



# REPORT

To: Chair and Directors

Report Number: DS-BRD-364

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

Date: January 11, 2024

**Subject: Temporary Use Permit No. 23-004**

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## **RECOMMENDATION: [Corporate Unweighted]**

That the Regional Board authorize the issuance of Temporary Use Permit No. 23-004, to permit a Cardlock Fuel Sales facility on the property identified as PID 018-784-534, for a three-year term ending January 11, 2027.

## **BACKGROUND/RATIONALE:**

### **Proposal**

The applicant is seeking to obtain a Temporary Use Permit to allow for the development of a Cardlock Fuel Sales facility on the subject property. The proposed fuelling station is to be used in conjunction with a 276-person worker camp, that was approved in November 2021 per TUP No. 21-006.

### **Rationale**

The proposal is consistent with Rural Official Community Plan Bylaw No. 1940, 2011 policies as detailed within this report. The Temporary Use Permit is to be issued for a term of three (3) years, with the option for a one time only renewal for an additional three (3) year term, therefore staff are in support of the proposal.

### **File Details**

Owner: Estate of Agnes Harasymyk  
Agent: Canada West Land Services Ltd.  
Area: Electoral Area B  
Location: Farrell Creek  
Legal: THE NORTH WEST ¼ OF SECTION 17 TOWNSHIP 84 RANGE 24 WEST OF THE 6<sup>TH</sup> MERIDIAN PEACE RIVER DISTRICT  
PID: 018-784-534  
Lot Size: 66.23 ha (163.66 ac)

### **Background**

September 2021 The applicant applied for a Temporary Use Permit to allow a 276-person worker camp on the parcel identified as 018-784-534.

November 2021 Temporary Use Permit No. 21-006 was approved by the Board to allow for a 276-person worker camp on the parcel identified as 018-784-534.

### Site Context

The property is located in the Farrell Creek/Attachie area and is accessed by Harasymyk Avenue off the Farrell Creek Road. It is surrounded by lands designated Agriculture and Zoned A-2 (Large Agricultural Holdings Zone), within the Agriculture Land Reserve (ALR). There is existing oil and gas development on the subject and adjacent properties consisting of access roads and what appear to be well sites.

### Official Community Plan (OCP)

Pursuant to the PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Agriculture Rural (Ag-Rural). Pursuant to Section 18.0 Policy 1 “the entire Rural OCP area is designated as an area where temporary uses may be allowed.” Policy 8 of this section references additional factors to be considered during the review of a Temporary Use Permit, and Policy 9 sets out specific criteria to be considered including:

- Plans for vehicle access, parking and circulation on the property:  
The proposal accommodates all parking and circulation on the subject property. The proposed cardlock will be accessed via the existing wellsite access road from Harasymyk Avenue.
- Distance to homesites and nearby Rural Places:  
The nearest homesite is approximately 1.4 km from the site. The residence belongs to the property owner of the subject lands proposed for the cardlock facility.
- The siting, orientation, and layout of proposed structures and activities:  
The proposed cardlock facility is located on the western side of the subject property in an area that is predominately treed and will require clearing. The layout of the proposed cardlock facility appears to be compact and orderly.
- 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 and restoration of the lands:  
The applicant is required to complete reclamation of the approved worker camp and any ancillary activities on site within 24 months of the use discontinuing, pursuant to BCOGC Ancillary Activity on Private Land Application determination No. 100107526.
- Location, visibility, and security of outdoor storage areas.  
The proposed cardlock facility will be similarly buffered by existing vegetation from the adjacent parcels to the approved work camp.

Therefore, the proposal is consistent with the Official Community Plan.

### Land Use Zoning

Pursuant to Zoning Bylaw No. 1000, 1996, the subject property is zoned A-2 (Large Agriculture Holdings Zone). Land within this zone may be used for agriculture, oil and gas activities, temporary work camps of not more than 30 people, etc. The proposed “Cardlock Fuel Sales” use does not comply with the Zoning Bylaw therefore this Temporary Use Permit is required.

### **Impact Analysis**

The applicant has submitted a letter that addresses potential impacts as per the Work Camp Matrix (see Attachment No. 2 “Application, PRRD File No. 23-004 TUP”)

### **Site Features**

#### Land

The subject property is agricultural, mainly treed and used for pasture.

#### Structures

There are currently no structures on the subject property.

#### Access

The subject property is accessed via Harasymyk Avenue off of Farrell Creek Road.

#### Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 3<sup>8</sup>x4<sup>2</sup>w.

### **Comments & Considerations**

#### Applicant

The application is for a Cardlock Fuel Sales facility to be installed as part of the existing camp authorization. The Cardlock Fuel Sales facility will be required to support the camp operations and area development.

#### Fire Protection Area

The subject property is outside all fire protection areas.

#### Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area, however Building Permits are still available on a voluntary basis.

#### Development Permit Area

The subject property is outside all Development Permit Areas.

#### Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

#### School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area. However, the charge is not applicable at this time because no new residential lots are proposed.

### **Comments Received from Municipalities & Provincial Agencies**

#### PRRD Bylaw and Enforcement

Interests unaffected.

PRRD GIS

No concerns

BC Energy Regulator

BC Energy Regulator (BCER) has no concerns at this time regarding the proposed location and activities.

BC Hydro

BC Hydro has no objections as our works are not affected.

Ministry of Transportation and Infrastructure

See attached letter.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse to issue Temporary Use Permit No. 23-004, to permit a Cardlock Fuel Sales facility on the property identified as PID: 018-784-534.
2. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- Not Applicable to Strategic Plan

**FINANCIAL CONSIDERATION(S):**

The Peace River Regional District will not be collecting reclamation securities for this cardlock facility, as the BC Energy Regulator will regulate the removal of these structures within 24 months of the date the location is no longer required for the activity, pursuant to ALC/OCG Delegation Agreement Authorization No. 100107526.

**COMMUNICATIONS CONSIDERATION(S):**

Notification was published pursuant to PRRD Public Notice Bylaw No. 2539, 2023, in accordance with Section 494(3.1) of the *Local Government Act*.

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

**OTHER CONSIDERATION(S):**

None at this time.

Attachments:

1. Maps, PRRD File No. 23-004 TUP
2. Application, PRRD File No. 23-004 TUP
3. Comments Received from Municipalities and Provincial Agencies, PRRD File No. 23-004 TUP

External Links:

1. [Temporary Use Permit No. 21-006](#), See Item No. 10.11