REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

File No. TUP F-02-26

Written By: Cameron Kral, Planner

APPLICATION SUMMARY

Name of Agent / Owners: Coastal GasLink Pipeline Ltd. / Crown land

Electoral Area: F (Vanderhoof Rural)

Subject Properties: **15682 Highway 27 South**, legally described as Section 22, Township 19, Range 5, Coast District (PIN 2188860)

15275 Highway 27 South, legally described as Section 21, Township 19, Range 5, Coast District (PIN 2188730)

OCP Designation: Resource (RE) in "Regional District of Bulkley-Nechako Vanderhoof Rural OCP Bylaw No. 1963, 2021" (the OCP)

Zoning: Rural Resource Zone (RR1) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)

Building Inspection Within the Building Inspection Area

Fire Protection Not within a Fire Protection Area

Existing Land Uses: Utilities (pipeline) and partially cleared Crown Land

Property Sizes: Approx. 519.1 ha (1282.7 ac)

Proposed TUP Area: 15.45 ha (38.18 ac)

Location: Near Highway 27, approximately 11.5 km north of the District of Vanderhoof; 19 km north of Stoney Creek Reserve; 33 km south of Nak'azdli Reserve; and 27 km east of Nautley Reserve.



PROPOSAL

Coastal GasLink Pipeline Ltd. (CGL) is requesting the issuance of a Temporary Use Permit (TUP) for three years to use 15.45 ha (38.18 ac) of Crown land for a temporary construction work camp referred to as the Clear Creek Workforce Accommodation Site (Clear Creek WFA). The purpose of the Clear Creek WFA is to support the construction and reclamation of the Clear Creek Compressor Station, which is an industrial natural gas pipeline compressor station associated with Phase 2 of the Coastal

GasLink Pipeline Project. CGL has a BC Energy Regulator (BCER) permit for the proposed use (BCER Authorization No. 100122115).

The Clear Creek WFA includes accommodations for up to 400 workers (including a dining room and kitchen), a contractor yard, field offices, warehouses, and laydown, stockpiling and utilities areas. It may also include a multipurpose building, maintenance and repair shop, garbage shelter, bus stop shelter, guard house, smoking shelter, and a snow removal/staging area. Electrified fencing will be installed around the site.

CGL anticipates site preparation may begin in February 2027, and the site will be used until late 2029, subject to site conditions and project scheduling requirements. Afterwards, the Clear Creek WFA will be reclaimed once weather, ground and seasonal conditions permit.

