DISTRICT OF HUDSON'S HOPE
AGENDA
Council Chambers
Monday, March 23, 2015 at 6:00 PM

1. **Call to Order:**

2. **Notice of New Business:**
   Mayor's List
   Councillors Additions
   CAO's Additions

3. **Adoption of Agenda by Consensus:**

4. **Declaration of Conflict of Interest:**

5. **Adoption of Minutes:**

M1	March 9, 2015 Regular Council Meeting Minutes	Page 1
M2	March 16, 2015 Special Council Meeting	Page 5

6. **Business Arising Out of the Minutes:**

7. **Staff Reports:**

SR1	Action and Other Updates by CAO	Page 7
SR2	Sewer Main Survey Plan for Thompson Subdivision	Page 12
SR3	Temporary Use Permit: TC-PRGT Temporary Stockpile Site 102B	Page 15
SR4	Temporary Use Permit: TC-PRGT Temporary Stockpile Site 104A	Page 47
SR5	Temporary Use Permit: TC-PRGT Temporary Stockpile Site 105A	Page 71
SR6	Temporary Use Permit: TC-PRGT Temporary Stockpile Site 106A	Page 95
SR7	Emergency Management BC Elected Officials Workshop	Page 118
SR8	Light Industrial Report	Page 121
SR9	Intern Update	Page 146

8. Correspondence:

C1	NCLGA Board Appointment & Elections	Page 148
C2	Valley Gardens: Business Losses Ministry of Agriculture	Page 154
C3	FCM Membership Survey	Page 159
C4	District of Tumbler Ridge: Tourism	Page 160
C5	2015 Community Coal and Energy Forum	Page 161
C6	City of Port Moody: Proposed Closure of Burrard Thermal Plant	Page 165
C7	Ministry of Health Confidential Pre-briefing Meeting Invitation	Page 171
C8	Minerals North 2017	Page 173
C9	FCM's 2015 Conference and Tradeshow	Page 174
C10	Child Find British Columbia	Page 175
C11	Local Elections Expense Limit	Page 177

9. Reports by Mayor & Council on Meetings and Liaison Responsibilities

CR1	Mayor Johansson: Fair Share Report	Page 178
CR2	Mayor Johansson: Participation in Conference of the College of Applied Biology	Page 183
CR3	Councillor Heiberg: Regional District Meeting Updates	Page 185

10. Old Business:

11. New Business:

12. Public Inquiries:

13. In-Camera Meeting: *Pursuant to the Community Charter Section 90 2. (b)*

14. Adjournment:

REGULAR COUNCIL MEETING
March 9, 2015
6:00 P.M.
MUNICIPAL HALL COUNCIL CHAMBERS

Present: **Council:** **Mayor Gwen Johansson**
Councillor Caroline Beam
Councillor Heather Middleton
Councillor Nicole Gilliss
Councillor Kelly Miller
Councillor Dave Heiberg

Staff: **CAO: Tom Matus**
Deputy Clerk: Laurel Grimm
Director of Protective Services: Robert Norton
Foreman of Works: Leyton Bressers

Absent: **Councillor: Travous Quibell**

Other: **0** in gallery

1. **CALL TO ORDER:**
The meeting was called to order at 6:05 p.m. with Mayor Johansson presiding.

2. **NOTICE OF NEW BUSINESS:**

Mayors Additions:
Mayor Johansson included two letters that came in today 1) Minister Stone, and; 2) City of Dawson Creek.

Council Additions:
None

CAO Additions:
Tom Matus included Agenda Additions SR7, SR8 and SR2A under Staff Reports.

3. **ADOPTION OF AGENDA BY CONSENSUS:**
The March 9, 2015 Regular Council meeting agenda was adopted by consensus.

4. **DECLARATION OF CONFLICT OF INTEREST:**
None

5. **ADOPTION OF MINUTES:** **0550-01**

M1 **February 23, 2015 Regular Council Meeting Minutes**
RESOLUTION NO. 046/15
M/S Councillors Miller/Middleton
THAT:
"The minutes of the February 23, 2015 Regular Council Meeting be adopted as amended."

DRAFT

M1

CARRIED

6. **BUSINESS ARISING OUT OF THE MINUTES:**

BA1 **NCLGA Resolutions** **0400-01**
Were submitted on Friday. Background reports are welcome.

BA2 **Association of Residents** **0390-01**
A letter to be sent in response.

BA3 **0400-30**
Request on Aggregate Quarry Materials Bundle of Applications for Land Act, Water Act, Forest Act and Mines Act Tenure
Questions regarding the timeline of the License as it is much longer that the project is proposed for.
Staff to Inquire.

BA4 **Council Reports** **0540-01**
Are all filed under the Municipal Files.

BA5 **Tim Bennett, Ministry of Forest, Lands and Natural Resource Operations** **0400-20**
Staff to schedule a meeting with Mr. Bennett regarding the ATV Park.

BA6 **Conflict of Interest** **2210-00**
Staff to get an estimate on cost from Lidstone.

7. **STAFF REPORTS:** **1850-01**

SR1 **Clubs and Organizations: Financial Assistance Grants 2015**
RESOLUTION NO. 047/15
M/S Councillors Gilliss/Miller
THAT:
"Council authorize Staff to organize a Special Meeting on Monday, March 16, 2015 at 6:00 p.m. in Council Chambers to review the 2015 Financial Assistance Grant Applications."
CARRIED

Staff to look at which clubs and organizations could be covered under the new insurance policy.

Staff to review policy and present changes/addendums/stipulations at the March 16, 2015 Special Council Meeting.

Diarize the Policy to be looked at after this round of grant applications.

SR2 **Strategic Priorities Fund: Capital Infrastructure Opportunity** **1855-03**
RESOLUTION NO. 048/15
M/S Councillors Gilliss/Middleton
THAT:
"Staff to talk to the Grant Provider to determine which item is more likely to be approved a) Energy Consumption Reduction i.e. Photo voltaic solar panels, or 2) Streets/Roads/Trails. Whichever item is more likely to be approved will be the second priority. First priority is the Public Works Shop"
CARRIED

Staff to draft up the application for the Valve Insertion. Feasibility studies should be done already. Priorities for the second portion of the grant are:

1) Public Works Shop
2) Reducing energy consumption
3) Streets/Roads/Trails

SR3 **ATV Campground** **6130-20**
Staff to set up a meeting with Tim Bennett before the 16th of March. Councillor Miller, Middleton and Heiberg to meet with him.

Councillor Gilliss would like to note that she does not agree with moving forward with the ATV Campground. She would prefer to focus on the parks that we currently have.

SR4 **Intern Update** **0110-01**
Need a mitigation strategy for the light industrial development. Mayor to look at drafting an information excerpt for the bulletin.

Light Industrial Land has been identified as a very high priority.

SR5 **Atkinson Prospectus Report** **0710-01**
Staff to send to Darin Thompson at BC Hydro, advertise in the bulletin, facebook etc.

SR6 **Small Town Love RFP Report** **6440-01**
Staff to advertise via PSA, Website, Facebook, etc.

SR7 **Action Items and Other Updates by CAO** **0110-01**
Council to speak to current owners of Light Industrial Properties.

Strategic Planning Meeting to be scheduled for April 11th & 12th from 9:00-4:00 with an hour break for lunch.

(7:34 p.m. Councillor Beam left the meeting)

SR8 **PRRD Cost Sharing of Building Inspector** **0400-50**
RESOLUTION NO. 049/15
M/S Councillors Heiberg/Miller
THAT:
"That Council direct District of Hudson's Hope Administration to continue dialogue with the District of Chetwynd, the District of Tumbler Ridge, and the Peace River Regional District to work together to strike a fair and acceptable agreement in the cost sharing of a qualified Level 3 Building Inspector

8. **CORRESPONDENCE:**

C1 **Port Moody: Declaration of the Right to a Healthy Environment** **0400-50**
RESOLUTION NO. 050/15
M/S Councillors Heiberg/Middleton
THAT:
"Council for the District of Hudson's Hope fully supports the City of Port Moody in their declaration for the Right to a Healthy Community."
CARRIED

Staff to send a letter of support.

9. **REPORTS BY MAYOR & COUNCIL ON MEETINGS AND LIAISONS RESPONSIBILITIES:**

CR1 **Councillor Middleton: Medical Services and Housing** **0540-01**
FOR INFORMATION

10. **OLD BUSINESS:**

None

11. **NEW BUSINESS:**

NB1 **Ministry of Transportation and Infrastructure** **0400-20**
Thank you letter received from Todd Stone from the Ministry of Transportation and Infrastructure.

NB2 **Invitation from Dawson Creek** **0400-50**
Peace River Local Government Association on April 30, 2015. Council to notify Staff if they wish to attend.

12. **PUBLIC INQUIRIES:**
None

13. **ADJOURNMENT:**
Mayor Johansson declared the meeting adjourned (7:47 p.m.)

		Diarized	***Last Review/Action***
	DIARY		
	Conventions/Conferences/Holidays		
DY1	*PRRD: Solid Waste Disposal*	*05/12/14*	
DY2	*Airport Resurface and Redevelopment*	*05/12/14*	
DY3	*Grubjesic Driveway*	*05/12/14*	
DY4	*Co-Op Correspondence Re: Card Lock*	*11/12/13*	
DY5	*Communications Expenditure*	*08/11/14*	
DY6	*Premiers BC Natural Gas Forum*	*08/11/14*	
DY7	*Capital Projects Meeting (every 6 months)*	*10/14/14*	
DY8	*Financial Assistance Grant Policy*	*03/09/15*	

Certified Correct:

Clerk / Minute Taker

Chair

HUDSON'S HOPE
PLAYGROUND OF THE PEACE

SPECIAL COUNCIL MEETING
March 16, 2015
6:00 P.M.
MUNICIPAL HALL COUNCIL CHAMBERS

Present: **Council:** **Mayor Gwen Johansson**
Councillor Caroline Beam
Councillor Heather Middleton
Councillor Nicole Gilliss
Councillor Kelly Miller
Councillor Dave Heiberg

Staff: **CAO: Tom Matus**
Deputy Clerk: Laurel Grimm

Absent: **Councillor: Travous Quibell**

Other: **0** in gallery

1. **CALL TO ORDER:**
The meeting was called to order at 6:08 p.m. with Mayor Johansson presiding.

2. **ADOPTION OF AGENDA BY CONSENSUS:**
The March 16, 2015 Special Council meeting agenda was adopted by consensus.

3. **DECLARATION OF CONFLICT OF INTEREST:**
None

4. **STAFF REPORTS:** **1850-01**

SR1 **Asset Management Planning Program**
The Administrator is currently looking at two different grant applications for the Municipalities Asset Management Plan.

Councillor Gilliss joined the meeting (6:12 p.m.)

SR2 **Fair Share Information Meeting**
RESOLUTION NO. 051/15
M/S Councillors Gilliss/Heiberg
THAT:
"That the Mayor, CAO, and any Councillors wishing to attend the fair share information meeting on March 17, 2015, from 12:00 to 5:00 at the Cultural Centre in Fort St. John, be reimbursed travel and per diem expenses."
CARRIED

SR3 **Financial Assistance Grants**
Council reviewed each application. Staff to gather further information from a few applicants and prepare a report for a meeting in April with recommendations based on Council input.

DRAFT

M2

5. **PUBLIC INQUIRIES:**
None

6. **ADJOURNMENT:**
RESOLUTION NO. 052/15
M/S Councillors Miller/Middleton
THAT:
"That Council move in Camera pursuant to the Community Charter Section 90 2. (b)." (8:20 p.m.)
CARRIED

Mayor Johansson declared the meeting adjourned at 8:51 p.m.

		Diarized	***Last Review/Action***
	DIARY		
	Conventions/Conferences/Holidays		
DY1	*PRRD: Solid Waste Disposal*	*05/12/14*	
DY2	*Airport Resurface and Redevelopment*	*05/12/14*	
DY3	*Grubjesic Driveway*	*05/12/14*	
DY4	*Co-Op Correspondence Re: Card Lock*	*11/12/13*	
DY5	*Communications Expenditure*	*08/11/14*	
DY6	*Premiers BC Natural Gas Forum*	*08/11/14*	
DY7	*Capital Projects Meeting (every 6 months)*	*10/14/14*	
DY8	*Financial Assistance Grant Policy*	*03/09/15*	

Certified Correct:

Clerk / Minute Taker

Chair

THE DISTRICT OF HUDSON'S HOPE

REPORT TO: **Mayor Johansson and Council**

SUBJECT: **ACTION and other UPDATES**

DATE: **March 19, 2015**

FROM: **Tom Matus, CAO**

CAO Anticipated Travel:

NCLGMA 2015 AGM – Prince George	Apr 7 – 9;
LGMA Conference – Prince George	June 16 -18
UBCM Gas Tax Agreement & Asset Management Workshop - FSJ	April 10th

New Horizons Lease Agreement

Terry Turvey has inquired about the Associate Membership for their insurance and is working on their bylaws and constitution.

District of Hudson's Hope - Strategic Planning

David Marshall is confirmed as the facilitator for April 11th & 12th, 9am-4pm.

Thompson Sewer Main Survey

Received the survey plan and forwarded to Justin Matchett – he is requesting that the District of Hudson's Hope install the main to his house. A report is included in this agenda.

Valve Insertion Project

MoTI came in and did a visual of the location of the insertion valves on Hwy 29 regarding the Works: Low Pressure Pipelines Permit. They were stratified with the results whereby we would have only one location where the valve insertion would affect the paved area of Highway 29 at Gething St. we have determined that one valve is not necessary, possibly a second. This will be determined before the Tender Call. Restocking fees are $2K per valve though we should substantially save on excavation costs.

Light Industrial Zone

Received the Management Plan from L&M on Tuesday, March 17th. Not yet reviewed – though will by meeting day.

Referral request on an Aggregate/Quarry Materials

Attached is the quarry site location for the GMS Rip Rap Project. We have not enquired as to why the 3 year permit request.

Tom Matus, CAO

821

Tom Matus

From: FrontCounterBC@gov.bc.ca
Sent: February-12-15 8:35 AM
To: Clerk
Cc: Tom Matus
Subject: Province of BC Referral Request on an Aggregate/Quarry Materials bundle of applications for Land Act, Water Act, Forest Act and Mines Act tenures.

District of Hudson's Hope
Generic, John Locher

Aggregate/Quarry Materials
Referral Number: 73163868 - 003
Reference Number: 152270
Request Sent: February 12, 2015
Response Due: March 14, 2015

You are invited to comment on the following bundle of applications. A response is optional. If no response is received by the deadline, the application and adjudication process will move ahead.

This is a bundle of applications for the GMS Rip Rap Project including three Crown Land applications, two Occupant Licence to Cut applications, one Notice of Work application and three Water Act applications.

Proponent: British Columbia Hydro and Power Authority

Tenure Types: Licence of Occupation for Aggregate Quarry, Licence of Occupation for Roadway, Temporary Permit for Marine Load Out, two Occupant Licences to Cut, Mines Permit, Section 8 Approval for Short Term Use of Water, two Section 9 Approval for Changes in and about a Stream.

Intended Land Use/background context: This proposed project includes a rip rap quarry with an access road, a potential marine load out area on the shore of Williston Lake and the use of the rip rap material for erosion control on the face of the WAC Bennett Dam.

BCGS Mapsheet: 94B018

Legal Description: Parcels of unsurveyed Crown Land in the vicinity of the Peach Reach of Williston Lake.

Size (Area) in ha. (approx.): Marine Load Out - 178.26 ha, Quarry - 75.21 ha, Road - 6.85 ha.

Schedule/Term Of Proposal: 10 - 30 years.

Please Click Here to respond to this referral. You must be logged in using your BCeID account to view associated information. Note that forwarding or otherwise distributing this email will provide access to the associated information only if the receiver has a corresponding account.

For "how-to" instructions on how to respond to this request, please visit http://www.frontcounterbc.gov.bc.ca/ereferrals.html for instructional videos. To obtain a BCeID, please visit https://www.bceid.ca/

For technical assistance with e-Referrals, please contact FrontCounter BC at 1-877-855-3222.

For more information regarding this referral, please contact the "Email Coordinator" given within the referral.

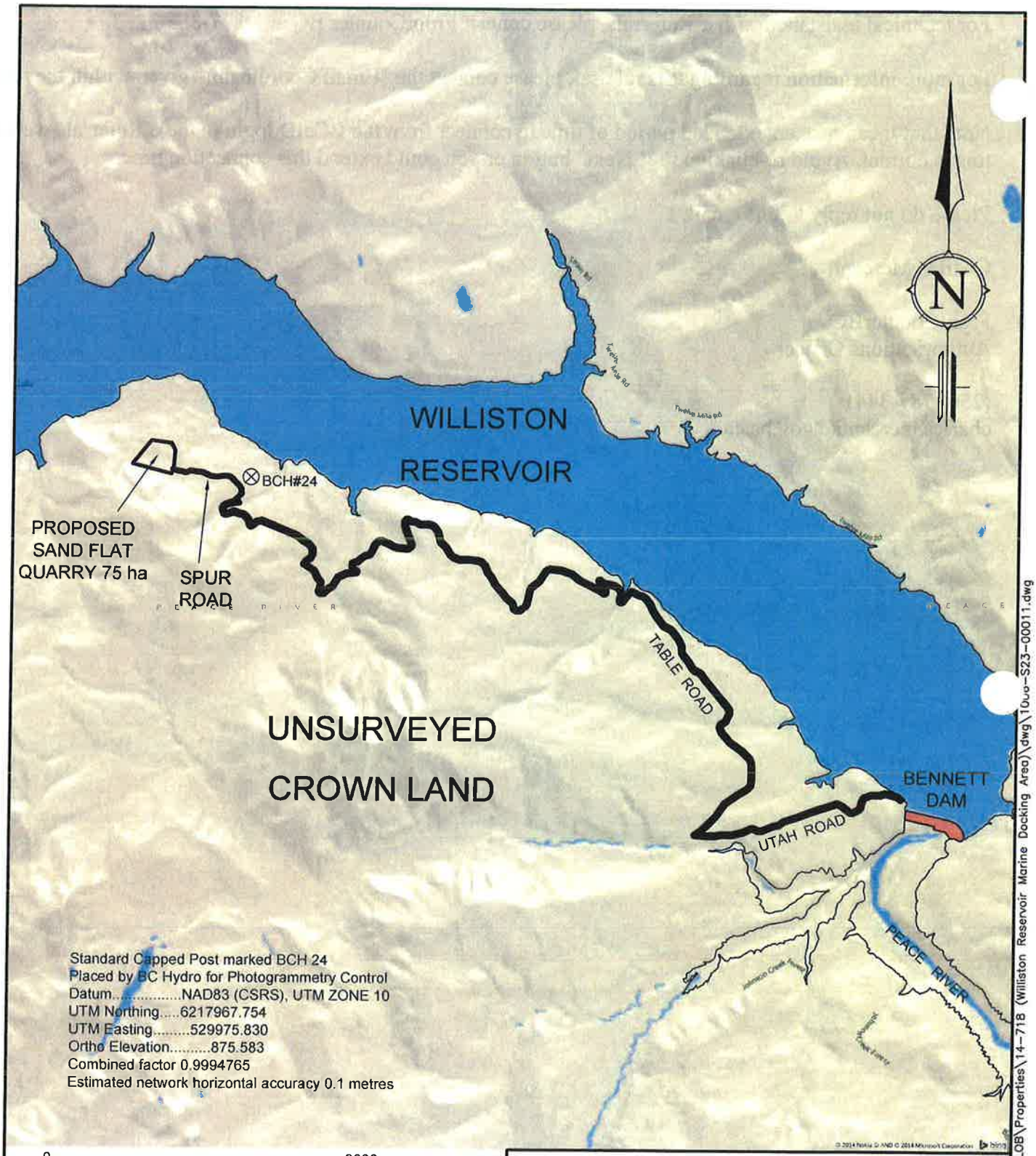
Note that it can take an extended period of time to connect from the BCeID login to the e-Referrals website, this is normal. Avoid re-clicking the "Next" button or you could extend this connection time.

Please do not reply to this email.

Charles Mercanti

FrontCounterBC
Authorizations Officer

(250) 787-3441
charles.mercanti@gov.bc.ca



SCALE 1:150,000

BCHydro

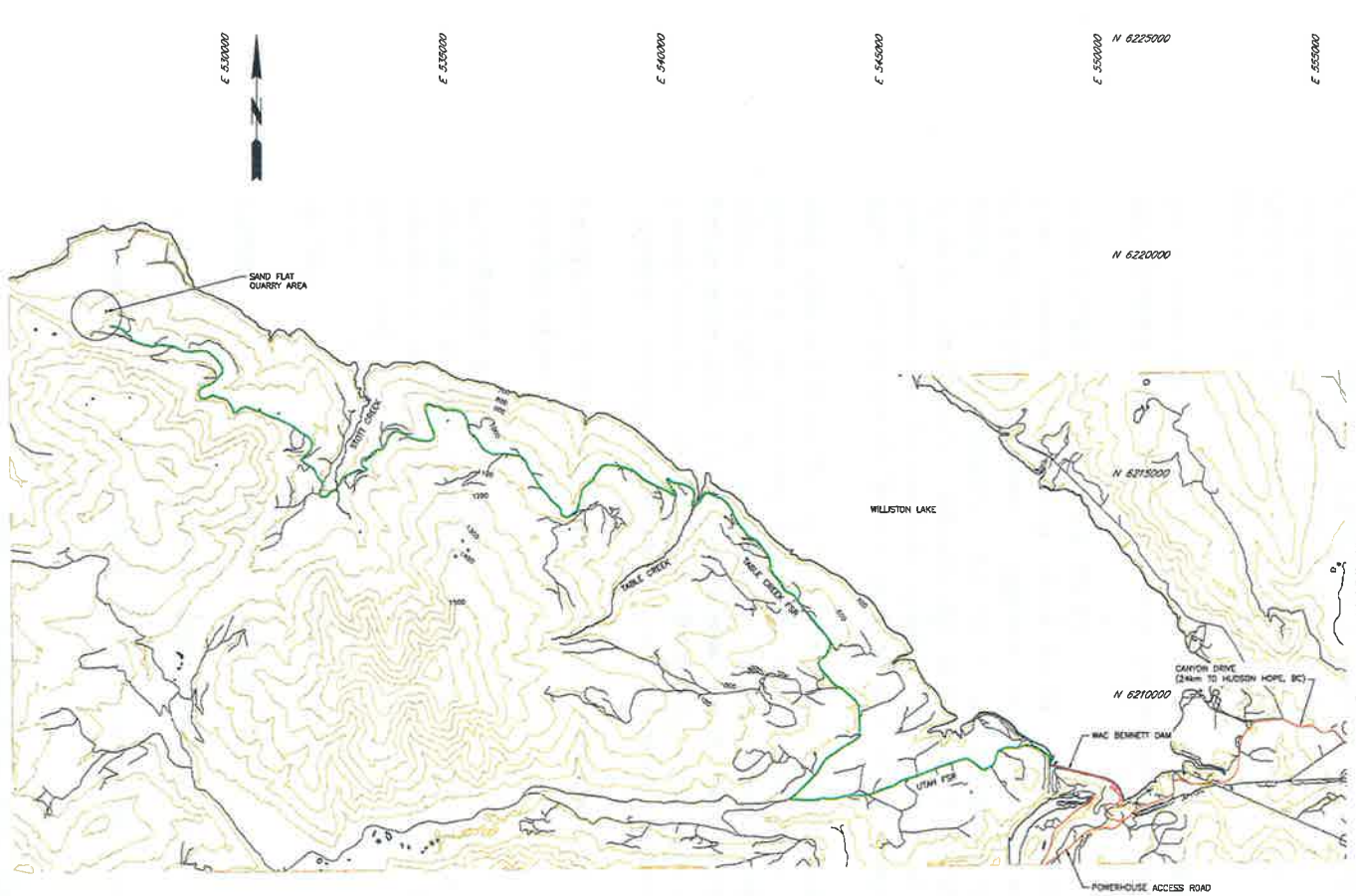
BC HYDRO GMS WAC BENNETT DAM
RIPRAP UPGRADE PROJECT

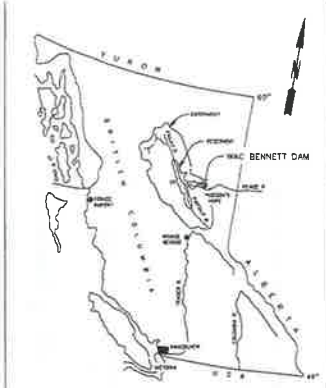
PROPOSED ACCESS ROUTE TO SANDFLAT QUAR'

DFTG	DFTG CHK	DATE	DWG NO	SIZE	R
IW	BM	2015-02-24	1006-S23-00011-005	A	0

J:\Engineering\Trans\SPD\Survey\LOB\Properties\14-718 (Williston Reservoir Marine Docking Area)\dwg\1006-S23-00011.dwg

NOT TO BE REPRODUCED WITHOUT PERMISSION





SITE LOCATION

NOTES:

1. ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE NOTED.
2. TOPOGRAPHY IS BASED ON TRIM MAPPING.
3. ALL COORDINATES ARE IN NAD 83 UTM ZONE 11.
4. ALL ELEVATIONS ARE IN METRES AND ARE BASED ON THE CGVD28 DATUM.

