



**REGIONAL DISTRICT OF BULKLEY-NECHAKO
SUPPLEMENTARY AGENDA**

THURSDAY, January 26, 2023

<u>PAGE NO.</u>	<u>DEVELOPMENT SERVICES</u>	<u>ACTION</u>
	<u>Oil and Gas Commission Referral</u>	
2-16	Jason Llewellyn, Director of Planning Pacific Trails Pipeline Project Permit Extensions	Recommendation
	<u>BUILDING INSPECTION</u>	
17-20	Written Submission Section 57 Notice on Title 17011 Turner Frontage Road Electoral Area F (Vanderhoof Rural) (Page 145-155 of Board Agenda)	Receive
	<u>NEW BUSINESS</u>	
	<u>ADJOURNMENT</u>	



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board
From: Jason Llewellyn, Director of Planning
Date: January 26, 2023
Subject: Pacific Trails Pipeline Project Permit Extensions

RECOMMENDATION: **(all/directors/majority)**

That staff be directed to inform Enbridge that the Board's January 26, 2018 letter remains valid and contains the RDBN's comments in regard to Pacific Trails Pipeline Projects permit extension applications.

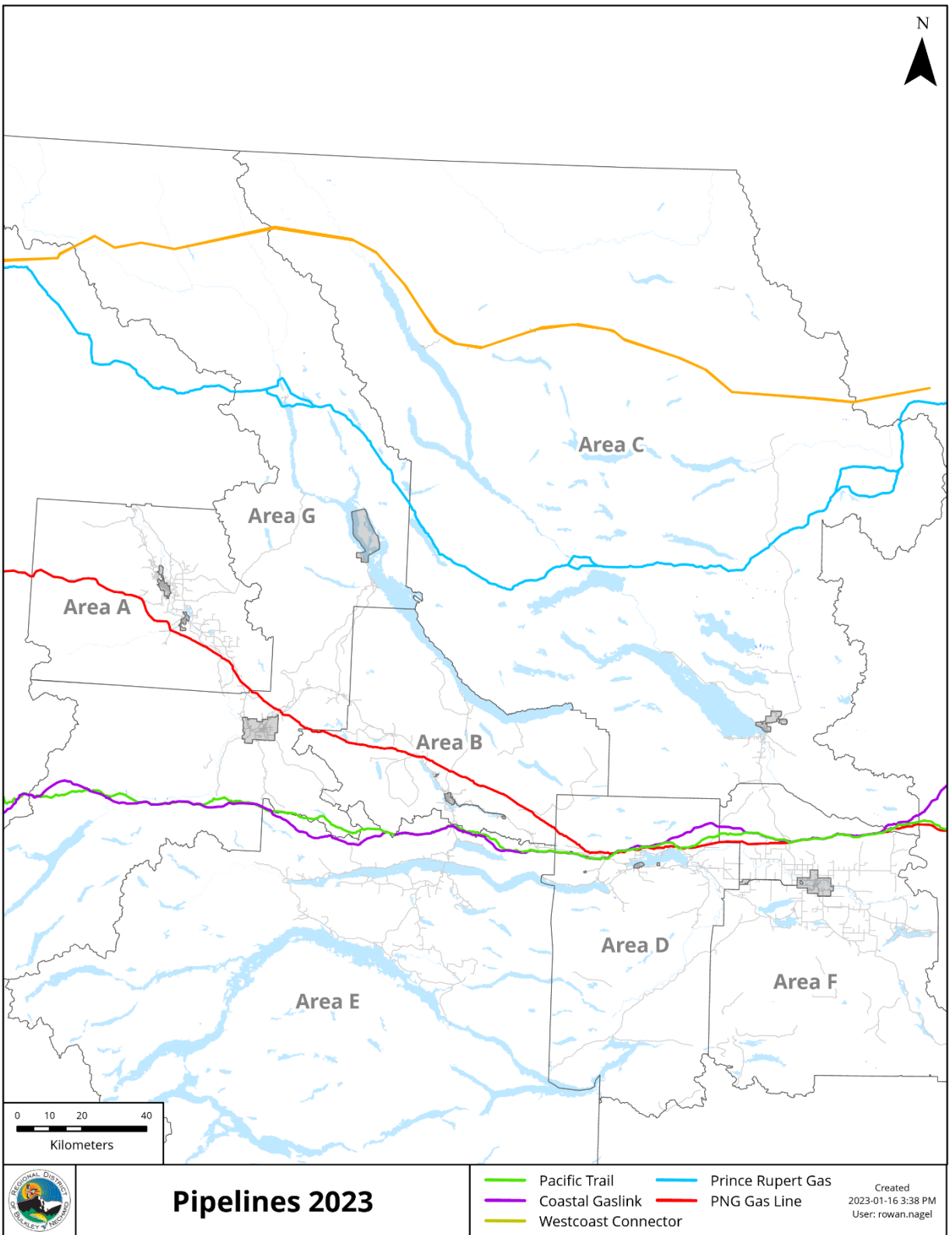
INTRODUCTION

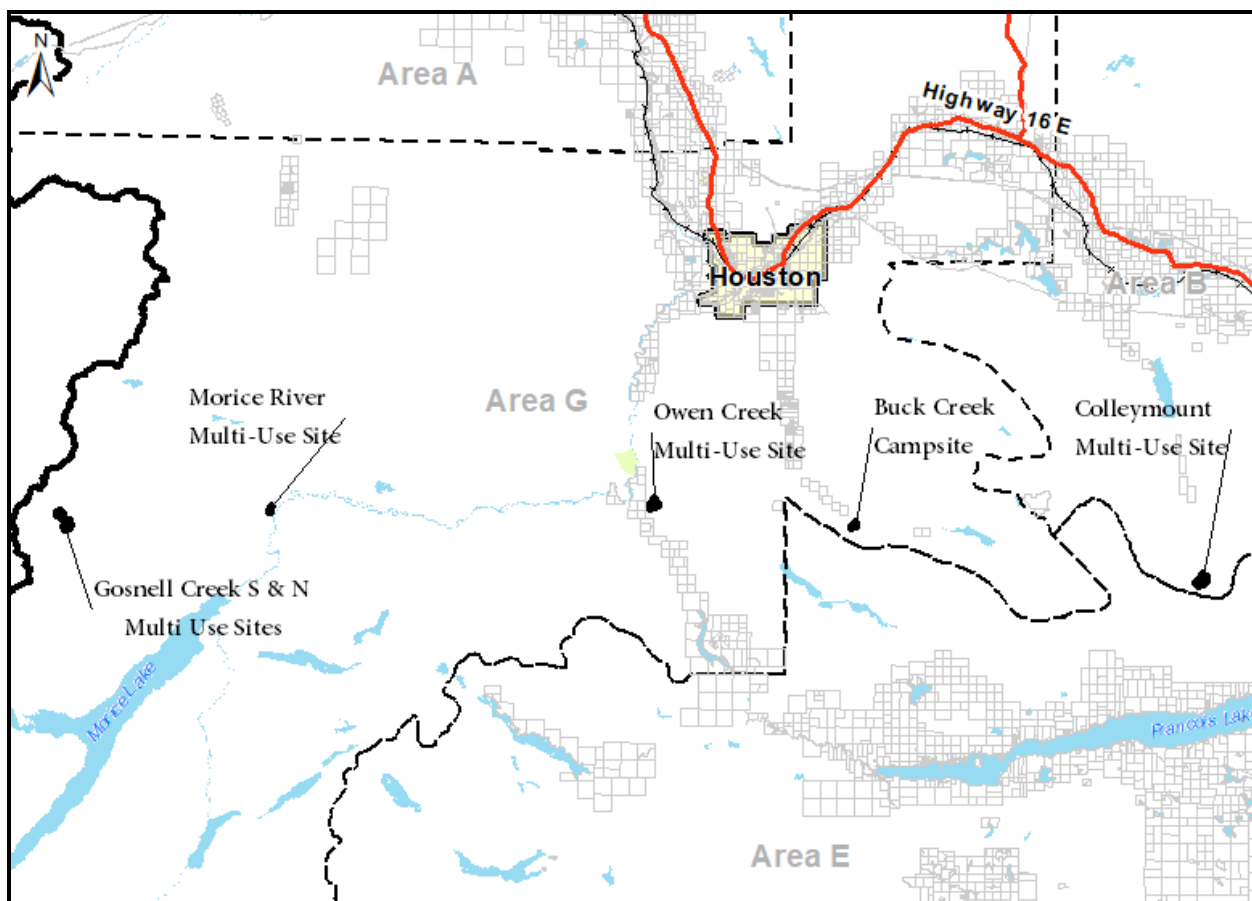
The RDBN received a referral from Enbridge Inc. advising of their intention to apply to the Oil and Gas Commission for an extension to their permit for the Gosnell Creek North and Gosnell Creek South Campsites which are