



REPORT

To: Chair and Directors

Date: December 20, 2019

From: Kevan Sumner, General Manager of Development Services

Subject: Temporary Use Permit No. 19-126

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board authorize issuance of Temporary Use Permit No. 19-126 for the property identified as PID 017-001-463 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 8.82 ha portion of the subject property.

BACKGROUND/RATIONALE:

Proposal

To allow for a stockpile site for pipe and associated equipment 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 Details

Owners: Kurt & Jaylene Strachan
 Agent: Coastal GasLink Pipeline Ltd.
 Area: Electoral Area E
 Location: Sukunka Valley
 Legal: District Lot 2070 Peace River District
 Civic Address: 8125 Highway 29 S
 PID: 017-001-463
 Lot Size: 137.9 ha (340.6 ac)

Site Context

The subject property is within the Sukunka Valley, approximately 7km south of the Lone Prairie Road and along Highway 29S. The west portion of the property is adjacent to the Sukunka River. The property is surrounded by rural residential lots of varied parcel sizes and Crown land.

Site Features

Land

Based on aerial photos, the subject property appears to be a mix of cleared agricultural lands and forested pockets. A gravel pit is on the southeast side of the property where the proposed stockpile site will be located. There is a residence on the north portion of the property.

Structures

The subject property contains a private residence and associated out buildings. There do not appear to be any structures within the area of the proposed stockpile site.

Staff Initials: KC

Dept. Head: *KS*

CAO: *[Signature]*

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Access

The subject property is accessed via Highway 29 S

CLI Soil Rating

Soil on the property is a combination of 3⁷c5³i, 4_t & 5_t

- Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices
- Class 4 soils have severe limitations restricting crop ranges or require special conservation practices
- Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible.
- Subclass c denotes adverse climate, Subclass i denotes inundation by streams or lakes, Subclass t denotes topography soils,

Comments & ObservationsApplicant

The Coastal GasLink Pipeline Ltd. (agent) intends to use the subject property for a temporary stockpile site for pipeline construction activities. 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 May 31, 2016. (See attached OGC letter)

Official Community Plan (OCP)

The subject property is designated as Agriculture within the *PRRD West Peace Fringe Area Official Community Plan, Bylaw No. 2312, 2018*. Policy 3.1.2.1 states that, “Within the Agriculture designation, the principal use 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”.

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.
 - *The proposal is in an area that is populated with some rural residential uses along Highway 29S. This proposal may increase the potential for conflict with nearby uses.*
- Physical characteristics of the land, including topography and vegetation

- *A large portion of the proposed site was previously cleared and used for gravel extraction.*
- Effects of the development on neighbouring uses, including direct and indirect effects
 - *The proposal is along Highway 29S with neighbouring properties being rural residential in nature and a commercial land directly north. The Sukunka River is directly west of the proposed site.*
- Public opinion as received through a public consultation process
 - *Public notification was published in the Mirror on January 2, 2020 and mailed to neighbouring properties on December 17, 2019. To date, no comments have been received.*
 - *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 Commission. Coastal GasLink received approval for a Non-Farm Use from the OGC on May 31, 2016.*

Policies within this Official Community Plan allow temporary use permits throughout the entire West Peace Fringe Area as allowed through the *Local Government Act*. With the discretion of the Regional Board a public meeting may be requested, in addition to the public notification. 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. 506, 1986*. Within this zoning, a stockpile site is not a permitted use, and the subject property does not conform to the proposed use.

The proposed use does not comply with the zoning bylaw, and requires a Temporary Use Permit.

Fire Protection Area

The subject property is outside all Fire Protection Areas.

Mandatory Building Permit Area

The subject property is outside all Mandatory Building Permit Areas.

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 \$319,216, expiring on December 31, 2021.

Impact AnalysisContext

The proposed site is in an area that has previously been used as a small gravel pit. Cumulative impacts such as traffic, noise, light and dust may impact the surrounding rural residential use.

Sewage & Water

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

Comments Received from Municipalities & Provincial AgenciesFort St. John

Interests unaffected by bylaw. Please clarify if the proposal has been approved by the ALC.

PRRD responded that application either requires ALC approval or OGC/ALC delegated approval. The proponent is in the process at obtaining the approval from the OGC.

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 (see attached letter).

Coastal GasLink received an access, resource and industrial permit on October 28, 2019

Agricultural Land Commission

It appears the proposal falls under the ALC-OGC Delegation Agreement. Please get in touch with the OGC to discuss whether it requires an application or is exempt.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse issuance of Temporary Use Permit No. 19-126 for the property identified as PID 017-001-463 for the purpose of operating a 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 has been 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.

