



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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October 27, 2006

Reply to the attention of Simone Rivers
ALC File: #W - 36900

Pioneer Land Services Ltd.
11312 - 100th Avenue
Fort St. John BC V1J 1Z9

Dear Sir/ Madam:

Re: Application for Non-Farm Use in the Agriculture Land Reserve

Please find attached the Minutes of Resolution #507/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Kansen, Chair

Cc: Peace River Regional District (#149/2006)

SBR/lv.Encl.: Minutes
Sketch Plan

36900d1.

NAD 27 (CLARKE 1866) CO-ORDINATES

	LATITUDE	LONGITUDE	NORTHING	EASTING
W/LOC b-78-1	N56° 43' 43.86"	W121° 05' 47.36"	6288608.346	616469.653

UTM Co-ordinates (NAD 83)

Remote Sump: N. 4288869, E. 616501
 Decking Site: N. 4288849, E. 616455

New Cut Areas

Wellsite	1.69 ha
Remote Sump	0.36 ha
Decking Site	0.12 ha
Access	0.29 ha
Total New Cut	2.46 ha

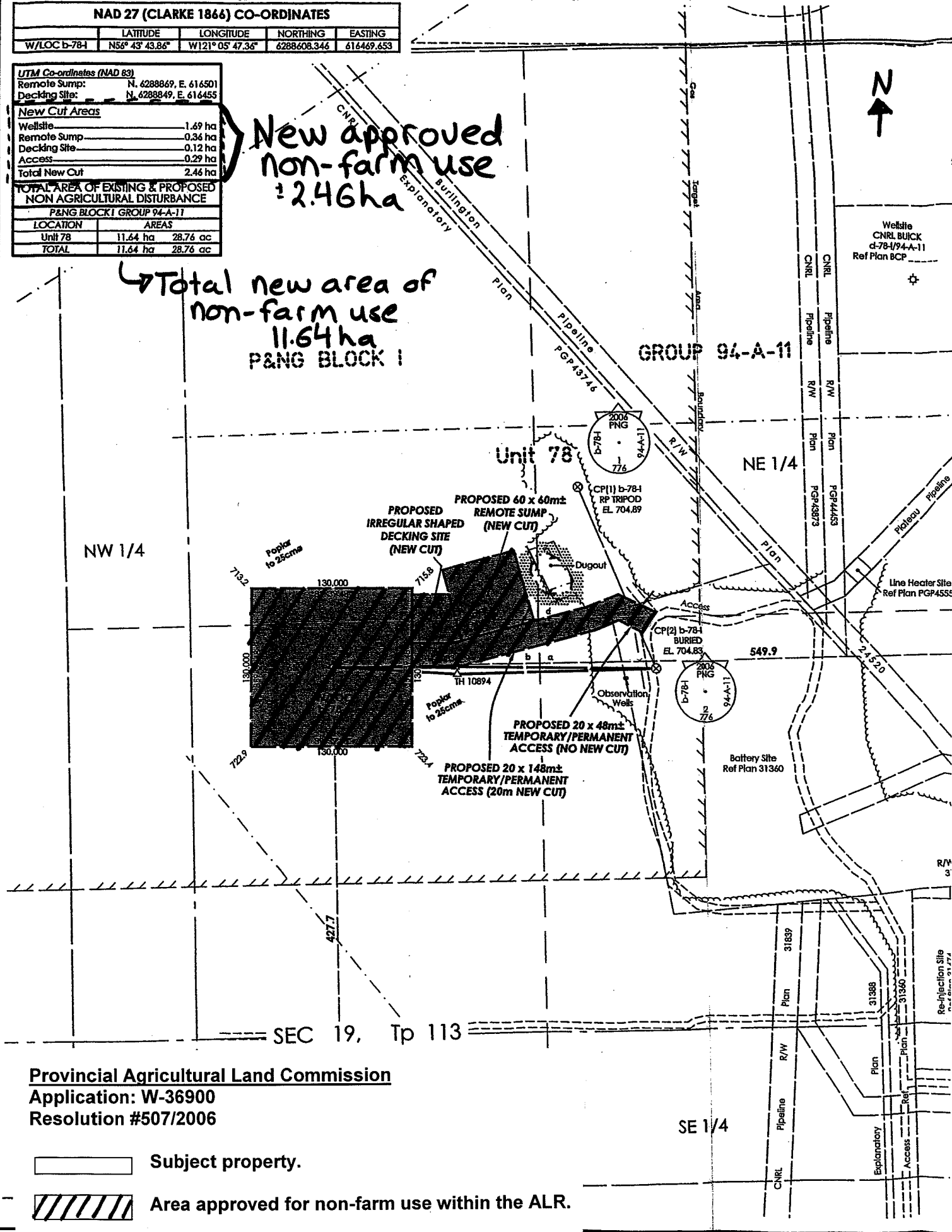
TOTAL AREA OF EXISTING & PROPOSED NON AGRICULTURAL DISTURBANCE

P&NG BLOCK I GROUP 94-A-11

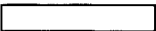

LOCATION	AREAS	
Unit 78	11.64 ha	28.76 ac
TOTAL	11.64 ha	28.76 ac

New approved non-farm use = 2.46ha

Total new area of non-farm use 11.64ha P&NG BLOCK I



Provincial Agricultural Land Commission
 Application: W-36900
 Resolution #507/2006

-  Subject property.
-  Area approved for non-farm use within the ALR.



Staff Report
Application # W – 36900
Applicant: Canadian Natural Resources Ltd
Agent: Pioneer Land Services Ltd

DATE RECEIVED: August 28, 2006

DATE PREPARED: September 21, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: An additional 2.6 ha of non-farm use on the property including, a wellsite (1.69 ha), an access road (0.40 ha), decking site (0.14 ha) and a remote sump (0.36 ha). The parcel has 9 ha of previously disturbed land.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The total area of oil and gas development on this property is greater than that allowed by the Commission's delegation agreement with the Oil and Gas Commission, therefore this application is necessary.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 003-815-706

The North East 1/4, Section 19, Township 113, Peace River District

Purchase Date:

October 1996

Location of Property:

Blueberry River - located less than a mile northwest of the Blueberry Indian Reserve and 11 km east of Buick.

Size of Property:

64.0 ha (The entire property is in the ALR).

Area Proposed for Additional Non-Farm Use:

2.5 ha

Present use of the Property:

Within Unit 78 there exists the CNRL Battery Site and Re-Injection Site with associated access roads, wellsite, CNRL Buick d-78-I,94-A-11 and access road and a Line Heater Site currently totaling 9 ha of disturbed area.

Surrounding Land Uses:

WEST: Cultivated field, active well, abandoned well
SOUTH: Cultivated field, well sites, Buick Creek
EAST: Cultivated field, oil/gas well, pipe line, access road
NORTH: Cultivated field, pipe line, Buick Creek

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/11
The majority of the property is identified as having secondary ratings.

Official Community Plan and Designation:

North Peace Official Community Plan Bylaw No. 820 (1993) designates the property as Rural Resource - Agricultural

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1000 (1996) designates the property as A-2 (Large Agricultural Holdings Zone).
Minimum Lot Size: 63 ha

PREVIOUS APPLICATIONS:

Application #35622-0

Applicant: Canadian Natural Resources Ltd
Decision Date: October 07, 2004
Proposal: To construct an access road (669 m in length) which crosses existing pipeline right of ways. The access road which falls within the subject property has a combined area greater than 7 ha.
Decision: Allowed

Application #35629-0

Applicant: Canadian Natural Resources Ltd
Decision Date: October 07, 2004
Proposal: To use 9.6 ha of the NE 1/4 of Section 19, Township 113 for oil and gas development. Presently up to 7 ha of a 65 ha parcel can be used for oil and gas development without application. The proposed new oil and gas development is a wellsite and access road. The access road is 711 meters long. The wellsite has the dimensions of 120 meters by 120 meters (1.4 ha).
Decision: Allowed

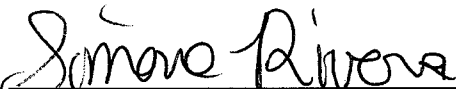
LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

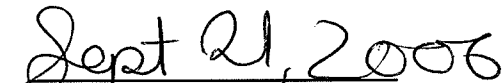
Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that the application is consistent with the Official Community Plan policies and zoning regulations.

