



PEACE RIVER REGIONAL DISTRICT  
DEVELOPMENT SERVICES

Temporary Use Permit

FILE NO. 241/2012

R-13

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

**APPLICANT:** Talisman Energy Inc.  
**AGENT:** Roy Northern Land and Environmental  
**AREA:** Electoral Area B  
**LEGAL:** Block A, Section 29, Township 83, Range 25, W6M, PRD  
**LOT SIZE:** 125 ha (309 ac)  
**LOCATION:** 6.5 km north of the District of Hudson's Hope

**DATE:** February 6, 2013

**PROPOSAL**

To operate a temporary work camp to house between 200 and 240 Talisman Energy workers working on oil & gas projects in the area for a three year term.

**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 between 200 and 240 Talisman Energy workers.

**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 between 200 and 240 Talisman Energy workers.

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):** Within  
**BUILDING INSPECTION AREA:** Outside  
**COMPREHENSIVE DEVELOPMENT AREA:** NA

**SITE CONTEXT**

The subject property is located along the gravelled Lahagarte Road, 6.5 km north of the District of Hudson's Hope. The properties in the area range from quarter-sections to full-sections. Much of the land in the area is forested and in the ALR. The subject property borders forested Crown land to the east and west, a forested private land parcel to the north, and a mostly cleared private land parcel to the south. The two nearest residences are a little more than 1 km to the south.

**SITE FEATURES**

**LAND:** The subject property is partially cleared and used for timber harvesting.  
**STRUCTURES:** The camp has been constructed and is in operation.  
**ACCESS:** Access to the subject property is from the graveled Lahagarte Road.

**SOIL RATING:** The subject property has a CLI soil rating of 60% Class 5C – 40% Class 4X. Class 5 soils have very

*Bruce Simard*

Department Head

*Shirley Eden*

CAO

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 X denotes excess water.

**FIRE:** The subject property is not within a Fire Protection Area.

### COMMENTS AND OBSERVATIONS

**PROPOSAL:** The proposed project is the operation of temporary work camp to house between 200 and 240 Talisman Energy workers working on oil & gas projects in the area. The site is proposed to contain buildings and structures with a combined size of approximately 4750 m<sup>2</sup>. The non-farm use of the property will total 6.49 ha (16 ac).

**ALR:** The subject property and proposed Temporary Use are within the Agricultural Land Reserve. Therefore, this proposal requires Agricultural Land Commission (ALC) approval. However, the applicant has received approval for a Non-farm Use from the ALC by Resolution # 159/2011.

**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 February 1<sup>st</sup>, 2013 and advertised in the *North East News* on February 7<sup>th</sup>, 2013. No written comments have been received as of the date of this report.

### MUNICIPAL AND AGENCY COMMENTS

**Northern Health Authority:** Ensure the followings are complied with:

- Public Health Act and Regulations
- Drinking Water Protection Act and Regulations
- Sewerage System Regulation

Note: Any type of sewerage system must be conducted by a Registered Onsite Wastewater Practitioner (ROWP) and file with local Health Unit.

(see <http://owrp.asttbc.org/c/finder.php> for more information)

**Ministry of Transportation & Infrastructure:** The Ministry has no concerns regarding the proposed TUP for existing workers camp for up to 240 employees located adjacent to crown deleted road within Block A Sec 29, Twp 83, Rg 25, W6M, in the Farrell Creek area.

### IMPACT ANALYSIS

**AGRICULTURE:** This proposal may affect the agricultural potential of the subject property by reducing its farmable area. However, the area of proposal is relatively small and the soil quality low.

**CONTEXT:** It is unlikely that the proposed use will increase the potential for conflict in the area due to the remoteness of the subject property. Much of the surrounding lands area is either cutback or forested. The proposal would provide local accommodation that would enable workers to live near their remote job locations.

