



Agricultural Land Commission Staff Report

DATE: February 24, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 50968

PROPOSAL: To construct a plant that will compress and process sweet natural gas from existing and future wells in the Doe area. The area of the proposed plant is 2.29 ha.

PROPOSAL INFORMATION

Background: Infrastructure located at the existing wellsite will be used in order to minimize the overall disturbance caused by the project.
Received Date: October 30, 2009
Applicant: Altia Energy Ltd. (Altia)
Agent: Sharp Environmental (2000) Ltd
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 014-354-543
Legal Description: The South East 1/4 of Section 32 Township 80 Range 15 West of the 6th Meridian Peace River District
Civic Address: 80 km South East of Fort. St. John
Area: 64 ha
ALR Area: 64 ha
Purchase Date: July 12, 1989
Owner: Karl Schulte

Total Land Area: 64 ha
Total ALR Area: 64 ha
Current Land Use: Cultivated with either ceartal or canola.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
2.3	Prime	CLI

Surrounding Land Uses:

North Cultivated field and existing Altia compressor
 East Cultivated field and existing Altia access road to compressor. 20.117 m road allowance and existing pipeline right of way
 South Cultivated field, 20.117 m road allowance and existing pipeline right of way (within the NE 1/4 of Sec. 29)
 West Cultivated field and drainage

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 Area Bylaw No. 479 (1986)

Zoning Designation: A-2 (Large Agricultural Holdings)

Minimum Lot Size: 63.0 ha

Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	Peace River Regional District Board: The application was forwarded by the PRRD board under their 2007 standing resolution. No comments were made by the Electoral Area Director.

STAFF COMMENTS

Altia Energy Ltd. proposed to build a plant to compress and process (sweeten) natural gas from existing and future wells in this area.

The gas plant has been built beside an existing gas well.

The initial layout for the plant has been changed due to concerns voiced by the Peace River Regional District about the proposed layout. The revised layout has a smaller footprint and more compact development than the initial layout.

ATTACHMENTS

- 50968 proposal sketches.pdf
- 50968 airphoto.pdf
- 50968 proposal description.pdf
- 50968_AgCapabilityMap.pdf
- 50968_ContextMap50k.pdf

END OF REPORT

 Signature

 Date