



REPORT

To: Chair and Directors

Report Number: DS-BRD-364

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

Date: January 11, 2024

Subject: Temporary Use Permit No. 23-004

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board authorize the issuance of Temporary Use Permit No. 23-004, to permit a Cardlock Fuel Sales facility on the property identified as PID 018-784-534, for a three-year term ending January 11, 2027.

BACKGROUND/RATIONALE:

Proposal

The applicant is seeking to obtain a Temporary Use Permit to allow for the development of a Cardlock Fuel Sales facility on the subject property. The proposed fuelling station is to be used in conjunction with a 276-person worker camp, that was approved in November 2021 per TUP No. 21-006.

Rationale

The proposal is consistent with Rural Official Community Plan Bylaw No. 1940, 2011 policies as detailed within this report. The Temporary Use Permit is to be issued for a term of three (3) years, with the option for a one time only renewal for an additional three (3) year term, therefore staff are in support of the proposal.

File Details

Owner: Estate of Agnes Harasymyk
Agent: Canada West Land Services Ltd.
Area: Electoral Area B
Location: Farrell Creek
Legal: THE NORTH WEST ¼ OF SECTION 17 TOWNSHIP 84 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
PID: 018-784-534
Lot Size: 66.23 ha (163.66 ac)

Background

September 2021 The applicant applied for a Temporary Use Permit to allow a 276-person worker camp on the parcel identified as 018-784-534.

November 2021 Temporary Use Permit No. 21-006 was approved by the Board to allow for a 276-person worker camp on the parcel identified as 018-784-534.

Site Context

The property is located in the Farrell Creek/Attachie area and is accessed by Harasymyk Avenue off the Farrell Creek Road. It is surrounded by lands designated Agriculture and Zoned A-2 (Large Agricultural Holdings Zone), within the Agriculture Land Reserve (ALR). There is existing oil and gas development on the subject and adjacent properties consisting of access roads and what appear to be well sites.

Official Community Plan (OCP)

Pursuant to the PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Agriculture Rural (Ag-Rural). Pursuant to Section 18.0 Policy 1 “the entire Rural OCP area is designated as an area where temporary uses may be allowed.” Policy 8 of this section references additional factors to be considered during the review of a Temporary Use Permit, and Policy 9 sets out specific criteria to be considered including:

- Plans for vehicle access, parking and circulation on the property:
The proposal accommodates all parking and circulation on the subject property. The proposed cardlock will be accessed via the existing wellsite access road from Harasymyk Avenue.
- Distance to homesites and nearby Rural Places:
The nearest homesite is approximately 1.4 km from the site. The residence belongs to the property owner of the subject lands proposed for the cardlock facility.
- The siting, orientation, and layout of proposed structures and activities:
The proposed cardlock facility is located on the western side of the subject property in an area that is predominately treed and will require clearing. The layout of the proposed cardlock facility appears to be compact and orderly.
- Arrangements for the dismantling or removal of any buildings or structures that are part of the proposed use, and not otherwise permitted by zoning regulations and restoration of the lands:
The applicant is required to complete reclamation of the approved worker camp and any ancillary activities on site within 24 months of the use discontinuing, pursuant to BCOGC Ancillary Activity on Private Land Application determination No. 100107526.
- Location, visibility, and security of outdoor storage areas.
The proposed cardlock facility will be similarly buffered by existing vegetation from the adjacent parcels to the approved work camp.

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 A-2 (Large Agriculture Holdings Zone). Land within this zone may be used for agriculture, oil and gas activities, temporary work camps of not more than 30 people, etc. The proposed “Cardlock Fuel Sales” use does not comply with the Zoning Bylaw therefore this Temporary Use Permit is required.

Impact Analysis

The applicant has submitted a letter that addresses potential impacts as per the Work Camp Matrix (see Attachment No. 2 “Application, PRRD File No. 23-004 TUP”)

Site FeaturesLand

The subject property is agricultural, mainly treed and used for pasture.

Structures

There are currently no structures on the subject property.

Access

The subject property is accessed via Harasymyk Avenue off of Farrell Creek Road.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 3⁸x4²w.

Comments & ConsiderationsApplicant

The application is for a Cardlock Fuel Sales facility to be installed as part of the existing camp authorization. The Cardlock Fuel Sales facility will be required to support the camp operations and area development.

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 AgenciesPRRD Bylaw and Enforcement

Interests unaffected.

PRRD GIS

No concerns

BC Energy Regulator

BC Energy Regulator (BCER) has no concerns at this time regarding the proposed location and activities.

