PUBLIC DOCUMENTS

Temporary Use Permit F-02-26

CGL Workforce Accommodation Site

Application

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Coastal GasLink

TC Energy

July 21, 2026

Sent via Email

Regional District of Bulkley-Nechako
37 – 3rd Avenue
Burns Lake, BC V0J 1E0

Attn: Jason Llewellyn, Director of Planning and Planning Department

RE: TEMPORARY USE PERMIT APPLICATION
Coastal GasLink Pipelines Ltd.
Proposed Project: Coastal GasLink Phase 2 – Clear Creek Workforce Accommodation Site and Clear Creek Temporary Workspace Site
Proposed Locations:
1. **Clear Creek WFA: Units 52, 53, 62 & 63, Block G, Group 93-K-1, Range 5 Coast District**
2. **Clear Creek TWS: Units 81, 82, 91 & 92, Block F, Group 93-K-1, Range 5 Coast District**

BCER Authorization: Clear Creek WFA AD No. 100122115 and Clear Creek TWS AD 10022353

In accordance with the *Local Government Act* and the Regional District of Bulkley-Nechako Development Procedures Bylaw No. 1898, 2020, Coastal GasLink Pipeline Ltd. (Coastal GasLink) is submitting two individual applications for Temporary Use Permits related to the proposed Coastal GasLink Phase 2 Clear Creek Compressor Station project.

The two applications are for:

1. **Clear Creek Workforce Accommodation Site (Clear Creek WFA):** to allow a temporary workforce accommodation facility and associated construction support uses; and
2. **Clear Creek Temporary Workspace Site (Clear Creek TWS):** to allow temporary workspace and associated construction support uses.

These applications are being submitted as two separate Temporary Use Permit (TUP) applications. Coastal GasLink respectfully requests that both applications be accepted and advanced through the Regional District of Bulkley-Nechako's TUP application review and approval process. Due to file size limitations, the application materials are being submitted to the Regional District in two separate email transmissions.

Coastal GasLink has enclosed the following information in support of the applications:

- Completed and signed Temporary Use Permit Application Form for each application;
- Confirmation of payment of the applicable TUP application and sign fees for each application, submitted through Option Pay on July 20, 2026; and
- A supporting Additional Information Package for each application, including site plans and supporting documentation.

The TUP Application Forms and associated fee payment confirmations are included in Appendix A of the respective application packages.

Each Additional Information Package includes supplementary information regarding:

- Schedule A – Application Information: Overview of the proposed temporary use, site characteristics, land use context, and applicable authorizations.
- Schedule B – Consultation and Engagement: Summary of engagement activities undertaken.
- Schedule C – Construction Information: Description of the proposed construction activities, site development, access, operations, environmental management measures, and anticipated schedule.
- Schedule D – Reclamation: Summary of site restoration activities and reclamation following completion of the temporary use.

Should you have any questions about the applications or require additional information, please reach out to the company representatives noted below:

Tanner Moulton, Community Relations Advisor: E: tanner_moulton@tcenergy.com | P: 250.596.8071
Candace Mackenzie, Land Representative: E: candace_mackenzie@tcenergy.com | P: 587.435.5783

Sincerely,



Candace Mackenzie
Land Representative – BC Projects
Coastal GasLink Pipeline Ltd.

/Attachments: Clear Creek WFA TUP Application Package and Clear Creek TWS TUP Application Package

Temporary Use Permit Application
Additional Information Package
Proposed Clear Creek Temporary Workforce Accommodation Site

Coastal GasLink

TC Energy

This Additional Information Package has been provided to support Coastal GasLink Pipeline Ltd.'s (Coastal GasLink) request for a Temporary Use Permit pertaining to the proposed Clear Creek Temporary Workforce Accommodation site.

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Reason for Application

Coastal GasLink Pipeline Ltd. (Coastal GasLink) is submitting a temporary use permit application to the Regional District Board requesting approval to temporarily allow industrial use and operations for the construction and reclamation phase of the Clear Creek Compressor Station. This request applies to land designated as Rural Resource 1 (RR1) within Units 52, 53, 62, and 63, Block G, Group 93-K-1 Range 5 Coast District.

This permit is intended to authorize temporary industrial use, and includes a workforce accommodation site, to support the construction and reclamation of the Clear Creek Compressor Station, an industrial natural gas pipeline compressor station. The affected site falls under the Vanderhoof Rural Official Community Plan (Electoral Area F) with a Resource (RE) Designation, and current zoning does not permit industrial use. Coastal GasLink is therefore requesting temporary permission to alter the zoning for the duration of the construction and reclamation activities.

The RDBN Temporary Use Application form, and application and sign fees payment receipt is attached as Appendix A.

Purpose

Coastal GasLink will require ancillary sites to support the development of the Clear Creek Compressor Station as well as accommodation to host the personnel and workforce needed to carry out the work. This specific application is for the Clear Creek Workforce Accommodation ("Clear Creek WFA") ancillary site.

The Clear Creek WFA site will provide accommodation for up to 400 construction staff and labour personnel at its peak, and will also be used for a contractor yard, field offices, temporary warehouse and laydown for storing materials and equipment.

This site may need to be accessed and prepared prior to contractor mobilization to allow for transport, staging and mobilization of temporary construction facilities, materials and equipment to support earthwork activities at the compressor station worksite. The Clear Creek WFA will remain active throughout construction of the Clear Creek Compressor Station until all cleanup and any post-construction monitoring has been completed.

Please find within this document all the supplementary information required to consider this request.

Location and Size

The Clear Creek WFA site will be located approximately 0.2 km from the Clear Creek Compressor Station and will occupy an area of 15.45 hectares (ha). The proposed site overlaps a previously disturbed forestry footprint of 13.788ha, with 1.66ha of new cut required. A portion of the site will be fenced. Access to the site will be provided via existing forestry roads.

BCER Authorization No. 100122115, issued May 14, 2026, is attached as Appendix B. This permit authorizes Coastal GasLink to construct and operate the site, including the occupation and use of associated Crown land within the authorized activity area, subject to all applicable regulatory requirements and any additional approvals that may be required. As the site is located on Crown land, the authorization is provided as evidence of the landowner's approval for the proposed use and occupancy of the site.

Additionally, attachments to the BCER Authorization include CGL4703-MSI-G-MP-239_03_Clear Creek WFA_20k (1:20,000 scale), which provides an overview of land ownership and tenure interests within the broader project area. The site-specific plan CGL4703-MSI-G-MP-238_03-CC_WFA (1:5,000 scale) provides further detail on the proposed development area, including a land interests table and tenure interests located within the immediate vicinity of the site. CGL4703-MSI-G-MP-240_03_Clear_Creek_WFA_250k is also included and depicts the proposed construction access route and regional location of the site

Maximizing the use of existing disturbances has been considered in the planning process for the selection of Clear Creek WFA to support construction of the Clear Creek Compressor Station. The location of the Clear Creek WFA near the Clear Creek Compressor Station footprint minimizes the amount of driving, reducing the risk to project personnel, the public and other road users.

Workforce accommodations and temporary workspaces are sized based on recent experience of workforce size and construction plans.

Figure 1 provides a high-level overview of the location of the proposed ancillary sites in relation to the Clear Creek Compressor Station. Figure 2 depicts the proposed Clear Creek WFA via Google Earth

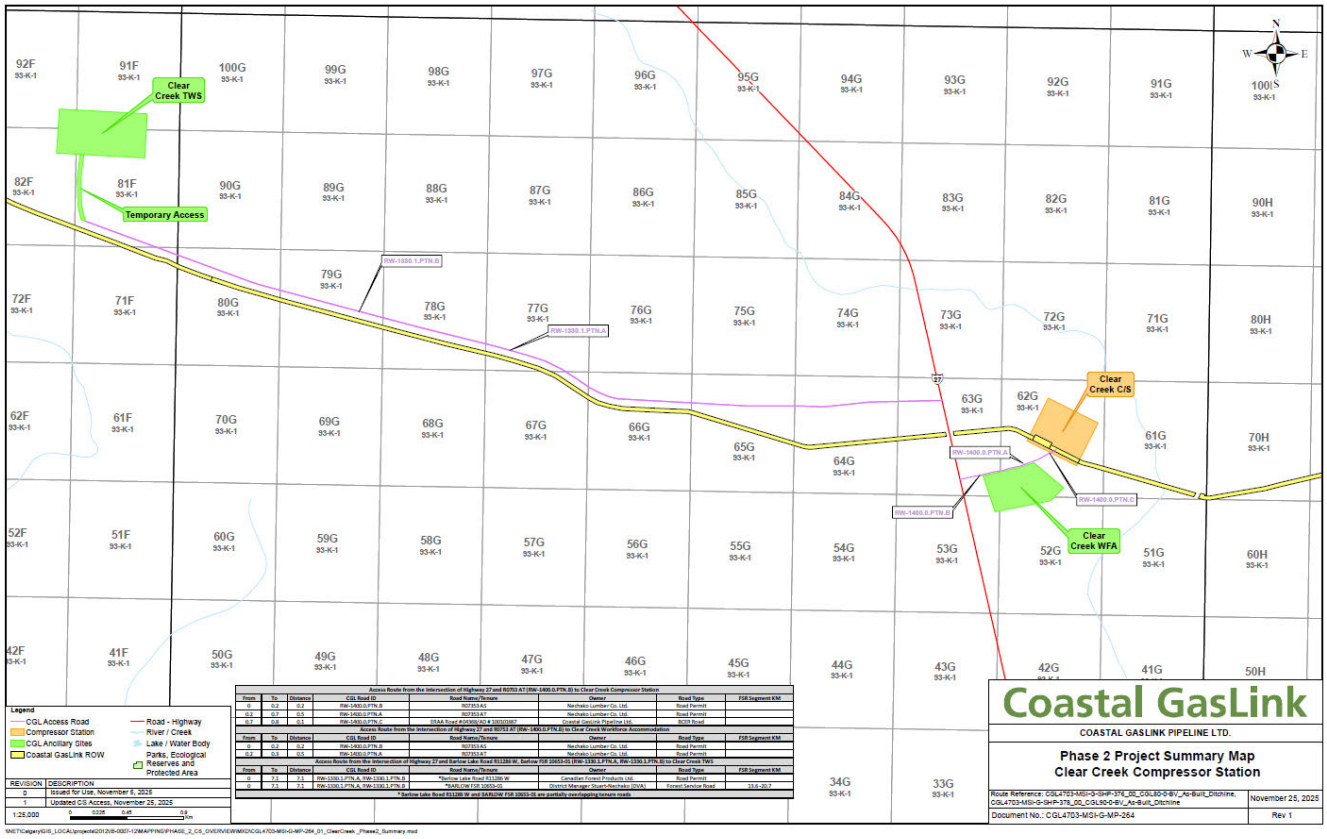


Figure 1: Coastal GasLink Pipeline Overview – Clear Creek Compressor Station and Proposed Ancillary Sites



Figure 2: Clear Creek Compressor Station and proposed Clear Creek WFA Ancillary Site

Project Schedule/Timeline

It is anticipated that clearing, earthworks preparation and assembly of the site will take place as early as February 2027, pending a positive final investment decision and regulatory approvals. The Clear Creek WFA is anticipated to be used throughout the duration of construction of the compressor station, which is anticipated to be completed in Q4 / 2029, subject to change based on site conditions and project scheduling requirements.

The Clear Creek WFA is temporary in nature and will be reclaimed once construction of the Clear Creek Compressor Station is complete, and as soon as weather, ground, and seasonal conditions permit.

More details about construction are found in Schedule "C" – Construction Details.

Equipment and Personnel:

The Clear Creek WFA shall provide accommodation for approximately 350 workers, as well as up to an additional 50 temporary personnel mobilized to support specific project scopes and short-term activities

Different types of accommodations will be built, all of them individual and fully equipped with all the requirements to provide comfort for the workers. Furthermore, the WFA will be equipped with a dining room with a kitchen to meet the nutritional needs of the workforce, and spaces for their well-being.

Other equipment may include a multipurpose building, Maintenance & Repair Shop, Garbage Shelter, Waiting Bus Building, Guard House, Smoking shelter, laydown areas, stockpile sites and snow removal staging zones.

The Clear Creek WFA site shall consist of modular office building(s) for the work personnel in that area, tent-type warehouses with a robust structure, two smaller warehouses: one for chemical products and another with temperature control (considered as minimum requirements or recommended for the execution of the works).

Further to this, three tents intended for storing the loose parts of the Baker Hughes supply for compressor and turbine, independently for each compression train could be erected. These tents shall be equipped with all necessary utilities for their proper operation, in accordance with the technical specifications of the contract.

A portion of the plot plan has been selected as an area for topsoil storage to store the topsoil stripped from the facility footprint prior to construction and to facilitate future remediation.

Equipment may include, but is not limited to, pipe truck/trailers, cranes, bulldozers, excavators, skid steers, front-end loaders, compactors, tractors, graders, pickup trucks, rock trucks, fuel trucks, water trucks, side booms, tractor trailers, delivery vehicles, a clean point for trucks, fuel storage, conveyor belts, drum batchers, filters, silos and tents.

Electrified fencing will be installed surrounding the WFA portion of the site for security and animal control measures, and in alignment with the Coastal GasLink Environmental Management Plan. Additional temporary construction fencing may be installed, as required.

Other facilities necessary for the day-to-day operation of the site are a guard house, designated smoking areas, utilities areas, open stockpile areas, bus stop and materials and an equipment staging and trans-shipment area.

All walking areas in WFA will be wooden matting or gravel pathways that shall be maintained throughout the duration of the Project, optimizing the design by merging similar spaces to minimize the overall site footprint depending on the noise between active spaces that do not disturb adjacent (or combined) spaces.

This site may need to be accessed and prepared prior to contractor mobilization to allow for transport, staging and mobilization of temporary construction facilities, materials and equipment to support earthwork activities at the compressor station worksite. The Clear Creek WFA will remain active throughout construction of the Clear Creek Compressor Station until all cleanup and any post-construction monitoring has been completed.

Site Plan

A preliminary site layout plan for the Clear Creek WFA is provided as Appendix C, detailing where all proposed facilities will be placed including:

- All proposed structures including fencing
- Areas to be used for accommodation
- Areas to be used for common services
- Areas to be used for equipment and materials storage
- Areas to be used for soil stockpiling

- Fuel storage locations
- Vehicle parking areas

This is a preliminary plan, and site specifics may be modified as the site is developed. An updated plan will be provided to the RDBN staff with any changes to the above items clearly identified.

Environmental Management Plan

The Coastal Gaslink Pipeline Project Environmental Management Plan (EMP) outlines environmental protection measures to be implemented to avoid or reduce potential adverse effects during construction of the Project, including the proposed Clear Creek Compressor Station' ancillary facilities as described in the present temporary use permit application. Mitigations identified in the EMP will be applied, as appropriate, including those within any applicable appendices including but not limited to the Wildlife and Wildlife Habitat Management Plan, Access Control Management Plan, Traffic Control Management Plan, Grizzly Bear Mitigation and Monitoring Plan, the Human-Wildlife Conflict Management Plan, and the Erosion and Sediment Control Plan. A copy of the EMP can be accessed via the following link: CGL Environmental Management Plan (Rev. 5, September 2021).

Consequently, a comprehensive Environmental Management System will be in place at the commencement of the works, supported by diverse systems and control tools as periodical inspections, training, meetings, tracking/monitoring registers, forms, etc.

A hard copy or electronic copy of the referred documentation can be provided upon request.

Relevant Approvals/Permits

It takes a number of other permits to successfully operate an ancillary site and workforce accommodation. Coastal GasLink has obtained the required BCER permits for the WFA and has received the Heritage Inspection permit. Other land-related permits, such as road use will be obtained after a final investment decision and prior to mobilization.

The Prime Contractor and Camp Subcontractor will obtain any additional permits required for the operation of the construction camp on the Clear Creek WFA (e.g. food service, water system, camp accommodation, and sewage disposal).

Required Consultation and Engagement Completed

Environmental Access Certification Engagement Process

Phase 2 of the Coastal GasLink Pipeline Project, including the proposed Clear Creek Compressor Station, was contemplated as part of both the Coastal GasLink and LNG Canada Environmental Assessment Certificates (EAC), which were granted in 2014 and 2015, respectively. The Coastal GasLink Pipeline Project, including Phase 2, was approved through a rigorous multi-year environmental assessment, which included extensive fieldwork and consultation and engagement with local and Indigenous communities. The assessment considered the potential effects of the Coastal GasLink Pipeline Project on a number of environmental factors such as soil, wildlife, aquatic resources, air quality, land use, and traditional land and resource uses.

BCER Facility Application Engagement

Prior to the issuance of the BCER Facility Permit for the proposed Clear Creek Compressor Station on April 29, 2025 (BCER AD No. 100118640), Coastal GasLink completed the required notification and consultation process for the Project. Rights holders, licence and permit holders, and landowners within 3.3 km of the proposed Clear Creek Compressor Station were sent project notification letters and invitations to consult on July 31, 2023, and August 10, 2023. Coastal GasLink received a response from the Regional District of Bulkley-Nechako (RDBN) on September 8, 2023, and Coastal GasLink provided a response to RDBN on October 23, 2023. A summary of the notification and consultation activities was submitted to the BCER as part of the facility application.

Additionally, as part of the BCER Facility Application process, Indigenous communities and the RDBN were provided information about the Project, and any records of engagement were documented and submitted with the application in the Pre-engagement Form.

BCER Workforce Accommodation Application Engagement

Prior to the issuance of the BCER Associated Activity (Campsite) Permit for the proposed Clear Creek WFA site on May 14, 2026 (BCER AD No. 100122115), Coastal GasLink completed the required notification and engagement process for the Project. Rights holder notification letters were issued on December 15, 2025, to all tenure holders affected by the proposed Clear Creek WFA footprint. No comments or concerns were received in response to the notifications.

Additionally, Indigenous engagement was completed in accordance with the BCER Associated Activity Application process for the Clear Creek WFA application. Indigenous communities were provided information regarding the Project, and records of engagement were documented and submitted to the BCER as part of the application process.