**POPULATION:** The two nearest residences are a little more than 1 km to the south.

**February 14, 2013**

**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.

**February 14, 2013**

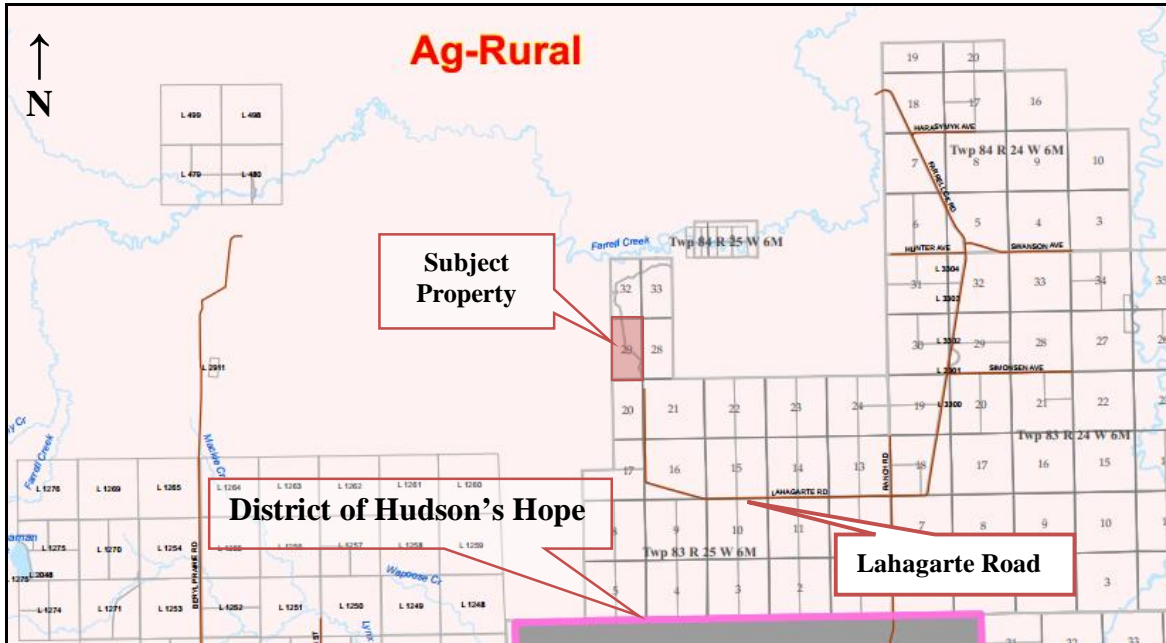
TEMPORARY USE PERMIT REPORT – TALISMAN

R-13

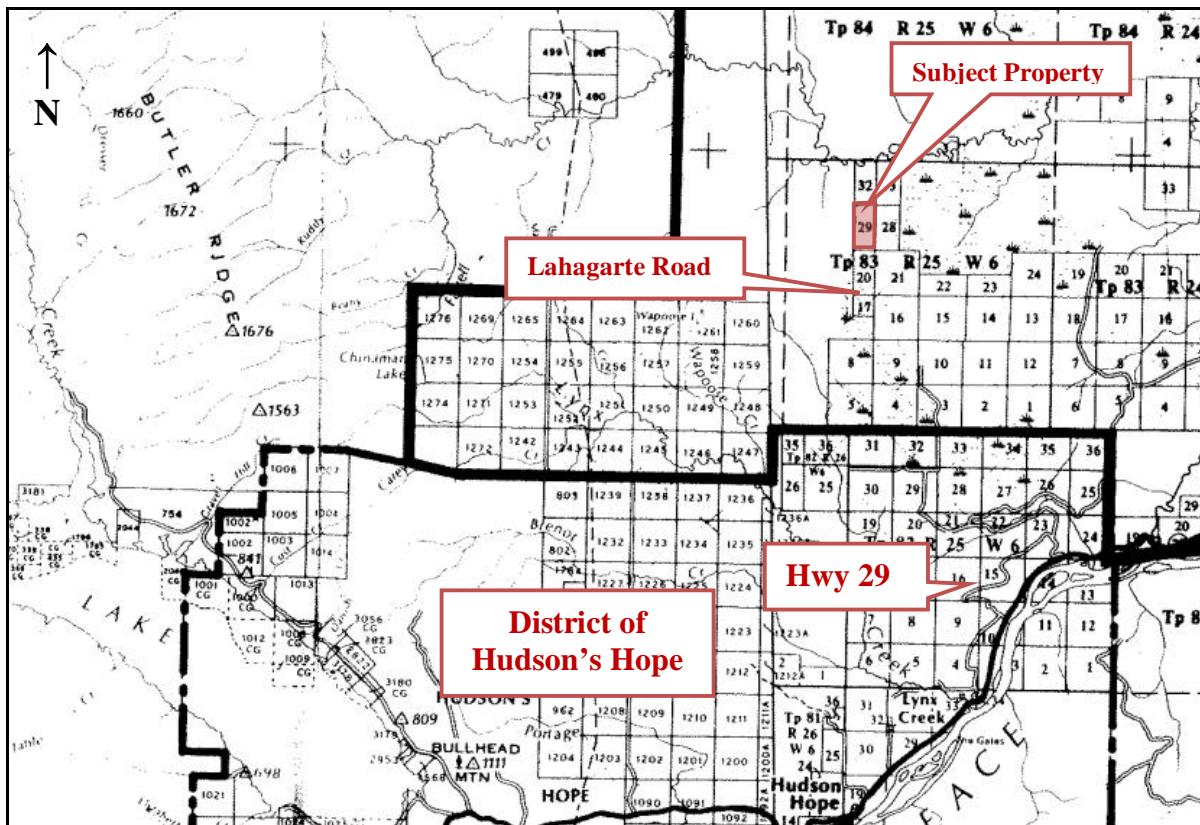
MAPS

FILE NO. 241/2012

Rural Official Community Plan (Map 13)



Zoning By-Law 1000, 1996 (Index Map)



