



REPORT

To: Chair and Directors

Report Number: DS-BRD-383

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

Date: February 22, 2024

Subject: Temporary Use Permit Application, PRRD File No. 23-005 TUP

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board authorize the issuance of Temporary Use Permit No. 23-005, to construct a 60-person temporary worker camp on the subject property identified as PID 004-955-099, for a three-year term ending February 21, 2027.

BACKGROUND/RATIONALE:

Proposal

The proposal is to install and operate a 60-person temporary workcamp on the parcel identified as PID: 004-955-009, for a period of three years to support oil and gas remediation activities.

Rationale

Support for this proposal is being recommended as pursuant to Rural Official Community Plan Bylaw No. 1940, 2011 Section 18.0 Policy 1, Temporary Use Permits are permitted in every designation, thus the proposal is consistent with the OCP.

File Details

Owner: Jared W. Miller, Tanya M. Keith
Agent: Lauralee Schoenenberger
Area: Electoral Area B
Location: Peejay
Legal: District Lot 804 Peace River District, Except Plans 31808 And PGP45777
PID: 004-955-099
Civic Address: 5294 PDR MC34
Lot Size: 250.42 ha (618.79 ac)

Site Context

The subject parcel is located approximately 67 km Northeast of Fort St. John within the Peejay Area. The land is currently used for agriculture with surrounding adjoining land uses being agricultural in nature. The subject property is not within the ALR.

Official Community Plan (OCP)

Pursuant to Rural Official Community Plan Bylaw No. 1940, 2011 the subject parcel is designated Ag-Rural (Agricultural Rural). Pursuant to Section 18.0 Policy 1, Temporary Use Permits are permitted in every designation, therefore, the proposal is consistent with the OCP.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1000, 1996, the parcel in question is zoned Neighbourhood Commercial (NC), Residential 3 Zone (R-3), and Large Agricultural Holdings zone (A-2).

The proposed camp will be located in the southwest corner of the parcel which is zoned A-2 and NC. The NC zone does not permit worker camps as a use and the A-2 zone permits worker camps provided they are under 30 people. As the proposal is for a 60-person camp, it is not consistent with the use of either zone. Therefore, the proposal is inconsistent with the Zoning Bylaw and this Temporary Use Permit is required.

Impact Analysis**Context**

The applicant has submitted the work camp matrix attached to their application which addresses potential impacts from the proposed work camp.

Site Features**Land**

The majority of the subject property is cleared for agriculture with a creek running centrally through the property.

Structures

There are two structures on the parcel, a single detached dwelling, and a farm building.

Access

The proposed camp will be accessed via PDRMC34 Road.

Comments & Considerations**Applicant**

The applicant has provided the rationale that CNRL's primary reason for this camp is to limit the number of trips their workers must commute per day, and to limit worker fatigue and improve efficiency. To protect surrounding farmland the applicant has indicated that a berm will be made around the camp to limit dust to surrounding properties.

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 and Building Inspector

Interests unaffected.

GIS Department

The worker camp will require its own civic address, the applicant may apply for a civic address with the PRRD.

PNG

PNG has no infrastructure in the area; thus, we have no concerns.

The Ministry of Transportation and Infrastructure (MOTI)

MOTI has stated that traffic access is not to be constructed from the Milligan Creek Road. See attached letter.

The Ministry of Agriculture and Food

See attached letter.

BC Energy Regulator

BC Energy Regulator (BCER) has reviewed this application, including associated documents, and has no concerns at this time regarding the proposed location and activities.

BC Hydro

BC Hydro has no objection in principle to the Temporary Use Permit application. The following comments are for the property owner's information:

1. For new construction, BC Hydro wishes to ensure that building permits do not get issued that allow for encroachment of buildings into the safety clearance zones required around existing bare utility conductors, including those utility works installed within road allowance adjacent to the property.
2. It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafeBC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working clearances (Limits of Approach).
3. Should the development require distribution service, changes to the property's service or the relocation of distribution lines, please contact BC Hydro's Electrical Service Coordination Centre (ESCC) at 1-877-520-1355.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse the issuance of Temporary Use Permit No. 23-005 TUP, to construct a 60-person temporary worker camp on the subject property identified as PID 004-955-099, for a three-year term as it is inconsistent with PRRD Zoning Bylaw No. 1000, 1996.
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.

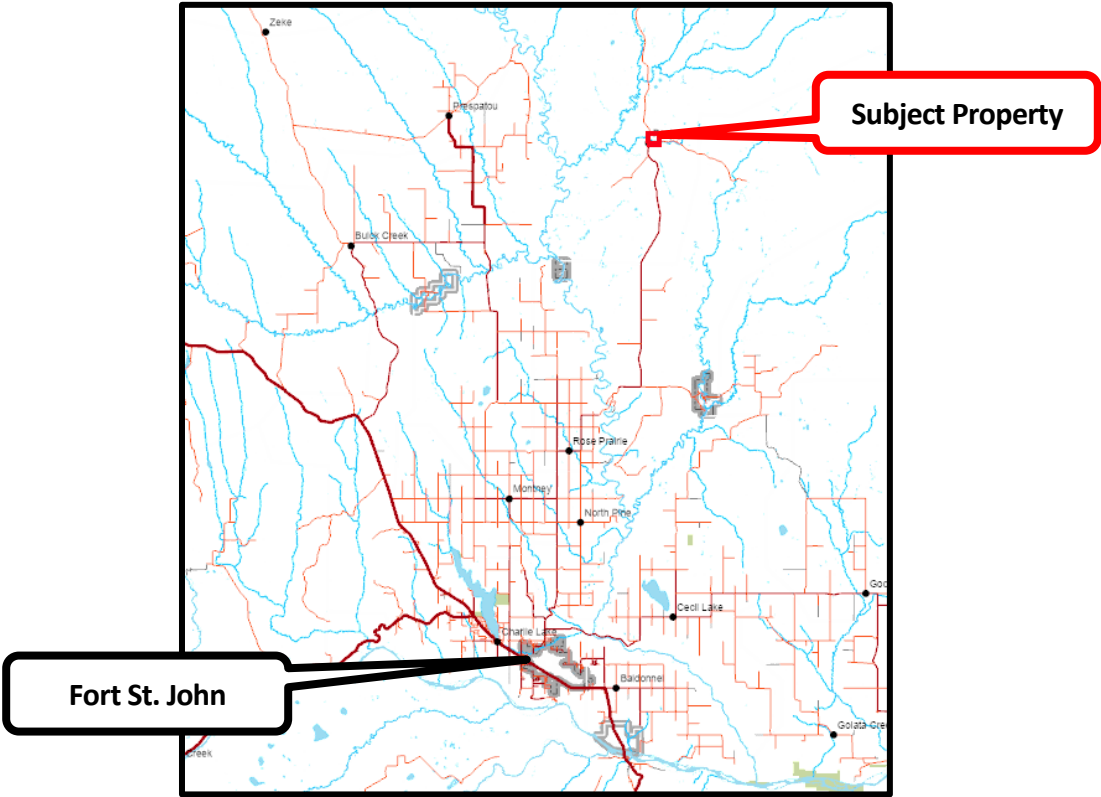
OTHER CONSIDERATION(S):

None at this time.