Additional Consultation and Engagement

Beyond the consultation and engagement activities completed as part of the Environmental Assessment Certificate and BC Energy Regulator permitting processes, Coastal GasLink has maintained ongoing engagement with the Regional District of Bulkley-Nechako (RDBN), the District of Vanderhoof, and other stakeholders regarding the proposed Phase 2 Project and associated ancillary facilities. This section provides a summary of additional consultation and engagement activities undertaken to support information sharing, municipal planning and permitting discussions, and the development of this

Temporary Use Permit application for the proposed Clear Creek Workforce Accommodation site. The engagement activities summarized below demonstrate Coastal GasLink's ongoing commitment to transparency, collaboration, and early engagement as project planning advances and potential future development opportunities are considered.

a. Information has been shared with the Regional District of Bulkley-Nechako (RDBN) related to Phase 2 dating back to 2019 and possibly even before that in smaller bite sized pieces compared to that of the information that has been shared in 2026.
b. In October 2023, we took the area directors from the RDBN that have a compressor station proposed in their areas on a helicopter tour of our Wilde Lake facility located at KP 0 on our Coastal GasLink pipeline. Wilde Lake is currently our only compressor station located along our line and therefore was a great way for us to showcase what a compressor station at our Clear Creek location and others within the RDBN would look and sound like.
c. Information related to our proposed Phase 2 project has been presented to the RDBN board multiple times since 2019 and has been thoroughly discussed throughout this proposed project state. That line of transparency and information sharing will continue should Phase 2 receive a positive FID and proceed.
d. To confirm municipal permitting requirements for the proposed Clear Creek Workforce Accommodation site, Coastal GasLink initiated discussions with the Regional District of Bulkley-Nechako (RDBN) on March 25, 2026. Information provided to RDBN included a summary of the Phase 2 ancillary sites, site coordinates, preliminary zoning assessments, RDBN zoning property maps, a Coastal GasLink summary map, and associated spatial data. Following a request from RDBN for additional spatial information on April 1, 2026, Coastal GasLink provided shapefiles and latitude/longitude coordinates on April 2, 2026.
e. On April 7, 2026, RDBN confirmed the applicable zoning, Temporary Use Permit (TUP) requirements, and Building Inspection Area designations for the proposed ancillary sites. This review verified that a TUP is required for the Clear Creek Workforce Accommodation site. On April 13, 2026, RDBN provided guidance materials outlining the key evaluation criteria that would be considered during the TUP application review process.
f. On June 22, 2026, our Coastal GasLink team members met with the staff from the RDBN to transparently share preliminary information regarding our three proposed compressor stations that will be located within the RDBN. We were told at this meeting that a TUP will only be required for Clear Creek, and we received some clarity on the information that will be required to support our application and ensure it is fulsome upon submission.
g. On June 25, 2026, our Coastal GasLink and LNG Canada team members met with District of Vanderhoof staff to discuss our intent to apply for a TUP to support the development of our proposed workforce accommodation near the community. The workforce accommodation has been approved by the community to receive wastewater and potable water services from the Vanderhoof community. Ongoing dialogue will continue with the District of Vanderhoof and surrounding communities in the area as plans continue to be refined, and we work towards a possible Final Investment Decision (FID). Once an FID is achieved, open dialogue and information sharing will continue.
h. On July 14, 2026, our Coastal GasLink team provided an email summarizing the June 25, 2026, meeting to the District of Vanderhoof and requested the District provide written confirmation that the understanding document is accurate.
i. On July 20, 2026, the District of Vanderhoof provided written confirmation via email to Coastal GasLink. This confirmation is included as Appendix D and referenced in the Water Sourcing section in Schedule C – Construction Information.

Community Investment

Coastal GasLink recognizes the importance of supporting local communities and maintaining positive relationships with the regions in which it operates. This section provides a summary of some of the community investment initiatives, contributions, and opportunities that have occurred as part of the Coastal Gaslink project:

a. Since 2013, our company has supported many initiatives and organizations within the District of Vanderhoof community. Of specific note a few key examples are:
    i. In 2016, we provided $50,000 to the community to support the construction of their new community aquatic centre.
    ii. In 2020, we provided $10,000 to the Nechako Environment Water Stewardship Society (NEWSS) for the Murray Creek Restoration project.
    iii. In 2021, we provided $50,000 for a new electric Zamboni purchase for the Vanderhoof Arena.
    iv. In 2022, we provided $50,000 for an Airport Terminal Design Plan for the Vanderhoof Airport.
b. In 2025 and 2026 we provided $36,500 to the District of Vanderhoof to support the following initiatives:
    i. In 2025, we supported the District of Vanderhoof Public Skating Program.
    ii. In 2025, we supported the Vanderhoof Chamber of Commerce's Annual Pumpkin Walk.
    iii. In 2025, we supported the Vanderhoof Youth Slow Pitch association with field upgrades for the community fields.
    iv. In 2026, we provided funding to support the District of Vanderhoof 100th Year Celebration.
    v. In 2026, we provided funding to the Vanderhoof Fire Department for a battery-operated vehicle extrication tool.

We appreciate the relationship that we have established with our Northern BC communities. Should Phase 2 receive an FID, we look forward to continuing to build upon that Legacy and furthering our meaningful relationship throughout construction of our proposed Clear Creek compressor station.

Since 2013 our company has invested over $15 million in organizations and initiatives across our Coastal GasLink operational footprint.

Ongoing Consultation and Engagement Plan

Coastal GasLink will continue to provide updates and present ongoing information related to the proposed Clear Creek Compressor Station and ancillary sites, including the Clear Creek WFA, to the RDBN. This includes addressing any questions or comments that may arise during the TUP application process itself and regular Project updates. Coastal GasLink will also provide ongoing information updates to nearby tenure holders, landowners and residents and answer any questions they may have. Engagement with Indigenous and local communities will continue as planning advances.

Duration

It is anticipated that clearing, earthworks preparation and assembly of the site will take place as early as February 2027, pending a positive final investment decision and regulatory approvals. The Clear Creek WFA is anticipated to be used throughout the duration of construction of the compressor station, which is anticipated to be completed in Q4 / 2029, subject to change based on site conditions and project scheduling requirements.

Construction activities typically follow 10–12-hour day shifts, generally from 06:30–07:00 to 17:30–18:00, including safety meetings and scheduled breaks.

During summer, start times may be advanced to 05:30–06:00 to maximize daylight. While total working hours remain largely unchanged, longer daylight hours and improved weather conditions enhance productivity, with occasional minor extensions or additional activities when required.

The Clear Creek WFA is temporary in nature and will be reclaimed once construction of the Clear Creek Compressor Station is complete, and as soon as weather, ground, and seasonal conditions permit.

Noise

In accordance with applicable codes, standards and regulations on noise including the latest revision of the British Columbia Energy Regulator (BCER) Noise Control and Best Practices Guideline.

Coastal GasLink will work closely with area residents, local governments, regional districts, and other stakeholders and rightsholders to proactively communicate any planned construction activities that may generate elevated audible noise. During construction, an increase in noise associated with our activities will be contained to the area in and around the compressor station facility. Coastal GasLink will mitigate construction operation noise wherever possible. The main activity that is anticipated to generate audible noise off-site is piling, which is associated with the compressor station construction. Piling would be planned during the front-end of construction activities, during daylight hours, and be temporary.

The following mitigations will be applied to reduce effects from noise during construction activities to the extent practical:

- schedule construction activities during the daytime (7 am to 10 pm), where practical
- engage with affected stakeholders and rightsholders to ensure awareness of planned construction activity and associated timing
- maintain construction equipment in good working order with appropriate mufflers
- require company and construction personnel to avoid excessive idling of vehicles where practical (i.e., outside winter months)
- where practical, equipment will be turned off when not in use
- equipment enclosure doors will be closed as much as possible
- minimize single occupant traffic to the construction site where practical

Air/Odours

No odours are expected to be associated with the construction of the Clear Creek WFA. Should any residual odours be generated, in principle they would be temporary in nature. However, specific mitigation

measures can be taken, if required.

Dust Control

A minimal increase in dust is expected during construction of the proposed Clear Creek WFA. Dust suppression and mitigation measures will be implemented on roads utilized for access during active construction and operations, as appropriate. These measures will be reinforced for unpaved roads during dry season and in function of weather conditions.

As required, the Project will coordinate with the Ministry of Transportation and Transit (MoTT) and Forestry Road Owners to implement appropriate road and traffic management strategies to minimize impacts on public roads and nearby residents. Some of these strategies may include traffic control (e.g., speed limits), dust control (e.g., road watering), and coordination of access in sensitive areas. During ongoing activities, dust control measures will be applied proportionately to traffic levels and observed dust conditions.

Light

The Clear Creek WFA will introduce localized lighting to support the safe and functional conditions for personnel during construction and operational activities. Lighting sources may include exterior lighting to provide sufficient lighting for site security and employee safety during construction and operation of the Clear Creek WFA. Throughout construction, all activity will adhere to the published BCER Light Control Guideline (Version 1.1, July 2024).

All lighting infrastructure will be removed upon the Clear Creek WFA decommissioning

Wildlife

The Clear Creek WFA will be unavailable for human (unauthorized) and/or wildlife use throughout the duration of construction, operation and reclamation phases. Hence, the area will be only available after reclamation phase is complete.

During the mentioned phases, the area will be marked and fenced adequately, as required. Existing public access roads will be used and remain accessible to the public.

There are no identified terrestrial travel corridors (example, wildlife trails) through the area; the proposed activity does not occur within a Wildlife Habitat Area, ungulate winter range, or caribou range. As part of WFA construction, a total of 1.66 ha of Wildlife Tree Retention Area may be disturbed.

Prior to construction, wildlife surveys and defined actions to preserve wildlife will be executed, as bird nest and amphibian sweeps/relocation will be completed. Applicable mitigation measures outlined in the EMP and related mitigation plans, including but not limited to the Grizzly Bear Mitigation and Monitoring Plan, Wildlife and Wildlife Habitat Management Plan, Erosion and Sediment Control Plan, and the Human-Wildlife Conflict Management Plan, will be implemented. Wildlife sighting and interactions will be monitored along construction and operation at site, implementing the corresponding action as required.

Stream/Riparian Values

There are no wetlands or fish or non-fish bearing watercourses identified within the Clear Creek WFA footprint. At precedent stages, a Coastal GasLink third-party qualified professional has classified the water feature overlapping the site as Non-Visible Channels (NVCs), in contrast to the NCD designations indicated in provincial data.

Site Drainage

Coastal GasLink will construct the Clear Creek WFA in accordance with the commitments outlined in the EMP and site-specific Erosion and Sediment Control Plan.

The Clear Creek WFA footprint will be designed and constructed to prevent erosion and sedimentation and to prevent stormwater from pooling around the perimeter of the site and will match predevelopment natural drainage patterns as much as practicable, implementing the required mitigation measures to prevent unpermitted water and with high sediment load reaching water courses.

Current Site Disturbance and Soil Management

Before construction begins, surveys — including geotechnical surveys — will be conducted to assess the natural values of the area, covering soil and groundwater conditions, wildlife features, red and blue listed species, and overall ecological status. The findings will inform the definition and implementation of protective and mitigating measures. Some of these measures will be enacted before works commence, such as the relocation of wildlife identified as potentially at risk.

Measures from the Environmental Management Plan (EMP) and the site-specific Erosion and Sediment Control Plan will be implemented throughout. A contingency plan will additionally set out protocols and corrective actions for contamination events, including those caused by erosion.

Vegetation Clearing and Tree Removal

Vegetation clearing and tree removal will be undertaken to facilitate the proposed temporary use. Approval has been obtained through the BCER authorization for the removal of approximately 1.66 hectares of new cut within the proposed Clear Creek WFA footprint. Clearing activities will be completed by qualified contractors in accordance with the conditions of the BCER authorization and the mitigation measures outlined in the EMP (Section 8.2 Clearing). Environmental and archaeological resources will be protected through the implementation of applicable avoidance measures, buffers, and site-specific mitigation. Timber and woody debris will be managed in accordance with regulatory requirements, with merchantable timber salvaged where practical, and all applicable wildlife timing windows and environmental protection measures will be adhered to during clearing activities.

Soil Removal and Stockpiling

Excavation, grading, and soil handling activities will be required to support construction of the proposed Clear Creek WFA site. These activities will be conducted in accordance with the mitigation measures outlined in the EMP (Section 8.3 Surface Material Removal, Salvage and Grading). Organic material and topsoil will be salvaged and stockpiled separately from subsoil where practical to support future reclamation activities, while construction operations will be planned to minimize erosion, sediment transport, and soil compaction. Exposed soils will be stabilized as necessary, and soil handling activities will be managed in accordance with prevailing site and weather conditions. Grading will be undertaken to establish the required site elevations, drainage features, and operational areas required for construction and operation of the Clear Creek WFA. Topsoil will be carefully preserved through salvage and stockpiling and will be returned during reclamation, together with the re-establishment of original surface drainage patterns. Prior to topsoil replacement, Environmental Inspector(s) will identify areas where subsoil compaction is present and implement the appropriate remediation measures. Topsoil replacement will be completed as evenly as practical and may be deferred during wet conditions to prevent erosion or damage to soil structure. Soil stockpiles will be managed to maintain stability and prevent sediment migration beyond the work area.

Where compacted subsoils are identified, they will be broken up using a multi-shank ripper or breaking disc to a minimum depth of 30 cm, or to the full depth of compaction if greater, before any topsoil or surface

material is replaced. If soils are moist, ripping will be deferred until they have dried sufficiently to ensure proper fracturing.

Gravel Imported to the Site

Where required to provide a stable working surface, clean granular material may be imported and placed within designated work areas, access routes, or equipment operating areas. Consistent with the soil handling and site preparation measures outlined in the EMP, granular material may be placed over geotextile fabric where appropriate to reduce mixing with native soils and facilitate site reclamation. Temporary access matting may also be utilized in areas subject to higher traffic volumes or equipment loading. The extent of gravel placement will be limited to operational requirements and managed to support efficient reclamation of the site following temporary use activities.

Water Sourcing

Daily Water Demand and Storage Requirements

Potable water demand for the workforce has been estimated based on an average consumption rate of 280 L/person/day. For an occupancy of approximately 350 personnel, the daily potable water requirement is estimated at 98 m^3/day. Allowing for an additional 50 transient personnel increases the demand by approximately 1.5 m^3/day, resulting in a total daily water demand of approximately 100 m^3/day.

To maintain a six-day potable water reserve on site, a total storage capacity of approximately 600 m^3 would be required. This capacity can be provided through six 100 m^3 storage tanks.

Water Source

The proposed source of potable water is the municipal water system in Vanderhoof, British Columbia, located approximately 15–25 km from the Clear Creek Compressor Station. Vanderhoof provides established municipal water infrastructure capable of supporting the project's potable water requirements.

Preliminary approval to source potable water from the District of Vanderhoof has been obtained and is documented in the attached email provided as Appendix D. Potable water would be supplied by licensed water-hauling contractors operating in the Vanderhoof area and complying with applicable drinking water quality requirements and Northern Health regulations.

Water Transportation

Potable water would be transported from Vanderhoof to the site by tanker truck and transferred to on-site storage tanks.

Typical tanker truck capacities range from 30 to 40 m^3 per load. Based on the estimated daily water demand, approximately three to four truck deliveries per day would be required, depending on tanker capacity.

Waste Management

Provincial regulations will be followed when dealing with procurement, storing and handling of hazardous materials required for the Project. Hazardous waste will be managed through proper handling, identification and characterization, documenting and storage. All Project staff that handles/manages waste and hazardous materials will be trained in accordance with site-specific procedures with the base of regulatory requirements.

Coastal GasLink waste management is subject to provincial inspection at the worksite. 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.

Hazardous waste, such as used fuel and chemicals containers and used oil, may go to authorized and capable waste facilities outside of the RDBN.

Coastal GasLink anticipates there will be less Project waste compared to the recent Coastal GasLink Pipeline Project Phase 1 construction and will continue to engage the RDBN on this topic. Coastal GasLink will continue to keep RDBN staff informed throughout Phase 2 to assist with waste management planning in the region.

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. Coastal GasLink will implement metals, cardboard and bottle recycling programs to divert waste from landfills. When feasible, reusage of certain used materials or remains will be pursued.

During construction and subsequent phases, designated areas will be established for non-hazardous waste – which covers municipal solid waste and inert waste - and hazardous waste to ensure proper waste management on site throughout all related operations, such as handling, storage, segregation, transportation, and disposal. Coastal GasLink will apply waste disposal, mitigation measures and management of safety-related measures, this last in accordance with Coastal GasLink's EMP, Chemical and Waste Management Plan (EMP Appendix D.1).

General measures will include:

- Coastal GasLink will provide unobstructed access/egress to waste storage areas, for delivery, disposal, and emergency response
- All Project staff with waste management and hazardous materials responsibilities will be educated in accordance with regulatory requirements specific to the site. All personnel shall understand their responsibilities for proper handling, identification, separation, documentation, storage and disposal of waste and hazardous materials. For hazardous waste temporary storage area and related operations will be closely restricted, supervised and documented.
- Motorized equipment must carry a fully charged fire extinguisher
- Fuel/service vehicles will carry firefighting extinguishers, shovels, an impermeable barrier for placing under vehicles to be serviced (case of service vehicles), hydrocarbon spill kits complete with a minimum of 10kg of sorbent material for clean-up of small spills.
- Firefighting equipment will be on site in accordance with the BC Wildfire Regulations. Firefighting hand tools may include shovels, axes, pulaskis, hand tank pumps and fire extinguishers.
- Sorbents, barrier materials (e.g. impermeable liners, berms, etc.), shovels, a water boom, and 210 l storage drums will be stockpiled on site to respond to small spills.
- A contingency plan and features will be in place, being case of spill containment features (e.g. trays) for waste susceptible to spill, such as containers with liquids.
- Personnel who will be handling waste materials will possess valid WHMIS training.
- Drivers transporting waste, fuel or chemicals will have current TDG certification.
- Waste stored in any containers must be clearly identified and labelled to comply with TDG Act and WHMIS regulations. Hazardous waste will be separated by type. SDS for the products that originate waste shall be available.
- During waste and chemical handling activities, employees and contractors will use appropriate personal protective equipment (PPE) to prevent any contact with material.

- All waste materials will be disposed of in accordance with federal and provincial legislation and municipal/regional regulations as required
- Food waste will be stored in animal proof (bear-proof) containers and transported to an appropriate landfill or other disposal site.
- Sufficient - number, type and capacity of containers/receptacles for industrial waste and hazardous waste will be in place for disposal in function of quantity and type of waste to generate/generated. Non-hazardous and hazardous waste will be clearly segregated and disposed of accordingly.
- Waste will be collected according to the waste type as required, and preserving this segregation, disposed of at approved locations. Used oil and oil filters will be placed in sealed containers and delivered for disposal by a qualified service contractor. Naturally occurring radioactive materials (NORMS) will be transferred to approved locations by a qualified contractor for final disposal.
- Receptacles for recycling various products (e.g. paper and metal/tin) will be available at Project's construction yards and workforce accommodations and will be hauled to appropriate recycling depots.

Access and Traffic Management

New access into the Project area is not required. Access to the Clear Creek WFA will be through the use of existing roads (Highway 27 South and Forest Tenure Roads). Approximately 100 m of new access was recently constructed by Coastal GasLink under Road Permit AD No. 100101667 to access the MLBV located within the Coastal GasLink pipeline right-of-way at this location, which will be utilized to access the proposed Clear Creek Compressor Station site. Existing roads may be upgraded to provide access during construction and/or permanent access to the facility location.

Coastal GasLink will work closely with the Ministry of Transportation and Transit (MoTT) and Forestry Road Owners to develop and implement road and traffic strategies. These strategies aim to minimize traffic impacts to public roads and include traffic controls through the implementation of speed limits, dust control through road watering and a coordination of access in sensitive areas. For construction, site specific traffic management plans will be developed, permitted where required, and adhered to. Project-related traffic management measures will be implemented in accordance with the Coastal GasLink's EMP, Traffic Control Management Plan (EMP, Appendix D.2).

In addition, during construction Coastal GasLink will continue to monitor potential impacts to transportation infrastructure as part of implementation of the Socio-economic Effects Management Plan (SEEMP). Coastal GasLink will engage with the RDBN regarding potential impacts associated with the Project.

Coastal GasLink anticipates there will be less Project traffic compared to the recent Coastal GasLink Pipeline Project Phase 1 pipeline construction. It is anticipated that day-to-day transportation of personnel from the workforce accommodation to the proposed Clear Creek Compressor Station site would utilize bussing, or where possible pedestrian safe corridors. Once construction is complete, there will be minimal traffic for routine operations and appropriate dust control will be implemented as required.

Safety & Emergency Response Plan

Should the project proceed, a Site-Specific Emergency Response Plan will be provided to RDBN within 30 days of a Prime Contractor being designated for the Clear Creek Compressor Station and associated ancillary sites.