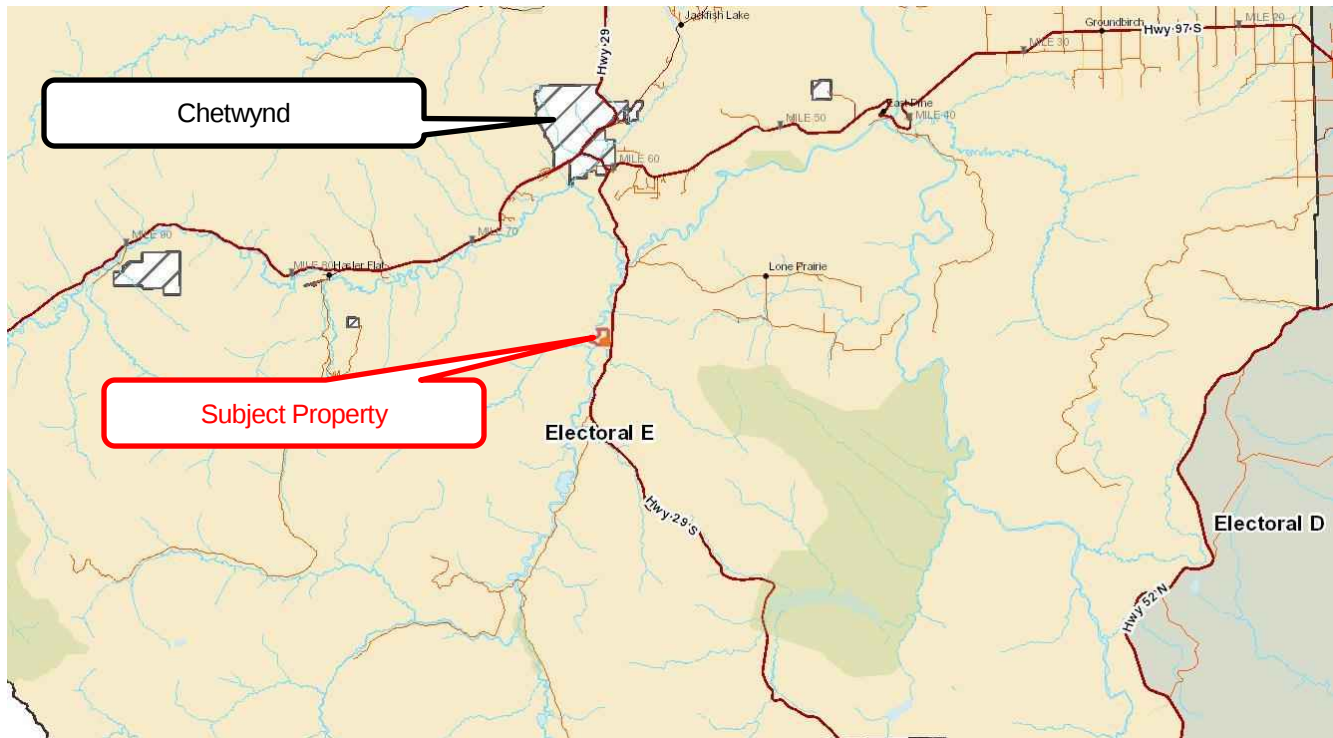
COMMUNICATIONS CONSIDERATION(S):

