



**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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October 18, 2007

Reply to the attention of Simone Rivers  
ALC File: #W - 37451

Pioneer Land & Environmental 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 # 511/2007 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 horizontal line. The signature is fluid and cursive.

Erik Karlsen, Chair

cc: Peace River Regional District (252/2006)

Enclosure: Minutes/Sketch Plan

SBR/lv  
37451d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

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

### For Consideration

Application: # W- 37451  
Applicant: Canadian Natural Resources Ltd.  
Agent: Pioneer Land & Environmental Services  
Proposal: To construct a wellsite on the subject property, including a common remote sump and access road on lands within the Agricultural Land Reserve. The total area for the proposed project is 2.54 ha, with a total area of proposed and existing oil and gas development of 8.89 ha within the quarter. This area is beyond the threshold of the delegation agreement with the Oil and Gas Commission (OGC).  
Legal: Unsurveyed Crown Land 16-11-87-25, W6M  
Location: Located southwest of the Alaska Highway in the Upper Halfway area.

### 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 property was a long distance from services for agricultural use but that it was in an area capable of growing grass and clover. The area is not currently developed for agricultural 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 was suitable for growing grass and clover. The range of crop options is limited by an adverse climate; however Ministry of Agriculture and Lands staff indicated that a cow/calf operation would be possible in the area.

#### **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 # 511/2007**

**PIONEER ENVIRONMENTAL**  
 (A Division of Pioneer Land Services Ltd.)  
 #2, 11427 Alaska Rd., Fort St. John, BC, V1J 6K7  
 Phone: 250-762-5099 Fax: 250-762-0444

Canadian Natural Resources Limited  
 Wellsite CNRL HALFWAY 16-11-87-25, W6M  
 with Access Road, Remote Sump and  
 Temporary Campsite

Not to Scale File# 3540-06  
 Plotted By: Lisa Stromsmoe October 27, 2006

**UNSURVEYED**

Proposed  
 60m x 80 m±  
 Remote Sump

RS2 (NW) Ah 0-7 cm CL  
 RS5 (NE) Ah 0-7 cm CL  
 RS3 (C) Ae 0-9 cm SIL-SICL  
 RS4 (SE) Ah 0-3 cm C Ae 3-10 cm SIC

Proposed  
 40m x 60 m±  
 Temp. Campsite

CS1 (NE) Ah 0-8 cm SICL  
 CS4 (NW) Ah 0-7 cm CL  
 CS3 (SW) Ah 0-3 cm C Ae 3-10 cm SIC

**CROWN**

Mile 107 Road  
 CNRL P.L. R/W  
 Proposed Decking Site  
 Plan BCP02582

1 (NW) Ah 0-9 cm SIL  
 2 (SW) Ah 0-5 cm C Ae 5-9 cm SiC  
 3 (SE) Ah 0-7 cm SIL  
 4 (C) Ah 0-8 cm SIL-SICL  
 5 (NE) Ah 0-7 cm SIL  
 6 (NW) Ah 0-7 cm SICL  
 AR1 Ah 0-7 cm SICL  
 AR2 Ah 0-8 cm CL  
 Proposed 20m x 96 m Access

CS2 (SE) Ae 0-10 cm SiC

**LAND**

**AGRICULTURAL LAND RESERVE**

Provincial Agricultural Land Commission

Application # W-37451  
 Resolution #511/2007

Wellsite Location  
 CNRL HALFWAY  
 16-11-87-25

Trembling Aspen & Spruce  
 to 35 cm dbh

Sample No.	Total Depth(cm)	WS	RS	CS
1 (SE)	Ah 0-7 cm	7.5 cm	8.8 cm	8.8 cm
CL-C		ED	ED	ED
Surface Soil Quantity Reclamation Parameters				
Parameter				
Mean Control Depth (ACD)				
Required Reclamation Depth (RRD)				
Minimum Reclamation Depth (MRD)				

APR 19 2007  
 NOV 23 2006

FEB 21 2007 MAR 08 2007

Approved area to construct a wellsite, including a common remote sump and access road and temporary campsite. The total area is 2.54 ha.

R-10

R-10

3745



**Staff Report**  
**Application # W – 37451**  
**Applicant: Canadian Natural Resources Ltd.**  
**Agent: Pioneer Land & Environmental Services**

**DATE RECEIVED:** May 28, 2007

**DATE PREPARED:** June 22, 2007

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To construct a wellsite on the subject property, including a common remote sump and access road on lands within the Agricultural Land Reserve. The total area for the proposed project is 2.54 ha, with a total area of proposed and existing oil and gas development of 8.89 ha within the quarter.

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

**BACKGROUND INFORMATION:**

**Local Government:**

Peace River Regional District

**Legal Description of Property:**

Unsurveyed Crown Land 16-11-87-25, W6M

**Location of Property:**

Located southwest of the Alaska Highway in the Upper Halfway area.

**Size of Property:**

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

**Present use of the Property:**

Unsurveyed Crown Land, There is a battery/compressor site and five existing wellsites within Section 11.

**Surrounding Land Uses:**

**WEST:** Abandoned wellsite  
**SOUTH:** Battery Site and one wellsite in Section 12 (SE of well location)  
**EAST:** Cameron River in Section 13 (NE of well location)  
**NORTH:** One wellsite in Section 14 (NW of well location)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 94A/12  
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 forwarded the application without a specific recommendation.

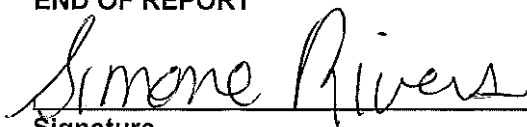
**STAFF COMMENTS:**

The agricultural capability of the subject property is rated as 60% Class 3C - 40% Class 4X.

**ATTACHMENTS:**

- Peace River Regional District Report dated April 20, 2007 – To the Board of Directors from Karen Goodings
- Sketch showing proposal (submitted by the applicants)
- Further sketch showing proposal (submitted by the applicants)
- Context Map showing the locations of applications W- 37451 and W-37449 in relation to each other.
- ALC Context Map – 94A/12 - 1:50,000 (created by ALC Staff)
- Airphoto – 1:5,000 (created by ALC Staff)

END OF REPORT

  
Signature

  
Date