Remediation and Reclamation

In general, the Coastal GasLink EMP outlines environmental protection measures to avoid or reduce potential adverse effects during construction of the Project. It also contains mitigation measures for Post Construction reclamation activities with the objective of maintaining equivalent land capability and allow for natural revegetation where appropriate. Specific actions pertaining to soil replacement, revegetation and testing for contaminants at clean-up are noted in Table 1 below.

For reference, an excerpt of the Coastal GasLink EMP related to clean-up and reclamation has been included in Appendix E.

Table 1: Site Reclamation

Soil replacement	Coastal GasLink will replace grade material to construction preparation contours where practical. Surface drainage patterns will be re-established following construction, with erosion and sedimentation control measures applied as appropriate. Coastal GasLink's Environmental Inspector(s) will determine the locations where subsoil compaction is an issue. Prior to topsoil or surface material replacement in these areas, Coastal GasLink will rip compacted subsoils with a multi-shank ripper or breaking disc to a depth of 30 cm or the depth of compaction, whichever is deeper. If soils are moist, ripping of subsoils will be postponed until soils dry to ensure that the soils fracture when ripped. Coastal GasLink will also re-grade areas with vehicle ruts or erosion gullies, and smooth and level the ripped subsoil surface to prevent admixing of subsoil and topsoil or surface material when the topsoil or surface material is replaced. Subsequently, Coastal GasLink will replace salvaged surface material as evenly as possible, postponing replacement where required during wet conditions to prevent erosion or damage to the soil structure.
Revegetation	Coastal GasLink will reclaim native vegetation in accordance with applicable federal and provincial laws and regulations, or as agreed to with the relevant regulatory authorities. Seeding (as required) will follow as close as practical to rough cleanup and topsoil/surface material replacement, pending seasonal or weather conditions.
Testing for contaminants and clean up	Testing for contaminants is not planned; in the event contaminated soils are encountered during construction, the Contaminated Soils Management Plan (Appendix D.5 of the EMP) will be implemented. If a spill occurs, the Spill Contingency Plan (Appendix C.1 of the EMP) will be implemented.

Appendix A includes the following items for the proposed Clear Creek Workforce Accommodation Site:

1. Completed RDBN TUP Application Form
2. Payment receipt for applicable TUP application fees and sign fees submitted through the RDBN Option Pay system

Appendix B includes the following items for the proposed Clear Creek Workforce Accommodation Site:

1. BCER Authorization No. 100122115
2. Location Survey Sketch Plan: CGL4703-MSI-G-MP-238_03-CC_WFA
3. Application Overview Map: CGL4703-MSI-G-MP-239_03_Clear Creek WFA_20k
4. Access Map: CGL4703-MSI-G-MP-240_03_Clear_Creek_WFA_250k

May 14, 2026

Coastal GasLink Pipeline Ltd.
450-1st Street SW
Calgary, AB T2P5H1

Attention: Coastal GasLink Pipeline Ltd.

RE: Determination of Application Number 100122115

Permit holder: Coastal GasLink Pipeline Ltd.
Date of Issuance: May 14, 2026
Effective Date: May 14, 2026
Application Submission Date: April 10, 2026
Application Determination Number: 100122115
Approved Disturbance Footprint: 15.472 ha

Activities Approved

Associated Activity No.: 00266823	**Type:** Campsite

General Permissions, Authorizations and Conditions

Permissions

Petroleum and Natural Gas Act

1. The BC Energy Regulator pursuant to section 138 of the *Petroleum and Natural Gas Act* hereby permits the permit holder referenced above to construct and operate a related activity(s) as detailed in Activities Approved table above and the Activity Details table(s) below, when applicable, for the purposes of carrying out oil and gas or storage activities as defined in the *Energy Resource Activities Act* (ERAA); subject to the conditions set out herein.
2. The permissions and authorizations granted under this permit are limited to the area identified in the spatial data submitted to the BC Energy Regulator in the permit application as identified and dated above; herein after referred to as the 'activity area'.
3. The BC Energy Regulator, pursuant to section 138(1) of the *Petroleum and Natural Gas Act*, hereby permits the occupation and use of any Crown land located within the activity area.
    a. The permission to occupy and use Crown land expires two years from the date of issuance, unless the Regulator has received notice of construction start, or this permit is otherwise extended, suspended, cancelled, surrendered or declared spent.
    b. The permission to occupy and use Crown land does not entitle the permit holder to exclusive possession of the activity area.
    c. The total disturbance within the activity area must not exceed the total approved disturbance footprint as referenced above.

General, Authorizations and Conditions

Authorizations

Forest Act

4. The BC Energy Regulator, pursuant to section 47.4 of the *Forest Act*, hereby authorizes the removal of Crown timber from the activity area under the cutting permits associated with the Master Licence(s) as follows:

   Master Licence to Cut No.: M02615
   Cutting Permit No.: 24
   Timber Mark No.: MTE277
   Total New Cut: 1.666
   Forest District: (DVA) Stuart Nechako Natural Resource District
   Region: Interior

5. The term of the cutting permits is four years. The cutting permits are deemed spent upon submission of the post-construction plan or the cancellation or expiry of activities authorized under the permit.

Conditions

Notification

6. A notice of construction start must be submitted, as per the relevant BC Energy Regulator process at the time of submission, at least 48 hours prior to the commencement of activities under this permit.

7. Within 60 days of the completion of construction activities under this permit, the permit holder must submit to the BC Energy Regulator a post-construction plan as a shapefile and PDF plan accurately identifying the location of the total area actually disturbed under this permit. The shapefile and plan must be submitted via eSubmission.

8. The Permit Holder must notify the First Nation(s) copied on this permit/authorization at least 5 (five) working days prior to project commencement.

Environmental

9. Construction activities must not result in rutting, compaction or erosion of soils that cannot be reasonably rehabilitated to similar levels of soil productivity that existed on the activity area prior to the construction activities taking place.

10. Any temporary access must be constructed and maintained in a manner that provides for proper surface drainage, prevents pooling on the surface, and maintains slope integrity.

11. The permit holder must make reasonable efforts to prevent establishment of invasive plants on the activity area resulting from the carrying out of activities authorized under this permit.

12. Following completion of construction associated with the associated activities set out in the authorized Activities table above, the permit holder must, as soon as practicable

    a. decompact any soils compacted by the activity;

    b. if natural surface drainage pattern was altered by the carrying out of the activity, the permit holder must restore, to the extent practicable, to the drainage pattern and its condition before the alteration;

    c. re-vegetate any exposed soil on the activity area including, where necessary, using seed or vegetative propagules of an ecologically suitable species that:

       i. promote the restoration of the wildlife habitat that existed on the area before the energy resource activity was begun, and

       ii. stabilize the soil if it is highly susceptible to erosion.

    d. any retrievable surface soils removed from the activity area must be redistributed so that the soil structure is restored, to the extent practicable, to its condition before the activity was begun.

Clearing/Forest Act

13. The permit holder is permitted to fell any trees located on Crown land within 1.5 tree lengths of the activity area that are considered to be a safety hazard according to Workers Compensation Act regulations and must be felled in order to eliminate the hazard. Trees or portions of these trees that can be accessed from the activity area without causing damage to standing timber may be harvested.
14. Stumpage for cutting permits shall be determined in strict accordance with the Coast or Interior Appraisal Manuals, as amended from time to time. Permit holders are required to comply with all provisions set out in these manuals.

Archaeology

15. An Archaeological Impact Assessment is required for the proposed development area prior to any development activities taking place.

    If mitigation measures for archaeological resources, including the recording of an archaeological site, are a result of this assessment then the report must be submitted immediately to the BC Energy Regulator and all mitigation measures must be approved by the BC Energy Regulator's archaeology staff prior to any development activities taking place.

    If no archaeological resource is recorded during this assessment, an Archaeological Impact Assessment report is still required and must be submitted to the BC Energy Regulator as soon as practicable.
16. If an artifact, feature, material or thing protected under the *Heritage Conservation Act* is identified within the activity area, the permit holder must, unless the permit holder holds a permit under Section 12.4 of the *Heritage Conservation Act* issued by the BC Energy Regulator in respect of that artifact, feature, material or thing:
    a. Immediately cease all work in the vicinity of the artifacts, features, materials or things;
    b. Immediately notify the BC Energy Regulator; and
    c. Resume work in the vicinity of the artifacts, features, materials or things in accordance with direction from the BC Energy Regulator.

Activity Specific Details, Permissions and Conditions

Associated Activities

Activity Details

AACT Number: 00266823	**AACT Type:** Campsite

Advisory Guidance

1. Construction Plan - CGL4703-MSI-G-MP-238_03-CC_WFA.pdf is for the permit holder's internal reference only and was not reviewed as a decision tool for this permit, nor does it form an integral part of this permit.
2. Instructions for submitting notice of construction start, as required by regulation, can be found in the Energy Resource Activity Operations Manual on the BC Energy Regulator's website.
3. Unless a condition or its context suggests otherwise, terms used in this approval have the same meaning as the Environmental Protection and Management Regulation under the *Energy Resource Activities Act*.
4. Appropriate tenure may be issued upon acceptance of the post-construction plan. Submission of the original application and submission of the post-construction plan is considered an application for all subsequent applicable *Land Act* tenures. Upon the BC Energy Regulator's acceptance of the post-construction plan no further applications for replacement tenure are required.

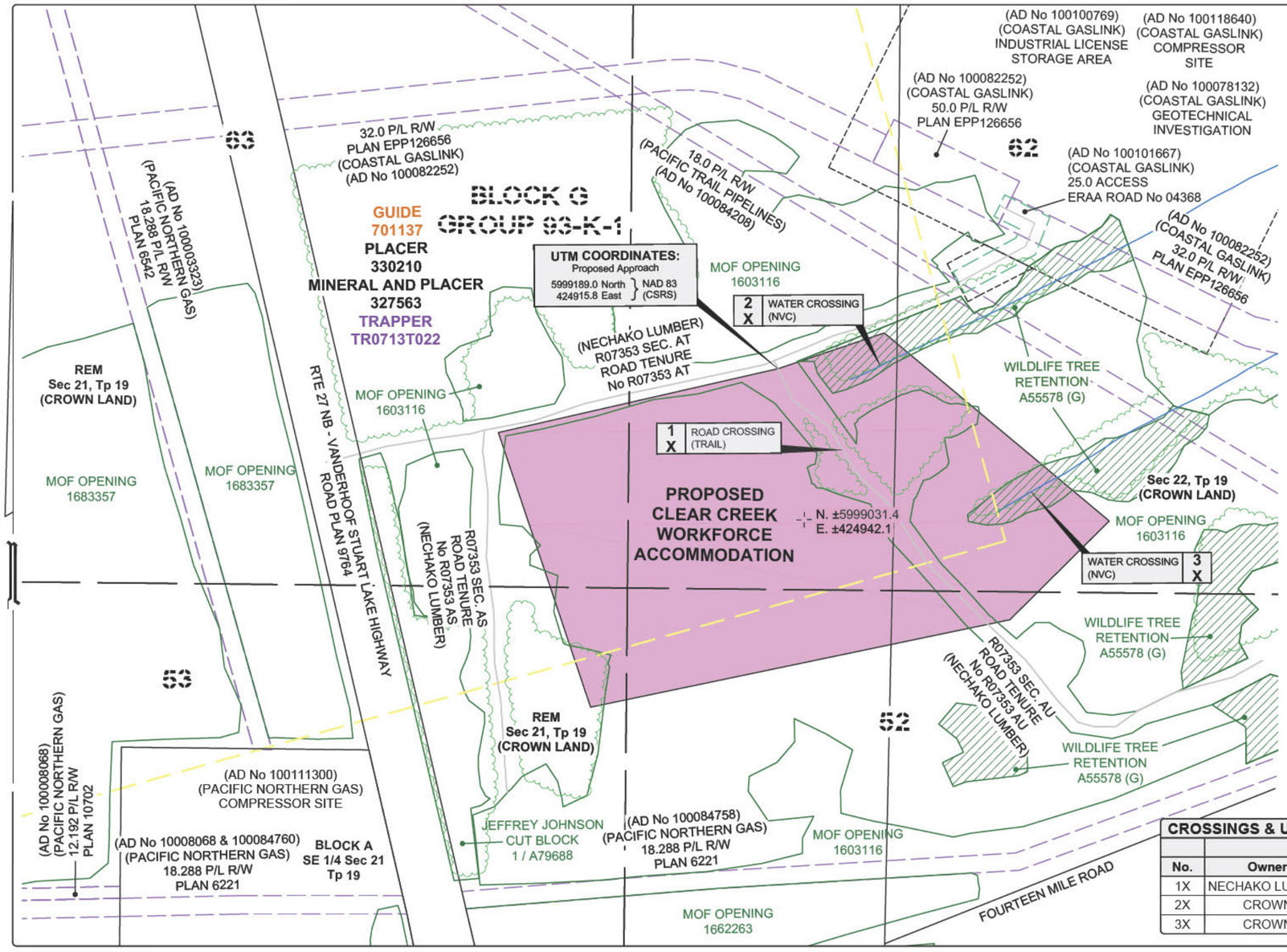
All pages included in this permit and any attached documents form an integral part of this permit.

[redacted]

Corey Scofield
Authorized Signatory
BC Energy Regulator Delegated Decision Maker

Copied to:

First Nations – Carrier Sekani Tribal Council, Nadleh Whut'en First Nation, Nak'azdli Whut'en, Saik'uz First Nation
Ministry of Forests District Office - (DVA) Stuart Nechako Natural Resource District



LAND INTEREST TABLE:	
Caribou Range:	None
Guide / Outfitter:	701137
Trapper:	TR0713T022
Range Tenure:	None
Mineral Reserve:	327563 & 330210
Mineral Tenure:	None
Ungulate Winter Range:	None
Wildlife Habitat Area:	None
Wildlife Tree Retention Area:	Yes
Tree Farm Licence:	None
Wood Lot / Community Forest:	None

TABLE OF AREAS REQUIRED:

Proposed Feature	Existing Clearing	New Cut	Total
Area Within Crown Land			
Workforce Accomodation:	13.788 ha	1.666 ha	15.454 ha
Total:	**13.788 ha**	**1.666 ha**	**15.454 ha**

CROSSINGS & UTM COORDINATES:

No.	Owner	Description	Northing	Easting
1X	NECHAKO LUMBER	ROAD - PERMITTED ROAD - TENURE No R07353 AU - TRAIL	5999103.81	424983.02
2X	CROWN	WATERCOURSE - NVC	5999191.31	425022.63
3X	CROWN	WATERCOURSE - NVC	5999060.02	425180.95

LEGEND:

- Workforce Accomodation:
- Watercourse:
- Wildlife Tree Retention Area:
- Forest Cut Block / MOF Opening:
- Mineral Reserve

NOTES:

Distances are ground and in metres and decimals thereof.
Coordinates are UTM Grid, NAD 83 (CSRS), Reference Meridian 123° (Zone 10N) and are derived by GNSS Observations.
Project is not within the Agricultural Land Reserve.
Project is located within the South West BCER Zone.
Project to be flagged at time of construction.
Buried pipes to be located prior to construction.
BCGS: 93K.020

OTE: Positions of buried facilities shown are derived from interpretations of signals from electronic devices. Reception of electronic signals is subject to interference and has limitations, therefore it should not be assumed that all buried facilities are shown, and facilities which are shown should not be construed as "located" until physically exposed. All underground installations should be marked by the respective authorities prior to excavation or construction.

British Columbia One Call: 1-800-474-6886

100 80 60 40 20 0 100 200 SCALE 1:5000

PLAN SHOWING:

Coastal GasLink

Clear Creek Workforce Accommodation Site within Units 52, 53, 62 & 63 Block G, Group 93-K-1

RANGE 5 COAST DISTRICT

MIDWEST
2827 Sunridge Boulevard N.E.
Calgary, Alberta
403-244-7471
www.midwest.ca

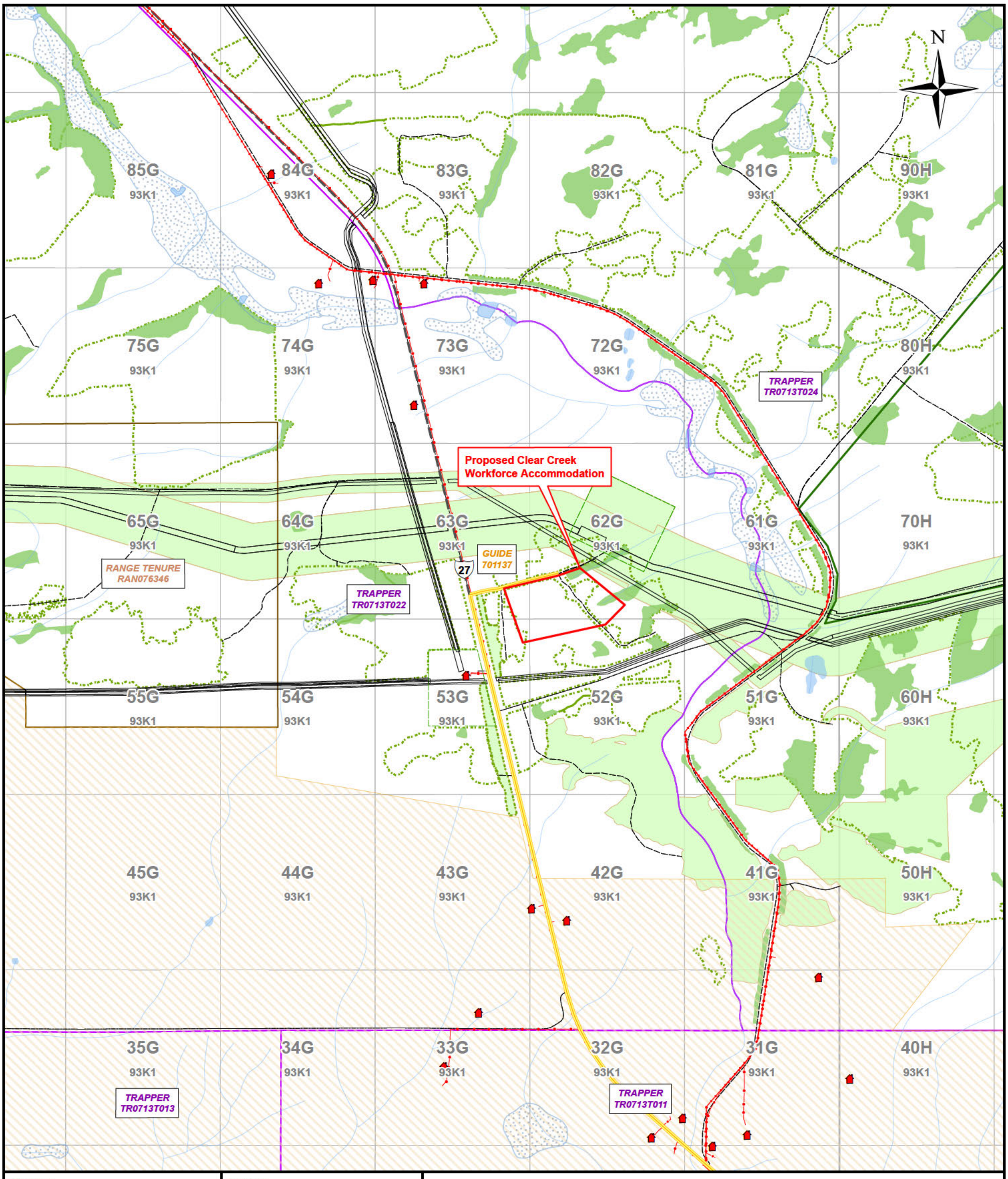
No.	DATE	REVISION / ISSUED	STATUS	JOB No.
0	SEP 11, 2025	PLAN ISSUED	IFU	PB-0008-25
1	SEP 30, 2025	ADDED PROPOSED APPROACH LOCATION	IFU	PB-0008-25
2	NOV 6, 2025	UPDATED WATERCOURSE CLASSIFICATION	IFU	PB-0008-25
3	NOV 24, 2025	UPDATED PACKAGE ACCESS ROUTE	IFU	PB-0008-25