February 14, 2013

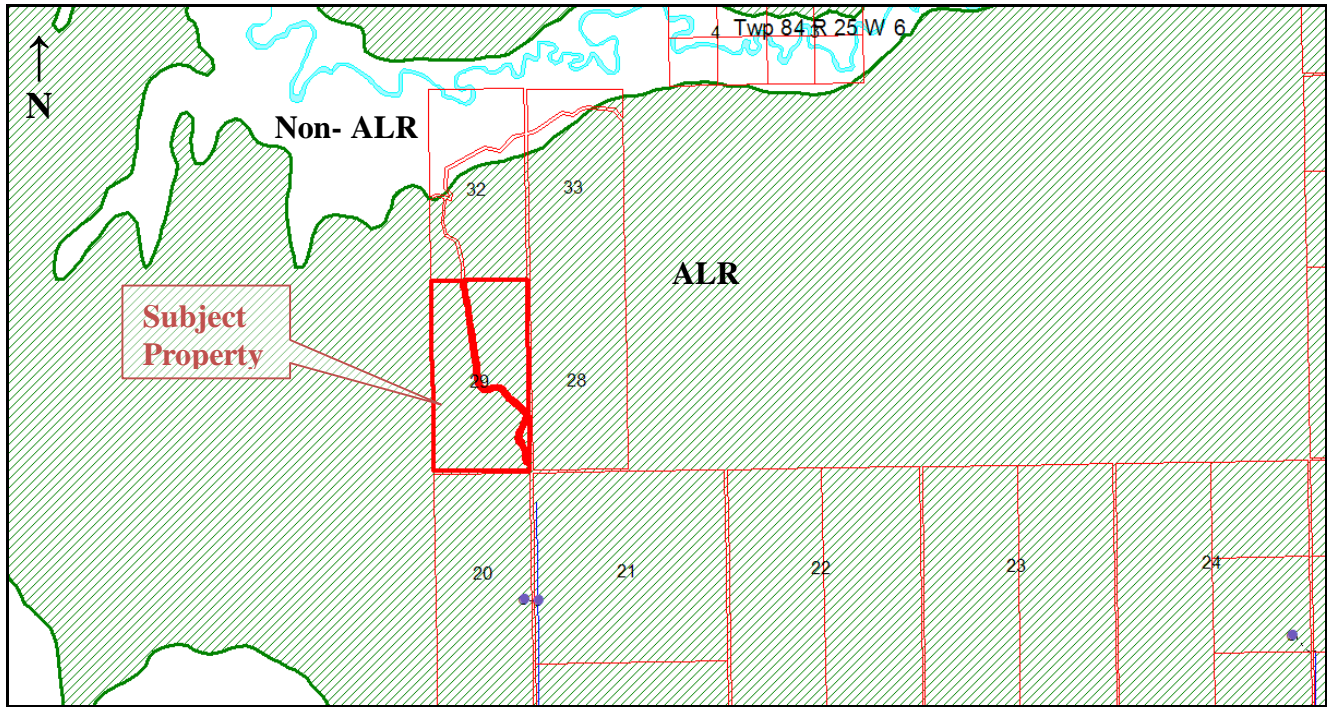
TEMPORARY USE PERMIT — TALISMAN

R-13

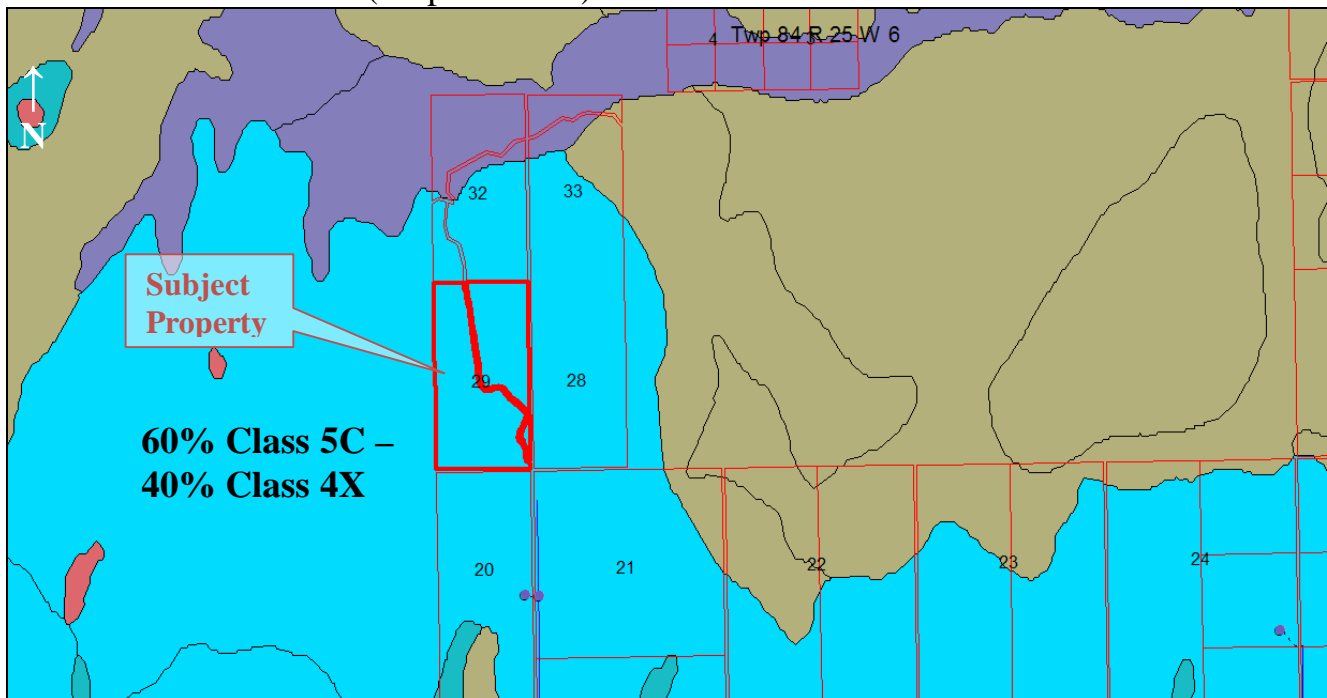
MAPS

FILE NO. 241/2012

Agricultural Land Reserve (Map #94A.21)



