



REPORT

To: Chair and Directors

Date: December 20, 2019

From: Kevan Sumner, General Manager of Development Services

Subject: Temporary Use Permit No. 19-125

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board authorize issuance of Temporary Use Permit No. 19-125 for the property identified as PID 014-908-158 for a period ending on December 31, 2021 for the purpose of operating a stockpile site for pipe to be used in pipeline construction for the Coastal GasLink project on an 11.3 ha portion of the subject property.

BACKGROUND/RATIONALE:

Proposal

To allow for a stockpile site for pipe to be used for the Coastal GasLink Project, through mid-2021. PRRD has received a letter of credit to secure the obligations for site reclamation as stated in the permit, which expires on December 31, 2021.

File /Site Details

Owners: Curtis & Elizabeth Brewster
 Agent: Coastal GasLink Pipeline Ltd.
 Area: Electoral Area E
 Location: Chetwynd
 Legal: District Lot 1909 Peace River District Except Plans CG 564 15149 17283 21328 25282 25964 26267 26358 and 28120
 Civic Address: N/A
 PID: 014-908-158
 Lot Size: 130.7 ha (323.1 ac)

Site Context

The subject property is located southwest of the District of Chetwynd, west of the Chetwynd Airport. The East Pine River is directly south of the subject property. Smaller residential lots are located north of the subject property along the Hart Highway (97S).

Site Features

Land

The parcel is a mix of cleared agricultural land, a forested area in the south portion of the property and a centrally located large wetland area. Fernando Creek transects through the parcel on the northeast portion of the property.

Structures

There are no existing structures on the subject property.

Access

The subject property will be accessed via Embree Road and through the Hillview Subdivision.

CLI Soil Rating

Soil on the property is a combination of O, 5_c and 5_{cw}.

- Class O soils are Organic Soils and not placed in capability classes
- 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, and subclass w denotes excess water

Comments & Observations

Applicant

The applicant intends to use the subject property for a pipe stockpile site to support pipeline construction activities. This site will need to be accessed and prepared prior to the start of the pipe delivery and utilized until all construction activities have been completed. Equipment associated with stockpile sites include pipe truck/trailers, cranes, bulldozers, excavators, front-end loaders, pickup truck, fuel trucks, water trucks, side booms, tractor trailers, and delivery vehicles.

Agricultural Land Reserve (ALR)

The subject property is within the ALR and is therefore subject to the provisions of the *Agriculture Land Commission Act*. The BC Oil and Gas Commission has approved the Non-Farm Use for this proposal on December 20, 2019 (See attached OGC letter).

Official Community Plan

The subject property is designated as 'Agriculture' within the *PRRD West Peace Fringe Area Official Community Plan, Bylaw No. 2312, 2018*. Section 3.1.2 Policies states "the principal use will generally be limited to any associated or complimentary agricultural uses, residential and its associated uses. In reviewing temporary use permits the Peace River Regional District will consider the following factors:

- The agricultural capability of the land, including the Canada Land Inventory soil rating and history of production.
 - See the CLI Soil Rating section above.
- The extent to which the proposal would create or contribute to encroaching land uses that may interfere with agriculture and/or other nearby established land uses.
 - Rural residential development is located north of the subject property along Highway 97S. This proposal may increase the potential for conflict with adjoining parcels.
- Physical characteristics of the land, including topography and vegetation
 - The proposed stockpile site is located in an area of the property that has previously been cleared of trees.
- Effects of the development on neighbouring uses, including direct and indirect effects

- *The proposal is along Highway 97S with residential properties and directly west of the District of Chetwynd.*
- Public opinion as received through a public notification process
 - *Public notification was mailed to neighbouring properties on December 18, 2019 and published in the Mirror on January 2, 2020.*
 - *The Regional Board may choose to hold a public meeting for this proposal*
- Whether or not the proposal is located in the Agricultural Land Reserve and other matters that may be relevant to the subject property or specific proposal.
 - *The proposal is located within the Agricultural Land Reserve. Coastal GasLink has obtained approval for a Non-Farm Use from the OGC.*

Policies within this Official Community Plan allow temporary use permits throughout the entire West Peace Fringe Area as allowed through the *Local Government Act*. At the discretion of the Regional Board, a public meeting may be required, in addition to the public notification already completed. Temporary use permits may be renewed only once and should be discouraged from re-application in favour of being considered through a re-zoning amendment process.

Therefore, the proposal complies with the policies within this Official Community Plan Bylaw.

Land Use Zoning

The subject property is zoned A-2 (Large Agricultural Holdings Zone) pursuant to *PRRD Zoning Bylaw No. 1343, 2001*. Within this zoning, a laydown yard is not a permitted use. Therefore, the proposed use does not comply with the Zoning Bylaw, and requires a Temporary Use Permit.

Fire Protection Area

The subject property is within the Chetwynd Rural Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Permit Area

The subject property is outside all Development Permit Areas.

Security

PRRD has received a letter of credit to secure the obligations for site reclamation as stated in the permit, in the amount of \$185,000, expiring on December 31, 2021.

Impact Analysis

Context

There are multiple rural residential lots within the vicinity of the proposal and industrial traffic will access the proposed stockpile site through the Hillview rural residential area. Therefore potential conflict between residential and industrial uses is recognized.

Sewage & Water

There is no sewage disposal or water supply necessary for the proposed project.

Comments Received from Municipalities & Provincial AgenciesChetwynd

The District of Chetwynd has no objections to the PRRD Temporary Use Permit 19-125 with access as indicated on the map.

Fort St. John

Interests unaffected by bylaw, however Fort St. John wanted to clarify the proposal requires ALC approval.

PRRD responded that the proposal either requires ALC approval or OGC/ALC delegated approval, and that the proponent was seeking approval from the OGC. Approval was granted December 20th.

Ministry of Transportation and Infrastructure

The Ministry is in support of the proposal however the *Transportation Act* still applies. The applicant must apply for an access, resource and industrial permit prior to final TUP approval.

Coastal GasLink received an access, resource and industrial permit on September 30th, 2019.

Northern Health

No objections to the Temporary Use Permit, subject to general conditions from the *Public Health Act* [SBC 2008] and *Drinking Water Protection Act* [SBC 2001]. Also recommend that the user mitigate traffic levels to reduce traffic accidents and road dust levels.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse issuance of Temporary Use Permit No. 19-125 for the property identified as PID: 014-908-158 for the purpose of operating a pipe stockpile site to support pipeline construction for the Coastal GasLink project
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

The applicant is required to provide a security in an amount determined by a qualified professional, for the cost of reclaiming the site following expiration of the Temporary Use Permit. A letter of credit has been received.

COMMUNICATIONS CONSIDERATION(S):

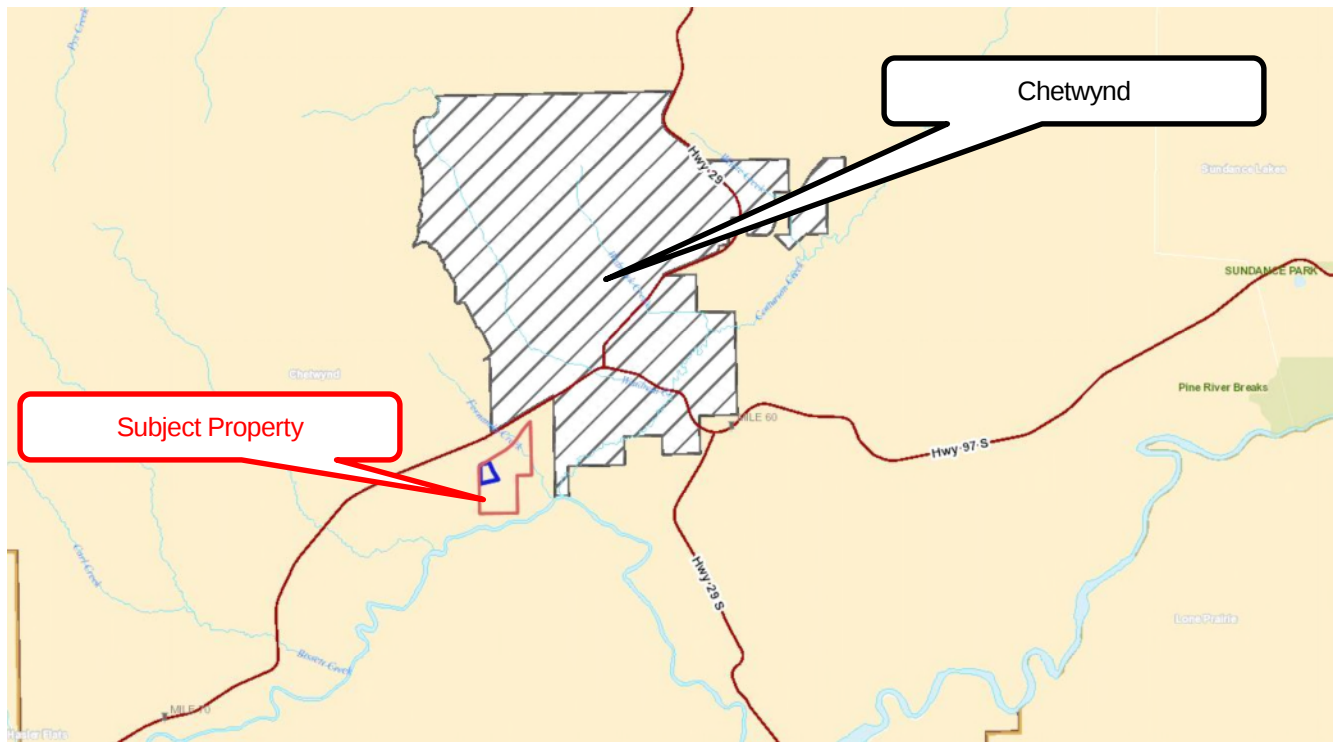
The decision of the Regional Board will be communicated to the applicant.