SHEET 1.0
3
REVISION

SITE: CLEAR CREEK WFA

Document No.: CGL4703-MSI-G-MP-238_03

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LEGEND

- Application Area
- Project Access
- Residences
- Well Location
- Well Site / Facilities
- Pipeline Right of Way
- Transmission Lines
- Highway
- Road
- Railways
- Agricultural Land Reserve
- Guide / Outfitter
- Trapper Boundary
- Range Tenure
- Wood Lots and Community Forest
- Tree Farm License
- Old Growth Management Area
- Wildlife Tree Retention Area
- MOF Opening
- Forest Tenure Cut Block
- Wildlife Habitat Area
- Ungulate Winter Range
- Caribou Range
- Hydrology
- Wetlands
- Parks / Protected Areas
- First Nations
- City / Town

NOTES:

- The proposed project is within the following BCGS Sheets: 93K.020
- The proposed project is within the South West BCER Zone.
- Distances shown are in meters and decimals thereof, unless otherwise noted

Coordinates for Clear Creek WFA
UTM Zone 10 NAD 83 CSRS

UTM	GEOGRAPHIC
N:5999031.4 E: 424942.1	N: 54° 8' 2.11" W: 124° 8' 54.57"

LAND INTEREST TABLE
Caribou Range: None
Guide / Outfitter: 701137 (ANDERSON, Colonel)
Trapper: TR0713T022
Range Tenure: None
Mineral Reserve: 327563 / 330210
Mineral Tenure: None
Ungulate Winter Range: None
Wildlife Habitat Area: None
Wildlife Tree Retention Area: Yes
Tree Farm License: None
Wood Lot / Community Forest: None

Coastal GasLink

DWG No.: PB-0008-25-J2_BCER_20k_Applications | Sheet 1 of 1

APPLICATION MAP SHOWING

Clear Creek Workforce Accommodation

WITHIN

UNITS 52, 53, 62 & 63, BLOCK G, 93-K-1

RANGE 5 COAST DISTRICT

0 0.25 0.5 0.75 1 Kilometers SCALE: 1:20,000 Paper size to scale: 11 x 17

REVISION	DESCRIPTION
01	Added Proposed Approach Location, Oct 7, 2025
02	Updated Watercourse Classification, November 8, 2025
03	Updated Package Access Route, November 25, 2025

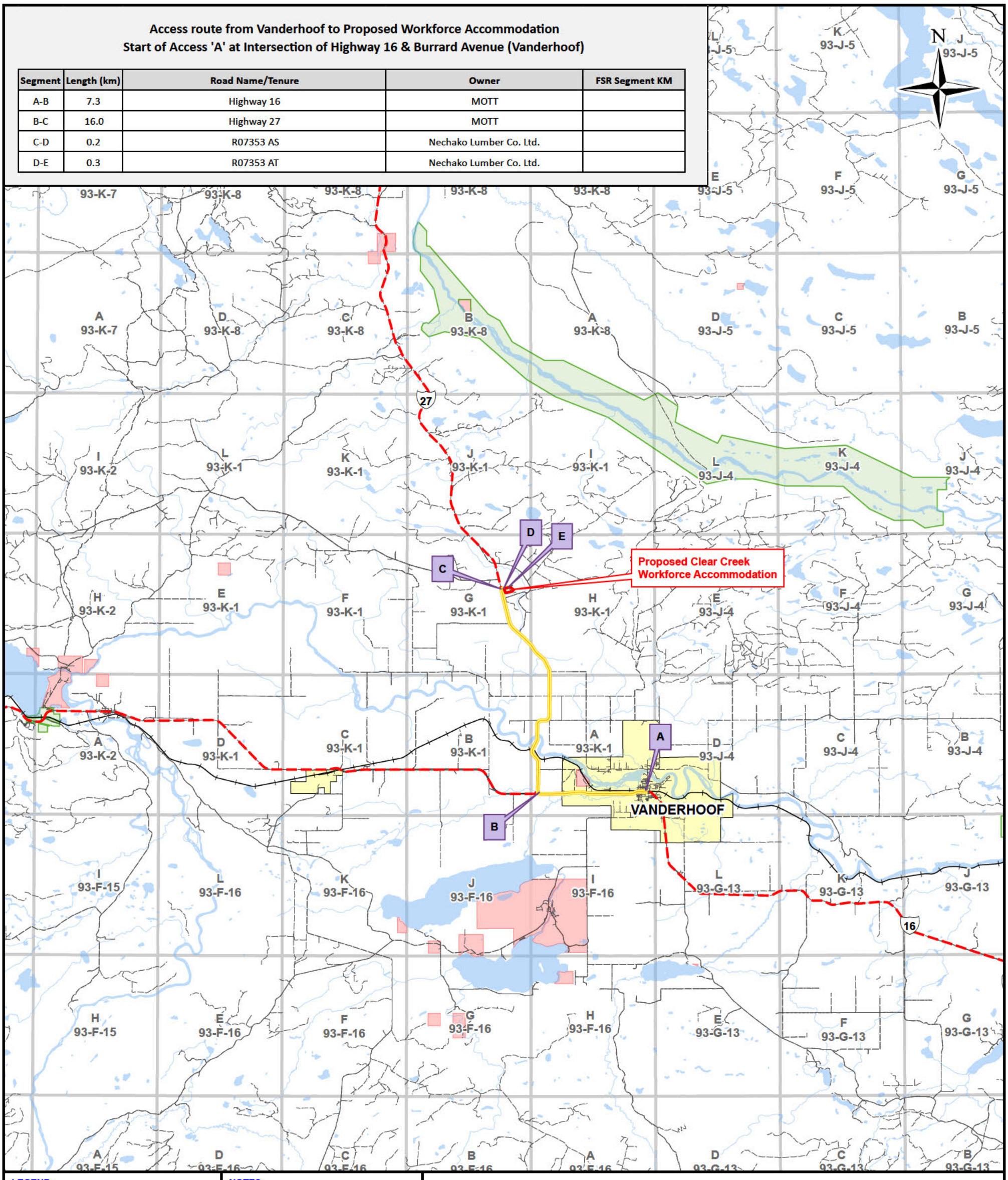
MSI Job No.: PB-0008-25
Document No.: CGL4703-MSI-G-MP-239
Field Name: N/A | Drawn By: YSB

MIDWEST
2827 Sunridge Blvd NE
Calgary, AB
T1Y 6G1
Tel: 403-244-7471

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Access route from Vanderhoof to Proposed Workforce Accommodation
Start of Access 'A' at Intersection of Highway 16 & Burrard Avenue (Vanderhoof)

Segment	Length (km)	Road Name/Tenure	Owner	FSR Segment KM
A-B	7.3	Highway 16	MOTT	
B-C	16.0	Highway 27	MOTT	
C-D	0.2	R07353 AS	Nechako Lumber Co. Ltd.	
D-E	0.3	R07353 AT	Nechako Lumber Co. Ltd.	



LEGEND

- Proposed Application Area
- Project Access
- Highway
- Road
- Railways
- Hydrology
- Parks, Ecological Reserves and Protected Areas
- First Nation Reserve
- City / Town

NOTES:

-The proposed project is within the following BCGS Sheets: 93K.020

- The proposed project is within the South West BCER Zone.

- Distances shown are in meters and decimals thereof, unless otherwise noted

Coordinates for Clear Creek WFA UTM Zone 10 NAD 83 CSRS	
UTM	GEOGRAPHIC
N: 5999031.4 E: 424942.1	N: 54° 8' 2.11" W: 124° 8' 55.57"

Coastal GasLink

DWG No.: PB-0008-25-J2_BCER_250K_Access_Map

APPLICATION MAP SHOWING

Clear Creek Workforce Accommodation

WITHIN

UNITS 52, 53, 62 & 63, BLOCK G, 93-K-1

RANGE 5 COAST DISTRICT

0 2.5 5 7.5 10 Kilometers

SCALE: 1:250,000

Paper size to scale: 11 x 17

REVISION	DESCRIPTION
01	Added Proposed Approach Location, Oct 7, 2025
02	Updated Watercourse Classification, November 8, 2025
03	Updated Package Access Route, November 25, 2025

MSI Job No.: PB-0008-25

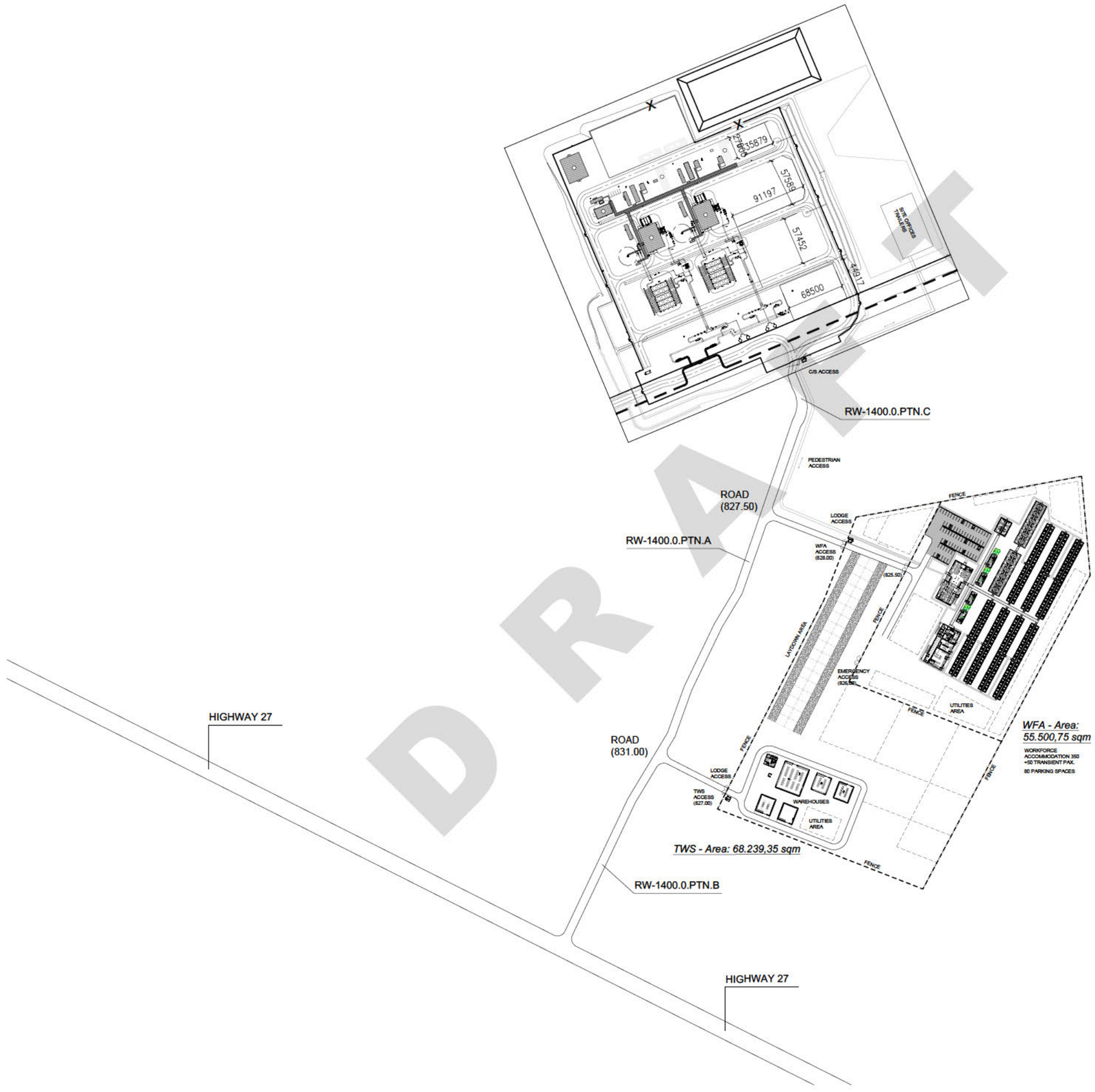
Document No.: CGL4703-MSI-G-MP-240

Field Name: N/A | Drawn By: YSB

MIDWEST
2827 Sunridge Blvd NE
Calgary, AB
T1Y 6G1
Tel: 403-244-7471

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Appendix C includes the preliminary Site Plan for the proposed Clear Creek Workforce Accommodation Site. This is a preliminary plan and site specifics may be modified as the site is developed. An updated plan will be provided to the RDBN staff with any changes to the above items clearly identified.



CLEAR CREKK ACCOMMODATION BUILDINGS

TYPE A ACCOMMODATION BLOCK - EPC & CONTRACTOR

- ACCOMMODATION P/BLOCK: 1 PAX
- TOTAL: 4 PAX

TYPE B ACCOMMODATION BLOCK - DELAY STAY STAFF

- ACCOMMODATION P/BLOCK: 16 PAX
- TOTAL: 32 PAX

TYPE C ACCOMMODATION BLOCK - TURN DIRECT STAFF

- ACCOMMODATION P/BLOCK: 48 PAX
- TOTAL: 308 PAX

TYPE D ACCOMMODATION BLOCK - TURN INDIRECT STAFF

- ACCOMMODATION P/BLOCK: 6 PAX
- TOTAL: 6 PAX

TOTAL ACCOMMODATION: 350 PAX

NOTE:
- ACCOMODATION FOR TRANSIENT PERSONNEL: 50 PAX
- TOTAL ACCOMMODATION WITH TRANSIENT PERSONNEL: 400 PAX

DRAFT

Appendix D contains correspondence related to the proposed potable water supply and wastewater servicing arrangements for the proposed Clear Creek Workforce Accommodation Site.

Candace Mackenzie

From: Willene Perez <corporate@vanderhoof.ca>
Sent: Monday, July 20, 2026 11:55 AM
To: Tanner Moulton
Cc: Candace Mackenzie; William Wedel
Subject: [EXTERNAL] District of Vanderhoof (DOV) – Water and Wastewater commitment

EXTERNAL EMAIL: PROCEED WITH CAUTION.
This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe. If this email looks suspicious, report it.

Good morning Tyler,

The District of Vanderhoof has the capacity to supply TC Energy approximately 100 m^3/day of potable water demand and 100 m^3/day of wastewater demand for the proposed Clear Creek WFA site.

We look forward to continued conversations between the District and TC Energy as you get closer to receiving a Final Investment Decision for your proposed Phase 2 project.

Regards,

Willene Perez
Corporate Officer/Acting Chief Administrative Officer
District of Vanderhoof
Celebrating 100 Years – 1926-2026
Direct: 250-570-5030 | Cell: 250-570-1765 | Switchboard: 250-567-4711
Website | Facebook | YouTube

The District of Vanderhoof acknowledges the traditional territory of the Saik'uz First Nation on whose land we live, work, and play.

NOTE: Although the email salutation references "good morning Tyler," the email was addressed to Tanner Moulton as reflected in the recipient field. References to TC Energy in this correspondence should be interpreted as references to Coastal GasLink Pipeline Ltd.

Candace Mackenzie

From: Tanner Moulton
Sent: Monday, July 20, 2026 11:28 AM
To: Willene Perez
Cc: Candace Mackenzie; wwedel@district.vanderhoof.ca
Subject: FW: District of Vanderhoof (DOV) - Water and Wastewater commitment

Hello Willene,

Thank you for taking my call this morning. As discussed, in Will's absence I wanted to share our email that we shared with the District of Vanderhoof last week.

Following our discussion with Will at his office we were seeking confirmation on:

1. DOV has capacity to support approximately **100 m^3/day of potable water demand** and **100 m^3/day of wastewater demand** for the proposed Clear Creek WFA site

Thank you for the support with this and again I want to assure you that conversations between the District of Vanderhoof and ourselves will continue as we get closer to hopefully receiving a Final Investment Decision for our proposed Phase 2 project.

All the best,

Tanner Moulton
Community Relations Advisor
External Relations | British Columbia
TCEnergy.com

Click Before You Dig.com

From: Tanner Moulton
Sent: Tuesday, July 14, 2026 12:14 PM
To: William Wedel <wwedel@district.vanderhoof.ca>
Cc: Candace Mackenzie <candace_mackenzie@tcenergy.com>
Subject: District of Vanderhoof (DOV) - Water and Wastewater commitment

Good afternoon Will,

Thank you for meeting with Candace Mackenzie and I, along with Nigel Weber of LNG Canada, on June 25, 2026, to discuss potable water and wastewater servicing for the proposed Clear Creek Workforce Accommodation (WFA) site. This email is intended to document our discussion and support the Temporary Use Permit (TUP) application currently being advanced through the Regional District of Bulkley-Nechako (RDBN).

Our understanding of the key discussion points is as follows:

- The District of Vanderhoof (DOV) has capacity to support approximately **100 m^3/day of potable water demand** and **100 m^3/day of wastewater demand** for the proposed WFA site.
- DOV identified no concerns regarding wastewater servicing capacity.
- Additional work may be required to establish bulk water loading infrastructure and potentially obtain a temporary increase to the District's water diversion authorization; however, DOV indicated these matters can be addressed prior to service commencement.

- DOV is evaluating improvements to its bulk water loading infrastructure to support future demand and requested that CGL consider participating in the associated capital investment.
- CGL advises it is supportive of continuing discussions regarding potential participation in the infrastructure improvements, recognizing that any consideration of contribution would be subject to a positive Final Investment Decision (FID) and onboarding of the prime contractors, including the workforce accommodation provider for Clear Creek. Any potential contribution would therefore be considered following FID and contractor engagement.
- DOV noted that a secondary water loading station may be required in the future depending on cumulative demand from multiple users.

For clarity, the proposed use of District services, and consideration for any associated infrastructure funding, would only occur following a positive FID and engagement of the appropriate Prime Contractor.

If the above accurately reflects DOV's understanding, we would appreciate written confirmation that:

1. DOV has capacity to support approximately **100 m^3/day of potable water demand** and **100 m^3/day of wastewater demand** for the proposed Clear Creek WFA site; and
2. The summary above accurately reflects the discussions held on June 25, 2026.

To support the RDBN TUP application schedule, we would appreciate receiving DOV's written confirmation by **July 16, 2026**. If that timeline is not achievable, please advise of the anticipated timeframe for providing the confirmation.

Thank you for your continued collaboration and support. We appreciate DOV's willingness to work with us on identifying servicing solutions for the project and look forward to your response.

Sincerely,

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Appendix E contains management plans and Environmental Management Plan (EMP) excerpts referenced throughout this Additional Information Package, including:

1. Traffic Control Management Plan;
2. Chemical and Waste Management Plan;
3. Contaminated Soils Management Plan;
4. EMP Clean-Up and Reclamation Excerpt.

The complete **Coastal GasLink Environmental Management Plan (Rev. 5, September 2021)** is publicly available at the following link:

CGL Environmental Management Plan (Rev. 5, September 2021)
https://www.projects.eao.gov.bc.ca/api/public/document/617c4330f7167b0022912062/download/CGL-Environmental%20Management%20Plan%20%28Rev%205-Sept2021%29.pdf

D.2 TRAFFIC CONTROL MANAGEMENT PLAN

This plan deals with the management and control of pipeline construction traffic along the pipeline route and temporary access routes. It covers activities during preconstruction, construction and post-construction phases of the Project.