CLI-Soil Classification (Map #94-A-4)



February 14, 2013

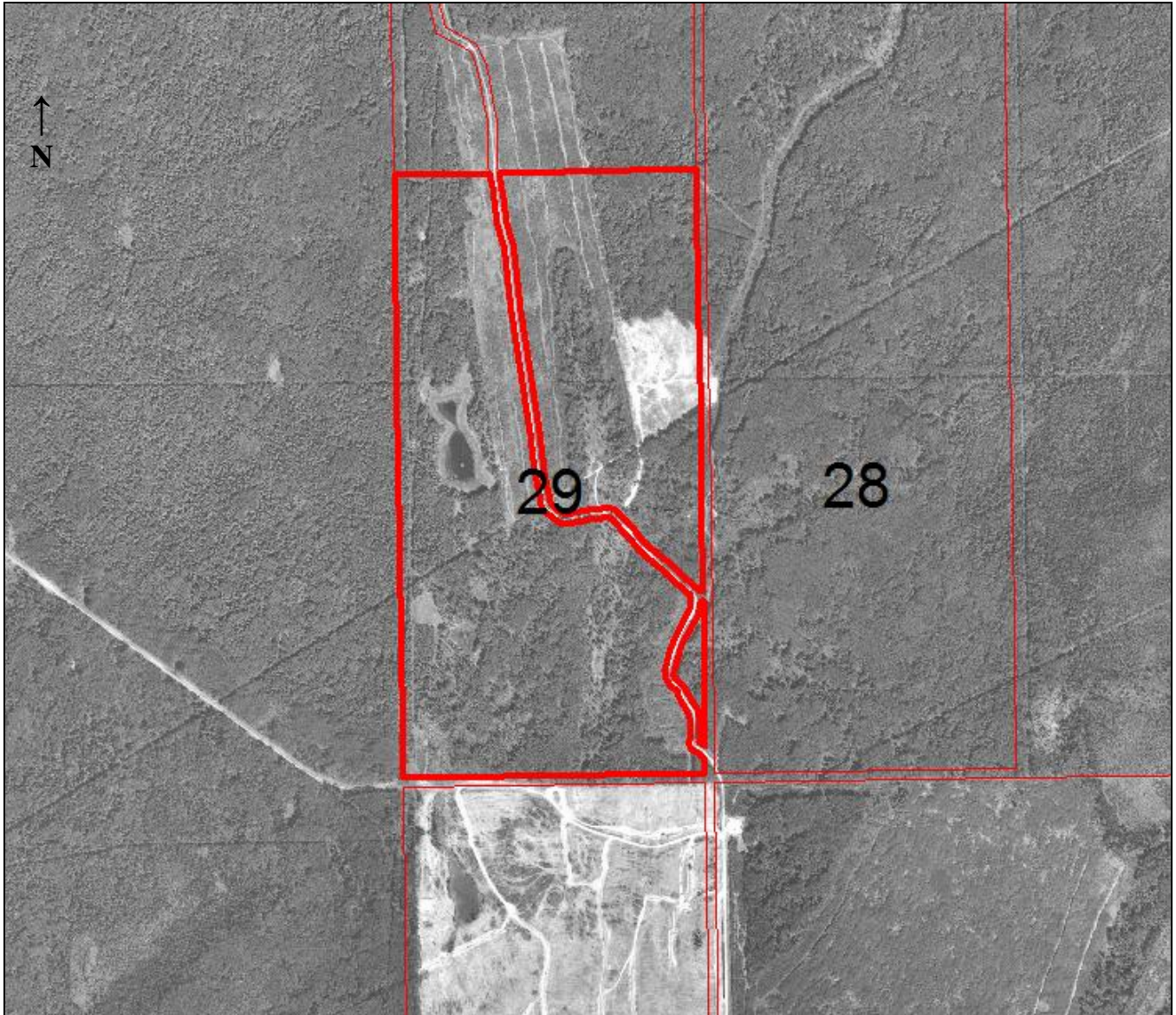
TEMPORARY USE PERMIT — TALISMAN

R-13

MAPS

FILE NO. 241/2012

Air Photo #94A.21



February 14, 2013

ALBERTA

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



**ROYNORTHERN**  
Land and Environmental

BRITISH COLUMBIA

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

R-13

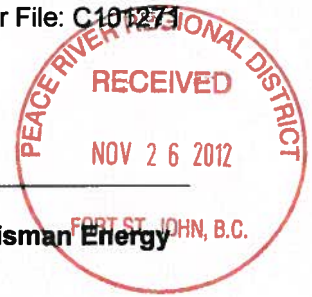
241/2012  
RECEIPT 4463

November 27, 2012

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

Our File: C101273

Attn: Land Use Planning Department



Re: **Application for a Temporary Use Permit regarding a Campsite by Talisman Energy Inc. within Block A, Section 29-83-25, W6M**

To Whom It May Concern,

Talisman Energy Inc. (Talisman) applied in early 2011 to the ALC (through the PRRD) for a non-farm use of ALR lands to construct and operate a temporary work camp to house between 200 and 240 Talisman Energy workers working on oil & gas projects in the area. The site was originally proposed to contain buildings and structures with a combined size of approximately 4750 m<sup>2</sup>. The non-farm use of the ALR land for this camp was originally proposed to have a total footprint of 5.55 ha (13.7 acres). This application was discussed and approved by the PRRD board at the meeting on February 24, 2011 and subsequently forwarded to the ALC. The ALC approved the project on April 12, 2011 (Resolution # 159/2011).