BC Hydro

BC Hydro has no objections as our works are not affected.

Ministry of Transportation and Infrastructure

See attached letter.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to issue Temporary Use Permit No. 23-004, to permit a Cardlock Fuel Sales facility on the property identified as PID: 018-784-534.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan

FINANCIAL CONSIDERATION(S):

The Peace River Regional District will not be collecting reclamation securities for this cardlock facility, as the BC Energy Regulator will regulate the removal of these structures within 24 months of the date the location is no longer required for the activity, pursuant to ALC/OCG Delegation Agreement Authorization No. 100107526.

COMMUNICATIONS CONSIDERATION(S):

Notification was published pursuant to PRRD Public Notice Bylaw No. 2539, 2023, in accordance with Section 494(3.1) of the *Local Government Act*.

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

OTHER CONSIDERATION(S):

None at this time.

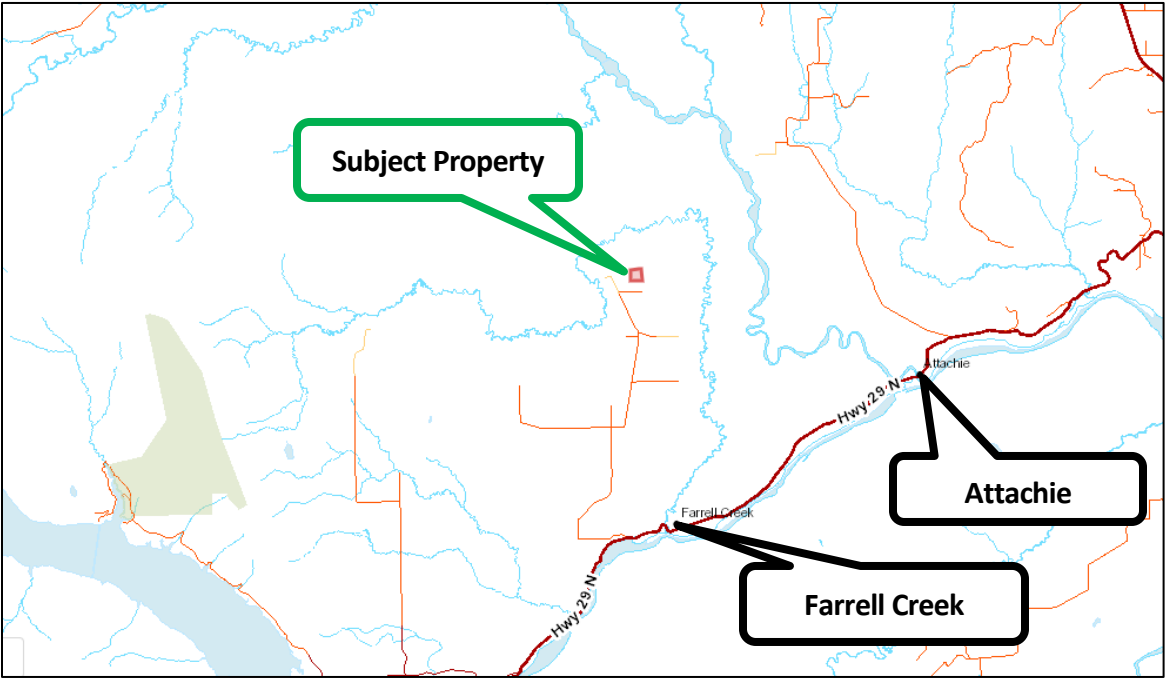
Attachments:

1. Maps, PRRD File No. 23-004 TUP
2. Application, PRRD File No. 23-004 TUP
3. Comments Received from Municipalities and Provincial Agencies, PRRD File No. 23-004 TUP

External Links:

1. [Temporary Use Permit No. 21-006](#), See Item No. 10.11

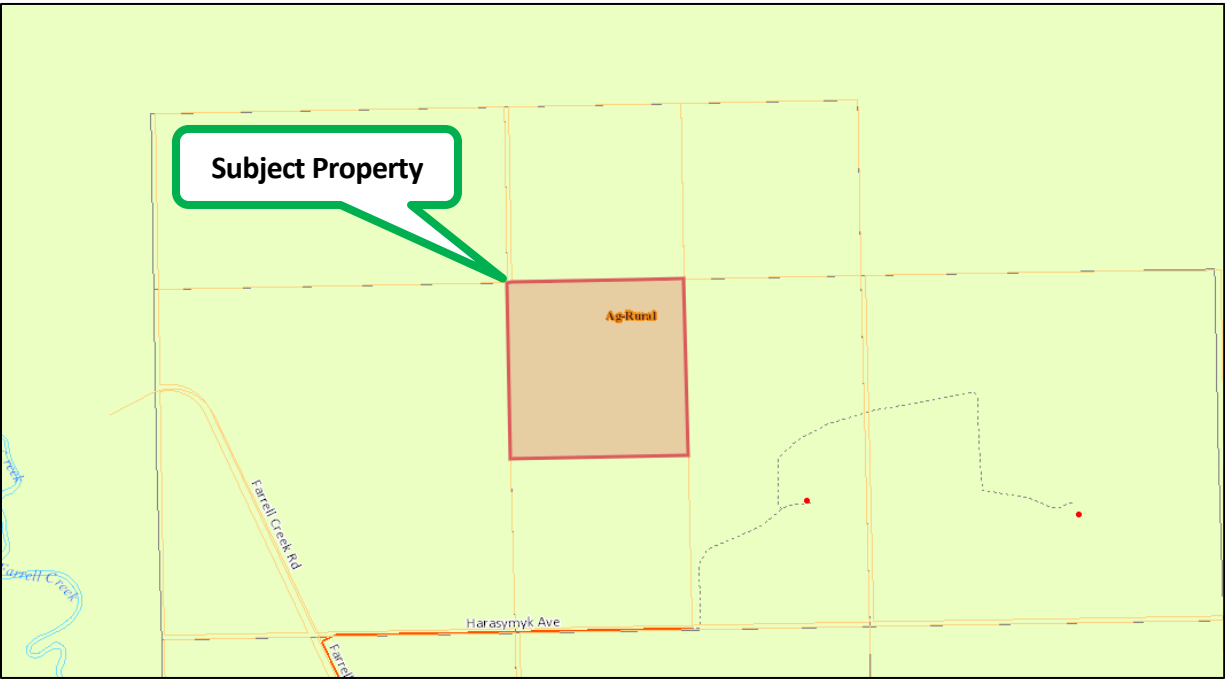
Location: Farrell Creek area



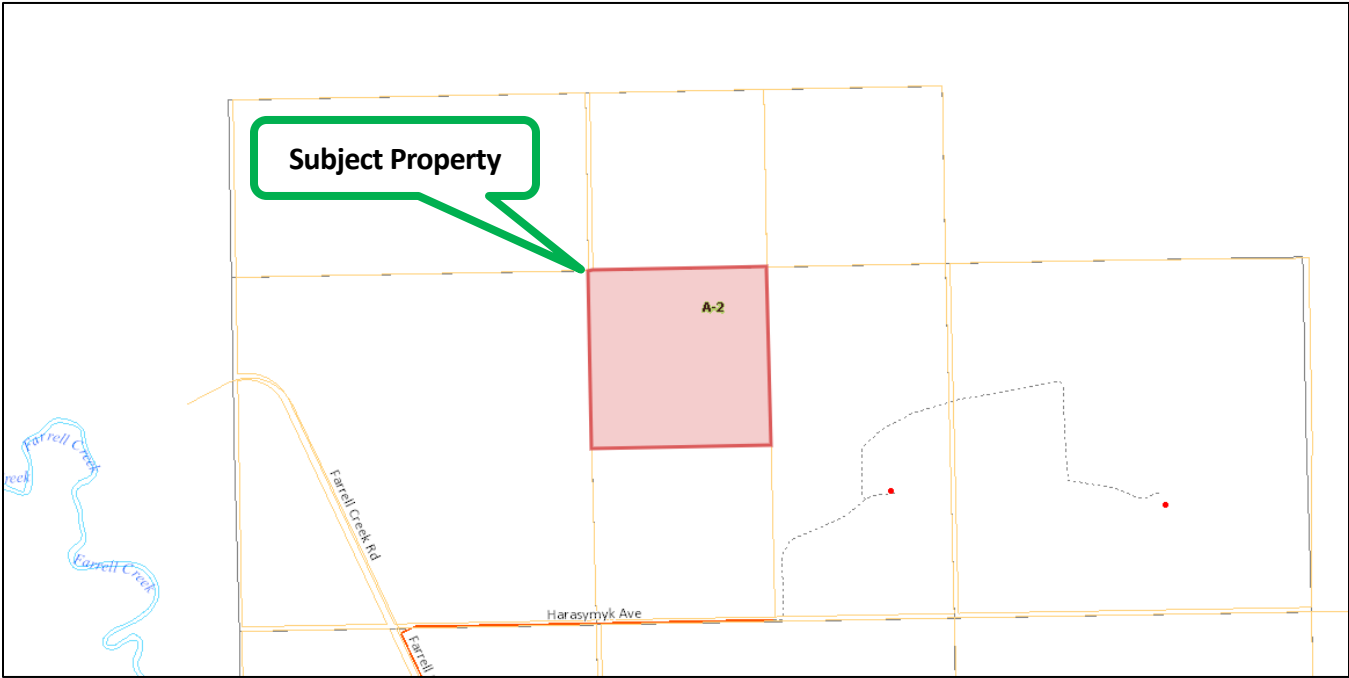