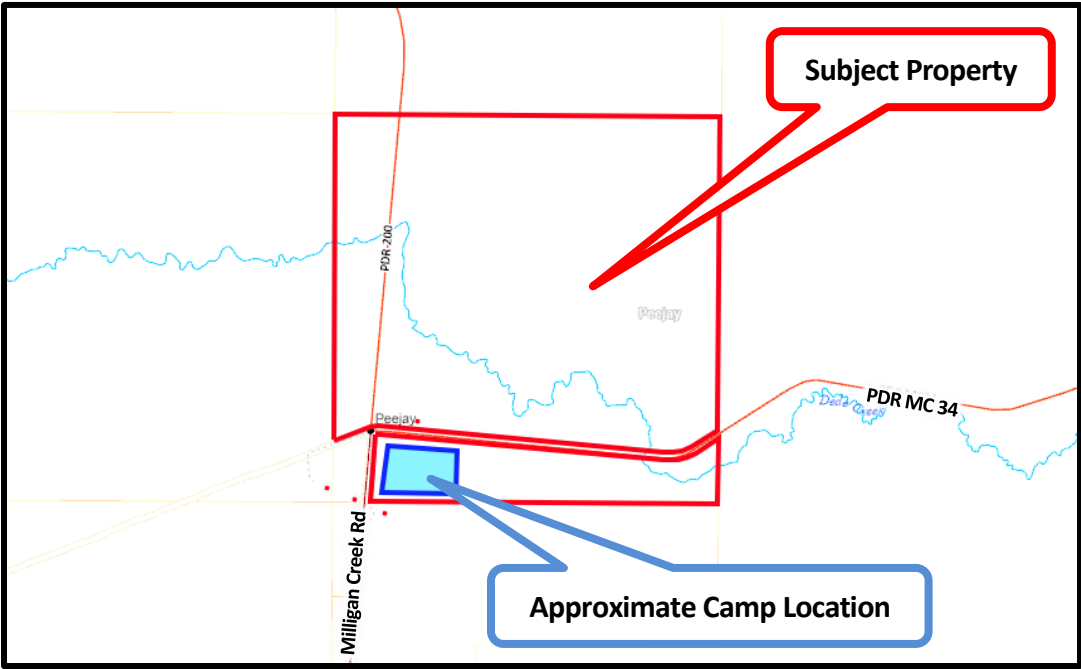
Attachments:

1. Maps, PRRD File No. 23-005 TUP
2. Application, PRRD File No. 23-005 TUP
3. Comments Received from Municipalities & Provincial Agencies, PRRD File No. 23-005 TUP

