



PEACE RIVER REGIONAL DISTRICT BOARD

COMMITTEE OF THE WHOLE MEETING

AGENDA

July 25, 2013 – 10:00 a.m.

Location: Peace River Regional District Office, Board Room
1981 Alaska Avenue, Dawson Creek, BC

1. **CALL TO ORDER**
 2. **ADOPTION OF AGENDA**
 3. **DELEGATION:**
 - 3.1 Kory Pearson, Greg Wilson, and Mike MacLean
Re: Response to City of Fort St. John Letters - Temporary Use Permit Applications 085/2013 and 086/2013
 4. **REPORTS:**
 - 4.1 Temporary Use Permit Application 085/2013 (1374190 Alberta Ltd.)
 - 4.2 Temporary Use Permit Application 086/2013 (Wildfire Land & Cattle Co. Ltd.)
 - 4.3 July 15, 2013 - Jo-Anne Frank, Corporate Officer – Worker Camps Report prepared by W. Beamish Consulting Ltd.
 5. **ADJOURNMENT**
-

Committee of the Whole

'Terms of Reference'

The Peace River Regional District 'Committee of the Whole' is a meeting of the PRRD Board of Directors, staff and invited guests to discuss items of interest to the Peace River Regional District that require understanding, discussion and / or debate prior to making any formal decision.

Committee of the Whole (CoW) is a meeting authorized under the PRRD's current Meeting Procedures By-law.

Meeting protocol / procedures are dictated by this same PRRD Meeting Procedures By-law.

Terms of Reference:

1. Topic items must be assigned to the CoW by the PRRD Board only;
2. All CoW meetings are open to public viewing (not public participation);
3. Topics that the Board may forward to CoW:
 - a. Issues needing additional understanding;
 - b. Issues needing understanding and consideration of multiple options; and
 - c. Issues with multiple problems / concerns;
4. There is no opportunity to add additional items to a CoW agenda;
5. The CoW meeting Chair shall be the Board Chair or designate;
6. Discussion shall be directed through the meeting Chair in a round table format that includes all Directors, staff and guests at the discussion table;
7. Guests (delegations) making presentation to CoW will be formerly limited to a 15 minute presentation as per the Meeting Procedure By-law, but with permission of the Directors, may extend the time permitted for a guest to present;
8. Guests to the CoW discussion table may participate in open discussion with the Committee until such time as they are dismissed from the table or discussion on that agenda item has concluded;
9. Minutes consisting of a record of discussion ideas, concepts and recommendations will be included in regular Board meeting agendas under 'Consent';
10. CoW recommendations(s) requiring formal decisions will be brought forward on an agenda of a regularly scheduled Regional District Board meeting as a report from CoW with recommendations(s);
11. CoW recommendations are not decisions of the Board and no actions can be taken on any recommendation until a formal Board resolution has been passed;
12. CoW recommendations are available for debate and subject to change by the Board at the time of formal consideration.

Received July 19, 2013

3.1

Hello Brenda

We have sent a response letter to Mr. Bendle about the city's concerns about our proposed open camp. He also forwarded our response to Dianne Hunter with the City.

Dianne, since receiving the response, requested a meeting to go over the City of Fort St John's concerns. On July 17th, Dianne met with Greg Wilson, Kory Pearson and Mike MacLean and answered all of the City's questions and concerns which are listed below in the email to Mr. Bendle.

We also were up at the proposed site on July 16th and tried to contact Ron Ronnor about his concerns for the camp. We went to his site and he was not there. We went to the post office and inquired about his whereabouts and they said he is not in the area much if at all.

Thank you for your time

Kory Pearson

From: Mike MacLean

Sent: Friday, July 12, 2013 1:57 PM

To: johannes.bendle@prrd.bc.ca

Cc: Kory Pearson ; greg@trackercontracting.com

Subject: Temporary use Permit 085/2013

Dear Mr. Bendle;

Here is a response to the City's questions and concerns about the Temporary Use Permit 085/2013 referral for 500 person camp in Pink Mountain area.

- The source for potable water will be supplied out of the Sikanni River and hauled by KNL water. We have also applied to drill a water well on site.
- There are 2 existing lagoons on site from a previous camp so we have applied to reuse them. Our second option is to have a sewer treatment system on site.
- The shift schedules for workers staying in the camp will vary due to different companies hourly and weekly scheduling. This tends to be better for host communities so that not everyone is on the move on the same days.
- Some of the workers will be flying in and out of the Fort St John airport, but most are locals from Fort Nelson, Fort St John, Dawson Creek and Chetwynd areas. Some of the companies that will be staying in the camp have crew busses and the others will have their own company vehicles to drive in and out of the camp.

Camp Policies

- The camp is a dry camp
- The camp will have a gym, rec area as well as a TV room

July 25, 2013

3.1

- We have applied for a 3 year permit and hope to get an extension if the area remains busy
- There will be a Health and safety person available and identified at all times.
- Terminated employees are protected by the BC and Federal Labour laws. This is to ensure their employer takes the proper steps to make sure all employees under their care make it safely back to their community.
- For everyone's safety, there will be an EMT on site as well as a Stars Helipad for emergencies

Could you please review this for me and also forward this on to Dianne Hunter so that we can answer any more questions if needed before our next meeting July 25th?

Thank you

Mike MacLean
President

Box 6778 Fort St. John, BC V1J 4J2
Ph. 250 785 0120 | Fax 250 785 0130 | Cell 250 261 0494
Web: oculustransport.com

July 25, 2013

July 5th, 2013
File No: 0400-50

Johannes Bendle, M.PL.
Land Use Planner
Peace River Regional District
9505 100th Street
Fort St. John, BC V1J 4N4

City of Fort St. John
10631-100th Street
Fort St. John, BC
Canada V1J 3Z5

(250) 787-8150 City Hall
(250) 787-8181 Facsimile

www.fortstjohn.ca

RE: Temporary Use Permit 085/2013 Referral for 500 person workers camp in the Pink Mountain area

Dear Mr. Bendle;

Thank you for the opportunity to review this application for a Temporary Use Permit for a temporary workers camp for up to 500 petroleum industry employees in the Pink Mountain area.

The City cannot support this application due to a lack of information on the following:

- Where is the source for potable water for the camp? Should Fort St. John or another community be considered the most viable source of potable water, then discussions need to occur with that community. Should the City of Fort St. John be considered as a source for potable water, there would be serious concerns for our own capacity due to the significant growth the City is experiencing. If developments unknown to the City are utilizing our water, then we may not be able to continue to support these high volume uses as well as accommodate development within the City.
- What is the plan for disposal of sewage? If sewage is intended to be hauled and disposed of at a municipal facility, then discussion with that municipality is necessary.
- What are the shift schedules for this camp? The design of shift schedules has significant impacts on communities as shift workers move in and through our community on a regular basis. Shift schedules with few "days off" mean that workers are likely to stay in host communities rather than returning to their homes.
- How are workers transported to and from the camp? Will this camp be primarily drive-in, drive-out with workers using their private or company vehicles? Will access be by air to a local airport or by charter plane? The method of transport will have a financial impact on the viability of the North Peace Airport.

July 25, 2013

- In addition to the above, the City would like more information on policies for the operation of the camp. Will it be a dry camp? What type of recreational and social amenities are provided? Will there be a liaison person for the host community to work with? How long does the camp expect to be in operation? What type of security is provided? What are the policies regarding terminate employees and their return to their home community? Who is providing health care?

The City of Fort St. John recognizes that the PRRD has taken steps to address the issue of worker camps and encourages the continued dialog with other agencies and local governments in the Peace River Regional District as recommended in scoping study, Policy, Communications, Capacity: A Time to Lead :

- 4 b) 1. *That the PRRD, in concert with other agencies and local governments in the Peace River area, convene a meeting to explore opportunities for tracking and sharing information about work camps, and major projects, development of a common information database; and the financial means required to establish and maintain an effect system.*

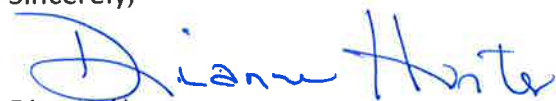
Further, the City supports recommendation 4:

- 4 b) 4. *That the PRRD consider implementing a development permit process for major projects that requires the proponent to identify community impacts and benefits, and to provide reason why workers should not be located within the nearest municipality.*

The above recommendation could be further expanded to include a mitigation plan for the anticipated impacts outlined above (water, sewer, transportation, shift schedules, social issues, etc).

The City of Fort St. John has a keen interest in addressing the issues and concerns around workers camps and welcomes the opportunity to pro-actively work with the Peace River Regional District and neighbouring communities towards an effective role in the management of remote workers camps.

Sincerely,



Dianne Hunter
City Manager

July 25, 2013



TEMPORARY USE PERMIT
REFERRAL FORM

Peace River Regional District
9505 – 100th Street
Fort St. John, B.C. V1J 4N4
Telephone: (250) 785-8084
Fax: (250) 785-1125

Peace River Regional District	Proposed Temporary Use Permit	Date: June 26 th , 2013
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You are requested to comment on the attached TUP for potential effect on your agencies interests. We would appreciate your response by **July 10th, 2013**. If no response is received within that time, it will be assumed that your agencies interests are unaffected.

PURPOSE OF PERMIT:
Application for a Temporary Use Permit for a temporary workers camp for up to 500 petroleum industry employees.

GENERAL LOCATION: Pink Mountain Area

LEGAL DESCRIPTION: District Lot 1371, Peace River District, Except Plan 28971

AREA OF PROPERTY ±45 ha (±111 acres)	ALR STATUS: Outside	OCP DESIGNATION: Agricultural Rural
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Land Owner/Applicant: 1374190 Alberta Ltd

Please fill out the Response Summary on the back of this Form. If your agencies interests are unaffected no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this by-law.

Johannes Bendle Land Use Planner

This referral has also been forwarded to the following agencies:

- Northern Health Authority (Melissa.White@northernhealth.ca)
- Ministry of Transportation & Infrastructure (Yvonne.Pearson@gov.bc.ca & Lynn.Norman@gov.bc.ca)

Other: City of Fort St. John <input checked="" type="checkbox"/> (JDecker@fortstjohn.ca)	City of Dawson Creek <input checked="" type="checkbox"/> (jmaclean@dawsoncreek.ca)	Village of Pouce Coupe <input checked="" type="checkbox"/> (admin@poucecoupe.ca)
District of Hudson's Hope <input checked="" type="checkbox"/> (clerk@hudsonshope.ca)	District of Chetwynd <input checked="" type="checkbox"/> (d-chet@gochetwynd.com)	District of Taylor <input checked="" type="checkbox"/> (tkucera@districtoftaylor.com)

(As per the Management of Development Function)

July 25, 2013



TEMPORARY USE PERMIT
REFERRAL FORM

Peace River Regional District
9505 - 100th Street
Fort St. John, B.C. V1J 4N4
Telephone: (250) 785-8084
Fax: (250) 785-1125

Wildfire Land & Cattle Co. Ltd. **RESPONSE SUMMARY** Proposed Temporary Use Permit 085/2013

<input type="checkbox"/> Approval recommended for reasons outlined below	<input type="checkbox"/> Interests unaffected by By-law
<input type="checkbox"/> Approval recommended subject to conditions below	<input checked="" type="checkbox"/> Approval NOT recommended due to reasons outlined below

Due to the lack of information on the following:

- Where is the source for potable water for this camp?
- What is the plan for disposal of sewage?
- What are the shift schedules for this camp?
- How are workers transported to and from camp? Will this camp be primarily drive-in, drive out with workers using private or company vehicles?
- Will access be by air to a local airport or by charter plane?
- Would like more information on policies of the camp
- Will it be dry camp?
- What type of recreational and social amenities are provided?
- Will there be a liaison person for the host community to work with?
- How long does the camp expect to be in operation?
- What type of security is provided?
- What are the policies regarding terminate employees and their return to their home community?
- Who is providing healthcare.