LEGEND:

- GRAVEL ROAD TO SAND FLAT QUARRY
- PAVED ROAD
- GRAVEL ROAD FROM TRIM MAPPING

PLAN
1:50000

CONVERSION FROM NAD83 UTM ZONE 11 (METRIC) TO LOCAL COORDINATES (IMPERIAL):

a) SCALE METRIC COORDINATE VALUES (N,E) BY PRODUCT OF THE FOLLOWING SCALE FACTORS:
METRES TO FEET 3.280839895
1/CF @ 71C001 1.00472453

b) SCALE ELEVATION BY THE FOLLOWING SCALE FACTOR:
METRES TO FEET 3.280839895

c) TRANSLATE THE GROUND SCALE (IMPERIAL) COORDINATES TO THE LOCAL SYSTEM BY ADDING:
NORTHING -20370696.751
EASTING -1840848.503

0 2500m
1:50000

BC hydro

W.A.C. BENNETT DAM

RIPRAP UPGRADE PROJECT
SAND FLAT SITE LOCATION
PLAN

FPC

1006-C14-04101 D

NOT TO BE REPRODUCED WITHOUT THE PERMISSION OF BC HYDRO

THE DISTRICT OF HUDSON'S HOPE

REPORT TO: Mayor Johansson and Council

SUBJECT: Sewer Main Survey Plan for Thompson subdivision

DATE: March 19, 2015

FROM: Tom Matus, CAO

Background:
Council approved the commissioning of L&M to provide a survey plan to determine the feasibility of a gravity flow sewer main throughout the Thompson subdivision.

DISCUSSION:
Following is the report from Curtis Saunders of L&M:

"Please find attached the recent feasibility survey for the Thompson Subdivision. For the purpose of this feasibility plan, a 200mm (8") sewer pipe was run at 0.5% grade from the existing manhole (SMH1) to keep the main as deep as possible. L&M's topographic survey of the area confirms that it is indeed possible to service Thompson Street, Gaylor Avenue, and the majority of Kruger Street by gravity flow.

The preliminary plan shows a route whereby the District would traverse the Beattie property (SMH3 to SMH4) to service the Lot owned by Mr. Justin Matchett. Although this will require legal statutory right of way with the landowner, it is a favourable construction route compared with other alternatives. There is a large rise (about 4m) in the land near the cemetery which prevents the practical use of an open trench installation in that area.

The total piping distance from the Matchett Lot to the existing manhole is approximately 230m and requires 3 manholes.

Going forward, we'd recommend either the District or L&M obtains contractor's quotes for this work to establish a construction cost estimate. This figure would then be used for the District to establish a budget and a latecomers' cost-sharing fee calculation which could be applied to both Mr. Matchett's lot as well as future lots that wish to connect to the main. Hope this helps for your discussion purposes with council and Mr. Matchett."

I have forwarded these findings to Justin Matchett for his perusal.

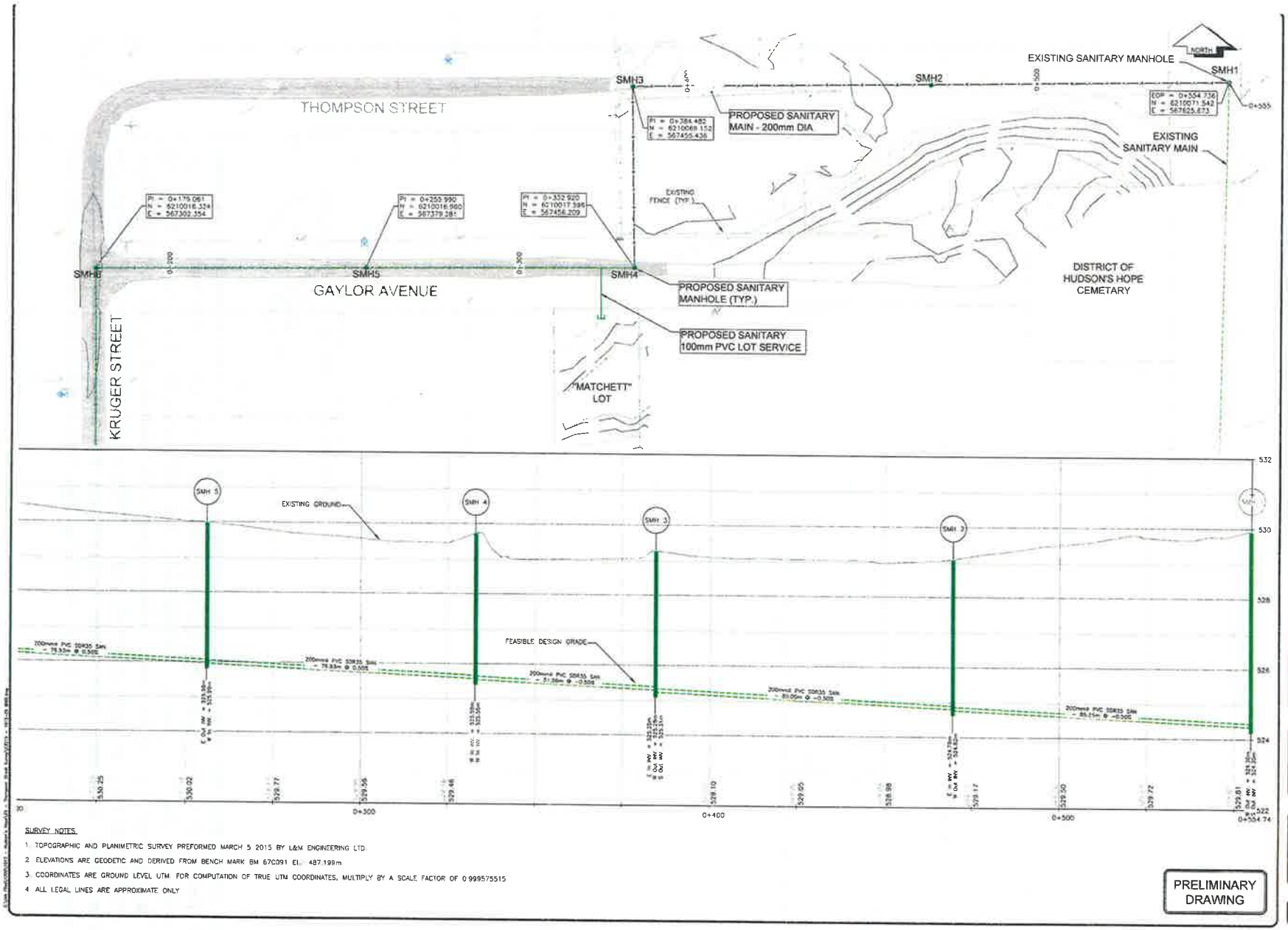
Further:

We would have to sign an easement agreement with William Beattie as none exists now even for the water main that runs through his property.

SR2

An estimate to construct the main to Justin's house is about $61,000.00. Justin is asking that we build the main and take on the latecomers fees of which he would be included. At this point if the District of Hudson's Hope built it I presume his latecomer fee could be the $61K, as he would be the only one connected to the Main. I will look up the feasibility of this though I believe we would have to establish a Local Area Service and all this entails. I will have further info on this for next meeting.

Tom Matus, CAO



LEGEND

EXISTING

PROPOSED

NO.	DATE	REVISION	DR.

L&M ENGINEERING LIMITED
1210 FOURTH AVENUE
PRINCE GEORGE, B.C.
V2L 3J4
TEL (250) 562-1977
FAX (250) 562-1987

DRAWN:	JCT
CHECKED:	DNS
ENGINEER:	DNS
SURVEY FILE:	
DRAWING FILE:	C3D15 - 1012-25 SHEET.dwg
CORRESPONDENCE:	
GRID:	
DATE:	10/03/2015
SCALES:	HALF 1:1000 FULL 1:500

DISTRICT OF HUDSON'S HOPE
THOMPSON SUBDIVISION
SANITARY SEWER
FEASIBILITY DESIGN

CONSULTANTS' PROJECT No.
1012-25-01
DRAWING No.
C001

SHEET No.	REV. No.
1 OF 1	0

SURVEY NOTES:

1. TOPOGRAPHIC AND PLANIMETRIC SURVEY PREFORMED MARCH 5 2015 BY L&M ENGINEERING LTD.
2. ELEVATIONS ARE GEODETIC AND DERIVED FROM BENCH MARK BM 67C091 EL. 487.199m
3. COORDINATES ARE GROUND LEVEL UTM. FOR COMPUTATION OF TRUE UTM COORDINATES, MULTIPLY BY A SCALE FACTOR OF 0.999575515
4. ALL LEGAL LINES ARE APPROXIMATE ONLY

PRELIMINARY DRAWING

REQUEST FOR DECISION

RFD#: CM 8SR	**Date: March 15, 2015**
Meeting#: CM032315	**Originator: Tom Matus, CAO**
RFD TITLE: Temporary Use Permit: TC- PRGT Temporary Stockpile Site 102B	

BACKGROUND:

The TransCanada, Prince Rupert Gas Transmission Ltd. (PRGT) has applied for a Temporary Use Permit (TUP) for the use as a stockpile site for the purpose of facilitating the construction of the PRGT LNG pipeline. The location of the intended property use is Lot 1091 Block B, approximate area 17.5 hectares which is located approximately in the center within the boundary of the District of Hudson's Hope. The existing use of the property is Pasture/Trees and the Adjacent Use is Pasture/Trees/ Residence/ALR Lands (an application by the applicant has already been submitted to the ALC). Current zoning is RU3 Rural Resource. The property owners are, as per the Certificate of Title: James Summers, Barb Remfert, and Dorothy Mackenzie 3/5th interest as Joint Tenants; and James Summer with an undivided 2/5th interest.

Included in this report are:
TUP Application, Certificate of Title, Authorization of Owner form, to scale Sketches/maps, diagrams of the construction/stockpile layout.

DISCUSSION:

Please see the document in the back-up package entitled "Campsite, Stockpile Site and Laydown Yard" for further description of activity for the construction of offices, fuel storage, warehouses, equipment: (bulldozers, delivery, loaders, pickup trucks, fuel trucks, water trucks, side booms, excavators, tractor trailers, vehicles, etc.)" at this site. Site development is scheduled to take 90 – 120 days.

All signatories have set their signature on the Authorization of Owner forms. The draft TUP is attached. This land is within the Agricultural land Reserve and will require permitting form the AL Commission.

TUP Procedure
Our Official Community Plan (OCP) section @.12 Temporary Uses depicts the following:

Temporary use permits may be issued for a three year period, and may be renewed once, provided that the temporary commercial or industrial use:

.1 is not noxious or undesirable because of smoke, noise, vibration, dirt, glare, odour, radiation, electrical interference, or an offensive trade within the meaning of the *Health Act*, as amended from time to time;
.2 does not have a negative impact on adjacent lands;
.3 does not create a significant increase in the level or demand for services;
.4 does not permanently alter the site upon which it is located;
.5 complies with all the conditions specified by Council in the Temporary Commercial or Industrial Use Permit; and
.6 complies with other provincial and federal enactments.

Although our current Zoning Bylaw notes that zone RU3 Rural Resource allows for Resource

Development defined as "...any activity required to develop natural resources from the land. This includes exploration and extraction activities and can also include related processing plants."

Our OCP section 2.5.2 Industrial (Un-serviced), further restricts the use of laydown yards to areas, (in our Zoning Bylaw), designated as zone M2 Light Industrial; which is the reason for this Temporary Use Permit application.

Our new Development Procedures Manual dictates the following procedure for the approval of a Temporary Use Permit, (in summary):

Approving Officer (AO) drafts a report with a Technical Review which includes the following to be presented to Council – with recommendations, (as is the purpose of this report):

Impacts on adjacent properties

Possible impact in regard to the construction of the property in that dust contamination of adjacent properties, an Ancillary Site Access Strategy citing traffic management plan has been submitted but not particularly a dust control report for the construction of the site. There are resident buildings situated approximately 100 meters to the west: owned by Jim summer and to the east of the site I could not locate a residence though I've been assured by staff that this is not occupied, Summer family owns it.

A residence is situated above the east end of the airport runway which may be affected dust from the construction of the yard.

Views and privacy

The residential building located in close proximity to the west are owned by Jim Summer, the applicant; and to the east of the site the residence is not occupied.

Appropriateness of use

The area does facilitate this type of use and seems to be an ideal location though I expect that the Ministry of MoTI will certainly have their comments and conditions.

Health and safety

Public: with the submission of final traffic plans, with Council review and input, health and safety concerns will be addressed. Contractor: health and safety is governed by Worksafe BC.

Height

Height will be set at, (to be dictated in the permit), at industry standards pertaining to size, (length and diameter) for pipe stockpiling for this size project.

Setbacks

Currently there are no setbacks stated in any of our governing documents for this type of development. Again, to follow industry standards, taking into concern the proximity of adjacent residences.

Length of time the proposed use will operate

The applicant has asked the permit to expire in December, 2015: the LGA section 921 (11) (b) dictates that a permit can be no longer than 3 years, it may be renewed once.

Other appropriate planning considerations.

As per LGA section 921 (8) which reads as follows:

As a condition of the issue of a permit, a local government may require the owner of the land to

give an undertaking to

(a) demolish or remove a building or structure, and

(b) restore land described in the permit to a condition specified in the permit by a date specified in the permit.

(c) Under section 924 of the Local Government Act, approval of the Ministry of Transportation is required if the application is for a commercial or industrial development over 4,500m2 gross floor area within 800 metres of a controlled access highway.

(d) It may be prudent to require security in the form of an Irrevocable Letter of Credit from PRGT as per the LGA section 921 (12) provides which reads in whole:

"In addition to any security required under section 925 (1), a local government may require, as a condition of issuing the permit, that the owner of the land give to the local government security to guarantee the performance of the terms of the permit, and the permit may provide for

(a) the form of the security, and

(b) the means for determining

(i) when there is default under the permit, and

(ii) the amount of the security that forfeits to the local government in the event of default."

This will ensure that all work is completed as per the permit. We don't want to be responsible for the cost of clearing out the stockpile yards, etc. should a permit expire. (somewhat similar to the Paquette "laydown" yard).

Council then approves, in principal or not, to proceed with completing the Technical Review which includes:

1) Referral to Government Agencies – at the discretion of the AO;
2) Notify the Public by publishing a notice in a local newspaper at least 3 and not more than 14 days before the adoption of the resolution to issue the permit:
3) The notice must state:
    a. the purpose of the proposed permit;
    b. the land that is the subject of the proposed permit;
    c. the date, time and place where copies of the proposed permit may be inspected; and
    d. the date, time and place where the application will be heard.
4) If approval to proceed AO completes the above and report back to Council with a draft permit for final consideration of Council, whom has four options:
    a. By resolution, issue the Temporary Use Permit;
    b. By resolution, issue the Temporary Use Permit as amended;
    c. Request additional information before a resolution is passed; or
    d. Deny the application for a Temporary Use Permit.

All signatories have set their signature on the Authorization of Owner forms. The draft TUP is attached.

BUDGET:

$500 revenue to Lands Use Application Fees.

RECOMMENDATION / RESOLUTION:

Recommendation:
That Council discuss all elements of the TUP as listed above and direct the Approving Officer to draft a Temporary Use Permit for final consideration of Council; and that Council, today, make a motion that reads as per the following:

Resolution:
"That Council Authorize notification of Council's approval in principle and proceed with the technical review of the Prince Rupert Gas Transmission Ltd.'s application for a Temporary Use Permit for a "temporary stockpile site" located at Block B District Lot 1091" in the District of Hudson's Hope; and to report back to Council for a final consideration, where Council has four options:

a. By resolution, issue the Temporary Use Permit;
b. By resolution, issue the Temporary Use Permit as amended;
c. Request additional information before a resolution is passed; or
d. Deny the application for a Temporary Use Permit."

Tom Matus, Approving Officer

TEMPORARY COMMERCIAL USE PERMIT NO. 2015-1

Issued to: Prince Rupert Gas Transmission Ltd.
450 – 1st St. SW
Calgary, AB
T2P 5H1

With respect to the following lands:

Lot 1091 Block B Peace River District

1. This Temporary Commercial Use permit is issued pursuant to Section 921 of the *Local Government Act*.

2. The purpose of this permit is to allow stockpiling of materials identified as 102B related to the activity of natural resources, specifically, Liquid Natural Gas, as a permitted use.

3. This permit does not relieve the owner or occupier from obtaining any other approvals required by the District of Hudson's Hope or any other jurisdiction or from meeting any other applicable regulations.

4. This permit is not a building permit and/or a development permit.

5. This permit is valid May 1, 2015 to April 30, 2018, inclusive.

This Temporary Use Permit will comply with the following edicts:

6. All plans regarding effecting this permit, (i.e. traffic, construction and detail stockpiling, as well as any others), must be submitted to Council for their review and approval prior to work being started.

   a. Height of stockpile not to exceed

   b. Height of buildings not to exceed

   c. Setbacks of stockpile in relation to the fence must be:

   d. stockpile area must be fenced with

   e. The lands will be used strictly in accordance with this permit.

   f. by the permit expiry date all materials and fencing must be removed from the lands and the lands to be left in ssatisfactory condiation as approved by the Afpproving Officer of the District of Hudson's Hope by April 30, 2015

   g. dust control plan must be submitted for council review and approval

DRAFT

h. the Temporary Use Permit application will be referred to the appropriate agencies whose interests may be affected.

i. Under section 924 of the Local Government Act, approval of the Ministry of Transportation is required if the application is for a commercial or industrial development over 4,500m2 gross floor area within 800 metres of a controlled access highway.

j. An Irrevocable letter of Credit is required in the amount of $100,000.00 to garauntee compliance of the Temporary Use Permit.

k. is not noxious or undesirable because of smoke, noise, vibration, dirt, glare, odour, radiation, electrical interference, or an offensive trade within the meaning of the *Health Act*, as amended from time to time;

l. does not have a negative impact on adjacent lands;

m. does not create a significant increase in the level or demand for services;

n. does not permanently alter the site upon which it is located;

o. complies with all the conditions specified by Council in the Temporary Commercial or Industrial Use Permit; and

p. complies with other provincial and federal enactments.

Tom Matus
Approving Officer

Certified a true and correct copy of Temporary Commercial Use Permit No. 2015-01 issued by Resolution of District of Hudson's Hope Council Passed on the ____ day of ____, 2015.

_____
Tom Matus, Approving Officer

DRAFT

LOCAL GOVERNMENT ACT
(Part 26)
NOTICE OF PERMIT #2015-1

TO: Registrar
Land Title Office
153, 1011 4th Avenue
Prince George, BC, V2L 3H9

TAKE NOTICE that the land described below is subject to a permit issued by the Council of the District of Hudson's Hope.

PARTICULARS OF PERMIT

Permit Description
(a) Type of Permit: Temporary Commerical Use Permit
(b) Statutory Authority: section 921 of the *Local Government Act*

Legal Description of Land Affected:
Parcel Identifier: 014-762-510 and 014-762-595
Lot 1091, Blck B

Issue Date: _____, 2015
Expiry Date: ___ _____
(for Temporary Commercial or Industrial Permit only)

FURTHER PARTICULARS OF THE PERMIT MAY BE OBTAINED FROM THE DISTRICT OF HUDSON'S HOPE

AND FURTHER TAKE NOTICE that in the case of a Temporary Commercial or Industrial Permit, you are hereby authorized to cancel the notation of the filing of this notice against the title to the land affected by it on or after the expiry date specified above without further application from us and we consent to a cancellation of the notation on the basis of effluxion of time.

USE THIS BOX ONLY FOR AN AMENDMENT TO A LAND USE CONTRACT BY WAY OF PERMIT UNDER s. 982 OF THE *LOCAL GOVERNMENT ACT*:

THIS NOTICE relates to the amendment of Land Use Contract No. ____, which is registered as a chargeagainst the above described land.

PARTICULARS OF THE AMENDMENT MAY BE OBTAINED FROM THE DISTRICT OF HUDSON'S HOPE.

Dated: _____

DISTRICT OF HUDSON'S HOPE

by _____
Clerk


22





HUDSON'S HOPE
PLAYGROUND OF THE PEACE

Box 330
9904 Dudley Drive
Hudson's Hope BC V0C 1V0
Telephone 250-783-9901
Fax: 250-783-5741

APPLICATION - TEMPORARY USE PERMIT

IMPORTANT • **Incomplete applications will not be accepted**

SECTION 1- APPLICANT (PLEASE PRINT)

Name: I/We hereby make application to the District of Hudson's Hope for a Temporary Use Permit

Owner **Name** James & Frances Summers Barb Rempfert, Dorothy Mackenzie
Please print first and last name

Owner Address Box 129 City Hudson's Hope Prov. BC Postal Code V0C 1V0

Owner Contact Phone Number (250)-783-3020 Email _____

Applicant Name (if different from owner) Prince Rupert Gas Transmission Ltd.

