



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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July 12, 2007

Reply to the attention of Simone Rivers
ALC File: # W - 37309

Pioneer Land Services Ltd
11312 - 100th Avenue
Fort St. John, BC V1J 1Z9

Dear Sir/Madam:

Re: Application to use land for non farm uses in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 328/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read "Erik Karlsen". The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

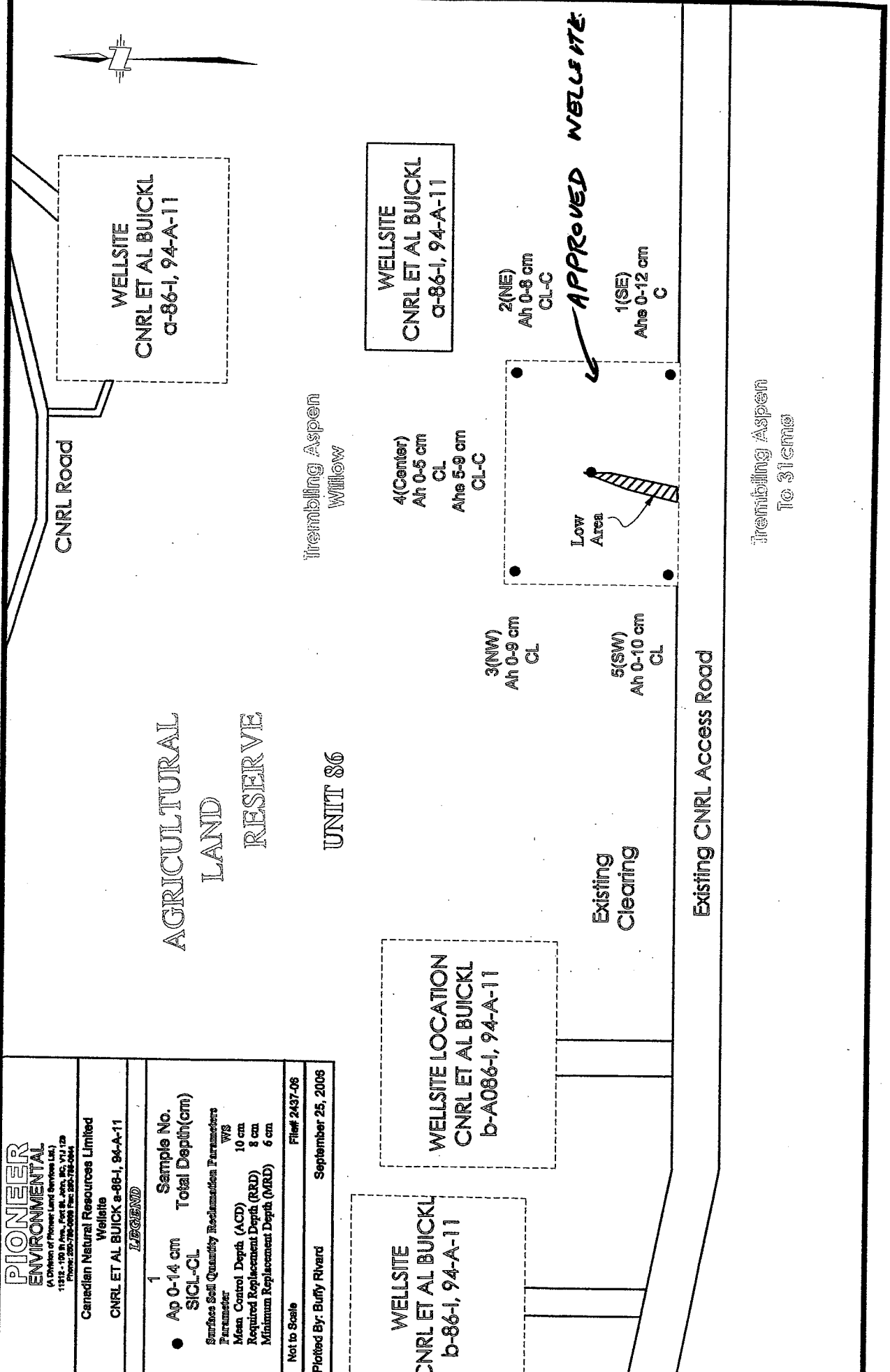
cc: Peace River Regional District (#221/2006)