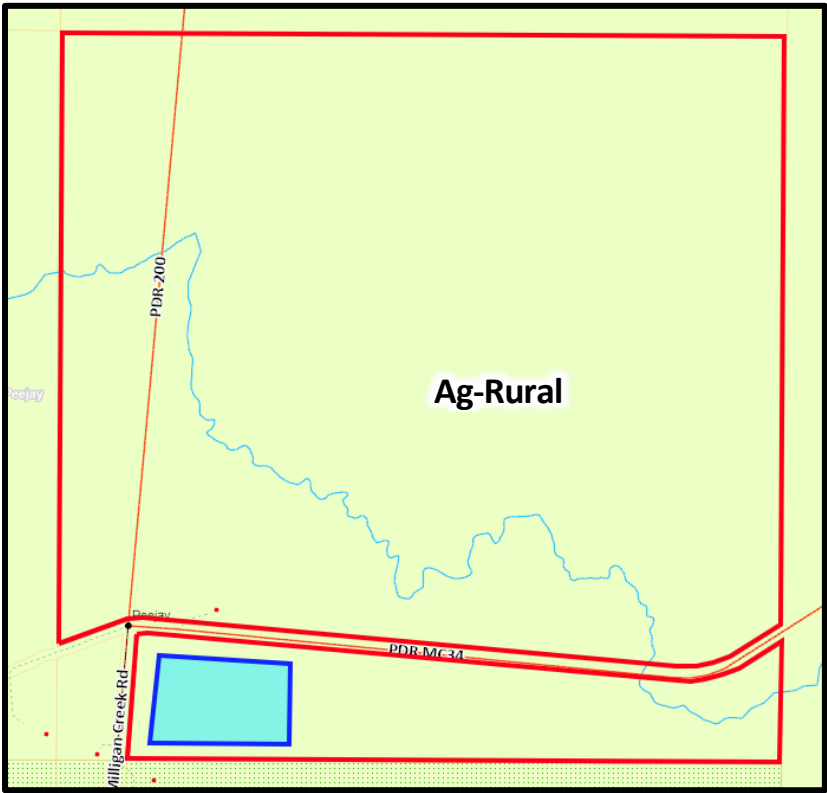
Location: Peejay area



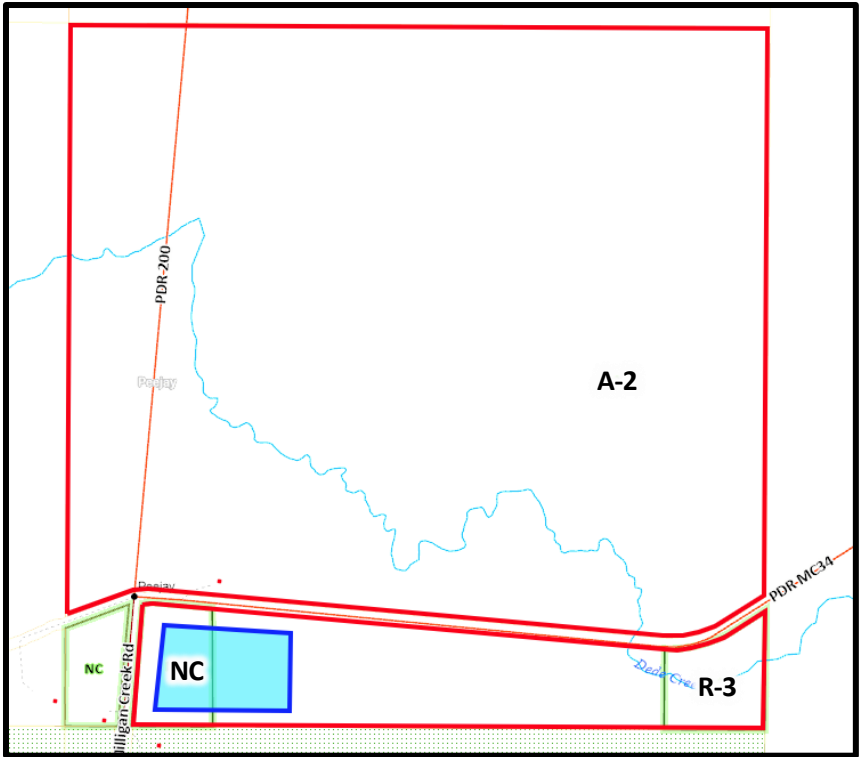
Aerial imagery



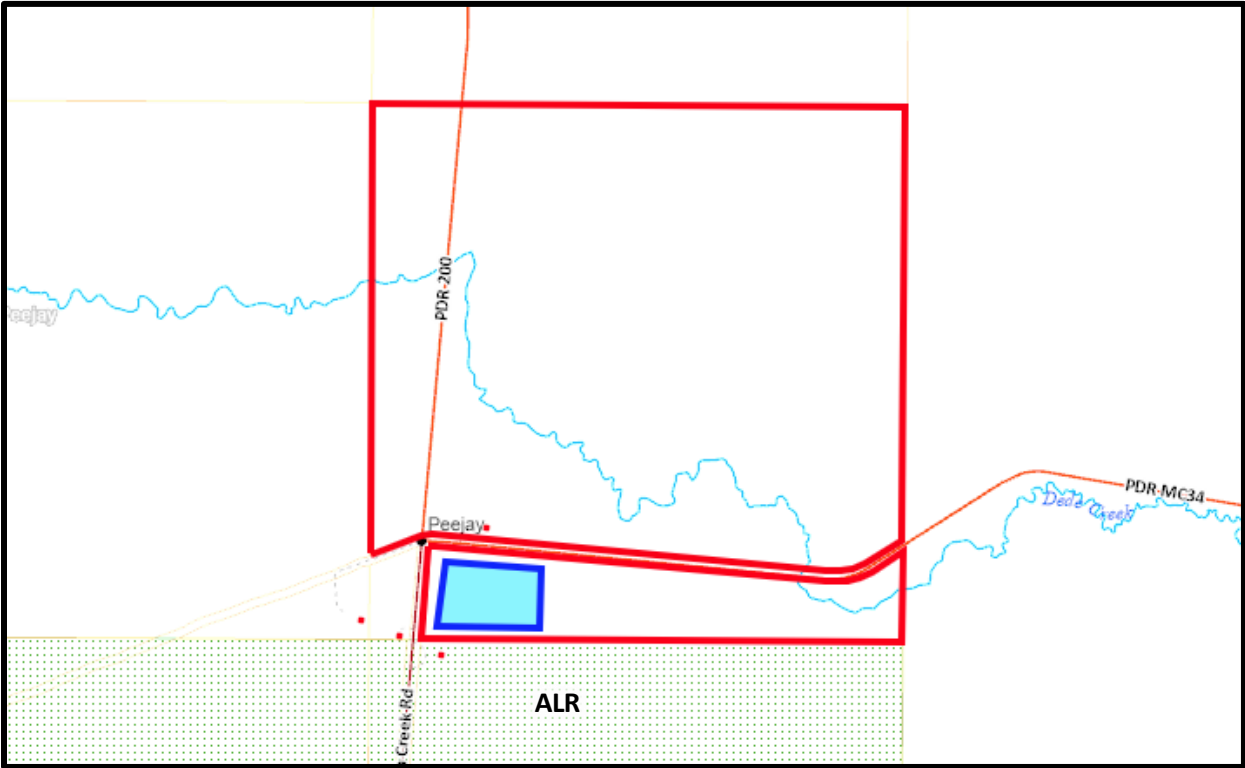
PRRD Rural Official Community Plan Bylaw No. 1940, 2011: Agriculture-Rural



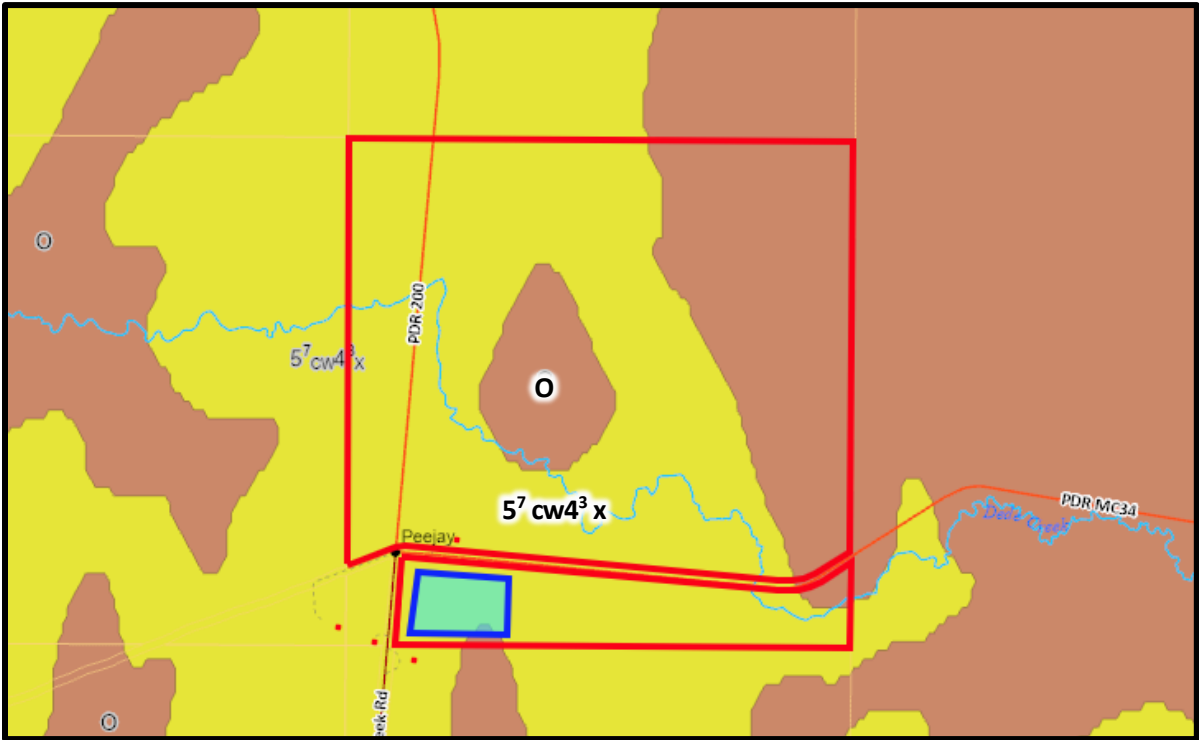
PRRD Zoning Bylaw No. 1000, 1996: Neighbourhood Commercial (NC), Large Agricultural Holdings Zone (A-2), Residential 3 Zone (R-3)



