



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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Fax: 604-660-7033
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October 18, 2007

Reply to the attention of Simone Rivers
ALC File: # W - 37449

Pioneer Land and Environment Services
#2 - 11427 Alaska Road
Fort St. John, BC V1J 6N2

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 513/2007 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', is written over a white background. The signature is fluid and cursive, with a long, sweeping tail that extends downwards and to the right.

Erik Karlsen, Chair

cc: Peace River Regional District (237/2006)

Enclosure: Minutes/Sketch Plan

SBR/lv
37449d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 5, 2007 Pouce Coupe B.C.

PRESENT:	John Kendrew	Acting Chair, North Panel
	William Norton	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

For Consideration

Application: # W- 37449
Applicant: Canadian Natural Resources Ltd.
Agent: Pioneer Land and Environment Services
Proposal: To build a wellsite (1.44 ha), decking site (0.14 ha), remote sump (0.36 ha), borrow pit (0.48), and access road (0.55 ha). The total area required is 3.21 ha and the total new cut areas is 2.91 ha. This area is beyond the threshold of the delegation agreement with the Oil and Gas Commission (OGC).
Legal: PID: 011-881-909
That part of the South of 1/2 of, Section 12, Township 87, Range 25, W6M, Peace River District, Plan CG510
Location: Located about 30km from the Alaska Highway, on the way to Halfway River Indian Reserve, which is about 9 km east of the subject property.

Site Inspection

A site inspection was conducted on August 29, 2007. Those in attendance were:

- John Kendrew Acting Chair, North Panel
- Shaundehl Runka Staff
- Karen Goodings Chair, Peace River Regional District Board
- Dan Hanson OGC Staff Landowner Liaison Inspector

The Commission noted that the property was a long distance from services for agricultural use but could be used for pastureland if cleared. It noted that adverse climate limits the range of crops that can be grown in this area.

Commissioner Eligible to Vote

Commissioners Norton and Crave were not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioner's eligibility to vote on the application.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability

Although the land was not developed for agricultural use, the Commission believed that the land could be used for pasture if cleared. The range of crop options may be limited by an adverse climate; however Ministry of Agriculture and Lands staff indicated that a cow/calf operation would be possible in the area.

Assessment of Agricultural Suitability

The Commission believed that the distance of the site from services for agricultural use made this land less suitable for agricultural use than other land of similar quality in other locations.

Assessment of Impact on Agriculture

As the land under application was Crown land, located in an area of extensive oil and gas activity and not located near any current agricultural development, the Commission did not believe that the application would have a long term impact on Agriculture.