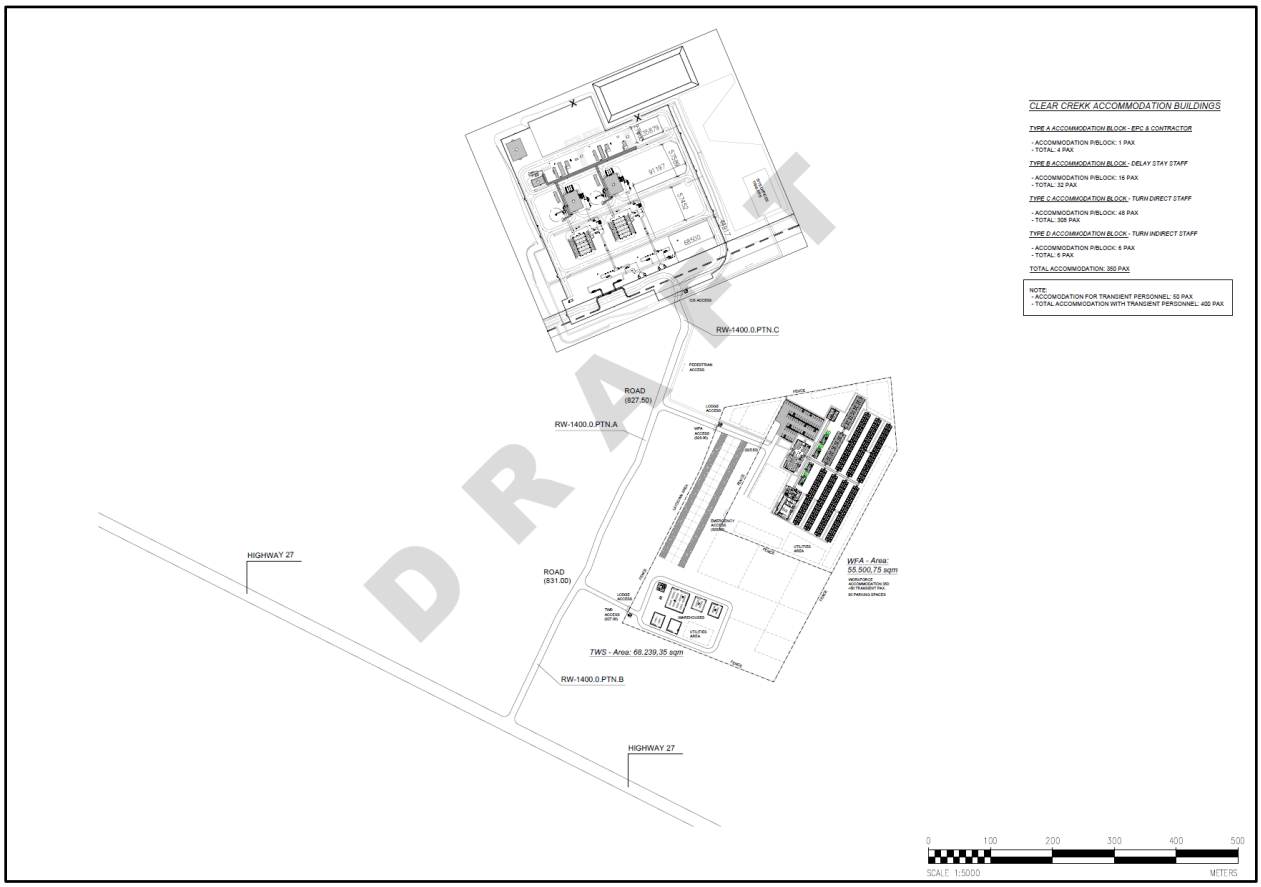
The application area is zoned Rural Resource Zone (RR1) which does not allow work camp accommodation, storage yard or contracting uses. Therefore, a TUP is required. It is noted that the application area is within the Building Inspection Area and that building permits will be required.

Temporary Use Permit Area



Proposed TUP Area (green), Clear Creek Compressor Station (orange), and CGL pipeline right-of-way (yellow).

Draft Site Plan



Excerpt of proposed site plan. See Applicant Submission for full site plan.

DISCUSSION

Official Community Plan

The subject property is designated Resource (RE) in the OCP. The intent of this designation is to protect resource values of the designated area and to minimize resource conflicts among recreation, grazing, mining and wildlife with other users by discouraging settlement on Resource designated lands. These lands are also valued for their environmental attributes and as wildlife habitat.

Temporary Use Permits Explained

A TUP allows a use not permitted by zoning to occur for up to three years, with the option for the applicant to request that the Board consider renewing the TUP for a maximum of three additional years. After the renewed TUP expires, the applicant can submit a new application to allow the use to continue.

The TUP must be in accordance with the policies identified in the Section 6.3 of the OCP, which allow for the issuance of a Temporary Use Permit on the following basis:

a) *The proposed temporary use will not create an amount of traffic that will adversely affect the natural environment, or rural character of the area;*

(b) The environment would not be negatively affected by the proposed temporary use;

(c) The proposed temporary use will not have adverse effects on neighbouring land uses or property owners;

(d) The need for security in the form of an irrevocable letter of credit with an automatic extension clause has been considered to ensure that required decommissioning and reclamation is completed.

(e) the proposed temporary use does not require a significant amount of capital investment in a particular location; and,

(f) The proposed temporary use has the support of the Agricultural Land Commission through the approval of an application if the land is within the ALR.

