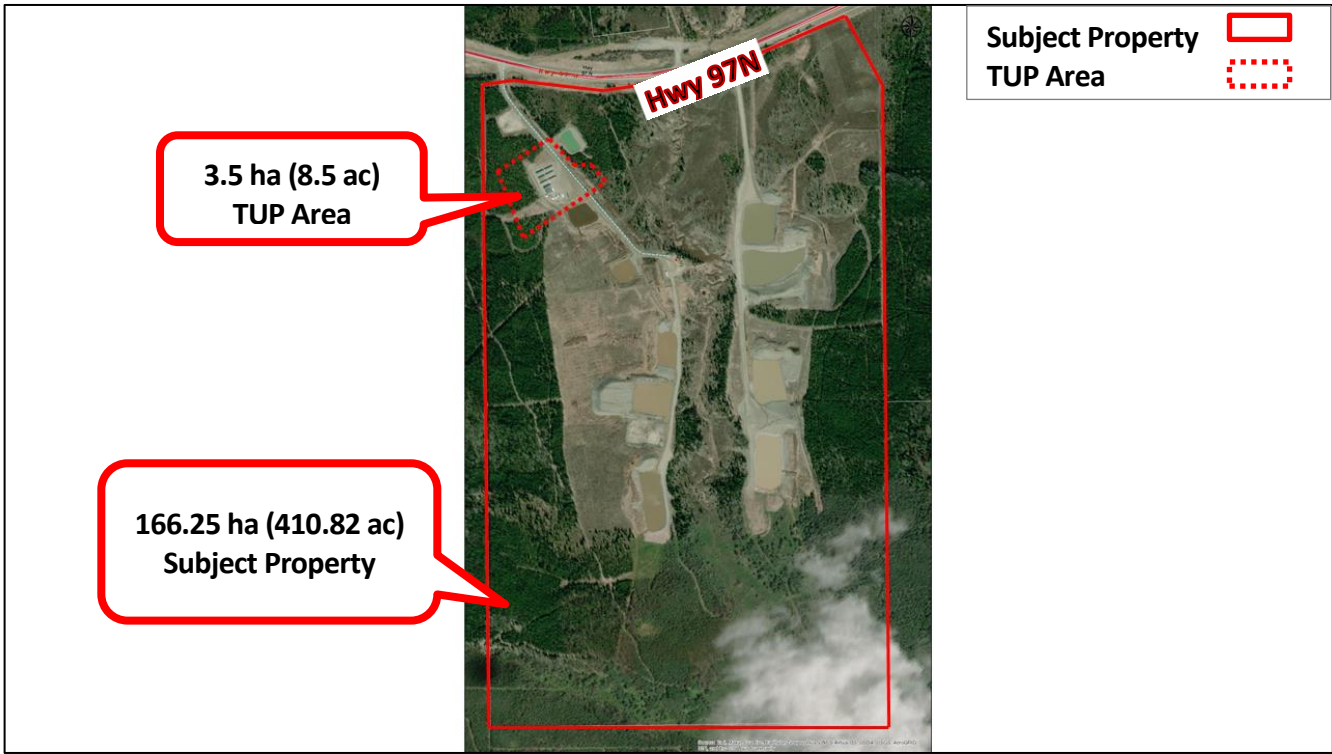
External Links:

1. [Report DS-BRD-173 - Temporary Use Permit No. 21-005](#)
(Regular Board Meeting Agenda, August 12, 2021 - Item No. 10.12)

