



REGIONAL DISTRICT
OF BULKLEY & NECHAKO

Pipeline Facility Planning and Approvals in the RDBN



“A WORLD OF OPPORTUNITIES
WITHIN OUR REGION”

Application forms and related bylaws as well as other pertinent information are available on the Regional District's website: www.rdbn.bc.ca

This brochure is for pipeline companies, their consultants, and contractors, considering the location and operation of pipeline facilities in the RDBN

Pipeline Facilities Include

WORKER CAMPS, compressor stations, laydown yards, stockpile sites, construction offices AND OTHER USES OF LAND



Site Selection Process

THE REGIONAL DISTRICT PLANNING DEPARTMENT encourages pipeline companies planning the location of facilities to consult with the Regional District early in the site selection process.

THE REGIONAL DISTRICT can aid in the search and help avoid locations that may be problematic from a land use, regulatory, or other perspective. This may save time and effort and may avoid delays associated with the inability to obtain the necessary land use approval.

Information Management

In the past the REGIONAL DISTRICT has been contacted by numerous pipeline company contractors or consultants asking for the same information on the same property. Also, in the past, contractor or consultants have approached MUNICIPALITIES, CHAMBER OF COMMERCE OFFICES, or OTHER GROUPS or agencies looking for information which is best received directly from the REGIONAL DISTRICT. It appears that this occurs when consultants are looking for facility locations or when contractors are preparing their bids for contracts associated with facilities. This can lead to incorrect or incomplete information being obtained.

PIPELINE COMPANIES are strongly encouraged to obtain the necessary information directly from the REGIONAL DISTRICT early in the process and to distribute that information to their potential contractors.

Property Identification

PLEASE NOTE that the mapping coordinates used by pipeline companies may not be used by the Regional District, and can not be used to identify a property. An address, legal description, or PID number is necessary to identify a property. At a minimum, the REGIONAL District will require a clearly marked map to identify a particular property.

Web Mapping

THE REGIONAL DISTRICT's web mapping, available at <http://www.rdbn.bc.ca/planning-department/mapping> contains information on zoning, the ALR, building inspection, etc.. This resource may aid in the search for potential pipeline facility locations.

THE REGIONAL DISTRICT recommends that the following regulatory issues be considered when selecting a pipeline facility location.

Zoning

MOST LANDS in the developed areas of the REGIONAL DISTRICT are zoned pursuant to “Regional District of Bulkley-Nechako Zoning Bylaw No. 700, 1994.” It is important to determine if pipeline facilities are allowed pursuant to zoning. If a use is not permitted by zoning there is the potential for temporary uses such as worker camps and stockpile sites to be issued a TEMPORARY USE PERMIT (TUP) by the REGIONAL DISTRICT BOARD. To allow permanent uses, such as compressor stations, the land must be rezoned.

TUP applications can potentially be processed within a 2-3 month period if an application is received with all of the necessary information. Rezoning applications can potentially be processed within a 4-5 month period if an application is received with all of the necessary information. PLEASE NOTE that the REGIONAL DISTRICT BOARD’S approval of a rezoning or TUP is discretionary; therefore, there is no certainty that a proposed facility or use will be allowed. This is why early consultation with the REGIONAL DISTRICT is important.

Please refer to the brochures “Official Community Plan and Zoning Amendments in the RDBN” and “Temporary Use Permit Applications in the RDBN” for more information, or give us a call.

Building Inspection

MOST LANDS in the developed areas of the REGIONAL DISTRICT are subject to “Regional District of Bulkley-Nechako Building Bylaw No. 1634, 2012.” Most building within this area must be issued a building permit prior to construction.

Please refer to the Regional District of Bulkley-Nechako brochure entitled “Building Permit applications in the RDBN” for further information, or give us a call.



Agricultural Land Reserve

A SIGNIFICANT PORTION of the land in the REGIONAL DISTRICT is in the AGRICULTURAL LAND RESERVE (ALR). The use of ALR land for certain non-farm uses is restricted. Therefore, approval from the AGRICULTURAL LAND COMMISSION (ALC) may be required.