proposed for the construction of the Pacific Trails Pipeline. This report provides an overview of the known Pacific Trails Pipeline Project (PTP Project) facilities and recommendations regarding response to PTP Project permit renewal notification letters.

DISCUSSION

The PTP Project involves the construction of a 470 km long natural gas pipeline between Summit Lake, north of Prince George, and Kitimat BC. This project was formerly known as Kitimat-Summit Lake Pipeline Project. The pipeline was associated with the Kitimat LNG Terminal, however, this project is no longer active. The Environmental Assessment Certificate for the PTP Project was issued in 2008. Oil and Gas Commission Permits were in 2015-2016.

A map showing the proposed Pacific Trails Pipeline route in relation to other proposed or under construction pipelines in the region is shown below, followed by information regarding the six known facilities (five multi-use sites and one campsite) to support the construction of the PTP Project.



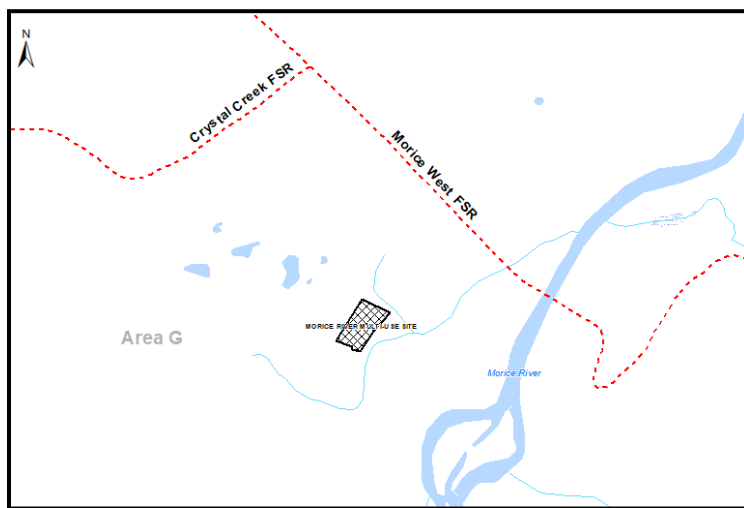


Multi-Use Sites

Multi-use sites may contain infrastructure such as temporary construction camps, contractor yards, and refuelling areas to support pipeline construction activities. Multi-use sites are subject to zoning regulation.

