



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

Reply to the attention of Simone Rivers
ALC File: # W - 37339

Deny Chramosta
Roy Northern Land Service Ltd.
#207, 10139 -100th Street
Fort St. John, BC V1J 3Y6

Dear Mr. Chramosta:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 300/2007 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 (#22/207)

Enclosure: Minutes/Sketch Plan

SBR/lv
37339d1

OCCUPIED DWELLING IS LOCATED 2.5km
 OF PROPOSED FACILITY SITE
 TO PRRD EMERGENCY 911 LIST DATED

NE 1/4 SEC 25

NEAREST URBAN CENTRE IS DAWSON CREEK
 LOCATED 21.3km SOUTH OF PROPOSED FACILITY SITE.



WELLSITE
 PENGROWTH DOE
 7-25-80-15
 REF. PLAN BCP5771

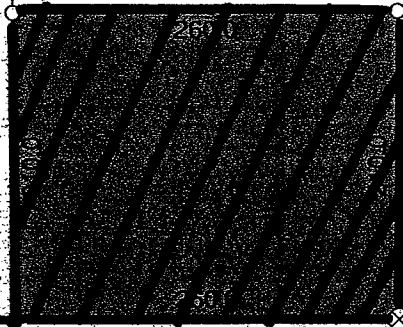
SE 1/4 SEC 25
80-15-W6M

Owners: JOHN AUGUSTINE CONNELLY
 COLLEEN LEANNE CONNELLY
 P.I.D. No.: 014-362-597
 Cert. No.: PG10097

SW 1/4
SEC 25
80-15-W6M
Private

AREAS:	
Facility Site	= 5.46ha (13.49ac)
Total Area	= 5.46ha (13.49ac)

Wellsite Access
 Ref. Plan BCP5771



PROPOSED
260 x 210m
FACILITY SITE

N: 6204848
 E: 674579



HENDERSON ROAD (222 ROAD)

NW 1/4 SEC 24

NE 1/4 SEC 24

SPECTRA ENERGY MIDSTREAM CORPORATION

CALGARY, ALBERTA

SITE PLAN SHOWING

PROPOSED 260 x 210m FACILITY SITE LOCATED WITHIN 2-25-80-15-W6M

Peace River District




B.C.G.S. 93P.099


Rev	
0	

Waberski Darrow
 WABERSKI DARROW SURV
 10720 - 100th Avenue,
 Fort St. John, B.C., V1J 1Z3
 Ph. (250)787-0300 Fax (250)7

Provincial Agricultural Land Commission

Application W-37339
 Resolution 300/2007

 Subject Property

 Approved 5.46 hectares for use as a compressor stations and dehydration station



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 27, 2007 at the offices of the Peace River Regional District, Fort St. John, B.C.

PRESENT:	John Kendrew	Commissioner
	William Norton	Commissioner
	Erik Karlsen	Chair, ALC
	Simone Rivers	Staff
	Martin Collins	Staff

For Consideration

Application: # W - 37339
Applicant: John & Colleen Connelly
Agent: Roy Northern Land Service Ltd.
Proposal: To construct a facility on 5.5 ha of the 64 ha subject property. The site will include a compressor station and dehydration stations to pump and remove water from pipelines.
Legal: PID: 014-362-597
The South East ¼ of Section 25, Township 80, Range 15, West of the 6th Meridian, Peace River District
Location: Henderson Road and existing well site access road

Site Inspection

A site inspection was conducted on June 27, 2007. Those in attendance were:

- | | |
|----------------------------|--|
| • John Kendrew | Commissioner |
| • William Norton | Commissioner |
| • Erik Karlsen | Chair, ALC |
| • Simone Rivers | Staff |
| • Martin Collins | Staff |
| • Jim Eros | Applicant – Spectra Energy |
| • Deny Chramosta | Agent – Roy Northern Land Service Ltd. |
| • Kelsey McLeod | Roy Northern Land Service Ltd. |
| • Gus and Colleen Connelly | Land Owners. |

The Commission met with the applicants and land owners at the site of the proposed gas plant. The land owners confirmed that the Energy Company had worked with them in determining the location of the gas plant. The Commission noted that the proposed plant was located in an area which had been partially treed. The trees had been cleared. The proposed location of the plant was in the corner of the field and disturbed the least cultivated area possible.