Aerial imagery



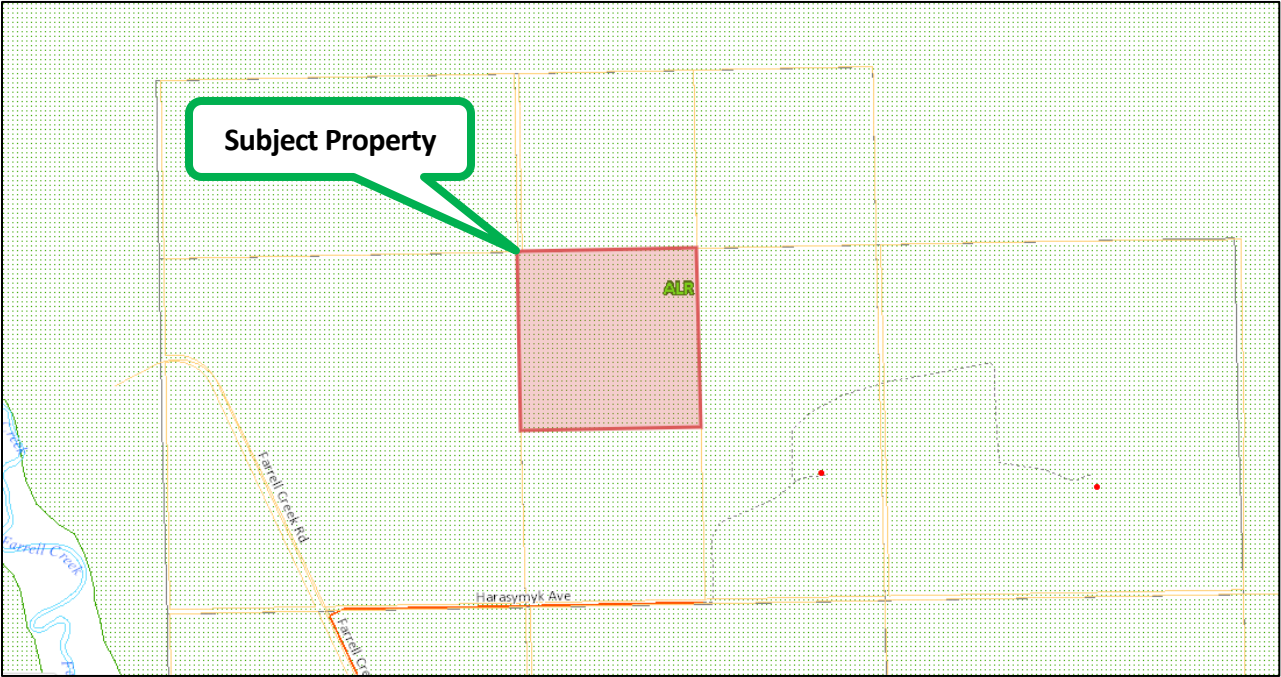
PRRD Rural Official Community Plan Bylaw No. 1940, 2011: Agriculture-Rural



