



**Staff Report**  
**Application # WW – 38176**  
**Applicant: CCS Energy Services**

**DATE RECEIVED:** May 23, 2008

**DATE PREPARED:** June 4, 2008

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

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

**PROPOSAL:** To exclude the 131.5 subject property in order to develop a secure landfill on the property.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

**Local Government:**

Northern Rockies Regional District

**Legal Description of Property:**

PID: 023-394-561  
District Lot 1692, Peace River District, EXCEPT Plan 29474

**Purchase Date:**

July 2006

**Location of Property:**

South of Fort Nelson

**Size of Property:**

131.5 ha (102.5 ha of the property is in the ALR).

**Present use of the Property:**

Landfarming bioremediation facility  
Non-hazardous landfill site.

**Surrounding Land Uses:**

**WEST:** Crownland - forested  
**SOUTH:** Farm  
**EAST:** Crown Land - Forested  
**NORTH:** Crown land Green belt approximately 400 m wide - sulphur plant

**Agricultural Capability:**

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

**Official Community Plan and Designation:**

Official Community Plan Designation: Agriculture Land Holding

**Zoning Bylaw and Designation:**

Rural Land Use Bylaw no. 105 (1998) designates the property as Agriculture (landfill is a permitted use within this zone)  
Minimum Parcel Size 4 ha

**PREVIOUS APPLICATIONS:**

**Application #31802-0**

**Applicant:** Petro Canada Oil and Gas  
**Decision Date:** December 11, 1997  
**Proposal:** Develop a landfarm facility on a portion of the property to bio-remediate hydrocarbon and salt contaminated soils derived from various Petro Canada production facilities and drilling operations.  
**Decision:** The Commission approved the application to develop a landfarm facility on a 4.1 ha. portion of the property subject to the submission of bi-annual reporting.

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**Application #32682-0**

**Applicant:** Wright, JoAnne  
**Decision Date:** May 26, 1999  
**Proposal:** To construct an approximately 1.4 hectare bioremediation cell for landfarming purposes, and access road. The facility would receive and treat hydrocarbon contaminated soil materials.  
**Decision:** The Commission approved the request to construct an approximately 1.4 hectare bioremediation cell for landfarming purposes and an access road subject to the plan prepared by Agra Earth and Environmental dated January 1999 and annual reporting detailing the progress of the operation.

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**Application #33370-0**

**Applicant:** Wright, Karen  
**Decision Date:** July 26, 2000  
**Proposal:** To develop a landfill site on the property dealing with special industrial waste.  
**Decision:** The Commission approved the request to use a portion of the property a landfill site dealing with industrial waste. The Commission wished to review the proposal after five years to ensure the land is being reclaimed for agriculture. Approval was subject to the submission of an annual report which could incorporate the reports required by previous decisions on this property.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

The Northern Rockies Regional Board forwarded the application with a resolution of support.

**STAFF COMMENTS:**

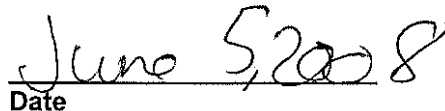
- There have been several applications for various industrial use on the subject property. The most recent Commission decision was made in 2000. At that time the Commission approved use of the entire property for land-farming subject to the receipt of annual reports detailing the progress of the reclamation. The Commission received annual reports up to 2004. After this time no reports were received.
- The facility is currently permitted to accept non-hazardous oilfield and industrial soil waste for direct disposal in addition to storing and treating hydrocarbon contaminated carbon wastes.
- The proposal for the site is to be able to accept certain hazardous waste including; contaminated soils, from spill cleanups and site remediation; drilling waste from oil and gas exploration and productions; industrial waste and forestry waste
- In order to accept hazardous waste the landowners must develop a secure landfill site on the property. The difference between this landfill and the one that had operated in the past was that the waste disposal cells will be further engineered by the addition of a second liner and a leak detection system.
- The applicants anticipate that the proposed Northern Rockies Secure Landfill could be the final disposal location for up to 5,000,000 tonnes of oilfield and industrial waste over a period of approximately 25 years. CCS would also be responsible for the facility for a post closure period of a minimum of 25 years.
- The applicant's current plans to not anticipate future agricultural use for the subject property, therefore they have applied to have the land excluded from the ALR. The property is located at the northern edge of this block of ALR and to the north is adjacent to an industrial site.
- There is ALR land located to the south across a small local road. Should the Commission be willing to consider exclusion of the property it may wish to consider how to buffer the property to the south from the continued expansion of industrial uses on this property.