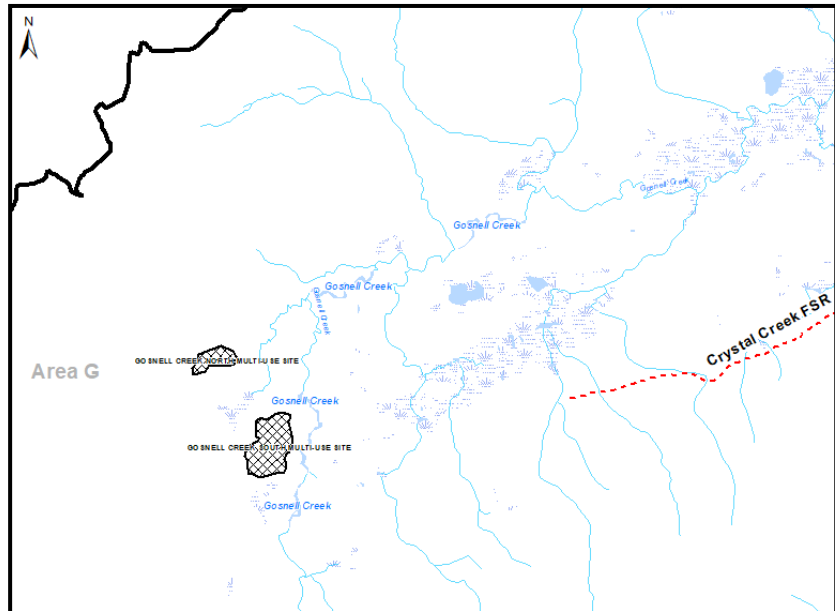
Morice River Multi-Use Site

The proposed Morice River Multi-Use Site is found in Electoral Area G off the Morice West FSR, approximately 45 km southwest of the District of Houston and is 2.68 ha in size. The area is not zoned or located within the RDBN Building Inspection Area.



Gosnell Creek North & South Multi-Use Sites

Both proposed Gosnell Creek Multi Use Sites, which are the subject of the notification letters, are located in the far western area of Electoral Area G, off Crystal Creek FSR. Gosnell Creek North Site's application area is 12.46 ha in size. Gosnell Creek South site's application area is 37.88 ha in size. Both application areas are approximately 70 km southwest of the District of Houston.

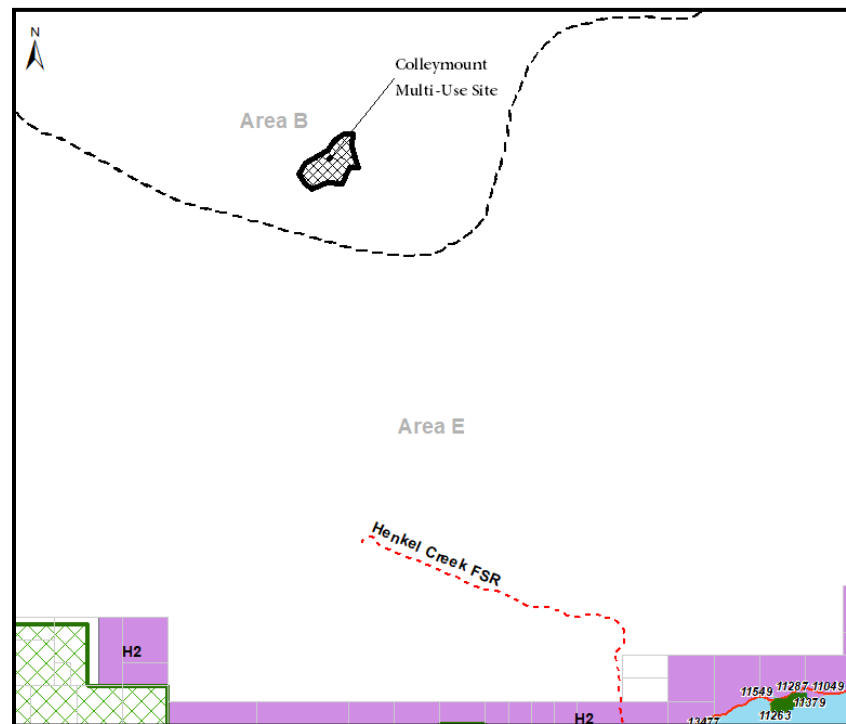


Both areas are not zoned or located within the RDBN Building Inspection Area.