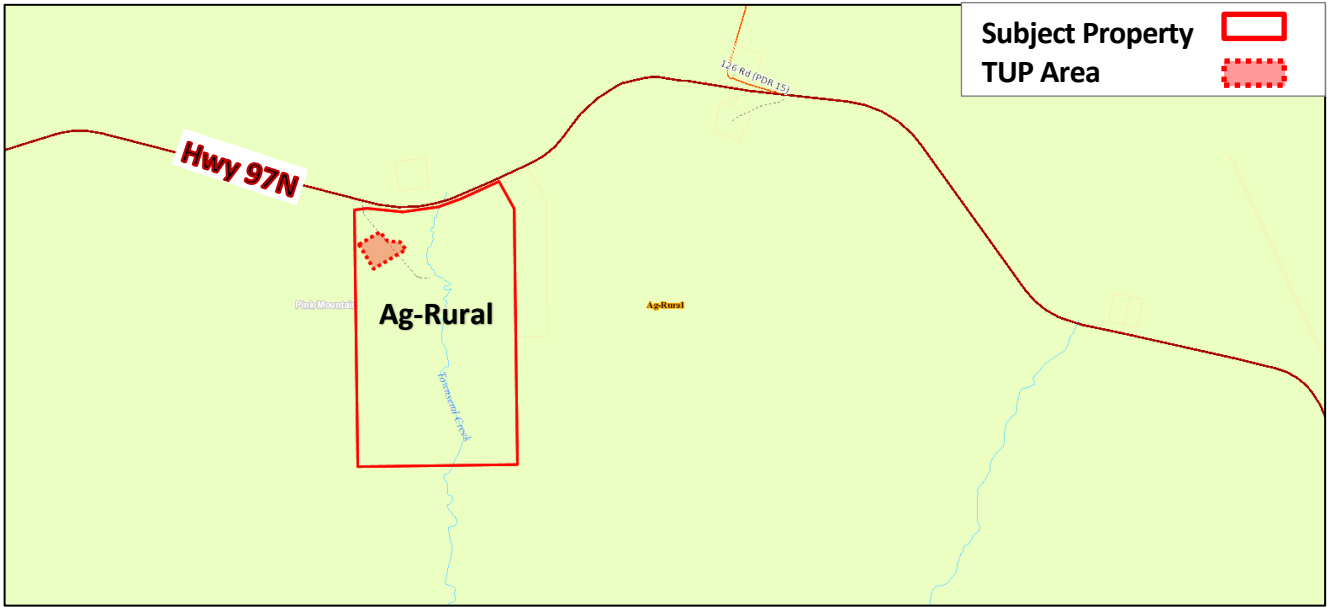
Location: Pink Mountain



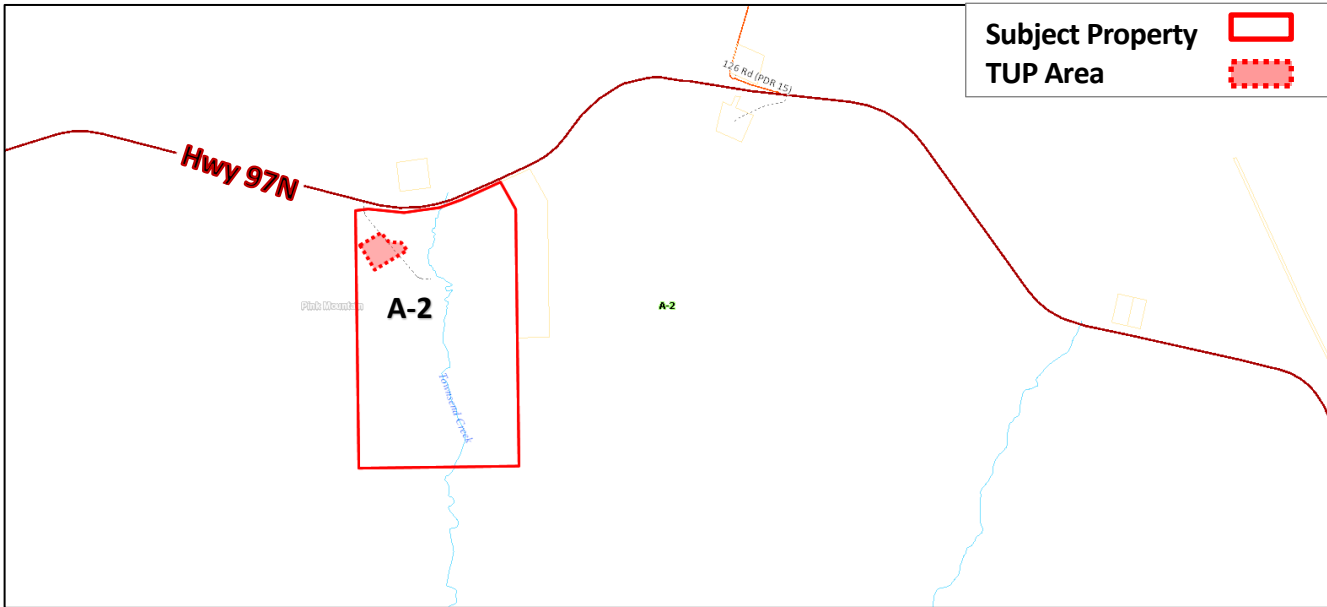
Aerial imagery



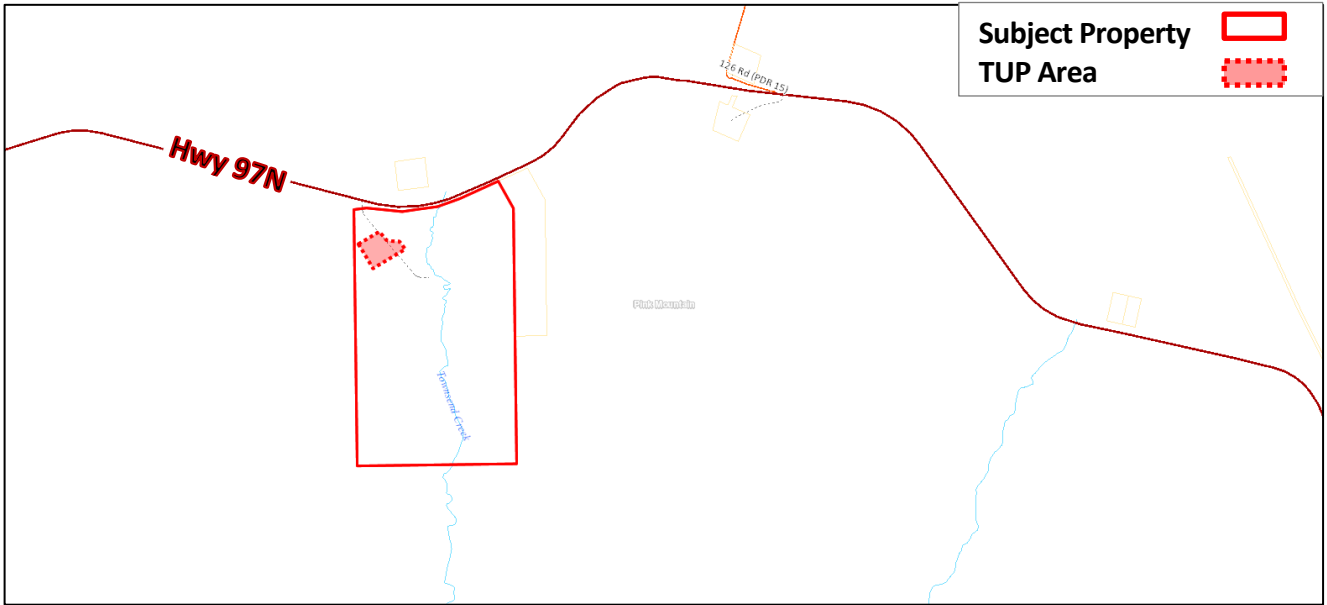
Rural OCP Bylaw No. 1940, 2011: Agriculture Rural (Ag-Rural)



PRRD Zoning Bylaw No. 1323, 2001: Large Agricultural Holdings Zone (A-2)



Agricultural Land Reserve: Outside





PEACE RIVER REGIONAL DISTRICT

Dawson Creek | Box 810, 1981 Alaska Avenue BC, V1G 4H8
(T): (250) 784-3200 prrd.dc@prrd.bc.ca