Signed: <i>Dianne Honler</i>	Title: <i>City Manager</i>
Date: <i>July 9/13</i>	Agency: <i>City of Fort St. John</i>

July 25, 2013

From: Kory Pearson <kpearson@oculustransport.com>
Date: 12 July, 2013 1:23:18 PM MST
To: <kpearson@oculustransport.com>, <johannes.bendle@prrd.bc.ca>
Cc: Mike MacLean <mmaclean@oculustransport.com>, <greg@trackercontracting.com>
Subject: Re: Temporary use Permit 086/2013

Dear Mr. Bendle;

Here is a response to the City's questions and concerns about the Temporary Use Permit 086/2013 referral for 300 person camp in Gundy Creek area.

- The source for potable water will be supplied out of the Sikanni River and hauled by KNL water. We have also applied to drill a water well on site.
- We have applied for a permit for lagoons on site. Our second option is to have a sewer treatment system on site.
- The shift schedules for workers staying in the camp will vary due to different companies hourly and weekly scheduling. This tends to be better for host communities so that not everyone is on the move on the same days.
- Some of the workers will be flying in and out of the Fort St John airport, but most are locals from Fort Nelson, Fort St John, Dawson Creek and Chetwynd areas. Some of the companies that will be staying in the camp have crew busses and the others will have their own company vehicles to drive in and out of the camp.

Camp Policies

- The camp is a dry camp
- The camp will have a gym, rec area as well as a TV room
- We have applied for a 3 year permit and hope to get an extension if the area remains busy
- There will be a Health and safety person available and identified at all times.
- Terminated employees are protected by the BC and Federal Labour laws. This is to ensure their employer takes the proper steps to make sure all employees under their care make it safely back to their community.
- For everyone's safety, there will be an EMT on site as well as a Stars Helipad for emergencies

Could you please review this for me and also forward this on to Dianne Hunter so that we can answer any more questions if needed before our next meeting July 25th?

Thank you

Kory Pearson

July 25, 2013

July 5th, 2013
File No: 0400-50

Johannes Bendle, M.PL.
Land Use Planner
Peace River Regional District
9505 100th Street
Fort St. John, BC V1J 4N4

City of Fort St. John
10631-100th Street
Fort St. John, BC
Canada V1J 3Z5

(250) 787-8150 City Hall
(250) 787-8181 Facsimile

www.fortstjohn.ca

RE: Temporary Use Permit 086/2013 Referral for 500 person workers camp in Wonowon on Fundy Creek Road

Dear Mr. Bendle;

Thank you for the opportunity to review this application for a Temporary Use Permit for a temporary workers camp for up to 500 petroleum industry employees in the Pink Mountain area.

The City cannot support this application due to a lack of information on the following:

- Where is the source for potable water for the camp? Should Fort St. John or another community be considered the most viable source of potable water, then discussions need to occur with that community. Should the City of Fort St. John be considered as a source for potable water, there would be serious concerns for our own capacity due to the significant growth the City is experiencing. If developments unknown to the City are utilizing our water, then we may not be able to continue to support these high volume uses as well as accommodate development within the City.
- What is the plan for disposal of sewage? If sewage is intended to be hauled and disposed of at a municipal facility, then discussion with that municipality is necessary.
- What are the shift schedules for this camp? The design of shift schedules has significant impacts on communities as shift workers move in and through our community on a regular basis. Shift schedules with few “days off” mean that workers are likely to stay in host communities rather than returning to their homes.
- How are workers transported to and from the camp? Will this camp be primarily drive-in, drive-out with workers using their private or company vehicles? Will access be by air to a local airport or by charter plane? The method of transport will have a financial impact on the viability of the North Peace Airport.

July 25, 2013

- In addition to the above, the City would like more information on policies for the operation of the camp. Will it be a dry camp? What type of recreational and social amenities are provided? Will there be a liaison person for the host community to work with? How long does the camp expect to be in operation? What type of security is provided? What are the policies regarding terminate employees and their return to their home community? Who is providing health care?

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Further, the City supports recommendation 4:

- 4 b) 4. *That the PRRD consider implementing a development permit process for major projects that requires the proponent to identify community impacts and benefits, and to provide reason why workers should not be located within the nearest municipality.*

The above recommendation could be further expanded to include a mitigation plan for the anticipated impacts outlined above (water, sewer, transportation, shift schedules, social issues, etc).

The City of Fort St. John has a keen interest in addressing the issues and concerns around workers camps and welcomes the opportunity to pro-actively work with the Peace River Regional District and neighbouring communities towards an effective role in the management of remote workers camps.

Sincerely,



Dianne Hunter
City Manager

July 25, 2013

TUP Referral 086-
3.1 2013



TEMPORARY USE PERMIT
REFERRAL FORM

Peace River Regional District
9505 – 100th Street
Fort St. John, B.C. V1J 4N4
Telephone: (250) 785-8084
Fax: (250) 785-1125 ←

Peace River Regional District	<i>Proposed Temporary Use Permit</i>	Date: June 26 th , 2013
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You are requested to comment on the attached TUP for potential effect on your agencies interests. We would appreciate your response by **July 10th, 2013**. If no response is received within that time, it will be assumed that your agencies interests are unaffected.

PURPOSE OF PERMIT:
Application for a Temporary Use Permit for a temporary workers camp for up to 500 petroleum industry employees.

GENERAL LOCATION: West of Wonowon on Gundy Creek Road.

LEGAL DESCRIPTION: NE ¼ of District Lot 41, Peace River District

AREA OF PROPERTY ±64.7 ha (±160 acres)	ALR STATUS: Partially within	OCP DESIGNATION: Agricultural Rural
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Land Owner/Applicant: 0960509 BC LTD

Please fill out the Response Summary on the back of this Form. If your agencies interests are unaffected no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this by-law.

Johannes Bendle Land Use Planner

This referral has also been forwarded to the following agencies:

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- Ministry of Transportation & Infrastructure ((Yvonne.Pearson@gov.bc.ca & Lynn.Norman@gov.bc.ca)

Other: City of Fort St. John <input checked="" type="checkbox"/> (JDecker@fortstjohn.ca)	City of Dawson Creek <input checked="" type="checkbox"/> (jmaclean@dawsoncreek.ca)	Village of Pouce Coupe <input checked="" type="checkbox"/> (admin@poucecoupe.ca)
District of Hudson's Hope <input checked="" type="checkbox"/> (clerk@hudsonshope.ca)	District of Chetwynd <input checked="" type="checkbox"/> (d-chet@gochetwynd.com)	District of Taylor <input checked="" type="checkbox"/> (tkucera@districtoftaylor.com)

(As per the Management of Development Function)

July 25, 2013



TEMPORARY USE PERMIT
REFERRAL FORM

Peace River Regional District
9505 - 100th Street
Fort St. John, B.C. V1J 4N4
Telephone: (250) 785-8084
Fax: (250) 785-1125

Wildfire Land & Cattle Co. Ltd. **RESPONSE SUMMARY** Proposed Temporary Use Permit 086/2013

<input type="checkbox"/> Approval recommended for reasons outlined below	<input type="checkbox"/> Interests unaffected by By-law
<input type="checkbox"/> Approval recommended subject to conditions below	<input checked="" type="checkbox"/> Approval NOT recommended due to reasons outlined below

The City cannot support this application due to a lack of information on the following:

1. Where is the source for potable water?
2. What is the plan for disposal of sewage?
3. What are the shift schedules for this camp?
4. How are the workers transported to and from the camp?
5. Will the camp be primarily drive-in, drive-out with workers using their private or company vehicles?
6. Will access be by air to a local airport or by charter plane?
7. City would like more on policies for the operation of the camp
 - Will it be dry camp
 - What type of recreational + social amenities are provided?
 - Will there be a liaison person for the host community to work with?
 - How long does the camp expect to be in operation?
 - What type of security is provided?
 - What are the policies regarding terminate employees, their return to their home community?
 - Who is providing healthcare.

Signed: <u>Dianne Hunter</u>	Title: <u>City Manager</u>
Date: <u>July 9/13</u>	Agency: <u>City of Fort St. John</u>



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
Temporary Use Permit
FILE NO. 085/2013

4.1
Part 26 Participants.
Includes all except
District of Tumbler
Ridge.

OWNER: 1374190 Alberta Ltd.
APPLICANT: Wildfire Land & Cattle Co. Ltd.
AGENT: Roy Northern Land and Environmental
AREA: Electoral Area B
LEGAL: District Lot 1371, Peace River District, Except Plan 28971
LOT SIZE: 45 ha (111 ac)
LOCATION: Pink Mountain area

DATE: July 2, 2013

PROPOSAL

To operate a 500 person temporary work camp to service petroleum industry workers working on oil & gas projects in the area.

RECOMMENDATION: OPTION 1

THAT the Regional Board support and authorize the issuance of a Temporary Use Permit for a three year term for the purpose of operating a work camp to house up to 500 petroleum industry employees.

OPTIONS

OPTION 1: **THAT** the Regional Board support and authorize the issuance of a Temporary Use Permit for a three year term for the purpose of operating a work camp to house up to 500 petroleum industry employees.

OPTION 2: **THAT** the Regional Board refuse the application for a Temporary Use Permit.

LAND USE POLICIES AND REGULATIONS

OFFICIAL COMMUNITY PLAN (OCP): Agricultural Rural, Rural OCP By-law No. 1940, 2011
ZONING: A-2 (Large Agricultural Holdings Zone), Zoning By-law No. 1000, 1996
AGRICULTURAL LAND RESERVE (ALR): Outside
BUILDING INSPECTION AREA: Within
COMPREHENSIVE DEVELOPMENT AREA: NA

SITE CONTEXT

The subject property is located in the Pink Mountain area off of Alaska Highway 97 N. There are parcels which are designated agricultural to the west and south, and parcels designated rural community to the north and east. Land uses in the area are agriculture, transportation and oil and gas.

SITE FEATURES

LAND: The subject property currently contains a cultivated field.
STRUCTURES: There have been no structures identified on this property.
ACCESS: Access to the subject property is from a side road which comes off of Alaska Highway 97 N.
CLI SOIL: There is no digital soil classification data available for the area.
RATING:
FIRE: The subject property is not within any Rural Fire Protection Area.

Bruce Simard

Department Head

John Boulton

CAO

COMMENTS AND OBSERVATIONS

- PROPOSAL:** The proposed project is the construction and operation of a 500 person temporary work camp to service petroleum industry workers working on oil & gas projects in the area.
- ALR:** The subject property and proposed Temporary Use are outside the Agricultural Land Reserve. Therefore, this proposal does NOT require Agricultural Land Commission (ALC) approval.
- OCP:** Rural OCP By-law No. 1940, 2011, designates the subject property as “Agricultural Rural”. Section 18, Policy 1 states: “Pursuant to the Local Government Act, the entire Rural OCP area is designated as an area where temporary uses may be allowed.” Policy 2 states: “The intent of temporary permits is to accommodate a time-limited use”. Therefore, this proposal is supported by the OCP.
- ZONING:** PRRD Zoning By-law No. 1000, 1996 zones the subject property as A-2 (Large Agricultural Holdings Zone), wherein a work camp of more than 30 people is NOT permitted. Therefore, the proposal does not conform to Zoning and requires a Temporary Use Permit. However, as the applicant is applying for a Temporary Use Permit to accommodate the proposed use this proposal will NOT require an amendment to the Zoning By-law.

NOTIFICATION

Pursuant to Section 921 of the *Local Government Act*, public notification was mailed to all landowners within 1,500 meters of the subject property on June 28th, 2013 and advertised in the *North East News* on July 4th, 2013. One letter has been received as of the date of this report.

MUNICIPAL AND AGENCY COMMENTS

- Ministry of Transportation & Infrastructure:** The Ministry has no concerns regarding the proposed temporary use permit for industrial campsite at Pink Mountain within District Lot 1371, PRD.
We do require the owner to submit a permit application for industrial access to the crown road located on the east boundary of DL 1371, PRD.
Thanks!
- District of Hudson’s Hope:** Interests unaffected by By-law.

IMPACT ANALYSIS

- AGRICULTURE:** This proposal may affect the agricultural potential of the subject property by reducing its farmable area and taking a portion of the cultivated field out of production.
- CONTEXT:** The proposal may increase the potential for conflict in the area due to its size; however, the camp will be located on a large parcel and is surrounded by other large parcels and unsurveyed Crown land. There is one residence nearby on Lot 1, District Lot 1371 located approximately 0.4 km (400 m) to the southeast. The proposal would provide local accommodation that would enable workers to live near their remote job locations.
- POPULATION:** This proposal will increase the temporary population by up to 500 people.
- TRAFFIC:** The proposal would provide local accommodation that would enable workers to live near their remote job locations. The reduced number of work commutes would likely decrease traffic in the area.