Colleymount Multi-Use Site

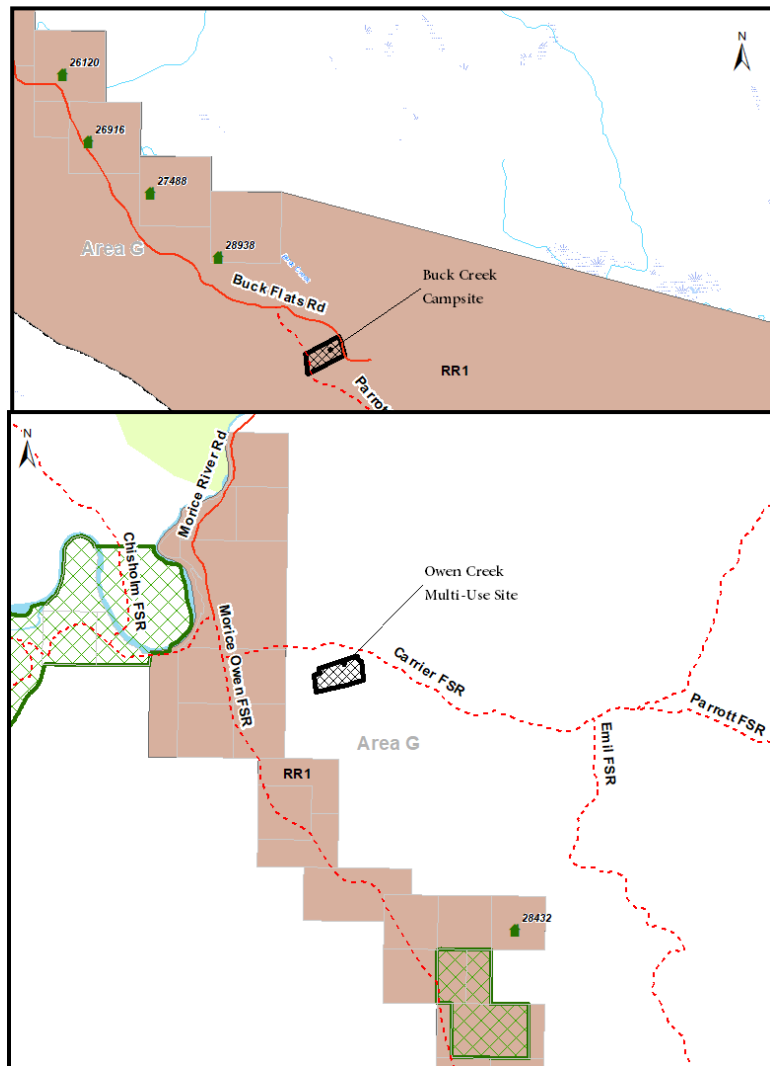
The proposed Colleymount Multi-Use Site is found in Electoral Area B off the Henkel Creek FSR, approximately 45 km east of the District of Houston and is 48.23 ha in size.

The area is not zoned but is located within the RDBN Building Inspection Area. Therefore, building on this site may require a building permit.



Buck Creek Campsite

The proposed Buck Creek Campsite is located in Electoral Area G off the Buck Flats Road and Parrott Trail FSR, approximately 22 km south of the District of Houston and is 8.44 ha in size. The area is zoned Rural Resource (RR1) and is outside the RDBN Building Inspection area. The proposed uses are not permitted on lands zoned RR1. Therefore, the proposed uses may not occur on this site without the issuance of a temporary use permit (TUP) or rezoning application.



Owen Creek Multi-Use Site

The proposed Owen Creek Multi-Use Site is found in Electoral Area G off the Carrier FSR, approximately 20 km south of the District of Houston and is 25.47 ha in size.

The area is not zoned and is found outside the RDBN Building Inspection Area.

Discussion

The proposed Colleymount Multi-Use Site will require a Building Permit. The Buck Creek Campsite is not a permitted use under the existing RR1 zoning. Therefore, an application for a TUP may be applied for to allow the Board to consider allowing the proposed uses. The Board may or may not approve any TUP application at their discretion. Pipeline facility locations outside of Electoral Areas G and B have not been confirmed.

On January 26, 2018 the RDBN sent a letter (attached) to the BC Oil and Gas Commission and Chevron Canada Ltd. (now Enbridge) outlining the pipeline development issues the RDBN would like addressed. Several similar letters have been sent over the years. In staff's opinion the positions contained in the January 26, 2018 letter remain valid and the letter should be re-submitted as the RDBN's comment on Pacific Trails Pipeline Project permit extension application notifications.

ATTACHMENTS

1. Notification letters from Enbridge Inc. dated January 16, 2023 regarding permit extension applications for the Gosnell Creek North and Gosnell Creek South Campsites.
2. Letter from the RDBN to the BC Oil and Gas Commission and Chevron Canada Ltd. Dated January 26, 2018 regarding pipeline development issues.



Enbridge
200, 425 – 1st Street SW
Calgary, Alberta T2P 3L8
Canada

January 16, 2023

RECEIVED
JAN 19 2023
REGIONAL DISTRICT OF
BULKLEY-NECHAKO

Dear Recipient

RE: PERMIT EXPIRY EXTENSION NOTIFICATION

**PROPOSED GOSNELL CREEK NORTH CAMPSITE - UNITS 14, 15, 24 & 25, BLOCK J, 93-L-4
OGC PERMIT NUMBER 9638607 (AD 100084560)**

Pacific Trail Pipelines Management Inc. (PTPMI), an Enbridge company, is proposing a 42-inch sweet gas pipeline from Summit Lake, BC to Bish Cove, south of Kitimat, BC. There are currently no near-term plans to construct the pipeline. PTPMI is continuing to explore potential customers for the pipeline and the opportunity to construct and operate the pipeline continues to be evaluated. The proposed pipeline is comprised of five (5) Sections totaling 471 Kilometers. To construct this pipeline, there are associated storage sites and campsites which are required for the proposed construction phase.

PTPMI intends on applying for a permit extension on its Gosnell Creek South Campsite within Units 14, 15, 24 & 25 Block J, 93-L-4. This Campsite Permit was originally approved by the BC Oil and Gas Commission (OGC) on September 8, 2016. Since that date there have been no changes to the location and its relation to your land. The proposed application is only to extend the existing expiry date.

As the party being notified and falling within the directly impacted area of the proposed PTPMI Campsite, you may provide a written response to PTPMI within 21 days of receiving this notification that sets out the reasons why the proposed permit extension, that will be the subject of the PTPMI application to the OGC, should not be carried out or should be modified, and/or request a meeting with a PTPMI representative to discuss the permit extensions.