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

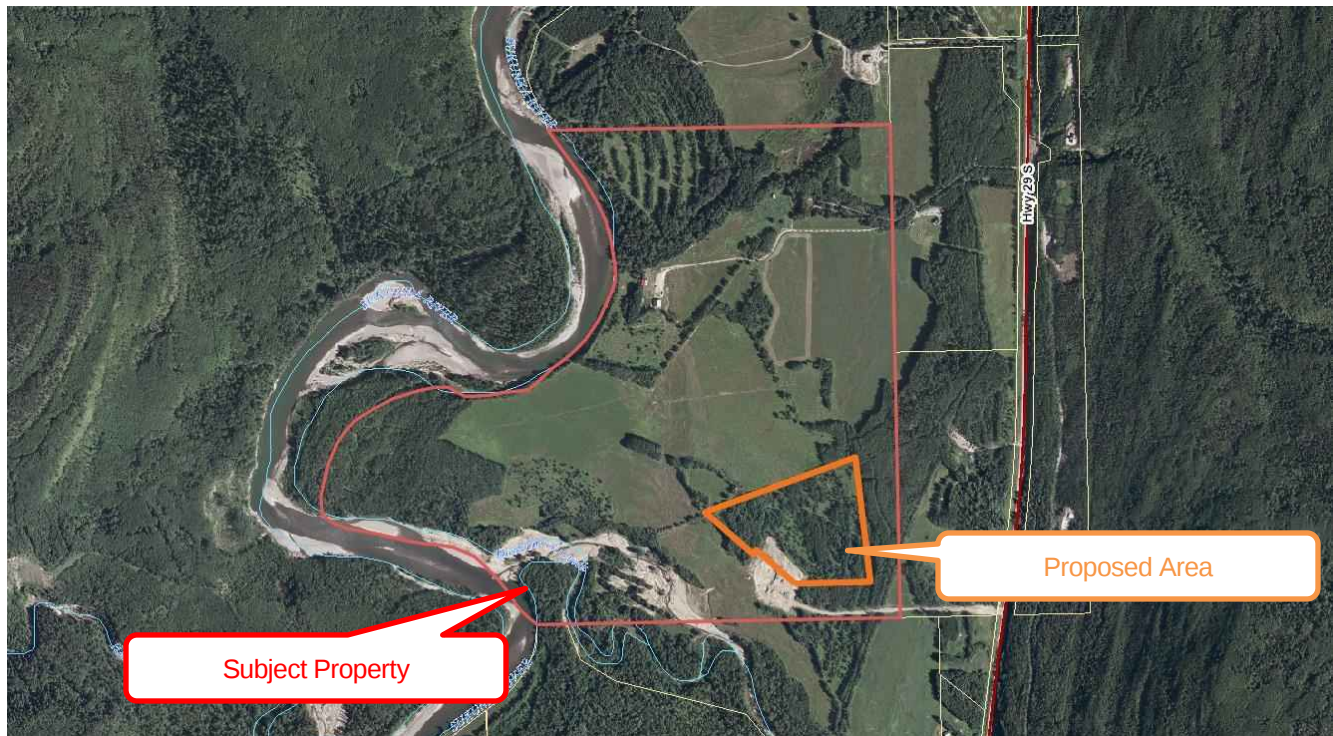
OTHER CONSIDERATION(S):**Attachments:**

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 6.11 of Chetwynd Rural Area Zoning Bylaw No. 506, 1986
6. Temporary Use Permit

Context Photo



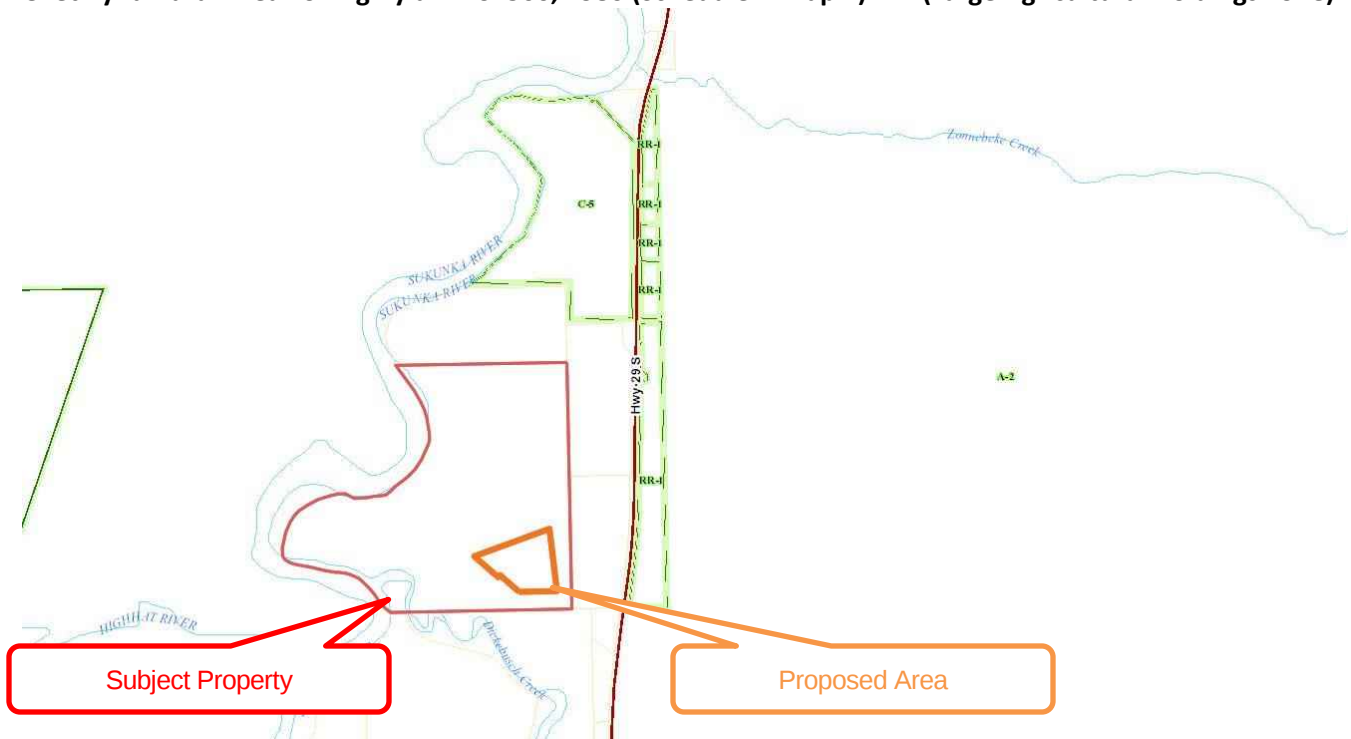
Air Photo:



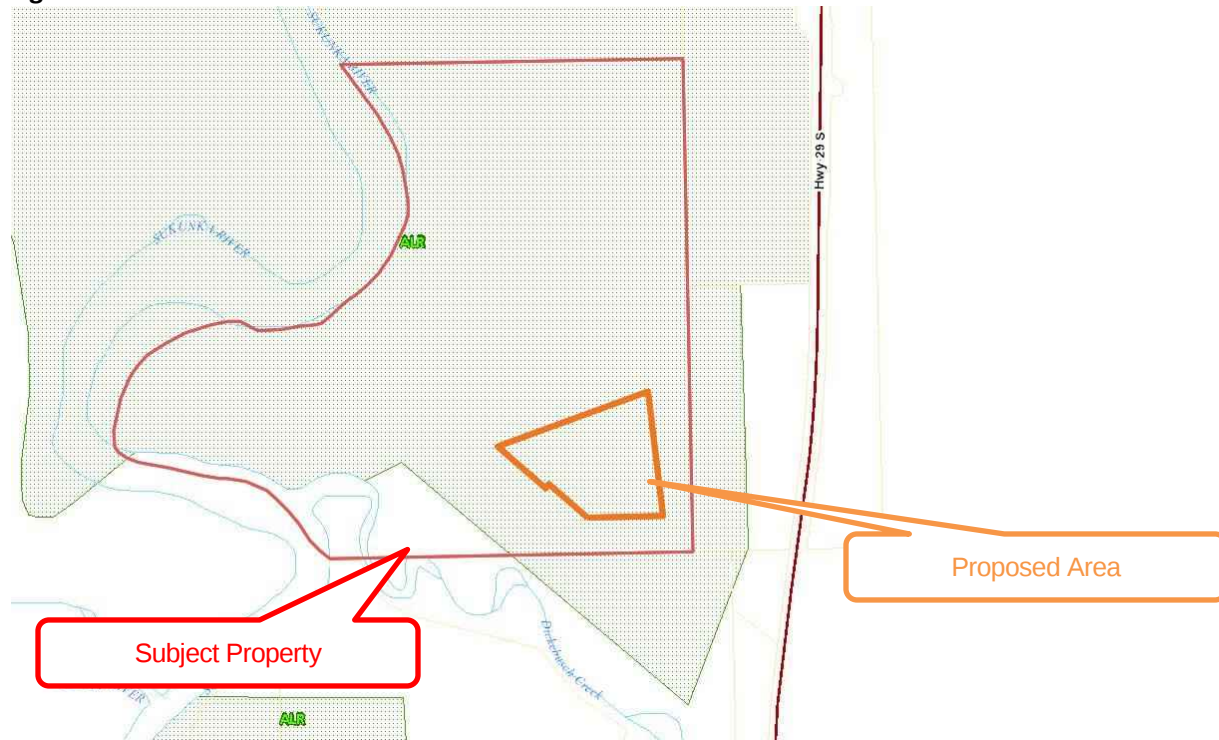
Peace River Regional District Rural Official Community Plan Bylaw No. 1940, 2011 (Map 26 Inset) Ag-Rural



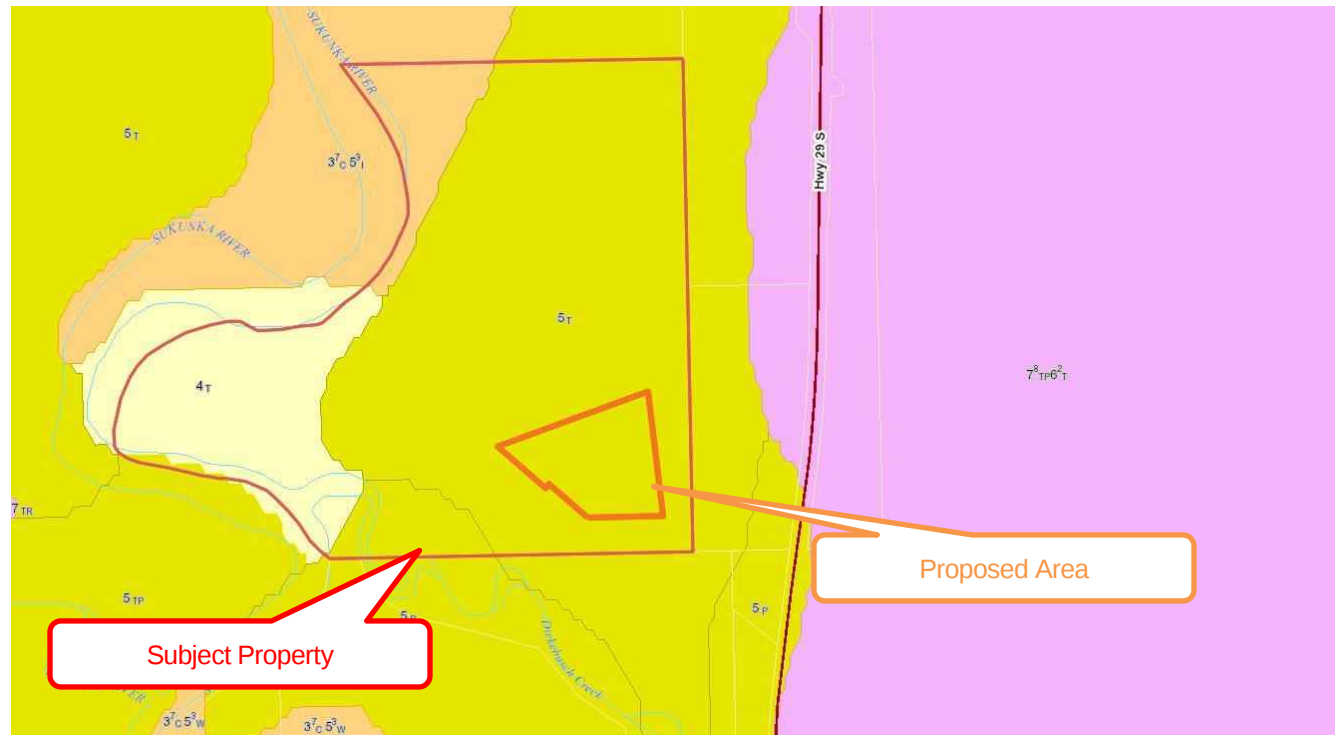
Chetwynd Rural Area Zoning Bylaw No. 506, 1986 (Schedule B Map 1) A-2 (Large Agricultural Holdings Zone)



