



Agricultural Land Commission
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www.alc.gov.bc.ca

December 14, 2012

ALC File: #52793

Sharp Environmental
10543 – 100th Street
Fort St. John BC
V1J 3Z4

Attention: Nick Gautreau

Dear Mr. Gautreau:

Re: Application for the Non-Farm Use of Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #407/2012 as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly. The Commission has also attached a sketch plan depicting the decision.

Further correspondence with respect to this application is to be directed to Gordon Bednard.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure(s): Minutes of Resolution #407/2012
Sketch Plan

cc: Peace River Regional District (File #101/2012)

GB/

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 20, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #52793.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Martin Collins	Regional Planner
Colin Fry	Executive Director

PROPOSAL:

To use 7.7 ha of a quarter section for oil and gas development. The additional uses consist of a larger well-site lease area (3.25 ha), decking site (0.62 ha), and temporary workspace (0.23 ha). An existing lease and campsite (closed) already occupy the quarter section.
(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

SITE INSPECTION

A site inspection was conducted on August 8, 2012 at the subject property. Those in attendance included Commissioner Collins, ALC Planner Gordon Bednard and Jo Meservy from Shell Canada. It was noted that the proposed well-site was adjacent to an older well-site and that the new area would allow for the expansion of the site to a multi-well pad. The decking site (an area for the marshalling of cleared trees) and the temporary work space will be reclaimed following construction of the new well-site and the nearby gas processing plant. Approximately one-half of the new area proposed for well-site and workspace is presently covered by trees.

Section 14(2) of the *Agricultural Land Commission Act* provides that a member of the Commission who was not present at a meeting to determine an application or other matter may vote on the application or matter only if a summary of the meeting is given to the member before the vote. An oral report on the site inspection was provided at the Commission meeting on September 20, 2012 by Commissioner Collins and Gordon Bednard.

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
- (a) to preserve agricultural land;
 - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.
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COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

The temporary (albeit long-term) use of the property for a large, multi-well pad would not affect the long term agricultural use of the property, as the area will be eventually reclaimed following its closure.

IT WAS

MOVED BY: Commissioner Thibeault

SECONDED BY: Commissioner Collins

THAT the request be approved as proposed.

AND THAT the approval is subject to the following conditions:

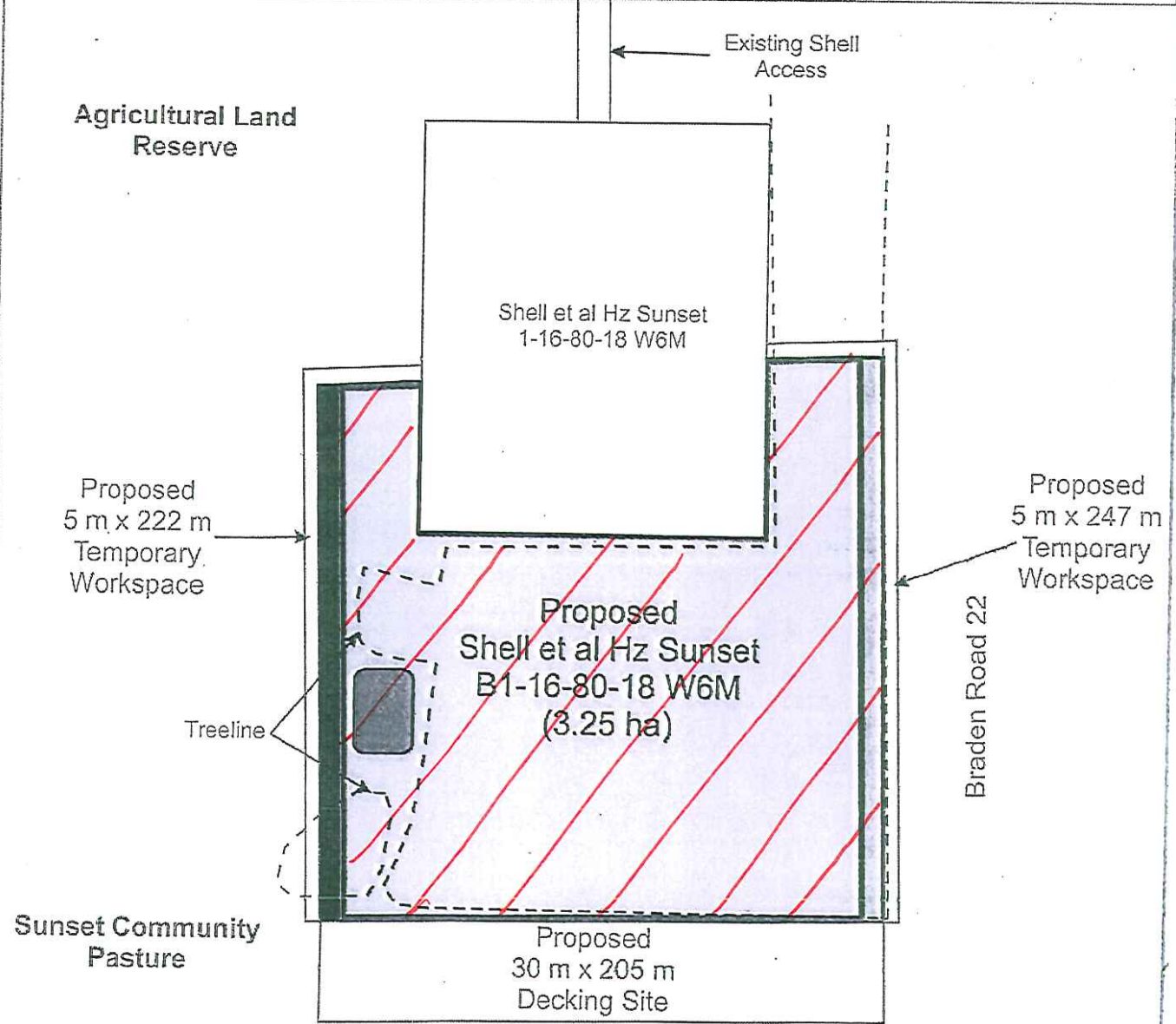
- the non-farm use being in substantial compliance with the plan submitted with the application;
- the decking area and temporary use areas being reclaimed immediately following the completion of the non-farm developments (well-site and processing plant);
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable;
- and finally that this decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution #407/2012

Schedule A Pre-Construction Site Assessment - Soil Handling Diagram

Well Licensee	Shell Canada Limited	Assessment Date	December 16, 2012
Well Name	Shell et al Hz Sunset	Soil Technician	Lenore Mallis
Surface Location	B1-16-80-18 W6M	Assistant	Alison Kirwan
Surveyed by	Vector Geomatics	Eco-Web Project	R1-1413



Legend

LANDSCAPE	RECLAMATION	WILDLIFE	STRIPPING RECOMMENDATIONS:
----- ATV/Low grade Trail	█ Crown land (50% rollback)	⊙ Ungulate trails	
— Access Road	█ Crown land (30% rollback)	⊙ Wolf	
----- Review Corridor	△ Access barricade	⊙ Small mammals	
— Right of Way	▲▲▲ Line of sight screen	⊙ Small rodents	
----- Cut/Seismic Line	▬ Erosion control measures	⊙ Bird/nesting Site	

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Approved location for temporary workspace
decking site and well pad

