REGIONAL DISTRICT OF BULKLEY-NECHAKO

Planning Department Referral Report

File No. TUP F-03-26

Written By: Danielle Patterson, Senior Planner

APPLICATION SUMMARY

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

Electoral Area: F (Vanderhoof Rural)

Subject Property: **7000 Barlow Forest Service Road**, legally described as Section 35, Township 18, Range 5, Coast District (PIN 2777830)

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

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

Building Inspection Not within the Building Inspection Area

Fire Protection Not within a Fire Protection Area

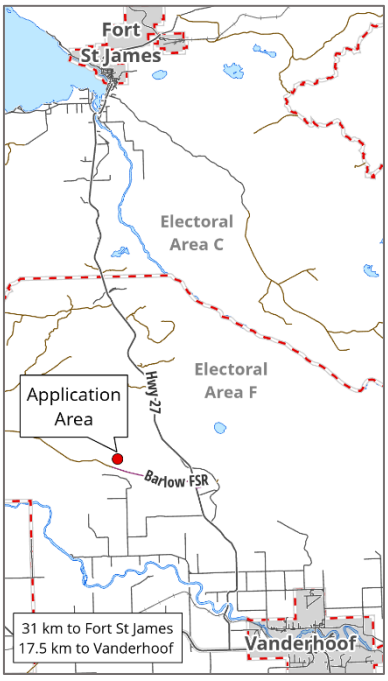
Existing Land Uses: Partially cleared Crown Land previously used for a Coastal GasLink Pipeline stockpile site

Property Size: Approximately 263 ha (~65 ac)

Proposed TUP Area: 24.78 ha (~62.23 ac)

Location: Near Barlow Forest Service Road, approximately 16 km northwest of the District of Vanderhoof, 21 km Northeast of Nautley Reserve, 24 km North of Stoney Creek Reserve, and 30 km south of Nak'azdli Reserve.

Location Map



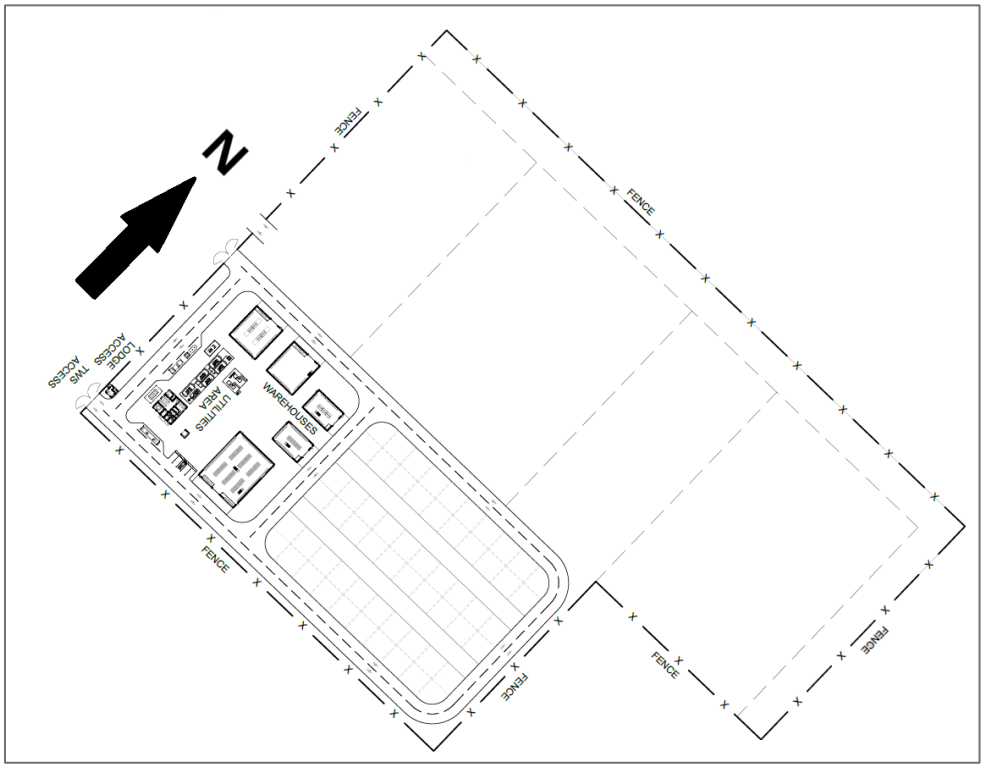
PROPOSAL

Coastal Gaslink Pipeline Ltd. (CGL) is requesting the issuance of a Temporary Use Permit (TUP) for three years to use approximately 24.78 ha of land for a temporary workspace site (Clear Creek TWS). The purpose of Clear Creek TWS is to use the site for a laydown, storage, staging and construction support area for the construction and reclamation phase of the natural gas pipeline compressor station known as the Clear

Creek Compressor Station. The applicant has a BC Energy Regulator (BCER) permit for the proposed use (BCER Authorization No. 100122353).

The applicant estimates site preparation will begin February 2027 and the proponent plans to use the site through to the end of 2029, subject to site conditions and project scheduling requirements.

Draft Site Plan



Excerpt of proposed site plan showing fenced storage area, warehouses, and utilities area. See Applicant's Submission for full site plan.