OTHER CONSIDERATION(S):

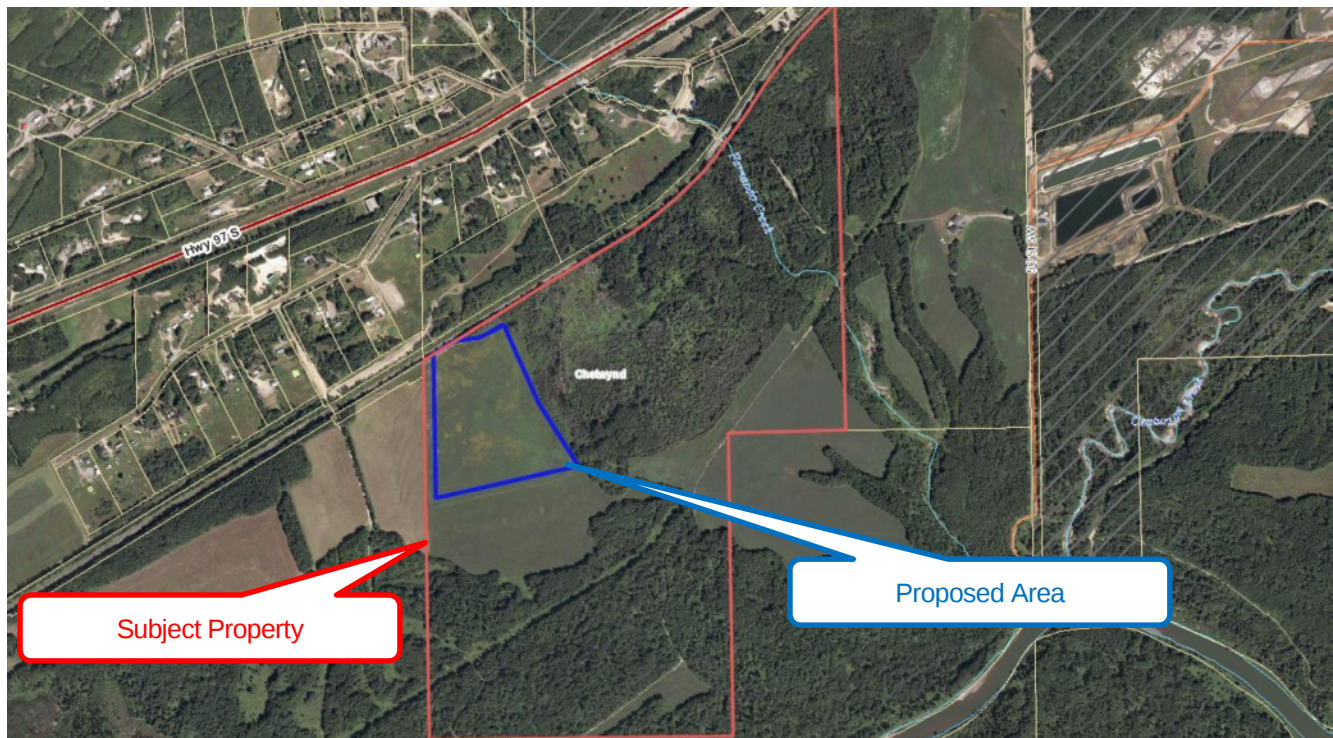
Attachments:

1. Maps
2. Application
3. Referral responses
4. Section 3.12, 3.1.3.3 & 6.1 of WPFA OCP Bylaw No. 2312, 2018
5. Section 33 of PRRD Zoning Bylaw No. 1343, 2001
6. Temporary Use Permit