IT WAS

MOVED BY: Commissioner Kendrew

SECONDED BY: Commissioner Norton

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

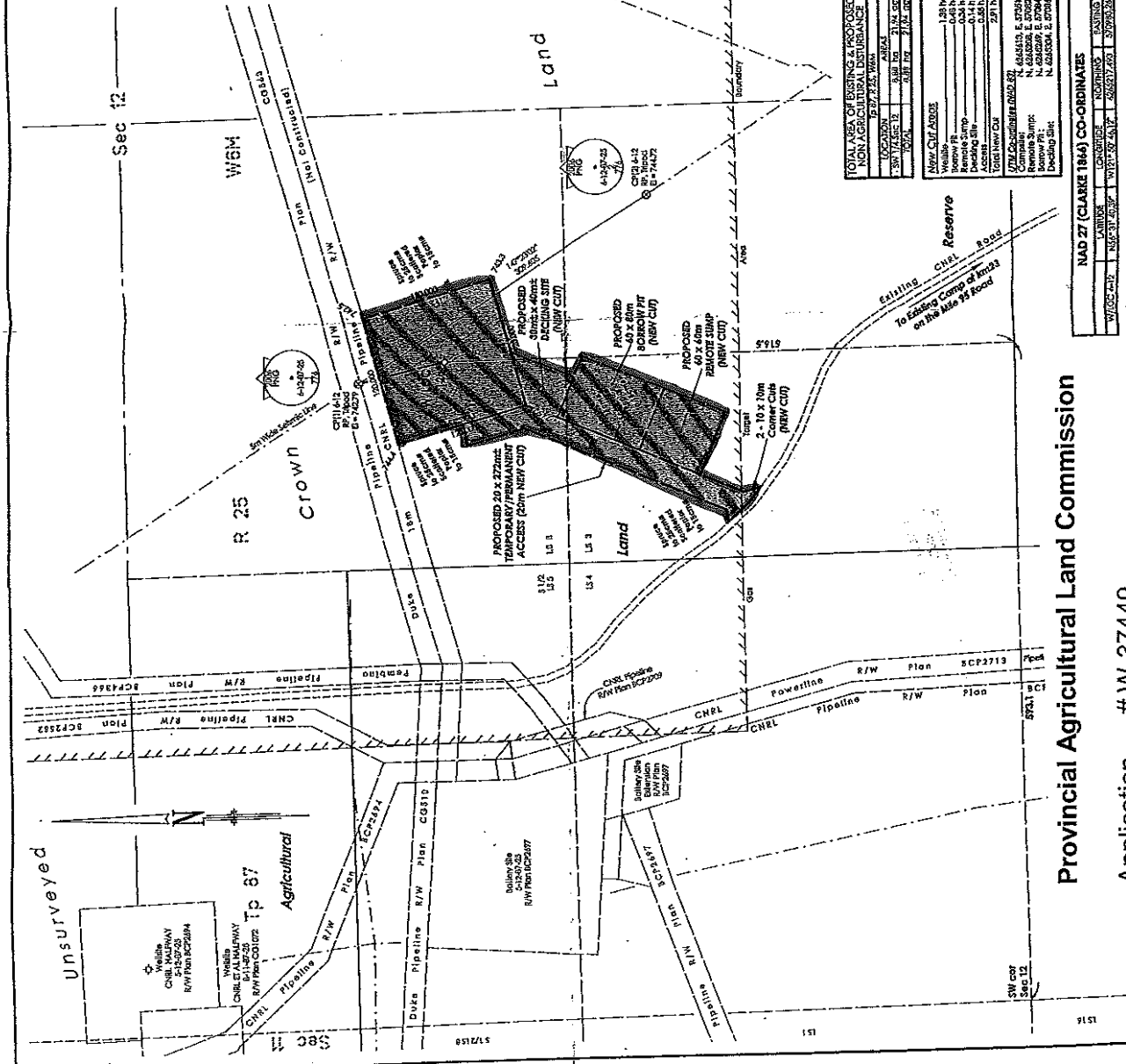
- The non-farm use be limited to the area outlined on the plan submitted with the application
- Reclamation of the land to a level equivalent to pre-oil and gas development so the land can be used for agricultural purposes. Reclamation must meet the standards set out in Schedule B (attached) and a report based Schedule B must be submitted to the Commission following reclamation.

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 # 513/2007

FINAL PLAN		TRAVERSE TABLE	
Origin of co-ordinates: UTM Zone 18 N UTM 62 (28S) Starting Point: CP12, Wellier Pt, CNRL Halfway 6-12-87-25			
STATION	BEARING	DISTANCE	COORDINATES
CP12-1-27	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-28	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-29	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-30	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-31	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-32	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-33	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-34	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-35	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-36	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-37	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-38	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-39	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-40	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-41	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-42	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-43	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-44	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-45	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-46	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-47	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-48	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-49	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-50	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-51	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-52	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-53	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-54	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-55	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-56	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-57	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-58	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-59	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-60	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-61	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-62	071.50 S 87.4	0.00	688621.71 541.97
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CP12-1-68	071.50 S 87.4	0.00	688621.71 541.97
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CP12-1-70	071.50 S 87.4	0.00	688621.71 541.97
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CP12-1-74	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-75	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-76	071.50 S 87.4	0.00	688621.71 541.97
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CP12-1-79	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-80	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-81	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-82	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-83	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-84	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-85	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-86	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-87	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-88	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-89	071.50 S 87.4	0.00	688621.71 541.97
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CP12-1-91	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-92	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-93	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-94	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-95	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-96	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-97	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-98	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-99	071.50 S 87.4	0.00	688621.71 541.97
CP12-1-100	071.50 S 87.4	0.00	688621.71 541.97