The camp site application was amended to include required wastewater storage lagoons in May of 2011, which increased the total footprint of the camp to 6.49 ha (16.0 acres). The amendment was approved by the ALC on July 22, 2011.

The camp site was subsequently constructed and is currently in use. Talisman recently became aware of the zoning requirements and would like to apply for a temporary use permit for the above described camp site, as per the attached documents.

Please contact myself at (250) 261-6644, 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: PRRD Application for Development Form  
Agent Authorization  
PRRD Resolution RD/11/02/18 (24)  
ALC Approvals for Camp and Camp Amendment  
Survey Plans for Camp and Amendment  
Form C  
**February 14, 2013**

WWW.ROYNORTHERN.COM





Box 810, 1981 Alaska Avenue, Dawson Creek, BC V1G 4H8 Telephone: (250) 784.3200 Fax: (250) 784.3201	9505 – 100 <sup>th</sup> 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.		<b>FEES</b>
<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 <b>[Amended by By-law No. 1898, 2010]</b>	\$ 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 Talisman Energy Inc.	Authorized Agent of Owner (if applicable): Roy Northern Land and Environmental
Address of Owner Suite 2000, 888 - 3rd Street SW	Address of Agent 207, 10139 - 100 Street
City / Town / Village Calgary, AB	City / Town / Village Fort St. John, BC
Postal Code T2P 5C5	Postal Code V1J 3Y6
Telephone Number: (403) 237-1605 Fax Number:	Telephone Number: (250) 261-6644 Fax Number: (250) 261-6915
e-mail address: Lsomerville@talisman-energy.com	e-mail address: matthias@roynorthernbc.com



3. Full legal description of each property under application	Area of each lot	
Block A, Section 29-83-25, W6M		ha./ acres
		ha. / acres
		ha./ acres
	Total area	ha./ acres

4. Civic address or location of property: Block A, Section 29-83-25, W6M

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):  
please see attached letter.  
 \_\_\_\_\_  
 \_\_\_\_\_

For a Development Permit: By-law No. \_\_\_\_\_ Section: \_\_\_\_\_

6. Describe the existing use and buildings on the subject property:  
The camp was constructed in 2011, as per the attached letter. The remainder of the property is largely forested, with some cultivated land in the northern section. No buildings besides the ones associated with the camp are currently present on this property.

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

- a) North Cutblock / Forested Land
- b) East Cutblock
- c) South Cutblock / Forested Land / Oil and Gas
- d) West Cutblock / Oil and Gas

8. Describe the proposed development of the subject property, attach a separate sheet if necessary:  
See attached letter.

9. Reasons and comments in support of the application, attach a separate sheet if necessary:  
See attached letter.

**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 <del>OWNER</del>	<i>M. Loeseken</i> Matthias Loeseken, Roy Northern Environmental
Signature of Owner/s:	
Date:	<i>Nov 27, 2012</i>

**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**.

<del>XXXX</del> Talisman Energy Inc. <del>XXX</del>	hereby authorizes
(name) Roy Northern Land and Environmental	to act on my/our behalf in respect of this application.
Address of agent: 207, 10139 - 100 Street	
Telephone: (250) 261-6644 Fax: (250) 261-6915	Email: matthias@roynorthernbc.com

*Matthias Loeseken*  
 Signature of ~~OWNER~~ Agent

*Nov 27, 2012*  
 Date

\_\_\_\_\_  
 Signature of Owner/s:

\_\_\_\_\_  
 Date

**From:** Matthias Loeseke [mailto:Matthias@roynorthernbc.com]  
**Sent:** Thursday, January 10, 2013 11:21 AM  
**To:** Johannes Bendle  
**Subject:** RE: PRRD Sign Temporary Use Permit 241/2012

Hi Johannes,

As a follow-up to our phone conversation earlier, the timeframe Talisman would like to apply for under the application referenced above is three years.

Please let me know if you have any questions or concerns, or if you require any more information.

Thanks,

Matthias Loeseke, M.Sc., P.Ag., R.P.Bio.  
Environmental Scientist  
Roy Northern Land and Environmental  
Phone: (250) 261-2315  
Cell: (250) 793-7262  
Fax: (250) 261-6915  
Email: [matthias@roynorthernbc.com](mailto:matthias@roynorthernbc.com)

This e-mail message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential and exempt from disclosure. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately.

**February 14, 2013**

AREA TABLE			
PROPOSED FEATURE	NEW CUT	EXISTING CLEARING	TOTAL
<i>Within Private Land</i>			
Campsite	5.55 ha	0.00 ha	5.55 ha
<b>TOTAL AREAS</b>	<b>5.55 ha</b>	<b>0.00 ha</b>	<b>5.55 ha</b>