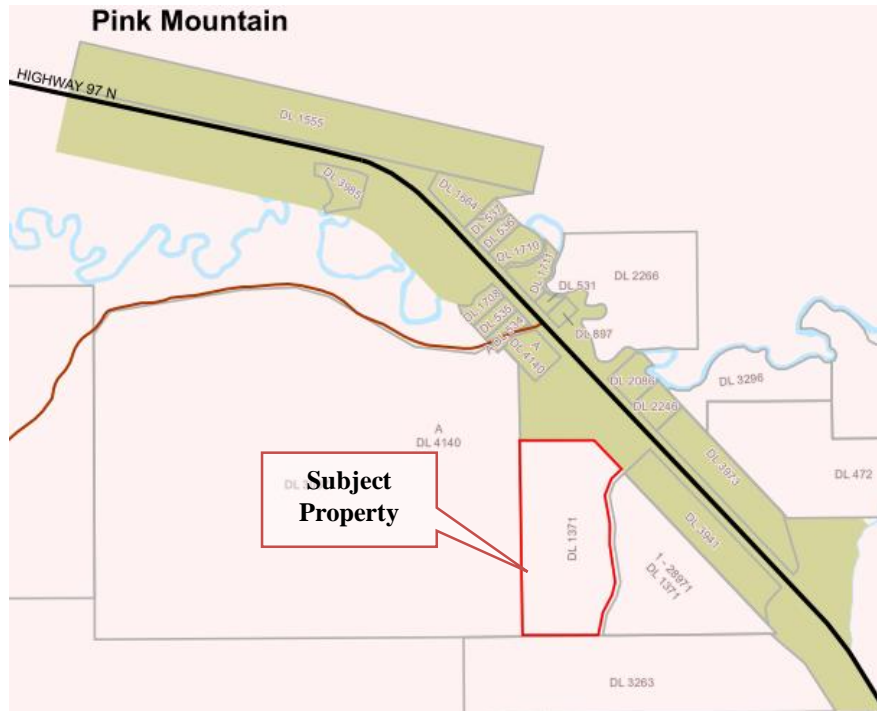
July 25, 2013

TEMPORARY USE PERMIT REPORT – 1374190 ALBERTA LTD

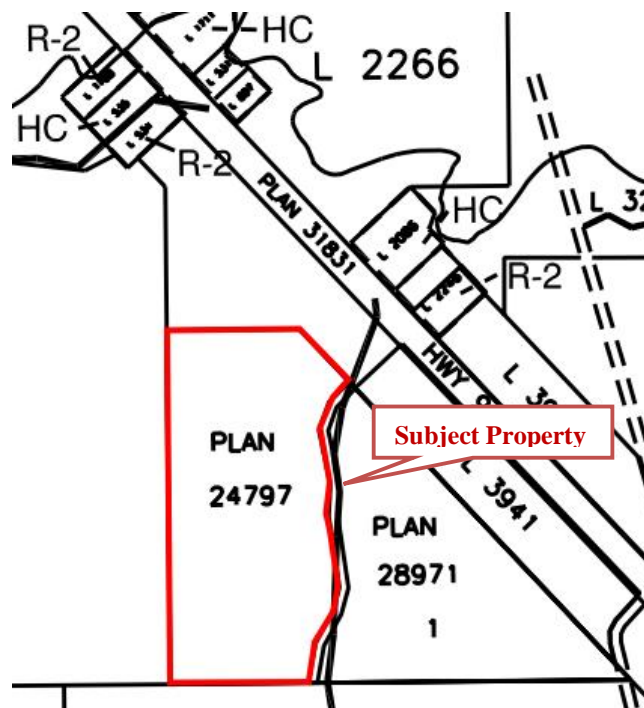
MAPS

FILE No. 085/2013

Rural Official Community Plan (Map 16)



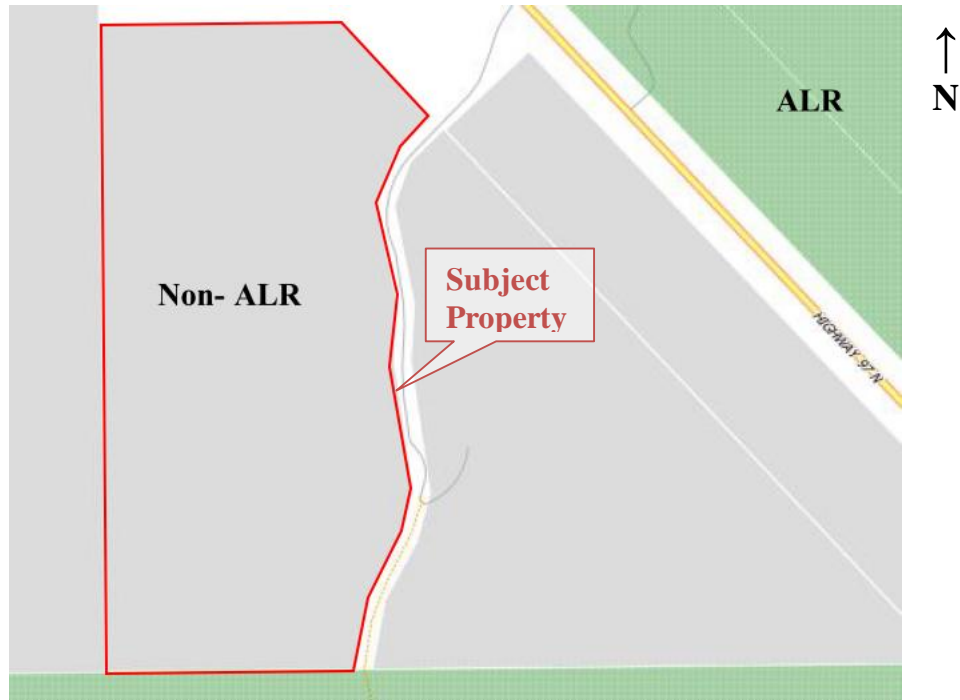
Zoning By-Law 1000, 1996 (Map 15)



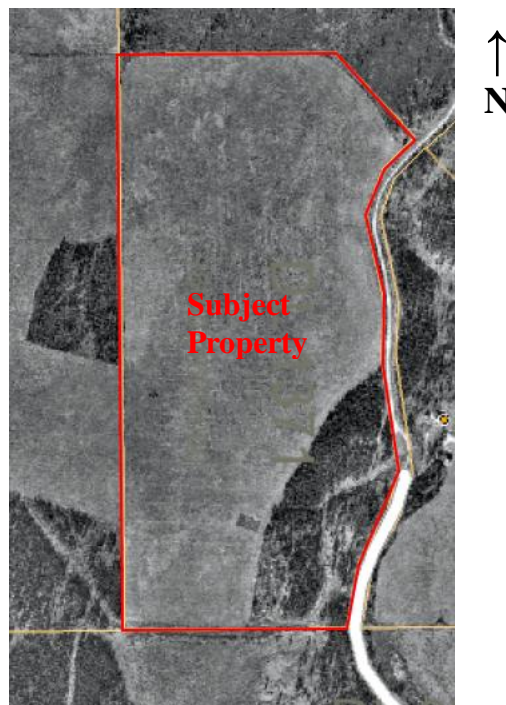
July 25, 2013

MAPS

Agricultural Land Reserve (Map #94G.008)



Air Photo



July 25, 2013

ALBERTA

Box 847 10912 - 100 Ave.
Fairview, AB T0H 1L0
Phone 780.835.2682 Fax 780.835.2140
Toll Free 888.835.6682



ROY NORTHERN
Land and Environmental

BRITISH COLUMBIA

207. 10139 - 100 St.
Fort St. John, BC V1J 3Y6
Phone 250.261.6644 Fax 250.261.6915

4.1

May 16, 2013

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

Attn: Johannes Bendle

Re: Temporary Use Application
Proposed Wildfire Land & Cattle Co. Ltd. Campsite in DL 1371 except Plan 28971
RN File No.: C130471

Dear Mr. Bendle,

Wildfire Land & Cattle Co. Ltd. (Wildfire) would like to submit the attached application for temporary use for a temporary workers camp in DL 1371 except Plan 28971, in the Pink Mountain area.

Please find the following supporting documents enclosed:

- 1.) An Application for Development;
- 2.) A cheque in the amount of \$500 for the application fee;
- 3.) A written authorization by the current landowner (1374190 AB Ltd.) for Wildfire to apply for this temporary use. It is my understanding that Wildfire is currently in the process of acquiring the land subject to this application;
- 4.) A Certificate of Title for the subject property;
- 5.) A Certificate of Change of Name (the proponent recently changed the company name from 0960509 B.C. Ltd. to Wildfire Land & Cattle Co. Ltd.);
- 6.) A supplementary sketch plan (1:10,000 map); and
- 7.) An example layout of the proposed camp.

Please contact the undersigned at (250) 261-6644 or matthias@roynorthernbc.com, should you have any questions or concerns, or if you require any additional information.

Thank you.

Yours truly,

Matthias Loeseke, M.Sc., P.Ag., R.P.Bio.
Environmental Scientist

Enclosures: as stated

WWW.ROYNORTHERN.COM

July 25, 2013


PEACE RIVER REGIONAL DISTRICT


Box 810, 1981 Alaska Avenue,
Dawson Creek, BC V1G 4H8
Telephone: (250) 784.3200
Fax: (250) 784.3201

9505 – 100th Street,
Fort St. John, BC V1J 4N4
Telephone: (250) 785.8084
Fax: (250) 785.1125

Toll Free: 1.800.670.7773

Receipt #: _____

Application for Development

- | 1. | | FEES |
|-------------------------------------|--|------------|
| <input type="checkbox"/> | Official Community Plan Amendment | \$1,000.00 |
| <input type="checkbox"/> | Zoning Amendment | \$ 650.00 |
| <input type="checkbox"/> | Official Community Plan and Zoning Amendment combined | \$1,050.00 |
| <input checked="" type="checkbox"/> | Temporary Use Permit | \$ 350.00 |
| <input type="checkbox"/> | Development Permit | \$ 165.00 |
| <input type="checkbox"/> | Development Variance Permit | \$ 165.00 |
| <input checked="" type="checkbox"/> | Sign requirement [Amended by By-law No. 1898, 2010] | \$ 150.00 |

The applicant, on those parcel(s) subject to an amendment to:

- i) an official community plan and/or zoning by-law;
 - ii) temporary commercial or industrial use permit;
- shall post a development application sign on the subject property, as provided by the Regional District.

A \$150.00 fee will be charged for utilizing the sign and a \$100.00 refund will be issued upon return of the sign to the Regional District.

2. Please print

Property Owner-s Name Wildfire Land & Cattle Co. Ltd.	Authorized Agent of Owner (if applicable): Roy Northern Land and Environmental
Address of Owner RR1 Site 16 Comp 65	Address of Agent 207, 10139 - 100 St
City / Town / Village Fort St. John, BC	City / Town / Village Fort St. John, BC
Postal Code V1J 4M6	Postal Code V1J 3Y6
Telephone Number: (250) 262-8444 Fax Number:	Telephone Number: (250) 261-6644 Fax Number: (250) 261-6915
e-mail address: greg@trackercontracting.com	e-mail address: matthias@roynorthernbc.com

3. Full legal description of each property under application	Area of each lot	
DL 1371 except Plan 28971	45	ha./ acres
		ha. / acres
		ha./ acres
	Total area	ha./ acres

4. Civic address or location of property: DL 1371 except Plan 28971 (within 67-A, 94-G-2)

5. **Particulars of proposed amendment**

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

Official Community Plan (OCP) amendment:
 Existing OCP designation: _____
 Proposed OCP designation _____
 Text amendment: _____

For a Zoning amendment:
 Existing zone: _____
 Proposed zone _____
 Text amendment: _____

Development Variance Permit: - describe proposed variance request:

Temporary Use Permit (describe proposed use):
The proponent would like to construct and operate a temporary workers camp (500 person capacity) on the subject property.