Fort St. John | 9505 100 Street BC, V1J 4N4
(T): (250) 785-8084 prrd.fs@prrd.bc.ca

For Office Use:

Receipt # _____

Date Received _____

File No. _____

Sign Issued: Yes ☐ No ☐ N/A ☐

Application for Development

1. TYPE OF APPLICATION

☐ Official Community Plan Bylaw Amendment*	FEE \$ 1,150.00
☐ Zoning Bylaw Amendment* #	\$ 800.00
☐ Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
☒ Temporary Use Permit*	\$ 500.00
☐ Temporary Use Permit Renewal	\$ 350.00
☐ Development Permit #	\$ 165.00
☐ Development Variance Permit	\$ 165.00

* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

- ☐ Exclusion from the Agricultural Land Reserve \$ 1,500.00
(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)

2. PLEASE PRINT

Property Owner's Name 1394613 BC Ltd.	Authorized Agent of Owner (if applicable) Lance Morrill
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village: [REDACTED]	City/Town/Village: [REDACTED]
Postal Code: [REDACTED]	Postal Code: [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

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*.

3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot
Lot 2199 Peace River District, Except Plan 31513 PID: 014-830-264	3.5 ha/8.5 acres
	ha./acres
	ha./acres
	TOTAL AREA 3.5/8.5 ha./acres

4. Civic Address or location of property: PID: 014-830-264 56.98161 Lat, -122.20553 Long

5. PARTICULARS OF PROPOSED AMENDMENT

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

☐ 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:

Superseding Temporary Use Permit No. 21-005, to expand the Lessee Horizon North's camp to 300 beds. Construction approx Oct - Dec 2023.

Based on experience of other camps in BC, the expanded camp is not expected to operate more than 3 years.

☐ Development Permit: Bylaw No. _____ Section No. _____

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

Horizon North (the lessee) has set up a 150-person camp under Temporary Use Permit No. 21-005 under the joint venture
Halfway River Horizon North Camp Services. There is an existing sewage lagoon and well.

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

(a) North Forest

(b) East Forest

(c) South Some equipment storage by landlord D. Loewen, otherwise forest

(d) West Forest

8. Describe your proposal. Attach a separate sheet if necessary:

A temporary work camp had been set up under Temporary Use Permit 21-005 TUP by lessee Horizon North. Horizon North wants to expand to 300 beds.
Construction: Oct - Dec 2023. Based on Horizon North's experience with their previous camps in BC, this camp is not expected to last another 3 years.
The expanded camp will utilize existing sewage lagoon and on-site water well. This is a 'dry' camp (no alcohol).

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

To provide comfortable accommodations to the management and field workers in the oil and gas industry in the local area.
This camp will decrease the amount of highway traffic and fatigue of the workers employed by the industrial projects in the area.

10. Describe the proposed and/or existing means of sewage disposal for the property:

Existing Sewage Lagoon. Horizon North and D. Loewen Enterprises Ltd. (1394613 BC Ltd.) will be analyzing the current setup, and
will upgrade and re-certify if necessary.

11. Describe the proposed and/or existing means of water supply for the property:

Existing water well on site. Horizon North and D. Loewen Enterprises Ltd. (1394613 BC Ltd.) will be analyzing the current setup, and
will upgrade and re-certify if necessary.

THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/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 the following:
- (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 and size of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location and size 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 survey 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.

[Redacted Signature]

Oct 3/23

Date signed

Signature of Owner

Date signed

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 <u>DONALD W. LOEWEN</u> and _____ hereby authorize (name of landowner) (name of landowner)	
<u>Lance Morrill</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner: [Redacted Signature]	Date: <u>Oct 3/23</u>
Signature of Owner:	Date:



PEACE RIVER REGIONAL DISTRICT



CONTAMINATED SITE DECLARATION FORM

I, Lance Morrill, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

Lot 2199 Peace River District, Except Plan 31513 PID: 014-830-264

Please check only one:

- ☒ I have read [Schedule 2](#) and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in [Schedule 2](#) of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act. * I have contacted planning@prrd.bc.ca, and they advised a 'site disclosure statement' not necessary.*
- ☐ I have read [Schedule 2](#) and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.
*Please contact staff to submit a "site disclosure statement" at planning@prrd.bc.ca

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.