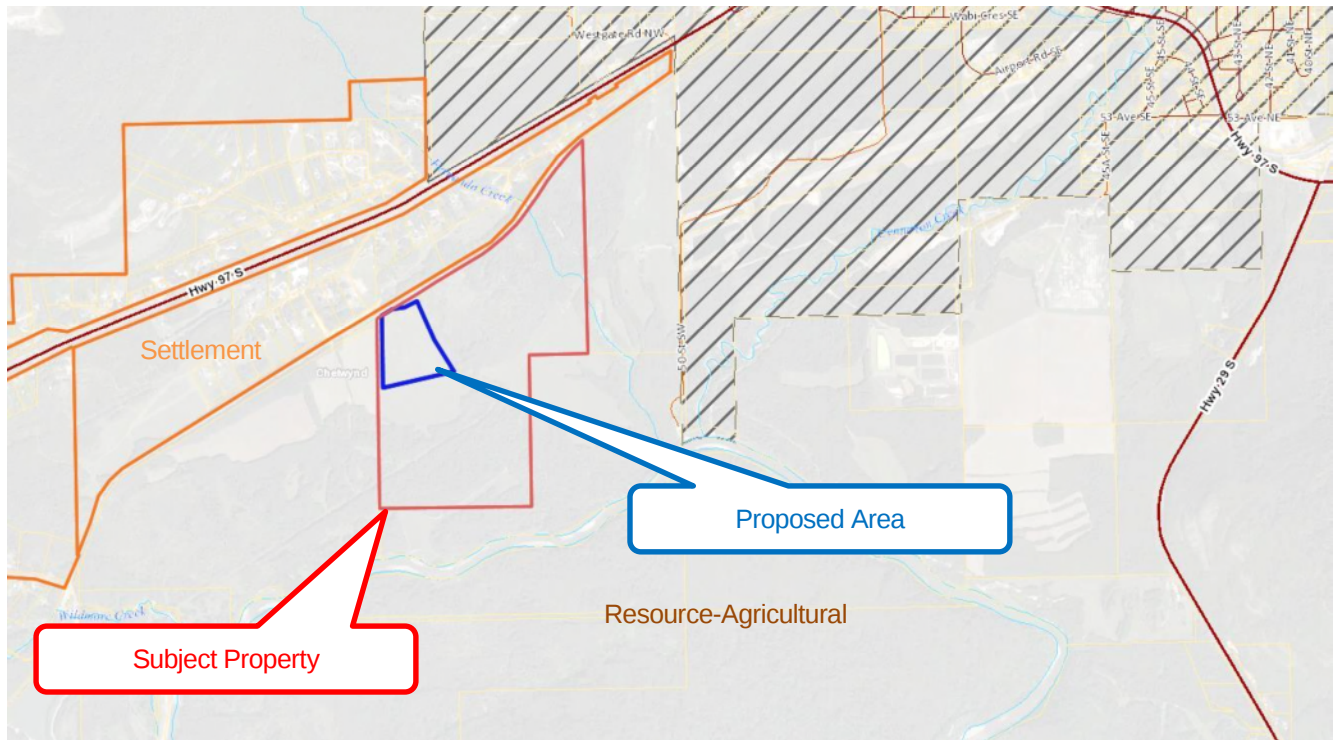
Context Photo



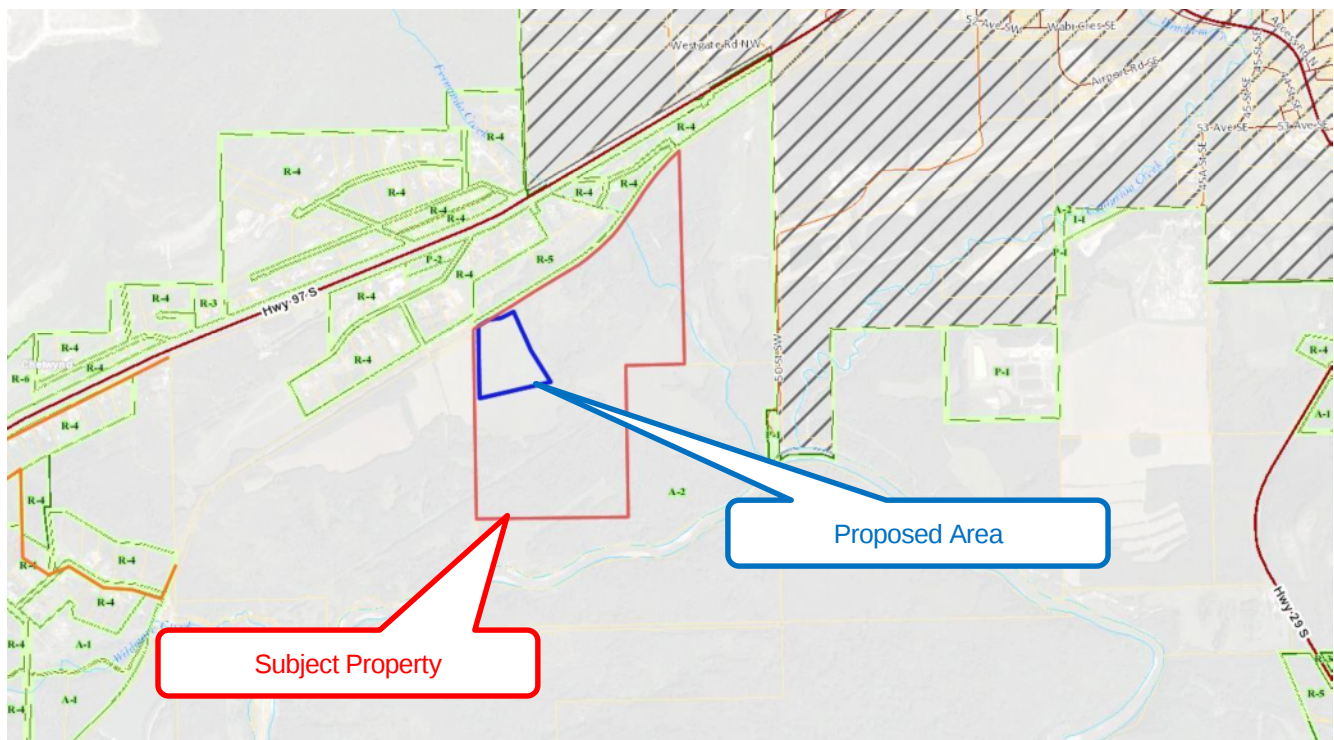
Air Photo



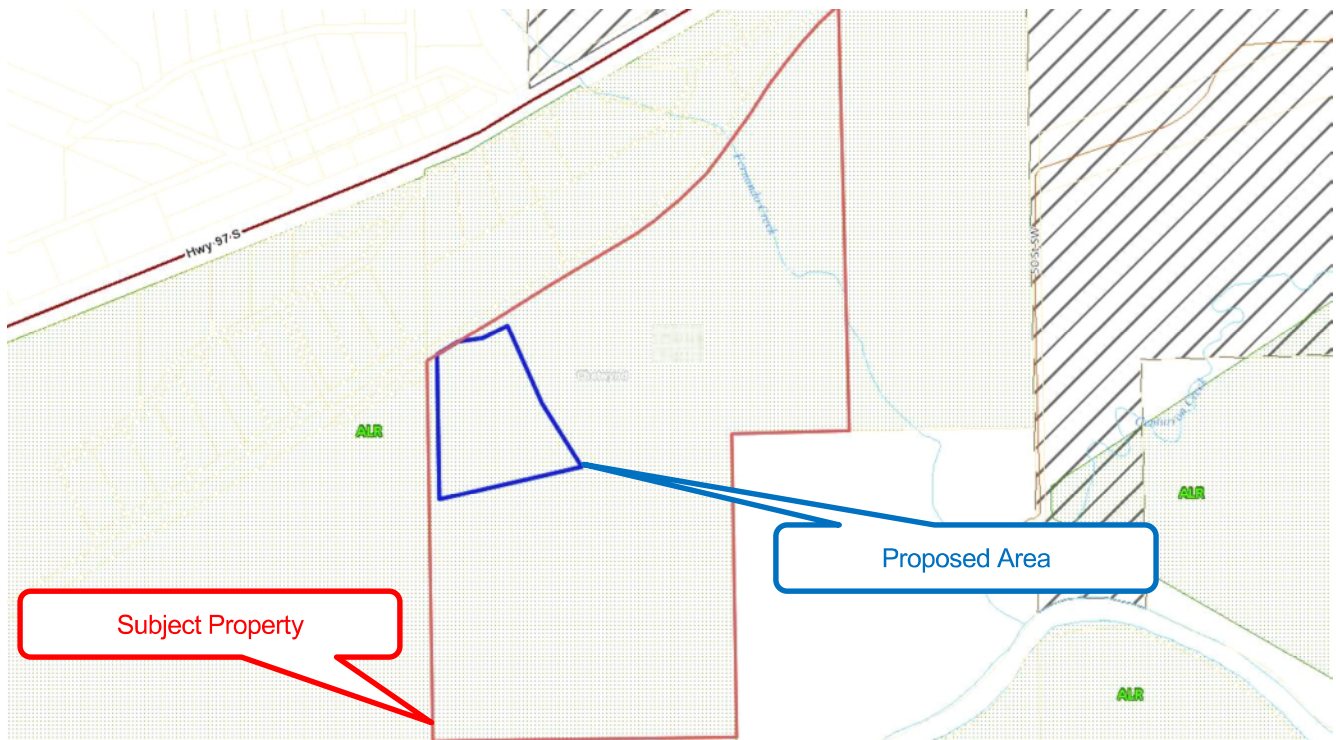
PRRD Rural OCP Bylaw No. 1940, 2011: Agriculture-Rural



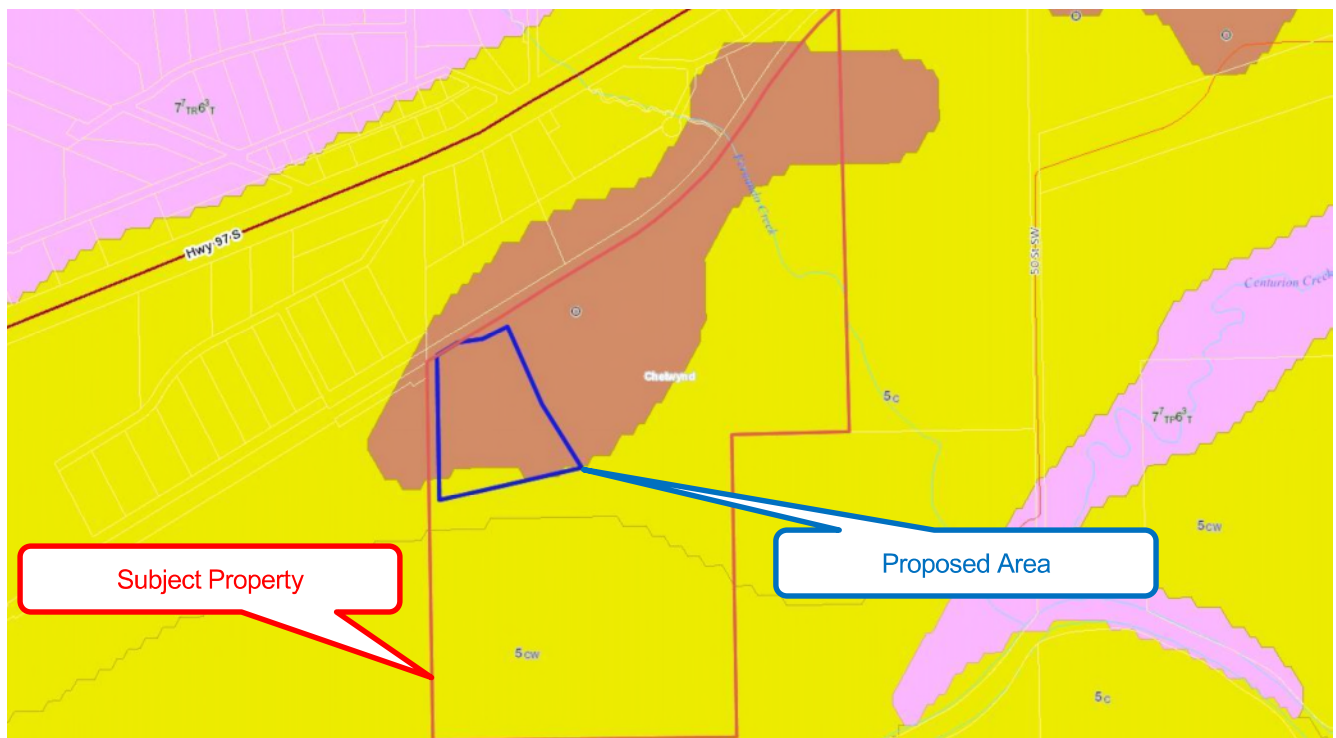
PRRD Zoning Bylaw No. 479, 1986: A-2 (Large Agricultural Holdings)



Agricultural Land Reserve: Within



CLI Soil Classification: O, 5c, 5cw



Bylaw No. 2165, 2016
Schedule A – Application for Development



PEACE RIVER REGIONAL DISTRICT

TUP 19-125

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
[Toll Free: 1-800-870-7773]

Receipt # 7507

Application for Development

1. TYPE OF APPLICATION

	FEE
☐ Official Community Plan Bylaw Amendment	\$ 1,000.00
☐ Zoning Bylaw Amendment	650.00
☐ Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
☒ Temporary Use Permit	350.00
☐ Development Permit	165.00
☐ Development Variance Permit	165.00
☒ Sign requirement	150.00

In regard to applications for:

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

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

2. PLEASE PRINT

Property Owner's Name Curtis Neal Brewster & Elizabeth Louise Brewster	Authorized Agent of Owner (if applicable) Coastal GasLink Pipeline 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]
Fax Number:	Fax Number: 403-920-2334
E-mail:	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
District Lot 1909 Peace River District Except Plans CG 564 15149 17283 21328 25282 25964 26267 26358 and 28120	249.937 (ha) acres
	ha./acres
	ha./acres
	TOTAL AREA 249.937 (ha) acres

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

Bylaw No. 2165, 2016
Schedule A – Application for Development

4. Civic Address or location of property: PID: 014-908-158 District Lot 1909 Peace River District Exempt Plans CG 564 15149 17283 21328 25282 25964 26267 26358 and 28120

5. PARTICULARS OF PROPOSED AMENDMENT

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

- ☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

- ☐ Zoning Bylaw amendment:

Existing zone: _____

Proposed zone: _____

Text amendment: _____

- ☐ Development Variance Permit – describe proposed variance request:

- ☒ Temporary Use Permit – describe proposed use:

Temporary 11.26 ha Stockpile Site to support pipeline construction activities.