Previous Applications

On September 18, 2025 the RDBN Board adopted Bylaw No. 2080, 2025 to rezone approximately 16.02 ha of land on the subject properties from the Rural Resource (RR1) Zone to the Light Industrial (M1) Zone to accommodate the construction of the Clear Creek Compressor Station (see Attachments for RDBN staff report).

Planning Department Comments

Staff note that CGL has submitted a separate TUP application to the RDBN for a temporary workspace site known as the Clear Creek TWS that is also associated with the construction of the Clear Creek Compressor Station. The Clear Creek TWS is located approximately 1 km west of the Clear Creek WFA and will be discussed in a separate staff report that will be sent out for referral in October 2026 (RDBN File: TUP F-03-26).

The applicant provided information regarding consultation and engagement, noise, air/odours, dust control, light, wildlife, stream/riparian values, site drainage, site disturbance and soil management, water sourcing, waste management, access and traffic management, safety and emergency response, remediation and reclamation, and a copy of CGL's Environmental Management Plan (EMP). See Attachments for more information on these areas.

The impacts associated with this proposal have been divided into four categories and summarized below: Land Use Impacts associated with the proposed location, Infrastructure Impacts, Emergency Management Impacts, and Social / Health Impacts associated with the introduction of a large temporary workforce into the area.

Land Use Impacts

Site Details

The subject properties are on Crown land that contains a former cut block, the Highway 27 corridor, several roads, and the CGL and Pacific Northern Gas Pipeline corridors. There are 8 residences within approximately 2 km of the application area with the nearest residence approximately 1 km north. The site appears appropriate for the proposed uses given its relatively remote location, proximity to the pipeline right-of-way, existing roads, and previous disturbance.

Fencing and Screening

No screens or berms are noted on the site plan. The site will be screened with existing vegetation as the Clear Creek WFA site is approximately 185 m and 300 m from Highway 27 and Fourteen Mile Road, respectively. Electrical fencing will be installed around the Clear Creek WFA and both entrances gated. Staff have no concerns regarding the aesthetic impact of the proposed use.

Site Reclamation

CGL's EMP contains mitigation measures for reclamation activities with the objective of maintaining equivalent land capability and allowing for natural revegetation where appropriate. CGL will restore grades to pre-construction contours where practical, restore surface drainage patterns and apply erosion and sediment controls in accordance with their Clean-Up and Reclamation Plan.

Testing for contaminates is not planned. However, a Contaminated Soils Management Plan will be implemented if contaminated soils are encountered. If a spill occurs, a Spill Contingency Plan will be implemented. These plans identify responsibilities for containment, clean-up and reporting, and have been developed to the satisfaction of the Province.

Environmental Impact

Clear Creek and Upper Moss Creek are located approximately 600 m east and south of the application area and flow through approximately 8.5 km of agricultural lands into the Nechako River. CGL will construct the Clear Creek WFA site in accordance with their EMP and Erosion and Sediment Control Plan. CGL's Chemical and Waste Management Plan commits to storing hazardous material and industrial waste no closer than 100 m from a wetland, watercourse or waterbody.

Parking

The site plan indicates 78 parking stalls. Given the size of the camp and its proximity to the Clear Creek Compressor Station, staff have no concerns with the proposed number of parking spaces.

Infrastructure Impacts

Solid Waste Disposal

Waste will be managed in accordance with CGL's EMP and Chemical and Waste Management Plan. Solid waste will be separated by type and stored in designated areas onsite then disposed of at regional facilities. Hazardous material waste may be transported to authorized facilities outside the RDBN. Separate receptacles will be provided onsite for recycling, non-hazardous waste, hazardous waste and industrial waste. CGL will implement metals, cardboard and bottle recycling programs to divert waste from landfills. Specific waste disposal facilities are not identified but CGL anticipates less project waste will be generated compared to Phase 1 of the Coastal GasLink Pipeline Project.