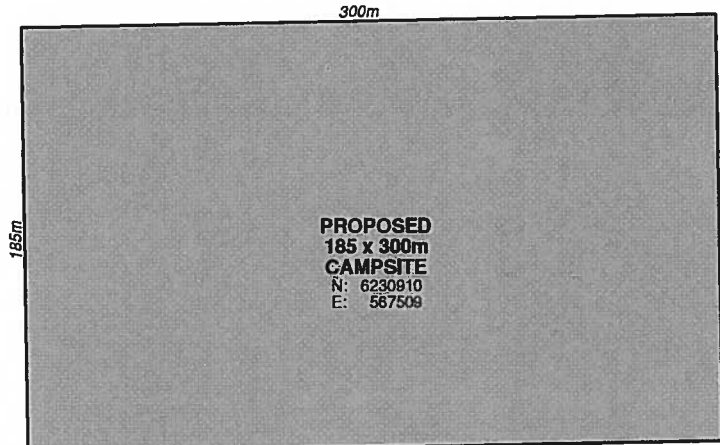
DATUM: NAD83  
PROJECTION: UTM ZONE10

**BLOCK A  
SECTION 29**

Title No: CA1605985  
Parcel Identifier: 025-116-088  
**OWNER** Raymond Eugene Gallant  
Naomi Raye Gallant  
Refer to IOP: 101110NP01R0  
**PROPOSED AREAS**  
CAMPSITE 5.55 ha  
TOTAL 5.55 ha  
**AGRICULTURAL CROWN GRANT**  
FILE # 7401646  
(BLOCK A, SEC 29)



**Tp 83 R 25 W6M**



**AGRICULTURAL  
LAND RESERVE**

TALISMAN ROAD CROWN FILE 9631083

TALISMAN CORE ROAD

25m Crown Deleted Road

**PARCEL A (R44976)  
SECTION 17 &  
SECTION 20**

**AGRICULTURAL CROWN GRANT**  
FILE # 7401689  
(PCL A, SECTIONS 17 & 20)

Logging Road R169701

**TALISMAN ENERGY INC.**

**SKETCH PLAN SHOWING  
PROPOSED 185 x 300m CAMPSITE WITHIN 2-29-83-25 (ALTARES)**  
Private Land, Peace River District



The intended plot size of this plan is 216mm in width by 356mm in height when plotted at a scale of 1: 2500 (use legal size sheet)

B.C.G.S. 94A.021

Rev	Revision Description	Date(Y/M/D)	By
0	Original Plan Prepared	2010/09/24	TOP
3	Revised Talisman File Number	2011/02/07	TOP
4	Revised Talisman File Number	2011/02/07	TOP

**FOCUS** Fort St. John  
10716-100th Ave.  
BC, V1J 1Z3  
Ph. (250)787-0300  
Fax (250)787-1611  
www.focus.ca  
Focus Surveys  
FCS Land Services Limited Partnership

Drawn By: TOP  
FOCUS: 101110SK01R4  
AFE: 78156  
TALISMAN: 744939  
ePASS: 10032035  
**REV. 4**

**February 14, 2013**

AREA TABLE			
FEATURE	NEW CUT	EXISTING CLEARING	TOTAL
<i>Within Private Land</i>			
Campsite Extension	0.94 ha	0.00 ha	0.94 ha
Existing Campsite	0.00 ha	5.55 ha	5.55 ha
<b>TOTAL AREAS</b>	<b>0.94 ha</b>	<b>5.55 ha</b>	<b>6.49 ha</b>

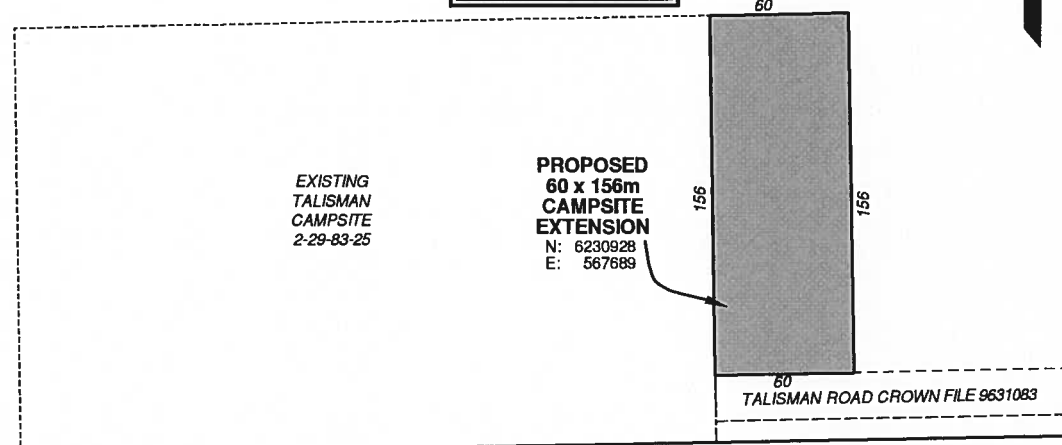
**BLOCK A  
SECTION 29**

Title No:	CA1605985
Parcel Identifier:	025-116-088
OWNER	Raymond Eugene Gallant Naomi Raye Gallant
PROPOSED AREAS	
CAMPSITE	0.94 ha
TOTAL	0.94 ha

AGRICULTURAL CROWN GRANT  
FILE # 7401646  
(BLOCK A, SEC 29)

DATUM: NAD83  
PROJECTION: UTM ZONE10

AGRICULTURAL  
LAND RESERVE



TALISMAN CORE ROAD

25m Crown Deleted Road

**PARCEL A (R44976)  
SECTION 17 &  
SECTION 20**

AGRICULTURAL CROWN GRANT  
FILE # 7401669  
(PCL A, SECTIONS 17 & 20)

**Tp 83 R 25 W6M**

**TALISMAN ENERGY INC.**

SKETCH PLAN SHOWING  
PROPOSED 60 x 156m CAMPSITE EXTENSION WITHIN 2-29-83-25 (ALTARES)  
Private Land, Peace River District



