



PEACE RIVER REGIONAL DISTRICT

Dawson Creek

PO box 810
Dawson Creek, BC
V1G 4H8

P:(250)784-3200
E:prrd.dc@prrd.bc.ca

Fort St John

9505 100th Street
Fort St John, BC
V1J 4N4

P:(250)785-8084
E:prrd.fsj@prrd.bc.ca

For Office Use:

Receipt # _____

Date Received _____

File No. _____

Sign Issued: Yes ☐ No ☐ N/A ☐

Application for Development

1. TYPE OF APPLICATION

☐ Official Community Plan Bylaw Amendment*	\$ 1,500.00
☐ Zoning Bylaw Amendment* #	\$ 1,000.00
☐ Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 2,000.00
☒ Temporary Use Permit* #	\$ 750.00
☐ Temporary Use Permit Renewal	\$ 350.00
☐ Development Permit #	\$ 250.00
☐ Development Permit Amendment #	\$ 200.00
☐ Development Variance Permit	\$ 500.00
☐ Liquor Licence Referral Application	\$ 150.00

* Sign is required for this application type.

Contaminated Site Declaration Form required for this application type.

☐ Exclusion from the Agricultural Land Reserve (Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)	\$ 1,500.00
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2. PLEASE PRINT

Property Owner's Name Tourmaline Oil Corp.	Authorized Agent of Owner (if applicable) Prospect Land Services (BC) Ltd.
Address of Owner 2900, 250-6th Ave SW	Address of Agent 202, 809 Manning Road NE
City/Town/Village: Calgary, Alberta	City/Town/Village: Calgary, Alberta
Postal Code: T2P 3H7	Postal Code: T2E 7M9
Telephone Number: XXXXXXXXXX	Telephone Number: XXXXXXXXXX
E-mail: XXXXXXXXXX	E-mail: XXXXXXXXXX

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

3. PROPERTY DESCRIPTION

Please list the full Legal Description and PID of each property under application		
<u>Legal Description</u>	<u>PID</u>	<u>Area of Each Lot</u>
District Lot 181 Peace River District	011-979-763	127.16/314.21 ha./acres
		ha./acres
		ha./acres
		TOTAL AREA 127.16/314.21 ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: _____**5. PARTICULARS OF PROPOSED AMENDMENT**

Please check the box(es) that apply to your application type:

☐ Official Community Plan (OCP) Bylaw amendment:

Proposed Land Use: _____

☒ Zoning Bylaw amendment:

Proposed Land Use: _____

☒ Development Variance Permit – describe proposed variance request:N/A☒ Temporary Use Permit or Temporary Use Permit Renewal – describe proposed use:50 man Camp on private land to accommodate Oil & Gas Development in the area☐ Development Permit or Development Permit Amendment☐ Liquor Licence Referral Application**6. Describe the existing uses and buildings on the subject property:**previously permitted as an industrial laydown yard

7. Describe your proposal. Attach a separate sheet if necessary:

Area for campsite is cleared as it was previously used as a laydown yard. See
attached supplemental information letter.

8. Describe the landscaping being proposed on the property:

see attached supplemental information letter.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

see attached supplemental information letter.

10. Describe the proposed and/or existing means of sewage disposal for the property:

see attached supplemental information letter.

11. Describe the proposed and/or existing means of water supply for the property:

see attached supplemental information letter.

THE FOLLOWING INFORMATION IS REQUIRED FOR ALL APPLICATIONS:

14. Proof of ownership of the subject property or properties dated no more than thirty (30) days prior to the date of application. (For example: State of Title Certificate, BC Land Title Office Property Title Search, Corporate Registry Search, or recent Property Tax Notice.)

15. A Sketch Plan of the subject property or properties, showing the following:

- (a) the legal boundaries and dimensions of the subject property;
- (b) boundaries, dimensions, and area of any proposed lots (if subdivision is being proposed);
- (c) the location and size of existing buildings and structures on the subject property, with distances to property lines;
- (d) the location and size of any proposed buildings, structures, or additions thereto, with distances to property lines;
- (e) the location of any existing sewage disposal systems;
- (f) the location of any existing or proposed water source;
- (g) the location and dimensions of all accesses and egresses to the property including driveways;
- (h) any existing landscaping or vegetation;
- (i) any existing landscaping or vegetation to be removed; and
- (j) any new landscaping or vegetation proposed.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a survey plan prepared by a British Columbia Land Surveyor may be required.