Agricultural Land Reserve: Outside



CLI Soil Classification: 5⁷ cw4³ x





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
☐ Zoning Bylaw Amendment* #	\$ 1,150.00
☐ Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 800.00
☒ Temporary Use Permit*	\$ 1,200.00
☐ Temporary Use Permit Renewal	\$ 500.00
☐ Development Permit #	\$ 350.00
☐ Development Variance Permit	\$ 165.00
	\$ 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 Jared William Miller and Tanya Marie Keith	Authorized Agent of Owner (if applicable) Lauralee Schoenenberger, Roy Northern Land
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
PID 004-956-099 District Lot 804 Peace River District, Except Plans 31808 and PGP45777	4.5ha/11.12ac ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 4.5ha/11.12ac ha./acres

4. Civic Address or location of property: District Lot 804 Peace River District

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:

Proposed long term campsite

☐ Development Permit:

Bylaw No. _____ Section No. _____

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

CNRL Access Road and Pipeline R/W

Agricultural Land

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

(a) North Agricultural Land, CNRL Pipeline R/W

(b) East Agricultural Land, Milligan Creek Road

(c) South Agricultural Land, Milligan Creek Road

(d) West Crown Land

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

Install and operate a 60 person work camp to support oil and gas lease remediation and reclamation activities in the area.

The camp will be powered by Hydro, with backup diesel generation, winter parking, full time medic, and security.

Typical layout drawings from three of our proposals are attached. Actual layout may vary based on construction needs.

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

CNRL's primary reason for this installation is crew safety, eliminating approximately 100 round trips to Fort St. John per day.

Secondary reasons include increased worker efficiency, resource use reduction, and a few additional local jobs.

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

The camp will have onsite treatment and begin operation with effluent being trucked to Fort St. John for disposal.

There are existing sewage lagoons immediately south of the location on the same property. If these can be permitted for use, the effluent will be discharged into the permitted lagoons.

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

Water will be hauled/trucked in from Fort St. John using a local supplier.

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.



Nov. 16 / 23

Date signed

Nov. 16 / 23

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>Jared William Miller</u> and <u>Tanya Marie Keith</u> hereby authorize	
(name of landowner) (name of landowner)	
<u>Lauralee Schoenenberger</u> to act on my/our behalf regarding this application.	
(name of agent)	
Signature of	Date: <u>Nov. 16 / 23</u>
Signature of	Date: <u>Nov. 16 / 23</u>



CONTAMINATED SITE DECLARATION FORM

I, Jared William Miller and Tanya Marie Keith, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

PID: 004-955-099 - District Lot 804 Peace River District, Except Plans 31808 and PGP45777

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.

Ow

16/11/23
dd mm yyyy

Ow

16/11/23
dd mm yyyy

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

Excerpt from "Development Application Procedures, Fees and Delegation Bylaw No. 2449, 2021."

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.
-



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	CNRL's camp provider will be under contract to arrange water delivery. Vendors could include P&J WaterPro, FSJ Water, Northern Vac Services, or others.
	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	Camp provider to install onsite sewage treatment and arrange hauling for disposal in FSJ.
	Use of on-site treatment	Pre-approved from Ministry of Health/Ministry of Environment	It is the camp provider's responsibility to pursue permitting of the preexisting adjacent sewage lagoons so effluent can be discharged locally instead of hauled to Fort St John.
Solid Waste/ recycling	What is the plan for waste generated on site?	Solid waste plan for waste disposal	The camp provider is responsible for managing solid waste. GFL is likely to be their subcontractor with bins for various waste products.
	What is the plan for waste diversion? Ex: Recycle, food waste, demolition and Construction. Certain items have limited disposal options in PRRD - ex: cooking oil, fluids	Part of the Plan for waste disposal. Stewardship memberships	Recycling will include bottles and cans, cardboard. During construction there should be wood and metal recycling bins. All wastes including cooking oil will be disposed of in accordance with local requirements.

diverse. vast. abundant.

Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8
(250) 784-3200 (800) 670-7773 Fax: (250) 784-3201
prrd.dc@prrd.bc.ca

9505 100 St, Fort St. John, BC V1J 4N4
(250) 785-8084 Fax: (250) 785-1125
prrd.fs@prrd.bc.ca