ALC NON-FARM USE applications are processed and considered by the ALC. However, the applications are initially submitted to the REGIONAL DISTRICT for processing. The REGIONAL DISTRICT portion of the process takes from 2-3 months. The application is then sent to the ALC for a decision. Be prepared to wait several more months before a decision is made by the Agricultural Land Commission to approve or reject an application.

Please refer to the brochure “Agricultural Land Reserve Applications in the RDBN” for further information, or give us a call.

WORKER CAMP ISSUES

THE following information is intended to provide an understanding of the issues that relate to the establishment of worker camps in the REGIONAL DISTRICT. The population of proposed worker camps can rival the population of local communities in the region. This raises a number of potential social and infrastructure challenges that need to be addressed. These issues will be examined as part of the process to consider the issuance of a TUP.

Official Community Plans

THE REGIONAL DISTRICT has seven different OFFICIAL COMMUNITY PLANS (OCP's) which cover the lands within the region. An OCP sets out the community vision for the plan area and contains statements of goals and objectives identified by the community. An OCP also contains policies and direction specific to the objectives of the plan. These policies are used to guide decisions on planning and land use management.

Each OCP contains policies relating to the conditions under which a TUP may be considered. As an example the policy regarding TUPs in the "Burns Lake Rural and Francois Lake OCP" states:

Temporary commercial or industrial permits may be issued, pursuant to Section 921 of the Local Government Act, throughout the plan area, where:

- *The use is clearly temporary in nature;*
- *The proposed temporary use will not create an amount of traffic that will adversely affect the natural environment, or rural character of the area;*
- *The environment would not be negatively affected by the proposed temporary use;*
- *The proposed temporary use will not have adverse affects on neighbouring land uses or property owners;*
- *The proposed temporary use does not require a significant amount of capital investment in a particular location; and,*
- *The proposed temporary use has the support of the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR).*

It is noted that the restriction on capital investment in a particular location may prevent the establishment of an onsite sewage disposal system.

A TUP application for a worker camp should be accompanied with the information necessary to evaluate the above. PLEASE be sure to consult with the REGIONAL DISTRICT and identify the OCP policy relevant to your TUP application.

Solid Waste Disposal

If REGIONAL DISTRICT LANDFILLS are to be used to dispose of solid waste from worker camps the RDBN needs to know the REGIONAL DISTRICT landfill to be used, and the estimated volumes of solid waste to be disposed. This information is necessary to allow the REGIONAL DISTRICT to identify potential impacts on our infrastructure and operations, our associated costs, and our ability to accommodate the waste. Certain materials may not be accepted at landfills, and worker camps will be expected to implement appropriate recycling programs to reduce unnecessary waste disposal. Also, dumping fees and authorizations may be required. The REGIONAL DISTRICT may be receiving solid waste from more than one pipeline project. The solid waste volumes may be notable, and pipeline companies NEED to engage with the REGIONAL DISTRICT as soon as possible.

PIPELINE COMPANIES are strongly encouraged to initiate discussions with the REGIONAL DISTRICT as there is no certainty that the facilities will be ready to accommodate solid waste from worker camps without adequate lead time and preparation.

The REGIONAL DISTRICT'S PREPAREDNESS to accommodate solid waste from worker camps will be a consideration during the evaluation of any TUP for a worker camp.

Liquid Waste Disposal and Water Supply

THE REGIONAL DISTRICT'S ability to accept liquid waste at our facilities is very limited. The most practical, and mutually beneficial, solution may be the disposal of liquid waste at municipal facilities; however, the capacity of municipal facilities to accommodate the waste from potential pipeline projects may not be known. Also, upgrades to municipal facilities may be necessary.

THE REGIONAL DISTRICT strongly recommends that PIPELINE COMPANIES identify local capacity to accept liquid waste, identify any facility upgrades that may be necessary, and discuss the fees associated with utilizing municipal facilities. It may also be an option to develop a regional facility. This may be an opportunity for the region to obtain upgrades to infrastructure for the benefit of the region's residents, AND may also be the most cost effective approach. This same opportunity may be available for municipal water systems. The RDBN's Environmental Services Department is open to facilitating the necessary discussions between the municipalities and the pipeline companies.