Security

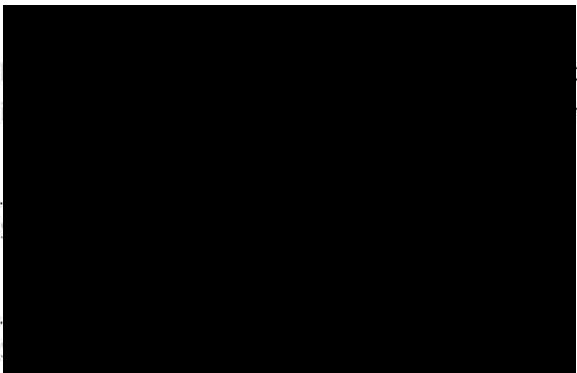
Security may be required for the following application types as per the Development Approval Procedures Bylaw No. 2558, 2024:

- Temporary Use Permit; and
- Development Permit.

Public Notice Signs – Development Approval Procedures Bylaw No. 2558, 2024

- 8.2 A Public Notice sign shall be posted on the subject property for any parcel that is subject to an application for:
- a) Amendment to an Official Community Plan and/or Zoning Bylaw;
 - b) Temporary Use Permit; or
 - c) Exclusion from Agricultural Land Reserve, in compliance with the Agriculture Land Commission Act and Regulations.
- 8.3 Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the application.
- 8.4 Any additional notification costs incurred by the Regional District, as a result of the Applicant failing to post the required sign, shall be payable by the Applicant prior to advertising of the Public Hearing or delivery of public notifications.
- 8.5 All Public Notice signs must:
- a) Be placed to maximize its visibility to those travelling along the main highway by which the property is accessed;
 - b) Be erected on the property a minimum of fourteen (14) days prior to the Board considering the application, and the Applicant must submit to the Regional District a photograph clearly showing the sign posted on the property in accordance with this bylaw;
 - c) Be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway;
 - d) Be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
 - e) Remain in place continuously until the application has been closed; and f) Applicants are encouraged to dispose of the signs by recycling them.

16.



Information provided in this application is complete and
truthful to the best of the facts related to this application.

Aug 21/2026.
Date signed

Date signed

17. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We <u>Tourmaline Oil Corp.</u> and _____ hereby authorize (name of landowner) (name of landowner)	
<u>Prospect Land Services (BC) Ltd.</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner _____	Date: 8/27/2026
Signature of Owner _____	Date: _____



CONTAMINATED SITE DECLARATION FORM

I, Coral Bitonti, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

District Lot 181 Peace River District (PID 011-979-763)

Please check only one:

- ☒ I have read [Schedule 2](#) and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in [Schedule 2](#) of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.
- ☐ I have read [Schedule 2](#) and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.