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

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

Private Land, Cleared Farm Land

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

(a) North Existing Railway Track (as shown on plan CG564)

(b) East Same as above (6)

(c) South Same as above (6)

(d) West MOTI 25.0m Road Plan 28120

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

The proposed stockpile site will be used to support pipeline construction activities. The pipe is typically hauled from the rail siding to the stockpile site, then hauled to the right-of-way during the pipeline construction, to coincide with the contractor's schedule, providing an efficient delivery system. This site will need to be accessed and prepared prior to the start of pipe delivery, and utilized until all construction activities have been completed.

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

The stockpile site location has been proposed in an appropriate zoning area, and the landowners are in support of both site location, and LNG pipeline project.

Bylaw No. 2165, 2016
Schedule A – Application for Development

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

N/A - Sewage disposal will not be required for the proposed development.

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

N/A - Water supply will not be required for the proposed development.

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

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
 - (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

Bylaw No. 2165, 2016
Schedule A – Application for Development

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

June 20/19
Date signed

Signature of Owner

June 20/19
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.

☒ We		Curtis Neal Brewster	and Elizabeth Louise Brewster	hereby
authorize				
(name) Coastal GasLink Pipeline Ltd.		to act on my/our behalf regarding this		
application.				
Agent address: Box 1000 Stn "M", 450 - 1st Street Calgary, Alberta T2P 5H1				
Telephone: 250-596-8060		Fax: 403-920-2334		Email:
				Steve_Campbell@transcanada.com
Signature of Owner:		_____ [Redacted]		Date: <u>June 20/19</u>
Signature of Owner:		_____ [Redacted]		Date: <u>June 20/19</u>

Ancillary Sites – Stockpile Sites

Chetwynd Stockpile Site

The Coastal GasLink Project, a wholly owned subsidiary of TransCanada Corporation, will require ancillary sites for preparation and use of construction camps, laydown areas, stockpile sites, and contractor yards before and during pipeline construction activities.

PURPOSE

The pipe is typically hauled from the rail siding to the stockpile site then hauled to the right-of-way during the pipeline construction, to coincide with the contractor's schedule, providing an efficient delivery system. These sites will need to be accessed and prepared prior to the start of the pipe delivery and utilized until all construction activities have been completed.

LOCATION AND ACCESS

The stockpile sites are located where an appropriate area of relatively level ground is available, located close to the pipeline right-of-way, with suitable ground access to the site and the right-of-way. Ground access will include existing highways and industry service roads, some of which will be upgraded before use. The stockpile site will have the surface material stockpiled, leveled, the travel paths will be graveled and then the sites will be reclaimed at the end of use.

SIZE

The proposed stockpile site is approx.. 11.26ha, all located on privately owned land.

SCHEDULE AND DURATION

It is anticipated that the clearing and preparation of these sites will take place in Q3 2019, pending a positive investment decision. The ancillary sites are scheduled to be used during pipeline construction between Q3 2019 and mid-2021

EQUIPMENT AND PERSONNEL

Equipment associated with stockpile sites include pipe trucks/trailers, cranes, bulldozers, excavators, front-end loaders, pickup trucks, fuel trucks, water trucks, side booms, tractor trailers and delivery vehicles.

Coastal GasLink

Pipeline Project



Example of stockpile site

January 9, 2020



TransCanada
In business to deliver



***Taken from farmers shelter belt break in the trees -this
Entrance will have to get beefed up to hold pipe truck
Looking North East***



Looking SE at laydown



Looking North Westerly at laydown

INDIVIDUAL OWNERSHIP PLAN SHOWING PROPOSED STOCKPILE SITE WITHIN DISTRICT LOT 1909 EXCEPT PLANS CG564, 15149, 17283, 21328, 25282, 25964, 26267, 26358 AND 28120 PEACE RIVER DISTRICT BRITISH COLUMBIA													
CHETWYND STOCKPILE SITE (11.26 ha) DL 1909 EXCEPT PLANS CG564, 15149, 17283, 21328, 25282, 25964, 26267, 26358 AND 28120 OWNERS: CURTIS NEAL BREWSTER ELIZABETH LOUISE BREWSTER PID: 014-908-158 APPROXIMATE LOCATION OF EXISTING ACCESS PIPELINE R/W PLAN CG464 (WEST COAST ENERGY INC. PEMBINA PIPELINE CORPORATION) DL 1912 OWNERS: CURTIS NEAL BREWSTER ELIZABETH LOUISE BREWSTER PID: 014-907-852													
PROPOSED STOCKPILE SITE : 11.26 ha. (27.82 ac.)	Proposed Stockpile Site shown thus: 												
OWNERS : CURTIS NEAL BREWSTER ELIZABETH LOUISE BREWSTER TITLE No: PH31769 PID: 014 908 158	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">ac..... Acre</td> <td style="width: 50%;">R/W..... Right of Way</td> </tr> <tr> <td>DL..... District Lot</td> <td>Sec..... Section</td> </tr> <tr> <td>ha..... Hectare</td> <td>Tp..... Township</td> </tr> <tr> <td>M..... Meridian</td> <td>TWS..... Temporary Work Space</td> </tr> <tr> <td>P/L..... Pipeline</td> <td>W..... West</td> </tr> <tr> <td>R..... Range</td> <td></td> </tr> </table> Distances are in metres and decimals thereof.	ac..... Acre	R/W..... Right of Way	DL..... District Lot	Sec..... Section	ha..... Hectare	Tp..... Township	M..... Meridian	TWS..... Temporary Work Space	P/L..... Pipeline	W..... West	R..... Range	
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ha..... Hectare	Tp..... Township												
M..... Meridian	TWS..... Temporary Work Space												
P/L..... Pipeline	W..... West												
R..... Range													
I/We, the landowner(s)/occupant(s), consent to the location of the Stockpile as shown and have no objections to the OGC issuing a permit/licence. Dated this day of , 2017.	Coastal GasLink Pipeline Project TransCanada <i>In business to deliver</i> COASTAL GASLINK PIPELINE LTD. <table style="width: 100%; border: none; margin-top: 5px;"> <tr> <td style="width: 60%; border: none;"> </td> <td style="width: 40%; border: none; text-align: center;"> McELHANNEY 8808 - 72nd Street Fort St. John, British Columbia Phone: (250) 787-0356, Fax: (250) 787-0310 </td> </tr> </table>		McELHANNEY 8808 - 72nd Street Fort St. John, British Columbia Phone: (250) 787-0356, Fax: (250) 787-0310										
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CURTIS NEAL BREWSTER	SCALE 1:5000												
ELIZABETH LOUISE BREWSTER	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%; border: none;"> Route Reference: </td> <td style="width: 40%; border: none; text-align: center;"> October 23, 2017 </td> </tr> <tr> <td style="border: none;"> Document No. CGW4703-MCSL-G-MP-1569 </td> <td style="border: none; text-align: center;"> Rev 0 </td> </tr> </table>	Route Reference:	October 23, 2017	Document No. CGW4703-MCSL-G-MP-1569	Rev 0								
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January 9, 2020