Applicant Address 450-1st St. SW City Calgary Prov. AB Postal Code T2P 5H1

Applicant Contact Phone Number 403.920.6491 Email keri-lynn-bruce@transcanada.com

PLEASE NOTE: IF APPLICANT IS NOT AN OWNER, A LETTER OF CONSENT IS REQUIRED

SECTION 2 – DESCRIPTION OF PROPERTY

AS INDICATED ON STATE OF TITLE CERTIFICATE

Civic Address _____ Parcel Identifier (PID) 014-762-510 / 014-762-595

Lot/ Parcel 1091 Block B Plan _____ Roll No. _____

Existing Use of Subject Property _____

Existing Use of Adjacent Properties _____

Present Zoning RU3

Official Community Plan Map Designation _____

This information is collected for the administrative and/or operational functions of the District of Hudson's Hope as authorized by the Local Government Act. This information has been collected, and will be used and maintained, in accordance with the Freedom of Information and Protection of Privacy Act. Should you have any questions above, please contact the District's CAO at 250-783-9901.

1

SECTION 3 - DESCRIPTION OF TEMPORARY USE APPLIED FOR:

(Two Site Plans Attached. The site plan should include legal information, setbacks, parking, access, outer perimeter of all buildings and structures, topographic features, watercourses, and any relevant cross sections, elevations, or detail drawings.)

Detailed Description of Temporary Use Applied for, including uses, buildings or structures:
Temporary Stockpile site (1028)
- Please see attached descriptions

Proposed conditions under which the temporary use will be carried out:
Construction of the Prince Rupert Gas Transmission LNG pipeline

Commencement Date of Proposed Temporary Use:
April 2015

Estimated Date When Temporary Use Will Cease:
December 2018 3 YRS LGA 921 (11)

ADDITIONAL INFORMATION: (Reasons and comments in support of application. Use separate sheet or attach plans if required.)

In making this application, the owner agrees to permit access to the property at all reasonable times by District of Hudson's Hope staff, members of council or consultants authorized by the District of Hudson's Hope, for purposes of conducting inspections of the property.

I/We Prince Rupert Gas Transmission Ltd. make application to the District of Hudson's Hope for the issuance of a Temporary Use Permit.

I also certify that the information contained herein is correct to the best of my knowledge and belief. I understand **this application including any plans submitted is public information**. I authorize reproduction of any plans/reports for the purposes of application processing and reporting.

Feb 13, 2015 (Date) (Applicant's Signature)

This application is made with my full knowledge and consent.

2015-10-02 (Date) (Registered Owner's Signature)

SUBMISSION REQUIREMENTS (please check either "Provided" or "Not Provided")	Provided	If "Not Provided" please explain: Not Provided
Application Fee	✓	
Current State of Title Certificate	✓	
Letter of Consent from the Owner (only required if the Applicant is not the Owner)		Copy of Lease Document Attached

I/We Prince Rupert Gas Transmission Ltd. make application to the District of Hudson's Hope for the issuance of a Temporary Use Permit.

I also certify that the information contained herein is correct to the best of my knowledge and belief. I understand this application including any plans submitted is public information. I authorize reproduction of any plans/reports for the purposes of application processing and reporting.

(Date) (Applicant's Signature)

This application is made with my full knowledge and consent.

2015·02·11 x B. Bennett

(Date) (Registered Owner's Signature)

SUBMISSION REQUIREMENTS	If "Not Provided" please explain	
(please check either "Provided" or "Not Provided")	Provided	Not Provided
Application Fee	✓	
Current State of Title Certificate	✓	
Letter of Consent from the Owner (only required if the Applicant is not the Owner)		Copy of lease Document Attached

I/We Prince Rupert Gas Transmission Ltd. make application to the District of Hudson's Hope for the issuance of a Temporary Use Permit.

I also certify that the information contained herein is correct to the best of my knowledge and belief. I understand this application including any plans submitted is public information. I authorize reproduction of any plans/reports for the purposes of application processing and reporting.

(Date) (Applicant's Signature)

This application is made with my full knowledge and consent.

2015-12-02 x

(Date) (Registered Owner's Signature)

WHO'S SIGNATURE

SUBMISSION REQUIREMENTS	If "Not Provided" please explain	
(please check either "Provided" or "Not Provided")	Provided	Not Provided
Application Fee	✓	
Current State of Title Certificate	✓	
Letter of Consent from the Owner (only required if the Applicant is not the Owner)		Copy of Lease Document Attached



Prince Rupert
Gas Transmission Project

Ancillary Site Information Sheet

PRGT004776-TC-LA-PLN-0002

November 21, 2014

Rev # 0

Confidential

TransCanada
In business to deliver

TITLE SEARCH PRINT 2015-01-09, 15:09:49

Requestor: Gail Odorico

Folio/File Reference: 29750-119306

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CA4141772
From Title Number	CA891829
Application Received	2014-12-16
Application Entered	2014-12-22

Registered Owner in Fee Simple

Registered Owner/Mailing Address: JAMES EUGENE SUMMER, CONTRACTOR
BOX 511
HUDSON'S HOPE, BC
V0C 1V0
DOROTHY ADA MACKENZIE, BUSINESSPERSON
9516 95TH STREET
FORT ST. JOHN, BC
BARBARA REMFERT, VICTIMS AID
#17 WOODBURN TRAILER PARK
CAMPBELL RIVER, BC
AS TO AN UNDIVIDED 3/5 INTEREST AS JOINT TENANTS

Registered Owner/Mailing Address: JAMES EUGENE SUMMER, CONTRACTOR
BOX 511
HUDSON'S HOPE, BC
V0C 1V0
AS TO AN UNDIVIDED 2/5 INTEREST

Taxation Authority PEACE RIVER ASSESSMENT DISTRICT

Description of Land

Parcel Identifier: 014-762-510 8C95111

Legal Description:
BLOCK B DISTRICT LOT 1091 PEACE RIVER DISTRICT

Previously Albert Summer?

Legal Notations

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 21608

TITLE SEARCH PRINT 2015-01-09, 15:09:49

Requestor: Gail Odorico

Folio/File Reference: 29750-119306

Charges, Liens and Interests

Nature:	RIGHT OF WAY
Registration Number:	N12382
Registration Date and Time:	1978-04-26 09:37
Registered Owner:	INLAND NATURAL GAS CO. LTD.
Remarks:	PART ON PLAN 22494 INTER ALIA
Nature:	UNDERSURFACE AND OTHER EXC & RES
Registration Number:	W32640
Registration Date and Time:	1985-11-04 13:50
Remarks:	INTER ALIA SEE W32639 SECTION 47 LAND ACT

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT 2015-01-11, 15:15:34

Requestor: Gail Odorico

Folio/File Reference: 29750-119306

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CA4141773
From Title Number	CA749530
Application Received	2014-12-16
Application Entered	2014-12-22

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

JAMES EUGENE SUMMER, CONTRACTOR
BOX 511
HUDSON'S HOPE, BC
V0C 1V0
DOROTHY ADA MACKENZIE, BUSINESSPERSON
9516-95TH STREET
FORT ST. JOHN, BC
BARBARA REMFERT, VICTIMS AID
17 WOODBURN TRAILER PARK
CAMPBELL RIVER, BC
AS TO AN UNDIVIDED 3/5 INTEREST AS JOINT TENANTS

Registered Owner/Mailing Address:

JAMES EUGENE SUMMER, CONTRACTOR
BOX 511
HUDSON'S HOPE, BC
V0C 1V0
AS TO AN UNDIVIDED 2/5 INTEREST

Taxation Authority PEACE RIVER ASSESSMENT DISTRICT

Description of Land

Parcel Identifier: 014-762-595

Legal Description:

THE SOUTH WEST 1/4 OF DISTRICT LOT 1091 PEACE RIVER DISTRICT
EXCEPT; FIRSTLY: THE MOST WEST 80 FEET
SECONDLY; PART SUBDIVIDED BY PLAN BCP34852

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB58989

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 21608

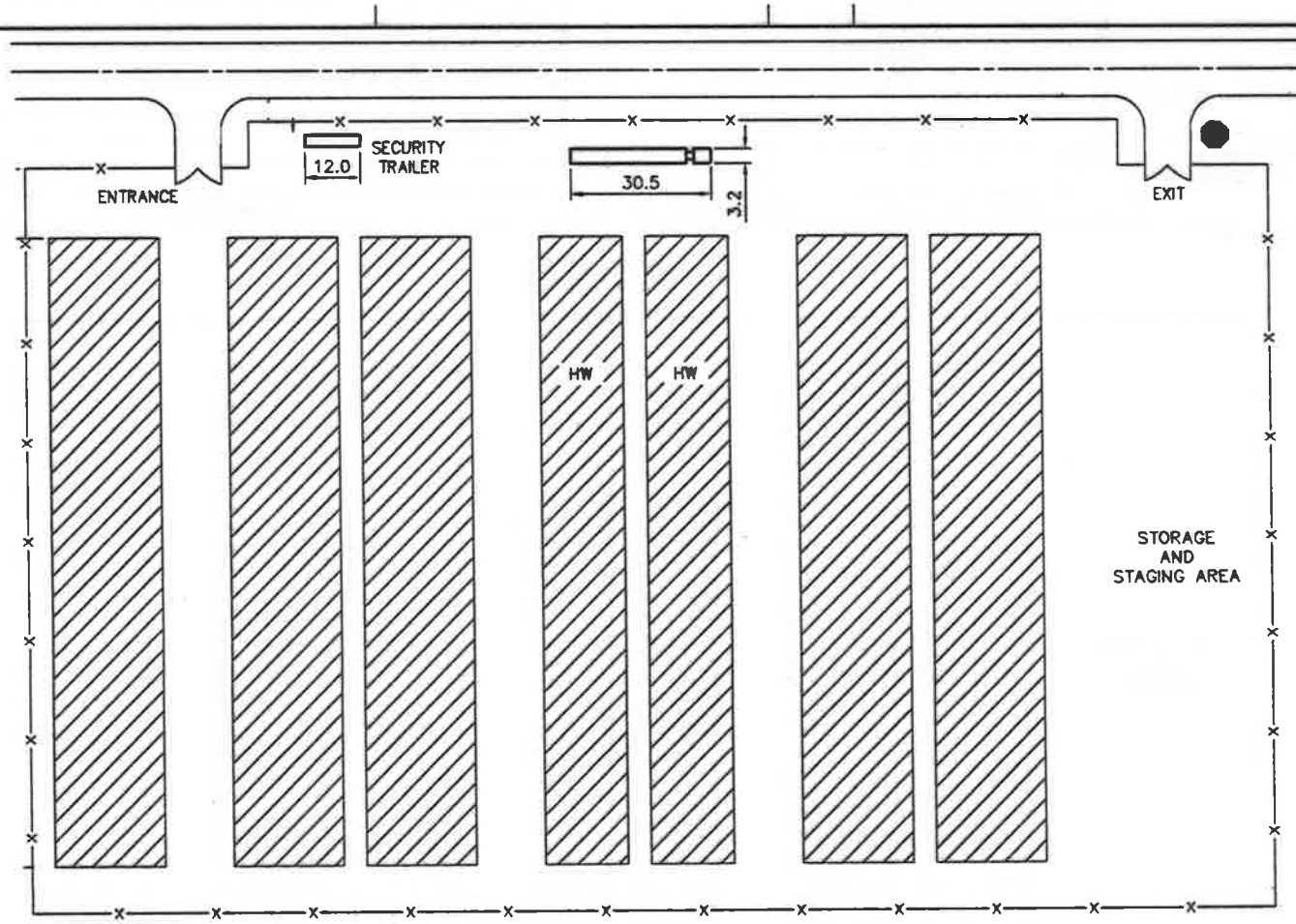
Charges, Liens and Interests

Nature:	UNDERSURFACE AND OTHER EXC & RES
Registration Number:	W32640
Registration Date and Time:	1985-11-04 13:50
Remarks:	INTER ALIA (SEE W32639) SECTION 47 LAND ACT

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



STOCKPILE SITE
SCALE 1:5000

UPI DRAWING NO. 20101-505-SKT-00010

REFERENCE DRAWINGS

DRAWING No	TITLE
-	

REV No	DATE	REVISION	PROJECT CODE	DRAFT BY	DRAFT CHK	DESIGN BY	DESIGN CHK	PROJ MGR

PROFESSIONAL ENGINEER/RPT

PERMIT/ ENG. APPROVAL

DATE

DISCLAIMER

THIS DRAWING IS PREPARED SOLELY FOR THE USE OF TRANSCANADA PIPELINES LTD. UPI PROJECTS CANADA LTD. ASSUMES NO LIABILITY TO ANY OTHER PARTY FOR ANY REPRESENTATIONS CONTAINED IN THIS DRAWING.

REV. NO.	DATE	PERMIT NUMBER:

TransCanada
In business to deliver

UniversalPegasus INTERNATIONAL

FIA # 4778	CHAINAGE:	DISCIPLINE # 00

STOCKPILE AREA PLAN

SCALE AS SHOWN	DRAWING No	REV AA

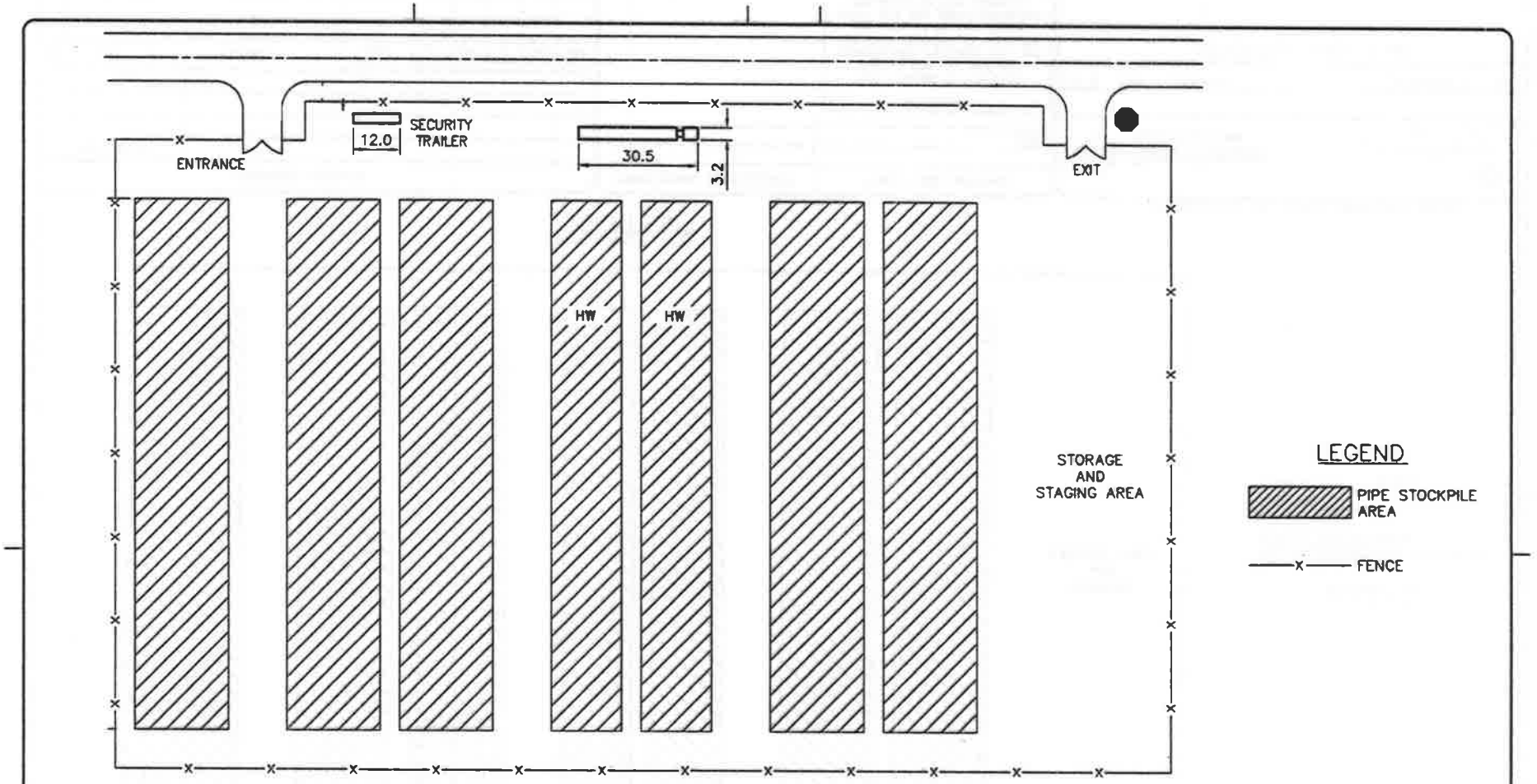
ID

TIME

DESIGNFILE

TC_A3_BR.DWG 297X420

CADD DRAWING: DO NOT MAKE MANUAL REVISIONS



STOCKPILE SITE
SCALE 1:5000

UPI DRAWING NO. 20101-505-SKT-00010

REFERENCE DRAWINGS	
DRAWING No	TITLE
-	

REV No	DATE	REVISION	PROJECT CODE	DRAFT BY	DRAFT CHK	DESIGN BY	DESIGN CHK	PROJ MGR

PROFESSIONAL ENGINEER/RPT	PERMIT/ ENG. APPROVAL
	DATE

DISCLAIMER

THIS DRAWING IS PREPARED SOLELY FOR THE USE OF TRANSCANADA PIPELINES LTD. UPI PROJECTS CANADA LTD. ASSUMES NO LIABILITY TO ANY OTHER PARTY FOR ANY REPRESENTATIONS CONTAINED IN THIS DRAWING.

REV. NO.	DATE	PERMIT NUMBER:

TransCanada — in business to deliver

UniversalPegasus INTERNATIONAL

FIA # 4778	CHAINAGE:	DISCIPLINE # 00

STOCKPILE AREA PLAN

SCALE AS SHOWN	DRAWING No	REV AA

ID

TIME

DESIGNFILE

BR.DWG 297X420

CADD DRA

DO NOT MAKE MANUAL REVISIONS

Campsite, Stockpile Site and Laydown Yard

The sites have been placed in previously cleared areas with direct access to existing road infrastructure wherever possible in order to limit the amount of clearing that will take place, and to allow the use of existing roads rather than requiring the construction of new ones. The areas selected are also evaluated for the amount of ground disturbance that will be required to level the sites for the placement of the facilities.

Site Development:

Once all permits have been received for the project (including the OGC permit for the pipeline, the EA certificate for the pipeline, and all associated permits) the Prime Contractor and all associated sub-contractors (camp, clearing etc.) will begin site preparation for the camp, stockpile and laydown yard. Site development is anticipated to take 90 to 120 days, at which time the camp will be established and the first crews will move on site. The current plan is for the site to begin as a pioneering camp which will house 200 to 300 men for the initial stage of the right of way preparation; eventually expanding to a full size camp housing 800 to 1000 men. Both of these builds will require a service area for water, sewage, generators, propane etc. to run the camp. Camp sites may also include water wells and effluent pond. Equipment associated with the camp will consist of front end loaders, contractor/ personal vehicles, water/sewer, delivery trucks, fuel trucks etc.

The laydown yard (contractor yard) and stockpile site are generally developed at the same time as the camp, and equipment may be moved on and off the site during various stages of pipeline construction. The laydown yard will be used to setup temporary offices for the contractor, TransCanada construction management team as well as temporary warehouse structures for storing materials. The site will also have fuel storage for project vehicles and construction equipment. Equipment associated with the contractor's yard will consist of bulldozers, excavators, front end loaders, pickup trucks, fuel trucks, water trucks, side booms, tractor trailers, delivery vehicles, etc. The stockpile site will be used to stockpile approximately 60,000 m of pipe. Project assemblies (valves / fittings) as well as left over construction material (left over pipe from project). Equipment associated with the stockpile will consist of pipe trucks/trailers, pickup trucks, mobile office trailer, crane, side booms and excavators. This site may also be used for additional parking if required. All of the sites (camp, laydown and stockpile) may be fenced around the site perimeter.

Detailed site development plans will be available once the all of the contracts for the pipeline, clearing contractor, camp provider etc. have been awarded and the contractors have all had an opportunity to meet and develop these plans.

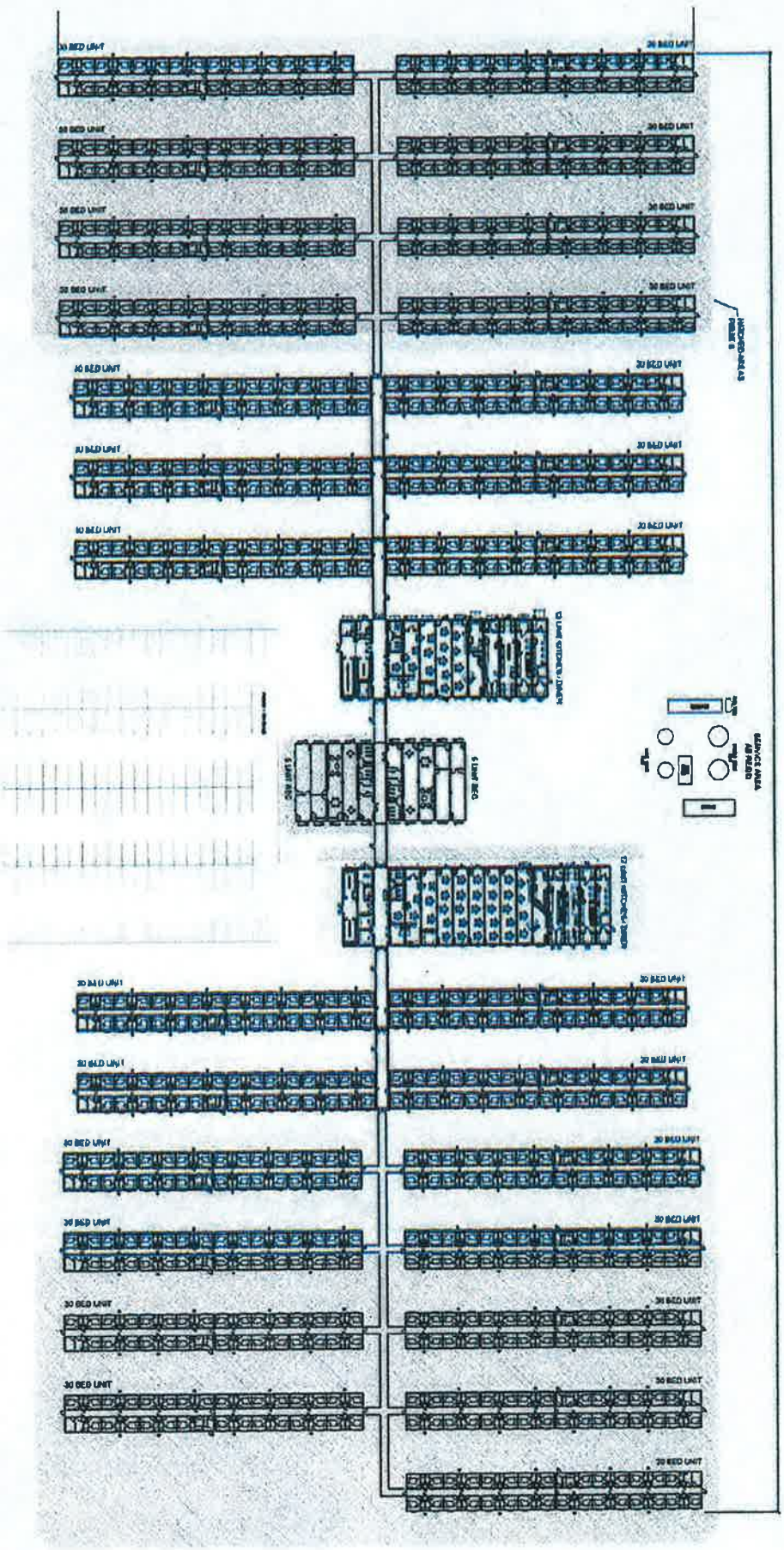
Management Plan, Traffic Management, Reclamation and Security:

Detailed management plans, traffic strategies and site specific reclamation plans will be developed by the contractors (Prime, Camp, Clearing etc.) once all contracts have been awarded. The PRGT Project team has considered traffic management when choosing the location for these sites, and a high level access strategy is attached to this document explaining the reasons for site selection and the type of controls that are included in a traffic management plan. The site will have 24 hour on-site security, and may be fenced as necessary.