Lance Morrill 28 / 09 / 2023 /
Owner/Agent dd mm yyyy

[Redacted] 03 / 10 / 2023 /
Owner/Agent dd mm yyyy

For more information, please visit the ministry's *Identification of Contaminated Sites* webpage or e-mail SiteID@gov.bc.ca

Section 6 – Public Notice Sign Requirements

1. A development application sign shall be posted on the subject property for any parcel that is that are subject to an application for:
 - a) Amendment to an Official Community Plan and / or Zoning bylaw; or
 - b) Temporary Use Permit.
2. The Peace River Regional District shall provide the applicant with a development application sign which shall be posted by the applicant on the subject property as outlined below:
 - a) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;
 - b) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;
 - c) The sign shall be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway, road or lane;
 - d) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
 - e) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuance of the permit, as the case may be, and shall be removed within fourteen (14) days after the decision(s) of the Regional Board on the said application. Applicants are encouraged to dispose of the signs by recycling them.
 - f) Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the Public Hearing and / or Board decision process;
 - g) Any additional notification costs incurred by the Regional District as a result of the applicant failing to post the required sign shall be payable by the applicant prior to advertising of the Public Hearing or delivering public notification;
 - h) Where a sign required by this bylaw is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any bylaw that is the subject of the relevant application and Public Hearing shall not be impacted;
 - i) If a land owner receives any written comments regarding the land use application, those comments must be delivered to the Peace River Regional District office as soon as they are received so that this information may be considered with the subject application.

THESE DRAWINGS AND
DESIGNS ARE THE SOLE
PROPERTY OF HORIZON
NORTH AND MAY NOT BE
REPRODUCED OR SUBMITTED
TO OUTSIDE PARTIES WITHOUT
THE EXPRESSED WRITTEN
CONSENT OF HORIZON NORTH

