



Staff Report
Application # W – 39047
Applicant/ Landowner: Terra Energy Corp.
Agent: Roy Northern Land Service Ltd.

DATE RECEIVED: June 3, 2009

DATE PREPARED: June 9, 2009

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To upgrade the existing compressor site. The upgrade will increase the building area from less than 450 m² to 1195 m². The existing compressor site is 2 ha in size. No new land area is required. The land is owned by Terra Energy Corp.

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

BACKGROUND INFORMATION:

The total oil and gas disturbance on this property is 4 ha. 2 ha for an existing wellsite and road and 2 ha for the existing compressor site.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 014-558-645
The North East 1/4 of Section 28, Township 81, Range 17, West of the 6th, Peace River District

Purchase Date:

October 2007

Location of Property:

South of Taylor

Size of Property:

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

Present use of the Property:

Compressor site for sour gas and agriculture

Surrounding Land Uses:

WEST: Cultivated Land
SOUTH: Cultivated Land
EAST: Forested land
NORTH: Forested land

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/02
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

Dawson Creek Rural Area Official Community Plan Bylaw No. 477 (1996) designates the property as "Agriculture-Rural Resource"

Zoning Bylaw and Designation:

Dawson Creek Rural Area Zoning Bylaw No. 479 (1986) designates the land as A-2 (Large Agricultural Holdings)
Minimum Parcel Size: 63 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application under its standing resolution that authorized forwarding of Oil and Gas applications when a zoning amendment is not required.

STAFF COMMENTS:

Staff note that the proposal seeks to increase the size of an existing compressor site. The applicants are not proposing to add any additional area to the lease they already hold. As the lease area is already fenced from agricultural use, no new ALR will be alienated by this proposal.

ATTACHMENTS:

- Description of the proposal (submitted by the applicants)
- Sketch of existing and proposed infrastructure on the wellsite.
- Sketch showing the footprint of existing infrastructure.
- Airphoto showing the location of the compressor site
- Sketch showing the general area that will be served by the gas plan
- Table of building equipment sizes
- ALC Context Map – 1:50,000 – 94A/02 (created by ALC Staff)
- Airphoto (1996) - 1:10,000 (created by ALC Staff)

END OF REPORT

Signature

Date