For a Development Permit: By-law No. _____ Section: _____

6. Describe the existing use and buildings on the subject property:
The proposed camp will be set up within DL 1371, with the exact location yet to be determined. The area currently contains a cultivated field. The layout of the camp will closely resemble the example layout attached to this application, with potential minor site-specific adjustments.

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

- a) North Agriculture/Transportation//Oil & Gas
- b) East Agriculture/Transportation//Oil & Gas
- c) South Agriculture/Forestry/Oil & Gas
- d) West Agriculture/Oil & Gas

8. Describe the proposed development of the subject property, attach a separate sheet if necessary:
Construction and operation of a 500 man camp to service the oil and gas industry in the area. Please refer to the attached schematic for the camp layout.

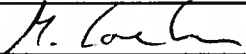
9. Reasons and comments in support of the application, attach a separate sheet if necessary:
The current infrastructure in the Pink Mountain area is insufficient to provide adequate accomodation for workers (expanding industrial activity in the area).

The following information is required. Failure to provide any of the following may delay the application.

1. A copy of the **proof of ownership**. [For example: Certificate of Title or recent Tax Assessment] for the subject property or properties.
2. A **Sketch Plan** of the subject property, showing:
 - the legal boundaries and dimensions of the subject property;
 - boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - the location of permanent buildings and structures on the subject property, with distances to property lines;
 - the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - the location of any existing sewage disposal systems;
 - the location of any existing or proposed water source; and
3. Additional or more detailed information may be requested by the Regional District following review of your application.

If the Regional District believes it to be 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.


I / We hereby declare that the information provided in this application is, to the best of my / our knowledge, true and correct in all respects, and I / we enclose the required fee with this application.

Signature of ^{Agent} Owner/s:	 Roy Northern Land and Environmental
Signature of Owner/s:	
Date:	May 14, 2013

Agent's Authorization

Should the property owners elect to have someone act on their behalf in submission of this application, the following must be signed by all property owners.


I / We <u>Kory Pearson</u> and <u>Greg Wilson</u> hereby authorize
(name) <u>Roy Northern</u> to act on my/our behalf in respect of this application.
Address of agent: 207, 10139 - 100 St., Fort St. John, BC, V1J 3Y6
Telephone: (250) 261-6644 Fax: (250) 261-6915 Email: matthias@roynorthernbc.com



 Signature of Owner/s:

April 30, 2013

 Date



 Signature of Owner/s:

April 30, 2013

 Date

July 25, 2013

Greg Wilson

From: BOOKER <booker@northernenviromats.com>
Sent: May-07-13 3:24 PM
To: Greg Wilson
Subject: DL 1371 Except Plan 28971

Hello Greg,

You have my full permission to do whatever you have to do on District Lot #1371 Except Plan 28971.

If anyone has any questions feel free to contact me anytime.

Thanks

Trevis Booker
1374190 AB Ltd
Box 13
Pink Mountain BC
VOC-2B0
250-321-1364

July 25, 2013

DUPLICATE

4.1

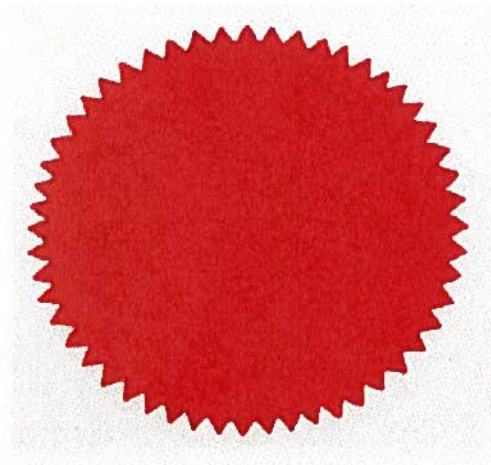
Number: BC0960509



**CERTIFICATE
OF
CHANGE OF NAME**

BUSINESS CORPORATIONS ACT

I Hereby Certify that 0960509 B.C. LTD. changed its name to WILDFIRE LAND & CATTLE CO. LTD. on April 18, 2013 at 11:52 AM Pacific Time.



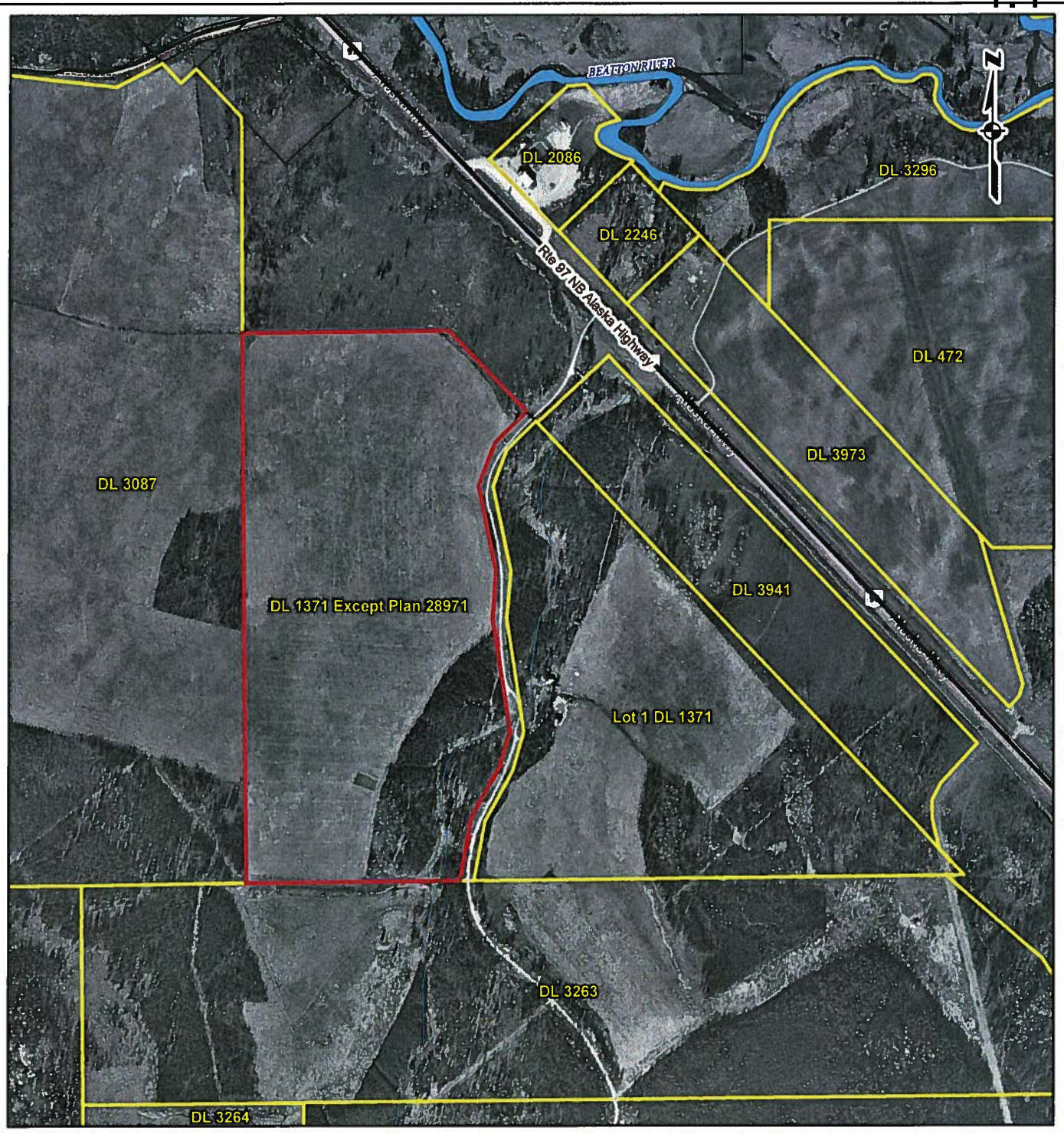
Issued under my hand at Victoria, British Columbia

On April 18, 2013

A handwritten signature in black ink, appearing to read "C. Prest".

CAROL PREST
Registrar of Companies
Province of British Columbia
Canada

July 25, 2013



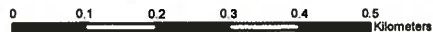

Legend

- Private Land Parcels
- DL 1371 Except Plan 28971
- ~ Stream Network

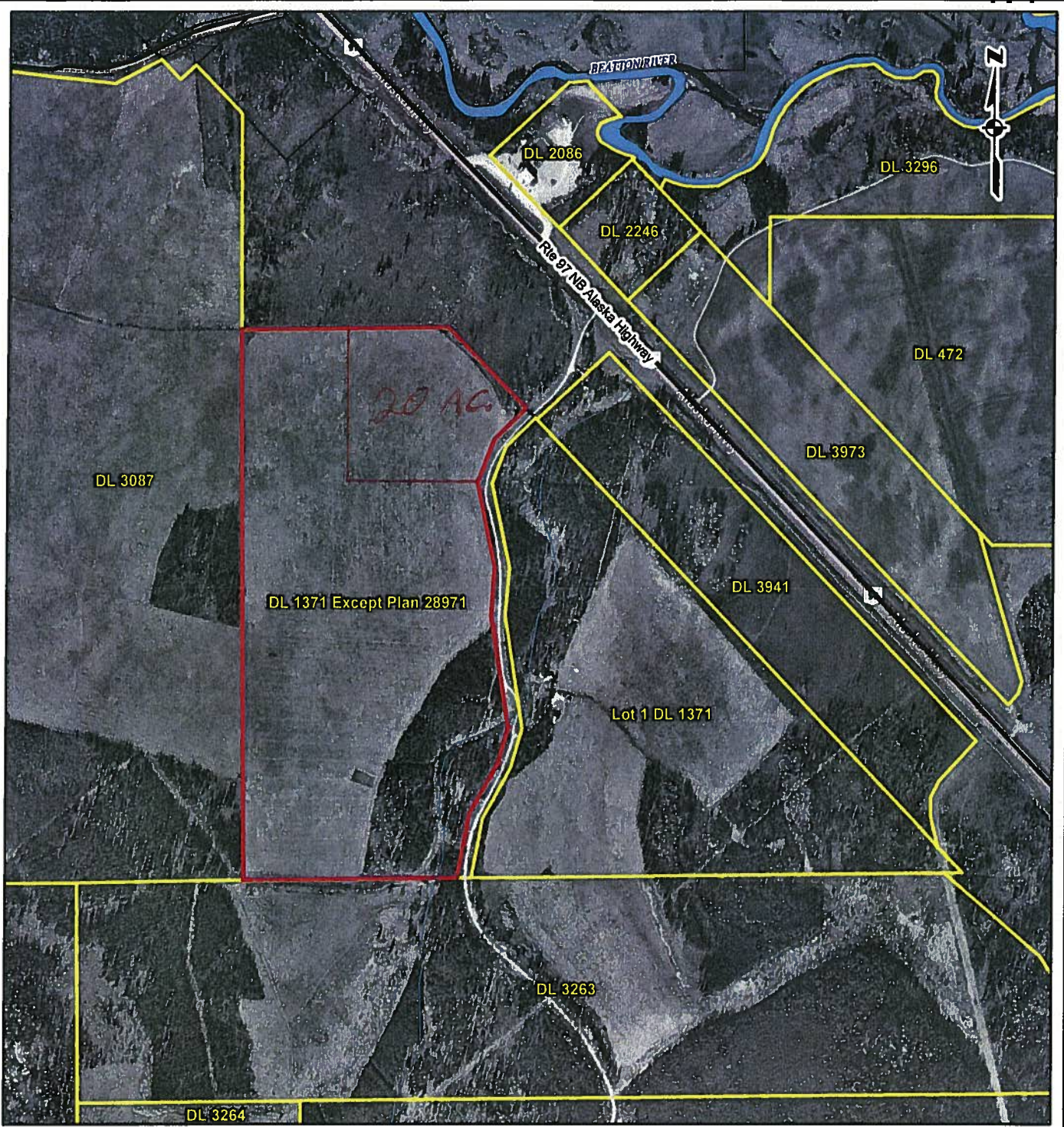
References

Geospatial Data from BC Data Distribution Service.
 Map Projection: UTM Zone 10, NAD 83

