



Agricultural Land Commission Staff Report

DATE: March 8, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51604
PROPOSAL: To develop a Compressor station/gas plant on 3.06 ha of ALR land.

PROPOSAL INFORMATION

Background: The company proposes to develop the plant in two phases within the footprint that it is requiring.
Received Date: February 24, 2010
Applicant: Tourmaline Oil Corp
Agent: SHARP Environmental (2000) Ltd
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 025-112-201
Legal Description: Section 18 Township 80 Range 17 West of the 6th Meridian Peace River District
Civic Address:
Area: 258.6 ha
ALR Area: 258.6 ha
Purchase Date: November 9, 2001
Owner: Francis Turner

Total Land Area: 258.6 ha
Total ALR Area: 258.6 ha
Current Land Use: Tourmaline Energy Corp currently has numerous oil and gas tenures within surrounding area. The infrastructure onsite consists of various bldgs required to operate a gas and/or oil facility

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
3.1	Secondary	CLI

Surrounding Land Uses:

North	Previously cultivated field, existing Pienza pipeline right-of-way
East	Previously cultivated field, existing Tourmaline wellsite
South	Existing Pienza access road, existing riser site, road allowance
West	Spectra pipeline right-of-way, previously cultivated field, Tourmaline pipeline right-of way

Official Community Plan

Bylaw Name: DC Rural Area Community Plan Bylaw No. 477 (1986)

Designation: Agriculture - Rural Resource

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: DC Rural Area Zoning 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 Regional Board forwarded the application under their standing resolution which authorizes all Oil and Gas applications to be forwarded to the Commission if no zoning amendments are required. The area director did not make any comments on this application.

STAFF COMMENTS

The applicants are proposing to build a two phase compressor station and gas processing plant on 3.06 ha of ALR land. There is currently a wellsite on the property. The proposed compressor is not proposed to be located directly adjacent to the wellsite although the site appears to be owned by the same company. The airphoto shows the portion of the subject property on which the plant is proposed is cleared; however, one of the reports submitted with the application states that, while, "the field may have been used as pasture or hayland in the past, There was no evidence that this field was currently in use."

The applicants expect that the plant will be used to process gas for 40 years after which it will be shut down and decommissioned. The applicants have proposed an area large enough for both phases of the development.

ATTACHMENTS

- 51604 airphoto location.pdf
- 51604 proposal areas.pdf
- 51604 proposal sketch.pdf
- 51604 proposal description.pdf
- 51604_AgCapabilityMap.pdf
- 51604 airphoto.pdf

END OF REPORT

Signature

Date