D.2.1 Purpose

The Traffic Control Management Plan provides guidelines for vehicular use on the ROW and associated access roads. The intent is to reduce disturbance resulting from pipeline construction on these lands, particularly in riparian areas and in areas of high erosion hazard. All vehicle and equipment operators will adhere to the contingency measures for wet/thawed conditions outlined in the Wet Soils Contingency Plan (see Appendix C.4).

The plan objectives will be accomplished by reducing the development of access routes, selecting appropriate access routes that cause the least disturbance, managing traffic on these routes and determining appropriate as-left treatment at the completion of the Project.

D.2.2 Construction Preparation

The relevant regulatory authorities will be notified of all access road upgrading requirements and Coastal GasLink will accommodate continued public access during pipeline construction whenever practical.

Prior to construction activities, Coastal GasLink 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.

The Project will adhere to the following principles.

- All motorized vehicle traffic, including ATV, ARGO and snowmobile traffic, will be confined to the approved route, access roads or trails except where specifically authorized by the relevant regulatory authority.
- ATVs and ARGOs may be used during preconstruction activities if minimal terrain effect is anticipated. Vehicle travel across wetlands and riparian areas will be reduced to the extent practical.
- Prior to commencement of construction activities, features of concern flagged during biophysical surveys or indicated on the Environmental Worksheets, Table 1 or Table 2 will be clearly marked. Following clearing, snow fencing will be installed to delineate the sensitive resources.

The development and maintenance of access roads required prior to, or during construction, will adhere to the relevant requirements set out in the EMP.

D.2.3 Construction

During construction:

- All Project personnel and other visitors to the ROW will participate in the Contractor orientation program.
- All access points to the ROW will be flagged and signed to discourage public use.
- All vehicular traffic will be restricted to the approved and staked pipeline route, workspace and access roads.
- Construction and inspection personnel and visitors to the ROW and other work sites will receive instruction on locations suitable for parking vehicles and equipment.
- Snow fencing and signage will be erected to protect features of concern as specified in the EMP. The boundaries of shooflies and trails will be clearly staked.
- Coastal GasLink, Contractor and all subcontractor personnel will avoid areas that are fenced or staked and abide by any restrictions on in/out privileges that are implemented in areas requiring special protection.
- Coastal GasLink, Contractor and all subcontractor personnel will limit travel up and down the ROW during the course of the work. General touring trips on the ROW will be reduced.
- Special measures such as limiting of construction traffic, and/or the installation of swamp mats or matting may be warranted in areas with poorly-drained and organic soils (see the Wet Soils Contingency Plan in Appendix C.4 of the EMP).
- Construction personnel will be transported between construction yards, construction workforce accommodations and the construction site by multi-passenger vehicles to the extent practical, in order to reduce vehicle traffic.
- Control measures may be put in place to ensure traffic adheres to special restrictions that are in effect (e.g., narrowing of workspace to limit effect on a species of concern).
- Obey ROW speed limits. Coastal GasLink will set the speed limit on the ROW. Speed limits may be lowered under specific conditions such as areas with poor visibility, steep terrain or areas where specific wildlife concerns have been identified.
- Post winter speed limits of 80 km/hr on high grade roads and 60 km/hr on secondary roads in UWRs (BC OGC 2013), unless otherwise directed by an

applicable transportation authority (i.e., adhere to the posted speed limit for a road if it is less than these speeds).

- Generally, post winter speed limits of 80 km/hr on high grade roads and 60 km/hr on secondary roads in UWRs (BC OGC 2013), unless otherwise directed by an applicable transportation authority (i.e., adhere to the posted speed limit for a road if it is less than these speeds).
- All Project-related vehicles will follow applicable traffic, road-use and safety laws.
- All vehicle traffic will avoid unnecessary wheel spin.
- During nonfrozen conditions, equipment travel, particularly that of heavy and/or tracked equipment, will make use of the stripped and graded areas for travel and passing.
- Vehicles will be limited to travel on the access roads and ROW for which they are designed. Most vehicles are able to turn around within the width of the construction ROW. Stringing trucks require extra turning radius. Consequently, approaches to the pipeline ROW or existing public roads will need to be wider when used for stringing trucks. Where turnarounds are required on the ROW, extra space will be required on the travel side of the ROW. Previously disturbed areas will be used for this purpose, when practical.

D.2.4 Post-Construction

After construction is complete, reclamation efforts will be initiated, and traffic will adhere to the following principles to ensure there is as little disturbance as practical.

- Deactivate and reclaim all temporary construction access roads and shooflies, as identified in applicable agreements or regulatory requirements. Block newly created access points unless otherwise directed by Coastal GasLink or the appropriate regulatory agency.
- Vehicle traffic will be reduced on newly seeded areas until ground cover is re-established.
- Routine access to the ROW for operations, maintenance and monitoring activities will be by way of pre-existing roads and trails wherever practical. Where travel along the ROW in the vicinity of sensitive vegetation (e.g., ecological communities of concern or species of concern, vegetation that is re-establishing) is required (e.g., during reclamation monitoring) foot travel will be used whenever practical. ATV/ARGOs will be used if necessary.
- Implement Section 4.5, Post Construction, of the Access Control Management Plan.

D.1 CHEMICAL AND WASTE MANAGEMENT PLAN

D.1.1 Purpose

The Chemical and Waste Management Plan has been prepared to provide guidelines for dealing with the generation of project waste, and to provide guidelines for dealing with the procurement, storing, and handling of hazardous materials required for the Project.

This plan outlines specific measures to be followed by all Coastal GasLink employees and contractors involved with the construction of the Project. The plan is designed to ensure that chemicals and wastes are procured, handled, stored, and disposed of in an environmentally responsible manner, thereby maintaining ecological and cultural integrity. This plan will reduce the likelihood of an accidental release of potentially hazardous waste products into the environment during construction.

This plan applies to all employees, contractors and consultants who conduct work on behalf of the Coastal GasLink during construction of the Project. All employees, contractors and consultants will abide by all federal, provincial, and local requirements for the storage, handling, transport, disposal and spill reporting requirements of all products and waste materials that are potentially hazardous to human health and the environment.

The Environmental Inspector(s) is responsible for assuring compliance with Coastal GasLink's Environmental Guidelines and all applicable codes, regulations and industry standards for waste management and handling chemicals. Where a discrepancy occurs, the most stringent requirements apply. In the event of a spill, the Spill Contingency Plan (see Appendix C.1) will be implemented. The Spill Contingency Plan sets forth the lines of communication and procedures to follow in order to facilitate containment and clean-up should a spill occur.

D.1.2 Applicable Regulations, Guidelines and Codes of Practice

Federal

- *Hazardous Products Act*, Hazardous Products Regulations (Workplace Hazardous Materials Information System [WHMIS] legislation)
- Canada Labour Code, Oil and Gas Occupational Safety and Health Regulation, Part XI Hazardous Substances
- *Transportation of Dangerous Goods* (TDG) *Act* and Regulation

Provincial

- Environmental Assessment Certificate
- *Environmental Management Act*

- Hazardous Waste Regulation
- *Oil and Gas Activities Act*
- *Workers Compensation Act* (Revised Statues of British Columbia [RSBC 1996]), Chapter 492
- OHS Regulation and Guideline
- Occupational Health and Safety Regulation
- *Public Health Act*
- BC *Fire Services Act* and BC Fire Code
- BC Oil and Gas Handbook Drilling Waste Management Chapter

D.1.3 Guiding Principles

Coastal GasLink is committed to performing its activities in an environmentally responsible manner. The following general guiding principles have been incorporated into this plan:

- Reasonable preventative measures will be taken to avoid the release of wastes and hazardous materials into the environment.
- All waste and hazardous material spills will be reported to the Environmental Inspector and to the appropriate authorities, in accordance with applicable provincial and federal legislation.
- All waste and hazardous material spills will be cleaned up promptly and thoroughly.
- Waste and hazardous materials will, to the extent practical, be recycled, disposed of or moved to an approved area as required.

Application

This Chemical and Waste Management Plan applies to the pipeline ROW, other construction areas, all staging areas, construction yards and public roadways being used in association with the Project. Awareness of these requirements will be integrated as appropriate into preconstruction training and orientations.

Description of Wastes and Chemicals

Potential Project related wastes have been divided into two categories for discussion of storage, handling and disposal procedures.

Solid Nonhazardous Wastes – include garbage and debris generated through the activities of personnel during pipeline construction and ROW reclamation. These wastes are nontoxic in nature and include, but are not necessarily limited to:

- food wastes
- pipe tape and coating
- spent welding rods
- grinder pads
- styrofoam and plastics
- wood
- wire
- survey stakes/flagging tape
- used geotextile
- metal strapping

Industrial Wastes - include wastes and products generated or utilized during pipeline construction. These materials may contain quantities of potentially toxic substances in the form of residues and include, but are not necessarily limited to:

- used oils (engine oil, transmission/drive train oil, hydraulic/lube oil, gear oils, lubricating greases)
- used lube filters
- spent grease cartridges
- used antifreeze (containers and cans of ethylene glycol, propylene glycol)
- contaminated soil, vegetation and/or absorbents that may contain hydraulic fluid, gasoline, diesel, or lube oil
- used solvents
- used batteries (automotive/equipment)
- film processing waste liquids
- spent cleaning products and associated materials rags

Potential Project-related chemicals that are likely to be found on the construction sites include, but are not necessarily limited to:

- batteries
- cleaning products
- fuels (gasoline, diesel, propane)
- lubricants (engine oil, transmission/drive train oil, hydraulic oil, gear oil, lubricating grease)
- coolants (ethylene glycol, propylene glycol)
- paints and solvents
- film processing chemicals
- glues (including epoxy and urethane coating products) and cements

D.1.4 Mitigation

All employees, contractors and consultants of Coastal GasLink will be required to comply with applicable regulations for the containment, handling, storage, use and disposal of wastes and chemicals.

General Measures

- Construction yards and staging areas that are designated as an industrial waste or chemical storage area will be selected and designed to:
  - avoid wetlands, watercourses, sensitive vegetation, highly permeable soils, steep slopes, areas within 100 m of any land subject to slope failure, and water supply wells
  - prevent vehicle incidents by providing unobstructed access (for delivery, disposal and emergency vehicles)
  - provide safe storage areas, including secondary containment, for all chemical liquids and hazardous wastes in accordance with applicable regulatory requirements
  - provide unobstructed access/egress to/from emergency response materials and equipment
- Areas designated for hazardous waste storage will meet the siting standards cited in Section 3 of the Hazardous Waste Regulation, unless otherwise authorized by the relevant regulatory authority.
- All Project staff with waste management and hazardous materials responsibilities will be educated in accordance with regulatory requirements specific to the

Project. All personnel shall understand their responsibilities for proper handling, identification, documentation and storage of wastes and hazardous materials.

- An appropriate number of portable toilets shall be made available to ensure each crew has ready access to washroom facilities. The facilities will be serviced and cleaned regularly and will be adequately secured. All site personnel are to use portable toilets as provided.
- The Contractor shall register with the appropriate provincial government department with respect to hazardous materials (to obtain a hazardous waste generator number or equivalent) and shall, at that time, provide detailed manifest information regarding the location of the staging areas, the types of waste that will be produced, the transport vehicle and the licenced hazardous waste transportation company that will be collecting the waste for disposal.

Prevention of Release into the Environment

- The Contractors' equipment will be clean and in good operating condition.
- Contractors will be supplied with a list of required stand-by equipment and required spill response container supplies to respond to large volume spills. The stand-by equipment will be stationed in the field construction yards. Appropriate measures will be taken immediately to limit the spread of the contamination, in accordance with the Spill Contingency Plan (see Appendix C.1 of the EMP).
- Prior to construction kick-off, the Contractor will ensure that all spill response equipment and materials are onsite or readily available.
- Fuel/service vehicles will carry:
  - fire extinguishers
  - shovels
  - an impermeable barrier for placing under vehicles to be serviced
  - hydrocarbon spill kits complete with a minimum of 10 kg of sorbent material for clean-up of small spills
- Sorbents, barrier materials (e.g., impermeable liners, etc.), shovels, a water boom, and 210 l storage drums will be stockpiled at the contractor yards/staging areas to respond to small spills.

Waste and Chemical Handling

- Personnel who will be handling waste materials will possess valid WHMIS training.
- All fuel truck drivers, and drivers transporting waste or chemicals will have current TDG certification.

- During waste and chemical handling activities, employees and contractors will use appropriate personal protective equipment to prevent any contact with material.
- Procedures for safe loading and unloading of products will be followed:
  - service vehicles will be equipped with automatic shut-off valves
  - brakes will be set
  - the vehicle will be grounded if the product is flammable
  - the operator will observe loading and unloading activities at all times
  - when complete, the operator will examine all outlets for leaks and take corrective action if leaks are identified

Waste and Chemical Storage

- An appropriate number of waste and recycling receptacles will be made available during the Project.
- Designated industrial waste storage areas at a facility shall be designed to meet all applicable federal and provincial regulations.
- Hazardous materials will be stored in designated storage area(s). Short term hazardous material storage on the ROW may be designated at the discretion of the Environmental Inspector, if necessary, for specific tasks.
- Hazardous materials and industrial wastes will be stored greater than 100 m from a wetland, watercourse, or waterbody.
- Designated storage areas will be clearly identified and secured. Waste stored in any containers must be clearly labelled to comply with TDG Act and WHMIS regulations.
- Hazardous wastes will be separated by type.
- Secondary containment may be required depending on the location, type, volume and duration of the waste or chemical being stored. Secondary containment will be in accordance with applicable federal, provincial and municipal requirements.
- Containment devices will be constructed from suitable metallic or non-metallic materials capable of containing the stored product.
- Secondary containment areas not protected from the elements will be monitored regularly to ensure that ice, snow, or rainwater have not decreased the volumetric capacity for storage of a spill to be less than 125% of the aggregate storage volume of the containment area. Water accumulated within a secondary containment structure may be removed if authorized by the Environmental Inspector. If there is visible hydrocarbon sheen, the water will be collected for proper storage and disposal.

- Where hazardous waste is not hydrocarbon based and water accumulates within the secondary containment structure, the water will be sampled before removal. If there is evidence of contamination, the water will be collected for proper storage and transported to an appropriate facility for treatment and disposal.
- Containers and tanks will be closed when not in use. Drain valves will be locked to prevent accidental or unauthorized releases.
- Secured non-hazardous materials (i.e., skids, geotextiles, survey stakes, etc.) that pose no threat to the surrounding ecosystem will be neatly stockpiled in locations along the ROW for disposal. The disposal frequency is dependent upon the type of material stockpiled and will be determined by the Environmental Inspector.
- The Contractor will visually inspect designated hazardous material storage areas and aboveground tanks on a regular basis as well as when the tank is refilled. The Contractor shall maintain inspection records in accordance with applicable federal, provincial and local requirements. Identified problems or deficiencies shall be corrected in a timely manner.
- The Contractor will remove all secondary containment structures at the end of the construction phase and return the impoundment area to its original contours and appearance, including establishing appropriate drainage patterns and vegetation cover.

Waste Disposal

- All waste materials will be disposed of in accordance with federal and provincial legislation and municipal/regional regulations as required.
- Each construction site will be equipped with adequate garbage receptacles for solid non-hazardous wastes and debris. These materials will be collected as required and disposed of at approved locations. Food wastes will be stored in animal proof (bear-proof) containers and transported to an appropriate landfill site.
- Receptacles for industrial wastes and hazardous wastes generated during construction will be provided in order to keep them segregated from non-hazardous waste. Used oil and oil filters will be placed in sealed containers and delivered for disposal by a qualified service contractor.
- Receptacles for recycling various products (e.g., paper and tin) will be available at Project construction yards and workforce accommodations and will be hauled to appropriate recycling depots.
- Naturally occurring radioactive materials (NORMs) will be transferred to approved locations by a qualified contractor for final disposal.
- Polychlorinated biphenyl (PCB) treatment or disposal facilities must be pre-approved by Coastal GasLink. This includes third party waste brokers,

consultants, and contractors. PCB concentration must be thoroughly characterized prior to special treatment or disposal.

Documentation and Record Keeping

- Material Safety Data Sheets (MSDSs) or Safety Data Sheets will be available for each product stored at a particular construction yard or staging area.
- The contractor will maintain a record of the routine inspections performed on the industrial waste storage area(s).The Contractor will furnish Coastal GasLink construction office with any and all inspection reports monthly.
- Provincial manifest records will be reviewed by an authorized Coastal GasLink representative with current TDG certification when waste is transferred from a temporary storage facility for transport to a final disposal location.
- The Environmental Inspector(s) will be provided with copies of waste manifests. Provincial manifest records must be reconciled within six weeks of initial shipment date. Until notification that the waste has been received at its final disposal location, the waste is the responsibility of Coastal GasLink.
- Copies of manifest records must be kept in a central location for a minimum of two years after the waste has arrived at its final disposal location.

D.5 CONTAMINATED SOILS MANAGEMENT PLAN

Soil excavation is required for the installation of the pipeline and associated facilities. During these activities, soil (and accompanying water) suspected of contamination from known or unknown sources might be encountered.

D.5.1 Goals

The contingency plan outlined below has been developed and will be employed to:

- reduce adverse effects to an acceptable level (see CCME 1999)
- ensure appropriate federal and provincial reporting
- maintain a safe working environment on the Project area
- employ environmentally and economically responsible construction practices at all times and in accordance with applicable industry standards

Coastal GasLink, its Contractor(s), and subcontractor(s) are responsible for implementing and maintaining all mitigation and remediation measures unless otherwise specified.

D.5.2 Known Contaminated Sites

There are three known contaminated sites associated with the Project (Inventory of Potentially Contaminated Sites TDR (Appendix B of the Social Technical Report). The BC Site Registry search found three results, two near KP 391.7 and one located near the endpoint of the proposed route at KP 664.7_R3. Of these three results, two are still considered Active – Under Remediation and one site is Inactive – No Further Action. The Project Area does no cross any contaminated sites listed on the Federal Contaminated Sites Inventory. If Coastal GasLink becomes aware of contaminated soils before construction, they will be excavated and stored onsite in approved locations for disposal subject to the below.

The pipeline route and associated permanent facilities do not traverse any contaminated sites listed on the Federal Contaminated Sites Inventory or by the British Columbia Crown Land Restoration Branch. If Coastal GasLink becomes aware of contaminated soils before construction, they will be excavated and stored onsite in approved locations for disposal subject to the below.

- Contaminated soils will be manifested and disposed of in accordance with the Chemical and Waste Management Plan (Appendix D.1 of the EMP), the CCME, BC *Environmental Management Act* and BC Contaminated Sites and Hazardous Waste Regulations as applicable.

- If conditions dictate an environmental risk to adjacent properties, Coastal GasLink will direct the Contractor(s) to install additional measures such as an impervious berm around the work area; lined sediment ponds; and additional soil and water testing to monitor the potential for offsite product migration and contamination.

