



Agricultural Land Commission
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October 18, 2007

Reply to the attention of Simone Rivers
ALC File: # W - 37450

Pioneer Land and Environment Services
#2 - 11427 Alaska Road
Fort St. John, BC V1J 6N2

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 514/2007 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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a white background.

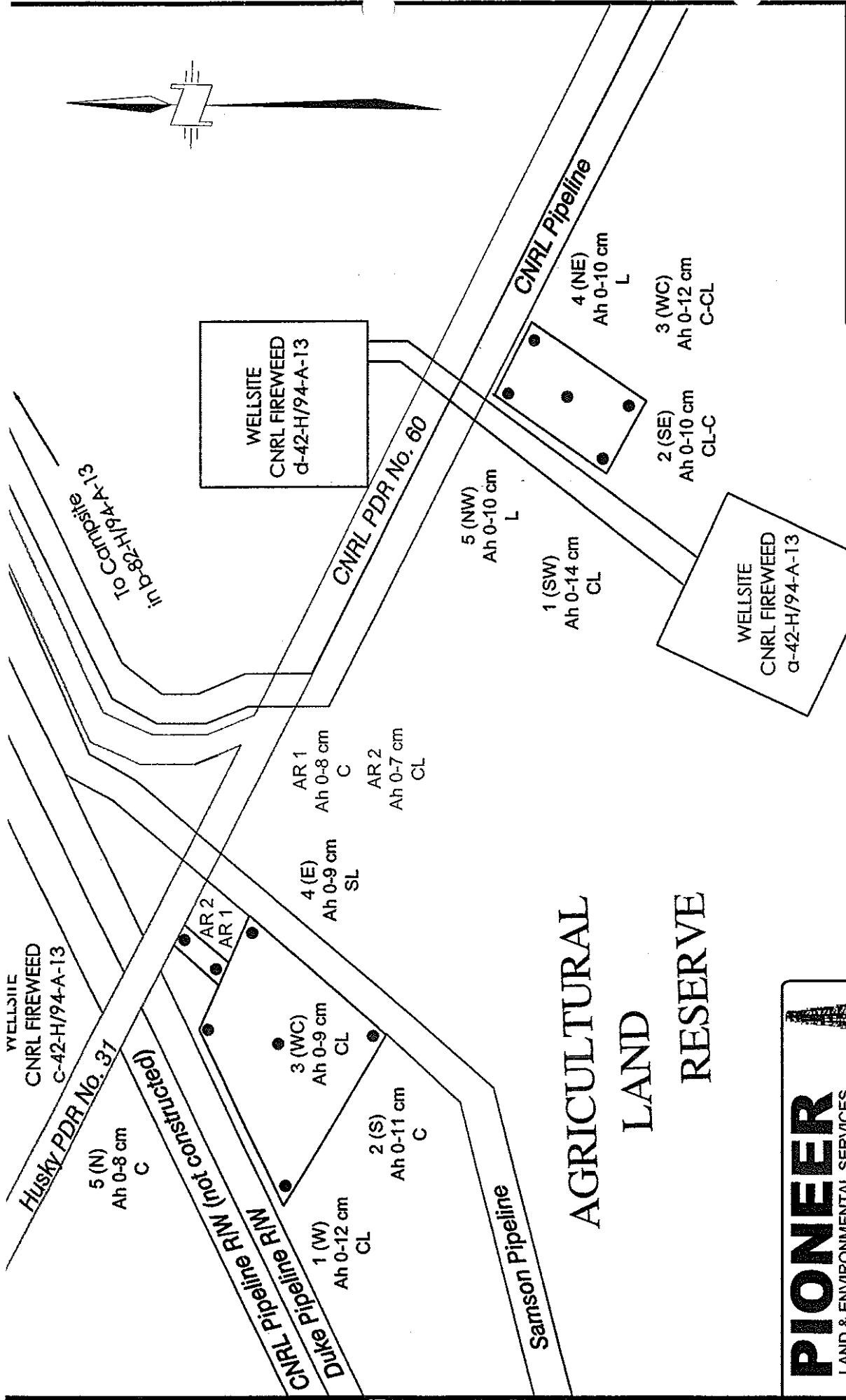
Erik Karlsen, Chair

cc: Peace River Regional District (280/2006)

Enclosure: Minutes/Sketch Plan

SBR/lv
37450d1

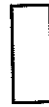
94A.083



Legend	
●	1 (SE) Sample No.
●	Ahe 0-7 cm Total Depth(cm)
●	CL-C
WS	Surface Soil Quantity Reclamation Parameters
RS	Parameter
11cm	n
9 cm	
7 cm	

Provincial Agricultural Land Commission

Application # W-37450
Resolution #514/2007



Approved area for an irregularly shaped wellsite with an associated access road and a (common) remote sump having total areas of 1.5 ha, 0.1 ha and 0.6 ha respectively.

PIONEER
LAND & ENVIRONMENTAL SERVICES

Canadian Natural Resources Ltd.
Wellsite and Access Road
CNRL FIREWEED c-42-H/94-A-13

Not to Scale
Pioneer File 4409-06

Plotted By: Heather Hansen
December 13, 2006

AGRICULTURAL LAND RESERVE

37450



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 5, 2007 Pouce Coupe, B.C.

