



# Provincial Agricultural Land Commission - Staff Report

## Application: 52019

**Applicant:** Terra Energy Corp.  
**Agent:** Roy Northern Land and Environmental  
**Local Government:** Peace River Regional District

**Proposal:** To construct a sweet gas compressor facility on a 3.6 ha site which straddles portions of three adjoining 1/4 sections. The facility structures exceed the permitted 450 sq meters (2635 sq meters), and the non farm use area on the NE 1/4 of Section 22 is 7.38 ha - slightly more than the permitted 7 ha. Two wellsites (4 ha) and the majority of the compressor site occupy the NE 1/4 of Section 22.

### BACKGROUND INFORMATION

The land proposed for the compressor site is unimproved crown land, far from any agricultural operations. It is located on Kobes Creek (FSR) Road, north of Hudson's Hope.

### PROPERTY INFORMATION

**Legal Description:** NorthWest 1/4 Section 22 Township 84 Range 25 West of the 6th Meridian

**Property Area:** 64.0 ha  
**ALR Area:** 46.0 ha

**Location:**  
**Owner:** Province of British Columbia (Crown Land)

**Legal Description:** NorthEast 1/4 Section 22 Township 84 Range 25 West of the 6th Meridian

**Property Area:** 64.0 ha  
**ALR Area:** 64.0 ha

**Location:**  
**Owner:**

**Legal Description:** South East 1/4 Section 27 Township 84 Range 25 West of the 6th Meridian

**Property Area:** 64.0 ha  
**ALR Area:** 64.0 ha

**Location:**  
**Owner:** Province of British Columbia (Crown Land)

**Total Land Area:** 192.0 ha  
**Total ALR Area:** 174.0 ha

## LAND USE

### Current Land Use:

Resource extraction (forestry and oil & gas) on crown land. There is a short access road leading to an existing well site within NE 1/4 Sec 22

### Surrounding Land Uses:

North: Crown ALR - forested land  
East: Crown ALR - forested land  
South: Crown ALR - forested land - well Site  
West: Crown ALR - forested land

## PROPOSAL DETAILS

**Non- Farm Use Area:** 0.4 ha

**Non- Farm Use Type:** Industrial: Oil and Gas Activities

### Agricultural Capability:

The majority of the area under application is rated as: Prime Dominant

**Source:** CLI

**Mapsheet:** 94 A/5

## RELEVANT APPLICATIONS

**Application ID:** 51875

**Applicant:** Canbriam Energy Inc

**Proposal:** Canbriam Energy Inc proposes to construct a sour gas compressor and dehydration facility on 3.24 ha of unsurveyed crown land.

### Decision:

Resolution #	Decision Date	Decision Description
2700/2010	October 18, 2010	Allow as proposed, subject to reclamation.

**Application ID:** 51839

**Applicant:** Canbriam Energy Inc

**Proposal:** To construct a 1186 sq meter sweet gas processing facility within a 2.5 ha lease area on the 249 ha property. The facility will process gas from nearby well sites and the Spectra 30" Fort Nelson gas mainline that is located within a few hundred metres of the proposed facility

### Decision:

Resolution #	Decision Date	Decision Description
2692/2010	October 20, 2010	Allow with condition of topsoil stripping and storage for future reclamation.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** Bylaw #820 North Peace OCP

**Designation:** Rural Resource - Agricultural

**OCP Compliance:** Yes

### Zoning:

**Zoning Bylaw Name:** Bylaw # 1000

**Zoning Designation:** A-2 Large Holdings Zone

**Minimum Lot Size:** 63.0 ha

**Zoning Compliance:** Yes

### Comments and Recommendations:

## **LOCAL GOVERNMENT INFORMATION**

### **Comments and Recommendations:**

#### **Board/Council**

The Peace River Regional District has a standing resolution to authorize forwarding oil and gas applications to the ALC, with the condition that alienation of agricultural land be kept to a minimum.

## **ALC STAFF COMMENTS**

Staff notes that the proposal facility is similar to others permitted in the area in the past few month. No cultivated or improved land is affected. It is suggested that the application be allowed with reclamation conditions.

## **ATTACHMENTS**

52019 sketch plan.pdf  
52019\_ContextMap100k.pdf  
52019\_AgCapabilityMap.pdf  
52019\_AirphotoMap20k.pdf

## **END OF REPORT**

**Prepared by:** Martin Collins