



Staff Report
Application # W – 37535
Applicant: Canadian Natural Resources Ltd.
Agent: Pioneer Land & Environmental Services

DATE RECEIVED: June 29, 2007

DATE PREPARED: September 20, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: Non-farm use on the portion of the proposed oil and gas development (non agricultural disturbance) situated within the Agricultural Land Reserve is composed of a wellsite (1.69 ha), a remote sump (0.36 ha), a campsite (0.24 ha) and an access road (0.27 ha) for a total area of 2.56 ha. The proposed development area is located on forested Crown Land.

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

BACKGROUND INFORMATION:

The total area of non-farm (oil and gas) development is greater than 7 ha, therefore the application is required.

Local Government:

Peace River Regional District

Legal Description of Property:

Unsurveyed Crown Land c-31-J/94-A-13, Unit 41 partially located within the ALR

Location of Property:

West of Prespatou about 100 km North of Fort St. John

Size of Property:

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

Present use of the Property:

There is a Canadian Natural Resources Ltd shale pit, Suncor wellsite SUNCOR b-41-J/94-A-13 and associated access roads and pipelines within Unit 41. Unit 41 is only partially located within the Agricultural Land Reserve.

Surrounding Land Uses:

WEST: Forested Land with a wellsite and associated access roads and pipelines
SOUTH: Forested Land with wellsites and associated access roads and pipelines
EAST: Forested Land with a wellsite, water source and unclassified drainage
NORTH: Forested Land with an unclassified drainage

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 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 passed a standing resolution to authorize all non-farm use applications for oil and gas activities to proceed to the Agricultural Land Commission 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 recommends that all approvals for temporary oil and gas uses (ie. Wellsites, pipelines, other surface lease activities not considered permanent industrial type facilities) be approved with conditions of 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 and a report based on Schedule B must be submitted to the Commission following reclamation.

ATTACHMENTS:

- Location map showing location of property in relation to Fort St. John
- Sketch of proposed non-farm development - Canadian Natural Resources Ltd. Wellsite C-31-J/94-A-13 (submitted by the applicant)
- Description of the proposal as outlined on the application form (submitted by the applicant)
- Sketch of proposed non-farm development. (submitted by the applicant)
- ALC Context Map – 1: 50,000 (created by ALC Staff)
- Airphoto – 1997 – 1:20,000 (created by ALC Staff)
- Schedule B

END OF REPORT


Signature


Date