Mr. Chramosta confirmed that the staff report dated May 14, 2007 was received and no errors were identified.

Discussion

Assessment of Agricultural Capability

The Commission confirmed that the land had agricultural capability and was suitably designated as ALR.

Assessment of Impact on Agriculture

The Commission noted that the Commission's delegation agreement with the Oil and Gas Commission allows up to 7 ha of oil and gas non-farm development per quarter section (64 ha property). The total development at the completion of this project would be 7.5 ha. Upon discussion with the land owners and the applicants the Commission was satisfied that the applicants had worked with the land owner to minimize the impact of the development on the land owners' agricultural operation. In light of its discussion with both the project proponents and the land owners the Commission did not believe the proposal would impact existing or potential agricultural use of surrounding lands.

IT WAS

MOVED BY: Commissioner Kendrew

SECONDED BY: Commissioner Norton

THAT the application be allowed.

AND THAT the approval is subject the following conditions:

- The non-farm use being confined to the area outlined in the application.
- The area used for new non-farm use is not be greater than 5.46 ha in size as proposed.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 300/2007



Staff Report
Application # W – 37339
Applicant: John & Colleen Connelly
Agent: Roy Northern Land Service Ltd.

DATE RECEIVED: April 10, 2007

DATE PREPARED: May 14, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To construct a facility on 5.5 ha of the 64 ha subject property. The site will include a compressor station and dehydration stations to pump and remove water from pipelines.

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

BACKGROUND INFORMATION:

Currently 2.1 ha of the subject property are used for oil and gas activities (wellsite). With the new proposal the total area to be developed will be 7.54 ha. The Commission's delegation agreement with the Oil and Gas Commission allows it to develop facilities up to 7 ha in footprint without making an application to the Commission. As this proposal is larger than 7 ha the application was a requirement. The proposed facility will be located in the southwestern corner of the subject property in an area that is currently partially treed and partially under cultivation.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 014-362-597

The South East ¼ of Section 25, Township 80, Range 15, West of the 6th Meridian, Peace River District

Location of Property:

Henderson Road and existing well site access road

Size of Property:

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

Present use of the Property:

The majority of the subject property is under cultivation. About half of the area proposed for non-farm development is currently forested.

Surrounding Land Uses:

WEST: cultivated
SOUTH: cultivated
EAST: cultivated
NORTH: cultivated, partially forested

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/16
The majority of the property is identified as having Primary ratings.

Official Community Plan and Designation:

Dawson Creek Rural Area Official Community Plan Bylaw No 477, 1986 designates the property as - "Agriculture - Rural Resource"

Zoning Bylaw and Designation:

Dawson Creek Rural Area Zoning Bylaw No 479, 1986 designates the property as - A2 - Large Agricultural Holdings
Minimum lot size - 63ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: That the Regional Board adopt a standing resolution to authorize all non-farm use applications for oil and gas activities to proceed to the ALC and the Oil and Gas Commission, 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:

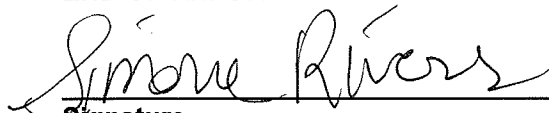
Staff note the following:

- That the proposed development is 0.5 ha greater than the amount allowed by the Commission's delegation agreement with the Oil and Gas Commission.
- That the proposed development is to be located on the corner of the subject property and is accessible by an existing road.
- That the proposed development is to be located, at least partially, on a portion of the subject property that is not under cultivation.

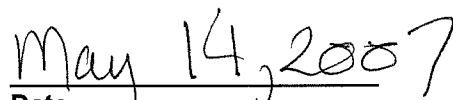
ATTACHMENTS:

- Sketch of area of proposed non-farm development
- ALC Context Map - 93P.100, 93P.099 - 1:50,000 (created by ALC Staff)
- Airphoto - 1:10,000 (created by ALC staff)

END OF REPORT



Signature



Date