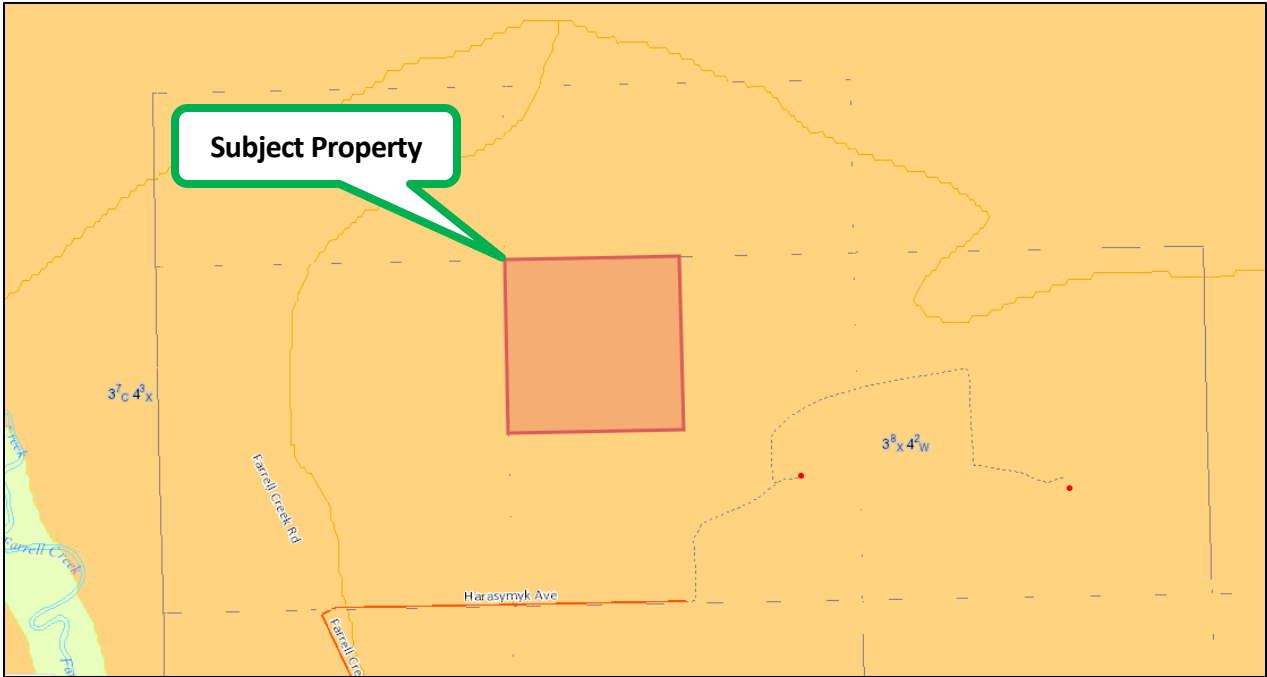
PRRD Zoning Bylaw No. 1000, 1996: Large Agricultural Holdings Zone (A-2)



Agricultural Land Reserve: Within



CLI Soil Classification: 3⁸x4²w





For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes ☐ No ☐ N/A ☐

Application for Development

1. TYPE OF APPLICATION

	FEE
☐ Official Community Plan Bylaw Amendment*	\$ 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
(Applicant responsible for additional costs associated with the
advertisements, signage, and facility rental, if applicable) | \$ 1,500.00 |
|--|-------------|

2. PLEASE PRINT

Property Owner's Name Gregory Coates, Executor of the Estate of Agnes Adelaide Harasymyk	Authorized Agent of Owner (if applicable) Canada West Land Services Ltd.
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		
THE NORTHWEST 1/4 OF SECTION 17 TOWNSHIP 84 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT	66.16/163.48	ha./acres	
		ha./acres	
		ha./acres	
	TOTAL AREA	66.16/163.48	ha./acres

4. Civic Address or location of property: _____

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:

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

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

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

(a) North _____

(b) East _____

(c) South _____

(d) West _____

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

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

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

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

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.

Signature of Owner

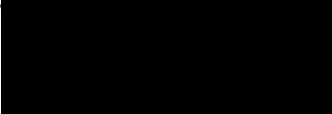
OCT 13/23
Date signed

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.

Gregory Coates, Executor of the Estate of Agnes Adelaide Harasymyk		and _____		hereby authorize
(name of landowner)		(name of landowner)		
Canada West Land Services Ltd.		to act on my/our behalf regarding this application.		
(name of agent)				
Signature of Owner:			Date:	<u>OCT 13/23</u>
Signature of Owner:			Date:	



CONTAMINATED SITE DECLARATION FORM

I, Gregory Coates, Executor of the Estate of Agnes Adelaide Harasymyk, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

THE NORTH WEST 1/4 OF SECTION 17 TOWNSHIP 84 RANGE 24
WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT

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 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.

Owner/Agent

13/10/2023
dd mm yyyy

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

September 8, 2021

PEACE RIVER REGIONAL DISTRICT
P.O. BOX 810
1981 ALASKA AVE
DAWSON CREEK, BC V1G 4H8

ATTENTION: LAND USE PLANNER

Re: ARC Resources Ltd.
Proposed Attachie Campsite Within NW 17-84-24 W6M
ARC - 2364

ARC Resources Ltd. (ARC) is applying for a Temporary Use Permit (TUP) for the purpose of constructing a closed, dry 276 man camp on private land within the NW ¼ 17-84-24 W6M. The site is located within a partial clearing and will require 8.50 ha of new cut. ARC is applying for the TUP for a three year term. The site is located in the Attachie/Farrell area approximately 34.61 km northeast of Hudson's Hope or 57.30 km from Fort St. John.