Attachments:

Included in this package are the following attachments:

- A sketch showing a typical camp layout – specific site design depends on a number of factors and the final layout for the sites will be determined by the contractors
- Sample photos of existing campsites and stockpile site
- Access strategy



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Ancillary Site Access Strategy

PRGT recognizes that our presence in the community influences traffic flows. To ensure that disruptions and traffic hazards are identified and controlled, a traffic management plan will be produced by our prime contractors once a contract has been awarded. Prior to awarding the prime contract PRGT has considered traffic and its effects on the community and area as outlined below in when picking the site location.

It is assumed that the pipeline contactor will be working six (6) days on and one (1) day off. This being the case there would be one initial influx of traffic to get the workers into the camp site and one more once the job is completed and the workers move on to the next camp. Along with the camp there is also a proposed contractor yard and stockpile site. There will be the initial shipping of pipe from a designated rail siding to the stockpile site that may increase the traffic volume through the community. Once the pipe is in the stockpile yard, transportation to the right of way will occur utilizing the right of way whenever practical.

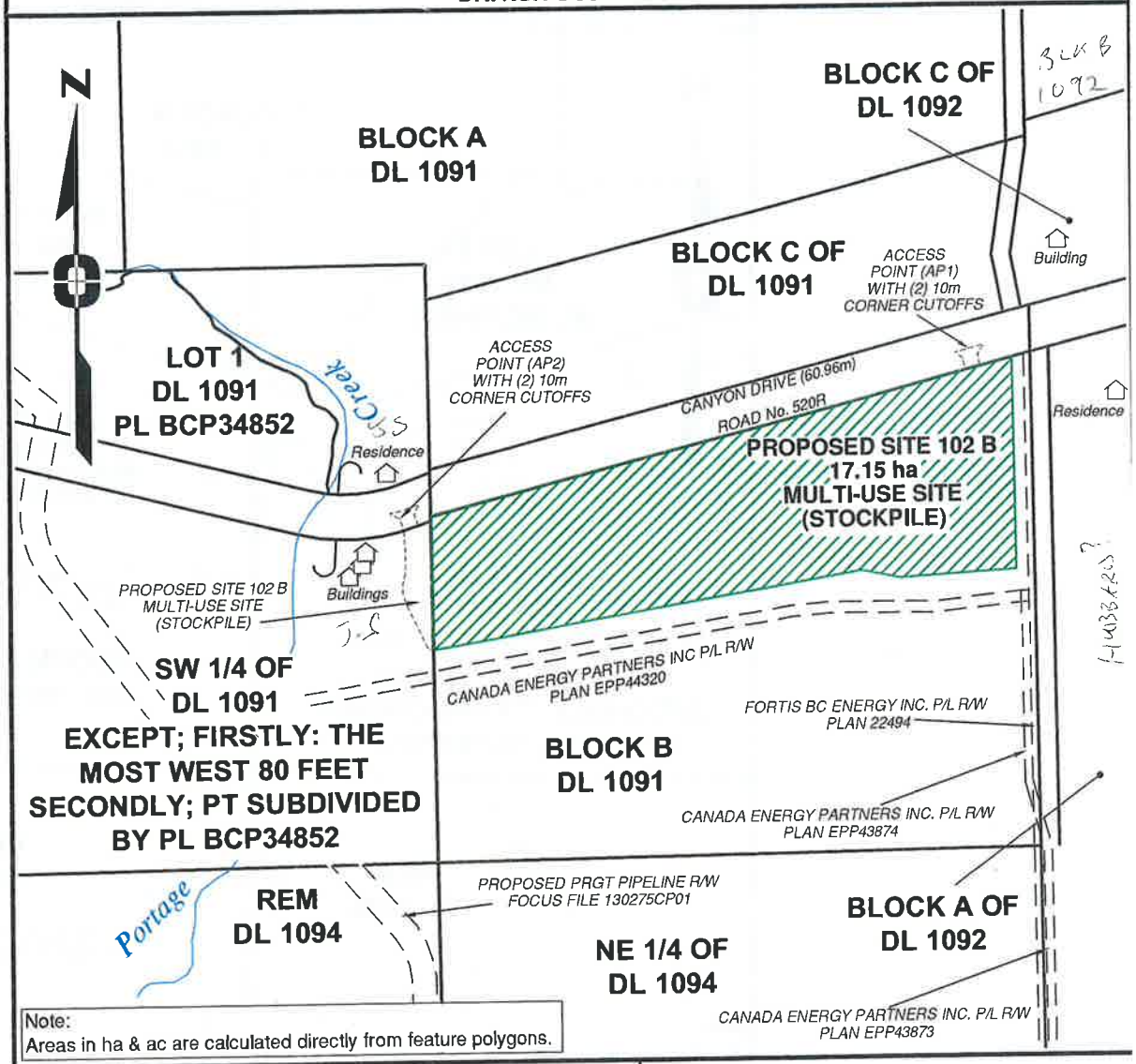
Locating the ancillary sites to minimize traffic is only the first step of managing traffic in the area. As stated in paragraph one once the prime contact has been awarded a full traffic management plan will be produced. In the absence of this document below is a high level summary outlining some of the control measures that are typically implemented in a traffic management plan.

- Project orientation (mandatory to all workers) with a section speaking to traffic and the local communities
- Ensuring construction equipment and materials are not stored or parked in such a manner to cause a traffic hazard
- All drivers of company vehicles are competent and possess the proper licensing for the equipment they are operating. Copies of driver licensing will be filed onsite
- Driving hazards shall be evaluated on an on-going basis and communicated to drivers through safety meetings and bulletins
- Compliance with pipeline contractors HS&E policies and procedures regarding vehicle care and control.
- Vehicles required to travel on logging roads will be equipped with a radio and proper channels to communicate vehicles position to other drivers
- Flag persons will be utilized when required. All flag persons will have received recognised training in proper flagging techniques. Flag persons will wear appropriate PPE including high visibility outer clothing (e.g. vest, full body suits), hard hats and will have proper "slow/stop" paddles for controlling traffic
- Protective measures will be used to prevent damage to the roadway surface by tracked equipment
- Signage denoting the nature of identified hazards shall be erected along the right of way and storage locations
- "Truck turning" signs will be posted well in advance of a location where trucks will be entering or exiting road ways

- Construction and project vehicles are not permitted to park along the edge of the roadway, except if they are in the bar ditch, or other means have been taken to prevent the public from being exposed
- Driving hazards associated on rural and secondary roads will be identified by job safety analysis and control measures will be in place accordingly. The JSA will be reviewed by all personnel on the project upon first day of hire in correlation with the new hire orientation
- Journey management plans will be implemented including; limited travel times, fuel logs, travel logs, vehicle inspection forms, etc.
- Dust control where required
- Speed enforcement and discipline plans

Dust Control of Site Construction

INDIVIDUAL OWNERSHIP PLAN SHOWING
PROPOSED MUTI-USE SITE 102 B (STOCKPILE) WITHIN
BLOCK B DISTRICT LOT 1091
PEACE RIVER DISTRICT
BRITISH COLUMBIA



Note:
Areas in ha & ac are calculated directly from feature polygons.

I/We, the landowner(s)/occupants(s), consent to the location of the Multi-use Site 102 B (Stockpile) as shown and have no objections.

Dated this 12 day of February, 2015

Areas			
Permanent		0.00 ha	0.00 ac
Temporary		17.15 ha	42.38 ac
Total		**17.15 ha**	**42.38 ac**

Signature: _____

Owner: James Eugene Summer

Signature: _____

Owner: Barbara Remfert

Signature: _____

Owner: Dorothy Ada MacKenzie

Title No: CA4141772

Parcel Identifier: 014-762-510

100 0 100 200 300 400 500

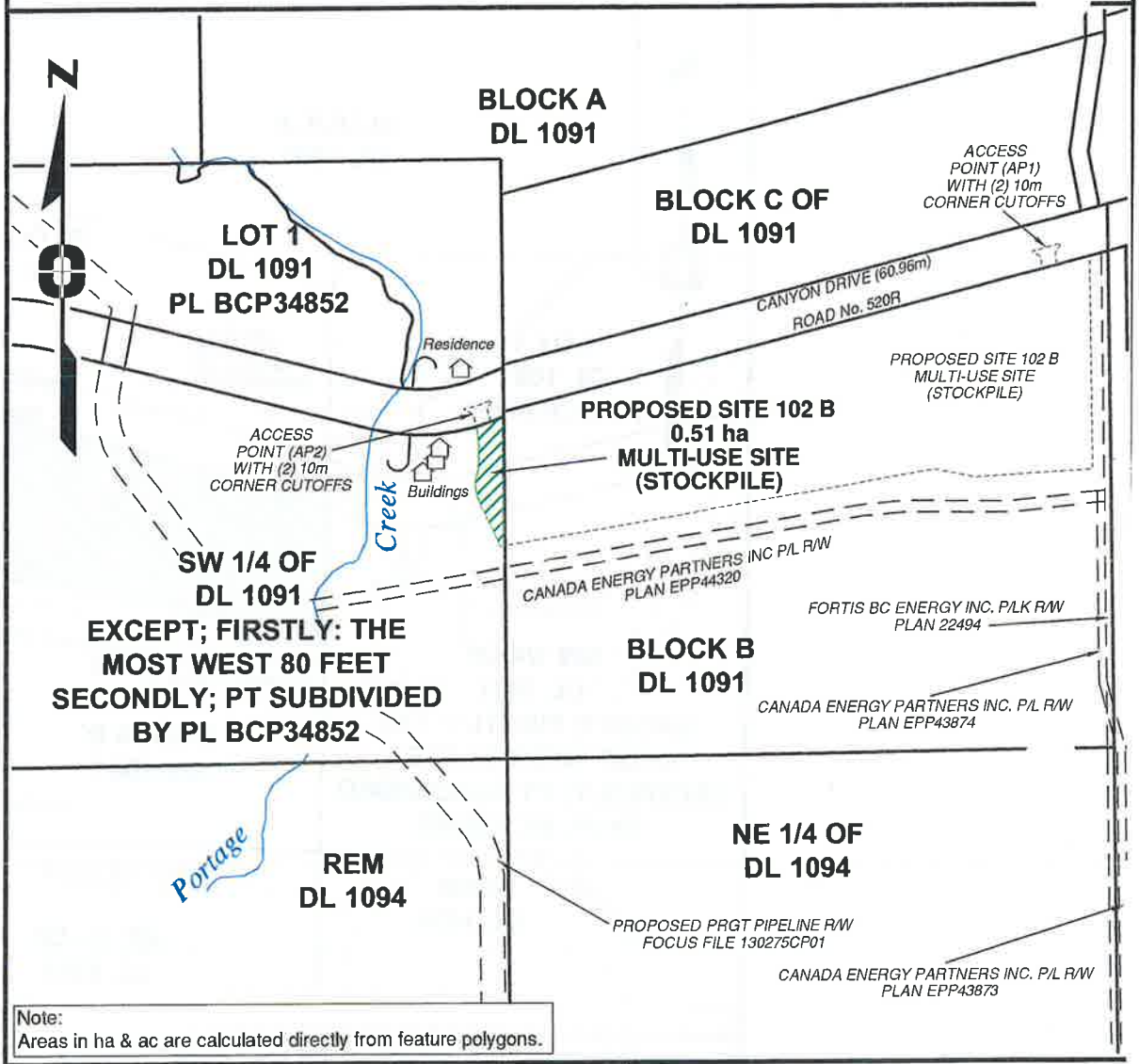
The intended plot size of this plan is 216mm in width by 356mm in height when plotted at a scale of 1: 7500 (use legal size sheet)

PRINCE RUPERT GAS TRANSMISSION LTD.

WSP Surveys (BC) Limited Partnership
Fort St John BC
(250) 787-0300

Drawing No: 131210NP03R1
Ref Dwg: 131210SK03R1
PRGT Tract No:
Drafter / Checker: KM / AW

INDIVIDUAL OWNERSHIP PLAN SHOWING
PROPOSED MULTI-USE SITE 102 B (STOCKPILE) WITHIN THE SW 1/4 OF DL 1091 EXCEPT; FIRSTLY: THE MOST WEST 80 FEET SECONDLY; PART SUBDIVIDED BY PLAN BCP34852
PEACE RIVER DISTRICT
BRITISH COLUMBIA



Note:
Areas in ha & ac are calculated directly from feature polygons.

I/We, the landowner(s)/occupants(s), consent to the location of the Multi-use Site 102 B (Stockpile) as shown and have no objections.

Dated this _____ day of _____, 20____

Areas			
Permanent		0.00 ha	0.00 ac
Temporary		0.51 ha	1.26 ac
Total		**0.51 ha**	**1.26 ac**

Signature: _____

Owner: James Eugene Summer

Signature: _____

Owner: Barbara Remfert

Signature: _____

Owner: Dorothy Ada MacKenzie

Title No: CA4141773

Parcel Identifier: 014-762-595

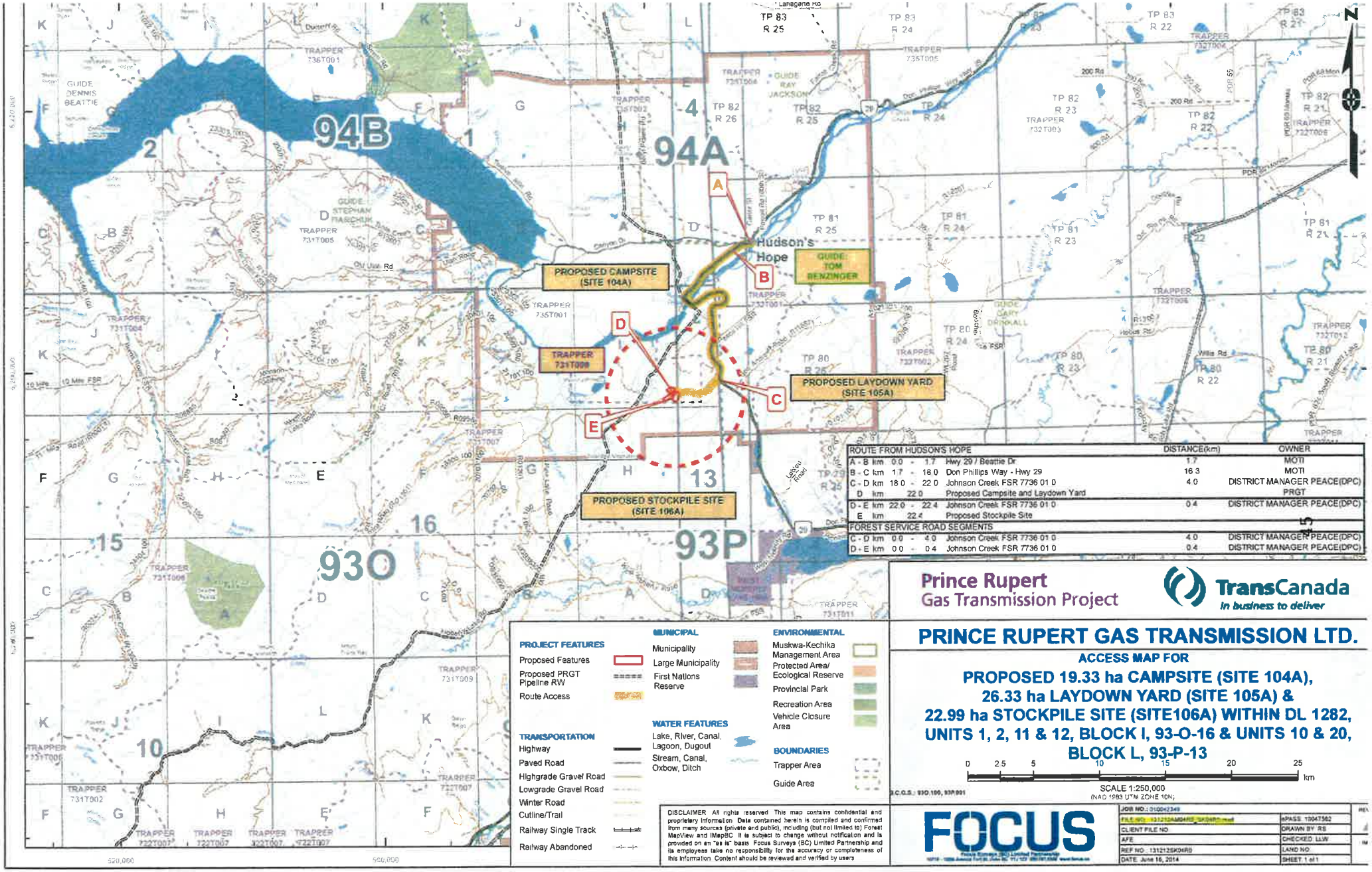
100 0 100 200 300 400

The intended plot size of this plan is 216mm in width by 356mm in height when plotted at a scale of 1: 7500 (use legal size sheet)

PRINCE RUPERT GAS TRANSMISSION LTD.

WSP Surveys (BC) Limited Partnership
Fort St John BC
(250) 787-0360

Drawing No: 131210NP05R1
Ref Dwg: 131210SK03R1
PRGT Tract No:
Drafter / Checker: KM / AW



ROUTE FROM HUDSON'S HOPE				DISTANCE(km)	OWNER
A - B	km 0.0	- 1.7	Hwy 29 / Beattie Dr	1.7	MOTI
B - C	km 1.7	- 18.0	Don Phillips Way - Hwy 29	16.3	MOTI
C - D	km 18.0	- 22.0	Johnson Creek FSR 7736 01 0	4.0	DISTRICT MANAGER PEACE(DPC)
D	km	22.0	Proposed Campsite and Laydown Yard		PRGT
D - E	km 22.0	- 22.4	Johnson Creek FSR 7736 01 0	0.4	DISTRICT MANAGER PEACE(DPC)
E	km	22.4	Proposed Stockpile Site		PRGT
FOREST SERVICE ROAD SEGMENTS					
C - D	km 0.0	- 4.0	Johnson Creek FSR 7736 01 0	4.0	DISTRICT MANAGER PEACE(DPC)
D - E	km 0.0	- 0.4	Johnson Creek FSR 7736 01 0	0.4	DISTRICT MANAGER PEACE(DPC)

PROJECT FEATURES
- Proposed Features
- Proposed PRGT Pipeline RW
- Route Access

TRANSPORTATION
- Highway
- Paved Road
- Highgrade Gravel Road
- Lowgrade Gravel Road
- Winter Road
- Cutline/Trail
- Railway Single Track
- Railway Abandoned

MUNICIPAL
- Municipality
- Large Municipality
- First Nations Reserve

WATER FEATURES
- Lake, River, Canal, Lagoon, Dugout
- Stream, Canal, Oxbow, Ditch

ENVIRONMENTAL
- Muskwa-Kechika Management Area
- Protected Area/ Ecological Reserve
- Provincial Park
- Recreation Area
- Vehicle Closure Area

BOUNDARIES
- Trapper Area
- Guide Area

DISCLAIMER All rights reserved This map contains confidential and proprietary information Data contained herein is compiled and confirmed from many sources (private and public), including (but not limited to) Forest MapView and iMapBC It is subject to change without notification and is provided on an "as is" basis Focus Surveys (BC) Limited Partnership and its employees take no responsibility for the accuracy or completeness of this information Content should be reviewed and verified by users

Prince Rupert Gas Transmission Project

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PRINCE RUPERT GAS TRANSMISSION LTD.