Should you request a meeting please include this request in your written response and provide additional contact information as well as the best time to contact you.

Written responses may be sent to the following address:

Pacific Trail Pipelines Management Inc.
c/o Enbridge Inc.
200, 425 1st Street SW
Calgary, AB T2P 3L8
Attention: Lands Department

Written submission may also be sent by direct mail to the OGC office any time prior to the permit extension decision at:

BC Oil and Gas Commission
Bag 2
Fort St. John, BC
V1J 2B0

For further information or if you have questions, please contact Zeke Reimers at 403-478-9861 or via email at Zeke.Reimers@enbridge.com.

Sincerely,

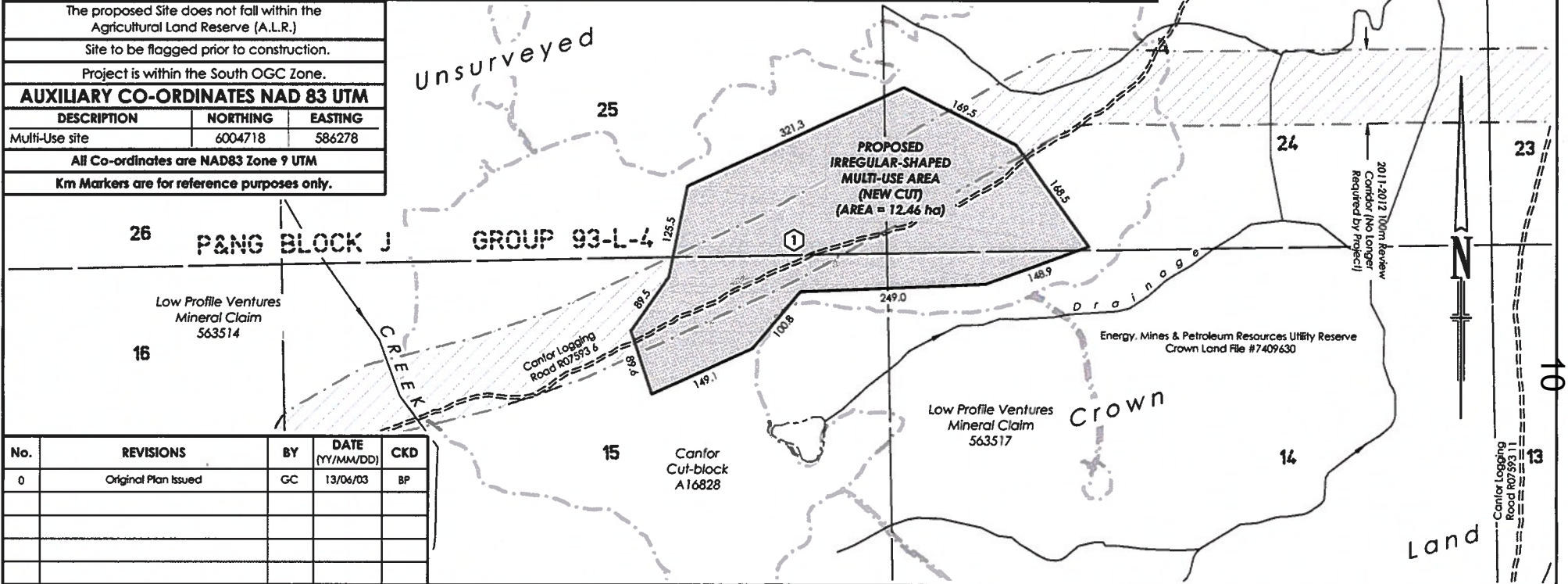
A handwritten signature in black ink, appearing to read "Annette Sperling". The signature is stylized and cursive.

Annette Sperling
Contract Land Analyst

In case of any emergency please contact Enbridge's 24-hour emergency number 1-800-663-9931.

PROPOSED PROJECT AREAS REQUIRED			
FEATURE	NEW CUT		TOTAL
Multi-Use Site	12.46 ha	30.79 ac	12.46 ha 30.79 ac
TOTAL AREA REQ'D	12.46ha	30.79ac	12.46ha 30.79ac
Maximum Elevation			905m ±
Maximum Slope			15 %
The proposed Site does not fall within the Agricultural Land Reserve (A.L.R.)			
Site to be flagged prior to construction.			
Project is within the South OGC Zone.			
AUXILIARY CO-ORDINATES NAD 83 UTM			
DESCRIPTION	NORTHING	EASTING	
Multi-Use site	6004718	586278	
All Co-ordinates are NAD83 Zone 9 UTM			
Km Markers are for reference purposes only.			

TABLE OF CROSSINGS						
No.	DESCRIPTION	NORTHING	EASTING	OWNER	DWG No.	
1	Logging Road R07593 6	6004718	586278	Canfor	N/A	



No.	REVISIONS	BY	DATE (YY/MM/DD)	CKD
0	Original Plan Issued	GC	13/06/03	BP

NOTES:
 All underground facilities shown were located with electronic locators and may be subject to error. Actual locations should be verified independently by the contractor in field prior to any crossings. Plus chainages shown are horizontal distances measured along the surveyed boundary of the right-of-way.

