

November 23, 2023

Peace River Regional District
9505 100 Street
Fort St. John, BC V1J 4N4

Attention: Land Use Planning Division

RE: Temporary Use Permit Application
Canadian Natural Resources Limited
RNLS File 231013
Proposed Campsite within District Lot 804 Peace River District

Please find attached the following documents regarding the above mentioned Temporary Use Application:

- Application Fee Cheque
- PRRD Application for Development
- Work Camp Checklist
- Sketch Plan (Individual Ownership Plan)
- Sample camp layouts
- Title Search

Please do not hesitate to contact me at [REDACTED] or [REDACTED] should you have any questions or require anything further.

Thank you,

[REDACTED]

Lauralee Schoenenberger
Project Coordinator
Roy Northern Land Services Ltd.

Encl.

FORT ST. JOHN

#201, 10139 100 Street
Fort St. John, BC V1J3Y6
250.261.6644

TERRACE

Box 577 | #202, 4619 Lakelse Avenue
Terrace, BC V8G4B5
250.635.6973

FAIRVIEW

Box 847 | 10912 100 Avenue
Fairview, AB T0H1L0
780.835.2682

CALGARY

Satellite Office
Calgary, AB
587.224.2377



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

	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 \$ 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.

[Redacted Signature]

Signature of Owner

Nov. 16 / 23

Date signed

[Redacted Signature]

Signature of Owner

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 <u>[Redacted]</u>	Date: <u>Nov. 16 / 23</u>
Signature of Owner: <u>[Redacted]</u>	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.

[Redacted Signature] 16/11/23
dd mm yyyy

[Redacted Signature] 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



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
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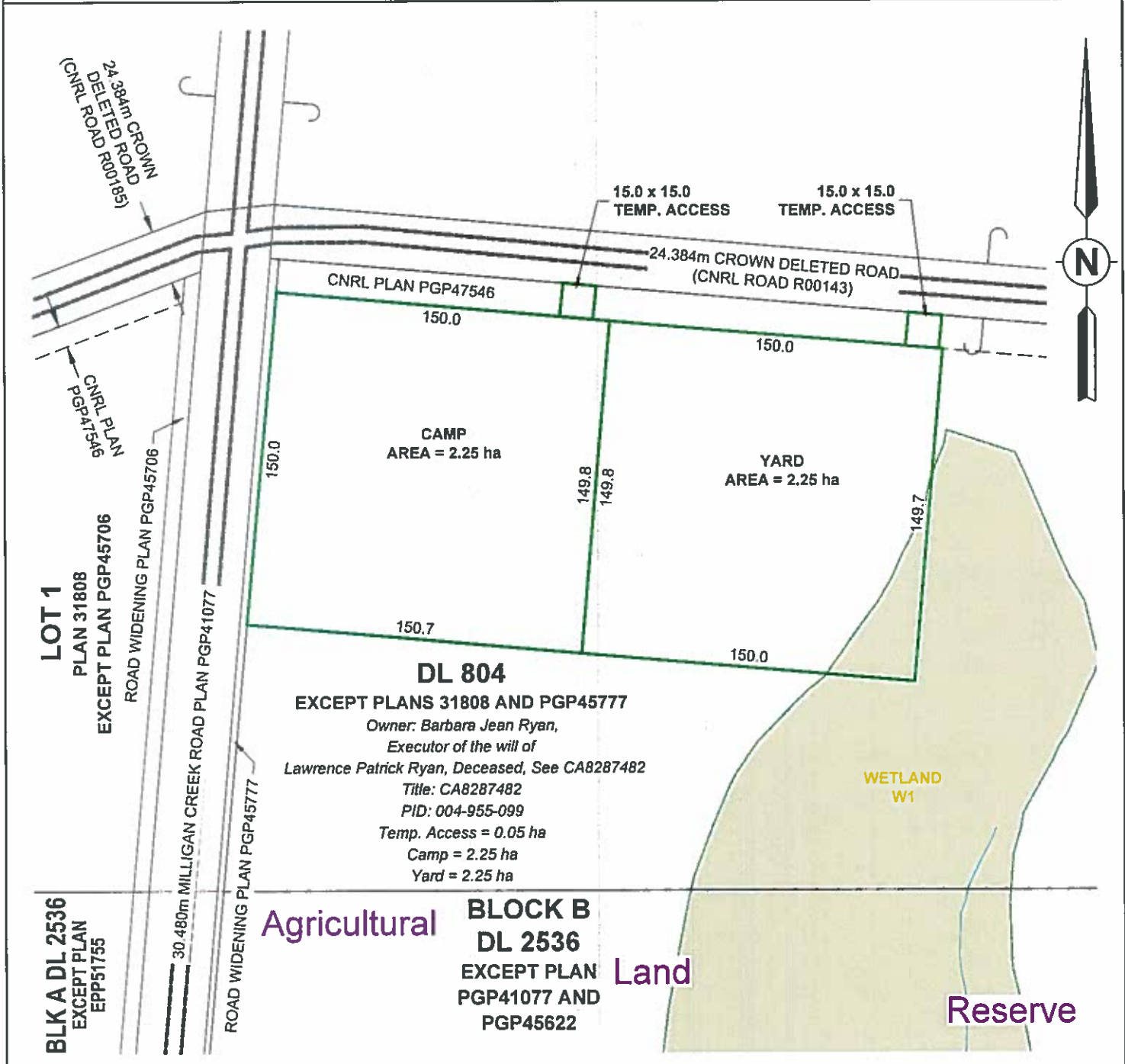
Transportation Roads	Ministry of Transportation Traffic Impact Study or Traffic Impact Study completed by a Ministry approved company	Completion of Traffic Impact Study	The camp provider will be responsible for completing all transportation and traffic plans and permits, and adhering Ministry requirements.
	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: BARBARA JEAN RYAN,
EXECUTOR OF THE WILL OF
LAWRENCE PATRICK RYAN, DECEASED,
SEE CA8287482