D.5.3 Unknown Contaminated Sites

In the event a suspected contaminated area is encountered, the procedure will be as follows:

1. Coastal GasLink's Contractor will suspend all work in the immediate area.
2. Coastal GasLink's Contractor will immediately notify the Construction Manager and Environmental Inspector of the situation.
3. Coastal GasLink will conduct a preliminary site assessment to determine whether the soil in question is potentially contaminated. Potential contamination will be defined as "the presence of a substance of concern, or a condition, in concentrations above appropriate pre-established criteria in soil, surface water, groundwater, air or structures" (CSA 2001).
4. Coastal GasLink will assess whether the soil in question could potentially be contaminated based on:
   - the specific location of the suspect/contaminated soil
   - adjacent land uses
   - how it was encountered (excavated, oozing, flowing, solid, etc.)
   - quantity of contaminant (volume of soil/liquids)
5. Based on the site indicators, including olfactory and visual indicators, Coastal GasLink may consult an appropriate third party consultant to determine if the site is contaminated, including the necessity for boreholes or test pits to sample and test soils.
6. Coastal GasLink's Contractor will secure the area and any suspect excavated soil, and any unnecessary contact/disturbance of the soil will be avoided. Potential securing methods include:
   - placing the excavated soil on a impervious liner
   - covering the excavated soil with an impervious membrane to isolate it from weather events
   - storing the excavated soil away from any watercourses, wetlands, or crops
   - placing impermeable berms around the excavated material to isolate and contain the soil

If it is determined that the soil is contaminated with a hazardous waste, as defined by the Hazardous Waste Regulation, storage requirements defined in the Hazardous Waste Regulation will be followed.

7. If an excavation can be safely left open, the area will be secured until further direction can be obtained. If the excavation cannot be safely left open, it will be backfilled with its own excavated materials.
8. Work will be suspended if:
   - continuing to excavate in a suspect/contaminated site could pose a threat to the health and safety of the worker(s) (see CCME 1999. Canadian soil quality guidelines for the protection of environmental and human health)
   - issues of non-compliance with environmental legislation might result from continuing to work in areas of contaminated soils
9. Resolution of the management of contaminated materials will include the following points:
   - completion of the work
   - ensuring compliance concerns are addressed
   - ensuring health and safety concerns are addressed (see CCME 1999. Canadian soil quality guidelines for the protection of environmental and human health)
   - ensuring proper manifesting, removal, treatment, and disposal of any soil and/or waters where Coastal GasLink has responsibility (see Appendix C.1, Spill Contingency Plan)
10. Contaminated soils will be excavated, stockpiled, manifested, and disposed of at an approved facility. Based on olfactory and visual indicators, specialists will be deployed to the area to direct cleanup and disposal of contaminated materials.
11. If existing contamination is encountered and remediated, notifications of independent remediation and completion will be sent to the BC Ministry of Environment and Climate Change Strategy (BC MECCS) as required in Section 54 of the BC *Environmental Management Act* and Section 57 of the BC Contaminated Sites Regulation. A copy of the notifications will also be sent to BC OGC along with an BC OGC Site Classification Report.

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Activity/Concern	Contingency Mitigation
Dewatering	• Shunt test water ahead from test section to test section to the extent practical to reduce water hauling, water usage and the number of dewatering points. • Prior to discharge of hydrostatic test water, ensure that the appropriate testing and treatment measures are implemented in accordance with local regulatory requirements. • Discharge hydrostatic test water into the same drainage basin from which it was withdrawn, unless otherwise approved by the appropriate authority. • Discharge water into a well-vegetated area. Provide scour protection or an energy diffuser at the discharge site as directed by Coastal GasLink. • Preserve water quality, including preventing the introduction of foreign material (debris, sediment, etc.) into the receiving waterbody/watercourse. Do not dewater directly to watercourses or wetlands. • Monitor the discharge area for erosion.

8.8 CLEANUP AND RECLAMATION

8.8.1 Introduction

Cleanup and reclamation are important steps in returning construction sites to a condition similar to construction preparation. For construction in frozen conditions, cleanup is generally a two-phase process, with rough cleanup being completed immediately following construction, and final cleanup occurring in non-frozen conditions. For construction in non-frozen conditions, cleanup is generally completed immediately following construction, or as soon as conditions permit.

8.8.2 Objectives

The objectives of this mitigation are to:

- effectively use reclamation techniques that prevent surface material loss from wind and water erosion
- establish a vegetative cover compatible with surrounding vegetation and land uses
- comply with regulatory requirements
- re-establish the ROW or Project site to a stable condition acceptable for operational requirements
- maintain equivalent land capability, ensuring the ability of the land to support various land uses similar to the uses that existed before construction, but not necessarily identical

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8.8.3 Specific Measures

Activity/Concern	Mitigation
Scheduling	• Complete machine cleanup immediately following construction, prior to spring break-up. If machine cleanup cannot be completed prior to spring break-up, ensure cross ROW drainage is re-established, and sedimentation and erosion controls are installed to protect the ROW and sensitive environmental features. Final cleanup and reclamation will generally occur under non-frozen conditions, or as soon as conditions permit. • Cleanup activities will follow completion of backfill operations as closely as practical. • Schedule final cleanup to occur under non-frozen conditions, when soil moisture conditions permit. • Where construction occurs during frozen conditions, delay final cleanup (i.e., soil feathering, grade touch-ups, final contouring and topsoil and surface material replacement) until the area is in a non-frozen condition consistent with the Wet Soils Contingency Plan. • If reclamation is postponed, contact the relevant regulatory agencies before the initiation of the cleanup and reclamation activities and notify upon completion, as required. • If clearing or construction activities occur within the applicable migratory bird nesting period, conduct low disturbance nest searches in combination with breeding bird point counts to mitigate the potential for incidental take. Additional mitigation for migratory birds and nesting periods is included in the WWHMP (Appendix D.13).
Scenic Viewing	• Assess the feasibility of installing visual barriers such as berms or vegetative screening at locations (e.g., trail crossings) where appropriate, as determined by the Environmental Inspector.
Level of Cleanup	• The level of cleanup on all agricultural lands will ensure the land is returned to as close to construction preparation conditions as practical to allow for continued agricultural operations and equivalent land capability.
Staking	• Remove all flagging and temporary staking from the Project area and dispose in a manner consistent with the Chemical and Waste Management Plan (Appendix D.1) following the completion of construction.
Corduroy/Subsoil Ramping	• During final cleanup, remove subsoil, if used, and overlying corduroy or geotextile and return the material to its construction preparation location unless otherwise requested or approved by the applicable government agency. • Dispose of corduroy, slash and any remaining leaning trees or incorporate into rollback, where required.
Matting	• Remove all matting and non-biodegradable geotextile from all locations on the ROW.
Wet Soils	• If saturated conditions exist at the time of cleanup on agricultural lands, refer to the Wet Soils Contingency Plan (Appendix C.4). If necessary, suspend final cleanup activity until soil conditions are appropriate.

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Activity/Concern	Mitigation
Secondary Surface Material Removal	• On agricultural areas, where construction occurred during frozen ground conditions, and where reduced width surface material removal was conducted, final cleanup will require surface material removal of a wider area (secondary surface material removal) to maintain land capability. • Strip back topsoil and surface material on both sides of the ditchline to ensure sufficient space is available for feathering excess soil and subsoil preparation. • Once subsoil preparation is complete, replace topsoil and surface material uniformly over the stripped area.
Grade Replacement	• Replace grade material to construction preparation contours, where practical. • Re-establish surface drainage patterns following construction, install drainage and erosion control measures and complete the installation of sedimentation control measures at all watercourse crossings. • Re-contour the ROW and areas around facilities to be compatible with surrounding drainage patterns and to prevent concentration of runoff down a slope or parallel to the trench line.
Grade Replacement in Agricultural Land Reserves	• On ALR lands and areas with agriculture use outside ALR, recontour after backfilling (using subsoil prior to replacing topsoil to reclaim natural drainage patterns) and remove potential barriers or conduits to water flow.
Grade Replacement: Frozen Conditions	• Where construction occurs under frozen conditions, replace grades. Some re-grading under non-frozen conditions may be required to touch up areas and to ensure pre-disturbance contours are maintained.
Surface Material Replacement	• Replace surface material evenly over all portions of the ROW that have been stripped. • Postpone replacement of surface material during wet conditions to prevent erosion or damage to the soil structure.
Compacted Subsoils	• Environmental Inspector(s) will determine the locations where subsoil compaction is an issue. Prior to topsoil or surface material replacement, rip compacted subsoils on the construction ROW with a multi-shank ripper, breaking disc, or other appropriate implement to a depth of 30 cm or the depth of compaction, whichever is deeper. If soils are moist, postpone ripping of subsoils until soils dry to ensure that the soils fracture when ripped. • In areas where the topsoil or surface material is in place, use special equipment such as a paratiller to relieve compaction with reduced potential for admixing at the discretion of the Environmental Inspector(s) in consultation with the Construction Manager.
Subsoil Preparation	• Re-grade areas with vehicle ruts or erosion gullies. • Re-grade areas of rutted mineral subsoil before topsoil replacement on ALR lands and non-ALR areas in agricultural use. • Smooth and level the ripped subsoil surface to prevent admixing of subsoil and topsoil or surface material when the topsoil or surface material is replaced.
Trench Crown	• Feather out spoil material displaced by the pipe and other pipeline materials that will not fit back into the trench across the stripped portion of the ROW, with a maximum 10 cm crown measured over the trench-line, where practical.
Root and Rock Picking	• As per agreement with the landowner, pick rocks and roots to an equivalent size and distribution of that on adjacent land, or rocks greater than 10 cm in width. • Dispose of all rock material collected at an appropriate off ROW location, as directed by the Environmental Inspector(s) or as approved by the landowner.

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Activity/Concern	Mitigation
Topsoil Replacement	• Replace topsoil to a uniform depth on all portions of the ROW that were stripped. Match topsoil depth to the unstripped edges of the ROW. • If construction occurs under frozen ground conditions, delay topsoil replacement until the topsoil pile and trench spoil has completely thawed. • Postpone replacement of topsoil during wet weather or high winds to prevent erosion or damaging soil structure.
Cultivation	• On cultivated land, disc or cultivate the areas on which topsoil has been replaced to reclaim soil tilth, unless otherwise approved by the Environmental Inspector(s). Discing and cultivation depth will not exceed the topsoil depth. • Under extremely dry soil conditions, use a cultivator rather than a disc.
Fencing	• All fences will be replaced and will match the number of wires in the connecting fence line. • New posts and bracing will be installed to match the connecting fence. • Coastal GasLink will explore options to improve fencelines to minimize disturbance of third-party users (e.g., livestock grazing) to sensitive areas, such as riparian zones. • Coastal GasLink will consult with landowners and occupants regarding fenceline removal and fencing to exclude livestock.
Access Removal	• Remove bar ditch ramps and reclaim all temporary access trails and shooflies to stable conditions. Re-contour to construction preparation conditions and seed with Certified No. 1 seed mix or native species in accordance with the Reclamation Program. If these measures are not feasible, Coastal GasLink will discuss alternative measures with the relevant regulatory authority. • Remove all mats and ramps used so that they do not impede the reclamation of natural drainage patterns. • Remove all temporary vehicle crossing structures prior to spring break-up. Ensure that removal of access does not disturb the bed or banks of the crossing.
Access Removal: Frozen Conditions	• Remove all temporary vehicle crossing structures, prior to spring break-up. Remove or breach snow or ice bridges to ensure they do not impede flow.
Sedimentation/Erosion Control	• Remove unnecessary silt fence or other temporary erosion control measures not required, as specified by the Environmental Inspector(s) or designate. • Install sedimentation and erosion control measures, where required, in accordance with Dwgs. STDS-03-ML-05-001, STDS-03-ML-05-132, STDS-03-ML-05-137, STDS-03-ML-05-604, STDS-03-ML-05-606, STDS-03-ML-05-607, and STDS-03-ML-05-608 in Appendix B, unless otherwise approved by the Environmental Inspector(s) or designate to adjust for site conditions and suitability. • The Environmental Inspector(s) or designate will determine the location of sedimentation and erosion control measures. • Install cross ditches and berms on moderately steep and steep slopes in order to prevent runoff along the ROW and subsequent erosion. Install berms immediately downslope of all trench breakers (Dwg. STDS-03-ML-12-221, STDS-03-ML-12-222, and STDS-03-ML-12-223). • Install stub berms, as required by Coastal GasLink, in high groundwater areas to prevent ditch line surface water flows.

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Activity/Concern	Mitigation
Natural Recovery	• Natural recovery is the preferred method of reclamation in appropriate areas. • Use natural recovery in peatland and non-peatland wetlands. • Use cover crops, where required, to prevent erosion of disturbed areas prior to final cleanup and reclamation.
Recreational Trails	• Reclaim recreation trails and use areas disturbed by the Project to the extent practical, to their construction preparation condition and according to the Reclamation Plan.
Seeding and Revegetation	• Reclaim native vegetation in accordance with applicable federal and provincial laws and regulations, or as agreed to with the relevant regulatory authorities. • Restore habitat by mounding or planting seeds along disturbed areas as outlined in Dwgs. STDS-03-ML-05-314, STDS-03-ML-05-315, STDS-03-ML-05-316, STDS-03-ML-05-317, STDS-03-ML-05-318, or other drawings provided by Coastal GasLink as directed by the Environmental Inspector in consultation with an appropriate Resource Specialist. Use only Certified No. 1 seed mix or native species, where available, in accordance with the Reclamation Program. If these measures are not feasible, Coastal GasLink will discuss alternative measures with the relevant regulatory authority. • Acquire Certificates of Analysis for all seed mixes. • Seed riparian and erosion prone areas with Certified No. 1 seed mix or native species in accordance with the Reclamation Program approved by the relevant regulatory authority as soon as practical after construction prior to spring freshet, wherever practical. If these measures are not feasible, Coastal GasLink will discuss alternative measures with the relevant regulatory authority. • Seeding will follow as close as practical to rough cleanup and topsoil and surface material replacement, pending seasonal or weather conditions. • On privately-owned lands such as pasture and hay land, the seed mix may be varied based on input from landowners and the availability of seed at the time of reclamation. • Landowners are responsible for seeding cultivated lands. • On Crown land, allow for natural regeneration, or seed with Certified No. 1 seed mix or native species in accordance with the Reclamation Program. If these measures are not feasible, Coastal GasLink will discuss alternative measures with the relevant regulatory authority. • Apply seed to all disturbed surfaces (except cultivated fields and wetlands), unless otherwise specified on the environmental worksheets. • Use natural recovery in wetlands and areas of ecological communities or plant species of concern and traditionally important plant species unless invasive species or noxious weeds are a concern, unless otherwise specified by Coastal GasLink. • Restrict vehicle access over newly seeded areas. • Inspect vegetation regularly during the PCM program to ensure adequate vegetation cover is established and maintained. Take appropriate action if post-construction monitoring indicates an undesirable outcome. • Commence reclamation as soon as practical.

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Activity/Concern	Mitigation
Seed Mix Application	• Seed will be applied using a rangeland drill or equivalent. Use broadcast application on steep terrain, fence lines, road ditches, watercourse banks, etc. • Apply seed as per the Reclamation Program for non-agricultural lands. On agricultural lands, apply seed at a rate specified in project approvals or at a rate of 10 kg/ha for drill seeding and 15 kg/ha for broadcast seeding. Drill seeding is the primary method of seed application, unless otherwise specified by the Environmental Inspector(s) or designate.
Straw Crimping	• Straw crimping may be used as specified by the Environmental Inspector(s) to prevent wind erosion and reduce evapotranspiration on pasture, cultivated lands, and erosion prone soils. Straw sources, which will be weed-free and located in Alberta or British Columbia, must be approved by the Environmental Inspector(s) and are subject to landowner approval on private land or regulatory approval where there is a statutory requirement. Other erosion control measures may be used as per the Coastal GasLink Erosion and Sediment Control Plan. • To prevent the introduction or spread of noxious weeds, inspect all potential source locations for noxious weeds before procurement of the straw. Straw sources, which will be weed-free and located in Alberta or British Columbia, must be approved by the Environmental Inspector(s) and is subject to landowner approval on private land or regulatory approval where there is a statutory requirement. Other erosion control measures may be used as per the Coastal GasLink Erosion and Sediment Control Plan.
Rollback	• Install rollback as specified by the Environmental Inspector(s) and approved by the relevant regulatory authority. • Rollback slash and small diameter, non-merchantable timber on erosion prone slopes when deemed necessary by the Environmental Inspector. Walk down erosion control rollback with a dozer (refer to Appendix B, Dwg. STDS-03-ML-05-313). • Install rollback to prevent access along portions of the ROW as indicated on the environmental worksheets or directed by the Environmental Inspector(s) and Construction Manager. Spread evenly over ROW. Do not walk over access control rollback (refer to Appendix B Dwg. STDS-03-ML-05-312). • Use slash (rollback) during revegetation in wooded areas in accordance with landowner wishes, or the relevant regulatory authority, to create microsites. • Install rollback at watercourses as specified by the Environmental Inspector(s) and approved by the relevant regulatory authority.
Access Control	• Implement the ACMP (Appendix D.3). The location of site-specific measures will be determined in consultation with the relevant regulatory authority.
Tackifiers	• The Environmental Inspector(s) or designate will determine locations where tackifier will be used. • Review areas where tackifier has been applied and other potential erosion areas to ensure soils stabilization is effective where topsoil and surface material, and piles and windrows are left in place through winter construction and spring thaw. Follow-up monitoring and applications will be conducted as required.
Burn Piles	• Confirm burn piles are properly extinguished. Conduct infrared scanning of burn pile locations to locate any hot spots.
Weed Control	• Implement PCM and treat weed infestation on the ROW and facility sites as needed.

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9.0 POST-CONSTRUCTION MONITORING

Coastal GasLink has developed a project-specific Post-Construction Monitoring Program under separate cover, which describes monitoring to review the effectiveness of mitigation and the approach to adaptive management.

9.1 OBJECTIVES

The objectives of PCM are to:

- evaluate the effectiveness of environmental protection and mitigation during construction
- document the reclamation and recovery of areas disturbed by Project construction activities and review the success or re-establishing equivalent land capability
- identify any new environmental issues that may have arisen after the post-construction reclamation phase of the Project
- recommend, coordinate and implement any remedial measures that are warranted and any additional measures to address outstanding or new environmental issues
- monitor wildlife and wildlife habitat, as required, through ongoing consultation with the relevant regulatory authority
- compare the predicted effects (including cumulative effects) and mitigation with actual documented effects
- document opportunities for procedural learnings and improvement

9.2 POST-CONSTRUCTION RECLAMATION MONITORING

Effective post-construction reclamation is key to re-establishing habitat and stabilizing ground cover in areas subject to ground disturbance during installation of the pipeline; thus an important part of post-construction monitoring. Coastal GasLink will implement a program to ensure compliance with specific reclamation performance expectations and conditions. Mitigation methods will be based on the principle that success of land reclamation is measured against adjacent representative site conditions or pre-disturbance on-site data while taking into consideration the status of reclamation of the time of assessment.

Preliminary assessments will be conducted during the most appropriate time of the season, which depends on the various biophysical resources and their growth stage or life cycle. This is usually in the spring and summer, and involves identifying deficiencies and proposing recommendations for corrective actions.

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The program may entail specifically designed evaluation criteria depending on the concerns and issues that were highlighted through the EAC Application or encountered during the construction process. Seasonal influences, species life cycle or habitat periods may require evaluations to be conducted during specific periods throughout the year.

Deficiencies discovered or opportunities for enhancement will result in developing proposed recommendations for corrective actions. The remedial actions are to be implemented as soon as practical during the most appropriate season, under non-frozen or dry conditions, but may be outside this timing window due to environmental timing restrictions (reproductive periods, migration periods), field and weather conditions, or social and public concerns. A final assessment would then be scheduled for the fall, or as deemed appropriate to ensure the remedial actions are stable and successful.