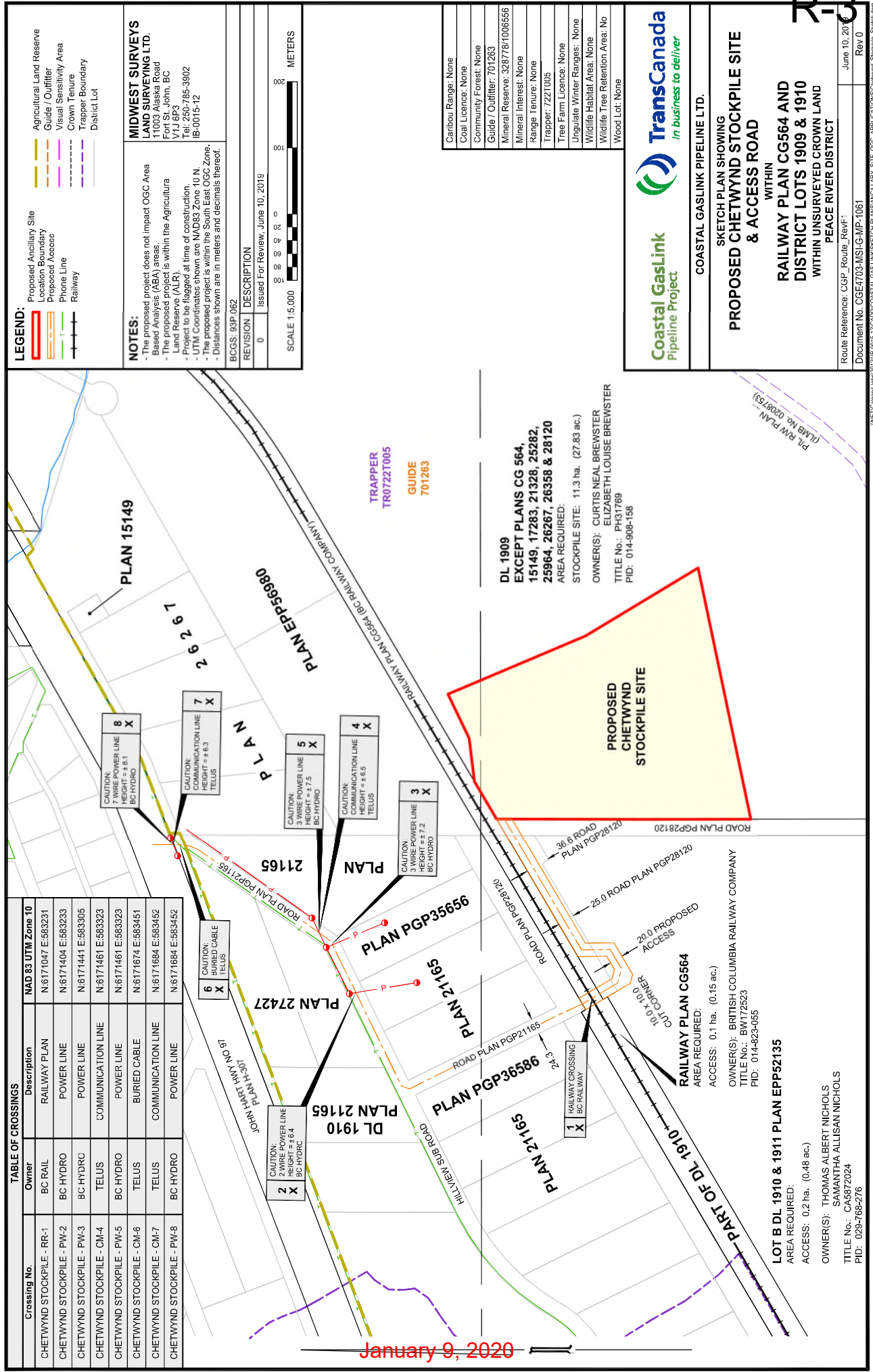


TABLE OF CROSSINGS

Crossing No.	Owner	Description	NAD 83 UTM Zone 10
CHETWYND STOCKPILE - RR-1	BC RAIL	RAILWAY PLAN	N6171047 E:583231
CHETWYND STOCKPILE - PW-2	BC HYDRO	POWER LINE	N6171404 E:583233
CHETWYND STOCKPILE - PW-3	BC HYDRO	POWER LINE	N6171441 E:583305
CHETWYND STOCKPILE - CM-4	TELUS	COMMUNICATION LINE	N6171461 E:583323
CHETWYND STOCKPILE - PW-5	BC HYDRO	POWER LINE	N6171461 E:583323
CHETWYND STOCKPILE - CM-6	TELUS	BURIED CABLE	N6171674 E:583451
CHETWYND STOCKPILE - CM-7	TELUS	COMMUNICATION LINE	N6171684 E:583452
CHETWYND STOCKPILE - PW-8	BC HYDRO	POWER LINE	N6171684 E:583452

- LEGEND:**
- Proposed Ancillary Site
 - Location Boundary
 - Proposed Access
 - Phone Line
 - Railway
 - Agricultural Land Reserve
 - Guide / Outfitter
 - Visual Sensitivity Area
 - Crown Tenure
 - Trapper Boundary
 - District Lot

NOTES:

- The proposed project does not impact OGC Area Based Analysis (ABA) areas.
- The proposed project is within the Agricultural Land Reserve (ALR).
- Project to be flagged at time of construction.
- UTM Coordinates shown are NAD83 Zone 10 N.
- The proposed project is within the South East OGC Zone.
- Distances shown are in meters and decimals thereof.

BCGS: 93P-062	DESCRIPTION
0	Issued For Review, June 10, 2019
1	



Caribou Range: None
Coal Licence: None
Community Forest: None
Guide / Outfitter: 701263
Mineral Reserve: 328778/1006556
Mineral Interest: None
Range Tenure: None
Trapper: 7221005
Tree Farm Licence: None
Uniquate Winter Ranges: None
Wildlife Habitat Area: None
Wildlife Tree Retention Area: No
Wood Lot: None



COASTAL GASLINK PIPELINE LTD.

**SKETCH PLAN SHOWING
PROPOSED CHETWYND STOCKPILE SITE
& ACCESS ROAD**

**WITHIN
RAILWAY PLAN CG564 AND
DISTRICT LOTS 1909 & 1910
WITHIN UNSURVEYED CROWN LAND
PEACE RIVER DISTRICT**

Route Reference: CGP_Route_Rev1
Document No. CGE4703-MSI-GMP-1061
June 10, 2019
Rev 0

**DL 1909
EXCEPT PLANS CG 564,
15149, 17283, 21328, 25282,
25964, 26267, 26358 & 28120**

AREA REQUIRED:
STOCKPILE SITE: 11.3 ha. (27.83 ac.)

OWNER(S): CURTIS NEAL BREWSTER
ELIZABETH LOUISE BREWSTER

TITLE No.: PH31769
PID: 014-908-158

**PROPOSED
CHETWYND
STOCKPILE SITE**

RAILWAY PLAN CG564

AREA REQUIRED:
ACCESS: 0.1 ha. (0.15 ac.)

OWNER(S): BRITISH COLUMBIA RAILWAY COMPANY
TITLE No.: BW172523
PID: 014-823-055

LOT B DL 1910 & 1911 PLAN EPP52135

AREA REQUIRED:
ACCESS: 0.2 ha. (0.48 ac.)

OWNER(S): THOMAS ALBERT NICHOLS
SAMANTHA ALLISAN NICHOLS

TITLE No.: CA5872024
PID: 023-768-276

January 9, 2020

TC Energy

450 - 1 Street S.W. Calgary, AB
Canada, T2P 5H1
Tel: 403-403-920-7061 Fax: 403-920-2334



November 6, 2019

Peace River Regional District

Box 810
Dawson Creek, BC V1G 4H8

Attention: Kole Casey

Dear Mr. Casey:

**RE: Coastal GasLink Pipeline Ltd.
Temporary Use Application
Proposed Chetwynd Stockpile Site within District Lot 1909 Peace River District
PRRD File: 19-125
Revised Remediation Security Estimate**

In regard to the above mentioned stockpile site, we estimate that the reclamation cost will be approximately \$185,000.00. This is based on time, equipment and material required.

Please do not hesitate to contact the undersigned at 403-920-7061 should you have any questions or require further information.

Sincerely,

A black rectangular box redacting the signature of Steve Campbell.

Steve Campbell
Team Lead – Land Management, Coastal GasLink Pipeline



December 20, 2019

Coastal GasLink Pipeline Ltd.
450 - 1st Street SW
Calgary, AB T2P5H1

Attention: Coastal GasLink Pipeline Ltd.

RE: Associated Oil and Gas Activity on Private Land Application Determination Number 100109396

The BC Oil and Gas Commission (Commission) has assessed the proposed activity(s) pursuant to the delegation agreement between the Provincial Agricultural Land Commission (ALC) and the Commission dated December 8, 2017 (the Agreement), and has determined the following:

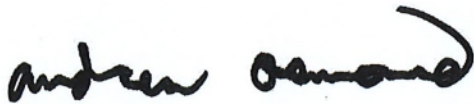
CONDITIONS

1. The ancillary activity(s) located within the Agricultural Land Reserve as identified in AMS Application spatial data submitted to the BC Oil and Commission on November 13, 2019 is a non-farm use that is exempt from the requirements of applying for and obtaining permission for non-farm use under Section 25 of the Agricultural Land Commission Act.
2. The operator must acquire rights to access the land from the land owner(s) by agreement or through relevant legislation.
3. The permit holder must, in relation to any oil and gas activities and related activities, authorized herein that are located within the Agricultural Land Reserve:
 - a. Implement any recommendations for soil handling and management of surface water contained in the Schedule A report(s) submitted with this application,
 - b. Within 24 months of the date that the use of the area of land disturbed by the non-farm use is no longer required for the oil and gas activity or related activity, conduct reclamation of any area of land disturbed by non-farm use in accordance with any recommendations contained in the Schedule A Report and the requirements set out in Schedule B of the Agreement between the Provincial Agricultural Land Commission and the BC Oil and Gas Commission dated December 8, 2017, to the satisfaction of the BC Oil and Gas Commission, or in accordance with such alternate requirements identified by a Qualified Specialist and agreed to by the BC Oil and Gas Commission, and
 - c. Submit a Schedule B Report to the Oil and Gas Commission and to the land owner(s) if the area of land is private land, in accordance within the timelines specified in the Agreement.