LEGEND:

- Drainage shown thus:
- Seismic Line shown thus:
- 2012-2013 Review Corridor shown thus:
- Vegetation Change shown thus:
- 2011-2012 Review Corridor No Longer Required shown thus:
- Logging Trail shown thus:

- Crossing Numbers shown thus:
- Forest Service Road shown thus:
- Cut block/Woodlot boundary
- Top of bank/break in slope
- Community Forest boundary:
- NVC - Non Visible Channel
- 2013 KM Markers shown thus:
- 2009-2012 KM Markers shown thus:

APPROVED BY _____

PROJECT MANAGER _____

PACIFIC TRAIL PIPELINES MANAGEMENT INC.

SKETCH PLAN SHOWING PROPOSED GOSNELL CREEK NORTH MULTI-USE SITE WITHIN UNITS 14, 15, 24 & 25 BLOCK J, 93-L-4

BCGS 93L.012

SCALE = 1 : 5,000

50 0 100 200 300 METRES

SHEET 1 OF 1

can-am geomatics
 can-am geomatics bc Phone: 250.774.7881
 Fort Nelson, B.C. Toll Free: 1.877.870.7881
 www.canam.com Fax: 250.774.7882

PACIFIC TRAIL PIPELINES

FIELD:
 CAN-AM FILE: N20120154
 CLIENT FILE:

AFE No.:
 CAD FILE: N20120154SKT0
 LAND FILE:
 DATE: 13/06/03
 EPASS: 10042760

REVISION

0



Enbridge
200, 425 – 1st Street SW
Calgary, Alberta T2P 3L8
Canada

January 16, 2023

RECEIVED
JAN 19 2023
REGIONAL DISTRICT OF
BULKLEY-NECHAKO

Dear Recipient

RE: PERMIT EXPIRY EXTENSION NOTIFICATION

**PROPOSED GOSNELL CREEK SOUTH CAMPSITE - UNITS 3, 4, 13 & 14, BLOCK J, 93-L-4
OGC PERMIT NUMBER 9638608 (AD 100084561)**

Pacific Trail Pipelines Management Inc. (PTPMI), an Enbridge company, is proposing a 42-inch sweet gas pipeline from Summit Lake, BC to Bish Cove, south of Kitimat, BC. There are currently no near-term plans to construct the pipeline. PTPMI is continuing to explore potential customers for the pipeline and the opportunity to construct and operate the pipeline continues to be evaluated. The proposed pipeline is comprised of five (5) Sections totaling 471 Kilometers. To construct this pipeline, there are associated storage sites and campsites which are required for the proposed construction phase.

PTPMI intends on applying for a permit extension on its Gosnell Creek South Campsite within Units 3, 4, 13 & 14 Block J, 93-L-4. This Campsite Permit was originally approved by the BC Oil and Gas Commission (OGC) on September 8, 2016. Since that date there have been no changes to the location and its relation to your land. The proposed application is only to extend the existing expiry date.

As the party being notified and falling within the directly impacted area of the proposed PTPMI Campsite, you may provide a written response to PTPMI within 21 days of receiving this notification that sets out the reasons why the proposed permit extension, that will be the subject of the PTPMI application to the OGC, should not be carried out or should be modified, and/or request a meeting with a PTPMI representative to discuss the permit extensions.

Should you request a meeting please include this request in your written response and provide additional contact information as well as the best time to contact you.

Written responses may be sent to the following address:

Pacific Trail Pipelines Management Inc.
c/o Enbridge Inc.
200, 425 1st Street SW
Calgary, AB T2P 3L8
Attention: Lands Department

Written submission may also be sent by direct mail to the OGC office any time prior to the permit extension decision at:

BC Oil and Gas Commission
Bag 2
Fort St. John, BC
V1J 2B0

For further information or if you have questions, please contact Zeke Reimers at 403-478-9861 or via email at Zeke.Reimers@enbridge.com.

Sincerely,

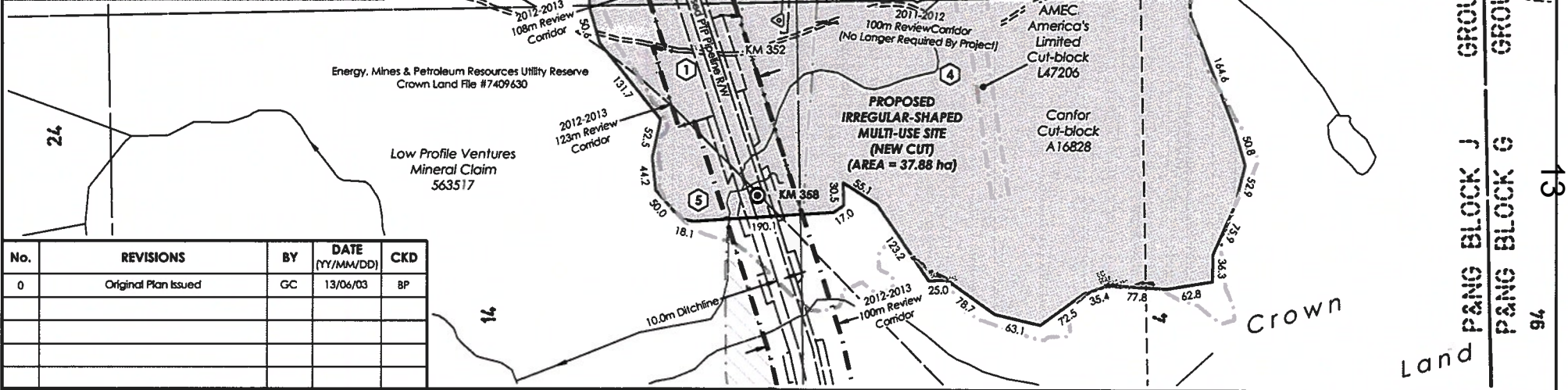
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Annette Sperling
Contract Land Analyst

In case of any emergency please contact Enbridge's 24-hour emergency number 1-800-663-9931.