PRESENT:	John Kendrew	Acting Chair, North Panel
	William Norton	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

For Consideration

Application: # W- 37450
Applicant: Canadian Natural Resources Ltd.
Agent: Pioneer Land and Environment Services
Proposal: The proposed project is composed of an irregularly shaped wellsite with an associated access road and a (common) remote sump having total areas of 1.5 ha, 0.1 ha and 0.6 ha respectively. The total new area of non-farm use is 2.44 ha. This will mean that the combined area of non-farm uses on the 65 ha area will be 10.88 ha. This area is beyond the threshold of the delegation agreement with the Oil and Gas Commission (OGC)
Legal: Unsurveyed Crown Land: c-42-H, 94-A-13
Location: Located about 30km from the community of Buick, about a 103 km drive north of Fort St. John.

Site Inspection

A site inspection was conducted on August 29, 2007. Those in attendance were:

- John Kendrew Acting Chair, North Panel
- Shaundehl Runka Staff
- Karen Goodings Chair, Peace River Regional District Board
- Dan Hanson OGC Staff Landowner Liaison Inspector

The Commission noted that the area was not currently developed for agricultural uses and was a long distance from any other services for agricultural use. There was significant adjacent and nearby oil and gas activity and access to the area had mainly been developed for oil and gas use.

Commissioner Eligible to Vote

Commissioners Norton and Crave were not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioner's eligibility to vote on the application.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. 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.

Discussion

Assessment of Agricultural Capability

Although the land was not developed for agricultural use, the Commission believed that the land would be suitable for growing grass for grazing if it were cleared. It further noted that the range of crop options would be limited by an adverse climate.

Assessment of Agricultural Suitability

The Commission believed that the distance of the site from services for agricultural use made this land less suitable for agricultural use than other land of similar quality in other locations.

Assessment of Impact on Agriculture

As the land under application was Crown land, located in an area of extensive oil and gas activity and not located near any current agricultural development, the Commission did not believe that the application would have a long term impact on agriculture.

IT WAS

MOVED BY: Commissioner Kendrew
SECONDED BY: Commissioner Norton

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- The non-farm use be limited to the area outlined on the plan submitted with the application
- Reclamation of the land to a level equivalent to pre-oil and gas development so the land can be used for agricultural purposes. Reclamation must meet the standards set out in Schedule B (attached) and a report based Schedule B must be submitted to the Commission following reclamation.

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 # 514/2007



Staff Report
Application # W – 37450
Applicant: Canadian Natural Resources Ltd.
Agent: Pioneer Land and Environment Services

DATE RECEIVED: May 28, 2007

DATE PREPARED: June 20, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: The proposed project is composed of an irregularly shaped wellsite with an associated access road and a (common) remote sump having total areas of 1.5 ha, 0.1 ha and 0.6 ha respectively. The total new area of non-farm use is 2.2 ha. This will mean that the combined area of non-farm uses on the 65 ha area will be 10.88 ha.

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

BACKGROUND INFORMATION:

The wellsite and access road are both situated within a Ministry of Forests cutblock, located in the Fireweed Field and are bound by a Duke pipeline right-of-way to the west and a Samson pipeline right-of-way to the east. A campsite is also proposed but this is located outside of the ALR.

Local Government:

Peace River Regional District

Legal Description of Property:

Unsurveyed Crown Land c-42-H, 94-A-13

Location of Property:

Located about 30km from the community of Buick, about a 103 km drive north of Fort St. John.

Area Proposed for Non-Farm Use.

2.2 ha

Present use of the Property:

Unit 42 is currently occupied by 2 wellsites with associated access roads, 3 CNRL pipelines, a Duke pipeline, and Samson pipeline, Husky pipeline development road No. 31 and CNRL pipeline development road no. 60. Application # W-37452 proposed an additional wellsite bringing the total number of wellsites in this unit to four.

Surrounding Land Uses:

WEST: Forested and oil and gas facilities, Aiken Creek
SOUTH: Forested and oil and gas facilities
EAST: Forested and oil and gas facilities
NORTH: Forested and oil and gas facilities

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/13
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

North Peace OCP Bylaw No. 820 (1993)
Designation: Rural Resource (Agricultural)

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1000 (1996)
Designation: Zoned A-2 (Large Agricultural Holdings)
Minimum Lot Size: 63 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board authorized the application to proceed. The Regional Board did not make a recommendation.


STAFF COMMENTS:

- This application is located in the same area as application # W-37452. The applications were somewhat confusing as it appears that some of the non-farm uses were requested twice (the remote sump). However, the total area of non-farm use for each 65 ha area is greater than 7 ha therefore the applications are necessary.
- The area under application has an agricultural capability of 60% Class 4T - 40% Class 5 C according to the assessment completed by Pioneer Land and Environmental Services.
- These uses should be temporary and reclamation should be a condition of approval.
- The land is currently forested. It is unsurveyed Crown land and it is in an area that is heavily used for oil and gas development.


ATTACHMENTS:

- Peace River Regional District Report: Dated April 20, 2007 from Chair Karen Goodings to the Board of Directors.
- Sketch of proposed non-farm development showing areas proposed in both ALC file W-37452 and W-37450 (submitted by the applicants)
- Sketch of proposed new non-farm development (submitted by the applicants)
- ALC Context Map – 94A/13 – 1:50,000 (created by ALC Staff)
- Airphoto – 1:5,000 (created by ALC Staff)

END OF REPORT



Signature



Date