Agricultural Land Reserve



Soil Classification





PEACE RIVER REGIONAL DISTRICT

TWP 19-126

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC
 FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4

(T) 250-784-3200..(F) 250-784-3201
 (T) 250-785-8084 (F) 250-785-1125

[Toll Free: 1-800-670-7773]

Receipt # 7508Application 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 Kurt James Strachan & Jaylene Marie Strachan	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: [REDACTED]	Fax Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
District Lot 2070 Peace River District	137.854 (ha) acres
	ha./acres
	ha./acres
	TOTAL AREA 137.854 (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*.

4. Civic Address or location of property: PID: 017-001-463 District Lot 2070 Peace River District

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 8.82 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, private residence and associated out buildings

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

(a) North Private land, partially cleared farm land, partially forested land

(b) East Same as above (6)

(c) South Private land, partially cleared farm land, partially forested land

(d) West The Sukunka River

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.

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.

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 of Owner

6/26/19

Date signed

[Redacted]

Signature of Owner

6/26/19

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.

I / We <u>Kurt & Jaylene Strachan</u> and _____ hereby authorize _____	
(name) <u>Coastal GasLink Pipeline Ltd.</u> to act on my/our behalf regarding this application.	
Agent address: _____	
Telephone: _____	Fax: _____ Email: _____
Signature of Owner: _____	Date: <u>6/26/19</u>
Signature of Owner: _____	Date: <u>6/26/19</u>

Ancillary Sites – Stockpile Sites

Hwy 29 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.. 8.82ha, 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