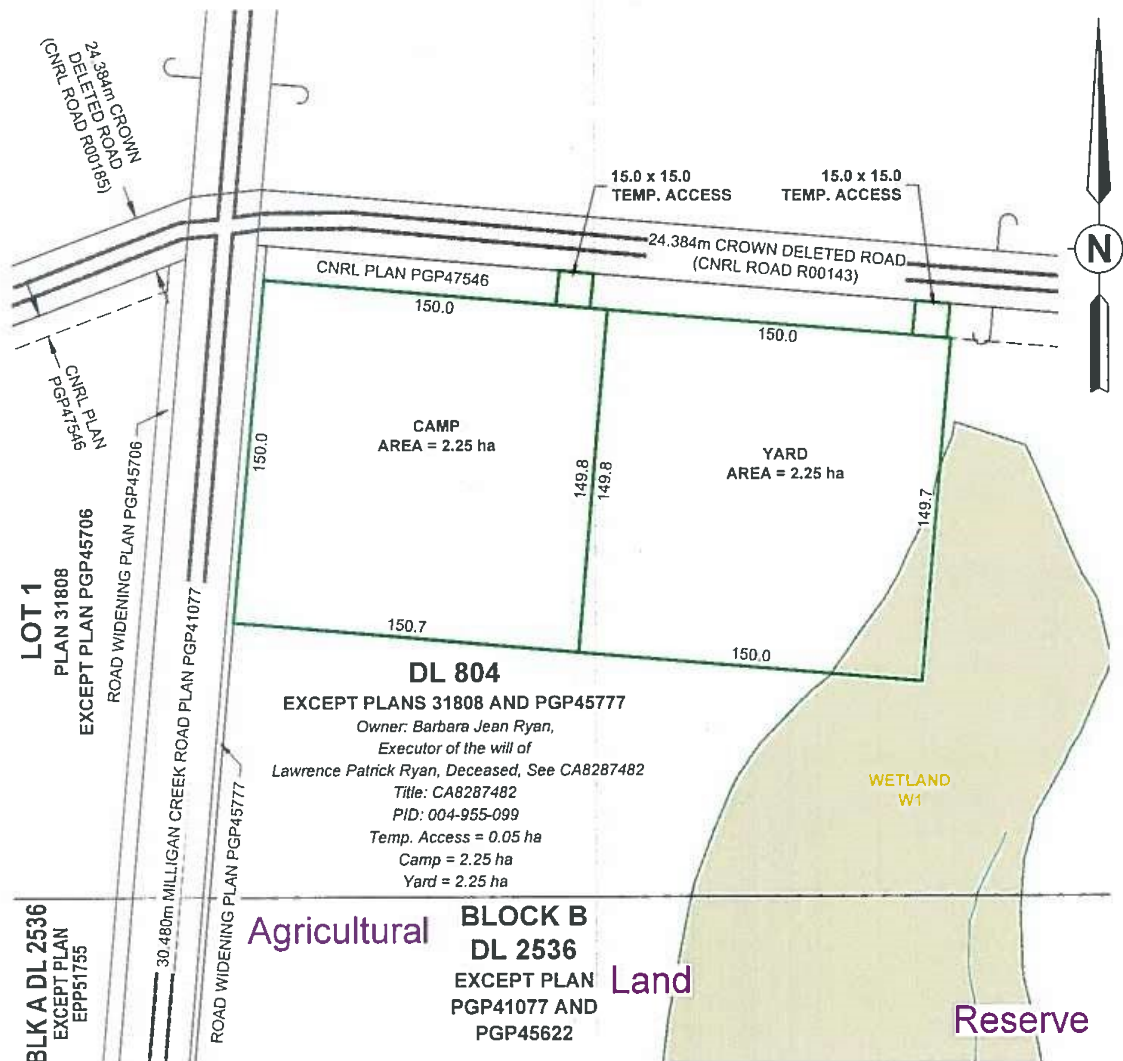
Transportation Roads	Ministry of Transportation Traffic Impact Study or Traffic Impact Study completed by a Ministry approved company	Completion of Traffic Impact Study	The camp provider will be responsible for completing all transportation and traffic plans and permits, and adhering Ministry requirements.
	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.	Camp access is paved to within 120 m of the entrance and are public roads. There is one residence on the opposite side of the paved road about 200 m SW from the camp, upwind in the prevailing weather patterns. The road is about 1.5 m higher, and the agricultural topsoil will be piled in two rows in a ring around the site. They will be approximately one and 2 m high which along with the road, will deflect sounds from the camp. The camp pad will be graveled. If dust becomes a concern on the unpaved road or camp pad, CNRL will be responsible and water as needed.
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	Employees of the camp and CNRL's workers will be the only residents at the camp. The camp will be responsible for bussing or transporting their employees and CNRL's residents are consultants and subcontractors with their own transportation.
Housing	Will all employees be housed at the work camp	Explanation on whether other accommodation will be used (i.e. hotels, RV camps)	Yes. If there is any overflow from the camp, the camp employees will continue to stay at the camp, and CNRL's consultants will utilize hotels in Fort St. John. This is not anticipated. Full occupancy is estimated to be 52 - 56.
Recreation	What is being planned for employee recreation activities	Confirmation of discussion with municipalities around recreation if not using on-site recreation	A gym, recreation area, and TVs in every room are included in the camp contract.

Policing	What is planned for on-site security (policing)	Confirmation details for site security	The camp provider is responsible for providing 24 hour security at the site.
	What is the camp's plan around crime prevention	Confirmation of open or dry camp and policies on, alcohol, drugs, hunting, trespassing, offsite behaviour, etc.	Dry camp, all occupants are subject to employment drug and alcohol policies. All occupants are expected to be professional and respect all employment and public policies, and laws. The camp provider will be Prime Contractor and will have rules of conduct at the camp. Hunting and trespassing will not be allowed.
Social	What is being planned for on-site health services	Information of level of on-site health service	The camp provider is responsible for providing 24 hour BC Level 3 medic coverage while the camp is operational. Additional field medics will likely be staying at the camp as guests.
Reclamation	Demobilization	Documentation of site remediation plans	The camp provider is responsible for facility demobilization and cleanup. CNRL is responsible for the site condition and materials or upgrades present, if any, when returned to the landowner.
Emergency Management	Safety	Information on Emergency Management Procedures including notification process to local and provincial government agencies	Once CNRL has awarded a contract for the camp provider, and transferred Prime Contractor status to them, the provider will be responsible for emergency management at the camp. When working in the field, all CNRL consultants and employees are subject to CNRL's emergency management system and will have directions and phone numbers for FSJ ambulance, hospital, and helicopter companies.
Communications	Internet/Cell Phone	Information on mitigation plans to local communication infrastructure as a result of additional demand	This area has historically been much busier due to industry activities, and CNRL has had more than 60 people working in the area though not staying in a camp. The camp will provide WiFi to the residents for additional communication possibilities.
BC Assessment	Notification	Communication of Work Camp to BC Assessment	The camp provider is responsible for all permitting, licenses, fees, and notifications such as this.

CANADIAN NATURAL RESOURCES LIMITED

INDIVIDUAL OWNERSHIP PLAN

SHOWING
TEMP. ACCESS, CAMP AND YARD
IN
DISTRICT LOT 804
PEACE RIVER DISTRICT,
EXCEPT PLANS 31808 AND PGP45777



OWNER:



SEE CA8287482

TITLE: CA8287482

PID: 004-955-099

AREAS:

	HECTARES	ACRES
TEMP. ACCESS	0.05	0.12
CAMP	2.25	5.56
YARD	2.25	5.56

Certified Correct this 24th day of November, 2022.