Clear Creek TWS Construction

During construction and site preparation of the Clear Creek TWS, 20 to 50 vehicles per day are anticipated with an average workforce on site of 20 persons. Vehicle and equipment use may include excavator, crane, haul truck, pickup truck, and bobcat. A 25 metric tonne haul truck is anticipated to make at least three trips per day to the site. Typical work hours will generally range from 6:30am to 6:00pm (5:30am to 6:00pm in the summer).

Clear Creek TWS Operations

During regular operation, 20 to 50+ vehicles are anticipated per day. Traffic may include workforce vehicles, contractor vehicles, equipment and material deliveries, and other construction support activities associated with the compressor station construction program. Equipment, materials, and vehicles anticipated to access or be stored within the TUP area may include cranes, transportation trailers, forklifts, telehandlers, pickup trucks,

steel structures, piping materials, cable reels, cable tray and accessories, mechanical skids, panels and cabinets.

The onsite workforce is estimated at 8 to 15 persons, with an average of ten persons. This includes a yard supervisor/manager, material coordinators, warehouse workers, equipment operators, receiving-inspection personnel, security, and a health and safety representative.

The application area is zoned Rural Resource Zone (RR1) which does not allow industrial work site and industrial storage; therefore, a TUP is required.

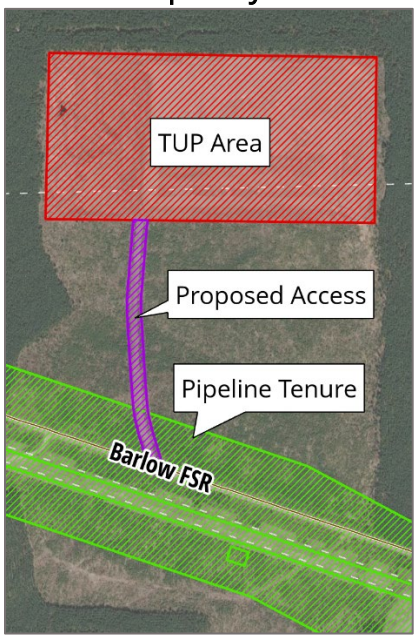
DISCUSSION

Site Details and Property History

The application area was previously cleared and used as a site for the operation of storage equipment and materials associated with the construction of the CGL Pipeline Project. The RDBN Board of Directors authorized TUP F-02-19 and a renewal of TUP F-02-19 for these uses in 2019 and 2022, respectively.

There is one residence within approximately 2 km of the application area (approximately 1.7 km away). The application area is approximately 400 m from the CGL pipeline right-of-way, approximately 1.4 km from Trankle Creek, 1.6 km from Clear Creek, and 500 m from an unnamed creek. The Clear Creek TWS would be accessed via a driveway or road built across Crown land and accessed via Barlow FSR. This proposed access is not part of the TUP area as roads/driveways are not regulated by the RDBN.

Approximate Temporary Use Permit Area



Proposed TUP Area (Red); Proposed Access (Purple); CGL Pipeline Tenure – Reference Only (Green)

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.

Planning Department Comments

Planning staff note that CGL has another application for a workforce accommodation site associated with the Clear Creek Compressor Station that is approximately 1 km east of the Clear Creek TWS site. The workforce accommodation site will be detailed in a separate staff report and will also be sent out for referral during October 2026 (RDBN File #TUP F-02-26).

The applicant has provided information pertaining to noise, air/odours, dust control, light, wildlife, stream/riparian values, site drainage, site disturbance and soil management, waste management, access and traffic management, the safety and emergency response plan, remediation and reclamation, and a copy of their permit and environmental management plan. Below is a summary of waste management and the safety and emergency response plan information. For more information on any of the above-mentioned topics, please refer to the Attachments for the Applicant Submission.

Waste Management

The applicant states that during construction, *"domestic and construction waste will be adequately separated, transported and disposed of to the corresponding regional waste facility, in function of its waste classification."* Further, the applicant states hazardous waste may go to authorized sites outside of the RDBN. CGL anticipates less waste for this project compared to the recent CGL Pipeline Project Phase 1 from a few years ago and they intend to engage and inform the RDBN on this topic.

Safety and Emergency Response Plan

The applicant proposes to fence and secure the site with the entry managed via an access gate and site security. The applicant states a Site-Specific Emergency Response Plan will be provided to RDBN within 30 days of a prime contractor being designated for the TUP area. No other details were provided.

Referral and Notification Process

This application is being referred to the Electoral Area F Advisory Planning Commission, the District of Vanderhoof, and the District of Fort St. James for comment. A referral is being sent, along with a shapefile, to Nak'azdli Whut'en, Nadleh Whut'en, and Saik'uz First Nation for comment and information given the scale of the TUP proposal and it being part of the larger overall CGL pipeline project. This application is also being referred to the RDBN's Environmental Services Department for any potential comments regarding waste management and to the RDBN's Protective Services Department for any potential comments related to emergency management.

Public Notification

Notice of this application will be published on the Regional District's website, the Regional District's official Facebook page, and in the November 12th edition of the Omineca Express newspaper 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 application area will be sent a similar notice. At least 10 days before the Board considers the permit, a sign must be placed on the nearest abutting road to the application area or a location approved by the Director of Planning and Development. Comments received from the public or referral agencies will be presented to the Board for consideration.

ATTACHMENTS

- Applicant Submission (Link)
- Applicant Environmental Management Plan (Link)