The intended plot size of this plan is 216mm in width by 356mm in height when plotted at a scale of 1: 2500 (use legal size sheet)

B.C.G.S. 94A.021

Rev	Revision Description	Date(Y/M/D)	By
0	Original Plan Prepared	2010/09/24	TOP
4	Revised Talisman File Number	2011/02/07	TOP
5	Revised Campsite	2011/05/02	TOP

**FOCUS**  
Focus Surveys  
FCI Land Services Limited Partnership

Fort St. John  
10716-100th Ave.  
BC V1J 1Z3  
Ph. (250)787-0300  
Fax (250)787-1611  
www.focus.ca

Drawn By: TOP  
FOCUS: 101110SK03R0  
AFE: 78156  
TALISMAN: 744939  
REV. 0

February 14, 2013

# TALISMAN ENERGY INC.

## ACCESS MAP FOR PROPOSED 185 x 300m CAMPSITE WITHIN 2-29-83-25 (ALTARES)

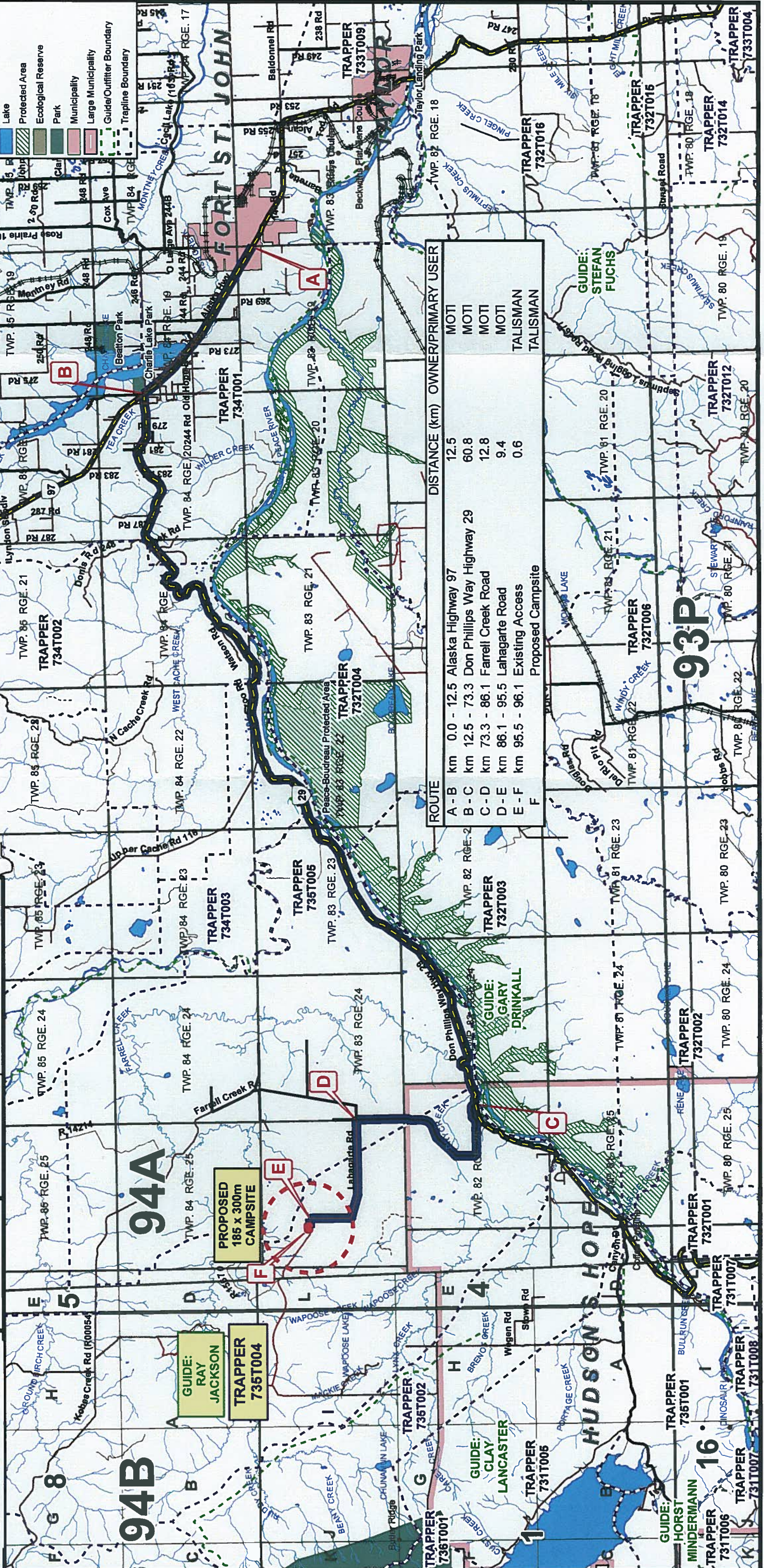


Scale = 1:250,000

**B.C.G.S. 94A.021**  
Date: Feb. 10, 2011 Focus File No.: 101110AM01R1  
Drawn By: CDB/ELR Ref Dwg No.: 101110SK01R4  
AFE: 78156 Client File No.: 744939



