



## REGIONAL DISTRICT OF BULKLEY-NECHAKO

### Planning Department Referral Report

**FILE No. RZ F-01-25**

Written By: Danielle Patterson, Senior Planner

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#### APPLICATION SUMMARY

**Name of Agent / Owner:** Nicole Stuckert, Coastal GasLink Pipelines Ltd. / Province of BC (owner)

**Electoral Area:** Electoral Area F (Vanderhoof Rural)

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

**Property Size:** Approximately 16.7 ha (~41.3 ac) portion of Crown Land

**OCP Designation:** Resource (RE) pursuant to "Vanderhoof Rural Official Community Plan" (the OCP)

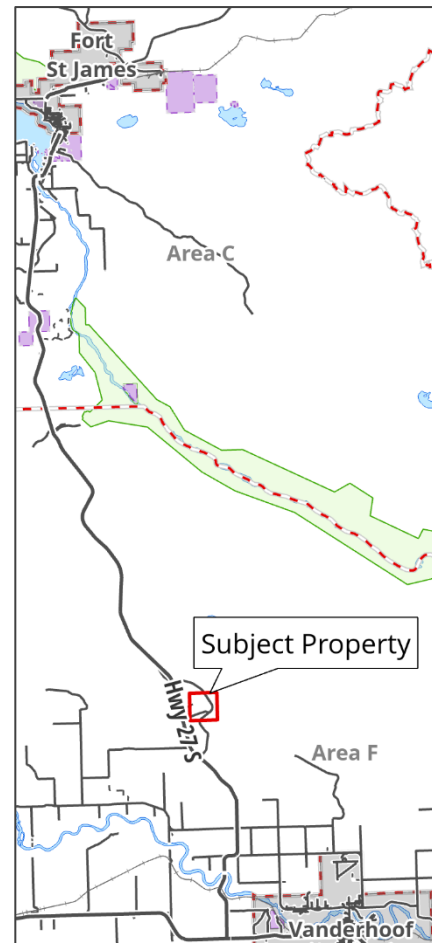
**Zoning:** Rural Resource Zone (RR1) pursuant to "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)

**Existing Land Use:** Partially cleared land

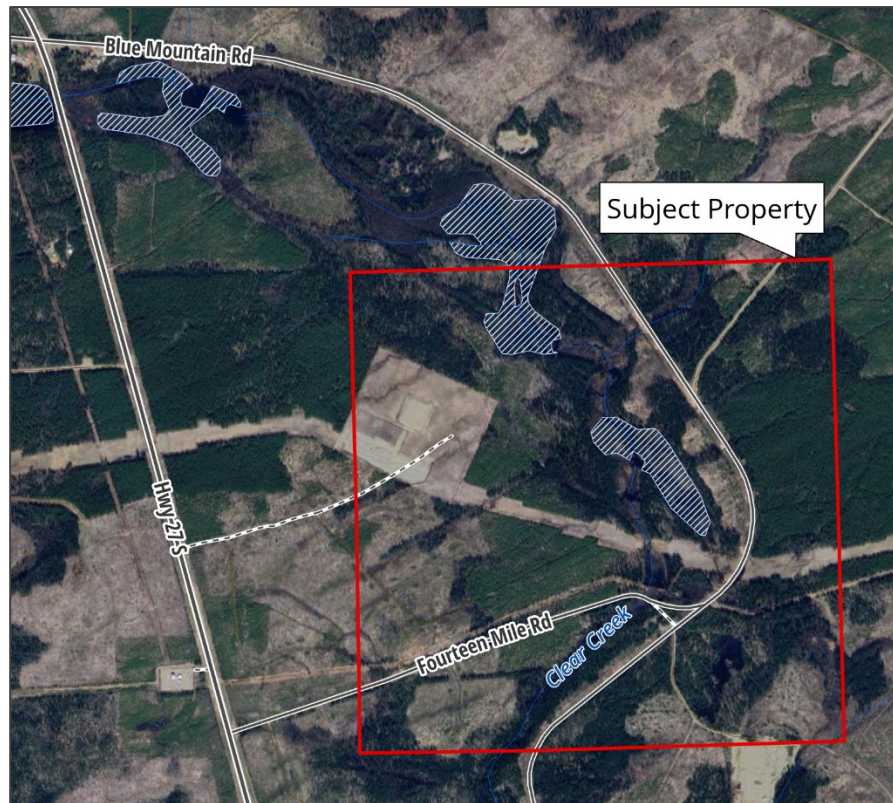
**Location:** Approximately 12 km northwest of the District of Vanderhoof and approximately 32 km south of the District of Fort St. James. The proposal area approximately 500 m from Highway 27, sited between Blue Mountain Road and Fourteen Mile Road.