ACCESS MAP FOR

PROPOSED 19.33 ha CAMPSITE (SITE 104A), 26.33 ha LAYDOWN YARD (SITE 105A) & 22.99 ha STOCKPILE SITE (SITE106A) WITHIN DL 1282, UNITS 1, 2, 11 & 12, BLOCK I, 93-O-16 & UNITS 10 & 20, BLOCK L, 93-P-13

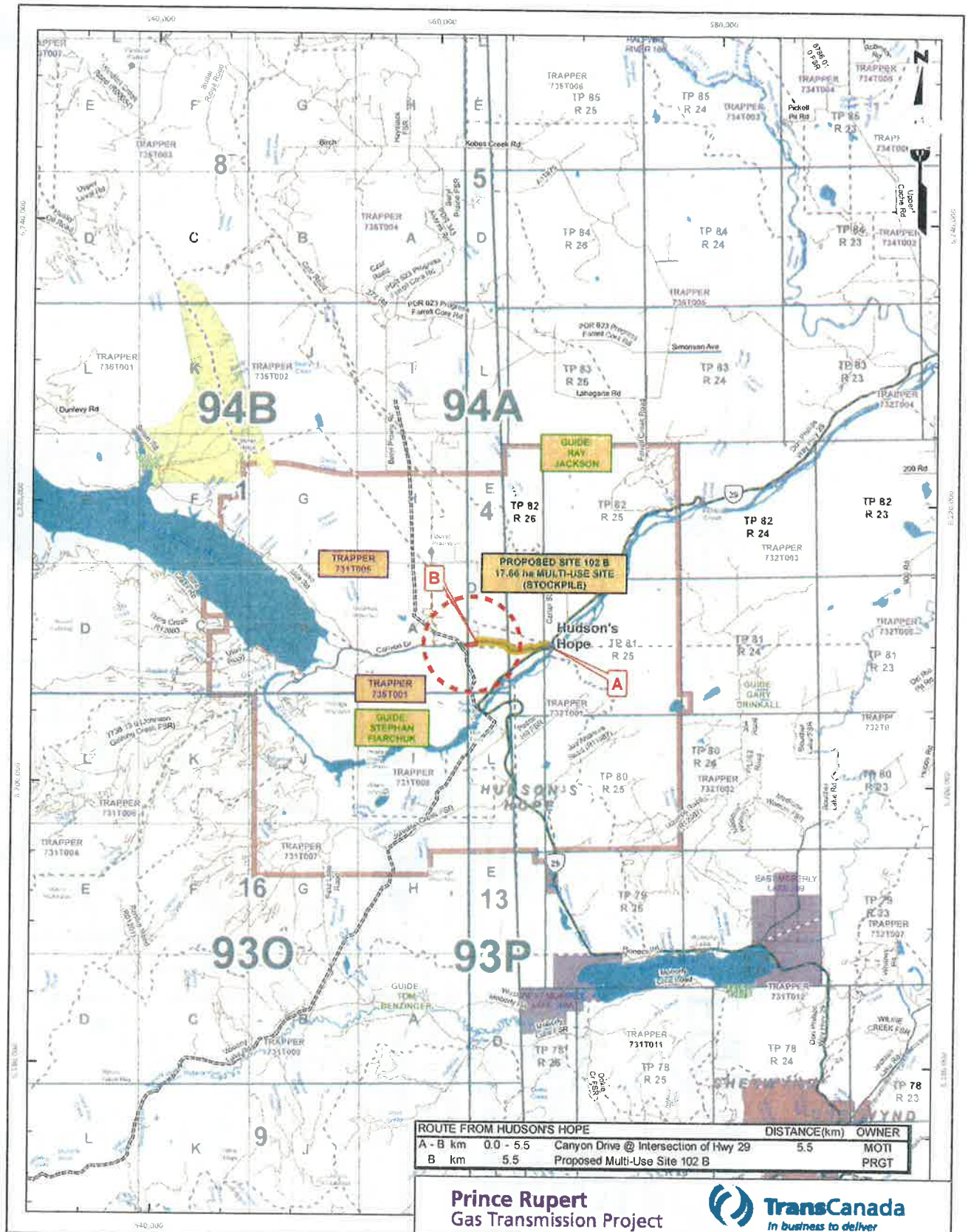
0 2.5 5 10 15 20 25 km

SCALE 1:250,000
(NAD 1983 UTM ZONE 10N)

N.T.S.: 93O.100, 93P.001

FOCUS

JOB NO.: 010042349	
FILE NO.: 131212AM04RS_SK04R0.mxd	ePASS: 10047562
CLIENT FILE NO.	DRAWN BY: RS
AFE	CHECKED: LLW
REF NO.: 131212SK04R0	LAND NO.
DATE: June 16, 2014	SHEET: 1 of 1



ROUTE FROM HUDSON'S HOPE			DISTANCE(km)	OWNER
A - B km	0.0 - 5.5	Canyon Drive @ Intersection of Hwy 29	5.5	MOTI
B km	5.5	Proposed Multi-Use Site 102 B		PRGT

Prince Rupert
Gas Transmission Project

TransCanada
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PRINCE RUPERT GAS TRANSMISSION LTD.

ACCESS MAP FOR
PROPOSED 17.66 ha MULTI-USE SITE 102 B
WITHIN UNIT 31, BLOCK A, 94-B-1 AND WITHIN UNIT
BLOCK D, 94-A-4 AND BLOCK B DL 1091 & SW 1/4 OF
EXCEPT; FIRSTLY: THE MOST WEST 80 FEET, SECONDLY; THE PART SUBDIVIDED BY PLAN BCP34852

0 2.5 5 10 15 20 25 km

SCALE 1:250,000
(NAD 1983 UTM ZONE 10N)

PROJECT FEATURES
- Proposed Features
- Proposed PRGT Pipeline R/W
- Route Access

TRANSPORTATION
- Highway
- Paved Road
- Highgrade Gravel Road
- Lowgrade Gravel Road
- Winter Road
- Cutline/Trail
- Railway Single Track
- Railway Abandoned

MUNICIPAL
- Municipality
- Large Municipality
- First Nations Reserve

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- Lake, River, Canal, Lagoon, Dugout
- Stream, Canal, Oxbow, Ditch

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- Muskwa-Kechika Management Area
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- Recreation Area
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BOUNDARIES
- Trapper Area
- Guide Area

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FOCUS
Focus Surveys (BC) Limited Partnership

JOB NO.	
CLIENT FILE NO.	DRAWN BY: SHB
AFE:	CHECKED: JDB
REF NO. 131205N03R0	LAND NO.
DATE: Dec. 29, 2014	SHEET 1 of 1

REVISION

REQUEST FOR DECISION

RFD#: CM 8SR_____	**Date: March 15, 2015**
Meeting#: CM032315	**Originator: Tom Matus, CAO**
RFD TITLE: Temporary Use Permit: TC- PRGT Temporary Work Campsite 104A	

BACKGROUND:

The TransCanada, Prince Rupert Gas Transmission Ltd. (PRGT) has applied for a Temporary Use Permit (TUP) for use as a work camp site for the purpose of facilitating the construction of the PRGT LNG pipeline. The location of the intended property use is District Lot 1282, approximate area 17.5 hectares which is located approximately in the center within the boundary of the District of Hudson's Hope. The existing use of the property is Pasture/Trees and the Adjacent Use is Pasture/Trees/ Residence/ALR Lands (an application by the applicant has already been submitted to the ALC). Current zoning is RU3 Rural Resource. The property owners are Charlton Brock Hayward and Judy Anne Hayward.

Included in this report are:
TUP Application, Certificate of Title, Authorization of Owner form, to scale Sketches/maps, diagrams of the construction/stockpile layout.

DISCUSSION:

Please see the document in the back-up package entitled "Campsite, Stockpile Site and Laydown Yard" for further description of activity for the construction of offices, fuel storage, warehouses, equipment: (bulldozers, delivery, loaders, pickup trucks, fuel trucks, water trucks, side booms, excavators, tractor trailers, vehicles, etc.)" at this site. Site development is scheduled to take 90 – 120 days.

All signatories have set their signature on the Authorization of Owner forms. The draft TUP is attached. This land is within the Agricultural land Reserve and will require permitting form the AL Commission.

TUP Procedure
Our Official Community Plan (OCP) section 2.12 Temporary Uses depicts the following:

Temporary use permits may be issued for a three year period, and may be renewed once, provided that the temporary commercial or industrial use:

.1 is not noxious or undesirable because of smoke, noise, vibration, dirt, glare, odour, radiation, electrical interference, or an offensive trade within the meaning of the *Health Act*, as amended from time to time;
.2 does not have a negative impact on adjacent lands;
.3 does not create a significant increase in the level or demand for services;
.4 does not permanently alter the site upon which it is located;
.5 complies with all the conditions specified by Council in the Temporary Commercial or Industrial Use Permit; and
.6 complies with other provincial and federal enactments.

Although our current Zoning Bylaw notes that zone RU3 Rural Resource allows for Resource Development defined as "…any activity required to develop natural resources from the land. This

includes exploration and extraction activities and can also include related processing plants."

Our OCP section 2.5.2 Industrial (Un-serviced), further restricts the use of stockpile sites to areas, (in our Zoning Bylaw), designated as zone M2 Light Industrial; which is the reason for this Temporary Use Permit application.

Our new Development Procedures Manual dictates the following procedure for the approval of a Temporary Use Permit, (in summary):

Approving Officer (AO) drafts a report with a Technical Review which includes the following to be presented to Council – with recommendations, (as is the purpose of this report):

Impacts on adjacent properties

Possible impact in regard to the construction of the property in that dust contamination of adjacent properties, an Ancillary Site Access Strategy citing traffic management plan has been submitted but not particularly a dust control report for the construction of the site. There is a resident building situated approximately 100 meters to the east: owned by Jim summer and to the east of the site I could not locate a residence though I've been assured by staff that this is not occupied, Summer family owns it.

A residence is situated above the east end of the airport runway which may be affected dust from the construction of the yard.

Views and privacy

The residential building located in close proximity to the west are owned by Jim Summer, the applicant; and to the east of the site the residence is not occupied.

Appropriateness of use

The area does facilitate this type of use and seems to be an ideal location though I expect that the Ministry of MoTI will certainly have their comments and conditions.

Health and safety

Public: with the submission of final traffic plans, with Council review and input, health and safety concerns will be addressed. Contractor: health and safety is governed by Worksafe BC.

Height

Height will be set at, (to be dictated in the permit), at industry standards pertaining to size, (length and diameter) for pipe stockpiling for this size project.

Setbacks

Currently there are no setbacks stated in any of our governing documents for this type of development. Again, to follow industry standards, taking into concern the proximity of adjacent residences.

Length of time the proposed use will operate

The applicant has asked the permit to expire in December, 2015: the LGA section 921 (11) (b) dictates that a permit can be no longer than 3 years, it may be renewed once.

Other appropriate planning considerations.

As per LGA section 921 (8) which reads as follows:

As a condition of the issue of a permit, a local government may require the owner of the land to give an undertaking to

(a) demolish or remove a building or structure, and
(b) restore land described in the permit to a condition specified in the permit by a date specified in the permit.
(c) Under section 924 of the Local Government Act, approval of the Ministry of Transportation is required if the application is for a commercial or industrial development over 4,500m2 gross floor area within 800 metres of a controlled access highway.
(d) It may be prudent to require security in the form of an Irrevocable Letter of Credit from PRGT as per the LGA section 921 (12) provides which reads in whole:
"In addition to any security required under section 925 (1), a local government may require, as a condition of issuing the permit, that the owner of the land give to the local government security to guarantee the performance of the terms of the permit, and the permit may provide for
(a) the form of the security, and
(b) the means for determining
(i) when there is default under the permit, and
(ii) the amount of the security that forfeits to the local government in the event of default."

This will ensure that all work is completed as per the permit. We don't want to be responsible for the cost of clearing out the stockpile yards, etc. should a permit expire. (somewhat similar to the Paquette "laydown" yard).

Council then approves, in principal or not, to proceed with completing the Technical Review which includes:

1) Referral to Government Agencies – at the discretion of the AO;
2) Notify the Public by publishing a notice in a local newspaper at least 3 and not more than 14 days before the adoption of the resolution to issue the permit:
3) The notice must state:
    a. the purpose of the proposed permit;
    b. the land that is the subject of the proposed permit;
    c. the date, time and place where copies of the proposed permit may be inspected; and
    d. the date, time and place where the application will be heard.
4) If approval to proceed AO completes the above and report back to Council with a draft permit for final consideration of Council, whom has four options:
    a. By resolution, issue the Temporary Use Permit;
    b. By resolution, issue the Temporary Use Permit as amended;
    c. Request additional information before a resolution is passed; or
    d. Deny the application for a Temporary Use Permit.

BUDGET:

$500 revenue to Lands Use Application Fees.

RECOMMENDATION / RESOLUTION:

Recommendation:
That Council discuss all elements of the TUP as listed above and direct the Approving Officer to draft a Temporary Use Permit for final consideration of Council; and that Council, today, make a motion that reads as per the following:

Resolution:
"That Council Authorize notification of Council's approval in principle and proceed with the technical review of the Prince Rupert Gas Transmission Ltd.'s application for a Temporary Use Permit for a "temporary stockpile site" located at Block B District Lot 1091" in the District of Hudson's Hope; and to report back to Council for a final consideration, where Council has four options:

a. By resolution, issue the Temporary Use Permit;
b. By resolution, issue the Temporary Use Permit as amended;
c. Request additional information before a resolution is passed; or
d. Deny the application for a Temporary Use Permit."

Tom Matus, Approving Officer

TEMPORARY COMMERCIAL USE PERMIT NO. 2015-4

Issued to: Prince Rupert Gas Transmission Ltd.
450 – 1st St. SW
Calgary, AB
T2P 5H1

With respect to the following lands:

District Lot 1282 Peace River District

1. This Temporary Commercial Use permit is issued pursuant to Section 921 of the *Local Government Act*.

2. The purpose of this permit is to allow a work campsite identified as 104A related to the activity of natural resources, specifically, Liquid Natural Gas, as a permitted use.

3. This permit does not relieve the owner or occupier from obtaining any other approvals required by the District of Hudson's Hope or any other jurisdiction or from meeting any other applicable regulations.

4. This permit is not a building permit and/or a development permit.

5. This permit is valid May 1, 2015 to April 30, 2018, inclusive.

This Temporary Use Permit will comply with the following edicts:

6. All plans regarding effecting this permit, (i.e. traffic, construction and detail stockpiling, as well as any others), must be submitted to Council for their review and approval prior to work being started.

    a. Height of stockpile not to exceed

    b. Height of buildings not to exceed

    c. Setbacks of stockpile in relation to the fence must be:

    d. stockpile area must be fenced with

    e. The lands will be used strictly in accordance with this permit.

    f. by the permit expiry date all materials and fencing must be removed from the lands and the lands to be left in ssatisfactory condiation as approved by the Afpproving Officer of the District of Hudson's Hope by April 30, 2015

    g. dust control plan must be submitted for council review and approval

DRAFT

h. the Temporary Use Permit application will be referred to the appropriate agencies whose interests may be affected.

i. Under section 924 of the Local Government Act, approval of the Ministry of Transportation is required if the application is for a commercial or industrial development over 4,500m2 gross floor area within 800 metres of a controlled access highway.

j. An Irrevocable letter of Credit is required in the amount of $100,000.00 to garauntee compliance of the Temporary Use Permit.

k. is not noxious or undesirable because of smoke, noise, vibration, dirt, glare, odour, radiation, electrical interference, or an offensive trade within the meaning of the *Health Act*, as amended from time to time;

l. does not have a negative impact on adjacent lands;

m. does not create a significant increase in the level or demand for services;

n. does not permanently alter the site upon which it is located;

o. complies with all the conditions specified by Council in the Temporary Commercial or Industrial Use Permit; and

p. complies with other provincial and federal enactments.

Tom Matus
Approving Officer

Certified a true and correct copy of Temporary Commercial Use Permit No. 2015-04 issued by Resolution of District of Hudson's Hope Council Passed on the ____ day of ____, 2015.

_____
Tom Matus, Approving Officer

DRAFT

LOCAL GOVERNMENT ACT
(Part 26)
NOTICE OF PERMIT #2015-4

TO: Registrar
Land Title Office
153, 1011 4th Avenue
Prince George, BC, V2L 3H9

TAKE NOTICE that the land described below is subject to a permit issued by the Council of the District of Hudson's Hope.

PARTICULARS OF PERMIT

Permit Description
(a) Type of Permit: Temporary Commerical Use Permit
(b) Statutory Authority: section 921 of the *Local Government Act*

Legal Description of Land Affected:
Parcel Identifier: 023-713-046
District Lot 1282

Issue Date: _____, 2015
Expiry Date: ___ _____
(for Temporary Commercial or Industrial Permit only)

FURTHER PARTICULARS OF THE PERMIT MAY BE OBTAINED
FROM THE DISTRICT OF HUDSON'S HOPE

AND FURTHER TAKE NOTICE that in the case of a Temporary Commercial or Industrial Permit, you are hereby authorized to cancel the notation of the filing of this notice against the title to the land affected by it on or after the expiry date specified above without further application from us and we consent to a cancellation of the notation on the basis of effluxion of time.

USE THIS BOX ONLY FOR AN AMENDMENT TO A LAND USE CONTRACT BY WAY OF PERMIT UNDER s. 982 OF THE *LOCAL GOVERNMENT ACT*:

THIS NOTICE relates to the amendment of Land Use Contract No. ____, which is registered as a chargeagainst the above described land.

PARTICULARS OF THE AMENDMENT MAY BE OBTAINED
FROM THE DISTRICT OF HUDSON'S HOPE.

Dated: _____

DISTRICT OF HUDSON'S HOPE

by _____
Clerk

DRAFT POSITION PAPER – WORKER CAMPS

WHEREAS Industrial Worker Camps may have a negative impact on their neighbours and could negatively impact the District of Hudson's Hope, District Council has adopted the following position.

POSITION

The District of Hudson's Hope will oppose any proposed or existing camps when:

1. **The worker camps are, or are proposed to be, located within daily commuting distance (30 km) of property that is zoned and available for that use.**
2. **The application does not include a detailed layout for review with respect to Fire and Life Safety issues.**
3. **The application does not include detailed information on the source for the water supply, location for wastewater and solid waste disposal.**
4. **(Any additional suggestions?)**

The District of Hudson's Hope encourages the Peace River Regional District to establish a Fringe Area Official Community Plan to allow the area residents to provide input on where they feel worker camps could be best located. That proposed Fringe Area OCP and travel distances is depicted on the attached map.

Nov 22, 2012

HUDSON'S HOPE
PLAYGROUND OF THE PEACE

Box 330
9904 Dudley Drive
Hudson's Hope BC V0C 1V0
Telephone 250-783-9901
Fax: 250-783-5741

APPLICATION - TEMPORARY USE PERMIT

IMPORTANT • **Incomplete applications will not be accepted**

SECTION 1- APPLICANT (PLEASE PRINT)

Name: I/We hereby make application to the District of Hudson's Hope for a Temporary Use Permit

Owner Name Charlton Brock Hayward & Judy Anne Hayward
Please print first and last name

Owner Address P.O. Box 2415 City Chetwynd Prov. BC Postal Code V0C 1J0

Owner Contact Phone Number 250.788.2763 Email N/A

Applicant Name (if different from owner) Prince Rupert Gas Transmission Ltd.

Applicant Address 450-1st St SW City Calgary Prov. AB Postal Code T2P 5H1

Applicant Contact Phone Number 403.920.6491 Email keri-lynn_bruce@transcanada.com

PLEASE NOTE: IF APPLICANT IS NOT AN OWNER, A LETTER OF CONSENT IS REQUIRED

SECTION 2 – DESCRIPTION OF PROPERTY

AS INDICATED ON STATE OF TITLE CERTIFICATE

Civic Address _____ Parcel Identifier (PID) 023-713-046

Lot/ Parcel 1282 Block I Plan _____ Roll No. _____

Existing Use of Subject Property Pasture

Existing Use of Adjacent Properties Pasture, Trees, Residence (East)

Present Zoning RU3

Official Community Plan Map Designation _____

This information is collected for the administrative and/or operational functions of the District of Hudson's Hope as authorized by the Local Government Act. This information has been collected, and will be used and maintained, in accordance with the Freedom of Information and Protection of Privacy Act. Should you have any questions above, please contact the District's CAO at 250-783-9901.

SECTION 3 - DESCRIPTION OF TEMPORARY USE APPLIED FOR:

(Two Site Plans Attached. The site plan should include legal information, setbacks, parking, access, outer perimeter of all buildings and structures, topographic features, watercourses, and any relevant cross sections, elevations, or detail drawings.)

Detailed Description of Temporary Use Applied for, including uses, buildings or structures:
Temporary camp site (104A)
-Please see attached descriptions

Proposed conditions under which the temporary use will be carried out:
Construction of the Prince Rupert Gas Transmission LNG pipeline

Commencement Date of Proposed Temporary Use:
April 2015

Estimated Date When Temporary Use Will Cease:
December 2018

ADDITIONAL INFORMATION: (Reasons and comments in support of application. Use separate sheet or attach plans if required.)

In making this application, the owner agrees to permit access to the property at all reasonable times by District of Hudson's Hope staff, members of council or consultants authorized by the District of Hudson's Hope, for purposes of conducting inspections of the property.

I/We Prince Rupert Gas Transmission Ltd. make application to the District of Hudson's Hope for the issuance of a Temporary Use Permit.

I also certify that the information contained herein is correct to the best of my knowledge and belief. I understand this application including any plans submitted is public information. I authorize reproduction of any plans/reports for the purposes of application processing and reporting.

6-Feb-15 (Date) (Applicant's Signature)

This application is made with my full knowledge and consent.

7-Feb-15 (Date) (Registered Owner's Signature)

SUBMISSION REQUIREMENTS	If "Not Provided" please explain	
(please check either "Provided" or "Not Provided")	Provided	Not Provided
Application Fee	✓	
Current State of Title Certificate	✓	
Letter of Consent from the Owner (only required if the Applicant is not the Owner)	✓	



Prince Rupert
Gas Transmission Project

Ancillary Site Information Sheet

PRGT004776-TC-LA-PLN-0002

November 21, 2014

Rev # 0

Confidential

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Campsite, Stockpile Site and Laydown Yard

The sites have been placed in previously cleared areas with direct access to existing road infrastructure wherever possible in order to limit the amount of clearing that will take place, and to allow the use of existing roads rather than requiring the construction of new ones. The areas selected are also evaluated for the amount of ground disturbance that will be required to level the sites for the placement of the facilities.

Site Development:

Once all permits have been received for the project (including the OGC permit for the pipeline, the EA certificate for the pipeline, and all associated permits) the Prime Contractor and all associated sub-contractors (camp, clearing etc.) will begin site preparation for the camp, stockpile and laydown yard. Site development is anticipated to take 90 to 120 days, at which time the camp will be established and the first crews will move on site. The current plan is for the site to begin as a pioneering camp which will house 200 to 300 men for the initial stage of the right of way preparation; eventually expanding to a full size camp housing 800 to 1000 men. Both of these builds will require a service area for water, sewage, generators, propane etc. to run the camp. Camp sites may also include water wells and effluent pond. Equipment associated with the camp will consist of front end loaders, contractor/ personal vehicles, water/sewer, delivery trucks, fuel trucks etc.

The laydown yard (contractor yard) and stockpile site are generally developed at the same time as the camp, and equipment may be moved on and off the site during various stages of pipeline construction. The laydown yard will be used to setup temporary offices for the contractor, TransCanada construction management team as well as temporary warehouse structures for storing materials. The site will also have fuel storage for project vehicles and construction equipment. Equipment associated with the contractor's yard will consist of bulldozers, excavators, front end loaders, pickup trucks, fuel trucks, water trucks, side booms, tractor trailers, delivery vehicles, etc. The stockpile site will be used to stockpile approximately 60,000 m of pipe. Project assemblies (valves / fittings) as well as left over construction material (left over pipe from project). Equipment associated with the stockpile will consist of pipe trucks/trailers, pickup trucks, mobile office trailer, crane, side booms and excavators. This site may also be used for additional parking if required. All of the sites (camp, laydown and stockpile) may be fenced around the site perimeter.

Detailed site development plans will be available once the all of the contracts for the pipeline, clearing contractor, camp provider etc. have been awarded and the contractors have all had an opportunity to meet and develop these plans.