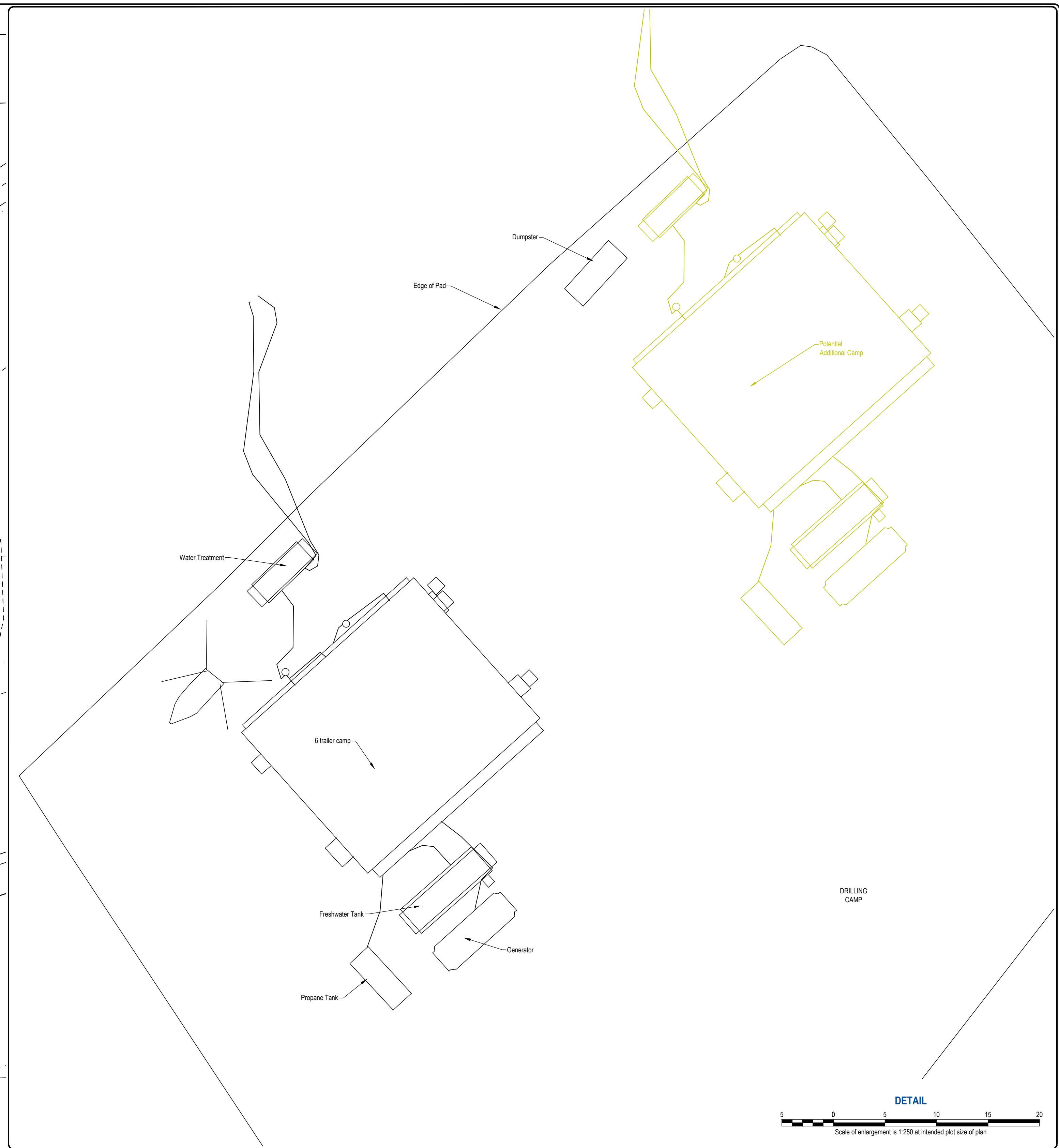
*Please contact staff to submit a “site disclosure statement” at planning@prrd.bc.ca

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.

Owner/Agent 26 /08 /2026/
dd mm yyyy

Owner/Agent dd mm yyyy

For more information, please visit the ministry's *Identification of Contaminated Sites* webpage or e-mail SiteID@gov.bc.ca

[illegible]



COMPANY ADDRESS: #2900, 250 - 6th Avenue SW
Calgary, AB T2P 3H7
PHONE NUMBER: [REDACTED]
FAX NUMBER: [REDACTED]

July 20, 2026

To: Peace River Regional District
P.O. Box 810
1981 Alaska Ave
Dawson Creek, BC V1G 4H8

Re: Tourmaline Oil Corp.
Proposed 50 man camp on private land
DL 181 (NE ¼ 23-81-22 W6M)
Prospect File: PJ54-101-25

Tourmaline Oil Corp. (Tourmaline) is applying for a Temporary Use Permit (TUP) for the purpose of constructing a closed, dry 50 man camp on private land within the NE ¼ 23-81-22 W6M. The site is located within existing clearing that was previously permitted as a laydown yard (AD No. 100106569). There is not new cut required for the proposed camp which is located 36 km from Hudson's Hope BC.