PROPOSED PROJECT AREAS REQUIRED			
FEATURE	NEW CUT		TOTAL
Multi-Use Site	37.88 ha	93.60 ac	37.88 ha 93.60 ac
TOTAL AREA REQ'D	37.88ha	93.60ac	37.88ha 93.60ac
Maximum Elevation	876m ±		
Maximum Slope	12 %		
The proposed Site does not fall within the Agricultural Land Reserve (A.L.R.)			
Site to be flagged prior to construction.			
Project is within the South OGC Zone.			
AUXILIARY CO-ORDINATES NAD 83 UTM			
DESCRIPTION	NORTHING	EASTING	
Multi-Use site	6003609	587107	
All Co-ordinates are NAD83 Zone 9 UTM			
Km Markers are for reference purposes only.			

TABLE OF CROSSINGS						
No.	DESCRIPTION	NORTHING	EASTING	OWNER	DWG No.	
1	Proposed 18m R/W	6003909	587106	PTP	N/A	
2	PTP Industrial Permit	6003811	587245	PTP	N/A	
3	Logging Road	6003642	587184	Canfor	N/A	
4	Unnamed Channel Class S6 (ID: RA220A)	6003609	587107	N/A	N/A	
5	NCD (ID: 220ab)	60038569	586945	N/A	N/A	



No.	REVISIONS	BY	DATE (YY/MM/DD)	CKD
0	Original Plan Issued	GC	13/06/03	BP

NOTES:
 All underground facilities shown were located with electronic locators and may be subject to error. Actual locations should be verified independently by the contractor in field prior to any crossings. Plus chainages shown are horizontal distances measured along the surveyed boundary of the right-of-way.

LEGEND:

Drainage shown thus:	Crossing Numbers shown thus:
Seismic Line shown thus:	Forest Service Road shown thus:
2012-2013 Review Corridor shown thus:	Cut block/Woodlot boundary
Vegetation Change shown thus:	Top of bank/break in slope
2011-2012 Review Corridor No Longer Required shown thus:	Community Forest boundary:
Logging Trail shown thus:	NVC - Non Visible Channel
	2013 KM Markers shown thus:
	2009-2012 KM Markers shown thus:

APPROVED BY _____

PROJECT MANAGER

PACIFIC TRAIL PIPELINES MANAGEMENT INC.

SKETCH PLAN SHOWING PROPOSED GOSNELL CREEK SOUTH MULTI-USE SITE WITHIN UNITS 3, 4, 13 & 14 BLOCK J, 93-L-4

can-am geomatics
 can-am geomatics bc Phone: 250.774.7881
 Fort Nelson, B.C. Toll Free: 1.877.870.7881
 www.canam.com Fax: 250.774.7882

BCGS 93L012
 SCALE = 1 : 5,000
 50 0 100 200 300 METRES
 SHEET 1 OF 1

PACIFIC TRAIL PIPELINES

FIELD:

CAN-AM FILE: N20120154

CLIENT FILE:

AFE No.:

CAD FILE: N20120154SKUD

LAND FILE:

DATE: 13/06/03

EPASS: 10042761

REVISION



37, 3RD AVE, PO BOX 820
BURNS LAKE, BC
VOJ 1E0

REGIONAL DISTRICT
OF BULKLEY-NECHAKO

"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

January 26, 2018

BC Oil and Gas Commission
Bag 2
Fort St. John, BC V1J 2B0

**RE: Regional District comment regarding Pacific Trail Pipeline Project (Chevron Canada Ltd.)
Expiry Extension for Permit #9706458 and Permit #9706505**

This letter is sent in response to the Permit Expiry Extension Notification for permit numbers, 9706458 and 9706505 that our office received on January 10, 2018. Please note that the issues discussed below focus on the Pacific Trails Pipeline (PTP). However, the issues discussed below are applicable to some degree to all potential pipelines developed in our region.

The Board wished to emphasize that the RDBN is not objecting to LNG pipeline development in the region. The potential opportunity to our region is recognized; however, it is our responsibility to work with the Province and industry to maximize the benefits to our residents, and minimize the potential negative impacts associated with the construction process. We are hopeful that this letter will lead to discussions and actions that benefit the pipeline development process and our residents.

Worker Camps and Pipeline Facilities Locations

The RDBN strongly recommends that land use and zoning regulation issues be evaluated and addressed as part of the EAO approval process for the PTP. Work camps, temporary storage areas, contractor storage yards, disposal sites, compressor stations, borrow sites (if crushing occurs), and other uses may not be permitted in certain areas. Therefore, it is requested that Chevron Canada Ltd. confirm the location of the above noted uses and undertake the necessary RDBN approval process, where required. This will allow the RDBN to consider the socioeconomic and infrastructure impacts associated with the specific location of worker camps and other facilities.

It is noted that the RDBN's approval is discretionary, and approval is not guaranteed. Initiation of the RDBN's land use approval process for proposed pipeline related land uses should begin as soon as possible to avoid the potential for project delay or unnecessary inconvenience.