ARC is focusing on the development of the Montney formation in northeastern BC. ARC has substantial mineral holdings in the area and has multi-year plans to develop those minerals. The proposed camp would help facilitate the development of their assets.

In order to cost effectively and safely develop their assets, ARC requires the ability to house it's drilling, completions, facility construction workers and employees directly in the area of operations. There are several reasons why ARC requires the ability to house its workers in the area of operations, which reasons are outlined below:

- During winter conditions, the highways and other access roads can be very rough with lots of oilfield traffic. This increases the accident risk to the workers having to commute from Hudson's Hope, Fort St. John and other rural communities. There is limited cellular service along some of the roads, so in the event of an accident or other weather-related incidents (sliding off the road), emergency response can be a significant challenge. Having a worker camp in the area would mitigate unnecessary risks for the contractors and workers.
- As a result of the commute times for the majority of individuals and the nature of drilling operations being 24 hour operations, ARC would be required to run three 8 hour drilling crews instead of the standard two 12 hour crews. This would impose significantly more vehicle trips adding to the stress on the local and rural transportation infrastructure. Further this would work to increase the cost of ARC's drilling operations materially. In a time of depressed commodity prices, ARC's capital budget can't support this type of operation. With no work camp, ARC would experience a material limitation on its ability to develop its assets and grow as a company, which would have a negative effect on stakeholders, shareholders with a ripple affect on the local employment and economy.
- Housing workers in our area of operations allows for better response times in the event of an emergency since the necessary medical and technical people would be in the immediate area to respond to any emergency.
- As ARC's proposed camp will be a dry camp, ARC is able to ensure that it's employees and workers are in compliance with health and safety policies.
- During storms or bad weather, local highways and roads at times become impassible and are often shut down. This can put our operations and personnel at risk should a shift change not be able to take place. In addition, ARC would have to shut down operations which carries with it numerous safety risks and serves to further escalate costs.

ARC can offer the following further details about the proposed camp:

WATER

ARC plans to install a water treatment plant on site to treat water obtained from a drilled water well. The water is plentiful in yield but requires significant iron reduction and softening in order to make the water useful for general showering, laundry and housekeeping. The drinking and food preparation water will be treated additionally to yield high purity water, comparable to bottled water.

At the well water will be pumped from the well through the system up to 18 U.S. gallons per minute at 75 psi to the inlet of the water treatment building.

The treatment system will include iron filtration, the reported iron level is considered significant and in order to remove the iron two stages of reduction will be implemented. The initial stage shall utilize three 14x65 neutralizer vessels containing magnesium oxide and calcium carbonate. This will stabilize the pH condition and also strip over half of the iron from the water. During the sequential back-washing/cleaning of the media bed, clean water piped over from the water storage building shall be utilized. This will enable the media bed much greater efficiency (removal of iron).

The second stage shall utilize three 14x65 manganese greensand vessels to complete the removal of iron and manganese. Potassium permanganate shall be proportioned into the water at approximately 15 mg/L by a frequency controlled proportioning pump. Contact time shall allow the permanganate approximately three minutes of contact prior to entering the filtration vessels. We shall see complete oxidation and filtration of the dissolved iron and manganese from the water using the technique. Just as in the first stage the media beds shall be back-washed sequentially with clean water from the treated water tank storage.

Following filtration the water will be softened using a duplex alternating softener typical softening salt shall be used as the regenerant. To safeguard against growth of algae, bacteria, mold, etc during storage, the treated water shall be supplemented with a residual of the sodium hypochlorite solution through a frequency driven chemical pump. A residual 1-1.5 mg/L of free chlorine shall maintain the waters integrity.

SEWER

ARC plans to install a waste water treatment plant on site that will included onsite storage tanks. If the storage tanks fail Arc will haul sewage to Fort St. John waste management facility.

TRANSPORTATION

McElhanney Consulting Services Ltd. (McElhanney) has engaged with the Ministry of Transportation and Infrastructure regarding the traffic impact analysis for the proposed camp. No traffic impact analysis is required as per the information provided in the Traffic Information email of September 2, 2021.

HOUSING

ARC's proposed camp would consist of 8 all weather, skidded modular complexes and utilities equipment. There will be a 16 unit kitchen/dining/management office complex with the ability to seat 100 people and will offer men's and women's washrooms. ARC plans to have eight 30-bed executive style dorm sleeper units. Guest will enjoy private washrooms, in-room satellite entertainment and lockable cabinetry. The camp will have a fitness center with a large variety of weight and cardio equipment. There will also be a recreation room with gaming equipment, large TVs and comfortable seating.