July 25, 2013

Client:		Wildfire Land & Cattle Co. Ltd.	
Project/Map Title:		Temporary Use Application Sketch DL 1371 Except Plan 28971	
 <p>Scale: 1:10,000</p>			
GIS:	ML	OGC File #:	n/a
Date:	15 May 2013	EPAASS #:	n/a
Revision:	RD	Client File #:	n/a
RN Project #:	130341	AFE #:	n/a
			Figure 1
		Fort St. John, BC www.roynorthern.com	Phone: 250.281.6644 Fax: 250.281.6915

Path: \\orion\viro\Private Landowners\C130471-Greg Wilson\Pink Mountain\GIS Mapping\C130471.mxd





Legend

- Private Land Parcels
- DL 1371 Except Plan 28971
- ~ Stream Network

References

Geospatial Data from BC Data Distribution Service.
 Map Projection: UTM Zone 10, NAD 83

July 25, 2013

Client:			Wildfire Land & Cattle Co. Ltd.	
Project/Map Title:			Temporary Use Application Sketch DL 1371 Except Plan 28971	
 Scale: 1:10,000				
GIS:	ML	OGC File #:	n/a	
Date:	15 May 2013	EPASS #:	n/a	
Revision:	RO	Client File #:	n/a	
RN Project #:	130341	AFE #:	n/a	
			Figure 1	
		Fort St. John, BC Phone: 250.261.6644 www.roynorthern.com Fax: 250.261.6915		

Path: \\orion\enviro\Private landowners\130471-Creg Wilson Pink Mountain\GIS Mapping C\130471.mxd



4705 - 50th Ave CHETWYND BC VOC 110
 PH: (250)-788-3266 (250) 788-540
 WWW.GRIZZCO.COM

no.	description	date	checked
revisions			

Seal:

Comments:

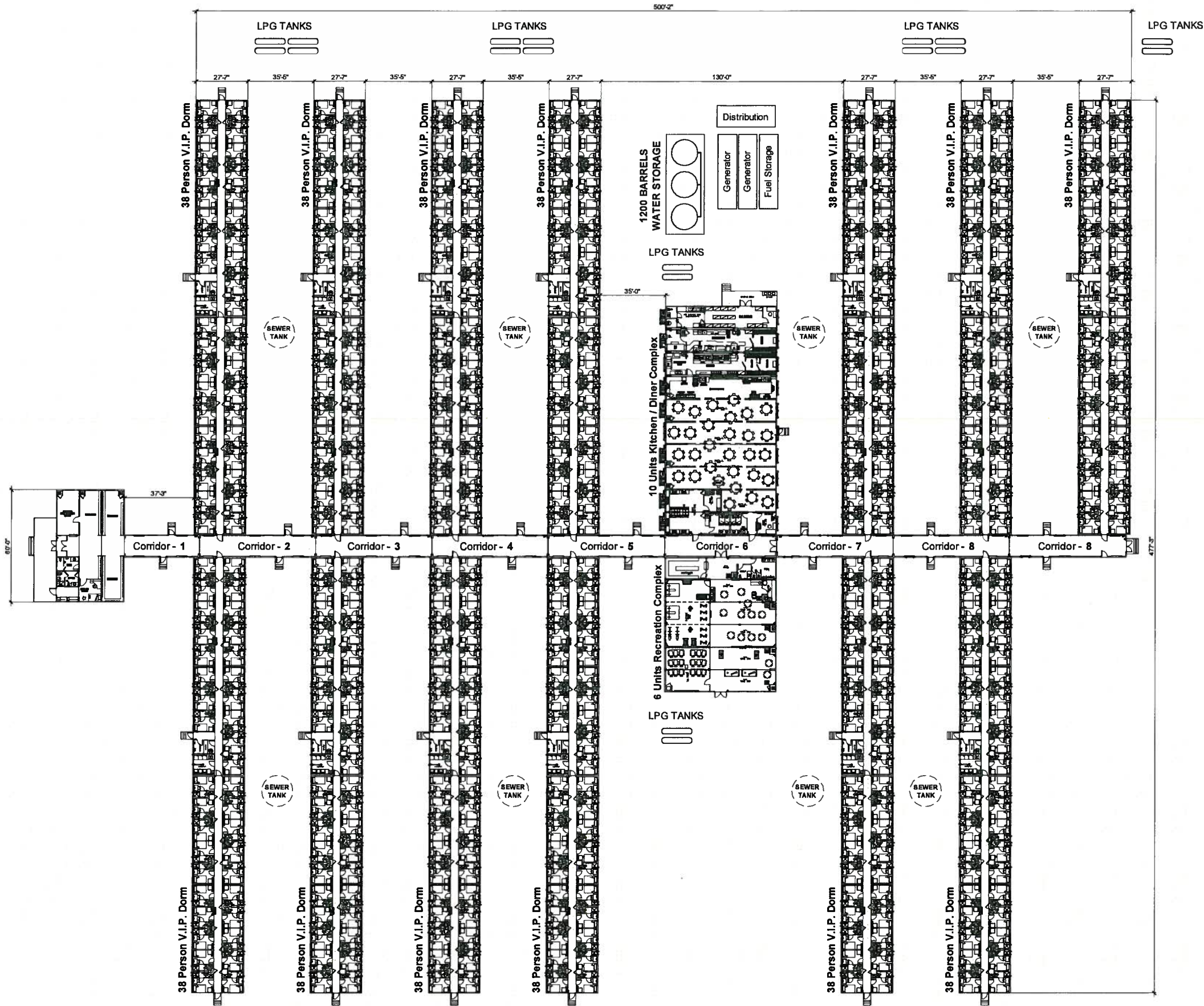
**PROPOSAL
DRAWING**
(for review only)

Client:

Project:
**PROPOSED
 494 BED CAMP
 PINK MOUNTAIN, BC**

Drawing:
CAMP LAYOUT

Date:	11-Apr-13	Drawn By:	B. Lovric
Scale:	AS SHOWN	File:	PROP_13121
Dimensions:	INCHES		
Job:	---		
Program:	AutoCad 2007		
Sheets:	1 of 1		



Plotted: 13-May-13

July 25, 2013

June 26, 2013
RON RONNOR 4.1
PINK MTN. B.C.
VOC 280

Dear Sir,

Johannes Bendke, M.P.L.

North Peace Land use Planner.

I am very concerned about the proposed
500 man camp across the road from me [Lot: 1PL28971
DL: 1371] with regard to noise + air pollution. I am
against the Wildfire Land + Cattle Co. Ltd. putting
a camp there and have people wonder across the
road into my buildings etc.

Ron Ronnor

July 25, 2013



PEACE RIVER REGIONAL DISTRICT

TEMPORARY USE PERMIT NO. 085/2013-TUP

Dated the _____ day of _____ 2013 and issued to:

Land owner

1374190 Alberta Ltd.
Box 13
Pink Mountain, BC V0C 2B0

Applicant

Wildfire Land & Cattle Co. Ltd
RR1 Site 16 Comp 65
Fort St. John, BC V1J 4M6

A.

1. **Properties affected:** District Lot 1371, Peace River District, Except Plan 28971 as indicated in “Schedule A” (as attached to and forming part of this permit)
2. **Official Community Plan:** Rural OCP By-law No. 1940, 2011:
“Agricultural Rural”
3. **Zoning By-law:** Peace River Regional District Zoning By-law No. 1000, 1996:
“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 **July 11, 2016**, 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 purpose in addition to those permitted by the zoning applicable to the property:
 - i) ***Operation of a temporary worker camp with not more than 500 people***
3. The conditions under which the Temporary Use must be carried out 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.
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 by-law and such non-compliance is not specifically permitted by this Temporary Use Permit; other variations which do not substantially alter the work referred to above may be permitted if approved in writing by the Administrator.
5. **THIS IS NOT A BUILDING PERMIT.**

Authorizing Resolution No. _____ passed by the Regional Board this _____ day of _____, 2013.

Fred Banham, CAO

Schedule “A” is attached to and forms part of this Temporary Use Permit.

July 25, 2013

Schedule "A"
 Peace River Regional District
 Temporary Use
 Permit No. 085/2013



File: \\s01\work\Projects\28971\28971\Map\Map\Map.mxd
 Project: 28971
 Date: 2013-07-25 10:00:00 AM
 User: jason.wilson

- Legend**
- Private Land Parcels
 - DL 1371 Except Plan 28971
 - Stream Network

References

Geographic Data from BC Data Distribution Service
 Map Projection: UTM Zone 18, NAD83

Wildfire Land & Cattle Co. Ltd.			
Project/Map Title: Temporary Use Application Sketch DL 1371 Except Plan 28971			
 Scale: 1:5,000			
Job #: Date: Revision: Job Project #	Job #: Date: Revision: Job Project #	Order File #: SPAM #: DL #/Plan #: Job #	Figure 1
		5750 Lakeshore Blvd. West Vancouver, BC V6P 6G6 Phone: 604-271-8888 Fax: 604-271-8888	

District Lot 1371, Peace River District, Except Plan 28971
July 25, 2013



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
Temporary Use Permit
FILE NO. 086/2013

4.2
Part 26 Participants.
Includes all except
District of Tumbler
Ridge.

OWNER: Wildfire Land & Cattle Co. Ltd
AGENT: Roy Northern Land and Environmental
AREA: Electoral Area B
LEGAL: NE ¼ of District Lot 41, Peace River District
LOT SIZE: 65 ha (161 ac)
LOCATION: Gundy Creek Road, west of Wonowon

DATE: July 2, 2013

PROPOSAL

To operate a 500 person temporary work camp to service petroleum industry workers working on oil & gas projects in the area.

RECOMMENDATION: OPTION 1

THAT the Regional Board support and authorize the issuance of a Temporary Use Permit for a three year term for the purpose of operating a work camp to house up to 500 petroleum industry employees.

OPTIONS

- OPTION 1: THAT the Regional Board support and authorize the issuance of a Temporary Use Permit for a three year term for the purpose of operating a work camp to house up to 500 petroleum industry employees.
- OPTION 2: THAT the Regional Board refuse the application for a Temporary Use Permit.

LAND USE POLICIES AND REGULATIONS

OFFICIAL COMMUNITY PLAN (OCP): Agricultural Rural, Rural OCP By-law No. 1940, 2011
ZONING: A-2 (Large Agricultural Holdings Zone), Zoning By-law No. 1000, 1996
AGRICULTURAL LAND RESERVE (ALR): Partially within
BUILDING INSPECTION AREA: Within
COMPREHENSIVE DEVELOPMENT AREA: NA

SITE CONTEXT

The subject property is located west of Wonowon on the Gundy Creek Road. Properties in the area are designated agriculture and land uses in the area are ranching, forestry and oil and gas.

SITE FEATURES

LAND: The subject property currently contains a cultivated field and some cleared land which is showing some tree regrowth.
STRUCTURES: There have been no permanent structures identified on this property.
ACCESS: Access to the subject property is from Gundy Creek Road.
SOIL RATING: The subject property has a CLI soil rating of 5cw and 4⁶w 3⁴c. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices. Subclass c denotes adverse climate and subclass w denotes excess water.

Bruce Simard

Department Head

Jack Beaton

CAO

FIRE: The subject property is not within any Rural Fire Protection Area.

COMMENTS AND OBSERVATIONS

PROPOSAL: The proposed project is the construction and operation of a 500 person temporary work camp to service petroleum industry workers working on oil & gas projects in the area.

ALR: The subject property is partially within the Agricultural Land Reserve; however, the proposed Temporary Use area is located outside the Agricultural Land Reserve. Therefore, this proposal does NOT require Agricultural Land Commission (ALC) approval.

OCP: Rural OCP By-law No. 1940, 2011, designates the subject property as “Agricultural Rural”. Section 18, Policy 1 states: “Pursuant to the Local Government Act, the entire Rural OCP area is designated as an area where temporary uses may be allowed.” Policy 2 states: “The intent of temporary permits is to accommodate a time-limited use”. Therefore, this proposal is supported by the OCP.

ZONING: PRRD Zoning By-law No. 1000, 1996 zones the subject property as A-2 (Large Agricultural Holdings Zone), wherein a work camp of more than 30 people is NOT permitted. Therefore, the proposal does not conform to Zoning and requires a Temporary Use Permit. However, as the applicant is applying for a Temporary Use Permit to accommodate the proposed use this proposal will NOT require an amendment to the Zoning By-law.