Enclosure: Minutes/Sketch Plan

MC/lv
37309d1

APPLICATION # W - 37309
 RESOLUTION # 328/2007

| | |
|--|-----------------------------------|
| PIONEER ENVIRONMENTAL <small>(A Division of Pioneer Land Services Ltd.) 1111 - 100 St Ave., Fort St. John, BC, V1J 1Z9 Phone: 250-735-0000 Fax: 250-735-0001</small> | |
| Canadian Natural Resources Limited Wellsite CNRL ET AL BUICKL a-86-1, 94-A-11 | |
| LEGEND | |
| 1 Ap 0-14 cm SIGL-CL | Sample No. Total Depth(cm) |
| <small>Surface Soil Quality Reclamation Parameters</small> | |
| <small>Parameter</small> | <small>WS</small> |
| <small>Mean Control Depth (ACD)</small> | <small>10 cm</small> |
| <small>Required Replacement Depth (RRD)</small> | <small>8 cm</small> |
| <small>Minimum Replacement Depth (MRD)</small> | <small>6 cm</small> |
| <small>Not to Scale</small> | <small>File# 2437-06</small> |
| <small>Plotted By: Buffy Rivard</small> | <small>September 25, 2006</small> |



SCHEDULE B

SITE RECLAMATION REQUIREMENTS:

This report is used to assess if the development site has been appropriately reclaimed and meets the criteria that demonstrate that reclamation is complete prior to a Certificate of Restoration being obtained for a well site or other oil and gas activity and within 24 months of installation and reclamation of a pipeline.

All sites constructed since 1995 must meet the following criteria. Sites that were developed prior to 1995 must also submit a Schedule B report containing the same information but will not be as rigorously reviewed.

The purpose of the following requirements is to ensure that the soil, topography, and vegetation of surface leases and pipelines are restored to an equivalent condition and capability after wells have been decommissioned and pipelines have been installed. Surface lease means all leases, easements, and rights-of-way that may be required for a well site, access road, pipeline, camp, workspace, sump, borrow pit and/or any other area related to oil and gas production. The requirements do not address site contamination and the disposal of wastes as these matters are the responsibility of other government agencies.

These reclamation requirements are intended to provide the flexibility to respond to practical realities of differing site characteristics and soils. There is room for interpretation of the Schedule B assessment criteria based on site specific issues and the professional judgement of the specialist hired to carry out the assessment.

Schedule A reports will be used as part of this review process as a baseline for pre-development information.

A report which documents that the following minimum requirements (in **bold**) have been met must be filed with the Oil and Gas Commission and the surface landowner prior to a Certificate of Restoration or approval to abandon is issued by the Oil and Gas Commission, or within 24 months of installing a pipeline:

NOTE: site development should NOT occur when the soil is extremely wet

Site Information:

- well name/legal and well site approval number or pipeline location (well to well)
- date of construction
- petroleum company name contact information
- location and legal description of property(s)
- name and contact information of surface landowner or specify if Crown land
- date of site inspection
- name and address of person conducting the site assessment

Definition of Surface Soil:

For the purposes of Schedule B, surface soil means the soil that has been salvaged, amended, and replaced onto the surface lease.

The description of each sample must include its texture class, based on the Canadian System of Soil Classification, Third Edition 1998.

Soil Reclamation Requirements:

The following minimum reclamation standards must be met:

a. Depth of Surface Soil

- the required replacement depth (RRD) of surface soil is 80% of the depth of the average A horizon on the adjacent undisturbed ground.
- the average replacement depth (ARD) is the average depth of all the surface soil samples. The ARD must be equivalent to or greater than the RRD.
- the minimum replacement depth (MRD) is 80% of the RRD. **All surface soil samples must be \geq the MRD, except for surface leases which were originally covered by native trees or shrubs or where the average A horizon depth on the undisturbed ground is <10 cm,**
 - Sites which were covered by trees or shrubs may have three surface soil samples, which are not adjacent, that are $\geq 40\%$ of the RRD.
 - The MRD requirement does not apply where the average A horizon depth on the undisturbed ground is <10 cm, but the available surface soil must be replaced as evenly as possible across the entire surface lease.