January 9, 2020

Permit Holder: Coastal GasLink Pipeline Ltd.
Application Determination Number: 100109396

Application Submission Date: November 13, 2019
Date Issued: December 20, 2019



Andrew Osmond
Authorized Signatory
Commission Delegated Decision Maker

Copied to:
Land Agent – Roy Northern Land Service Ltd.

January 9, 2020



REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Peace River Regional District	Temporary Use Permit #19-125	Date: September 13, 2019									
You are requested to comment on the attached TUP for potential effect on your agency's interests. We would appreciate your response within 21 days (October 4, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.											
PURPOSE OF PERMIT: Construction and operation of a stockpile site to support pipeline construction for Coastal GasLink Project											
GENERAL LOCATION: Chetwynd Area											
LEGAL DESCRIPTION: District Lot 1909 Peace River District Except Plans CG 564 15149 17283 21328 25282 25964 26267 26358 and 28120											
AREA OF PROPERTY 130.7 ha (323.1 ac)	ALR STATUS: Mostly-Within	OCP DESIGNATION: Resource- Agricultural									
Land Owner: Curtis & Elizabeth Brewster		Agent: Coastal Gas Link Pipeline Ltd.									
Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.											
Name: Title: South Peace Land Use Planner											
This referral has also been forwarded to the following agencies: ☐ Northern Health Authority (Angela.Stenbraaten@northernhealth.ca) ☐ Northern Health Authority (resource.development@northernhealth.ca) Barb Oke ☐ Ministry of Transportation & Infrastructure (Nicole.Hansen@gov.bc.ca) via eDAS ☐ Oil & Gas Commission (Scott.Wagner@BCOGC.ca) ☐ Ministry of Forests, Lands, Natural Resources Operations and Rural Development (AuthorizingAgency.FortStJogn@gov.bc.ca) ☐ Agricultural Land Commission (ALC.North@gov.bc.ca)											
Other: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> ☐ District of Chetwynd (d-chet@gochetwynd.com) </td> <td style="width: 33%; vertical-align: top;"> ☐ District of Hudson's Hope (clerk@hudsonshope.ca) </td> <td style="width: 34%; vertical-align: top;"> ☐ District of Taylor (Iford@districtoftaylor.com) </td> </tr> <tr> <td style="vertical-align: top;"> ☐ City of Dawson Creek (pnilsen@dawsoncreek.ca) </td> <td style="vertical-align: top;"> ☐ Village of Pouce Coupe (admin@poucecoupe.ca) </td> <td style="vertical-align: top;"> ☐ District of Tumbler Ridge (tradmin@dtr.ca) </td> </tr> <tr> <td style="vertical-align: top;"> ☐ City of Fort St. John (RJamurat@fortstjohn.ca) </td> <td colspan="2" style="vertical-align: top;"> ☐ Chetwynd Volunteer Fire Department (cvfd@gochetwynd.com) </td> </tr> </table> <i>(As per the Management of Development Function)</i>			☐ District of Chetwynd (d-chet@gochetwynd.com)	☐ District of Hudson's Hope (clerk@hudsonshope.ca)	☐ District of Taylor (Iford@districtoftaylor.com)	☐ City of Dawson Creek (pnilsen@dawsoncreek.ca)	☐ Village of Pouce Coupe (admin@poucecoupe.ca)	☐ District of Tumbler Ridge (tradmin@dtr.ca)	☐ City of Fort St. John (RJamurat@fortstjohn.ca)	☐ Chetwynd Volunteer Fire Department (cvfd@gochetwynd.com)	
☐ District of Chetwynd (d-chet@gochetwynd.com)	☐ District of Hudson's Hope (clerk@hudsonshope.ca)	☐ District of Taylor (Iford@districtoftaylor.com)									
☐ City of Dawson Creek (pnilsen@dawsoncreek.ca)	☐ Village of Pouce Coupe (admin@poucecoupe.ca)	☐ District of Tumbler Ridge (tradmin@dtr.ca)									
☐ City of Fort St. John (RJamurat@fortstjohn.ca)	☐ Chetwynd Volunteer Fire Department (cvfd@gochetwynd.com)										

January 9, 2020

Archived: Tuesday, October 8, 2019 3:57:33 PM
From: Carol Newsom
Sent: Tuesday, September 17, 2019 1:50:42 PM
To: Kole Casey
Subject: RE: PRRD referral for PRRD Temporary Use Permit 19-125
Response requested: Yes
Sensitivity: Normal

CAUTION: This email originated from outside of the organization.

Hi Kole; the District of Chetwynd has no objections to the PRRD Temporary Use Permit 19-125 with access as indicated on the map from your email earlier today. Thanks!

Carol Newsom
Chief Administrative Officer
District of Chetwynd
PO Box 357, 5400 Hospital Road
Chetwynd, BC V0C 1J0
(250) 401-4104
www.gochetwynd.com

From: Kole Casey [mailto:Kole.Casey@prrd.bc.ca]
Sent: September 17, 2019 1:27 PM
To: Carol Newsom
Subject: RE: PRRD referral for PRRD Temporary Use Permit 19-125

Here is an attached map on the proposed access.

From: Carol Newsom <CNewsom@gochetwynd.com>
Sent: Tuesday, September 17, 2019 11:17 AM
To: Kole Casey <Kole.Casey@prrd.bc.ca>
Subject: RE: PRRD referral for PRRD Temporary Use Permit 19-125

CAUTION: This email originated from outside of the organization.

Kole do you know where the applicants intends access to occur to the subject property? The access that Curtis Brewster and his family uses to their home is over the District's Water Treatment Plant Road, but we are wondering if the intention is to use his other access for the pipe laydown area. Thanks

From: Kole Casey [mailto:Kole.Casey@prrd.bc.ca]
Sent: September 13, 2019 12:01 PM
To: Stenbraaten, Angela; resource.development@northernhealth.ca; Wagner, Scott; AuthorizingAgency.FortStJohn@gov.bc.ca; ALC North Land Use ALC:EX; d-chet Email Group; clerk@hudsonshope.ca; Lisa Ford; pnilsen@dawsoncreek.ca; admin@poucecoupe.ca; tradmin@dtr.ca; RJamurat@fortstjohn.ca; 'Charlene Jackson' (CJackson@fortstjohn.ca); Fire Dept
Cc: PRRD_Internal
Subject: PRRD referral for PRRD Temporary Use Permit 19-125

Hello,

Please see attached PRRD referral for PRRD Temporary Use Permit # 19-125 for your review. Please review the application in

January 9, 2020

Archived: Thursday, September 26, 2019 9:49:09 AM
From: Kole Casey
Sent: Thursday, September 26, 2019 9:48:00 AM
To: 'Charlene Jackson'
Cc: PRRD_Internal
Subject: RE: PRRD referral for PRRD Temporary Use Permit 19-125
Sensitivity: Normal

Hello Charlene,

To address Fort St. John's question within the referral response.

This application either requires ALC approval or OGC/ALC delegated approval. The proponent is in the process at obtaining the approval from the OGC. The TUP cannot be approved until such approval is given from either the ALC or the OGC through the delegation agreement.

All the best,

Kole Casey | South Peace Land Use Planner
PEACE RIVER REGIONAL DISTRICT | Direct: 250-784-3205 |
kole.casey@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



From: Charlene Jackson <CJackson@fortstjohn.ca>
Sent: Monday, September 23, 2019 11:29 AM
To: Kole Casey <Kole.Casey@prrd.bc.ca>
Subject: PRRD referral for PRRD Temporary Use Permit 19-125

CAUTION: This email originated from outside of the organization.

Hello,

Please see attached response from the City of Fort St. John for PRRD referral for PRRD Temporary Use Permit # 19-125.

Thank you,

Charlene Jackson
Planning Technologist
Planning & Engineering Dept. - Beaton Building
Direct line 250 787 8188
Fax 250 787 8180
10631 100 Street | Fort St. John, BC | V1J 3Z5

January 9, 2020



REFERRAL FORM

Peace River Regional District
 Box 810, 1981 Alaska Avenue,
 Dawson Creek, B.C. V1G 4H8
 Telephone: (250) 784-3200
 Fax: (250) 784-3201

Brewster (Coastal Gas Link)	RESPONSE SUMMARY	Temporary Use Permit #19-125
☐ Approval recommended for reasons outlined below	☒ Interests unaffected by bylaw	
☐ Approval recommended subject to conditions below	☐ Approval NOT recommended due to reasons outlined below	

Please clarify if this proposal will require ALC -
 Agricultural Land Commission approval.