Services for the camp will be connected to withstand the elements and mitigate spill risk. Each complex will tie into the potable water plant, sewer plant, diesel generators for power and LPG bullets for heating. The associated parking will consist of 60 marked parking stalls.

POLICING

ARC's camp has a staff of approximately 34 people with an onsite Camp Manager. Arc's operations being largely 24-hour operations when the camp is manned, helps reduce the need for onsite security personnel since all the workers present are either directly or indirectly employed by ARC. Further, the fact that the proposed camp will be a dry camp, helps reduce any potential issues associated with drugs or alcohol consumption. There are no weapons allowed in ARC's camp and hunting is strictly prohibited. Due to the remote location and as the camp will be located on private land, ARC does not anticipate any issues requiring any police response.

There will be a guard shack located at the entrance with a day and a night shift worker to track vehicles entering/exiting the location as well as support the camp staff in the event that a security event arises.

SOCIAL

ARC will have 1 onsite medic at the camp 24 hours a day. Those medics are qualified to handle most minor procedures and are capable of making any medical related decisions with respect to evacuating a patient or seeking further care.

RECLAMATION

Please see attached Schedule A.

SOLID WASTE

ARC will have recycling bins on site and all other garbage will be stored in animal proof steel bins. Once the bins become full, cardboard recycling will be delivered to the Eco-Depot recycling center in Fort St. John and garbage will be trucked off site for disposal at Fort St. John or Hudson's Hope Landfill. Beverage containers will be collected and removed from the camp via grocery truck and recycled at their distribution hub.

EMERGENCY MANAGEMENT

ARC has comprehensive health and safety policies in place that govern the conduct at its camps. Further, ARC has in place with the OGC a Corporate Emergency Response Plan (ERP) which outlines their responses to emergency situations, whether they be oilfield related, or personal injury. In accordance with that plan, if required, notification to the local or provincial government agency would be communicated. ARC has obtained certification that all fire extinguishers and hood suppression systems meet provincial fire code.

COMMUNICATION

ARC's proposed camp would use satellite internet as well as a cell signal booster tower which would help to facilitate safe communications in the area. Further, contractors and employees are equipped with radio communications, which is the dominant form of communication in the area. Since radio is the dominant form of communication and the internet is satellite provided, there is minimal impact to local communication infrastructure.

BC ASSESSMENT

Notification has been sent to the BC Assessment office informing them of the proposed camp, the size of the camp and the intent to apply for a TUP with the PRRD.

We hope that the above explanation satisfies any questions that you may have with respect to ARC's proposed camp. Should you have further questions or require additional information, please contact Kevin Krall at:

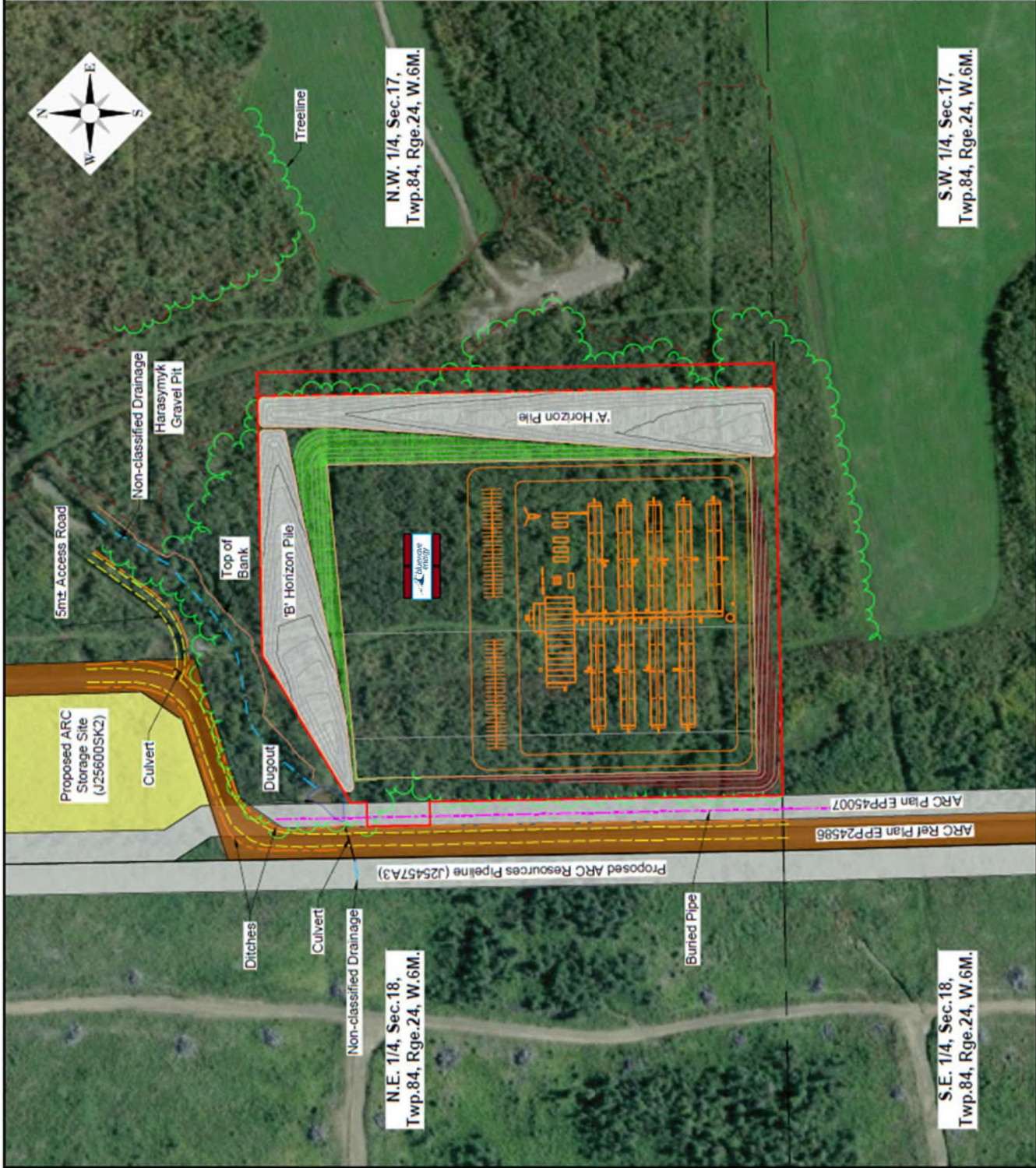
Direct Line: (403) 509-7226
Fax: (403) 509-7226
Email: kkral@arcresources.com

ARC's emergency number is (403) 292-0434.

Yours truly,
ARC Resources Ltd.



Kevin Krall
Senior Surface Landman



Plan Showing Preliminary Site Model
ARC RESOURCES
ATTACHE CAMP
Proposed Camp Site in
N.W. 1/4, Sec. 17, Twp. 84, Rge. 24, W. 6M.
Peace River District - British Columbia

AERIAL OVERVIEW
Background Image source World Imagery
Contours derived from Bare Earth LIDAR data

Proposed Final Grade (Major Interval: 5m, Minor Interval: 1m)
Lease Boundary:
Lease Area: ~8.87 ha
Usable Area: 200.0 x 262.5
Proposed Grade Slope: Cut = 3:1
Fill = 3:1

Note:
The model shown in this package is purely geometric and is for volume estimation and right of way determination only. No material compaction or expansion factors, civil or other geotechnical considerations are accounted for in the design.

2		
1		
0	IFR - Original Issue	September 23, 2021
	Revision Note	Date

ARC RESOURCES LTD.

**McElhenny**

**McElhenny Associates**
Land Surveying Ltd.
8805 - Northern Lights Drive Fort St. John, BC
Phone: (250) 767-0356

File: CAMP_NW-17-84-24-W6_R0.dwg / 3111-25600 [Drafted by: BN] Checked by: LM
Scale: 1:2500 25 0 25 50 75 100 125
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Ministry of
Transportation
and Infrastructure

Our file: 2023-04954
Your file: 23-004 TUP
Date: Nov 7, 2023

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

Attention: Land Use Planning

RE: Revised Response – original letter dated October 25, 2023

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of October 19, 2023, for a temporary land use permit for the addition of a fuel cardlock at an existing work camp located on the NW ¼, Sec 17, Twp 84, Rge 24, W6M, PRD.

The ministry is now satisfied with the additional information provided by Canada West Land, on behalf of ARC Resources.

The Ministry is in support of the proposal, however, under the Transportation Act, the following conditions must be met:

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

Thank you for the opportunity to comment. If you or the proponent have any questions or concerns, please contact DevApps.FSJ@gov.bc.ca.

Sincerely,



Leslie Stephens, District Development Officer

Cc: Canada West Land