b. Mixing of Soil Horizons

- **the average admixing of all the surface soil samples must not be greater than 30%.** That is, the average of the samples must be composed of less than 30% of non-surface soil (B horizon).

c. Soil Structure

- **the average aggregate class of the surface soil samples must be the same as the average aggregate class of the samples from the undisturbed ground.**
- the bulk density of the subsoil of the disturbed ground for each sampling location must not be more than 120% of the average bulk density of the subsoil of the undisturbed ground.

Topographic Requirements:

The topography of the surface lease must be restored to its original or better condition. The reclamation of the surface lease is to be assessed by comparing the reclaimed site, as a whole, with adjacent undisturbed ground. The following requirements must be met:

| Criteria: | Requirement: |
|-----------|---|
| Drainage | <ul style="list-style-type: none"> • Surface drainage must be consistent with the original natural drainage patterns, directions, and capacity, or be compatible with the surrounding landscape. • Facilities and structures left in place must not impede natural surface drainage and water flow. |
| Erosion | <ul style="list-style-type: none"> • The frequency and extent of erosion features must be similar to adjacent undisturbed land. |
| Contour | <ul style="list-style-type: none"> • The contour of the surface lease must conform to adjacent land or be consistent with present or intended land uses. |

Photographs must be taken which show the condition of the surface lease, associated developments and pipelines after reclamation. Each photograph should have noted with it the location, direction and any comments.

Overall Summary:

A short summary statement suggesting a pass or fail, comments on where criteria have not been met and if this will have a negative impact on the use of the land for agriculture and/or what should be done to remedy the problem areas. Any landowner/occupant comments or requests should be noted.

Report author sign off/signature and date.



Staff Report
Application # W – 37309
Applicant: Canadian Natural Resources Ltd.
Agent: Pioneer Land Services Ltd.

DATE RECEIVED: March 26, 2007

DATE PREPARED: June 11, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To create the 4th wellsite on the property, with a total area of 7.84 ha which is larger than the 7.0 ha allowed under the Commission's delegation agreement with the Oil and Gas Commission.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The proposed wellsite does not include an access road as it incorporates an existing CNR: access. The site is located in a forested area that is privately owned. Cattle have access to and utilize the area for grazing. Three other wellsites inst in this until along with several pipelines, seismic lines and access roads.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 008-537-551
The South East ¼ of Section 29, Township 113, Peace River District

Location of Property:

Blueberry Indian Reserve, North of Fort St. John.

Size of Property:

64 ha (The entire property is in the ALR).

Present use of the Property:

Cattle grazing, wellsites, pipelines

Surrounding Land Uses:

WEST: Wellsites/Pipelines, Cultivated Field, Pasture, Buick Creek
SOUTH: Wellsites/Pipelines, Northern Border of Blueberry River Indian Reserve
EAST: Wellsites/Pipelines, Cultivated Fields, Access Roads
NORTH: Wellsites/Pipelines, Cultivated Fields, Access Road

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/11
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

North Peace Official Community Plan Bylaw No. 820 (1983)
Designation: Rural Resource (Agricultural)

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1000 (1996)
Designation: A-2 (Large Agricultural Holding Zone)
Minimum Lot Size: 63 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board has adopted a standing resolution to authorize all non-farm use applications for oil and gas activities to proceed to the ALC and the OGC including a comment that non-farm use and alienation of agricultural land be kept to a minimum, except for applications that would require a zoning by-law amendment.

STAFF COMMENTS:

- Staff recommend that all approvals for temporary oil and gas uses should be approved with conditions of reclamation and reporting once the use is no longer required.

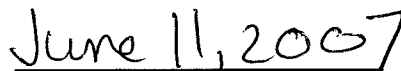
ATTACHMENTS:

- Sketch of proposed wellsite
- ALC Context Map – 94A/11 – 1:50,000 (created by ALC Staff)
- Airphoto – 1:10,000 (Created by ALC Staff)

END OF REPORT



Signature



Date