NOTIFICATION

Pursuant to Section 921 of the *Local Government Act*, public notification was mailed to all landowners within 1,500 meters of the subject property on June 28th, 2013 and advertised in the *North East News* on July 4th, 2013. No written comments have been received as of the date of this report.

MUNICIPAL AND AGENCY COMMENTS

Ministry of Transportation & Infrastructure: The Ministry has no concerns regarding the Temporary use permit proposal for temporary work camp on portion of NE ¼ DL 41 located on unmaintained Gundy road as submitted.

IMPACT ANALYSIS

AGRICULTURE: This proposal may affect the agricultural potential of the subject property by reducing its farmable area and taking a portion of the cultivated field out of production.

CONTEXT: The proposal is unlikely to increase potential for conflict in the area because of the remoteness of the subject camp the fact that the camp will be located on a large parcel and is surrounded by other large parcels. The proposal would provide local accommodation that would enable workers to live near their remote job locations.

POPULATION: This proposal will increase the temporary population by up to 500 people.

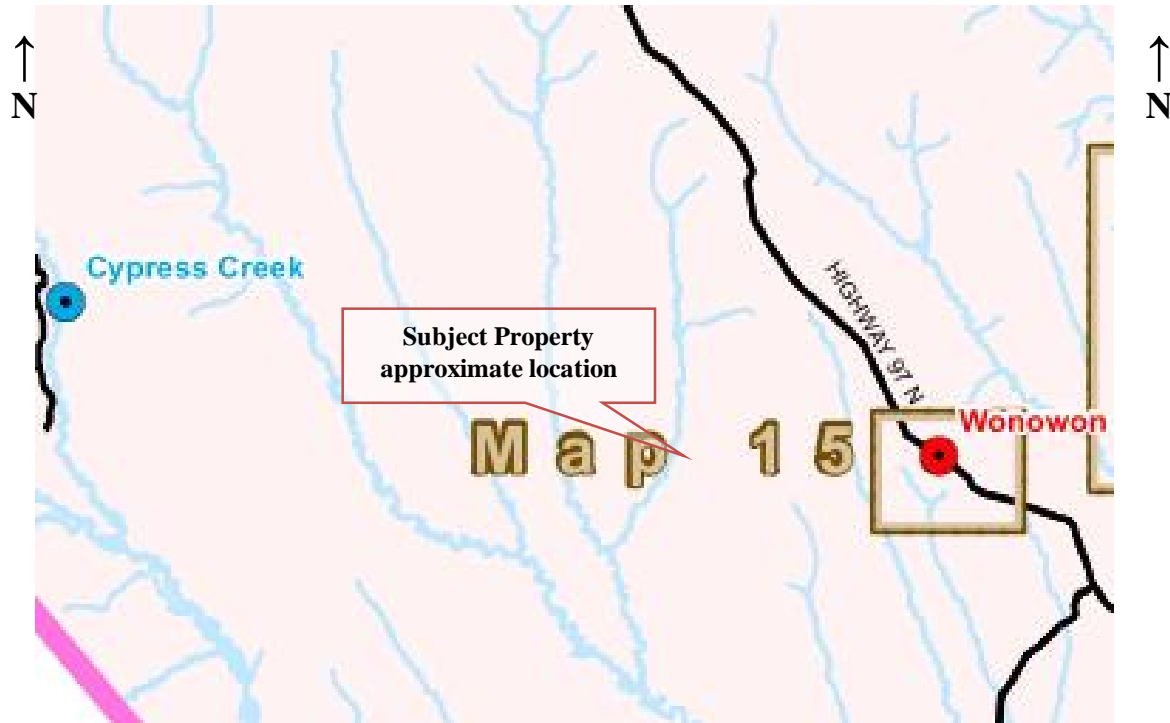
TRAFFIC: The proposal would provide local accommodation that would enable workers to live near their remote job locations. The reduced number of work commutes would likely decrease traffic in the area.

July 25, 2013

MAPS

FILE NO. 086/2013

Rural Official Community Plan (Index Map)



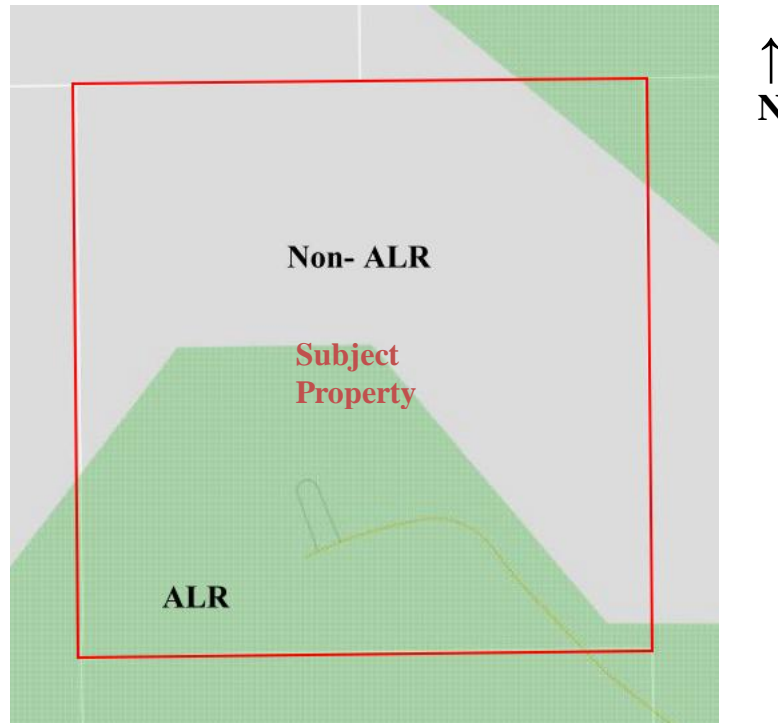
Zoning By-Law 1000, 1996 (Index Map)

Note: there is no zoning by-law map for the subject property; however, as per the Zoning By-law all areas not identified shall be considered to have zoning designation of A-2.

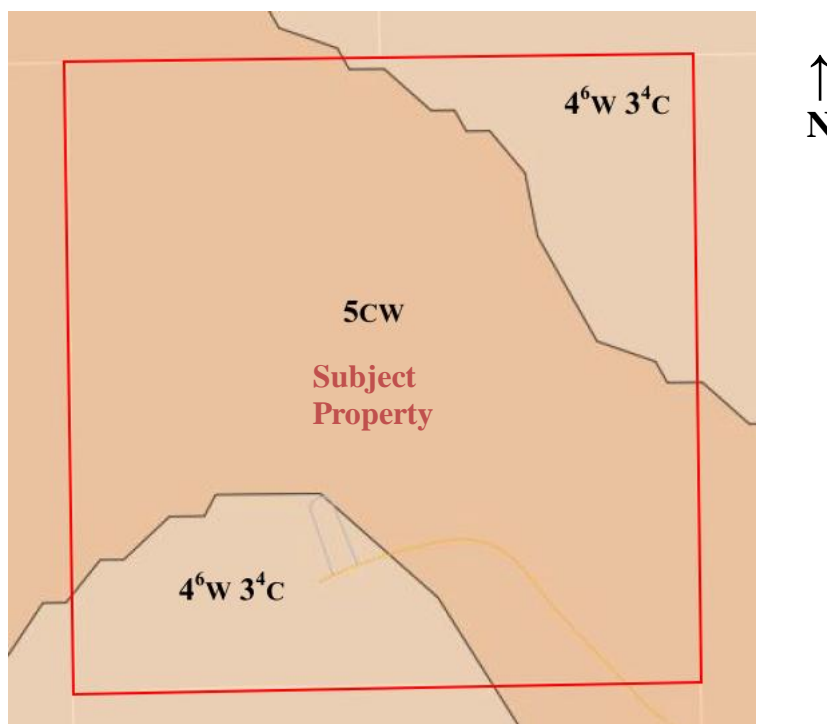
July 25, 2013

MAPS

Agricultural Land Reserve (Map #94B.080)



CLI-Soil Classification (Map #94B-09)



July 25, 2013

ALBERTA

Box 847 10912 - 100 Ave.
Fairview, AB T0H 1L0
Phone 780.835.2682 Fax 780.835.2140
Toll Free 888.835.6682

May 16, 2013



ROYNORTHERN
Land and Environmental

BRITISH COLUMBIA

207, 10139 - 100 St.
Fort St. John, BC V1J 3Y6
Phone 250.261.6644 Fax 250.261.6915

4.2

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

Attn: Johannes Bendle

Re: Temporary Use Application
Proposed Wildfire Land & Cattle Co. Ltd. Campsite in NE of DL 41, PRRD
RN File No.: C130470

Dear Mr. Bendle,

Wildfire Land & Cattle Co. Ltd. would like to submit the attached application for temporary use for a temporary workers camp in the NE of DL 41, in the Gundy Creek area.

Please find the following supporting documents enclosed:

- 1.) An Application for Development;
- 2.) A cheque in the amount of \$500 for the application fee;
- 3.) A Certificate of Title for the subject property;
- 4.) A Certificate of Change of Name (the proponent recently changed the company name from 0960509 B.C. Ltd. to Wildfire Land & Cattle Co. Ltd.);
- 5.) A supplementary sketch plan (1:10,000 map);
- 6.) An example layout of the proposed camp

Please contact the undersigned at (250) 261-6644 or matthias@roynorthernbc.com, should you have any questions or concerns, or if you require any additional information.

Thank you.

Yours truly,

Matthias Loeseken, M.Sc., P.Ag., R.P.Bio.
Environmental Scientist

Enclosures: as stated



PEACE RIVER REGIONAL DISTRICT



Box 810, 1981 Alaska Avenue, Dawson Creek, BC V1G 4H8 Telephone: (250) 784.3200 Fax: (250) 784.3201	9505 – 100 th Street Fort St. John, BC V1J 4N4 Telephone: (250) 785.8084 Fax: (250) 785.1125
Toll Free: 1.800.670.7773	

Receipt #: _____

Application for Development

1.		FEES
<input type="checkbox"/>	Official Community Plan Amendment	\$1,000.00
<input type="checkbox"/>	Zoning Amendment	\$ 650.00
<input type="checkbox"/>	Official Community Plan and Zoning Amendment combined	\$1,050.00
<input checked="" type="checkbox"/>	Temporary Use Permit	\$ 350.00
<input type="checkbox"/>	Development Permit	\$ 165.00
<input type="checkbox"/>	Development Variance Permit	\$ 165.00
<input checked="" type="checkbox"/>	Sign requirement [Amended by By-law No. 1898, 2010]	\$ 150.00

The applicant, on those parcel(s) subject to an amendment to:

- i) an official community plan and/or zoning by-law;
- ii) temporary commercial or industrial use permit;

shall post a development application sign on the subject property, as provided by the Regional District.

A \$150.00 fee will be charged for utilizing the sign and a \$100.00 refund will be issued upon return of the sign to the Regional District.

2. Please print

Property Owner-s Name Wildfire Land & Cattle Co. Ltd.	Authorized Agent of Owner (if applicable): Roy Northern Land and Environmental
Address of Owner RR1 Site 16 Comp 65	Address of Agent 207, 10139 - 100 St
City / Town / Village Fort St. John, BC	City / Town / Village Fort St. John, BC
Postal Code V1J 4M6	Postal Code V1J 3Y6
Telephone Number: (250) 262-8444 Fax Number:	Telephone Number: (250) 261-6644 Fax Number: (250) 261-6915
e-mail address: greg@trackercontracting.com	e-mail address: matthias@roynorthernbc.com

3. Full legal description of each property under application	Area of each lot	
NE 1/4 of DL 41 PRRD (PID 014-746-701)	65	ha./ acres
		ha. / acres
		ha./ acres
	Total area	ha./ acres

4. Civic address or location of property: NE 1/4 of DL 41 PRRD (within Units 74-76 & 84-86, Block I, 94-B-9)

5. **Particulars of proposed amendment**

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

Official Community Plan (OCP) amendment:
 Existing OCP designation: _____
 Proposed OCP designation _____
 Text amendment: _____

For a Zoning amendment:
 Existing zone: _____
 Proposed zone _____
 Text amendment: _____

Development Variance Permit: - describe proposed variance request:

Temporary Use Permit (describe proposed use):
The proponent would like to construct and operate a temporary workers camp
(500 person capacity) on a 25 acre portion of the subject property.