The application states "During construction, Coastal GasLink will continue to monitor potential impacts derived from Project's activities, including potential impacts to local waste management facilities as part of implementation of the Socio-economic Effects Management Plan (SEEMP). Additionally, Coastal GasLink will continue to engage with the RDBN regarding potential waste management associated with the project".

Liquid Waste Disposal

The application states the Clear Creek WFA will receive wastewater and potable water services from the District of Vanderhoof, and the District has the capacity to support approximately 100 m^3 per day of wastewater and potable water demand. This application has been forwarded to the Ministry of Environment and Parks and the District of Vanderhoof for comment.

Transportation and Roads

Access to the Clear Creek WFA and Clear Creek Compressor Station will be provided by 0.8 km of existing Forest Service Roads off Highway 27. CGL has stated that access to the Clear Creek WFA and the Clear Creek Compressor Station will not use Fourteen Mile Road or Blue Mountain Road. Estimates regarding the type and amount of traffic are not identified in the application but CGL anticipates there will be less traffic compared to Phase 1 of the Coastal GasLink Pipeline Project due to the proximity of the Clear Creek WFA site to the Clear Creek Compressor Station and the use of busses to transport personnel.

CGL's Traffic Control Management Plan provides guidelines for vehicle use on access roads, and the pipeline right-of-way. Prior to construction, CGL will "place notices in local and regional newspapers where appropriate to announce the Project initiation and the construction schedule. Information regarding labour, equipment, and activity schedules will be provided to applicable municipal and provincial authorities prior to the commencement of work". CGL has stated the RDBN will be notified of all required road upgrades related to the proposal.

Community Recreation

There is concern that the camp will increase demand on community recreation facilities and nearby recreation sites. No details regarding mitigation measures are noted in the application and staff have requested additional information from the applicant.

Emergency Management Impacts

The application states “Should the project proceed, a Site-Specific Emergency Response Plan will be provided to the RDBN within 30 days of a Prime Contractor being designated for the Clear Creek Compressor Station and associated ancillary sites”. Planning staff requested CGL provide a copy or draft of the Emergency Response Plan for the Clear Creek WFA site for review and CGL has responded that one is not available at this time and will be developed by the Prime Contractor in early 2027, following contract award and prior to mobilization.

Socio-Economic and Health Impacts

Work camps can have negative social, health and crime related impacts on communities. CGL has developed mitigation strategies related to these issues which the Province has signed off on as part of the Environmental Assessment Process and BCER Permitting Process.

This application has been referred to the District of Vanderhoof, the District of Fort St. James, and Northern Health for comment. This is an opportunity for the municipalities to identify specific social, health, or policing issues they may have.

Referral and Approval Process

This application is being referred to the following First Nations and agencies for comment:

- Nak'azdli Whut'en
- Nadleh Whut'en
- Saik'uz First Nation
- District of Vanderhoof
- District of Fort St. James
- Electoral Area F Advisory Planning Commission
- RDBN Building Inspection
- RDBN Environmental Services Department
- RDBN Protective Services Department
- Ministry of Transportation and Transit

- Ministry of Environment and Parks
- Northern Health

Notice of this application will be published on the Regional District's website, the Regional District's official Facebook page, and in the Omineca Express informing the public of the time and location of the Board's consideration of the application, and their ability to provide input to the Board in writing. Property owners and tenants within 100 metres of the subject properties will be sent a similar notice. A sign must be placed on the subject properties at least 10 days before the Board considers the permit. Comments received from the public or referral agencies will be presented to the Board for consideration.

It is recommended that the applicant hold a public meeting in the District of Vanderhoof to allow residents to ask questions and express concerns directly with CGL as notable public interest is expected for this application.

ATTACHMENTS

- Applicant Submission (Link)
- Applicant Environmental Management Plan (Link)
- RDBN Staff Report - Third Reading and Adoption for Rezoning Bylaw No. 2080, 2025 (Link)