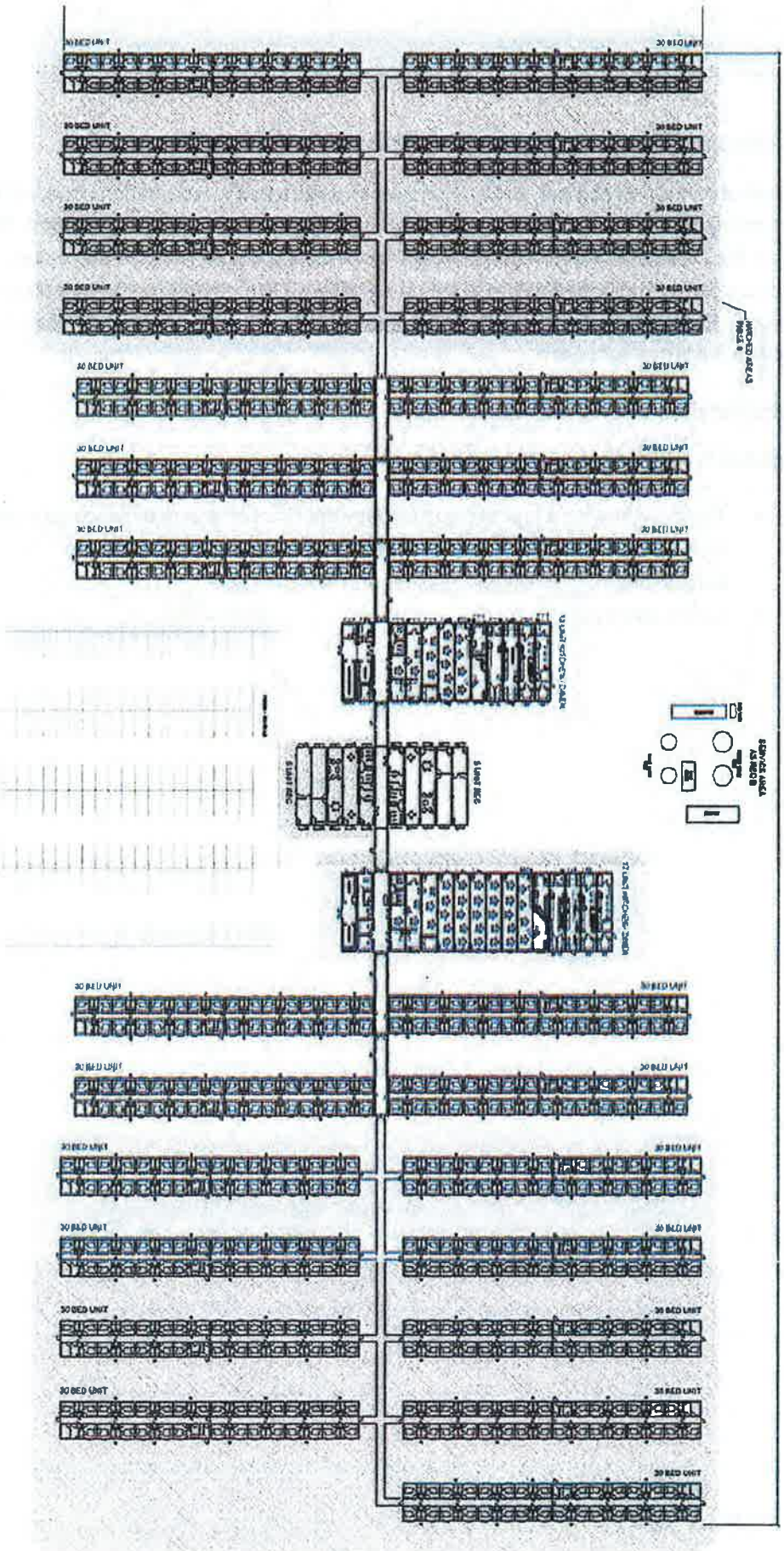
Management Plan, Traffic Management, Reclamation and Security:

Detailed management plans, traffic strategies and site specific reclamation plans will be developed by the contractors (Prime, Camp, Clearing etc.) once all contracts have been awarded. The PRGT Project team has considered traffic management when choosing the location for these sites, and a high level access strategy is attached to this document explaining the reasons for site selection and the type of controls that are included in a traffic management plan. The site will have 24 hour on site security, and may be fenced as necessary.

Attachments:

Included in this package are the following attachments:

- A sketch showing a typical camp layout – specific site design depends on a number of factors and the final layout for the sites will be determined by the contractors
- Sample photos of existing campsites and stockpile site
- Access strategy







Ancillary Site Access Strategy

PRGT recognizes that our presence in the community influences traffic flows. To ensure that disruptions and traffic hazards are identified and controlled, a traffic management plan will be produced by our prime contractors once a contract has been awarded. Prior to awarding the prime contract PRGT has considered traffic and its effects on the community and area as outlined below in when picking the site location.

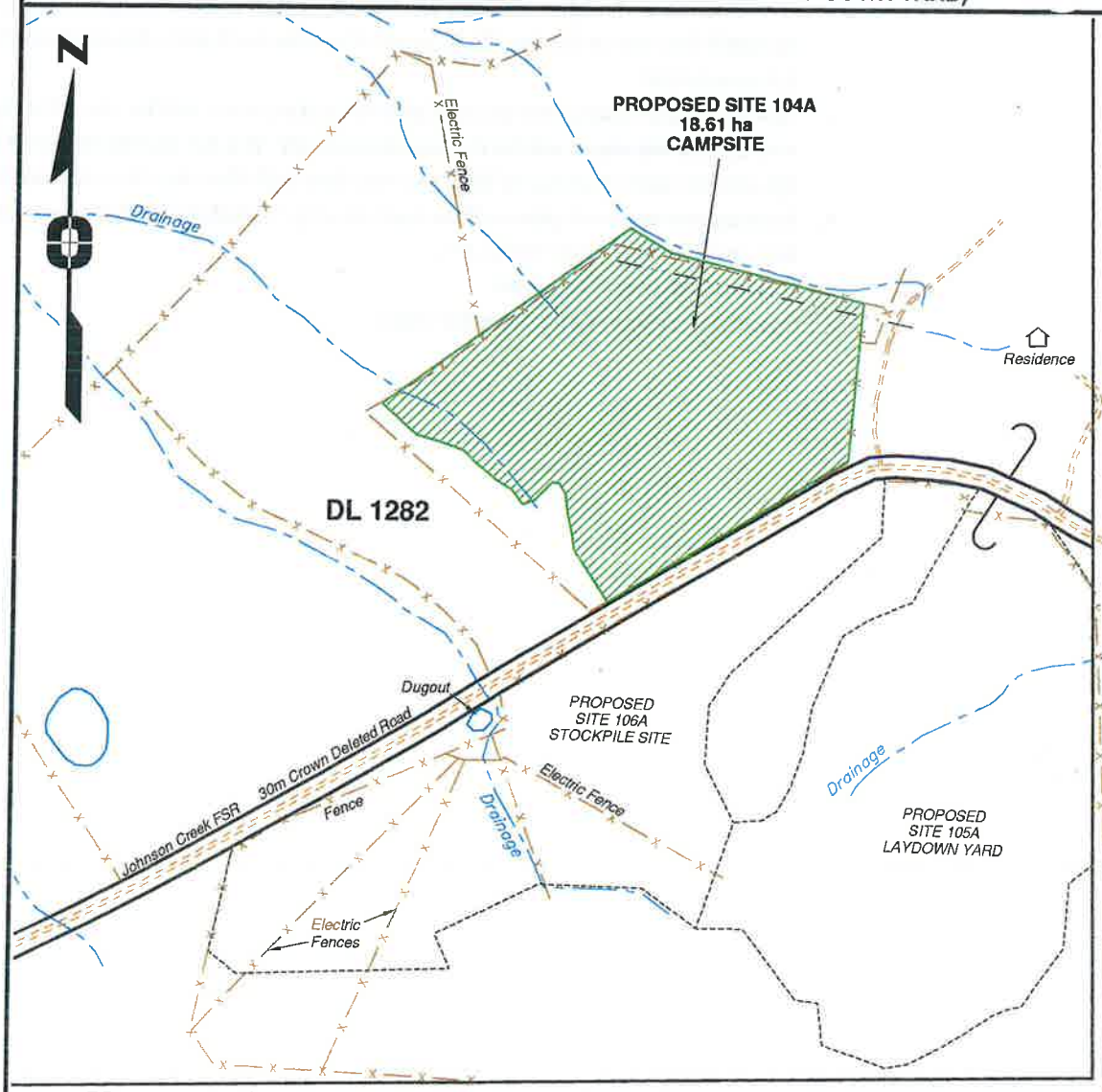
It is assumed that the pipeline contactor will be working six (6) days on and one (1) day off. This being the case there would be one initial influx of traffic to get the workers into the camp site and one more once the job is completed and the workers move on to the next camp. Along with the camp there is also a proposed contractor yard and stockpile site. There will be the initial shipping of pipe from a designated rail siding to the stockpile site that may increase the traffic volume through the community. Once the pipe is in the stockpile yard, transportation to the right of way will occur utilizing the right of way whenever practical.

Locating the ancillary sites to minimize traffic is only the first step of managing traffic in the area. As stated in paragraph one once the prime contact has been awarded a full traffic management plan will be produced. In the absence of this document below is a high level summary outlining some of the control measures that are typically implemented in a traffic management plan.

- Project orientation (mandatory to all workers) with a section speaking to traffic and the local communities
- Ensuring construction equipment and materials are not stored or parked in such a manner to cause a traffic hazard
- All drivers of company vehicles are competent and possess the proper licensing for the equipment they are operating. Copies of driver licensing will be filed onsite
- Driving hazards shall be evaluated on an on-going basis and communicated to drivers through safety meetings and bulletins
- Compliance with pipeline contractors HS&E policies and procedures regarding vehicle care and control.
- Vehicles required to travel on logging roads will be equipped with a radio and proper channels to communicate vehicles position to other drivers
- Flag persons will be utilized when required. All flag persons will have received recognised training in proper flagging techniques. Flag persons will wear appropriate PPE including high visibility outer clothing (e.g. vest, full body suits), hard hats and will have proper "slow/stop" paddles for controlling traffic
- Protective measures will be used to prevent damage to the roadway surface by tracked equipment
- Signage denoting the nature of identified hazards shall be erected along the right of way and storage locations
- "Truck turning" signs will be posted well in advance of a location where trucks will be entering or exiting road ways

- Construction and project vehicles are not permitted to park along the edge of the roadway, except if they are in the bar ditch, or other means have been taken to prevent the public from being exposed
- Driving hazards associated on rural and secondary roads will be identified by job safety analysis and control measures will be in place accordingly. The JSA will be reviewed by all personnel on the project upon first day of hire in correlation with the new hire orientation
- Journey management plans will be implemented including; limited travel times, fuel logs, travel logs, vehicle inspection forms, etc.
- Dust control where required
- Speed enforcement and discipline plans

INDIVIDUAL OWNERSHIP PLAN SHOWING
PROPOSED CAMPSITE (SITE 104A) WITHIN
DISTRICT LOT 1282
PEACE RIVER DISTRICT, BRITISH COLUMBIA
(ASSOCIATED WITH SITE 106A STOCKPILE & SITE 105A LAYDOWN YARD)



I/We, the landowner(s)/occupants(s), consent to the location of the Ancillary Sites as shown and have no objections.

Dated this _____ day of _____, 20____

Areas			
Permanent		0.00 ha	0.00 ac
Temporary		18.61 ha	45.99 ac
Total		**18.61 ha**	**45.99 ac**

Signature: Brock Hayward

Owner(s): Charlton Brock Hayward

Signature: J Hayward

Owner(s): Judy Anne Hayward

Title No:	CA3076476
Parcel Identifier:	023-713-046
PRGT Tract No.:	SITE 104A

100 0 100 200 300 400 500

The intended plot size of this plan is 216mm in width by 356mm height when plotted at a scale of 1: 7500 (use legal size she

PRINCE RUPERT GAS TRANSMISSION LTD.

FOCUS
Focus Surveys (BC) Limited Partnership
10716 - 100th Avenue Fort St John BC
V1J 1Z3 250.787.0300 www.focus.ca

Drawing No: 131212NP01R1
Ref Dwg: 131212SK04R2
Drafter / Checker: JM / JN

TITLE SEARCH PRINT 2015-02-11, 13:17:50

Requestor: Sandy Sohlbach

Folio/File Reference: TC 130316

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CA3076476
From Title Number	PL20611
Application Received	2013-04-15
Application Entered	2013-04-20

Registered Owner in Fee Simple

Registered Owner/Mailing Address: CHARLTON BROCK HAYWARD, Businessman
JUDY ANNE HAYWARD, Businesswoman
PO BOX 2415
CHETWYND, BC
V0C 1J0
AS JOINT TENANTS

Taxation Authority PEACE RIVER ASSESSMENT DISTRICT

Description of Land

Parcel Identifier: 023-713-046
Legal Description:
DISTRICT LOT 1282 PEACE RIVER DISTRICT

Legal Notations

THIS TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT,
SEE AGRICULTURAL LAND RESERVE PLAN 21608

Charges, Liens and Interests

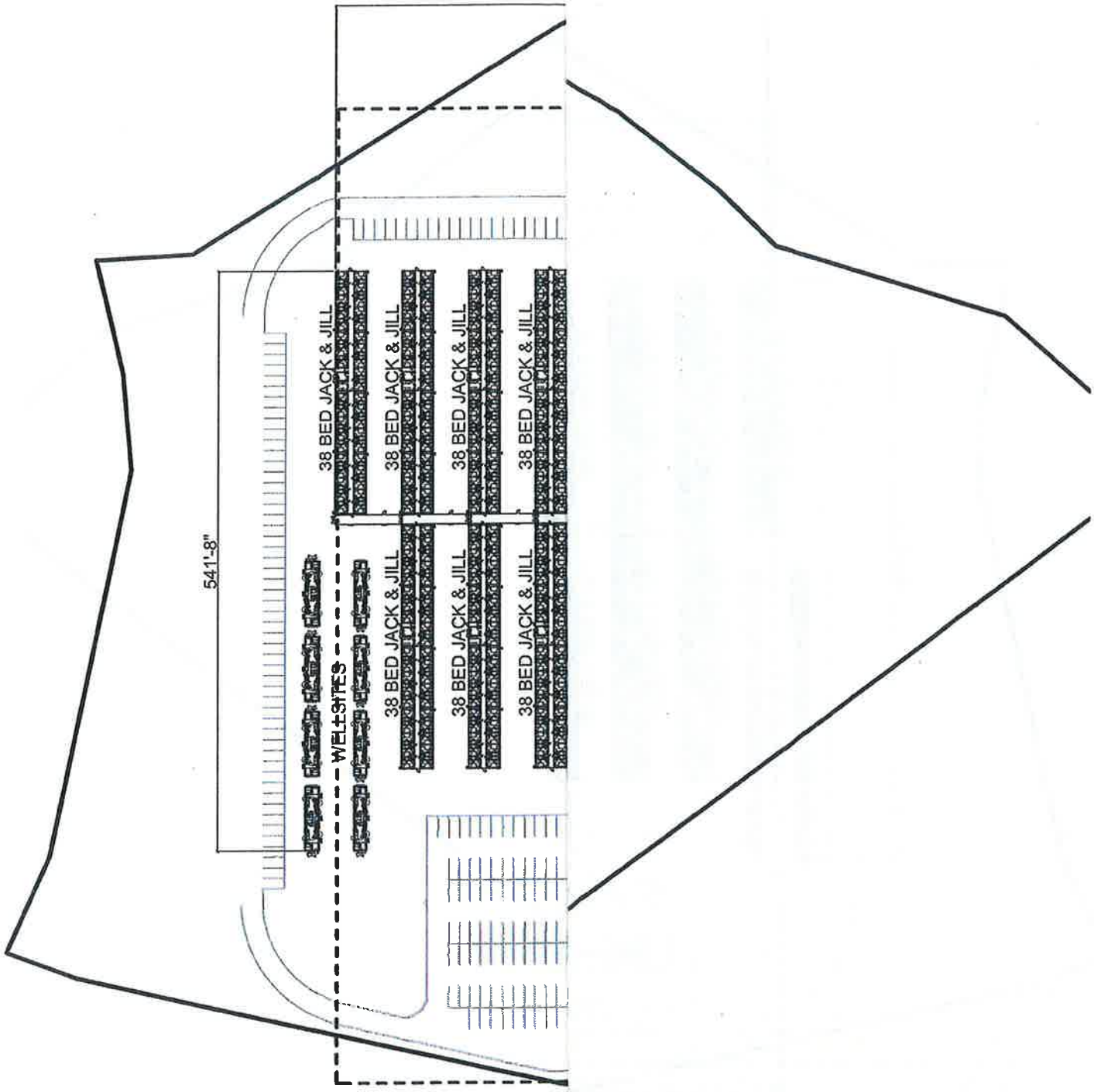
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	PB25413
Registration Date and Time:	1988-06-14 12:55
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	UNDERSURFACE AND OTHER EXC & RES
Registration Number:	PL20612
Registration Date and Time:	1997-04-03 11:13
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	SECTION 47 LAND ACT

TITLE SEARCH PRINT 2015-02-11, 13:17:50

Requestor: Sandy Sohlbach

Folio/File Reference: TC 130316

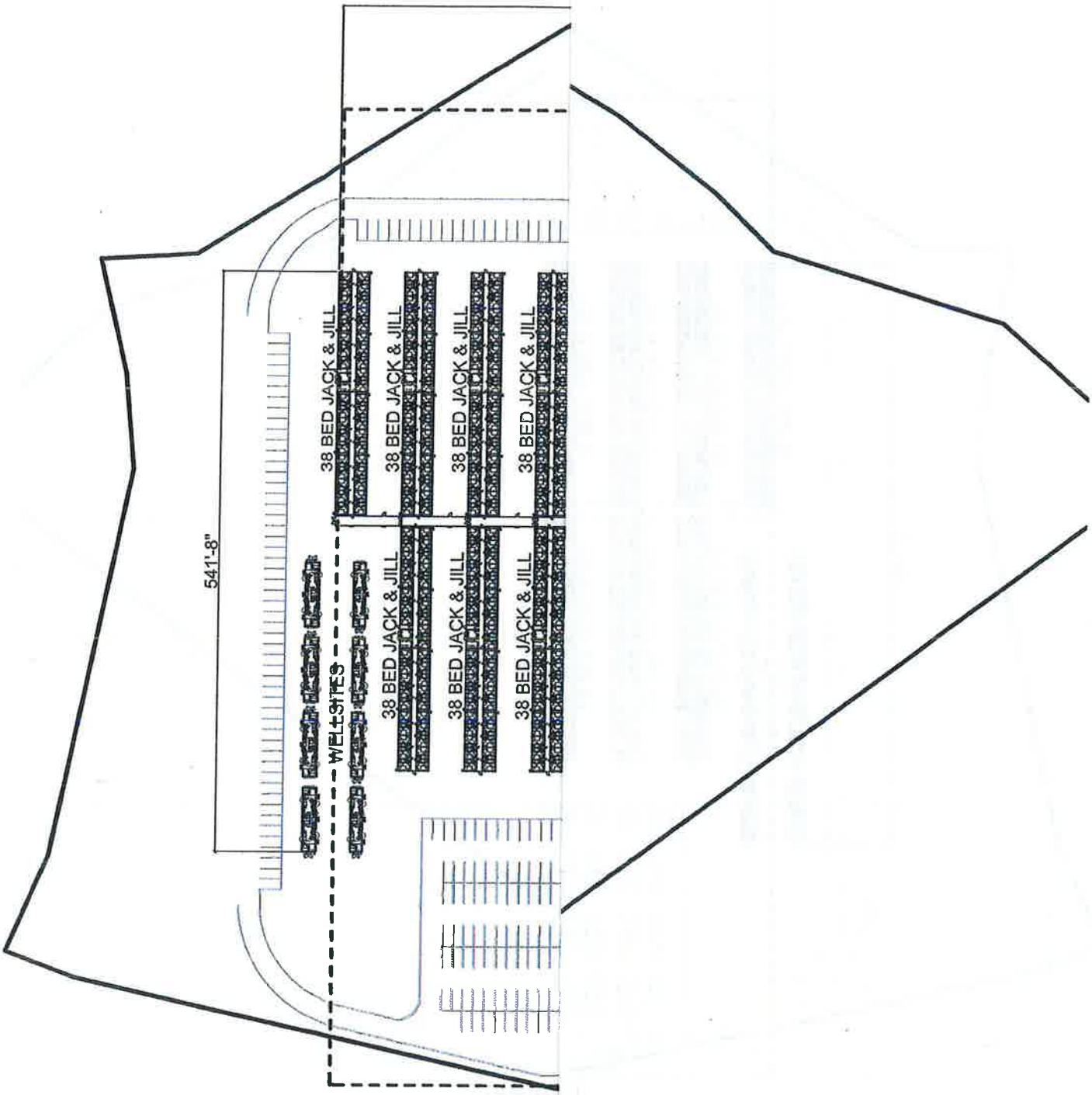
Nature:	TIMBER RESERVATION
Registration Number:	PL20613
Registration Date and Time:	1997-04-03 11:13
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Nature:	MORTGAGE
Registration Number:	CA3076477
Registration Date and Time:	2013-04-15 10:01
Registered Owner:	RAYMOND LLOEFFLER BROOKES
Nature:	OPTION TO LEASE
Registration Number:	CA4029987
Registration Date and Time:	2014-10-20 16:43
Registered Owner:	PRINCE RUPERT GAS TRANSMISSION LTD. INCORPORATION NO. BC0959260
Nature:	PRIORITY AGREEMENT
Registration Number:	CA4029988
Registration Date and Time:	2014-10-20 16:43
Remarks:	GRANTING CA4029987 PRIORITY OVER CA3076477
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE



EAST
CAMP 104A
19 ha SITE
872 PERSON CAMP

0' 50' 200'

NORTH



EAST
CAMP 104A
19 ha SITE
872 PERSON CAMP

0' 50' 200'

NORTH

REQUEST FOR DECISION

RFD#: CM 8SR	**Date: March 15, 2015**
Meeting#: CM032315	**Originator: Tom Matus, CAO**
RFD TITLE: Temporary Use Permit: TC- PRGT Temporary Laydown Yard 105A	

BACKGROUND:

The TransCanada, Prince Rupert Gas Transmission Ltd. (PRGT) has applied for a Temporary Use Permit (TUP) for the use as a laydown yard for the purpose of facilitating the construction of the PRGT LNG pipeline. The location of the intended property use is Lot 1282, approximate area of 26.33 hectares which is located approximately in the lower east quadrant within the boundary of the District of Hudson's Hope. The existing use of the property is Pasture/Trees and the Adjacent Use is Pasture/Trees/ Residence/ALR Lands (an application by the applicant has already been submitted to the ALC). Current zoning is RU3 Rural Resource. The property owners are, as per the Certificate of Title: Charlton Brock Hayward and Judy Anne Hayward.

Included in this report are:
TUP Application, Certificate of Title, Authorization of Owner form, to scale Sketches/maps, diagrams of the construction/stockpile layout.

DISCUSSION:

Please see the document in the back-up package entitled "Campsite, Stockpile Site and Laydown Yard" for further description of activity for the construction of offices, fuel storage, warehouses, equipment: (bulldozers, delivery, loaders, pickup trucks, fuel trucks, water trucks, side booms, excavators, tractor trailers, vehicles, etc.)" at this site. Site development is scheduled to take 90 – 120 days.
This land is within the Agricultural Land Reserve and will require permitting form the AL Commission. All signatories have set their signature on the Authorization of Owner forms. The draft TUP is attached.