Tourmaline has ongoing development of the Montney formation in Northeastern BC. Tourmaline has substantial mineral holdings in the area and has multi-year plans to develop those minerals. The proposed camp would help facilitate the development of these assets.

Tourmaline requires the ability to house its drilling, completions, facility workers and employees directly in the area of operations. The following outlines the reasons why Tourmaline requires to house its workers in the operational area:

- During winter conditions, the highways and other access roads can be very rough with lots of oilfield traffic. This increases the accident risk to the workers having to commute from Hudson's Hope, Fort St. John and other rural communities. There is limited cell coverage along these access routes and in the even of an accident/incident, emergency response can be challenging. Having a worker camp in the area would mitigate unnecessary risks.
- As a result of the commute times for the majority of workers and the nature of drilling operations being a 24 hour operation, Tourmaline would require to run three, 8 hour drilling crews instead of the standard two, 12 hour crews. This would significantly increase the vehicle trips required to meet the staffing requirements, significantly adding to local and rural transportation infrastructure stress. In addition, this would increase the operational costs incurred by Tourmaline, which ripple effect would impact stakeholders, shareholders and local economy.
- Housing workers at the area of operations allows for better response times in the event of an emergency.
- Tourmaline's dry camp will comply with health and safety policies.
- During times of bad weather, having a camp in the operational area will mitigate the risks to operations and personnel during shift change and will alleviate the need to shut down operations.

The following are additional details with regards to the proposed camp:

Water

Potable water will be trucked in as required.

Sewage

Tourmaline plans to install a self-contained sewage treatment system onsite and is currently working on the pre-approval from the Health/Ministry of Environment. The Permit can be supplied once it is received, if the PRRD requests it.

If the storage tanks fail, Tourmaline will haul sewage to the Fort St. John waste management facility.

Solid Waste

Garbage produced from the camps will be contained in sealed, animal proof, steel bins provided by a local waste management company, that in turn will transport garbage to an approved local landfill site.

Recycling bins will also be on site. Once the bin is full, the cardboard recycling will be delivered to the Recycle-It Resource Recovery center at nearest local provider.

Transportation

Prospect Land Services BC. Ltd. has engaged with the Ministry of Transportation and confirmation has been received that a traffic impact assessment will not be required as the impact to local traffic will be minimal.

Housing

Tourmaline's rig campsite consists of fourteen portable units, water tank, generator, propane, light towers and sewage treatment system. Contained within the fourteen units is accommodation for sleeping along with kitchen, dining and washroom facilities for approximately 50 workers and staff.

Communication

Tourmaline's camp would use Starlink Internet and cellular signal booster tower to help facilitate sage communication in the area. Contractors and employees are also equipped with radio communications. There will be minimal impact to local communication infrastructure.

Security

As Tourmaline's operations are managed 24-hours, the camp will be manned continually and will not require the need for onsite security. All of the workers will be directly or indirectly employed by Tourmaline. Since the camp is dry, any potential issues with drugs or alcohol consumption will be removed. Tourmaline will impose a No Weapons Policy, which includes the prohibition of hunting. As the camp is located on remote privately owned land, Tourmaline does not anticipate any issues requiring a police response.

Social

Tourmaline will have one onsite medic at the drilling rig 24 hours a day. The medic will be qualified to handle most minor procedures and will be capable of evaluation patience, making any medical decisions and will seek further medical attention when required.

BC Assessment

Notice of the proposed camp has been sent to the BC assessment office. The notification included the following:

- Size of the camp
- Legal Location (address and PID)
- Intention to apply for a TUP with the Peace River Regional District

We hope that the above satisfies any questions that you might have with respect to Tourmaline's proposed camp. For further information regarding the proposed project, please contact:

Dwayne English, Civil Construction Manager

Email:

([REDACTED]

Gord MacLean, Drilling Superintendent,

Email:

[REDACTED]

Tourmaline 24-Hour, Toll-Free Emergency Number:

[REDACTED]

Thank you for your consideration.

Yours truly,

Tourmaline Oil Corp.

[REDACTED]

For: Dwayne English
Civil Construction Manager