Engineering - Geomatics - Planning



ROUTE	DISTANCE (km)	OWNER/PRIMARY USER
A - B	0.0 - 12.5	Alaska Highway 97
B - C	12.5 - 73.3	Don Phillips Way Highway 29
C - D	73.3 - 86.1	Farell Creek Road
D - E	86.1 - 95.5	Lahagarte Road
E - F	95.5 - 96.1	Existing Access
		Proposed Campsite

**PROPOSED  
185 x 300m  
CAMPSITE**

**GUIDE:  
RAY  
JACKSON  
TRAPPER  
735T004**

**GUIDE:  
GARY  
DRINKALL  
TRAPPER  
732T003**

**GUIDE:  
HORST  
MINDERMANN  
TRAPPER  
731T006**

**GUIDE:  
STEFAN  
FUCHS  
TRAPPER  
732T012**



# PEACE RIVER REGIONAL DISTRICT R-13

## TEMPORARY USE PERMIT NO. 241/2012-TUP

Dated the \_\_\_\_\_ day of \_\_\_\_\_ 2013 and issued to:

***Land owner***

*Talisman Energy Inc.*  
Suite 2000, 888 – 3<sup>rd</sup> Street SW  
Calgary, AB T2P 5C5

**A.**

1. **Properties affected:** Block A, Section 29, Township 83, Range 25, W6M, PRD 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 **February 14, 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 240 people***
  - ii) ***office, and***
  - iii) ***kitchen***
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.**

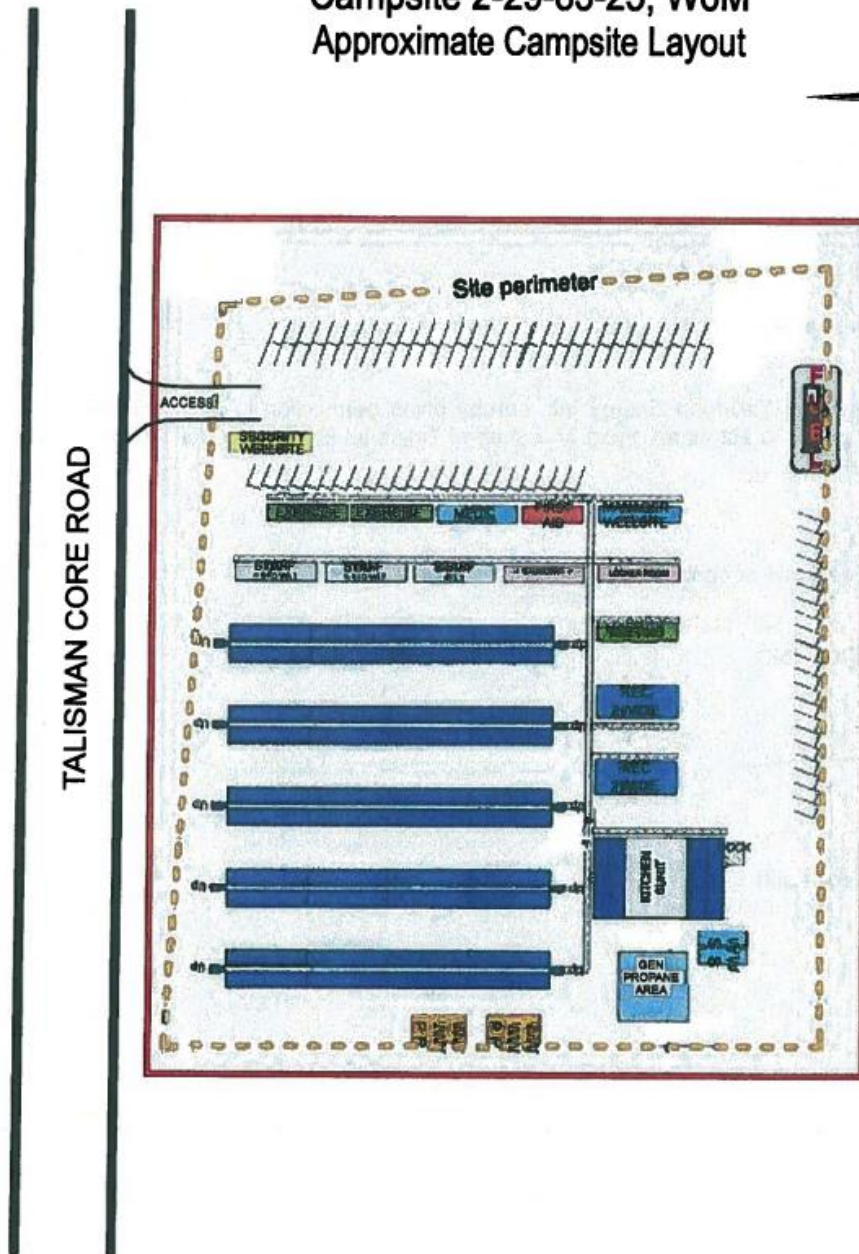
Authorizing Resolution No. \_\_\_\_\_ passed by the Regional Board this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Fred Banham, CAO

**February 14, 2013**

Schedule "A"  
Peace River Regional District  
Temporary Use  
Permit No. 241/2012

Talisman Energy Inc.  
**TALISMAN ALTARES**  
Campsite 2-29-83-25, W6M  
Approximate Campsite Layout



\*Note Sketch not to Scale

February 14, 2013



Block A, Section 29, Township 83, Range 25, W6M, PRD