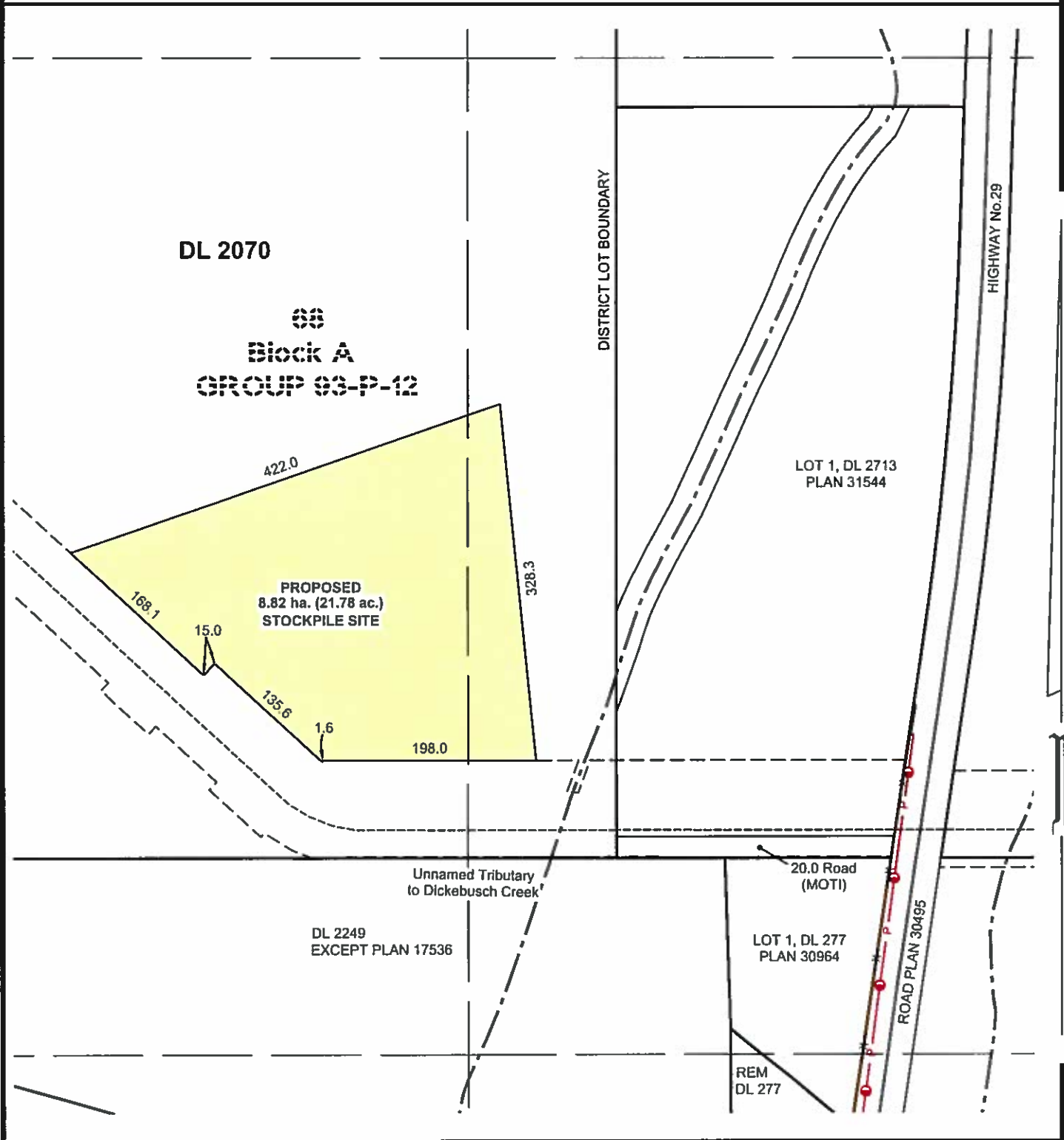
Example of stockpile site

January 9, 2020

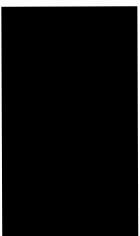
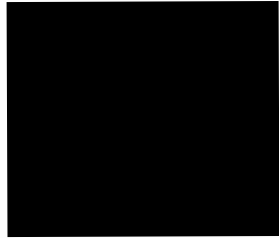
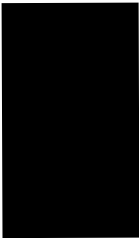
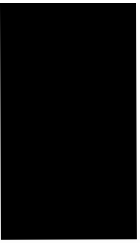


TransCanada
In business to deliver

INDIVIDUAL OWNERSHIP PLAN SHOWING
STOCKPILE SITE
WITHIN
DL 2070
PEACE RIVER DISTRICT
BRITISH COLUMBIA



STOCKPILE SITE: 8.82 ha. (21.78 ac.)		Proposed Pipeline shown thus: ----- Proposed CGL Footprint shown thus: - - - - - Proposed Stockpile Site shown thus: 	
OWNER(S): KURT JAMES STRACHAN JAYLENE MARIE STRACHAN TRACT No.: CGL-0057 TITLE No.: CA2474384 PID: 017-001-463		ac.Acre DL.District Lot ha.Hectare M.Meridian P/L.Pipeline R.Range	R/W.Right of way Sec.Section Tp.Township TWS.Temporary Work Space W.West
I/We, the landowner(s)/occupant(s), consent to the location of the Stockpile Site as shown and have no objections to the OGC issuing a permit/licence.		Distances are in metres and decimals thereof.	
Dated this day of , 2014,		Coastal GasLink Pipeline Project  TransCanada In business to deliver	
KURT JAMES STRACHAN,		COASTAL GASLINK PIPELINE LTD.	
Dated this day of , 2014,		MIDWEST SURVEYS LAND SURVEYING LTD. 11003 Alaska Road Fort St. John, BC V1J 6P3 Tel: 250-785-3902	
JAYLENE MARIE STRACHAN		Scale 1:5000 IB-0015-12 Route Reference: CGP_Route_RevE Document No. CGE4703-MSI-G-MP-147-CGL-0057	June 25, 2014 Rev 0