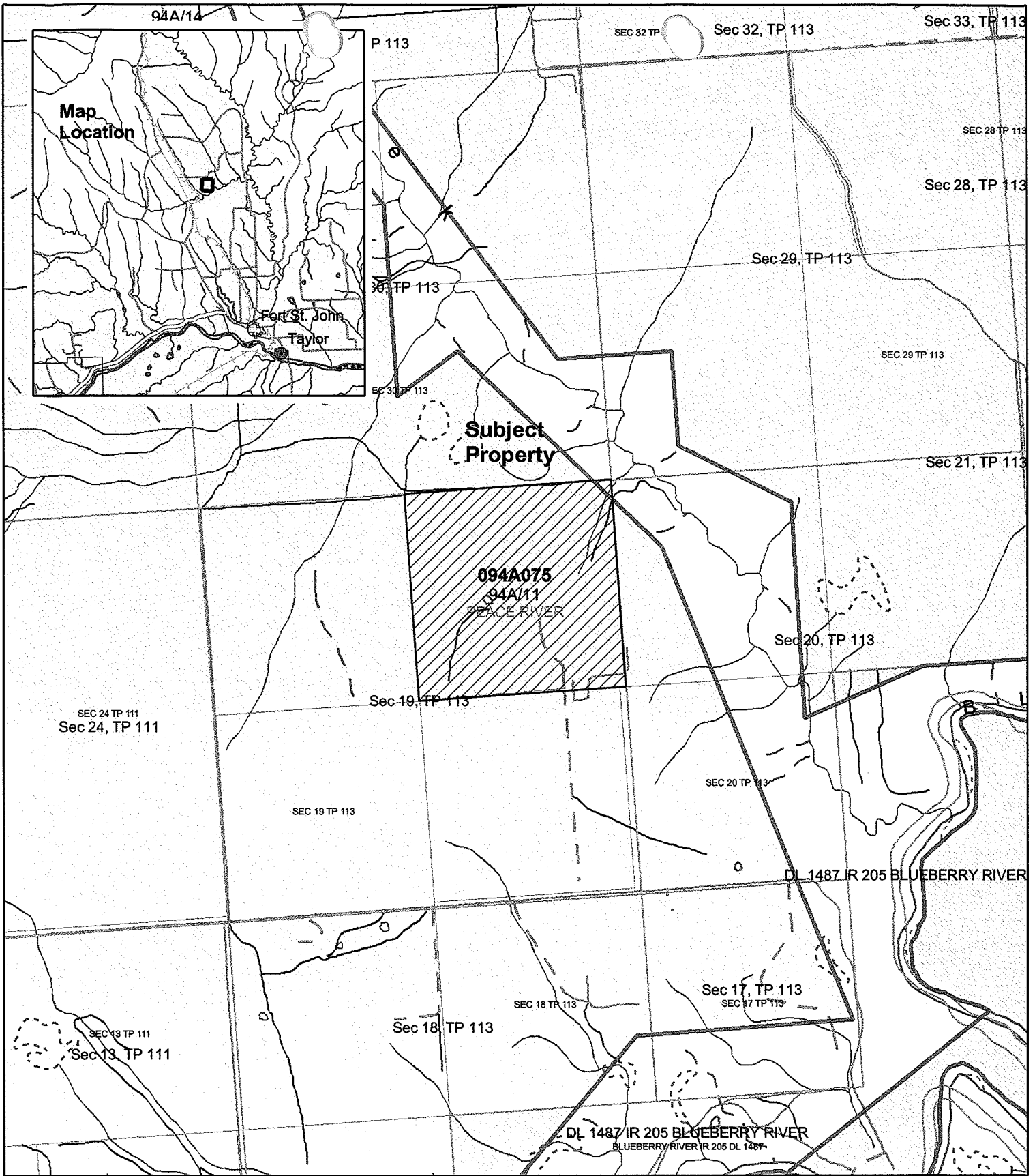
ATTACHMENTS:

- Page 2 of ALC Application form describing the proposed non-farm use (Submitted by the Applicant)
- Sketch of proposed new areas (2 scales) (Submitted by the applicant)
- ALC Context Map - BCGS 94A.075 1:20,000 (Created by ALC Staff)
- Airphotos - BCGS 94A.075 1:20,000 (Created by ALC Staff)

END OF REPORT

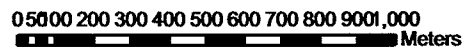

Signature


Date



ALC Context Map

Map Scale: 1:20,000

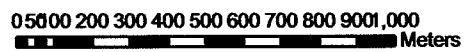


ALC File#:	21-06-36900
Map Sheet #:	94A.075
Regional District:	Peace River



ALC Context Map

Map Scale: 1:20,000



ALC File#: 21-06-36900

Map Sheet #: 94A.075

Regional District: Peace River