



Agricultural Land Commission
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October 11, 2007

Reply to the attention of Simone Rivers
ALC File: # W - 37452

Pioneer Land and Environmental 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 # 512/2007 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', written over a white background.

Erik Karlsen, Chair

cc: Peace River Regional District (01/2007)

Enclosure: Minutes/Sketch Plan

SBR/lv
37452d1



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- 37452
 Applicant: Canadian Natural Resources Ltd.
 Agent: Pioneer Land and Environmental Services
 Proposal: To construct a 4th wellsite with a 260 m access road and a decking site. This will bring the total area of non-farm use in this unit to 10.9 ha. Specifically, the proposal includes a 1.69 ha wellsite, a 0.52 ha wellsite leaves and a 0.12 ha decking site for a total of 2.3 ha of new non-farm use.

Legal: Un-surveyed Crown Land b-42-H,94-A-13
 Location: Located about 30km from the community of Buick, about a 103km drive north of Fort St. John.

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 land under application was under coniferous tree cover and was not currently developed for agricultural use. It further noted that the land was a long distance from services for agricultural use and that there was significant adjacent and nearby oil and gas activity in the area. Access in the area had mainly been developed for oil and gas use.

Commissioner Eligible to Vote

Commissioners Norton and Craven 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.

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 # 512/2007

37452

To Campsite in a-82-H/94-A-13
(out of ALR)
CNRL PDR No. 60

Wellsite
CNRL Fireweed
d-A42-H/94-A-13

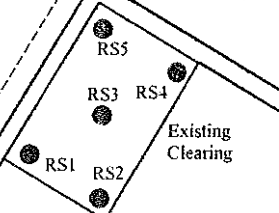
Agricultural Land
Reserve

Crown Land

Hybrid White
Spruce
Trembling Aspen

Well Location
CNRL Fireweed
b-42-H

- RS1 (SW)
Ah 0-14 cm
-CL
- RS2 (SE)
Ah 0-10 cm
CL-C
- RS3 (C)
Ah 0-12 cm
C-CL
- WS4 (NE)
Ah 0-12 cm
CL
- RS5 (NW)
Ah 0-10 cm
L



Proposed 60 x
100 m Common
Remote Sump

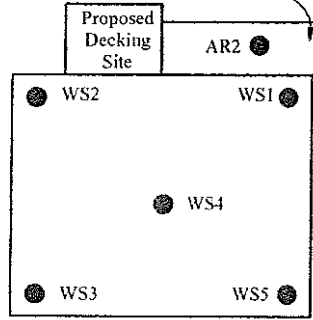
- WS3 (SW)
Ahe 0-8 cm
SiC
- WS1 (NE)
Ahe 0-9 cm
SiC
- WS2 (NW)
Ahe 0-12 cm
CL
- WS4 (C)
Ahe 0-9 cm
CL
- Ae 9-13 cm
SiC
- WS5 (SE)
Ahe 0-8 cm
SiCL
- Ae 8-12 cm
SiC

Wellsite
CNRL Fireweed
a-42-H/94-A-13

Hybrid White
Spruce
Trembling Aspen

Proposed 152 m
Access Road

Proposed 108 m
Access Road



- AR1
Ahe 0-8 cm
SiCL
- AR2
Ahe 0-9 cm
SiC

Seismic Line

Provincial Agricultural Land Commission

Application # W-37452
Resolution #512/2007

Legend	
●	1 (SE) Ahe 0-7 cm CL-C
●	Sample No. Total Depth(cm)

Approved area to construct a 4th wellsite with a 260 m access road and a decking site. Specifically, the approval includes a 1.69 ha wellsite, a 0.52 ha common remote sump, and a 0.12 ha decking site.

Face Soil Quantity Reclamation Parameters		
Parameter	WS	RS
Control Depth (ACD)	12 cm	12 cm
Subsidence Replacement Depth (RRD)	10 cm	10 cm
Minimum Replacement Depth (MRD)	8 cm	8 cm



Staff Report
Application # W – 37452
Applicant: Canadian Natural Resources Ltd.
Agent: Pioneer Land and Environmental Services

DATE RECEIVED: May 28, 2007

DATE PREPARED: June 20, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To construct a 4th wellsite with a 260m access road and a decking site. This will bring the total area of non-farm use in this unit to 10.9 ha. Specifically the proposal includes a 1.69 ha wellsite, a 0.52 ha wellsite lease and a 0.12 ha decking site for a total of 2.3 ha new non-farm use.

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

BACKGROUND INFORMATION:

The wellsite lease, decking site and access road are situated within a mixed forested area of primarily Hybrid White Spruce and Trebling Aspen. The land is unsurveyed Crown Land.

Local Government:

Peace River Regional District

Legal Description of Property:

Unsurveyd Crown Land b-42-H,94-A-13

Location of Property:

Located about 30km from the community of Buick; about a 103km drive north of Fort St. John.

Area proposed for Non-Farm Use.

2.3 ha

Present use of the Property:

Unit 42 is currently occupied by 2 wellsites with associated access roads, 3 CNRL pipelines, a Duke pipeline, and Samson pipeline, Husky pipeline development road No. 31 and CNRL pipeline development road no. 60 also run through the Unit. One CNRL wellsite and an additional CNRL pipeline have also been proposed: therefore the total number of wellsites in this unit would be four.

Surrounding Land Uses:

WEST: Partially in the ALR, wellsites, pipelines, roads and campsites
SOUTH: Partially in the ALR, oil and gas development, wellsites, pipelines and roads
EAST: ALR, some oil and gas activity including part pipelines and wellsites, roads
NORTH: Canfor Cutblock, oil and gas developments, in the ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/13
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 Resources - 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 to the Commission without a specific recommendation.

STAFF COMMENTS:

- This application is located in the same area as application # W-37450. The applications were somewhat confusing as it appears that some of the non-farm uses were requested twice (the remote sump). However, the total area of non-farm use for each 65 ha area is greater than 7 ha therefore the applications are necessary.
- The area under application has an agricultural capability of 60% Class 4T - 40% Class 5 C according to the assessment completed by Pioneer Land and Environmental Services.
- These uses should be temporary and reclamation should be a condition of approval.
- The land is currently forested. It is unsurveyed Crown land and it is in an area that is heavily used for oil and gas development.

ATTACHMENTS:

- Sketch of proposed non-farm development showing areas proposed in both ALC file W-37452 and W-37450 (submitted by the applicants)
- Sketch of proposed new non-farm development (submitted by the applicants)
- ALC Context Map – 94A/13 – 1:50,000 (created by ALC Staff)
- Airphoto – 1:5,000 (created by ALC Staff)

END OF REPORT


Signature


Date