TOTAL AREA OF EXISTING & PROPOSED NON AGRICULTURAL DISTURBANCE	
LOCATION	AREA
SW 1/4 Sec 12, Tp 25, R 25, W 6	1.28 ha
SW 1/4 Sec 13, Tp 25, R 25, W 6	0.45 ha
SW 1/4 Sec 14, Tp 25, R 25, W 6	0.14 ha
SW 1/4 Sec 15, Tp 25, R 25, W 6	0.38 ha
SW 1/4 Sec 16, Tp 25, R 25, W 6	0.21 ha
TOTAL	2.46 ha

NEW CUT AREAS	
Wellier	1.28 ha
Bowyer Pt	0.45 ha
Powerline	0.14 ha
Access	0.38 ha
TOTAL NEW CUT	2.25 ha

TOTAL AREA OF EXISTING & PROPOSED NON AGRICULTURAL DISTURBANCE	
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SW 1/4 Sec 12, Tp 25, R 25, W 6	1.28 ha
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SW 1/4 Sec 16, Tp 25, R 25, W 6	0.21 ha
TOTAL	2.46 ha

NAD 27 (CLARK 1864) CO-ORDINATES	
WELLIER	EASTING
688621.71	541.97
NAD 27 (CLARK 1864) CO-ORDINATES	EASTING
688621.71	541.97

Provincial Agricultural Land Commission

Application # W-37449
Resolution #513/2007



Approved area for an irregularly shaped wellsite with an associated access road and a (common) remote sump having total areas of 1.5 ha, 0.1 ha and 0.6 ha respectively.

37449

97/1/051



Staff Report
Application # W – 37449
Applicant: Canadian Natural Resources Ltd.
Agent: Pioneer Land and Environment Services

DATE RECEIVED: May 28, 2007

DATE PREPARED: June 22, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To build a wellsite (1.44 ha), decking site (0.14 ha), remote sump (0.36 ha), borrow pit (0.48), and access road (0.55 ha). Total new area in the ALR is 2.97 ha.

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

BACKGROUND INFORMATION:

The proposed development is located on forested Crown land dominated by Hybrid White Spruce, Trembling Aspen and Lodge pole Pine. The total non agricultural disturbance within the southwest quarter of section 12 is 8.88 ha and includes 2 well sites, 2 battery sites and associated access roads.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 011-881-909

That part of the South of ½ of Section 12, Township 87, Range 25, W6M, Peace River District, Plan CG510

Location of Property:

Located about 30km from the Alaska Highway, on the way to Halfway River Indian Reserve, which is about 9 km east of the subject property.

Area Proposed for Non-Farm Use:

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

Present use of the Property:

Two wellsites, one battery site and one battery site extension, and both associated access roads and pipelines within the southwest quarter of Section 12.

Surrounding Land Uses:

WEST: Forested Land with wellsite and associated pipeline
SOUTH: Forested Land with wellsites & assoc pipelines; the Mile 95 Rd is 1.4km to south
EAST: Forested Land with pipelines; the Cameron River lies approx. 1.3km to the east
NORTH: Forested Land with wellsites and both associated pipeline and access roads

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/12
The majority of the property is identified as having secondary ratings.

Official Community Plan and Designation:

North Peace OCP Bylaw No. 820 (1993)
Designation: Rural Resource - Agricultural

Zoning Bylaw and Designation:

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

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application without a specific resolution.


STAFF COMMENTS:

The CLI agricultural capability map listed the property as having capability of 60% Class 3 C - 40% Class 4 x. However, the consultants report lists the capability as being 70% Class 6T - 30% Class %CT.

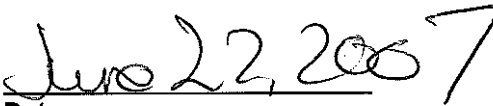
ATTACHMENTS:

- Sketch of proposal (submitted by the applicant)
- Sketch of proposal (submitted by the applicant)
- ALC Context Map – 1:10,000 (created by ALC Staff)
- Airphoto – 1:3500 (created by ALC Staff)

END OF REPORT



Signature



Date