#### Proposal:

Coastal GasLink Pipelines Ltd. (CGL) plans to construct a compressor station, referred to by the applicant as the proposed "Clear Creek Compressor Station", on the subject lands.



The proposed compressor station is proposed to consist of up to three gas turbines driven by 30 Megawatt compressor units. The compressor stations would be designed to allow for conversion to electric power, if applicable, in the future. The purpose of the compressor stations is to increase the capacity of natural gas through the CGL pipeline as part of Phase 2 of the CGL Pipeline Project (see Applicant's Submission in [link](#) for further details).



The subject land is currently within the Rural Resource Zone (RR1), which does not permit compressor stations. Given this, the applicant is requesting to rezone the lands to the Light Industrial Zone (M1) to facilitate the construction of the compressor station.

### **DISCUSSION:**

There are 15 known dwellings within 3 km of the proposed site. The nearest dwelling is about 1 km away; three dwellings are about 1.5 km away; two dwellings are about 2 km away; five dwellings are about 2.5 km away; and four dwellings are about 3 km away.

#### Compressor Station Construction

CGL anticipates the compressor station will be constructed over a three-to-five-year period between 2025 and 2030. CGL states that during construction, there will be a requirement for equipment, material stockpile sites, and temporary workforce housing. CGL clarifies in their rezoning application that they are applying to rezone for the compressor station use. CGL stated they will submit a Temporary Use Permit (TUP) application in the future to accommodate the temporary need for equipment, material stockpile sites, and temporary workforce housing.

### Past Referral to the RDBN

In August 2023, the RDBN received a notification letter from CGL regarding the proposed Clear Creek Compressor Station. The details of this notification process are available in the staff report dated December 14, 2023 (see attachments for [link](#)).

### **Official Community Plan (OCP)**

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

RE Designation Policy 3.7.2(1) states as follows.

*"Only uses directly associated with agriculture and grazing, mineral or aggregate extraction, fish and wildlife management, wilderness oriented recreation, and necessary institutional, public, utility or transportation services use will be permitted in the Resource (RE) designation. A very limited amount of low density residential use may be permitted within this designation, where appropriate."*

Given that the applicant's requested rezoning is for the purpose of Utility Use, an OCP amendment is not required as part of this application.

Other RE designation policies for consideration pursuant to Section 3.7.2 of the OCP are as follows:

*"2) The minimum parcel size that may be considered within the Resource (RE) designation shall be 8 hectares (19.77 acres)*

*(3) Wherever possible established routes used by cattle or wildlife, recreation lands, and rare or unique fish and wildlife habitats will be protected from incompatible land uses.*

*(4) Access to timber and recreation lands will be preserved wherever possible."*

The Schedule "C" – Ecological and Wildlife Values Map for the OCP identifies the subject lands as being within the Resource Development Emphasis Zone of the Land and Resource Management Plan (LRMP) land use description. The LRMP outlines designated uses of Crown land resources throughout the Plan area.

### **Existing & Proposed Zoning**

Compressor stations, as described in the Zoning Bylaw, are considered a Utility use. Given that Utility is not a permitted use in the RR1 Zone, the applicant has requested to amend the zone to the Light Industrial Zone (M1), which does permit Utility as a Principal Use. *Table 1* below provides a comparison of the RR1 and M1 Zones.

Planning staff note that the uses permitted on the subject lands would be limited to those uses approved by the BC Energy Regulator's license approvals for the proposed compressor station.

<i>Table 1 – Comparison of RR1 and M1 Zones</i>	
<b>RR1 Zone (current)</b>	<b>M1 Zone (proposed)</b>
<u>Principal Uses</u>	<u>Principal Uses</u>
- Agriculture	- Agriculture
- Large Kennel	- Large Kennel
- Veterinary Clinic	- Veterinary Clinic
- Cabin	- Contracting
- Farmers' Market	- Light Manufacturing
- Intensive Agriculture	- Motor Vehicle Repair
- Portable Sawmill	- Warehousing
- Primitive Campground	- Heavy Equipment Repair and Sales
- Rural Retreat	- Building and Garden Supplies
- Single Family Dwelling	- Light Equipment Repair and Sales
- Two Family Dwelling	- Recreational Vehicle Storage
<u>Secondary Uses</u>	<u>Secondary Uses</u>
- Guest Ranch only on a Parcel where Agriculture or Intensive Agriculture is a Principal Use	- Dwelling Unit in a building with a Principal Use
	- Single Family Dwelling
	<u>Other Regulations</u>
	- Industrial activity and all associated materials required to be enclosed within a 2 m or higher Landscape Screen
	- 40 per cent max parcel coverage