January 9, 2020

May 31, 2016
Commission No.: 9644313

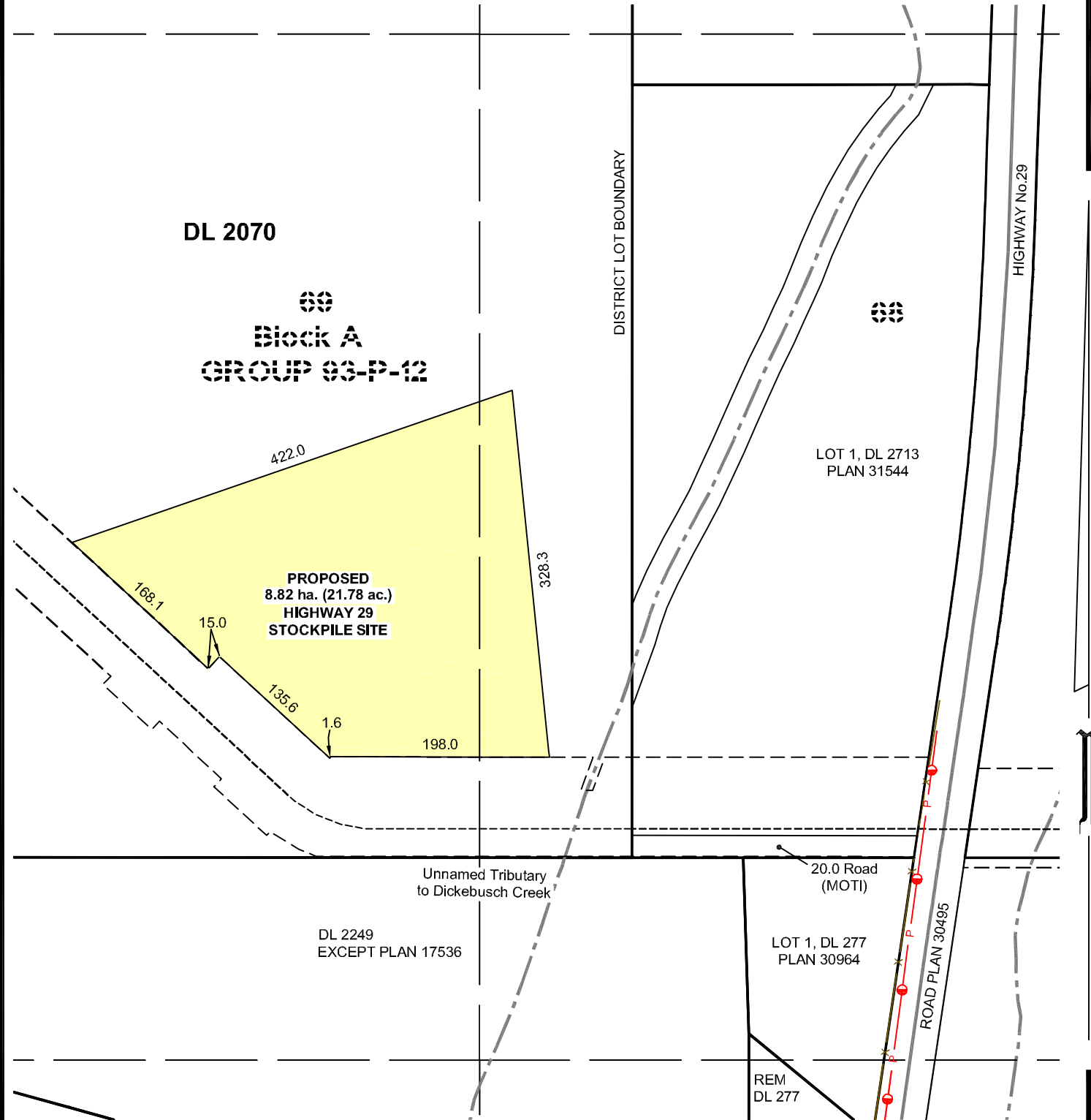
- (b) immediately notify the Commission and the Archaeology Branch of the Ministry of Forests, Lands and Natural Resource Operations
- (c) refrain from resuming work in the vicinity of the artifacts, features, materials or things except in accordance with an appropriate mitigation plan that has been prepared in accordance with the Heritage Conservation Act and approved by the Archaeology Branch of the Ministry of Forests, Lands and Natural Resource Operations.



Ashley Istead
Authorized Signatory
Commission Delegated Decision Maker

pc: Roy Northern Land Service Ltd.
Commission No.: 9644313
WorkSafe BC
Kurt James Strachan and Jaylene Marie Strachan, Box 1783, Chetwynd, BC V0C 1J0

INDIVIDUAL OWNERSHIP PLAN SHOWING
STOCKPILE SITE
WITHIN
DL 2070
PEACE RIVER DISTRICT
BRITISH COLUMBIA



STOCKPILE SITE: 8.82 ha. (21.78 ac.)	
OWNER(S): KURT JAMES STRACHAN JAYLENE MARIE STRACHAN TRACT No.: CGL-0057 TITLE No.: CA2474384 PID: 017-001-463	
I/We, the landowner(s)/occupant(s), consent to the location of the Stockpile Site as shown and have no objections to the OGC issuing a permit/licence. Dated this day of , 2016. KURT JAMES STRACHAN, Dated this day of , 2016. JAYLENE MARIE STRACHAN	

Proposed Pipeline shown thus: ----- Proposed CGL Footprint shown thus: - - - - - Proposed Stockpile Site shown thus: 	
ac.Acre DL.District Lot ha.Hectare M.Meridian P/L.Pipeline R.Range	R/W.Right of way Sec.Section Tp.Township TWS.Temporary Work Space W.West
Distances are in metres and decimals thereof.	
Coastal GasLink Pipeline Project TransCanada In business to deliver	
COASTAL GASLINK PIPELINE LTD.	
MIDWEST SURVEYS LAND SURVEYING LTD. 11003 Alaska Road Fort St. John, BC V1J 6P3 Tel: 250-785-3902	
Scale 1:5000 IB-0015-12	Route Reference: CGP_Route_RevE Feb 25, 2016
Document No. CGE4703-MSI-G-MP-147-CGL-0057 Rev 1	

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;