D.N. BATTEN

BCLS 797



McElhanney Associates

Land Surveying Ltd.
8808 - Northern Lights Drive Fort St. John, BC
Phone: (250)787-0356

Distances are in metres.

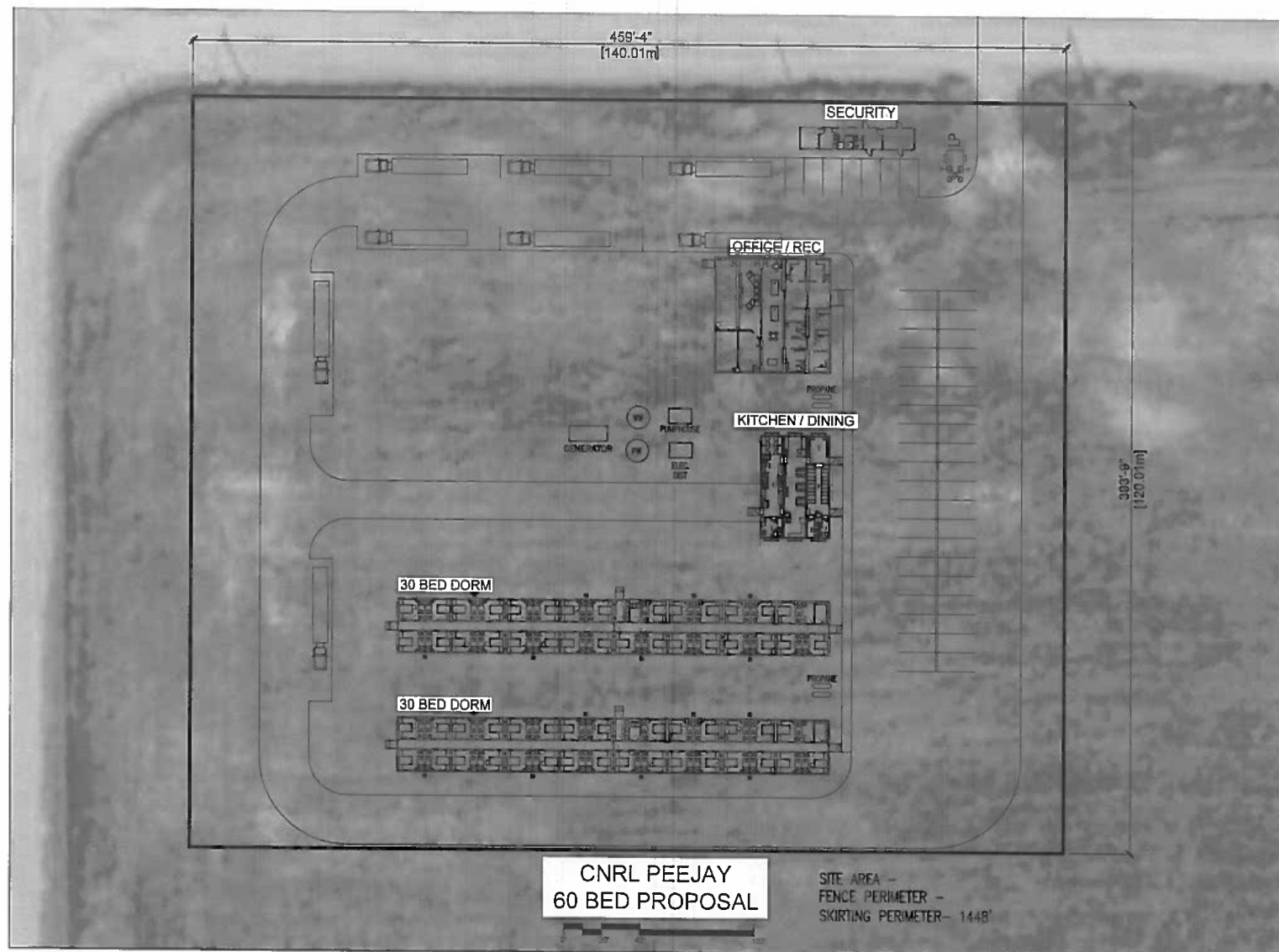
Portions referred to are outlined in green.