Areas of potential terrain instability will be monitored for five years after final cleanup and the Contractor warranty period. Slope stability will be inspected on a routine basis for the life of the pipeline. Remedial work will be conducted where warranted to protect pipeline integrity.

The ROW will be inspected during operations with regular aerial patrols. Remedial work will be conducted, where warranted, to protect pipeline integrity in a timely manner.

Areas that are susceptible to erosion or difficult to revegetate (e.g., due to high salinity) will be identified, and records maintained of remedial measures implemented and the success of these measures. This information will be made available to construction Contractors and supervisors prior to and during operations and maintenance activities to allow implementation of adaptive mitigation strategies to reduce potential adverse effects on soil and soil productivity.

Coastal GasLink will record locations of concerns identified during construction related to weeds, vegetation establishment, general ROW conditions, water crossing stability, and reclamation success. This issues list will be used to measure the success of mitigation used during construction of the Project, and to ensure outstanding issues are investigated, resolved, and reported during Project operations.

Clear Creek WFA TUP Application F-02-26

RDBN Information Request Response dated October 14, 2026

1. Access Route

RDBN Question:
Under Access and Traffic Management (page 15) the application mentions that existing roads such as Highway 27 South and "Forest Tenure Roads" will be used to provide access. Can you please confirm whether this includes Fourteen Mile Road and Blue Mountain Road?

Response to RDBN:
Access to the WFA and Compressor Station will not use Fourteen Mile Road or Blue Mountain Road. From Highway 27, access follows approximately 0.8 km of existing road, consisting of two Nechako Lumber forest road permit tenures (R07353 AS and R07353 AT), before connecting to the existing Coastal GasLink BCER Road permit (ERAA Road 04368) leading to the Clear Creek Compressor Station location. The attached summary map shows the access route.

2. Road Upgrades

RDBN Question:
Can you please confirm if CGL will notify the RDBN of all required road upgrades related to the Clear Creek WFA site? It appears to me the Traffic Control Management Plan (Appendix D) indicates this.

Response to RDBN:
Confirmed. Notification will be provided for all required road upgrades.

3. Recreation Facilities

RDBN Question:
RDBN Staff have concerns that the Clear Creek WFA site will increase demand on recreation facilities and recreational sites in the area. Can you please provide more information about any proposed mitigation measures?

Response to RDBN:
The response to this question is currently under review and will be provided separately as soon as it is available.

4. Site-Specific Emergency Response Plan

RDBN Question:
Under Safety & Emergency Response Plan (page 15) the application states "Should the project proceed, a Site-Specific Emergency Response Plan will be provided to RDBN within 30 days of a Prime Contractor being designated for the Clear Creek Compressor Station and associated ancillary sites". RDBN Staff wish to review a copy or draft of the Emergency Response Plan for the Clear Creek WFA site prior to bringing this TUP application to the Board.

Response to RDBN:
A copy or draft of the ERP for the Clear Creek WFA is not available at this time. A Site-Specific Emergency Response Plan will be developed by the Prime Contractor in Q1 2027, following contract award and prior to mobilization.

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5. Shapefile (added October 13, 2026)

RDBN Question:
Can you please also send a copy of the shapefile associated with the application area for this file?

Response to RDBN:
The summary map PDF, KMZ and shapefile are attached. These files show the sites associated with Clear Creek Compressor Station construction, with the WFA site labelled for reference.

Clear Creek WFA TUP Application F-02-26

Additional information for Question 3, prepared October 16, 2026, and provided to RDBN by email on October 19, 2026.

Previous responses dated October 14, 2026, were provided to RDBN by email on October 15, 2026. This document provides the updated response to Question 3.

3. Recreation Facilities

RDBN Question:
RDBN Staff have concerns that the Clear Creek WFA site will increase demand on recreation facilities and recreational sites in the area. Can you please provide more information about any proposed mitigation measures?

Response to RDBN:
The Clear Creek WFA will include on-site fitness and recreation facilities, as well as kitchen and dining facilities and other spaces intended to support worker well-being. These amenities will provide workers with convenient recreation and leisure options at the WFA during their non-working hours, which is expected to help reduce additional demand on recreation facilities and recreational sites in the surrounding area.

Coastal GasLink also recognizes the potential for the workforce to contribute to the local economy. Once the Implementation Contractor (IC) is onboarded, Community Relations will engage with the District of Vanderhoof, in alignment with the IC, to better understand the community's expectations and opportunities associated with having a workforce accommodation in the area, including how workforce integration may support the local economy. Relevant updates will be provided to RDBN as project planning and engagement progress.

Environmental Management Plan

Please see last tab in binder or the following link:

https://www.rdbn.bc.ca/departments/planning/public-meetings

Draft Temporary Use Permit

REGIONAL DISTRICT OF BULKLEY-NECHAKO
TEMPORARY USE PERMIT NO. F-02-26

ISSUED TO: TC Energy, Coastal GasLink Pipeline Ltd.
450 – 1st Street S.W
Calgary, AB T2P 5H1

WITH RESPECT TO THE FOLLOWING LANDS:

15275 Highway 27 South, legally described as Section 21, Township 19, Range 5, Coast District (PIN 2188730); and 15682 Highway 27 South, legally described as Section 22, Township 19, Range 5, Coast District (PIN 2188860)

1. This Temporary Use Permit authorizes the following Temporary Use:

   A worker accommodation camp for up to 400 employees; a works yard, including field offices and temporary warehouse buildings; and a laydown area used for staging and storing equipment and materials associated with the construction of the Coast Gaslink Clear Creek Compressor Station.

2. The Temporary Use identified in Section 1 may occur only in substantial accordance with the terms and provisions of this permit and the plans and specifications attached hereto as Schedule A.

3. The permit holder shall, as a condition of this permit, ensure the following:

   a. Prior to the operation of the Temporary Use, provide the RDBN with an Emergency Response Plan, including communications protocols in the event of an emergency and a worker relocation plan in the event of an evacuation, to the satisfaction of the RDBN Emergency Services Manager.

   b. Maintain a valid Resource and Industrial Access Permit with the Ministry of Transportation and Transit for the Temporary Use.

4. The permit holder shall ensure that the disposal of materials and/or waste at the Regional District of Bulkey-Nechako's solid waste management facilities in association with the Temporary Use shall comply with RDBN's Solid Waste Management Facility Regulations and User Fee Bylaw No. 2090, 2026.

5. Despite Section 4 above, there shall be a ban on disposal of land clearing waste and excessive clean (burnable) wood disposal at the Regional District of Bulkey-Nechako's solid waste management facilities without prior written approval of the Director of Environmental Services.

DRAFT

6. This Permit authorizes the temporary use identified in Section 1 of this permit to occur only for a term of three years from the date of issuance of this permit.
7. If a term or provision of this permit is contravened or not met, or if the Applicant or property owner suffers or permits any act or thing to be done in contravention of or in violation of any term or provision of this permit, or refuses, omits, or neglects to fulfill, observe, carry out or perform any duty, obligation, matter or thing prescribed or imposed or required by this permit the Applicant and/or property owner are in default of this permit, and the permit shall be void and of no use or effect.
8. As a term of this permit the owner of the land must remove all equipment from the land upon which the temporary use is occurring or has occurred within two months of the expiration date of this permit unless this permit is renewed by the Board.
9. This permit is not a building permit, nor does it relieve the owner or occupier from compliance with all other bylaws of the Regional District of Bulkley-Nechako applicable thereto, except as specifically varied or supplemented by this permit.

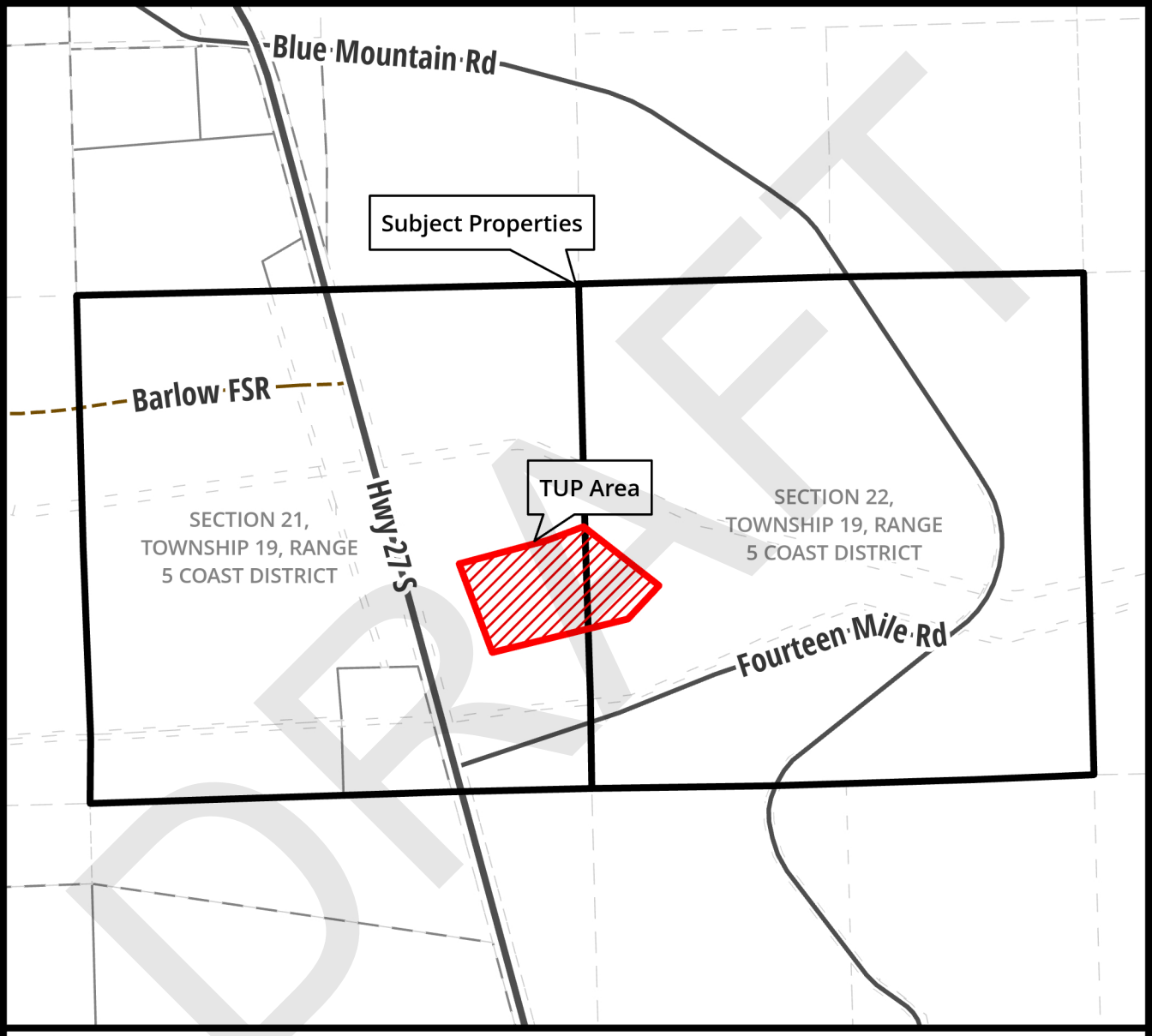
AUTHORIZING RESOLUTION passed by the Regional District Board on the ___ day of _____, 2026.

PERMIT ISSUED on the ___ day of _____ , 2026.

_____

Corporate Administrator

DRAFT



TUP F-02-2026: Schedule A
Regional District of Bulkley-Nechako
Electoral Area F (Vanderhoof Rural)
Produced: 2026-10-22

TUP Area: ≈15.46 ha
Combined Lot Area: ≈520.00 ha

0 200 400 800
Meters

Referral Report

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.

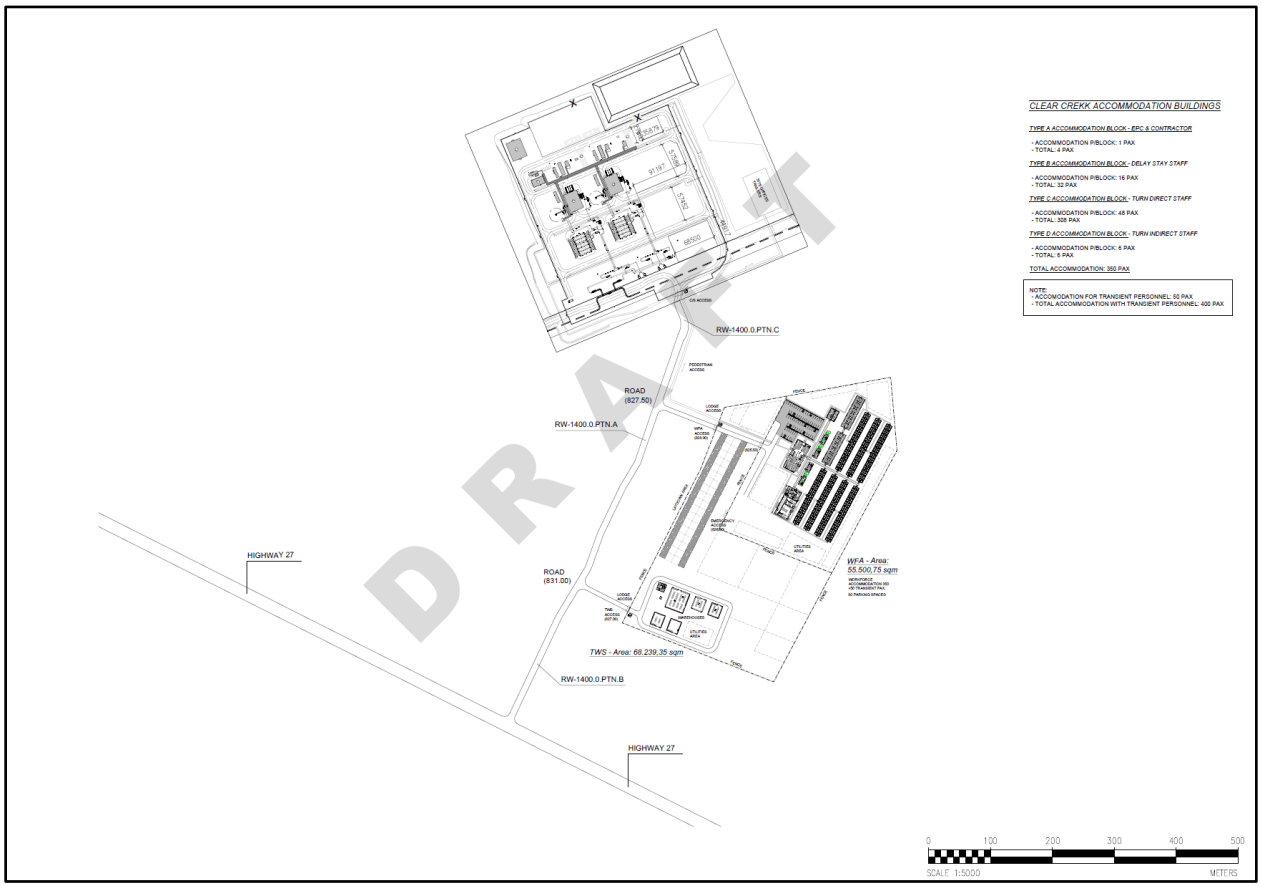
The application area is zoned Rural Resource Zone (RR1) which does not allow work camp accommodation, storage yard or contracting uses. Therefore, a TUP is required. It is noted that the application area is within the Building Inspection Area and that building permits will be required.

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)

Referral Responses

(last updated November 9, 2026)

Ministry of Transportation and Transit

Our File: 2026-04883
Date: October 27, 2026

Response To: Regional District of Bulkley-Nechako
Item Referred: **Coastal GasLink Pipeline Ltd. Work camp**
Civic Address: 15682 and 15275 Hwy 27 South – PINs 2188860 and 2188730
Application Reviewed By: Solangel Chavez

RESPONSE SUMMARY

The Ministry of Transportation & Transit (MoTT) has received the above noted referral from the Regional District of Bulkley-Nechako regarding the proposed Coastal GasLink Pipeline Ltd work camp. The Ministry has reviewed the application and has no objections to the proposal as long as the proponent meet the following requirements:

- No storm drainage shall be directed to MoTI drainage system. This includes but is not limited to collection and run-off of the internal road system.

- MoTI setback requirements to be followed as per Section 12 of the Provincial Undertakings Regulation (here)
  Restriction on placement of buildings or other structures
  12 *An owner, occupier or lessee of land must not, without the consent of the minister, place or cause or allow to be placed any building, trailer, mobile home or other structure within the following distance from the property line fronting on any arterial highway within a municipality or on any highway in unorganized territory:*
  (a)if a public lane or alley provides secondary access to the property, 3 m;
  (b)in any other case, 4.5 m.

- Should the applicant be granted approval they must apply to MoTI for a **Resource and Industrial Access Permit**. Application can be made online, a BCeID is required, which you can register for here and then you can apply for the permit here
  - Upon application the applicant must provide estimations of traffic generation, direction of movements, and timing.
  - The applicant will be responsible for any studies or improvements identified during the Ministry's review, this may include but is not limited to: Traffic Impact Study, traffic management plan, vehicle tracking, paved apron, signage, tapering, and other improvements.

If you have any questions, please feel free to contact myself at 778-693-3201, or by email at Solangel.Chavez@gov.bc.ca

Sincerely,

[redacted]

Solangel Chavez
Senior Development Officer
Fort George District

Ministry of Transportation & Transit
Fort George District

Address:
360-1011 Fourth Avenue
Prince George, BC V2L 3H9
Main Line: 250-565-4410

Development Services:
Ph: (250) 649-4340
Email: DA.FortGeorge@gov.bc.ca

Clear Creek WFA TUP Application F-02-26

RDBN Building Inspection Information Request
Response dated November 6, 2026

1. Basis of Information – Size and Use of Structures

RDBN Request:
The application is quite vague on the size and use of the structures noted on the site plan. Building Inspection would like more information on the size and use of the structures prior to issuing comments.

Response to RDBN: The Clear Creek Workforce Accommodation (WFA) remains in the planning and procurement stage. The Implementation Contractor and WFA provider have not yet been selected, so final building dimensions, modular configurations and the site-specific fire-water design are not yet available.

The information below is based on the current Phase 2 WFA design requirements and is provided as the general basis for the anticipated size, capacity and use of the Clear Creek facilities. These requirements establish minimum functional and design criteria rather than the final Clear Creek design. Final building and fire-protection details will be confirmed through detailed design and addressed through the applicable permitting, regulatory review and inspection processes.

The WFA is planned as a temporary modular workforce accommodation facility supporting construction and reclamation of the Clear Creek Compressor Station. The TUP application contemplates accommodation for up to 400 workers. The current Phase 2 design basis includes modular accommodation buildings and supporting kitchen, dining, reception, recreation, health care, administration, security, laundry, transportation and utility functions.