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Chetwynd Rural Area Zoning Bylaw No. 506, 1986

PART SIX ZONES

A-2 Large Agricultural Holding Zone - 63 hectares (155 acres)

Permitted Uses

6.11 (A) The following uses and no others are permitted in an A-2 zone except as provided for in Part 7 of this Bylaw:

- (i) agriculture;
- (ii) oil or gas production, storage, transmission or exploration;
- (iii) wood harvesting and forestry;
- (iv) livestock range;
- (v) fish and wildlife habitat;
- (vi) watershed protection and erosion control;
- (vii) kennel;
- (viii) public use;
- (ix) trapping, hunting, guiding, outfitting, guest ranch and ancillary accommodation;
- (x) airstrip;
- (xi) mining, including gravel extraction and processing facilities;
- (xii) two family dwelling;
- (xiii) single family dwelling;
- (xiv) bed and breakfast accommodations; (Bylaw No. 663,1990)
- (xv) farm dwelling;
- (xvi) home occupation;
- (xvii) home industry including storage yard; and
- (xviii) accessory building.

Regulations

(B) On a parcel located in an A-2 Zone:

Number of Family Dwellings

- (i) not more than two single family dwellings or a two family dwelling is permitted, but not both;

Peace River–Liard Regional District
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PART SIX ZONES

A-2 Large Agricultural Holding Zone-continued

Additional Dwellings

- (iii) in addition to the dwellings permitted in Section 6.11 (B)(i):
 - (a) not more than one farm dwelling per quarter section (63 ha.) parcel of land is permitted in conjunction with an agricultural use;
 - (b) not more than three additional dwelling units per parcel are permitted for ancillary accommodation to trapping, hunting, guiding or guest ranch uses;
 - (c) additional dwelling units are permitted in conjunction with and oil or gas production, processing, storage or transmission use;

Height

- (iii) there are no height limitations in an A-2 zone;

Siting

- (iv) no single family dwelling, two family dwelling or farm dwelling shall be located within:
 - (a) 7 metres of the front parcel line;
 - (b) 3 metres of an interior side parcel line;
 - (c) 5 metres of an exterior side parcel line; or
 - (d) 7 metres of the rear parcel line;
- (v) no accessory building shall be located within:
 - (a) 7 metres of the front parcel line;
 - (b) 3 metres of an interior side parcel line;
 - (c) 5 metres of an exterior side parcel line; or
 - (d) 3 metres of the rear parcel line;

Home Occupations and Home Industry

- (vi) (a) home occupations shall be conducted entirely within a building containing a single family dwelling or a two family dwelling or within a building accessory to a single family dwelling or a two family dwelling;
- (b) home industries shall be conducted entirely within a building accessory to a single family dwelling or a two family dwelling and may include a storage yard for products and materials utilized in the home industry;

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PART SIX ZONES

A-2 Large Agricultural Holding Zone-continued

- (c) storage yards for a home industry shall be limited to a maximum of ten percent (10%) coverage of the parcel, or 1.0 hectare (2.5 acres), whichever is less;
- (d) the combined floor area of all accessory buildings on a parcel used for the purposes of conducting a home occupation and a home industry shall not exceed 300 square metres (3,229 square feet);
- (e) retail sales of goods produced in the home occupation or home industry shall be permitted but shall be accessory to the principal home occupation or home industry use;

Off Street Parking and Loading

- (vii) off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

Minimum Parcel Size

- (vii) the minimum parcel size is 63 hectares (155 acres). This minimum parcel size shall not apply to:
 - (a) a parcel used for oil and gas production, storage, transmission;
 - (b) any permitted use situate upon a parcel of land that is the remainder of a parcel that has been subdivided and rezoned to permit an intensive agriculture use;
 - (c) smaller parcels permitted by Development Variance Permit;
 - (d) where a parcel is divided by a railway right-of-way, highway right-of-way or a watercourse no minimum parcel size applies to the creation of a parcel by subdividing along any such railway right-of-way, highway right-of-way or watercourse;
 - (ix) Where a parcel to be created under Sections 6.11 (B) (viii) (a), (c), or (d) is less than 1.8 hectare (4.5 acres), such subdivision is subject to Section 7.9;

Agricultural Land Commission

- (x) refer to Section 4.5 for lands within the Agricultural Land Reserve.

Bed and Breakfast Accommodation

- (xi) regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)



PEACE RIVER REGIONAL DISTRICT

TEMPORARY USE PERMIT NO. 19-126

ISSUED TO: Name: Kurt & Jaylene Strachan
Address: Box 1783, 4325 Hwy 29 South
Chetwynd, BC
V0C 1J0

- A. 1. Property affected: District Lot 2070 Peace River District
PID: 017-001-463
2. Official Community Plan: PRRD West Peace Fringe Area Official Community Plan, Bylaw No. 2312, 2018; 'Agriculture'
3. Zoning Bylaw: Chetwynd Rural Area Zoning Bylaw No. 506, 1986; '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 \$319,216 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 Peace River Regional District 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

- 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. 19-126