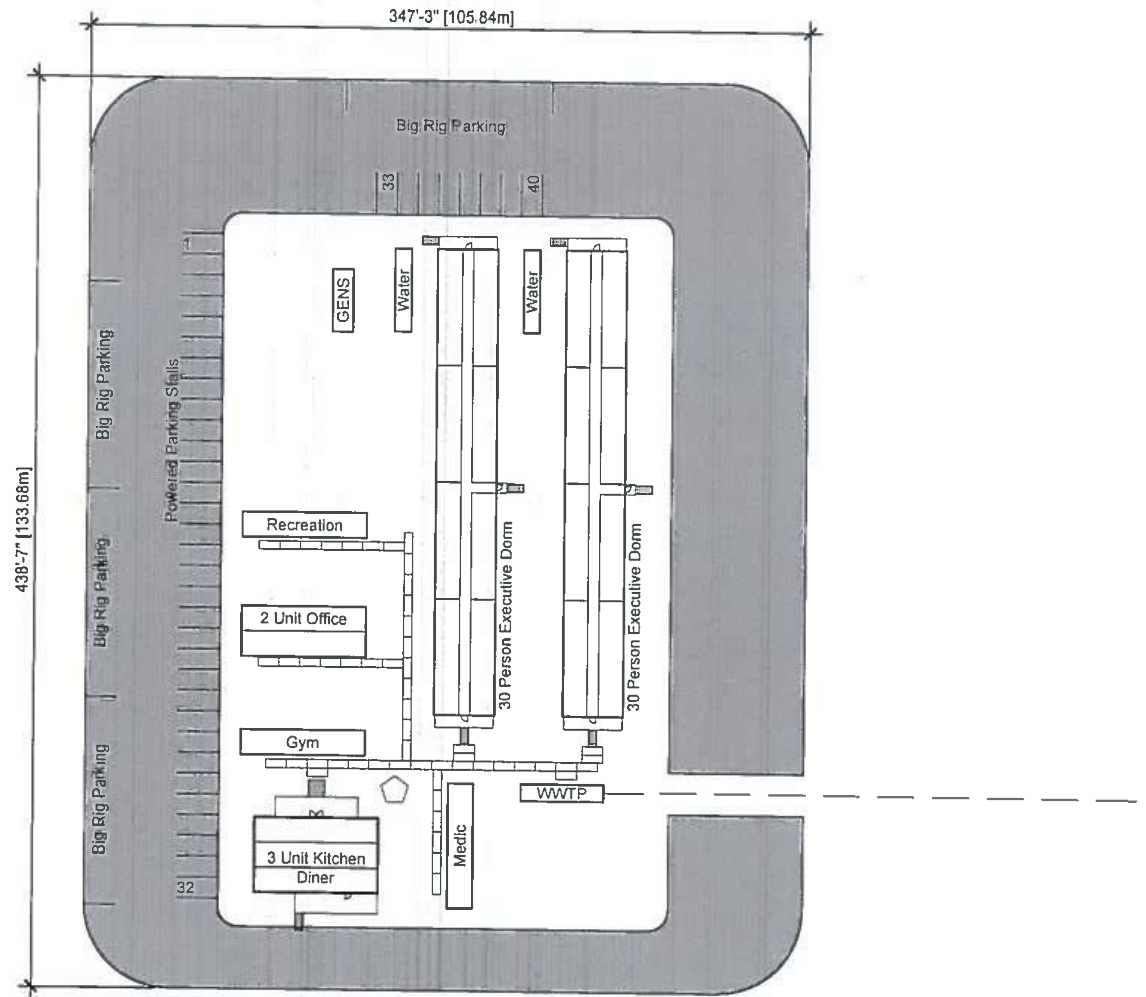
REVISION: 0

DRAWN BY: MAL

SCALE: 1:2500

PLAN ID: 31112750300-VO-IOWN-001



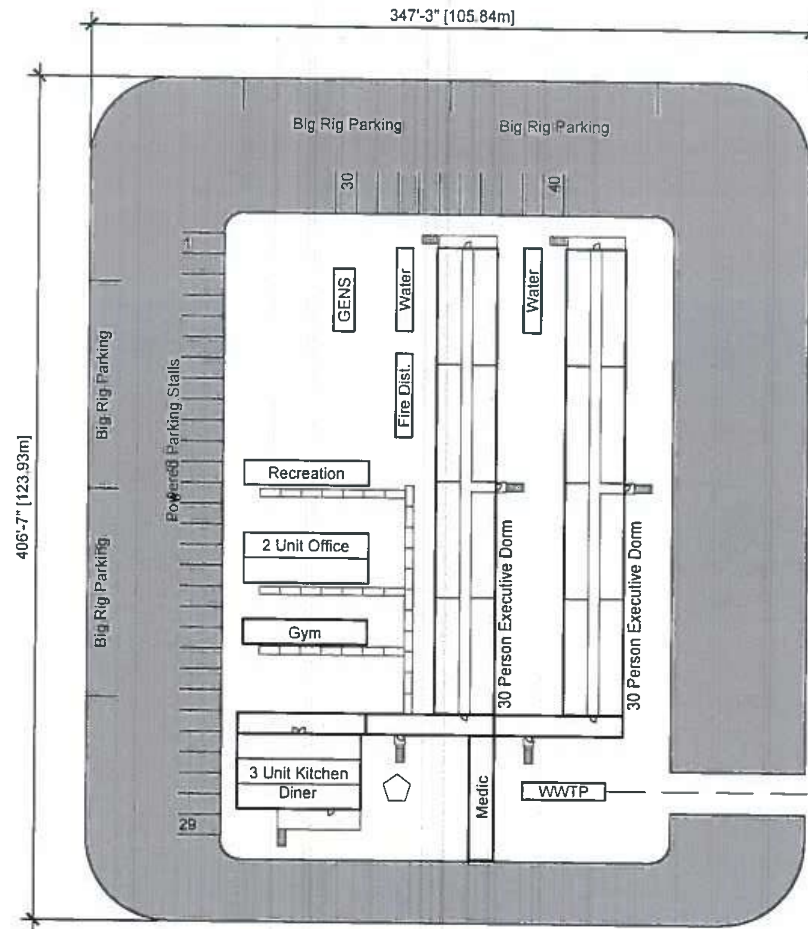


CNRL Peejay Camp
60 Person Option A

horizon north

SCALE 1" = 70'-0"
DATE October 31 / 2023
SHEET. # A2a
REVISION. # 0

Tuesday, 31 Oct 2023 - 13:15 Drawing name: C:\Users\shawkes\OneDrive - Dexterra\Documents\Projects\CNRL PeeJay 60p Camp\cad\CNRL PeeJay 60p Camp.dwg