TITLE: CA8287482
PID: 004-955-099

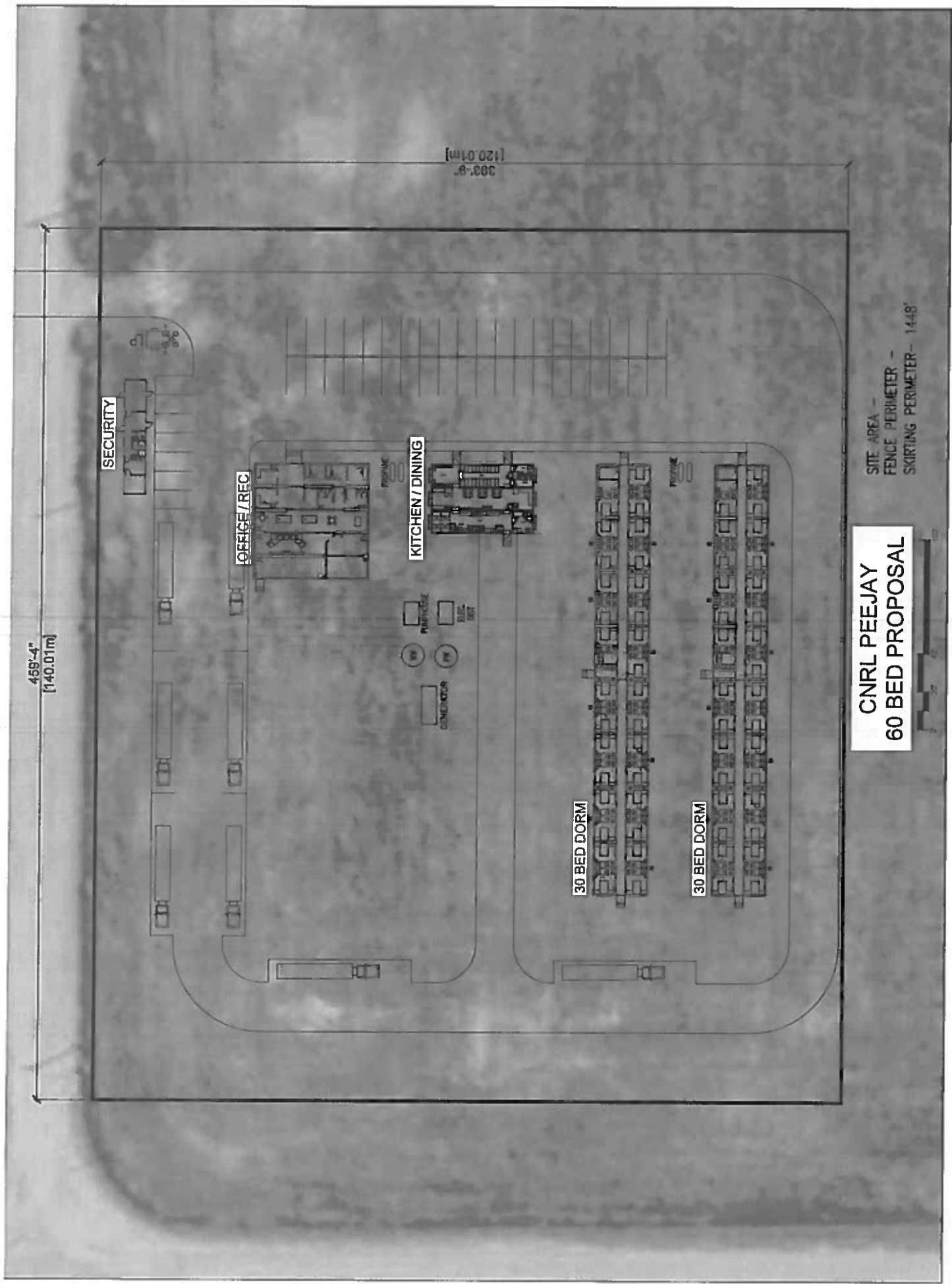
AREAS:

	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



459'-4"
[140.01m]

393'-9"
[120.01m]

SECURITY

OFFICE / REC

KITCHEN / DINING

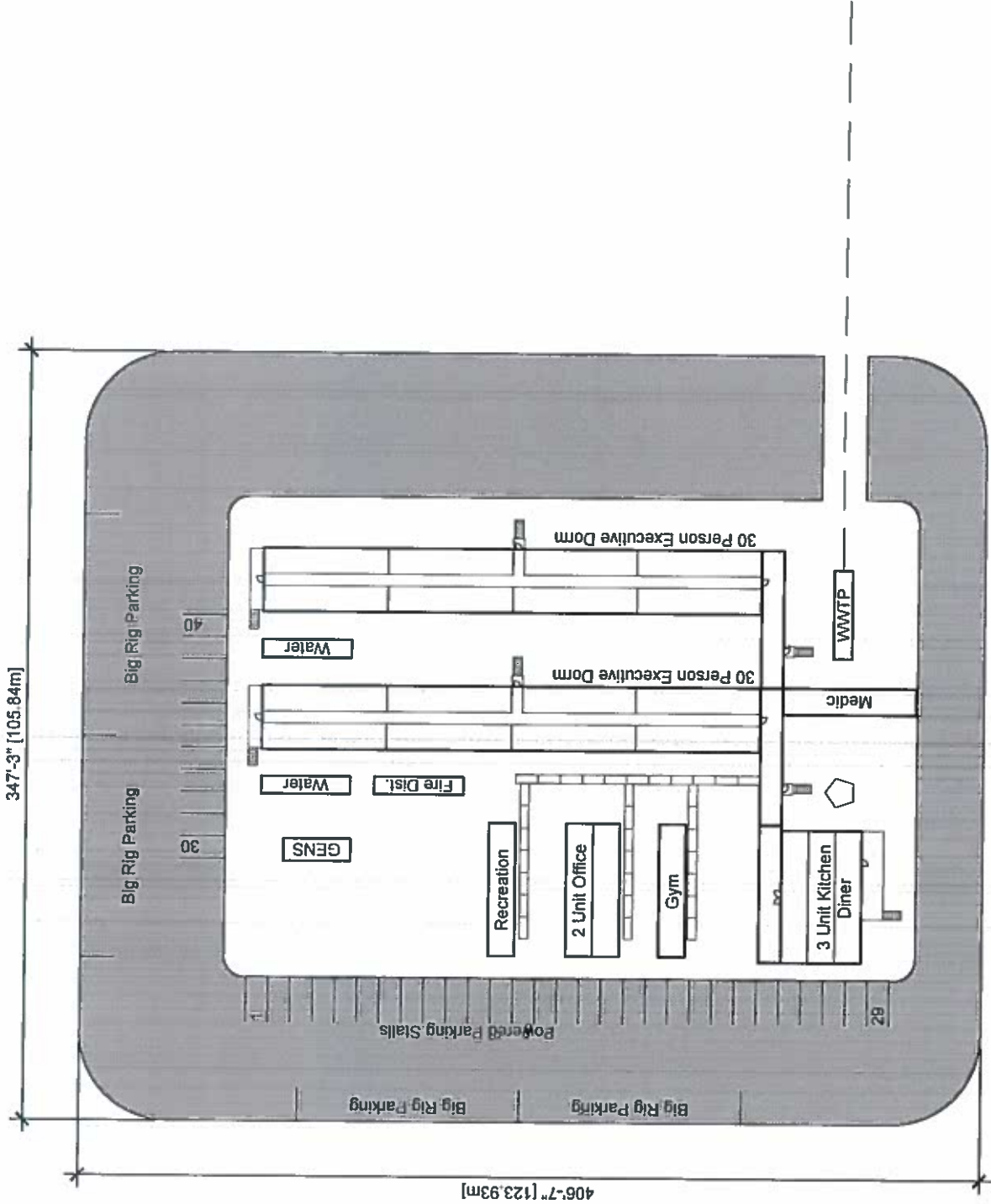
30 BED DORM

30 BED DORM

CNRL PEEJAY
60 BED PROPOSAL

SITE AREA -
FENCE PERIMETER -
SKIRTING PERIMETER - 1448'





CNRL Peejay Camp
60 Person Option B

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