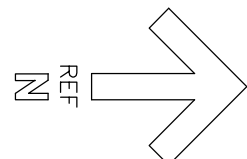
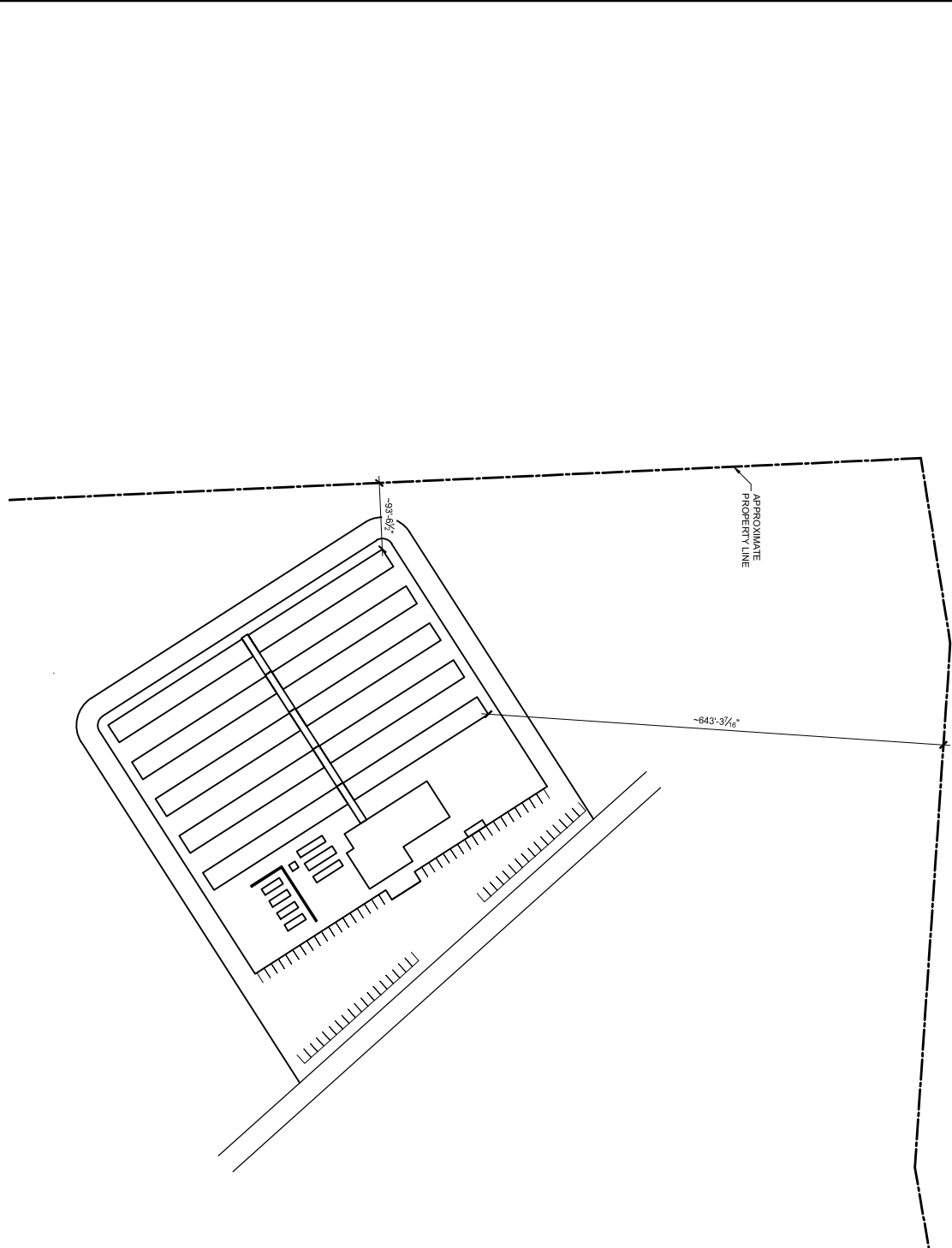
No.	1	23.10.19	SALES REVIEW	JTM	LM
BY	JTM				
CHKD					



PROJ #:	210512
M #:	
SCALE:	1" = 150'-0"
DRAWN BY:	JTM

HORIZON NORTH
HALFWAY RIVER / HORIZON NORTH CAMP SERVICES
ALASKA HIGHWAY, MILE 126
SITE LAYOUT

DWG No.:
AF 00-100-0



DIMENSIONS ARE NOMINAL
SAMPLE DRAWING - TO BE USED AS A GUIDE ONLY

THESE DRAWINGS AND
CONTAINED HEREIN
PROPERTY OF HORIZON
NORTH AND MAY NOT BE
REPRODUCED OR SUBMITTED
TO ANY OTHERS WITHOUT
THE EXPRESS WRITTEN
CONSENT OF HORIZON NORTH

No.	Y	M	D	REVISION	BY
7	23.07.18			SALES REVIEW	JTM
6	21.07.20			SALES REVIEW	JTM
5	21.06.08			SALES REVIEW	JTM
					AM
					CHMD