THE REGIONAL DISTRICT is hopeful that the pipeline companies will begin working with the REGIONAL DISTRICT AND MEMBER MUNICIPALITIES to properly assess these opportunities. It may not be cost effective for worker camp contractors to utilize on-site treatment or haul liquid waste out of region, or import water, at great cost because construction timelines and a lack of planning do not allow for utilization of local facilities.

Liquid waste disposal will be a consideration during the evaluation of any TUP for a worker camp.

Emergency Response Plans

THE REGIONAL DISTRICT is responsible for dealing with certain aspects of EMERGENCY RESPONSE in the rural area. Pipeline companies should consult with the REGIONAL DISTRICT regarding fire protection and emergency response issues in the rural areas. Emergency response plans should be developed based on an understanding of the role of the RDBN in an emergency. As part of this process, CONSIDERATION must be given to whether a proposed worker camp is in a fire protection area.

EMERGENCY RESPONSE PLANS should be developed in close consultation with the REGIONAL DISTRICT. Important components of an emergency response plans are communications protocols between the REGIONAL DISTRICT and the worker camps, and the evacuation plan for the worker camp.

The completion of an acceptable EMERGENCY RESPONSE PLAN will be a consideration during the evaluation of any TUP for a worker camp.

Traffic Management

INCREASED TRAFFIC is one of the more notable potential impacts on a rural area associated with a worker camp. Consideration should be given to the potential impact of increased traffic on a community when selecting a potential worker camp location. Once a site is selected, TRAFFIC MANAGEMENT PLANS should be developed which include the requirement for adequate public notification regarding changes in traffic flow volumes. It is noted that early consultation should be undertaken with the MINISTRY OF TRANSPORTATION regarding access permits, necessary road improvements, and traffic impacts associated with pipeline facilities.

The impact of increased traffic on the local community will be a consideration during the evaluation of any TUP for a worker camp.

Worker Camp Management

THE RULES AND REGULATIONS governing the operation of the worker camps and the behaviors of the occupants can go a long way in addressing any community impacts associated with a proposed worker camp. Camp layout, lighting, access locations, etc. are also important considerations.

The management of worker camps will be a consideration during the evaluation of any TUP.

Worker Camp Reclamation

WORKER CAMP locations should be returned to an acceptable state following the closure of the camp.

A detailed reclamation plan and measures to ensure reclamation occurs will be a consideration during the evaluation of any TUP for a worker camp. Associated security may be required.

Questions? Please Contact Us!



Telephone Number: (250) 692-3195 or 1-800-320-3339



Fax Number: (250) 692-1220



Website: www.rdbn.bc.ca



Email: Jason.Llewellyn@rdbn.bc.ca	Director of Planning
Janine.Dougall@rdbn.bc.ca	Director of Environmental Services
Maria.Sandberg@rdbn.bc.ca	Planner
Jennifer.MacIntyre@rdbn.bc.ca	Planner I
Diondi.Tan@rdbn.bc.ca	GIS Technician
Debra.Glover@rdbn.bc.ca	Development Services Clerk
Richard.Wainwright@rdbn.bc.ca	Chief Building Inspector
Jason.Berlin@rdbn.bc.ca	Building Inspector
Inquiries@rdbn.bc.ca	General Inquiries



Address: Regional District of Bulkley-Nechako
PO Box 820
37 3rd Avenue
BURNS LAKE, BC V0J 1E0



Office Hours: 8:30 a.m. to 4:30 p.m.
Monday to Friday
except Statutory Holidays

OTHER CONTACT INFORMATION

MINISTRY OF NATURAL RESOURCE OPERATIONS

ilmbwww.gov.bc.ca/

FRONT COUNTER BC
SMITHERS
PO Bag 5000, 1st Floor, 3726 Alfred Ave
Smithers BC, V0J 2N0
Phone: 250-847-7356 Fax: 250-847-7556

FRONT COUNTER BC
PRINCE GEORGE
1044 - 5th Avenue,
Prince George, BC V2L 5G4
Phone: 250-565-6779 Fax: 250-565-6941

