



## Agricultural Land Commission Staff Report

**DATE:** November 4, 2009  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers

**RE:** Application # 50505

**PROPOSAL:** To use a total of 12.4 ha of ALR land to build a 9.7 ha sour gas processing plant, 1.1 ha for a temporary power plant and 1.6 ha for a new access road. Total footprint of the equipment on the site is 14000 sq m (1.4 ha).

### PROPOSAL INFORMATION

**Background:** Located in Upper Cutbank  
**Received Date:** September 4, 2009  
**Applicant:** Murphy Oil Company Ltd  
**Agent:** N/A  
**Local Government:** Peace River Regional District

### DESCRIPTION OF LAND

**PID:** 006-752-209  
**Legal Description:** The South West 1/4 of Section 1, Township 77, Range 17, West of the 6th Meridian, Peace River District  
**Civic Address:** Upper Cutbank  
**Area:** 64.7 ha  
**ALR Area:** 31.2 ha  
**Purchase Date:** November 12, 2008  
**Owner:** Murphy Oil Company Ltd

**PID:** 005-755-701  
**Legal Description:** The South East 1/4 of Section 2, Township 77, Range 17, West of the 6th Meridian, Peace River District  
**Civic Address:** Upper Cutbank  
**Area:** 64.7 ha  
**ALR Area:** 63.2 ha  
**Purchase Date:** November 12, 2008  
**Owner:** Murphy Oil Company Ltd

**Total Land Area:** 129.4 ha  
**Total ALR Area:** 94.4 ha

**Current Land Use:** The majority of the property is cultivated and used for pasture and forage production. There have been no building sites or settlements on the land. The property is fenced and accessed from the road allowance south.

## PROPOSAL DETAILS

### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
12.4	Secondary	CLI

### Surrounding Land Uses:

North	Crown Land, used by the local grazing association for pasture, primarily treed
East	Crown Land, used by the local grazing association for pasture, primarily treed, Kiskatinaw River
South	Crown Land (fractional parcel), forested upland, municipal road allowance present
West	private land, residential building site, partially cleared, used for pasture and forage production, proposed Sectra Pipeline

### Official Community Plan

**Bylaw Name:** Dawson Creek Rural Area OCP Bylaw No. 477 (1986)

**Designation:** Agriculture-Rural Resource

**OCP Compliance:** Yes

### Zoning

**Zoning Bylaw Name:** Dawson Creek Rural Zoning Bylaw No. 479 (1986)

**Zoning Designation:** A-2 (Large Agricultural Holdings)

**Minimum Lot Size:** 63.0 ha

**Zoning Compliance:** Yes

## RELEVANT APPLICATIONS

**Application #:** 44368

**Applicant:** Huron Energy Corporation

**Proposal:** To construct a compressor site on 2.1 ha of ALR land. The proposed compressor will be used to facilitate the oil and gas industry for the surrounding areas. The compressor site will require a total combined area of associated buildings and structures exceeding 450 m<sup>2</sup>. The structures will include an office, dehydrators, an H<sub>2</sub>S scubber, several separators, a large piperack, compressors and a flare stack.

### Decisions:

#### Resolution

#### Number

#### Decision Date

#### Decision Description

530

October 5, 2007

Allowed subject to fencing of both sides of the right-of-way and the placement of a cattle guard on both ends of the right of way.

**Note:** Legacy Application # W-37647

**Committee Recommendations**

Type	Recommendation	Description
Board/Council	No Comment	Peace River Regional District Board: The Regional Board forwarded the application under their standing resolution and provided no comments.

**STAFF COMMENTS**

This application is for a large (9.7 ha) low level sour natural gas processing plant. The plant is located on the west side of the Kiskatinaw River off of the Upper Cutbank road. The Commission previously approved a compressor site in the general vicinity of the proposal but there are no other gas processing plants in this general area.

In addition to the plant the application is proposing a 1.6 ha temporary power generating station (until the company can bring three phase power into the site) on an adjacent quarter section as well as construction of 1.6 ha of road in existing unconstructed right-of-way.

The total footprint for the equipment proposed at the site is 14003 sq m (1.4 ha). Murphy has purchased both of the subject properties in order to minimize conflicts with the use.

33.2 ha of the South West 1/4 of Section 2 is not located in the ALR. The proposed plant is not located on the non-ALR portion of the property.

Murphy has indicated that it would rent the remainder of the property for agricultural uses after construction of the plant is complete.

**ATTACHMENTS**

- 50505 proposal description.pdf
- 50505 airphoto.pdf
- 50505 ag cap.pdf
- 50505 equipment lists.pdf
- 50505 proposal maps.pdf
- 50505 previous applications.pdf
- 50505\_Contextmap50k.pdf

**END OF REPORT**

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Signature

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Date