Signed: [Redacted Signature]	Title: Planning Technologist
Date: Sept. 23, 2019	Agency: City of Fort St. John



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

Attention: Kole Casey, South Peace Land Use Planner

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral for the Temporary Use Permit (PRRD File # 19-125) to allow development of a stockpile site approximately 11.26ha to support pipeline construction for the Coastal GasLink Project, to serve DL 1909 PEACE RIVER EXC PLS CG 564 15149 17283 21328 25282 25964 26267 26358 & 28120 for the Coastal Gas Link Pipeline Project.

The Ministry is in support of the proposal however the Transportation Act still applies and the following conditions must be met:

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

Please note an application has been entered (MoTI File 2019-04846) and is currently under review.

Thank you for the opportunity to comment. If you or the applicant has any questions or concerns, please contact me at (250) 787-3445 or by email at Beth.Bahm@hotmail.com.

Sincerely,

Beth Bahm
Development Officer, Peace District

Archived: Monday, October 7, 2019 10:37:36 AM
From: Moore, Ali
Sent: Tuesday, October 1, 2019 9:11:55 AM
To: Kole Casey
Cc: Resource Development
Subject: PRRD referral for PRRD Temporary Use Permit 19-125
Sensitivity: Normal

CAUTION: This email originated from outside of the organization.

Good morning,

Based on the intent of this application, Northern Health has no objections to the issuing of a Temporary Use Permit to the applicant, subject to the following:

1. As per the *Public Health Act* [SBC 2008] Ch. 28, the operator must not create a health hazard.
2. As per the Drinking Water Protection Act [SBC 2001] Ch. 9, the operator must not cause or allow contamination of a drinking water source, a well recharge zone, or an area adjacent to a drinking water source.

We also recommend that the land user(s) plan to mitigate traffic levels to as low as reasonably achievable with consideration given to reduce the likelihood of traffic accidents and to reduce local road dust levels.

If you have any questions or concerns, please contact the undersigned.

Ali Moore
Environmental Health Officer

Northern Health
1001 110th Ave.
Dawson Creek, BC V1G 4X3
Tel: 250-719-6500
Fax: 250-719-6513
ali.moore@northernhealth.ca

January 9, 2020

3 Land Use Designations

The land use designations are shown on the Schedule B maps. There are seven (7) land use designations within this Official Community Plan :

- Agriculture Resource (within the Agricultural Land Reserve) – Ag
- Agriculture Resource (outside the Agricultural Land Reserve) – AgR
- Settlement – S
- Moberly Lake Settlement – MLS
- Industrial – I
- Parks – P
- Open Space – OS

3.1 Agriculture (Ag) and Agriculture Resource (AgR)

The Agriculture (Ag) and Agriculture Resource (AgR) designations signifies that the predominant use of land is agricultural or resource extraction.

3.1.1 Agriculture (Ag) and Agriculture Resource (AgR) Objectives

- A. Support agricultural use of land.
- B. Cooperate with other government agencies in the management and transfer of public land.
- C. Work with government, public, industry, and other stakeholder agencies to reduce conflict caused by resource extraction activities and to lessen the affects of industrialization of the land base.
- D. Reserve lands within the Agricultural Land Reserve for agricultural and related uses as permitted by the *Agricultural Land Commission Act* and Agricultural Land Reserve Regulations.

3.1.2 Agriculture (Ag) Policies

1. Within the Agriculture (Ag) designation, the principal use of land will generally be limited to agriculture, including horticulture, and uses directly complementary to agriculture such as grain elevators and fertilizer distribution; agri-tourism; residential use; home-based business; kennels; airstrip; trapping, hunting, and outfitting establishments; ecological reserves and works that support ecological protection or restoration; resource extraction; and, transportation.
2. Lands located within this land use designation are located within the Agricultural Land Reserve and are subject to the *Agricultural Land Commission Act*, Agricultural Land Reserve Regulations, and any orders of the Agricultural Land Commission.
3. In reviewing subdivisions, non-farm uses, exclusions, non-adhering residential uses, fill placement/soil removal, or temporary use permits within the Agriculture Resource designation, the Peace River Regional District will consider factors including, but not limited to:
 - a. the agricultural capability of the land, including the Canada Land Inventory soil rating and history of production;

- b. the extent to which the proposal would create or contribute to encroaching land uses that may interfere with agriculture and/or other nearby established land uses;
 - c. physical characteristics of the land, including topography and vegetation;
 - d. affects of the development on neighbouring uses, including direct and indirect affects;
 - e. public opinion as received through a public consultation process; and,
 - f. whether or not the proposal is located in the Agricultural Land Reserve and other matters that may be relevant to the subject property or specific proposal.
- 4. Development proposed on lands outside of the Agricultural Land Reserve with a Canada Land Inventory soil ratings of Class 1, 2, 3, or 4 should strive to disrupt as little agriculturally productive land as possible and take measures to minimize, eliminate, and/or offset negative effects to the soil and agriculture.
- 5. Encourage economic development activities that complement or enhance agriculture, or that do not unduly detract from agriculture, including, but not limited to:
 - a. home-based business;
 - b. farm bed and breakfast;
 - c. agri-tourism activities; and,
 - d. guest cabins.
- 6. Explore the process of a block Agricultural Land Reserve exclusion for this Official Community Plan for existing Agricultural Land Reserve lands unsuitable for agriculture development.
- 7. The Peace River Regional District acknowledges cannabis is licenced by Health Canada and is regulated by provincial and federal agencies, including the Agricultural Land Commission for lands located within the Agricultural Land Reserve.

3.1.3 Agriculture Resource (AgR) Policies

- 1. Acknowledge that resource extraction activities are regulated by provincial and federal legislation.
- 2. Request the provincial government to consider the impact of resource extraction on surrounding land uses and direct such activities away from settlement areas.
- 3. Participate in Environmental Assessment reviews for proposed resource development projects.
- 4. Strongly encourage the provincial government to seek community support before Crown land is utilized for resource development.
- 5. Request that the Province notify the Peace River Regional District and adjoining landowners of resource extraction projects and hold public meetings where projects are near residential development.
- 6. Require that all extraction, processing and transportation of primary resources shall meet provincial and federal standards applicable to environmental protection. Encourage special care is taken to protect the local air sheds, and surface and ground water sources.
- 7. Encourage best management practices that minimize impacts to watersheds and viewsapes.

3.1.3.1 FORESTRY POLICIES

1. Support timber production harvesting, silviculture, and agro-forestry production within this Official Community Plan while working towards meaningful solutions with industry and government to minimize conflict with rural residents.
2. Recognize forestry as a farm use permitted within the Agricultural Land Reserve pursuant to the *Agricultural Land Commission Act* and subject to Agricultural Land Reserve Regulations; however some ancillary uses may also be subject to additional zoning regulations.

3.1.3.2 MINERAL POLICIES

1. Recognize that all sand and gravel deposits are within the provincial jurisdiction, under various pieces of legislation, including the *Agricultural Land Commission Act* and Agricultural Land Reserve Regulations for lands located in the Agricultural Land Reserve.
2. Work with the provincial government to identify additional future sand and gravel sources suitable for extraction, recognizing this as an essential resource for construction and transportation.
3. The approximate location and area of known sand and gravel deposits suitable for extraction are described and illustrated on Schedule B.
4. Recognize that some uses accessory to mineral extraction, such as asphalt plants and processing facilities, may be subject to zoning regulations.

3.1.3.3 PETROLEUM POLICIES

1. Advocate proactive management strategies by working with other authorities to address public concern regarding petroleum activities and facilities that affect the environment, agriculture, and the health and well-being of residents.
2. Work with the provincial government to establish a set of standards when locating oil and gas production and processing facilities near residents, public developments, or community facilities, such as schools or community halls. This will include principles:
 - a. based on best industrial practices and scientific knowledge for the protection of the environment and the public's health and safety;
 - b. that encourage multi-use and sharing facilities, pipelines, rights-of-way, and access to minimize the cumulative effects of development, while using the least amount of land; and,
 - c. for regular evaluation, enforcement, and timely updates to the guidelines which keep pace to changes within the industry.
3. Work collaboratively with provincial and federal governments and stakeholders to research and identify the establishment and management of shared utility corridors.
4. Work collaboratively with the Province to maintain the intent of the land use designations contained within this Official Community Plan when considering the disposition of petroleum and natural gas rights and that a joint effort to identify various areas of critical to low concern relating to future land use development when reviewing these rights in the pre-tenure referral process.

6 Management of Development

6.1 Temporary Uses

Economic opportunities sometimes arise that are temporary in nature for which permanent development is not desirable. If a use is temporary in nature, the Peace River Regional District can issue a temporary use permit for that use, subject to the provisions of the *Local Government Act*. Temporary use permits can cover a wide range of activities including weekend events, worker camps, storage, and many other land uses.

6.1.1 Temporary Use Objectives

- A. To permit flexibility and diversity in employment and economic opportunities.