MINISTRY OF ENERGY AND MINES

Ministry of Energy, Mines and Natural Gas
Bo Box 5000
Smithers, BC V0J 2N0
Phone: 250-847-7356 Fax: 250-847-7556

Ministry of Energy, Mines and Petroleum Resources
350 - 1011 4th Avenue
Prince George, BC V2L 4Y2
Phone: 250-565-6779 Fax: 250-565-6941

MINISTRY OF TRANSPORTATION

www.gov.bc.ca/tran/

BULKLEY STIKINE DISTRICT

Bag 5000, 3726 Alfred Avenue
Smithers, B.C., V0J 2N0
Phone: 250-847-7403 Fax: 250-847-7219
(Priestly Hill west to Moricetown)

FORT GEORGE DISTRICT

360 – 1011 Fourth Avenue
Prince George, BC, V2L 3H9
Phone: 250-565-4410 Fax: 250-565-6820
(Priestly Hill east to Cluculz Lake)

MINISTRY OF ENVIRONMENT

www.gov.bc.ca/env/

SKEENA REGION

Bag 5000, 3726 Alfred Avenue
SMITHERS, BC, V0J 2N0
Phone: 250-847-7260 Fax: 250-847-7591
(Endako west to Moricetown)
Water Stewardship Division Office
Phone: 250-847-7260 Fax: 250-847-7556

OMINECA AND PEACE REGIONS & Water Stewardship Division Office

325 - 1011 Fourth Avenue
PRINCE GEORGE, BC, V2L 3H9
Phone: 250-565-6135 Fax: 250-565-6629
(Endako east to Cluculz Lake)

MINISTRY OF AGRICULTURE

www.gov.bc.ca/al/

PRINCE GEORGE OFFICE
2000 S. Ospika Blvd.
Prince George, BC, V2L 4W5
Phone: 1-800-334-3011
(East of Priestly Hill)

AGRICULTURAL LAND COMMISSION

133, 4940 Canada Way,
BURNABY, BC, V5G 4K6
Phone: 604-660-7000 Fax: 604-660-7033
www.alc.gov.bc.ca

NORTHERN HEALTH AUTHORITY

SMITHERS COMMUNITY HEALTH

Bag 5000, 3793 Alfred Ave.
Smithers, B.C., V0J 2N0
Phone: 250-847-6400 Fax: 250-847-5908
(Houston to Moricetown)

NORTHERN INTERIOR HEALTH UNIT

3299 Hospital Rd.
Vanderhoof, B.C., V0J 3A2
Phone: 250-567-6900 Fax: 250-567-6170
(East of Houston to Cluculz Lake, including
Burns Lake, Fraser Lake Fort St. James, Fran-
cois Lake, Southside)

MUNICIPALITIES IN THE REGIONAL DISTRICT OF BULKLEY-NECHAKO

Village of Burns Lake

#15, 3rd Avenue P.O. Box 570
Burns Lake, BC, V0J 1E0
Phone: 692-7587 Fax: 692-3059
General email: village@burnslake.ca

Village of Fraser Lake

210 Carrier Crescent, Box 430
Fraser Lake, BC, V0J 1S0
Phone 699-6257 Fax: 699-6469

District of Fort St. James

477 Stuart Drive West, Box 640
Fort St. James, BC, V0J 1P0
Phone 996-8233 Fax: 996-2248
General email: district@fortstjames.ca

Village of Granisle

#1 McDonald, Box 128
Granisle, BC, V0J 1W0
Phone 697-2248 Fax: 697-2306

District of Houston

3367 -12th Street, Box 370
Houston, BC, V0J 1Z0
Phone 845-2238 Fax: 845-3429
General email: doh@houston.ca

Town of Smithers

1027 Aldous St, Box 879
Smithers, BC, V0J 2N0
Phone 847-1600 Fax: 847-1601
General email: general@smithers.ca

Village of Telkwa

1415 Hankin Ave, Box 220
Telkwa, BC, V0J 2X0
Phone 846-5212 Fax: 846-9572
General email: info@telkwa.com

District of Vanderhoof

160 Connaught, Box 900
Vanderhoof, BC V0J 3A0
Phone 567-4711 Fax: 567-9169