For a Development Permit: By-law No. _____ Section: _____

6. Describe the existing use and buildings on the subject property:
The proposed camp will be set up in an 25 acre (10 ha) area within 84-I, 94-B-9. This area
currently contains a cultivated field and some cleared land, which is showing some tree
regrowth.

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

a) North Ranching/Forestry/Oil & Gas
 b) East Ranching/Forestry/Oil & Gas
 c) South Ranching/Forestry/Oil & Gas
 d) West Ranching/Forestry/Oil & Gas

8. Describe the proposed development of the subject property, attach a separate sheet if necessary:
Construction and operation of a 500 man camp to service the oil and gas industry in the area.
Please refer to the attached schematic for the camp layout.

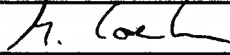
9. Reasons and comments in support of the application, attach a separate sheet if necessary:
The current infrastructure in the Gundy Creek area is insufficient to provide adequate accomodation for workers (expanding industrial activity in the area).

The following information is required. Failure to provide any of the following may delay the application.

1. A copy of the proof of ownership. [For example: Certificate of Title or recent Tax Assessment] for the subject property or properties.
2. A Sketch Plan of the subject property, showing:
 - the legal boundaries and dimensions of the subject property;
 - boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - the location of permanent buildings and structures on the subject property, with distances to property lines;
 - the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - the location of any existing sewage disposal systems;
 - the location of any existing or proposed water source; and
3. Additional or more detailed information may be requested by the Regional District following review of your application.

If the Regional District believes it to be 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.

I / We hereby declare that the information provided in this application is, to the best of my / our knowledge, true and correct in all respects, and I / we enclose the required fee with this application.

Signature of ^{Agent} Owners:	 Roy Northern Land and Environmental
Signature of Owner/s:	
Date:	May 14, 2013

Agents Authorization


Should the property owners elect to have someone act on their behalf in submission of this application, the following must be signed by all property owners.

I / We <u>Kory Pearson</u> and <u>Greg Wilson</u> hereby authorize
(name) <u>Roy Northern</u> to act on my/our behalf in respect of this application.
Address of agent: 207, 10139 - 100 St., Fort St. John, BC, V1J 3Y6
Telephone: (250) 261-6644 Fax (250) 261-6915 Email: matthias@roynorthernbc.com


 Signature of Owner/s:

April 30, 2013

Date


 Signature of Owner/s:

April 30, 2013

Date

July 25, 2013

DUPLICATE

4.2

Number: BC0960509



CERTIFICATE OF CHANGE OF NAME

BUSINESS CORPORATIONS ACT

I Hereby Certify that 0960509 B.C. LTD. changed its name to WILDFIRE LAND & CATTLE CO. LTD. on April 18, 2013 at 11:52 AM Pacific Time.

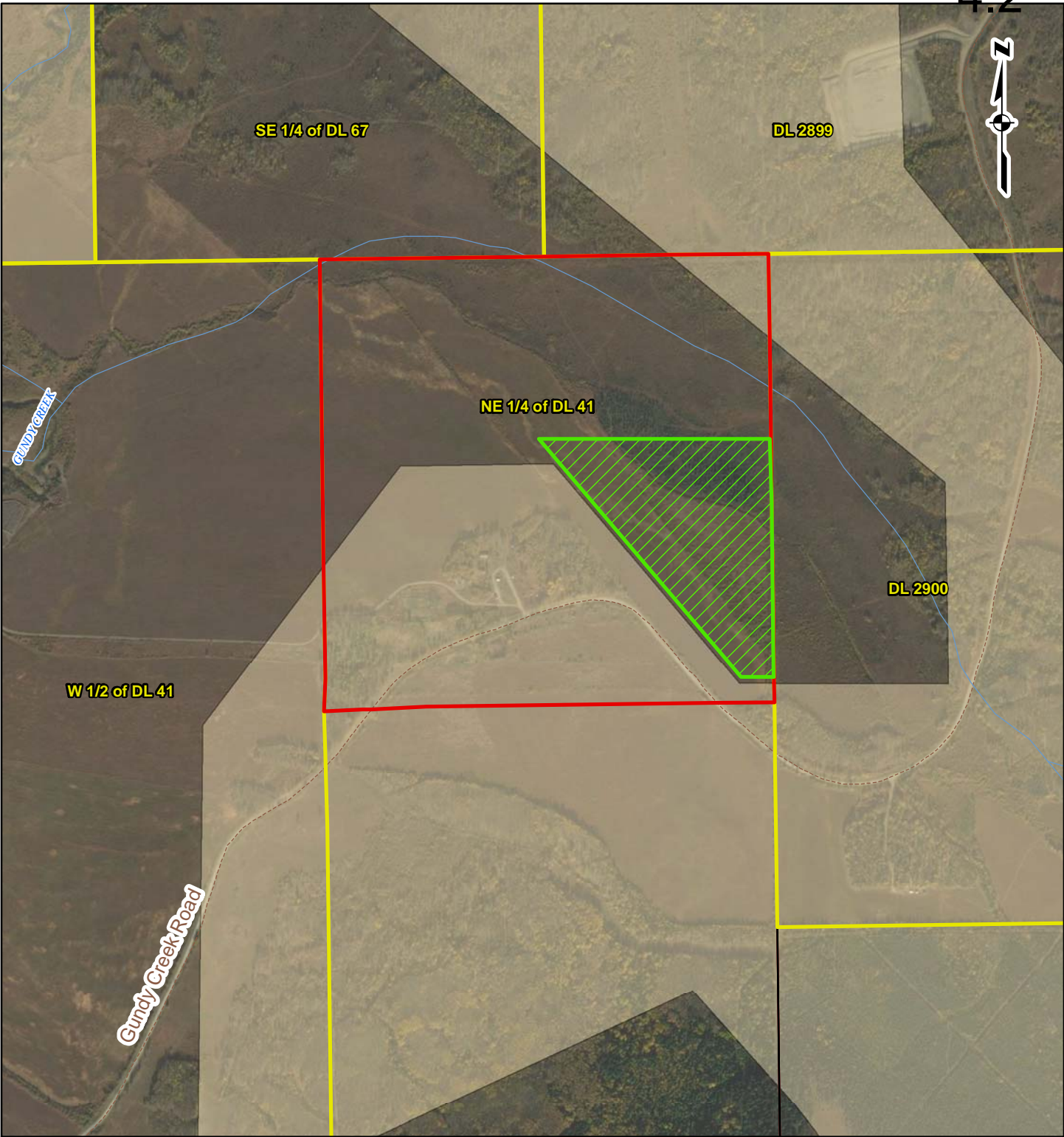


*Issued under my hand at Victoria, British Columbia
On April 18, 2013*

A handwritten signature in black ink, appearing to read "Carol Prest".

CAROL PREST
Registrar of Companies
Province of British Columbia
Canada

July 25, 2013



Legend

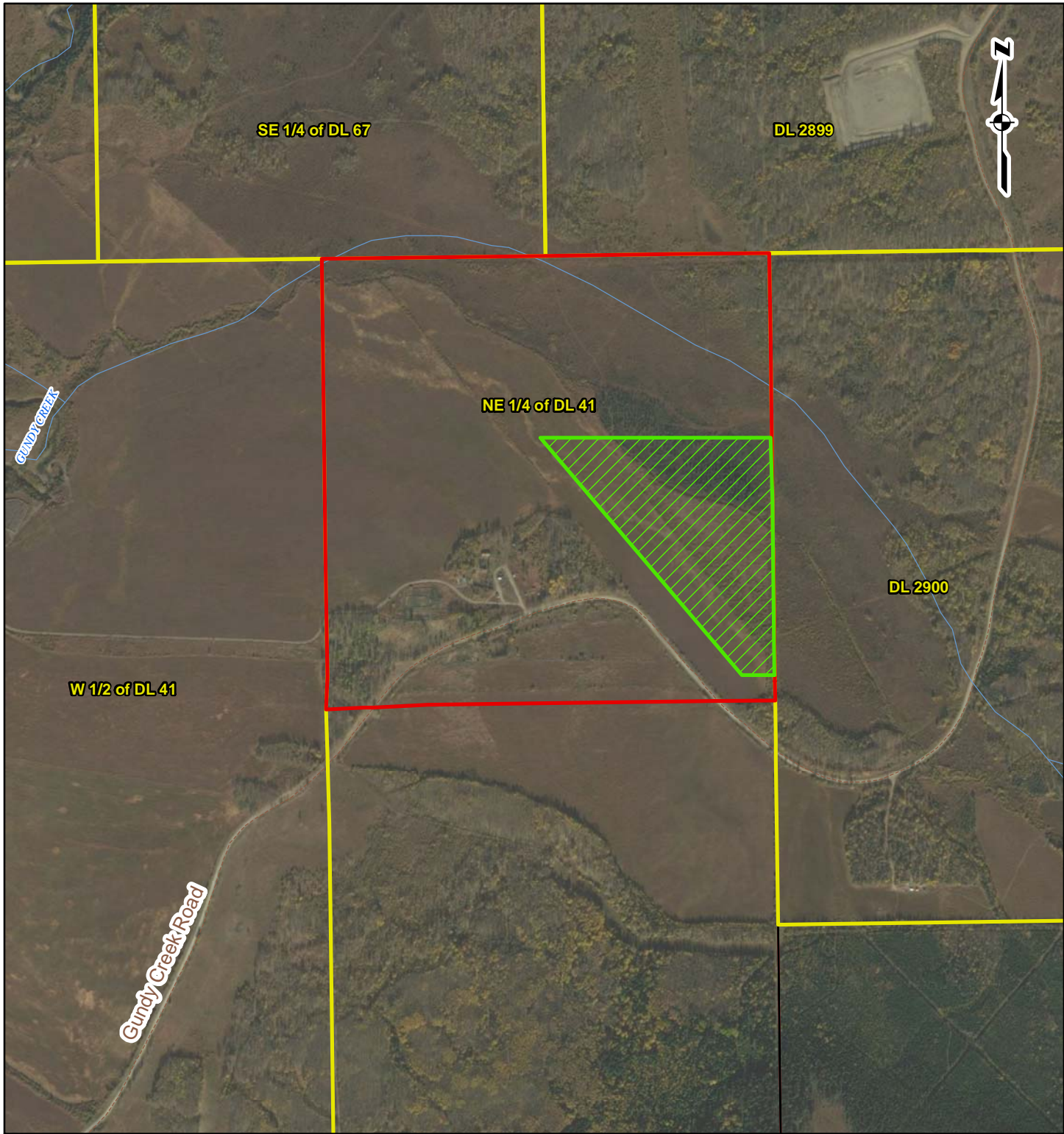
- Campsite (25 Acres)
- Private Land Parcels
- NE 1/4 of District Lot 41
- Agricultural Land Reserve
- Stream Network

References





Geospatial Data from BC Data Distribution Service.
 Map Projection: UTM Zone 10, NAD 83

July 25, 2013

Client: Wildfire Land & Cattle Co. Ltd.			
Project/Map Title: Temporary Use Application Sketch NE 1/4 of District Lot 41 (PRRD) with ALR Overlay			
<p>Scale: 1:10,000</p>			
GIS: ML/AL	OGC File #: n/a	Figure 2	
Date: 15 May 2013	EPASS #: n/a		
Revision: R1	Client File #: n/a		
RN Project #: 130340	AFE #: n/a	<p style="font-size: small; margin: 0;">Fort St. John, BC Phone: 250.261.6644 www.roynorthern.com Fax: 250.261.6915</p>	



Legend

-  Campsite (25 Acres)
-  Private Land Parcels
-  NE 1/4 of District Lot 41
-  Stream Network

References

Geospatial Data from BC Data Distribution Service.
Map Projection: UTM Zone 10, NAD 83

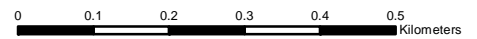
July 25, 2013

Client:

Wildfire Land & Cattle Co. Ltd.