TUP Procedure
Our Official Community Plan (OCP) section 2.12 Temporary Uses depicts the following:

Temporary use permits may be issued for a three year period, and may be renewed once, provided that the temporary commercial or industrial use:

.1 is not noxious or undesirable because of smoke, noise, vibration, dirt, glare, odour, radiation, electrical interference, or an offensive trade within the meaning of the *Health Act*, as amended from time to time;
.2 does not have a negative impact on adjacent lands;
.3 does not create a significant increase in the level or demand for services;
.4 does not permanently alter the site upon which it is located;
.5 complies with all the conditions specified by Council in the Temporary Commercial or Industrial Use Permit; and
.6 complies with other provincial and federal enactments.

Although our current Zoning Bylaw notes that zone RU3 Rural Resource allows for Resource Development defined as "…any activity required to develop natural resources from the land. This includes exploration and extraction activities and can also include related processing plants." Our OCP section 2.5.2 Industrial (Un-serviced), further restricts the use of laydown yards to areas, (in our Zoning Bylaw), designated as zone M2 Light Industrial; which is the reason for this Temporary Use Permit

application.

Our new Development Procedures Manual dictates the following procedure for the approval of a Temporary Use Permit, (in summary):

Approving Officer (AO) drafts a report with a Technical Review which includes the following to be presented to Council – with recommendations, (as is the purpose of this report):

Impacts on adjacent properties

Possible impact in regard to the construction of the property ia possible dust contamination of adjacent properties, an Ancillary Site Access Strategy citing traffic management plan has been submitted but not particularly a dust control report for the construction of the site.

There is one residences in the adjacent property north across Canyon Drive which will probably be effected by dust.

Views and privacy

No effects due to no adjacent residences.

Appropriateness of use

The area does facilitate this type of use and seems to be an ideal location though I expect that the Ministry of MoTI will certainly have their comments and conditions.

Health and safety

Public: with the submission of final traffic plans, with Council review and input, health and safety concerns will be addressed. Contractor: health and safety is governed by Worksafe BC.

Height

Height will be set at, (to be dictated in the permit), at industry standards pertaining to size, (length and diameter) for pipe stockpiling for this size project.

Setbacks

Currently there are no setbacks stated in any of our governing documents for this type of development. Again, to follow industry standards, taking into concern the proximity of adjacent residences.

Length of time the proposed use will operate

The applicant has asked the permit to expire in December, 2015: the LGA section 921 (11) (b) dictates that a permit can be no longer than 3 years, it may be renewed once.

Other appropriate planning considerations.

As per LGA section 921 (8) which reads as follows:

As a condition of the issue of a permit, a local government may require the owner of the land to give an undertaking to

(a) demolish or remove a building or structure, and

(b) restore land described in the permit to a condition specified in the permit by a date specified in the permit.

(c) Under section 924 of the Local Government Act, approval of the Ministry of Transportation is required if the application is for a commercial or industrial development over 4,500m2 gross floor area within 800 metres of a controlled access highway.

(d) It may be prudent to require security in the form of an Irrevocable Letter of Credit from PRGT as per the LGA section 921 (12) provides which reads in whole:

"In addition to any security required under section 925 (1), a local government may require, as a condition of issuing the permit, that the owner of the land give to the local government security to guarantee the performance of the terms of the permit, and the permit may provide for

(a) the form of the security, and

(b) the means for determining

(i) when there is default under the permit, and

(ii) the amount of the security that forfeits to the local government in the event of default."

This will ensure that all work is completed as per the permit. We don't want to be responsible for the cost of clearing out the stockpile yards, etc. should a permit expire. (somewhat similar to the Paquette "laydown" yard).

Council then approves, in principal or not, to proceed with completing the Technical Review which includes:

1) Referral to Government Agencies – at the discretion of the AO;
2) Notify the Public by publishing a notice in a local newspaper at least 3 and not more than 14 days before the adoption of the resolution to issue the permit:
3) The notice must state:
    a. the purpose of the proposed permit;
    b. the land that is the subject of the proposed permit;
    c. the date, time and place where copies of the proposed permit may be inspected; and
    d. the date, time and place where the application will be heard.
4) If approval to proceed AO completes the above and report back to Council with a draft permit for final consideration of Council, whom has four options:
    a. By resolution, issue the Temporary Use Permit;
    b. By resolution, issue the Temporary Use Permit as amended;
    c. Request additional information before a resolution is passed; or
    d. Deny the application for a Temporary Use Permit.

BUDGET:

$500 revenue to Lands Use Application Fees.

RECOMMENDATION / RESOLUTION:

Recommendation:
That Council discuss all elements of the TUP as listed above and direct the Approving Officer to draft a Temporary Use Permit for final consideration of Council; and that Council, today, make a motion that reads as per the following:

Resolution:
"That Council Authorize notification of Council's approval in principle and proceed with the technical review of the Prince Rupert Gas Transmission Ltd.'s application for a Temporary Use Permit for a "temporary stockpile site" located at District Lot 1282 in the District of Hudson's Hope; and to report back to Council for a final consideration, where Council has four options:

a. By resolution, issue the Temporary Use Permit;
b. By resolution, issue the Temporary Use Permit as amended;
c. Request additional information before a resolution is passed; or

d. Deny the application for a Temporary Use Permit."

Tom Matus, Approving Officer

TEMPORARY COMMERCIAL USE PERMIT NO. 2015-2

Issued to: Prince Rupert Gas Transmission Ltd.
450 – 1st St. SW
Calgary, AB
T2P 5H1

With respect to the following lands:

District Lot 1282 Peace River District

1. This Temporary Commercial Use permit is issued pursuant to Section 921 of the *Local Government Act*.

2. The purpose of this permit is to allow a laydown yard, identified as Site 105A, for materials related to the activity of natural resources, specifically, Liquid Natural Gas, as a permitted use.

3. This permit does not relieve the owner or occupier from obtaining any other approvals required by the District of Hudson's Hope or any other jurisdiction or from meeting any other applicable regulations.

4. This permit is not a building permit and/or a development permit.

5. This permit is valid May 1, 2015 to April 30, 2018, inclusive.

This Temporary Use Permit will comply with the following edicts:

6. All plans regarding effecting this permit, (i.e. traffic, construction and detail stockpiling, as well as any others), must be submitted to Council for their review and approval prior to work being started.

    a. Height of stockpile not to exceed

    b. Height of buildings not to exceed

    c. Setbacks of stockpile in relation to the fence must be:

    d. stockpile area must be fenced with

    e. The lands will be used strictly in accordance with this permit.

    f. by the permit expiry date all materials and fencing must be removed from the lands and the lands to be left in ssatisfactory condiation as approved by the Afpproving Officer of the District of Hudson's Hope by April 30, 2015

    g. dust control plan must be submitted for council review and approval

h. the Temporary Use Permit application will be referred to the appropriate agencies whose interests may be affected.

i. Under section 924 of the Local Government Act, approval of the Ministry of Transportation is required if the application is for a commercial or industrial development over 4,500m2 gross floor area within 800 metres of a controlled access highway.

j. An Irrevocable letter of Credit is required in the amount of $100,000.00 to garauntee compliance of the Temporary Use Permit.

k. is not noxious or undesirable because of smoke, noise, vibration, dirt, glare, odour, radiation, electrical interference, or an offensive trade within the meaning of the *Health Act*, as amended from time to time;

l. does not have a negative impact on adjacent lands;

m. does not create a significant increase in the level or demand for services;

n. does not permanently alter the site upon which it is located;

o. complies with all the conditions specified by Council in the Temporary Commercial or Industrial Use Permit; and

p. complies with other provincial and federal enactments.

Tom Matus
Approving Officer

Certified a true and correct copy of Temporary Commercial Use Permit No. 2015-02 issued by Resolution of District of Hudson's Hope Council Passed on the ____ day of ____, 2015.

_____
Tom Matus, Approving Officer

LOCAL GOVERNMENT ACT
(Part 26)
NOTICE OF PERMIT #2015-2

TO: Registrar
Land Title Office
153, 1011 4th Avenue
Prince George, BC, V2L 3H9

TAKE NOTICE that the land described below is subject to a permit issued by the Council of the District of Hudson's Hope.

PARTICULARS OF PERMIT

Permit Description
(a) Type of Permit: Temporary Commerical Use Permit
(b) Statutory Authority: section 921 of the *Local Government Act*

Legal Description of Land Affected:
Parcel Identifier: 023-713-046
District Lot 1282

Issue Date: _____, 2015
Expiry Date: ___ _____
(for Temporary Commercial or Industrial Permit only)

FURTHER PARTICULARS OF THE PERMIT MAY BE OBTAINED
FROM THE DISTRICT OF HUDSON'S HOPE

AND FURTHER TAKE NOTICE that in the case of a Temporary Commercial or Industrial Permit, you are hereby authorized to cancel the notation of the filing of this notice against the title to the land affected by it on or after the expiry date specified above without further application from us and we consent to a cancellation of the notation on the basis of effluxion of time.

USE THIS BOX ONLY FOR AN AMENDMENT TO A LAND USE CONTRACT BY WAY OF PERMIT UNDER s. 982 OF THE *LOCAL GOVERNMENT ACT*:

THIS NOTICE relates to the amendment of Land Use Contract No. ____, which is registered as a chargeagainst the above described land.

PARTICULARS OF THE AMENDMENT MAY BE OBTAINED
FROM THE DISTRICT OF HUDSON'S HOPE.

Dated: _____

DISTRICT OF HUDSON'S HOPE

by _____
Clerk

HUDSON'S HOPE
PLAYGROUND OF THE PEACE

Box 330
9904 Dudley Drive
Hudson's Hope BC V0C 1V0
Telephone 250-783-9901
Fax: 250-783-5741

APPLICATION - TEMPORARY USE PERMIT

IMPORTANT • **Incomplete applications will not be accepted**

SECTION 1- APPLICANT (PLEASE PRINT)

Name: I/We hereby make application to the District of Hudson's Hope for a Temporary Use Permit

Owner Name Charlton Brock Hayward & Judy Anne Hayward
Please print first and last name

Owner Address P.O. Box 2415 City Chetwynd Prov. BC Postal Code V0C 1J0

Owner Contact Phone Number 250.788.2763 Email N/A

Applicant Name (if different from owner) Prince Rupert Gas Transmission Ltd.

Applicant Address 450-1st St. SW City Calgary Prov. AB Postal Code T2P 5H1

Applicant Contact Phone Number 403.920.6491 Email keri-lynn_bruce@transcanada.com

PLEASE NOTE: IF APPLICANT IS NOT AN OWNER, A LETTER OF CONSENT IS REQUIRED

SECTION 2 – DESCRIPTION OF PROPERTY

AS INDICATED ON STATE OF TITLE CERTIFICATE

Civic Address _____ Parcel Identifier (PID) 023-713-046

Lot/ Parcel 1282 Block I Plan _____ Roll No. _____

Existing Use of Subject Property Pasture

Existing Use of Adjacent Properties Pasture Trees (Forestry) Residence (North)

Present Zoning RU3 ?

Official Community Plan Map Designation _____

This information is collected for the administrative and/or operational functions of the District of Hudson's Hope as authorized by the Local Government Act. This information has been collected, and will be used and maintained, in accordance with the Freedom of Information and Protection of Privacy Act. Should you have any questions above, please contact the District's CAO at 250-783-9901.

SECTION 3 - DESCRIPTION OF TEMPORARY USE APPLIED FOR:

(Two Site Plans Attached. The site plan should include legal information, setbacks, parking, access, outer perimeter of all buildings and structures, topographic features, watercourses, and any relevant cross sections, elevations, or detail drawings.)

Detailed Description of Temporary Use Applied for, including uses, buildings or structures:
Temporary Laydown Yard (105A)
- Please see attached descriptions

Proposed conditions under which the temporary use will be carried out:
Construction of the Prince Rupert Gas Transmission LNG pipeline

Commencement Date of Proposed Temporary Use:
April 2015

Estimated Date When Temporary Use Will Cease:
December 2016

ADDITIONAL INFORMATION: (Reasons and comments in support of application. Use separate sheet or attach plans if required.)

In making this application, the owner agrees to permit access to the property at all reasonable times by District of Hudson's Hope staff, members of council or consultants authorized by the District of Hudson's Hope, for purposes of conducting inspections of the property.

I/We Prince Rupert Gas Transmission Ltd. make application to the District of Hudson's Hope for the issuance of a Temporary Use Permit.

I also certify that the information contained herein is correct to the best of my knowledge and belief. I understand **this application including any plans submitted is public information.** I authorize reproduction of any plans/reports for the purposes of application processing and reporting.

2015-02-06 (Date) (Applicant's Signature)

This application is made with my full knowledge and consent.

7-Feb-2015 (Date) Brad Maynard (Registered Owner's Signature)

SUBMISSION REQUIREMENTS	If "Not Provided" please explain	
(please check either "Provided" or "Not Provided")	Provided	Not Provided
Application Fee	✓	
Current State of Title Certificate	✓	
Letter of Consent from the Owner (only required if the Applicant is not the Owner)	✓	



Prince Rupert
Gas Transmission Project

Ancillary Site Information Sheet

PRGT004776-TC-LA-PLN-0002

November 21, 2014

Rev # 0

Confidential

TransCanada
In business to deliver

Campsite, Stockpile Site and Laydown Yard

The sites have been placed in previously cleared areas with direct access to existing road infrastructure wherever possible in order to limit the amount of clearing that will take place, and to allow the use of existing roads rather than requiring the construction of new ones. The areas selected are also evaluated for the amount of ground disturbance that will be required to level the sites for the placement of the facilities.

Site Development:

Once all permits have been received for the project (including the OGC permit for the pipeline, the EA certificate for the pipeline, and all associated permits) the Prime Contractor and all associated sub-contractors (camp, clearing etc.) will begin site preparation for the camp, stockpile and laydown yard. Site development is anticipated to take 90 to 120 days, at which time the camp will be established and the first crews will move on site. The current plan is for the site to begin as a pioneering camp which will house 200 to 300 men for the initial stage of the right of way preparation; eventually expanding to a full size camp housing 800 to 1000 men. Both of these builds will require a service area for water, sewage, generators, propane etc. to run the camp. Camp sites may also include water wells and effluent pond. Equipment associated with the camp will consist of front end loaders, contractor/ personal vehicles, water/sewer, delivery trucks, fuel trucks etc.

The laydown yard (contractor yard) and stockpile site are generally developed at the same time as the camp, and equipment may be moved on and off the site during various stages of pipeline construction. The laydown yard will be used to setup temporary offices for the contractor, TransCanada construction management team as well as temporary warehouse structures for storing materials. The site will also have fuel storage for project vehicles and construction equipment. Equipment associated with the contractor's yard will consist of bulldozers, excavators, front end loaders, pickup trucks, fuel trucks, water trucks, side booms, tractor trailers, delivery vehicles, etc. The stockpile site will be used to stockpile approximately 60,000 m of pipe. Project assemblies (valves / fittings) as well as left over construction material (left over pipe from project). Equipment associated with the stockpile will consist of pipe trucks/trailers, pickup trucks, mobile office trailer, crane, side booms and excavators. This site may also be used for additional parking if required. All of the sites (camp, laydown and stockpile) may be fenced around the site perimeter.

Detailed site development plans will be available once the all of the contracts for the pipeline, clearing contractor, camp provider etc. have been awarded and the contractors have all had an opportunity to meet and develop these plans.

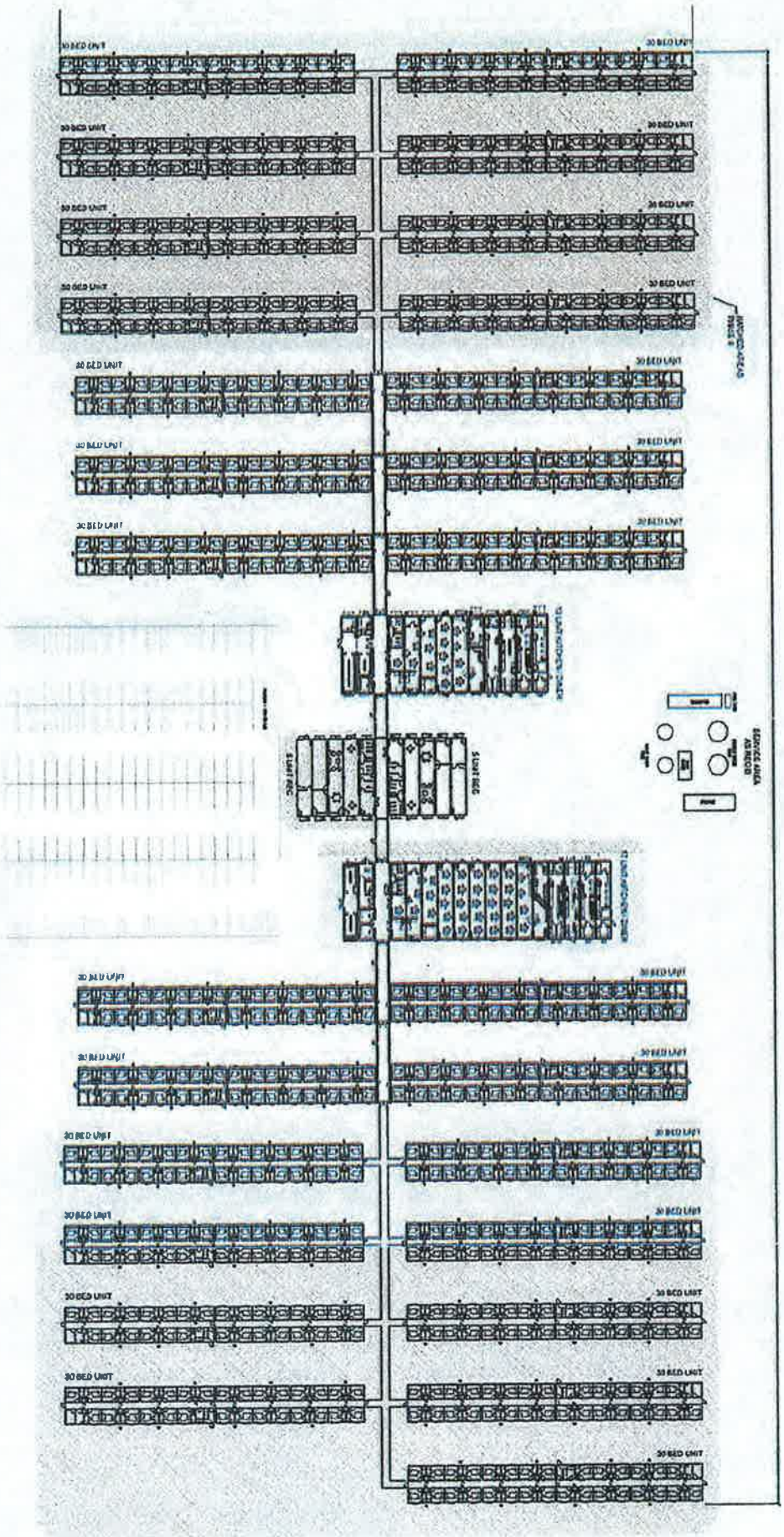
Management Plan, Traffic Management, Reclamation and Security:

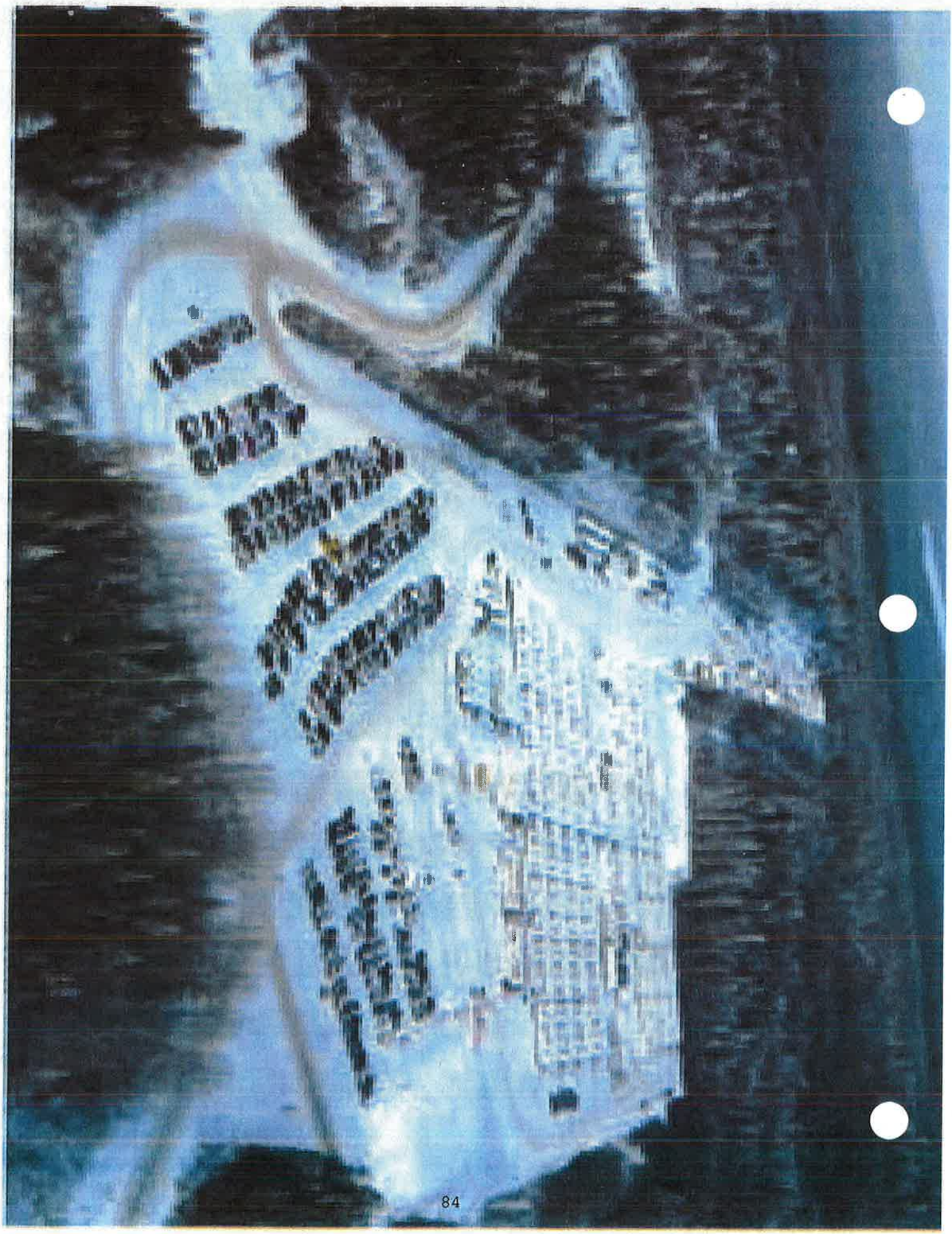
Detailed management plans, traffic strategies and site specific reclamation plans will be developed by the contractors (Prime, Camp, Clearing etc.) once all contracts have been awarded. The PRGT Project team has considered traffic management when choosing the location for these sites, and a high level access strategy is attached to this document explaining the reasons for site selection and the type of controls that are included in a traffic management plan. The site will have 24 hour on site security, and may be fenced as necessary.