Structure / Area	Intended Use	Current Phase 2 Design Basis	Clear Creek Design Status
Accommodation / dormitory facilities	Sleeping accommodation for the workforce and WFA operations staff. Individual rooms include sleeping/living space and ensuite washrooms; certain unit types also include kitchen, laundry or office functions.	Type A wellsite units: minimum 255 sq. ft. Type B individual rooms: minimum 158 sq. ft. Type C individual rooms: minimum 120 sq. ft. Type D single/double occupancy rooms for WFA operations staff: minimum 158 sq. ft.	Minimum individual room/unit criteria only. Overall dormitory building dimensions and the final modular arrangement will be confirmed through detailed design.
Kitchen and food storage	Fully equipped industrial kitchen designed for 24-hour operation and to serve the WFA population at peak occupancy, with loading, food preparation, washing and dry/cold storage functions.	No overall floor area is prescribed. Dry and cold storage is to accommodate at least four days of provisions at full occupancy.	No overall building area is currently prescribed. Final size will reflect occupancy, equipment and applicable design requirements.
Dining facility	Dining, serving, lunch-bag preparation/pickup, associated storage, and nearby handwashing/washroom functions.	Dining seating for a minimum of 50% of total WFA bed capacity. For a 400-bed planning case, this equates to a minimum basis of 200 dining seats.	The 200-seat figure is a planning basis derived from the current 400-worker capacity and does not represent a final building area.
Reception / boot and coat area	Resident check-in and reception, boot and coat changing, winter gear storage, handwashing and luggage storage.	No overall floor area is prescribed.	Final size and configuration will be confirmed through detailed design.

Structure / Area	Intended Use	Current Phase 2 Design Basis	Clear Creek Design Status
Recreation and multipurpose facility	Flexible resident programming, reading/television, games, gathering, computer/workstation and other multipurpose uses.	No overall floor area is prescribed. The final configuration will reflect the WFA population and programming requirements.	Functions may be provided in separate modular spaces or combined, subject to detailed design.
Fitness / gym facilities	Cardio, weight, stretching and group/individual fitness activities scaled to the WFA population.	The current design basis identifies a minimum 60 m^2 area within the gym provision intended to provide an appropriate degree of privacy for users. Equipment quantities are scaled to the resident population.	The 60 m^2 criterion is not the total gym building size. Overall dimensions will be confirmed through detailed design.
Primary health-care / medical room	Dedicated medical space equipped to support medical and first-aid needs of WFA staff and off-shift residents, including a cot, stretcher, sink, medicine storage and communications capability.	One medical unit or dedicated medical room; no overall floor area is prescribed.	Final configuration will be established through detailed design and must address applicable WorkSafeBC and occupational health and safety requirements.
Security / guard facility	Access control, security monitoring, incident response and CCTV functions at or near the WFA entrance, separate from the front desk.	One security unit or dedicated security office; no overall floor area is prescribed.	Final size and configuration will be confirmed through detailed design.
Bus waiting and parking	Weather-protected waiting area and bus circulation/parking supporting workforce transportation.	Waiting room for at least 50 people, with consideration for scaling. Bus parking for approximately 8–10 buses; spaces approximately 3.5 m wide by 12–15 m long, with a minimum 12 m turning radius.	Transportation areas will be confirmed through detailed site design and traffic planning.
Laundry and support areas	Resident laundry, heavy-duty work-clothing laundry, housekeeping storage, vending/commissary and administrative functions.	No overall floor areas are prescribed.	Functions may be integrated into other modular buildings or provided separately, subject to detailed design.

Design and permitting: The Phase 2 design requirements specify that WFA structures are to be engineered for local snow, rain and wind loads, with stamped drawings and calculations provided by the contractor in accordance with EGBC requirements. The requirements also address applicable BC Building Code requirements and CSA A277 inspection and certification labelling for modular buildings. Final structure dimensions, occupancy classifications, code analyses and drawings will be established through detailed design and the applicable permitting process.

2. Firefighting Water Supply and Fire Suppression

RDBN Question:
What plan does the applicant have for water supply for fire fighting and fire suppression on the site?

Response to RDBN:
The current WFA design basis provides firefighting water supply and fire-protection equipment, including connection of the fire-protection line into the facility. The site-specific Clear Creek firefighting water supply and fire-suppression system has not yet been finalized and will be established through detailed design.

The following requirements provide the current basis for development of the final firefighting water supply and fire-protection systems:

- Detailed design will establish the applicable firefighting water source and storage arrangement, required water volume and flow, pumping capacity and distribution system, together with any hydrant, standpipe, sprinkler, fire department connection or other suppression components required for the final building configuration and occupancy.
- The Phase 2 design requirements provide for multi-zone fire alarm systems where required by code, centralized fire detection connected to the security room, smoke detection and alarms in dormitory rooms, and testing and inspection of applicable fire-suppression systems.
- Fire-suppression systems, where applicable, including standpipes, are to undergo the required testing and inspection. Work carried out on those systems is to receive formal inspection by a qualified fire inspector. Portable fire extinguishers are also to be installed, inspected and maintained.
- Separately, the current WFA design basis provides for potable-water storage of 1.5 times peak WFA loading at 192 litres per bed. Based on the currently contemplated maximum WFA capacity of 400 workers, this equates to approximately 115,200 litres of potable-water storage. This potable water requirement is provided for context only and does not establish the water supply or storage capacity available for firefighting. The required firefighting water supply and storage will be determined through detailed fire-protection design.
- Final firefighting water supply and fire-protection information can be provided to RDBN as detailed design progresses and the applicable system requirements and supporting calculations are confirmed.

Information Status

Final building and fire-protection details can be provided to RDBN as detailed design progresses.

Cameron Kral

From: Candace Mackenzie <candace_mackenzie@tcenergy.com>
Sent: November 6, 2026 1:35 PM
To: Cameron Kral
Cc: Tanner Moulton
Subject: RE: [EXTERNAL] TUP F-02-26 (Clear Creek WFA)
Attachments: Clear_Creek_WFA_RDBN_Building_Inspection_Information_Request_Response_2026-11-06.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Cameron,

Thank you for providing the additional context and the draft TUP. We will have comments back on the draft TUP on Monday.

Please see below for additional information on the following items:

- The RDBN Protective Services Department "*does not have any concerns directly with the application. We do ask that once the Prime contractor has been identified and the ERP is drafted, a copy is provided to the department for review and the applicant be open to feedback. A point of clarification, is the ERP for the work camp and the work site? Will there be a separate ERP for the facility once completed?*".
    - Once a prime contractor has been identified and the ERP has been drafted, we will provide a copy to RDBN Protective Services for review and are open to feedback. For awareness, the ERP is currently anticipated to be available approximately 21 calendar days prior to mobilization. The mobilization date has not yet been finalized but is currently anticipated to be around March 1, 2027.
    - The site-specific construction ERP would cover both the WFA and the worksite.
    - Coastal GasLink Emergency Management has advised that, once the station is operational, the existing RDBN Supplement ERP will be updated to include the Clear Creek Compressor Station.
- A friendly reminder that RDBN Building Inspection has requested additional information prior to providing comment (see attached email).
    - Please see attached document for the Building Inspection information.

Please let me know if any additional information is required. I believe this completes all outstanding items from CGL related to the Information Requests, but please let me know if I have missed anything.

Sincerely,
Candace

Candace Mackenzie | Land Representative, Coastal GasLink
[redacted]

Cameron Kral

From: Deneve Vanderwolf
Sent: November 9, 2026 5:42 PM
To: Cameron Kral
Subject: Fw: TUP F-02-26 Referral Documents

Get Outlook for iOS

From: Resource Development <resource.development@northernhealth.ca>
Sent: Monday, 09 November 2026 16:09:37
To: Deneve Vanderwolf <deneve.vanderwolf@rdbn.bc.ca>
Subject: RE: TUP F-02-26 Referral Documents

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Secured by Check Point

Hello Deneve,

Thank you for the opportunity to comment on this referral.

I note that the Clear Water WFA may accommodate up to 400 workers and will rely on potable water and wastewater services from the District of Vanderhoof. At this time, it is unclear whether the WFA will connect directly to municipal water and wastewater infrastructure or use trucked potable water and wastewater services. As a result, the applicable regulatory requirements cannot be fully determined. Regardless of the servicing approach, Northern Health will have oversight related to potable water systems and wastewater holding tanks. If the camp connects to the District's wastewater system, the Ministry of Environment and Parks would instead have regulatory oversight. I recommend confirming that Coastal GasLink understands the respective roles and regulatory responsibilities of Northern Health and the Ministry of Environment and Parks.

In addition, I note that personnel will be transported by shuttle bus and that a site-specific Emergency Response Plan has not yet been developed but is expected to be prepared by the Prime Contractor in early 2027. I would like to emphasize the importance of considering the risks associated with workforce transportation and recommends that shuttle bus incidents be included as a planning scenario within the Emergency Response Plan. While shuttle buses can reduce traffic volumes and the risk associated with individual vehicle commutes, they also carry the potential for high-consequence incidents involving multiple occupants. Northern Health has experienced two significant industry-related shuttle bus incidents in recent years: a Coastal GasLink-related incident near Prince George on June 16, 2023, and an incident involving IREN near Mackenzie on November 4, 2026. Both incidents resulted in Code Orange responses at Northern Health hospitals.

Northern Health has worked closely with Coastal GasLink directly throughout Phase 1 and is continuing that collaboration during Phase 2 to address health service utilization by the transient workforce, including potential impacts on St. John Hospital in Vanderhoof, and to support emergency preparedness and response planning.

Thank you for considering these comments.

Best regards,

Anna Huang, CPHI(C) (she/her)
Health & Resource Development Technical Advisor

Northern Health
Cell: 604-317-2345
Tel: 250-645-3131
xu.huang@northernhealth.ca
resource.development@northernhealth.ca

the northern way of caring

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RECEIVED
NOV 12 2026
REGIONAL DISTRICT OF BULKLEY-NECHAKO

Advisory Planning Commission
Meeting Minutes

Electoral Area F	Meeting Date: Nov 5, 2026 7:00 pm	Meeting Location: District of Vanderhoof Office

Attendance

APC Members
- ☐ Mike Pritchard
- ☒ Henry Klassen
- ☐ Ben Rodts
- ☒ Barb Ephrom
- ☒ Kelly Gehrmann

Electoral Area Director
- ☒ Director Shirley Moon
- ☒ Alternate Director Alex Kulchar

Other Attendees
- ☒ Dustin Leigh, Van-Con Ent.
- ☒ Nigel Weber, Project Manager, LNG Canada
- ☒ Candace MacKenzie, Land Rep, Coastal Gas
- ☒ Tanner Moulton, Senior Community Relations Coastal Gas

Via Zoom
- ☒ Cameron Kral, Planner
- ☒ Danielle Patterson, Senior Planner

Chairperson: Henry Klassen

Secretary: Barb Ephrom

Call to Order: 7:08p.m.

Agenda:
- 7:00 TUP F-01-26
- 7:15 TUP F-02-26
- TUP F-03-26

Applications (Include application number, **comments**, and **resolution**)

TUP F-01-26

Barb Ephrom made a motion that this application be approved. Kelly Gehrmann 2nd'd.

Discussion was had concerning trucks turning onto & off of Hwy. 27.

Motion was unanimously approved.

CHAIR: [redacted]

Secretary: [redacted]

TUP F-02-26

Barb Ephrom made a motion that this application be approved. Kelly Gehrmann 2nd'd.

Discussion was had concerning turning on & off of Hwy. 27

Motion was unanimously approved

TUP F-03-26

Barb Ephrom made a motion that this application be approved. Kelly Gehrmann 2nd'd.

Discussion was had concerning turning & Crossing Hwy 27

Motion was unanimously approved.

CHAIR: [redacted]

Meeting Adjourned: 8 p.m.	Secretary Signature [redacted]

RDBN Board Report

Available on Approximately November 20th, 2026 via the following link:

https://www.rdbn.bc.ca/departments/administration/regional-board-committee-meetings

or

by contacting the RDBN Planning Department at 250-692-3195 or planning@rdbn.bc.ca

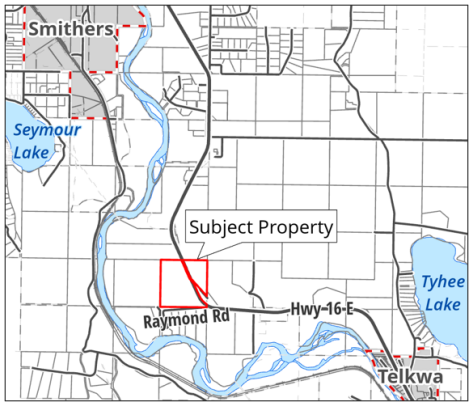
Newspaper Advertisement & Public Notice

Notice of Application for Temporary Use Permit

Notice is hereby given that the Board of Directors of the Regional District of Bulkley-Nechako (the Board) will be considering the issuance of a Temporary Use Permit (TUP) at a meeting to be held during business hours on Thursday, September 10, 2026 in the Regional District of Bulkley-Nechako Board Room, 37 3rd Avenue, Burns Lake, BC. Pursuant to Section 493 of the Local Government Act, the RDBN Board may allow temporary uses for a period of three years or less, renewable for up to another three years, through the issuance of a TUP by Board resolution.

The purpose of this TUP is to allow aggregate processing, including the use of a crusher, screener and wash plant on the subject property in accordance with the terms outlined in the TUP. The subject property is located at 224 Raymond Road, legally described as The Northeast 1/4 of Section 5, Township 4, Range 5, Coast District, Except Plans 8383 and PRP14394. It is located approximately 2.6 km south of the Town of Smithers and 2.9 km west of the Village of Telkwa, as shown on the location map below.

All persons who deem their interests to be affected by this application may deliver written submissions to the RDBN Office at 37 3rd Avenue, Burns Lake, BC; by mail to PO Box 820 Burns Lake, BC V0J 1E0; or by e-mail to planning@rdbn.bc.ca. Written submissions must be received by the RDBN no later than 4:30 pm on Tuesday, September 8, 2026 to ensure consideration by the Board.



Location Map

A copy of the proposed TUP and additional information may be inspected at the RDBN office at 37 3rd Avenue, Burns Lake BC, or the Town of Smithers Municipal Office at 1027 Aldous Street, Smithers BC, during regular business hours from Thursday August 27, 2026 to Thursday, September 10, 2026 (excluding weekends and statutory holidays) and online at www.rdbn.bc.ca/departments/planning/public-meetings.

For further information, please call the Regional District of Bulkley-Nechako Planning Department at 250-692-3195 or toll-free at 1-800-320-3339.

November 12, 2026

Dear Property Owner/Resident,

Temporary Use Permit Application F-02-26

Subject Properties: **15275 Highway 27 South, legally described as Section 21, Township 19, Range 5, Coast District (PIN 2188730); and 15682 Highway 27 South, legally described as Section 22, Township 19, Range 5, Coast District (PIN 2188860)**

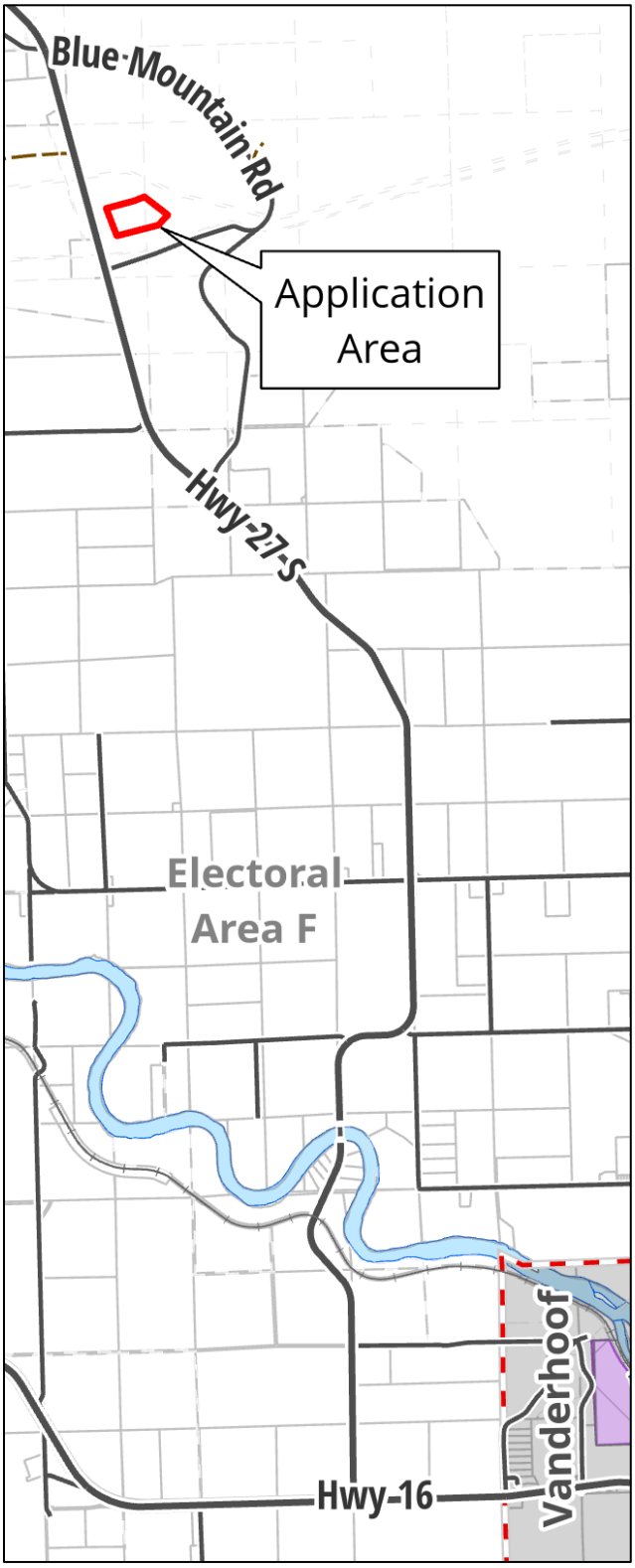
This notice is to advise you that the Board of Directors of the Regional District of Bulkley-Nechako (the Board) will be considering the issuance of a Temporary Use Permit (TUP) at a meeting to be held during business hours on Thursday, November 26, 2026, in the Regional District of Bulkley-Nechako Board Room, 37 3rd Avenue, Burns Lake, BC. Pursuant to Section 493 of the *Local Government Act*, the RDBN Board may allow temporary uses for a period of three years or less, renewable for up to another three years, through the issuance of a TUP by Board resolution.

The purpose of this TUP is to allow the subject lands to be used for a temporary construction work camp, with accommodations for up to 400 workers, for the construction of a nearby natural gas pipeline compressor station in accordance with the terms outlined in the TUP. The subject lands are located at 15275 Highway 27 South, legally described as Section 21, Township 19, Range 5, Coast District (PIN 2188730); and 15682 Highway 27 South, legally described as Section 22, Township 19, Range 5, Coast District (PIN 2188860). The TUP area is located approximately 11 km northwest of the District of Vanderhoof, as shown on the Location Map on the backside of this notice.

All persons who deem their interests to be affected by this application may deliver written submissions to the RDBN Office at 37 3rd Avenue, Burns Lake, BC; by mail to PO Box 820 Burns Lake, BC V0J 1E0; or by email to planning@rdbn.bc.ca. Written submissions must be received by the RDBN no later than 4:30 pm on Tuesday, November 24, 2026 to ensure consideration by the Board.

A copy of the proposed TUP and additional information may be inspected at the RDBN Office or the District of Vanderhoof Office at 160 Connaught Street, Vanderhoof, BC, during regular business hours from Friday, November 13, 2026, to Thursday, November 26, 2026 (excluding weekends and statutory holidays) and online at www.rdbn.bc.ca/departments/planning/public-meetings. You may also call the Regional District of Bulkley-Nechako Planning Department at 250-692-3195 or toll free at 1-800-320-3339.

Location Map



Public Submissions

(updated November 12, 2026)