Project/Map Title:

**Temporary Use Application Sketch
NE 1/4 of District Lot 41 (PRRD)**



Scale: 1:10,000

GIS:	ML/AL	OGC File #:	n/a
Date:	15 May 2013	EPASS #:	n/a
Revision:	R1	Client File #:	n/a
RN Project #:	130340	AFE #:	n/a

Figure 1



Fort St. John, BC Phone: 250.261.6644
www.roynorthern.com Fax: 250.261.6915



PEACE RIVER REGIONAL DISTRICT 4.2

TEMPORARY USE PERMIT NO. 086/2013-TUP

Dated the _____ day of _____ 2013 and issued to:

Land owner

Wildfire Land & Cattle Co. Ltd.
RR1 Site 16 Comp 65
Fort St. John, BC V1J 4M6

A.

- 1. **Properties affected:** NE ¼ of District Lot 41, Peace River District as indicated in “Schedule A” (as attached to and forming part of this permit)
- 2. **Official Community Plan:** Rural OCP By-law No. 1940, 2011: “Agricultural Rural”
- 3. **Zoning By-law:** Peace River Regional District Zoning By-law No. 1000, 1996: “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 **July 11, 2016**, 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 purpose in addition to those permitted by the zoning applicable to the property:
 - i) ***Operation of a temporary worker camp with not more than 500 people***
- 3. The conditions under which the Temporary Use must be carried out 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.
- 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 by-law and such non-compliance is not specifically permitted by this Temporary Use Permit; other variations which do not substantially alter the work referred to above may be permitted if approved in writing by the Administrator.
- 5. **THIS IS NOT A BUILDING PERMIT.**

Authorizing Resolution No. _____ passed by the Regional Board this _____ day of _____, 2013.

Fred Banham, CAO

Schedule “A” is attached to and forms part of this Temporary Use Permit.

July 25, 2013

Schedule "A"
 Peace River Regional District
 Temporary Use
 Permit No. 086/2013

4.2



Data: \srs\arcgis\arcgisserver\0134474-0000\server-1\00-00000\mapping\0134474-0000\server-1.mxd

Legend

- Computer (35 Acres)
- Private Land Parcels
- NE 1/4 of District Lot 41
- Stream Network

References

Geospatial Data from BC Data Distribution Service.
 Map Projection: UTM Zone 18, NAD 83

Wildfire Land & Cattle Co. Ltd.

Project/Map Title:
**Temporary Use Application Sketch
 NE 1/4 of District Lot 41 (PRRD)**

Scale: 1:10,000

DATE 086	MUN. 18 May 2013	CADD FILE# 0100014	JOB N/A
PROJECT 086	BY 000000	CADD FILE# 010	JOB N/A
DATE 086	BY 000000	CADD FILE# 010	JOB N/A

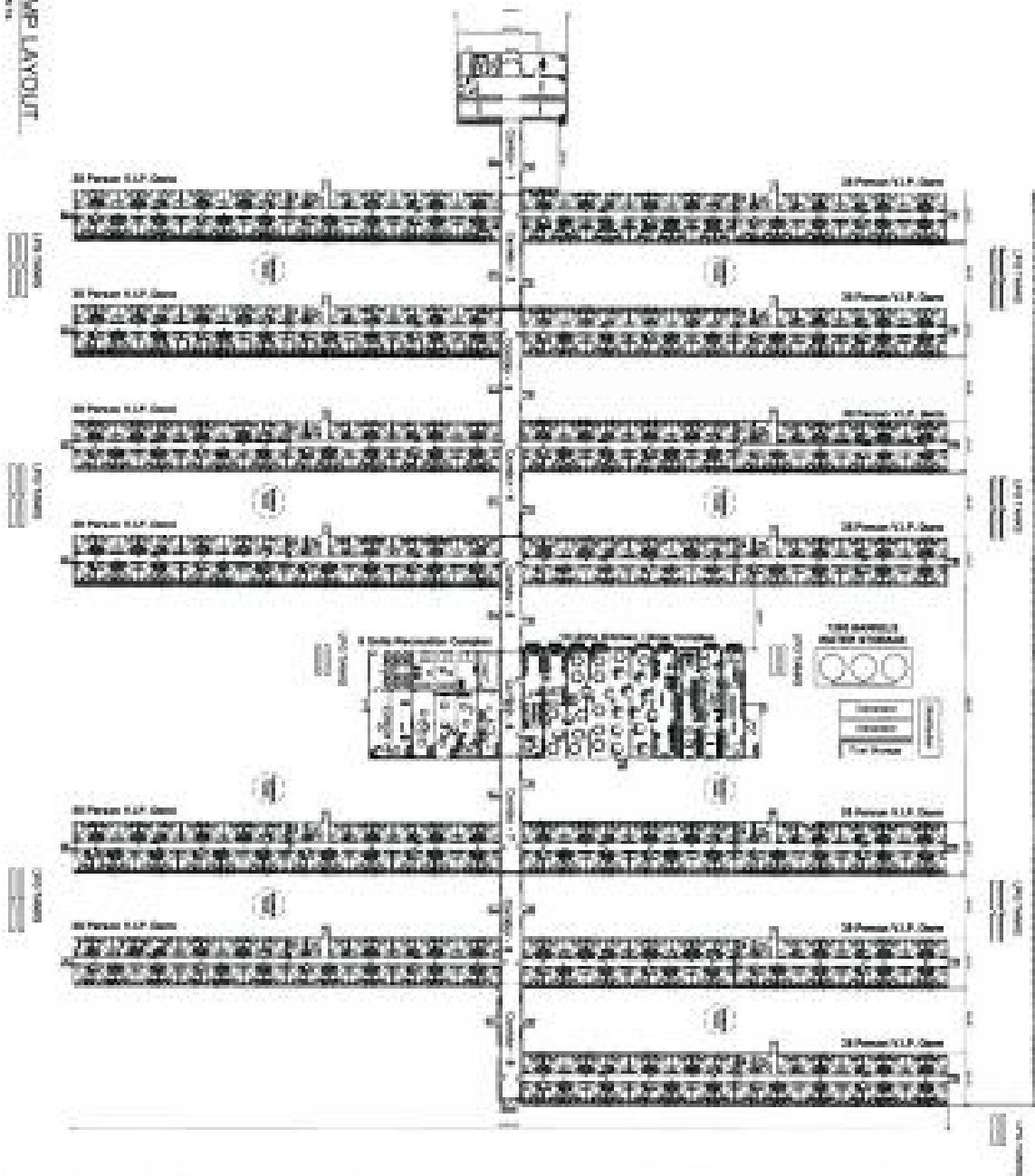
Figure 1

ROYNORTHERN
 PROFESSIONAL LTD.

For G. Jones, Inc. Phone: 250-263-8844
 www.roynorthern.com Fax: 250-263-8845

NE 1/4 of District Lot 41, Peace River District
July 25, 2013
 Page 2 of 3

CAMP LAYOUT



<p>Grizzco CAMP EQUIPMENT SUPPLY</p>	<p>4501 S. 200th Ave. #100, Suite 100 Tukwila, WA 98162 (206) 835-1000 WWW.GRIZZCO.COM</p>
	<p>PROPOSED FOR BED CAMP FISH LAKE, MOUNTAIN, DC</p>
<p>CAMP LAYOUT</p>	<p>DATE: 07/25/13 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature]</p>
<p>SD-1</p>	<p>PROPOSED (for review only)</p>

July 25, 2013



Peace River Regional District REPORT

To: Chair and Directors, Committee of the Whole

Date: July 15, 2013

From: Jo-Anne Frank, Corporate Officer

Subject: Worker Camps Report prepared by W. Beamish Consulting Ltd.

RECOMMENDATION(S):

That Committee consider the attached recommendations from the report presented by W. Beamish Consulting Ltd. titled, "Policy, Communications, Capacity: A Time to Lead" and provide the Board with any recommendations it may have.

BACKGROUND/RATIONALE:

At its July 11, 2013 meeting, the Board resolved:

"That a Board Committee of the Whole Meeting be scheduled on July 25, 2013 at 10:00 a.m. for the purpose of further reviewing the report prepared by W. Beamish Consulting Ltd. regarding worker camps;"

Attached, for the Board's further consideration, are the recommendations and Executive Summary that were included in the above noted report.

STRATEGIC PLAN RELEVANCE:

2013 Strategic Priorities Chart – Corporate Priority #2

FINANCIAL CONSIDERATION(S): None

COMMUNICATIONS CONSIDERATION(S): None

OTHER CONSIDERATION(S): None

Staff Initials:

Dept. Head: *Joanne Frank*
July 25, 2013

CAO: *Sharon Eden* Page 1 of 1

Recommendations for the PRRD

Based on the literature review, interviews and analysis of results, the following recommendations are offered for consideration by the PRRD Board:

1. *That the PRRD, in concert with other agencies and local governments in the Peace river area, convene a meeting to explore opportunities for tracking and sharing information about work camps, and major projects, development of a common information database; and the financial means required to establish and maintain an effective system.*
2. *That the PRRD consider amending the Zoning Bylaws to include:*
 - i) *Definition of industrial Camp (legislated definition provided by BC Health Act)*
 - ii) *Definition of open or commercial camps*
 - iii) *Establish a setback of 1 km for camps to be located from any residential structure on adjoining properties*
 - iv) *Night-sky friendly lighting*
 - v) *Provisions to buffer noise*
 - vi) *Provisions for dust management*
3. *That the PRRD Building Bylaw be amended to include*
 - i) *Provision for engineer certification with respect to long term industrial camps*
 - ii) *Exclusion for short-term camps (less than five months).*
 - iii) *Requirement that long term (five months or longer) and open camps be permitted and inspected.*
4. *That the PRRD consider implementing a development permit process for major projects that requires the proponent to identify community impacts and benefits, and to provide reason why workers should not be located within the nearest municipality*
5. *That the PRRD refer all applications for long term and open camps to the nearest municipality and other agencies for comment prior to approving permits.*
6. *That the PRRD lobby the provincial government to undertake a comprehensive study of the economic and social impacts of worker camps and industrial development on communities, people and services in the Peace River area to ensure that provincial agencies have the resources and capacity to effectively achieve their legislative mandates to inspect and ensure compliance with legislation.*

Building a pro-active, region-wide response

4.3

Recommendations that include, but extend beyond, the PRRD

7. *Develop a region-wide mechanism to track the number of transient workers.*
8. *Undertake a social impact assessment for the region to gather detailed primary data on the impacts of the transient workforce and work camps.*
9. *Building on the social impact assessment, undertake a region-wide social plan to inform and assist local agencies, the province and industry, of strategic collaborative next steps.*
10. *Integrate the region-wide social plan into Official Community Plans and region-wide planning efforts.*
11. *Ensure that environmental assessments for major projects include a detailed assessment of community impacts (social, health, economic etc.), including cumulative effects vis-à-vis other project planned for, or occurring within, the same geographic area (within 250 km) and require proponents to include a plan that shows where and how workers will be housed and where long term operational employees will be housed on completion of project construction.*

July 25, 2013

EXECUTIVE SUMMARY:

4.3

This scoping study was conducted on behalf of the Peace River Regional District (PRRD) to gain understanding about the benefits and impacts of industrial work camps and the transient work force in the region, and to assist the PRRD in determining their role and responsibilities in responding in the best interest of their communities.

Policy, Communications, Capacity: A Time to Lead is a preliminary study that involved a review of literature and regulations associated with work camps, as well as interviews with local government, provincial agencies and industry representatives. The results reveal that no single agency has a full understanding of the work camp locations, size, and impacts on communities. It is clear that industrial work camps in the Peace Region exist in a policy and leadership vacuum.

The region is poised to see a significant rise in the population of transient workers and the number of work camps if proposed projects move forward. There is a need for information sharing and collaboration across the regulatory agencies, an ongoing means to have an accurate count of transient workers in the region and their locations, and a social impact assessment and plan for mitigating impacts in communities.

Without proactive new structures for gathering data and working together there are potentially serious consequences for rural and urban land use planning, community social planning, as well as emergency planning and response. Without the whole picture it is also difficult to advocate, act and monitor change in the region. Our conclusions suggest that removing these barriers to the creation of strategic policy, collaborative action, and filling the gaps in understanding and data, may go a long way to ensuring that both quality of life and economic development will thrive in the region.

July 25, 2013