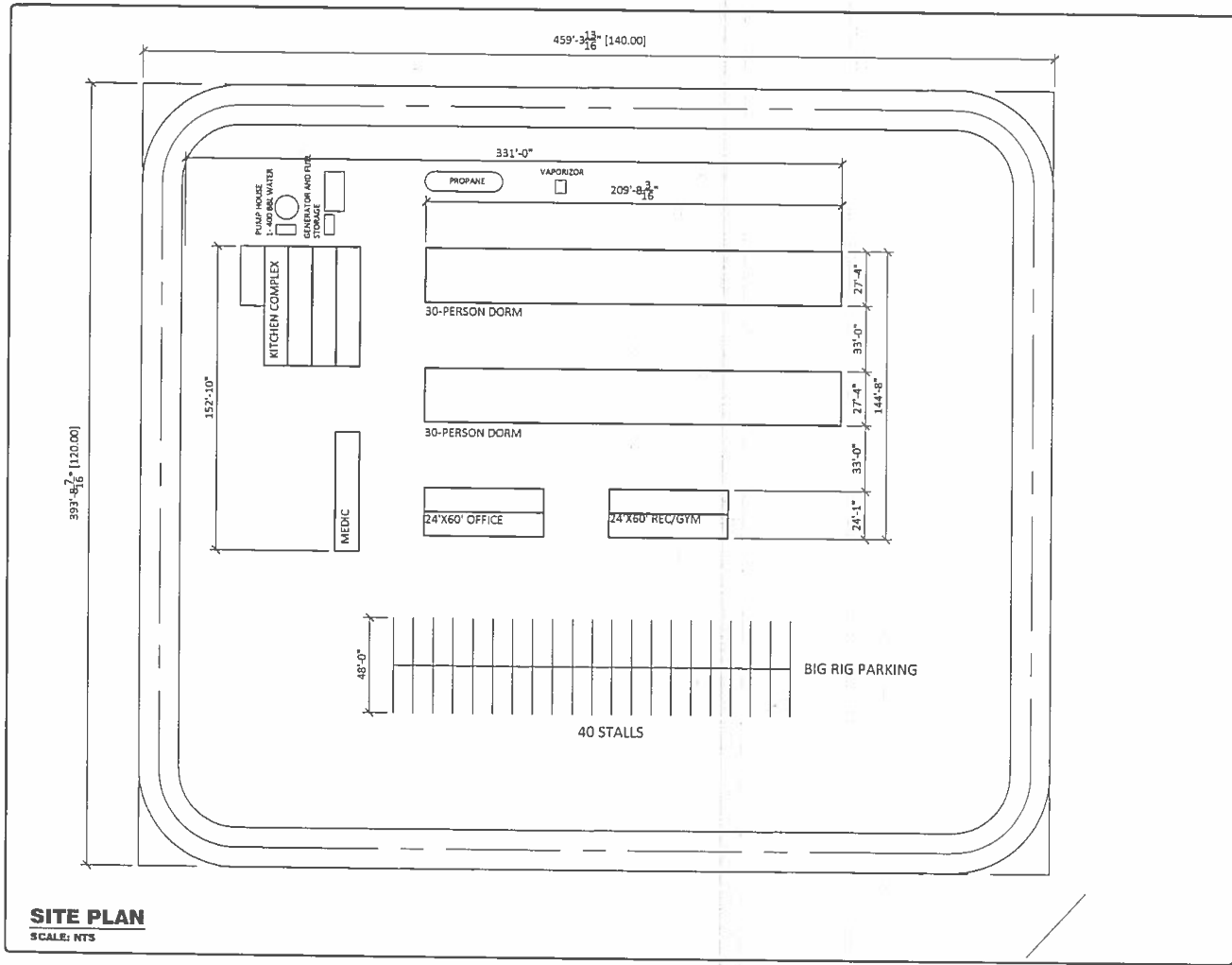


CNRL Peejay Camp
60 Person Option B

horizon north

SCALE 1" = 70'-0"
DATE October 31 / 2023
SHEET. # A2b
REVISION. # 0

Tuesday, 31 Oct 2023 - 13:15 Drawing name: C:\Users\shawkes\OneDrive - Dexterra\Documents\Projects\CNRL PeeJay 60p Camp\cad\CNRL Peejay 60p Camp.dwg



ROYAL CAMP

SERVICES LTD

no.	description	date	checked
	revised		

detail legend

A

B/C

A DETAIL NO.

B LOCATION DWG. NO.

C DETAIL DWG. NO.

DETAIL NUMBERS

TO

sheet

units

project

CNRL

SITE LAYOUT

drawing title

SITE PLAN

scale AS SHOWN

drawn by JTRG

drawing no. SD-1 R0

reviewed by LP

project no. CNRL001

date OCT 31-23

all dimensions are in inches



January 29, 2024

Local Government File: 23-005 TUP

Joshua Raposo, Planner 1
Peace River Regional District (PRRD)
VIA EMAIL: Joshua.Raposo@prrd.bc.ca

RE: Temporary Use Permit –5294 PDR MC34 Peejay work camp (PID: 004-955-099)

Dear Joshua Raposo,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the proposed temporary use permit (TUP) to allow for a 60 person work camp for the oil and gas sector and its remediation on a 4.5-hectare portion of the 250.42-hectare subject parcel located in the rural area of Peejay. Ministry staff offer the following comments:

- Ministry staff note that the parcel is located outside of the Agricultural Land Reserve (ALR), with ALR polygons located nearby to the south and west, and agricultural land identified to the north, east and south. Based on [iMapBC](#) imagery, it appears that a large portion of the subject parcel is currently under agricultural production, including the proposed site.
- Based on the BC Soil Information Finder Tool (SIFT) mapping system, the portion of the subject parcel identified as the workcamp site has an agricultural capability rating of 70% 5CW and 30% 4X. Land with agricultural capability ratings of 1-3 are considered “prime agricultural lands” with little to no specialty management practices required. Land with agricultural capability ratings of 4-5 may have some moderate limitations that require special management practices for sustainable cultivation but are well suited to perennial crops and forages. The subclass ‘C’ denotes limitations caused by extreme climate, the subclass ‘W’ indicates there could be excessive water in some areas while subclass ‘X’ means that there is a accumulation of mild limitations. None of these limitations would prevent agricultural activities from taking place on the land.

- In terms of agricultural activity in the area, it should also be noted that during certain times of the season (spring seeding, fall harvest) there may be an increase of farm equipment traffic on the road that could impact traffic flows to and from the work camp.
- Weeds and soil borne diseases can greatly reduce the productivity of agricultural areas and under the provincial [Weed Control Act](#) the land occupier has a legal obligation to control noxious weeds on the site. Given the likely increased traffic to and from the site, the Regional District may want to confirm with the applicant if a site-specific weed prevention and control plan, with a special emphasis on cleaning equipment prior to being brought on site, will be developed as part of this proposal.
- Ministry staff recognize the value of reducing the need for worker trips to and from Fort St John and the important work of remediating sites impacted by oil and gas development. Nonetheless, the impact of the proposed work camp location is unlikely to have a positive impact on the agriculture sector in the region.

If you have any questions or concerns about our comments, please do not hesitate to contact staff.

Sincerely,

Gregory Bartle
Land Use Planner
Ministry of Agriculture and Food
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

Brenna Schilds P. Ag
Regional Agrologist- BC Peace
Ministry of Agriculture and Food
Phone: 250-795-4101
Email: Brenna.Schilds@gov.bc.ca

Email copy: Agriculture Land Commission, ALC.Referrals@gov.bc.ca



Ministry of
Transportation
and Infrastructure

Our file: 2024-00137
Your file: 23-005 – Temporary Use Permit
Date: January 12, 2024

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

Attention: Adam Morton, Planner II

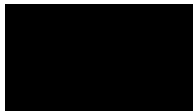
The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of January 8, 2024, for a temporary use permit for subject lot located at PID: 004-955-099, DISTRICT LOT 804 PEACE RIVER DISTRICT, EXCEPT PLANS 31808 AND PGP45777.

- MoTI would specify that direct access is not to be constructed to the Milligan Creek Road.

MoTI's Interests are unaffected outside of the above noted concern.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 795-3139.

Sincerely,



Pearl Canaday, Development Services Officer