



**Staff Report**  
**Application # W – 37647**  
**Applicant: Huron Energy Corporation**  
**Agent: Sharp Environmental Ltd.**

**DATE RECEIVED:** August 27, 2007

**DATE PREPARED:** September 24, 2007

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

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

**PROPOSAL:** To construct a compressor site on 2.1 ha of ALR land. The proposed compressor will be used to facilitate the oil and gas industry for the surrounding areas. The compressor site will require a total combined area of associated buildings and structures exceeding 450 m<sup>2</sup>. The structures will include an office, dehydrators, an H<sub>2</sub>S scubber, several separators, a large piperack, compressors and a flare stack.

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

**BACKGROUND INFORMATION:**

The Delegation agreement between the Commission and the Oil and Gas Commission (OGC) requires an application for non-farm use for "*Batteries, compressor stations, disposal of drilling and production waste, processes and processing facilities in relation to produced water and gas, and buildings and structures greater than 450 m<sup>2</sup>.*" As the current application for a compressor station exceeds this size, this application is required. The total area disturbed by this proposed surface lease is 2.10 ha.

The subject property is approximately 11 ha in size. There is currently no oil and gas activity on the subject property.

**Local Government:**

Peace River Regional District

**Legal Description of Property:**

PID: 015-009-696  
District Lot 3443, Block C, Peace River District

**Location of Property:**

Located 25 km southwest of Fort St. John, off of Highway 52N and 200 Road

**Size of Property:**

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

**Present use of the Property:**

Forested area and in a small portion within a cleared pasture area.

**Surrounding Land Uses:**

**WEST:** Forest and pasture  
**SOUTH:** Pasture  
**EAST:** Forest  
**NORTH:** Road allowance and forest

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93P/10  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

Dawson Creek Rural Area OCP Bylaw No. 477 (1986)  
Designation: Agriculture - Rural Resource

**Zoning Bylaw and Designation:**

Dawson Creek Rural Area Zoning Bylaw No. 479 (1986)  
Designation: A-2 (Large Agricultural Holding Zone)  
Minimum Lot Size: 63 ha

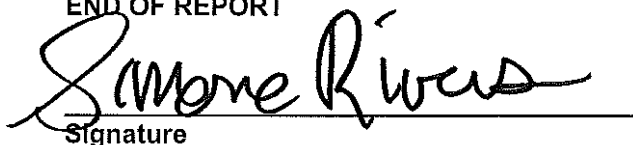
**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

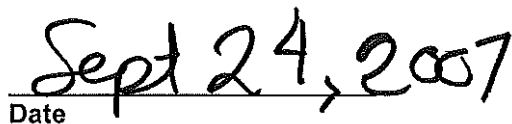
**Peace River Regional District Board:** The Regional Board forwarded the application based on a standing resolution to authorize all non-farm use applications for oil and gas activities to proceed to the ALC and the OGC, including comment that non-farm use and alienation of agricultural land be kept to a minimum, except for applications that would require a zoning by-law amendment.

**ATTACHMENTS:**

- Sketch of the layout of the proposed compressor site.
- Sketch of proposed footprint of compressor site on the subject property.
- Description of proposed project (submitted by the agent for the applicant)
- ALC Context Map – 1:50,000 – 93P.068 – (created by ALC Staff)
- Airphoto – 1:10,000 (created by ALC Staff)

END OF REPORT

  
Signature

  
Date