MUNICIPALITIES:

SMITHERS FORT ST. JAMES
VANDERHOOF FRASER LAKE
HOUSTON TELKWA
BURNS LAKE GRANISLE

ELECTORAL AREAS:

A - SMITHERS RURAL
B - BURNS LAKE RURAL
C - FORT ST. JAMES RURAL
D - FRASER LAKE RURAL
E - FRANCOIS/OOTSALA LAKE RURAL
F - VANDERHOOF RURAL
G - HOUSTON RURAL

INQUIRIES@RDBN.BC.CA
WWW.RDBN.BC.CA

PH: 250-692-3195
FX: 250-692-3305
TF: 800-320-3339

Liquid Waste Disposal

Chevron should explore options for cooperation with the RDBN or member municipalities in the disposal of liquid waste from work camps. It would be a shame if money is spent unnecessarily on hauling waste long distances, or building on-site disposal facilities which will be abandoned, rather than investing in local community infrastructure.

Invasive Plant Control

Chevron should provide annual funding to the Northwest Invasive Plant Council (NWIPC) given that the pipeline will facilitate the long term spread of invasive plants, and the cost of combating invasive plants outbreaks outside of the pipeline right-of-way is borne by the residents of the RDBN.

Fire Protection and Emergency Response

Chevron should develop emergency response plans in consultation with the RDBN as soon as possible. These plans should address fire protection and emergency response based on an understanding of the services available in the region, and in consultation with the RDBN. Specific areas of interest to the RDBN include consistent communications protocols between work camps, evacuation plans for workers that do not use resources needed by local residents, and confirmation that Chevron Canada Ltd. is not relying on the use of local fire departments where that service is not available.

Log and Wood Fiber Utilization

The long term loss of forested lands associated with pipeline construction represents a negative impact to the long term sustainability of the region's forest products industries. The impact of this loss should be mitigated through the full use of wood fibre harvested along the pipeline route. The RDBN is concerned that where the cost of harvesting and transportation are too high the wood fibre will not be utilized in support of the forest products industries. The RDBN requests that Chevron Canada Ltd. be required to ensure that all wood fibre harvested for pipeline construction is utilized.

An additional issue related to the use of wood fibre, relates to the potential facilitation of the spread of the Spruce Beetle. Our understanding is that the Spruce Beetle takes advantage of fallen logs and wood debris in their reproduction process; therefore, an increase in the availability of such materials facilitates Spruce Beetle population growth. For this reason the RDBN requests that Chevron Canada Ltd. be required to ensure that all wood fibre harvested for pipeline construction is utilized, and that wood debris is not left in place.

Employee Training and Apprenticeships

The RDBN would like Chevron Canada Ltd. to make specific commitments regarding the use of local employment in the pipeline construction process, and the provision of apprenticeship positions for local employees.

Use of Local Business

The RDBN would like Chevron Canada Ltd. to make specific commitments regarding the use of local business, and the actions that will be taken to allow local business to take advantage of the opportunity offered by pipeline construction.

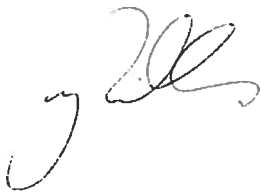
Public Communications during Construction

The RDBN is concerned that Chevron Canada Ltd. and the OGC will not have an adequate plan in place to accept, evaluate, and respond to public complaints associated with pipeline construction. It is expected that the Province and industry may look to the RDBN to play a role in accepting public complaints and representing those concerns to the OGC and industry. This will allow the Province and industry to avoid being directly accountable for adequately responding to the public regarding negative impacts associated with the pipeline construction process. There is no indication of the role the OGC or the Environmental Assessment Office will play in ensuring that public concerns regarding this provincially approved project are adequately addressed.

The RDBN recommends that Chevron Canada Ltd. be required to develop specific procedures and processes by which they and the Province will accept, evaluate, and respond to public complaints associated with pipeline construction.

The Board of the Regional District of Bulkley-Nechako looks forward to addressing these issues with the OGC and the EAO.

Sincerely,



Bill Miller, Chair
Regional District of Bulkley-Nechako

cc: Sent via e-mail: normjames@chevron.com
Norm James – Regulatory
Chevron Canada Limited
Pacific Trail Pipeline (PTP MI)

Sent via e-mail: Nathan.Braun@gov.bc.ca
Nathan Braun
Project Lead
Environmental Assessment Office

17
RECEIVED

JAN 19 2023

To whom it may concern, REGIONAL DISTRICT OF
BULKLEY-NECHAKO January 15/23

In regards to the building in question
at 17011 Turner Frontage Road Vanderhoof BC.

At the time when I started to
build my shed I thought I was doing
everything properly and found out otherwise
after I had done my foundation and
had walls and roof up.

I had previously thought because my
property was beyond Vanderhoofs Fire
Protection zone that I was not
required to obtain a building permit
for a storage shed.

Upon getting advised I need one I
then tried to proceed on getting the
permit.

I have been unsuccessful obtaining a permit because my structure/shed is too large for the floating concrete pad constructed. So I was instructed to speak with an engineer, that I now need to sign off on my building in order to obtain the permit.

After I contacted and spoke with more than one engineer I got the understanding my foundation is not to standards because of the size of my building and I did not do footings.

Due to the foundation not being done to code the engineer(s) will not sign off on the concrete, so I still can not obtain the permit required unless I do footings.

To put in the required footings now is financially above and beyond my cost of materials and labor that I have already put towards building my storage shed and unfortunately is not within my current budget.

My hands are financially tied now even more so as I recently got word from my employer that the company I work for and have for 10+ years is shutting down permanently.

I understand that because I unfortunately mistakenly did not do my foundation to code and because I am financially unable to do footings, I am also unable to obtain a permit. In turn I am unable to insure my building/shed.

That as it sits now I have been advised the building could be put on my land title as a non permanent building/structure.

My sincerest apology for not taking the proper steps that I certainly should have, I can only hope now for a more feasible solution. Thank you.

Kindest Regards,

Dallas Everett