horizon north

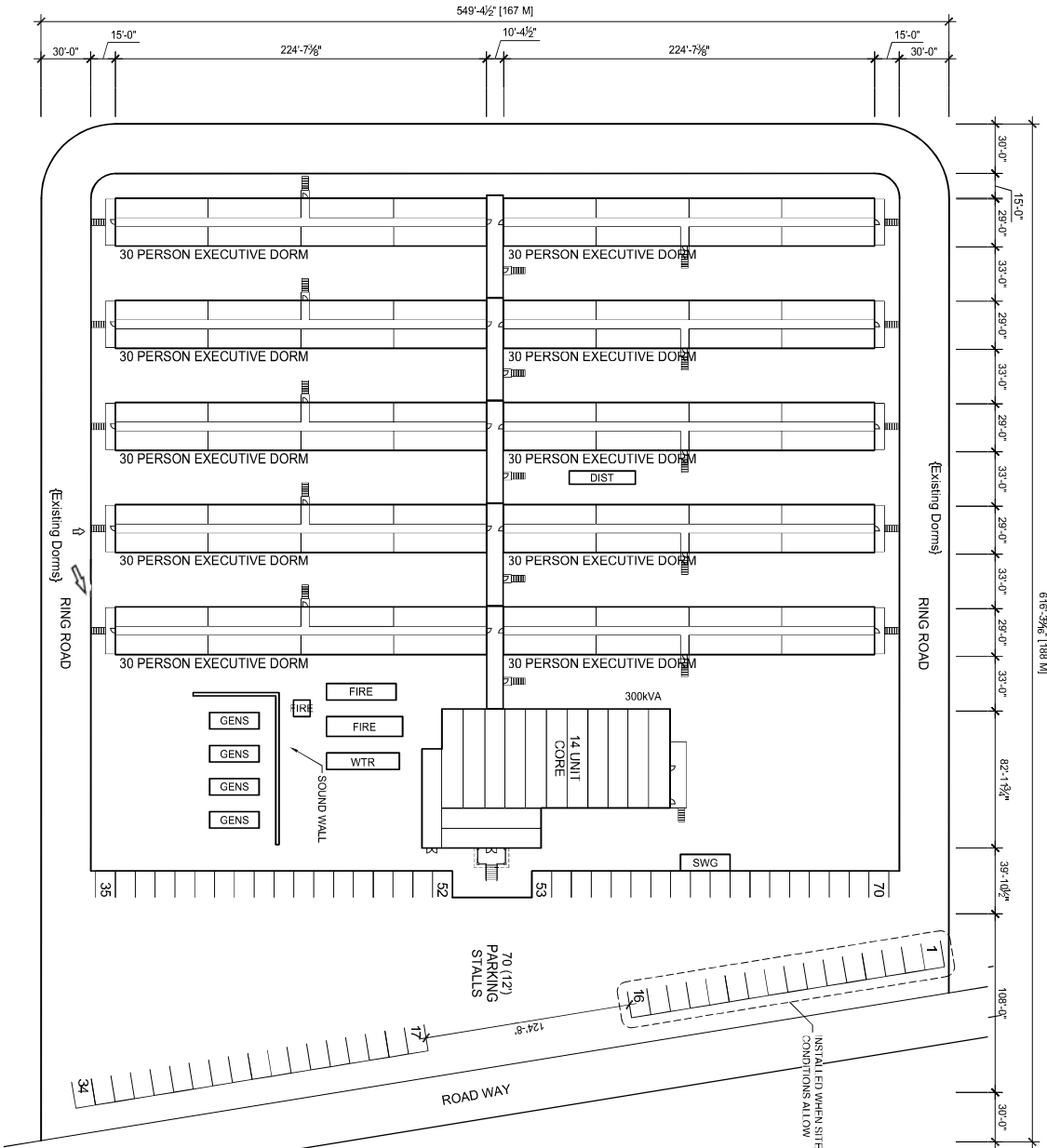
PROJ # :	210512
N # :	
SCALE :	1" = 70'-0"
DRAWN BY :	JTM

HORIZON NORTH
HALFWAY RIVER / HORIZON NORTH CAMP SERVICES
ALASKA HIGHWAY, MILE 126
300 BED CAMP CONFIGURATION

AF 00-100-1

DWG No.:

DIMENSIONS ARE NOMINAL
SAMPLE DRAWING - TO BE USED AS A GUIDE ONLY



LEGEND	
GENS	GENSET
DIST	ELECTRICAL DISTRIBUTION
OPTIONAL STRUCTURE(S)	