#### Zoning Bylaw Definition of Utility:

*"UTILITY means the infrastructure and facilities providing sewage disposal, water electricity, natural gas, solid waste disposal, telecommunications, and other services to the public, and may include one or more of the following:*

- *sewage treatment plants;*
- *water treatment plants;*
- *major pump houses;*
- *water towers or tanks;*
- *sewage lagoons;*
- *sludge disposal beds;*
- *power terminal and distributing stations;*
- *compressor stations;*
- *power generating stations;*
- *cooling plants;*
- *district heating plants;*
- *incinerators.*

*This use does not include Waste Disposal.”*

### **Referrals**

The RDBN is referring this application to the District of Vanderhoof, the District of Fort St. James, and the Electoral Area F Advisory Planning Commission. While the proposal is not located on a controlled access highway, it is also being referred to Ministry of Transportation and Transit (MoTT), for feedback on whether there are permitting requirements for the proposed use.

### **ATTACHMENTS:**

- [Applicant Submission \(link\)](#)
- [Staff report dated 2023 Dec 14 for CGL Clear Creek Compressor Station Notification \(link\)](#)
- RR1 and M1 Zones

## SECTION 17.0 - RURAL RESOURCE ZONE (RR1)

### 17.0.1 Permitted Uses

#### 1. Principal Uses

- a) Agriculture
- b) Cabin
- c) Farmers' Market
- d) Intensive Agriculture
- e) Large Kennel
- f) Portable Sawmill
- g) Primitive Campground
- h) Rural Retreat
- i) Single Family Dwelling
- j) Two Family Dwelling
- k) Veterinary Clinic

#### 2. Secondary Uses

- a) Guest Ranch only on a Parcel where Agriculture or Intensive Agriculture is a Principal Use

### 17.0.2 Density

- 1. The combined maximum number of Dwelling Units and Cabins on a Parcel in any combination, that are not part of a Rural Retreat, is 4.
- 2. The combined maximum number of sites for Camping Vehicles or tents in a Primitive Campground is 10 per hectare.

### 17.0.3 Parcel Area

- 1. The minimum Parcel area that may be created by subdivision is 28 hectares (69 acres).

### 17.0.4 Setback

- 1. No Structure or part thereof, shall be located within 7.5 metres (24.60 feet) of any Parcel Line.
- 2. No Building or portion thereof used for Intensive Agriculture shall be located within:
  - a) 60 metres (196.85 feet) of a Parcel line;
  - b) 30 metres (98.42 feet) of a domestic well, spring or the Natural Boundary of a lake or Watercourse.

## SECTION 22.0 - LIGHT INDUSTRIAL ZONE (M1)

### 22.0.1 Permitted Uses

#### 1. Principal Uses

- a) Aggregate Processing
- b) Agriculture
- c) Agricultural Feed Store
- d) Building and Garden Supplies
- e) Contracting
- f) Crematorium
- g) Heavy Equipment Repair and Sales
- h) Large Kennel
- i) Light Manufacturing
- j) Light Equipment Repair and Sales
- k) Motor Vehicle Repair
- l) Motor Vehicle Wash
- m) Recreational Vehicle Storage
- n) Service Station
- o) Transportation Terminal
- p) Utility
- q) Veterinary Clinic
- r) Warehousing

#### 2. Secondary Uses

- a) Dwelling Unit in a building containing a Principal Use
- b) Single Family Dwelling

### 22.0.2 Density

- 1. Not more than two Dwelling Units shall be located on a Parcel.

### 22.0.3 Parcel Area

- 1. The minimum Parcel area that may be created by subdivision is 1 hectare (2.47 acres).

### 22.0.4 Parcel Coverage

- 1. Structures shall not cover more than forty percent of the area of a Parcel.

### 22.0.5 Setbacks

- 1. No Structure or part thereof, shall be located within:

- a) 7.5 metres (24.60 feet) of any [Parcel Line](#) which does not abut a [Residential Zone](#); or
- b) 15 metres (49.21 feet) of any [Parcel Line](#) which abuts a [Residential Zone](#).

22.0.6 Screening

- 1. All industrial activity and associated materials not being displayed for retail sale shall be enclosed by a [Landscape Screen](#) not less than 2 metres (6.56 feet) high.