Attachments:

Included in this package are the following attachments:

- A sketch showing a typical camp layout – specific site design depends on a number of factors and the final layout for the sites will be determined by the contractors
- Sample photos of existing campsites and stockpile site
- Access strategy







Ancillary Site Access Strategy

PRGT recognizes that our presence in the community influences traffic flows. To ensure that disruptions and traffic hazards are identified and controlled, a traffic management plan will be produced by our prime contractors once a contract has been awarded. Prior to awarding the prime contract PRGT has considered traffic and its effects on the community and area as outlined below in when picking the site location.

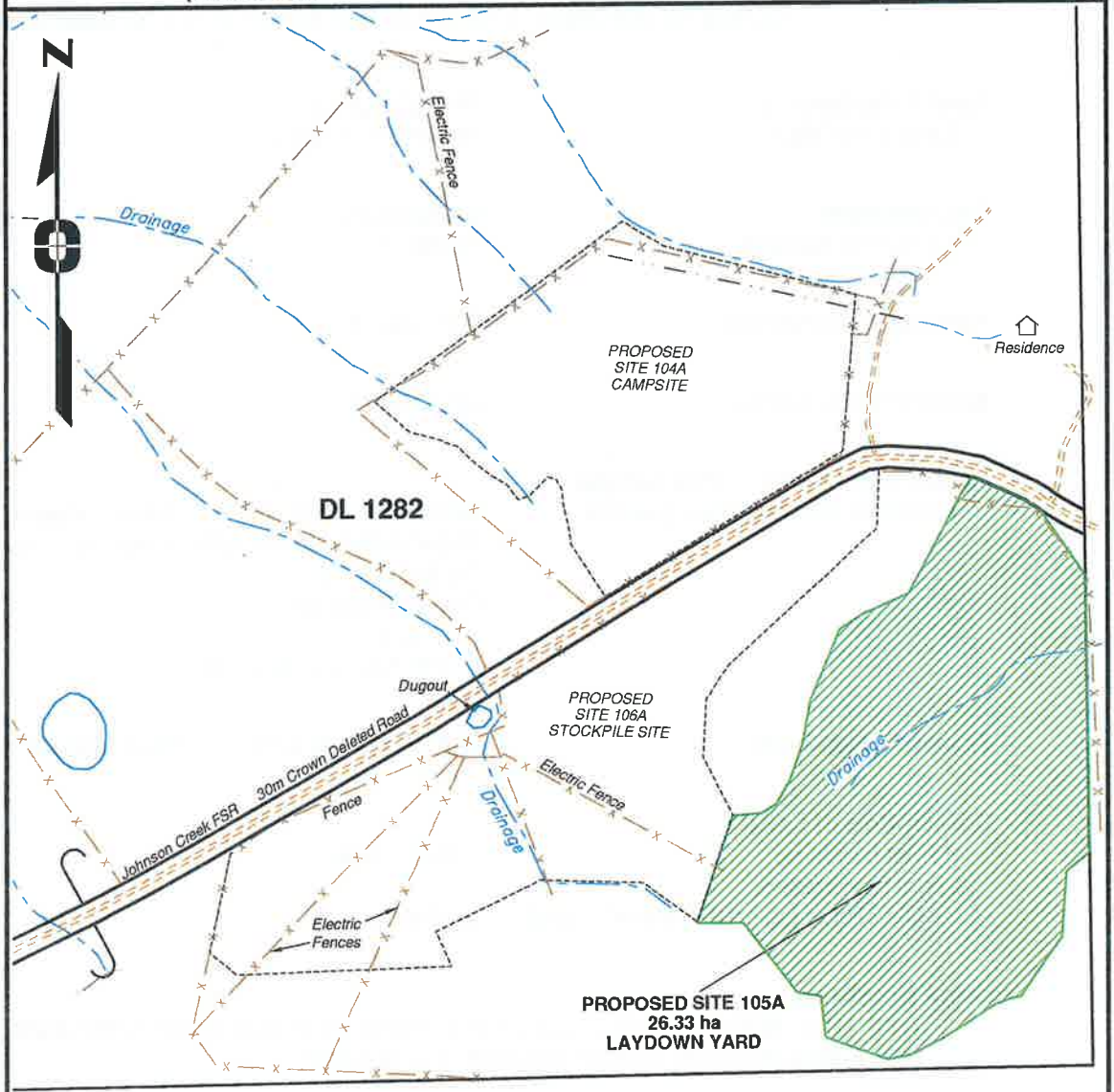
It is assumed that the pipeline contactor will be working six (6) days on and one (1) day off. This being the case there would be one initial influx of traffic to get the workers into the camp site and one more once the job is completed and the workers move on to the next camp. Along with the camp there is also a proposed contractor yard and stockpile site. There will be the initial shipping of pipe from a designated rail siding to the stockpile site that may increase the traffic volume through the community. Once the pipe is in the stockpile yard, transportation to the right of way will occur utilizing the right of way whenever practical.

Locating the ancillary sites to minimize traffic is only the first step of managing traffic in the area. As stated in paragraph one once the prime contact has been awarded a full traffic management plan will be produced. In the absence of this document below is a high level summary outlining some of the control measures that are typically implemented in a traffic management plan.

- Project orientation (mandatory to all workers) with a section speaking to traffic and the local communities
- Ensuring construction equipment and materials are not stored or parked in such a manner to cause a traffic hazard
- All drivers of company vehicles are competent and possess the proper licensing for the equipment they are operating. Copies of driver licensing will be filed onsite
- Driving hazards shall be evaluated on an on-going basis and communicated to drivers through safety meetings and bulletins
- Compliance with pipeline contractors HS&E policies and procedures regarding vehicle care and control.
- Vehicles required to travel on logging roads will be equipped with a radio and proper channels to communicate vehicles position to other drivers
- Flag persons will be utilized when required. All flag persons will have received recognised training in proper flagging techniques. Flag persons will wear appropriate PPE including high visibility outer clothing (e.g. vest, full body suits), hard hats and will have proper "slow/stop" paddles for controlling traffic
- Protective measures will be used to prevent damage to the roadway surface by tracked equipment
- Signage denoting the nature of identified hazards shall be erected along the right of way and storage locations
- "Truck turning" signs will be posted well in advance of a location where trucks will be entering or exiting road ways

- Construction and project vehicles are not permitted to park along the edge of the roadway, except if they are in the bar ditch, or other means have been taken to prevent the public from being exposed
- Driving hazards associated on rural and secondary roads will be identified by job safety analysis and control measures will be in place accordingly. The JSA will be reviewed by all personnel on the project upon first day of hire in correlation with the new hire orientation
- Journey management plans will be implemented including; limited travel times, fuel logs, travel logs, vehicle inspection forms, etc.
- Dust control where required
- Speed enforcement and discipline plans

INDIVIDUAL OWNERSHIP PLAN SHOWING
PROPOSED LAYDOWN YARD (SITE 105A) WITHIN
DISTRICT LOT 1282
PEACE RIVER DISTRICT, BRITISH COLUMBIA
(ASSOCIATED WITH SITE 106A STOCKPILE & SITE 104A CAMPSITE)



I/We, the landowner(s)/occupants(s), consent to the location of the Ancillary Sites as shown and have no objections.

Dated this 7 day of FEBRUARY, 2015

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Temporary	26.33 ha	65.06 ac
Total	**26.33 ha**	**65.06 ac**

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Signature: J Hayward

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100 0 100 200 300 400 500

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V1J 1Z3 250.787.0300 www.focus.ca

Drawing No: 131212NP02R1
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Requestor: Sandy Sohlbach

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Charges, Liens and Interests

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Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	UNDERSURFACE AND OTHER EXC & RES
Registration Number:	PL20612
Registration Date and Time:	1997-04-03 11:13
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	SECTION 47 LAND ACT

Requestor: Sandy Sohlbach

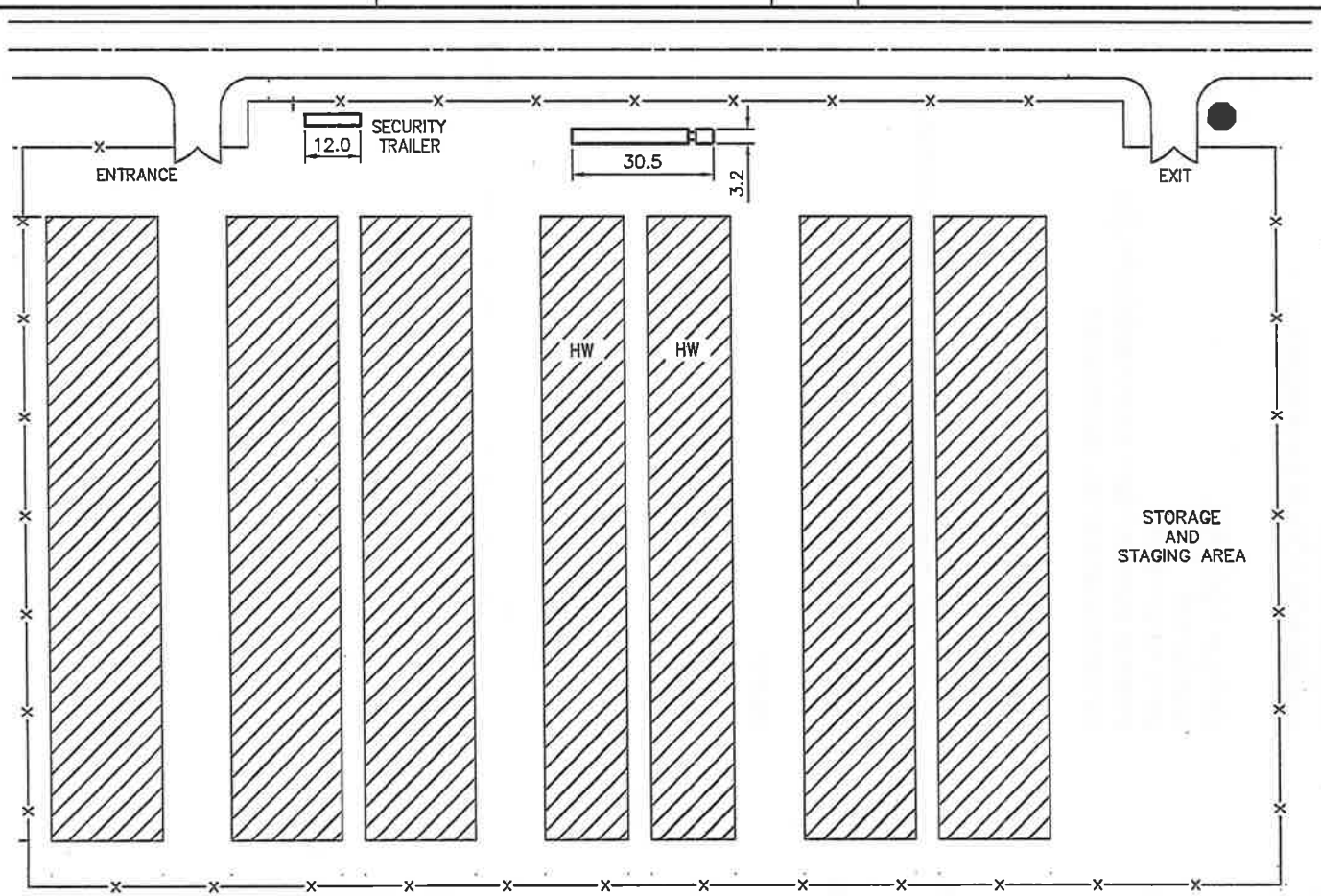
Folio/File Reference: TC 130316

Nature:	TIMBER RESERVATION
Registration Number:	PL20613
Registration Date and Time:	1997-04-03 11:13
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Nature:	MORTGAGE
Registration Number:	CA3076477
Registration Date and Time:	2013-04-15 10:01
Registered Owner:	RAYMOND LLOEFFLER BROOKES
Nature:	OPTION TO LEASE
Registration Number:	CA4029987
Registration Date and Time:	2014-10-20 16:43
Registered Owner:	PRINCE RUPERT GAS TRANSMISSION LTD. INCORPORATION NO. BC0959260
Nature:	PRIORITY AGREEMENT
Registration Number:	CA4029988
Registration Date and Time:	2014-10-20 16:43
Remarks:	GRANTING CA4029987 PRIORITY OVER CA3076477

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



STOCKPILE SITE
SCALE 1:5000

92

UPI DRAWING NO. 20101-505-SKT-00010

REFERENCE DRAWINGS	
DRAWING No	TITLE
-	

REV No	DATE	REVISION	PROJECT CODE	DRAFT BY	DRAFT CHK	DESIGN BY	DESIGN CHK	PROJ MGR

PROFESSIONAL ENGINEER/RPT | PERMIT/ ENG. APPROVAL

DATE

DISCLAIMER

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REV. NO. | DATE | PERMIT NUMBER:

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FIA # 4776	CHAINAGE:	DISCIPLINE # 00

STOCKPILE AREA PLAN

SCALE AS SHOWN	DRAWING No	REV AA

ID

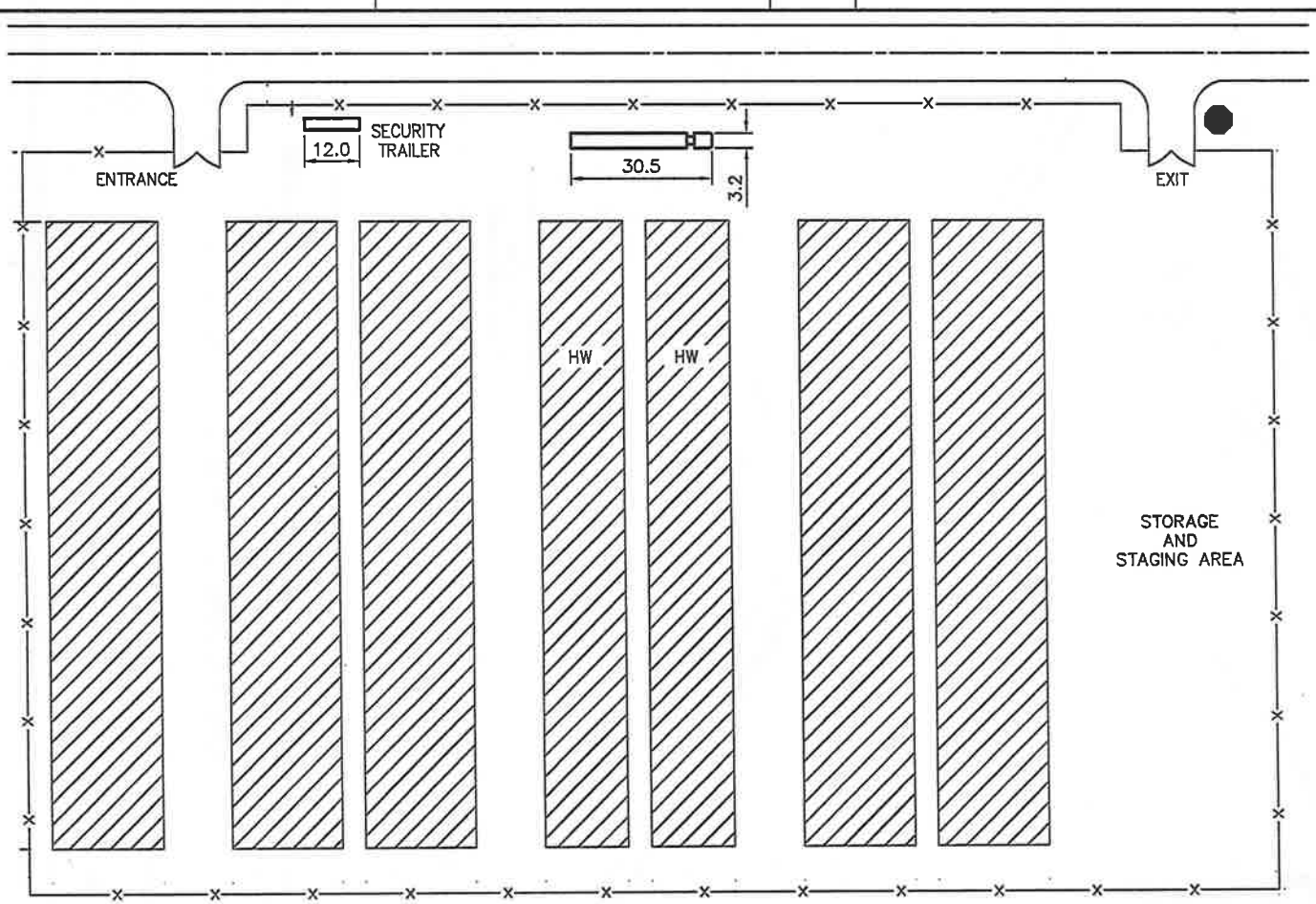
TC_A3_L

J7X420

CADD DRAWING: DO NOT MAKE MANUAL REVISIONS

TIME

DESIGNFILE



STOCKPILE SITE
SCALE 1:5000

93

UPI DRAWING NO. 20101-505-SKT-00010

REFERENCE DRAWINGS	
DRAWING No	TITLE
-	

REV No	DATE	REVISION	PROJECT CODE	DRAFT BY	DRAFT CHK	DESIGN BY	DESIGN CHK	PROJ MGR

PROFESSIONAL ENGINEER/RPT	PERMIT/ ENG. APPROVAL
	DATE

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STOCKPILE AREA PLAN

SCALE AS SHOWN	DRAWING No	REV AA

ID

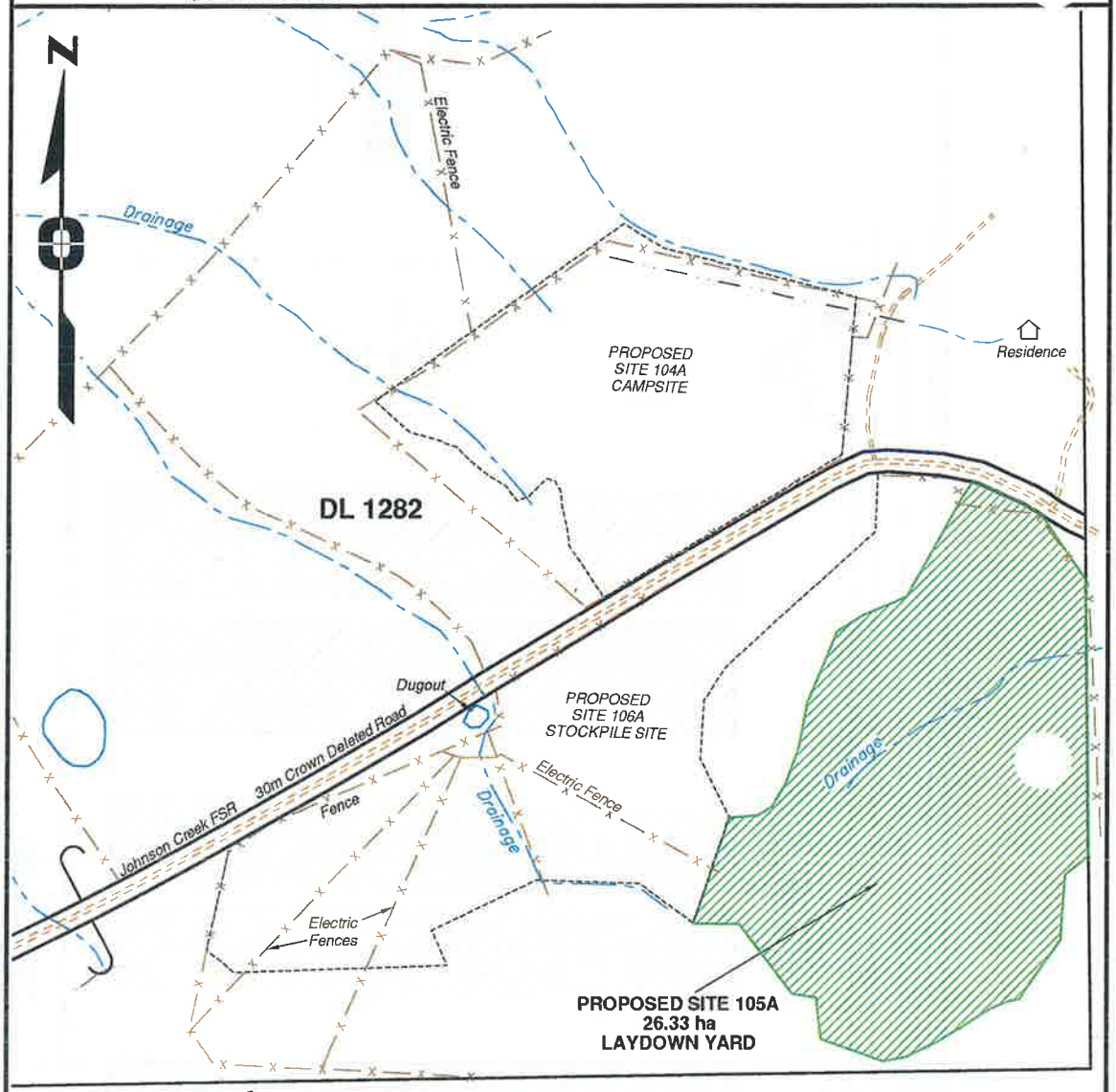
TIME

DESIGNFILE

TC_A3_BR.DWG 297X420

CADD DRAWING: DO NOT MAKE MANUAL REVISIONS

INDIVIDUAL OWNERSHIP PLAN SHOWING
PROPOSED LAYDOWN YARD (SITE 105A) WITHIN
DISTRICT LOT 1282
PEACE RIVER DISTRICT, BRITISH COLUMBIA
(ASSOCIATED WITH SITE 106A STOCKPILE & SITE 104A CAMPSITE)



Unsurveyed

Crown

Land

Areas			
Permanent		0.00 ha	0.00 ac
Temporary		26.33 ha	65.06 ac
Total		**26.33 ha**	**65.06 ac**

I/We, the landowner(s)/occupants(s), consent to the location of the Ancillary Sites as shown and have no objections.

Dated this 7 day of February, 2015

Signature: Brock Hayward

Owner(s): Charlton Brock Hayward

Signature: J Hayward

Owner(s): Judy Anne Hayward

Title No: CA3076476
Parcel Identifier: 023-713-046
PRGT Tract No.: SITE 105A

100 0 100 200 300 400 500

The intended plot size of this plan is 216mm in width by 356m height when plotted at a scale of 1: 7500 (use legal size sh

PRINCE RUPERT GAS TRANSMISSION LTD.

FOCUS
Focus Surveys (BC) Limited Partnership
10716 - 100th Avenue Fort St John BC
V1J 1Z3 250.787.0300 www.focus.ca

Drawing No: 131212NP02R1
Ref Dwg: 131212SK04R2
Drafter / Checker: JM / JN