6.1.2 Temporary Use Designations

1. Temporary use permits will be considered throughout the area covered by this Official Community Plan. In reviewing a temporary use permit application, the following conditions will be considered:
 - a. whether site remediation will be required;
 - b. whether on-site servicing can be achieved;
 - c. whether the site is adjacent to a major road or railway track;
 - d. whether the impacts to existing agricultural land and settlement areas will be kept to a minimum;
 - e. whether landscaping and buffering will be required in order to minimize affects to surrounding lands;
 - f. whether all the policies for the proposed land use have been met based on the relevant designation, as outlined in this Official Community Plan and,
 - g. whether the use is truly temporary in nature.

6.1.3 Temporary Use Policies

1. Pursuant to Section 492 of the *Local Government Act* the entire West Peace Fringe Area is designated as an area where temporary use permits will be considered.
2. At the discretion of the Regional Board, a public meeting may be required, concerning an application for a temporary use permit, in addition to public notification requirements.
3. Where applicable, an application for a temporary use permit will be referred to relevant agencies for comment.
4. A temporary use permit for a use located adjacent to a Controlled Access Highway or other major roads may not be approved by the Regional Board where the Ministry of Transportation and Infrastructure indicates that it has an objection to the proposed use with reference to traffic safety.

5. An approved temporary use may continue in accordance with the provisions specified in the permit until the date the permit expires, or three years after the permit was issued, whichever occurs first.
6. Temporary use permits may be renewed only once and should be discouraged from re-application in favour of being considered through a re-zoning amendment process.
7. Applications for temporary use permits should identify:
 - a. plans for vehicle access, parking, and circulation on the property;
 - b. the siting, orientation, and layout of proposed structures and activities; and,
 - c. 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.

6.2 Preservation Areas

The preservation area identifies lands that should be preserved in their natural state. The predominant land use should be of a passive pursuit that works with the natural environment, as opposed to dominating or decimating it.

6.2.1 Preservation Areas Objectives

- A. To help protect people and development from hazardous conditions.

6.2.2 Preservation Areas Policies

1. Direct development away from known and verified hazardous areas, or to manage development in a manner that reduces risk to life or damage to property.
2. The location and extent of areas identified as 'Preservation Area', that may be subject to hazardous conditions are delineated on the Preservation Area map in Schedule F.
3. Based on local knowledge and experience and in the absence of more detailed and site specific information, preservation area data is considered as an indicator of potential hazard. Boundary lines delineated on the West Peace Fringe Area Official Community Plan maps as 'Preservation Areas' are approximate only.
4. Where floodable lands are proposed for development, the construction and siting of buildings and structures to be used for habitation, business, or the storage of goods damageable by floodwater are encouraged to be flood proofed or located to those standards specified by the Ministry of Environment and Climate Change Strategy.
5. In connection with a rezoning, the Peace River Regional District may impose restrictions on the use of land that is subject to hazardous conditions with respect to relating to a 'Preservation Area' and the Peace River Regional District will consider factors including, but not limited to, the following:
 - a. potential impact of the proposed development on natural drainage systems;
 - b. potential instability of soils subject to subsidence;



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 33 A-2 (Large Agricultural Holdings Zone - 63 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in an A-2 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 33;

- (a) AGRICULTURE;
- (b) AGRICULTURE-INTENSIVE;
- (c) AGRICULTURE-DOMESTIC;
- (d) Wood harvesting and forestry;
- (e) Mining, including gravel extraction and processing;
- (f) Asphalt plant;
- (g) Oil and gas wells, PIPELINES;
- (h) PRODUCTION FACILITIES;
- (i) LAND TREATMENT FACILITY, NON-COMMERCIAL;
- (j) KENNEL;
- (k) EQUESTRIAN FACILITY;
- (l) Work camps occupied for less than six months, with less than 30 people;
- (m) Trapping, hunting, guiding, outfitting establishments;
- (n) Airstrip;
- (o) DWELLING UNITS;

The following ACCESSORY uses and no others are permitted in an A-2 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 33:

- (p) ACCESSORY buildings and ACCESSORY structure; (See Section 13)
- (q) BED AND BREAKFAST accommodation; (See Section 16)
- (r) HOME BASED BUSINESS; (See Section 19)
- (s) SECONDARY SUITE; (See Section 25)
- (t) TEMPORARY ADDITIONAL DWELLING; (See Section 29)
- (u) AGRI-TOURISM activity.

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 63 hectares (155 acres) except as noted below.
- (b) Exceptions to the required minimum parcel size area as follows:
 - i) subject to the Local Services Act, the minimum parcel size shall not apply where a parcel is divided by a railway, highway right-of-way or watercourse, provide the parcel is subdivided along any such railway, highway right-of-way or watercourse, and the remainder of the parcel for which a subdivision is proposed is not less than 50 hectares (124 acres);
 - ii) for subdivision along a quarter section boundary for an incomplete quarter the minimum parcel size shall be not less than 50 hectares (124 acres);



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 33 A-2 (Large Agricultural Holdings Zone - 63 ha) continued

Number and type of DWELLING UNIT(S)

- (c) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (d) Two SINGLE FAMILY DWELLINGS or one TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;

Setbacks

- (e) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
 - i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
 - ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
 - iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
 - iv) 7 metres (23 ft.) of a REAR PARCEL LINE.

Asphalt Plant

- (f) Asphalt plants may operate on land zoned A-2 "Large Agricultural Holding Zone" for a continuous period of not more than eight (8) months, otherwise an application for rezoning or a temporary industrial use permit will be required

Production Facilities

- (g) The following PRODUCTION FACILITIES are not permitted in the A-2 zone:
 - i) *Battery sites and compressor stations which covers an aggregate building and/or structure floor area of greater than 450 sq. metres (4850 sq. ft.)*
 - ii) *Oil field waste management facility that requires a permit under the Waste Management Act or which covers an aggregate building and/or structure floor area of greater than 450 sq. metres (4850 sq. ft.)*

Land Treatment Facility

- (h) One LAND TREATMENT FACILITY, NON-COMMERCIAL shall not exceed an area greater than 2 hectares (5 acres) in size.



PEACE RIVER REGIONAL DISTRICT

TEMPORARY USE PERMIT NO. 19-125

ISSUED TO: Name: Curtis & Elizabeth Brewster
Address: Box 1542
Chetwynd, British Columbia
V0C 1J0

- A. 1. Property affected: District Lot 1909 Peace River District Except Plans CG 564 15149 17283 21328 25282 25964 26267 26358 and 28120
PID: 026-510-740
2. Official Community Plan: PRRD West Peace Fringe Area Official Community Plan, Bylaw No. 2312, 2018; 'Agriculture'
3. Zoning Bylaw: PRRD Zoning Bylaw No. 1343, 2001; 'A-2' (Large Agricultural Holdings Zone)
- B. Development upon the land referenced in this permit shall conform to the following specifications and terms:
1. This *Temporary Use Permit* is valid up to and including the **31/December/2021**, at which time it shall expire and the property affected by this permit will be subject to the applicable zoning regulations.
 2. The property referenced in Item A (1) above may be used for the following Temporary purposes in addition to those permitted by the zoning applicable to the property:
 - i. **Construction and operation of a stockpile site to support pipeline construction for Coastal GasLink Project**
 3. The conditions of the Temporary Use Permit are as follows:
 - i. Permit to be posted on site for its duration.
 - ii. Compliance with all statutory and by-law requirements.
 - iii. The temporary use may occur on the noted area of the property as shown on Schedule 'A' attached to and forming a part of this permit.
 - iv. Receipt of security to secure the condition of reclamation of the site in the amount of \$185,000 prior to issuance of the permit.
 - v. Site photos to document site conditions existing prior to development as permitted by this permit, must be submitted to the Peace River Regional District (PRRD) prior to the issuance of this Temporary Use Permit (TUP).
 - vi. Reclamation of the site to pre-TUP conditions, as per the photos submitted in accordance with v) above, or to a condition satisfactory to the owner and PRRD, must be completed within **90 days** of the expiration of the permit.
 - vii. Failure to comply with vi) above authorizes the PRRD to enter on the land and carry out the reclamation at the expense of the owner.
 - viii. The security is returned only after the PRRD receives a letter of approval from a qualified environmental professional that the remediation work has been completed as per vi) above.

January 9, 2020

Bylaw No. 2165, 2016
Schedule C – Temporary Use Permit

- ix. Should the temporary use be required beyond the expiration date of this permit, a temporary use permit renewal application must be received by the Peace River Regional District 6 months prior to the expiration of this permit for consideration by the Regional Board.
4. All terms and specifications referred to above are subject to any changes required by the Building Inspector or other officials of the Peace River Regional District where such terms and specifications do not comply with any duly enacted law or bylaw and such noncompliance is not specifically permitted by this Temporary Use Permit.
5. THIS IS **NOT** A BUILDING PERMIT.

Issued this _____ day of _____, 20____.

This permit is authorized by Peace River Regional District Board Resolution No. _____
passed on the DAY of MONTH, 2020.

Authorized Signatory

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



Peace River Regional District
SCHEDULE "A"
 Temporary Use Permit
 No. 19-125

