



Provincial Agricultural Land Commission - Staff Report

Application: 52225

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

Proposal: Non-farm Use - Proposal to use 5.1 ha of a 254.3 ha property to construct a gas processing plant .

BACKGROUND INFORMATION

The proposed gas processing plant will be used to process natural gas from nearby well sites and connect to pipelines located further south of the site.
The subject property is leased Crown land.

PROPERTY INFORMATION

Legal Description: District Lot 191, South West 1/4 Section 2, Township 82, Range 22, West of the 6th Meridian, Peace River District

Property Area: 254.3 ha
ALR Area: 254.3 ha

Location: Del Rio - Monias
Owner: Province of British Columbia - Crown Land

LAND USE

Current Land Use:
Forestry, oil and gas

Surrounding Land Uses:

North: ALR - 256+ ha Forested land
East: ALR - 256 ha Forested land / PDR 55 & PDR 148
South: ALR - 128 ha Forested land
West: ALR - 256 ha Forested land

PROPOSAL DETAILS

Non- Farm Use Area: 5.1 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: 94A/3

RELEVANT APPLICATIONS

RELEVANT APPLICATIONS

Application ID: 52235

Applicant: Westcoast Energy Inc

Proposal: Non-farm Use - Westcoast Energy (as Spectra Energy Transmission) proposes to use 26.7 ha of the 128.2 ha property for a natural gas processing plant

Decision:

Resolution #	Decision Date	Decision Description
158/2011	April 15, 2011	Approve with conditions regarding reclamation

Note: Application in progress

Application ID: 45933

Legacy #: 38962

Applicant: Encana Corporation

Proposal: To build a gas plant on two properties. The total size of the facility will be 2.3 ha. The area of buildings is greater than 450 m2, therefore this application is a requirement. The size of the building area is 935 m2. The total area of Oil and Gas activity on the two quarters will be 6.6 ha

Decision:

Resolution #	Decision Date	Decision Description
275/2009	June 19, 2009	Approved

Application ID: 45141

Legacy #: 38254

Applicant: Storm Exploration Inc.

Proposal: Non-farm use to construct a compressor site. The compressor site will be 6.6 ha in size and is located north of an existing pipeline corridor, consisting of five (5) pipelines right of ways. The total building area will be 640m2. Compressor site is located within a forested area consisting of poplar, spruce and willow.

Decision:

Resolution #	Decision Date	Decision Description
690/2008	October 24, 2008	Allowed as proposed.

Application ID: 6257

Legacy #: 30926

Applicant: Pioneer Land Services Ltd

Proposal: To establish a 7.5 ha lease for the construction of a battery facility. This battery is part of a larger pipeline project (see W-31021).

Decision:

Resolution #	Decision Date	Decision Description
996/1996	November 20, 1996	The Commission approved the project subject to the conditions of ALC General Order 293/95 and the following conditions recommended by Mr. Jack Hannam of the Regional District: an equivalent area to the area taken out of production be cleared and seeded for grazing use; the existing dugout be replaced; construction occur when there are no cattle in the pasture; weed control be practised.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: West Peace OCP Bylaw No, 1086, 1997

Designation: Resource - Agricultural

OCP Compliance: No

Zoning:

Zoning Bylaw Name: Chetwynd Rural Area Bylaw No. 506, 1986

Zoning Designation: A2 - Large Agricultural

Minimum Lot Size: 63.0 ha

Zoning Compliance: No

Comments and Recommendations:

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Board/Council

The Peace River Regional District support the non-farm use application by Terra Energy Corporation, and authorize the application to proceed to the ALC.

Ministry of Agriculture and Lands

The Ministry of Agriculture and Lands highlights the following concerns with regards to the gas processing plant application:

- 1) Loss of potential productive agricultural land
- 2) Decreased opportunity/function for agriculture on existing lands and/or adjacent lands
- 3) Potential disturbance to agricultural land (ie. during pipeline construction)
- 4) Increased traffic, dust and airborne particulate matter within the surrounding area
- 5) Decreased road conditions for producer accessibility and machinery access and mobility
- 6) Increased potential for introduction of invasive plant species to the area
- 7) Increased opportunity for conflict between farm and non-farm uses

Planning Staff

The Peace River Regional District Planning Staff recommend that the Regional Board support and authorize the application to proceed to the ALC.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The improved CLI rating of the subject 254.3 ha property is 9:3X 1:O4W. The land is currently used for forestry and oil and gas activities.
- 2) Terra Energy's Proposal Description outlines the agricultural concerns and impacts of the proposed gas processing plant (See attached) .
- 3) Topsoil is to be stripped according to recommendations set in the Environmental Schedule A Assessment. Topsoil preservation strategies include:
 - No construction if the soils are wet
 - All equipment to be thoroughly cleaned prior to construction
 - Topsoil to be stored separately from subsoil
 - A second lift stripping system will be employed
 - The topsoil mound should be seeded to prevent erosion and noxious weed infestation
- 4) The proposal involves using land for compressors, water storage tanks, condensate tank, flare stack, and other equipment.
- 5) The proposed use of the property for a gas processing plant does not abide with the local OCP or Zoning. An amendment to Industrial Zoning would be required.

ATTACHMENTS

52225_ContextMap50k.pdf
52225_AirphotoMap50k.pdf
52225 Description Proposal.pdf
52225 Proposal Sketch.pdf

END OF REPORT

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