**ATTACHMENTS:**

- Sketch showing current property development
- Summary of proposed secure landfill project
- Letter and Sketch for Resolution # 402/2000
- ALC Context Map – 94J.067 0 1L20,000 (Created by ALC Staff)
- Airphoto – 1:15,000 (created by ALC Staff)

**END OF REPORT**

  
Signature

  
Date



CCS Northern Rockies Landfill  
PR-16078

Project Description - Proposed Secure Landfill

## 1.0 EXECUTIVE SUMMARY

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CCS Landfill Services, a division of CCS Inc., (CCS) owns and operates the Northern Rockies Landfill and Special Waste Treatment Facility (Northern Rockies). The facility is licensed under British Columbia Ministry of Environment, Land and Parks permits PR-16078 and PS-15866. The facility is located within District Lot 1692 approximately 1km west of the Alaska Highway near Mile 285, and approximately 20km south of Fort Nelson, BC.

The CCS Northern Rockies facility is approved to accept non-hazardous oilfield and industrial solid waste for direct disposal as well as to store and treat hydrocarbon contaminated hazardous wastes. CCS recently expanded the Northern Rockies facility with the construction of cell #2 - a 114,500m<sup>3</sup> engineered landfill cell equipped with a primary 60mil high density polyethylene (HDPE) liner as well as a secondary 1100mm compacted clay liner (CCL) and leachate collection system.

CCS is proposing to establish a secure landfill at the existing Northern Rockies facility in the following ways:

1) Initially, by conversion of the recently constructed cell #2 to a secure cell by the addition of a second liner and a leak detection system.

2) Subsequently, by construction of secure landfill cells adjacent to the existing facility.

CCS is submitting this project description to the British Columbia Environmental Assessment Office (EAO) to confirm that the project is reviewable under the *Environmental Assessment Act* and to facilitate consultation with and request input from other government agencies, First Nations and the public, local governments and other interested parties. In addition, CCS wishes to initiate dialogue to define the scope of the required environmental assessment and determine which of the elements of the environmental investigation and monitoring already conducted by CCS at the Northern Rockies facility are pertinent to our proposed Secure Landfill application.

The proposed facility will be located entirely within the boundaries of the existing facility. Due to industry demand, CCS wishes to provide oilfield and industrial waste generators in northeast British Columbia (NEBC) with a local, practical and environmentally sound waste management option for materials classified as hazardous waste in BC. The wastes CCS wishes to accept for direct disposal at the proposed facility include contaminated soils (including those containing >3% hydrocarbon) from spill cleanups and site remediation, drilling waste from oil and gas exploration and production, industrial waste and forestry waste. The characteristics of the proposed waste will be those of oil and gas as well as

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industrial refuse including select hazardous waste, but not including wastes prohibited by the proposed permit amendment. CCS is not applying to accept NORM containing waste in this application, but we are continuing to evaluate the demand for NORM disposal at the proposed Northern Rockies Secure Landfill and may apply for a permit amendment to accept NORM in the future.

CCS is an industry leader in waste management and we are confident that our excellent track record and unparalleled experience make CCS the ideal candidate to construct and operate a Secure Landfill in NEBC. CCS operates the only Secure Landfill in BC - the Silverberry Secure Landfill near Ft. St. John - and by proposing to modify the Northern Rockies facility we hope to bring the same standards for construction, engineering and operational excellence to NEBC in the most efficient and environmentally responsible manner possible.

August 16, 2000

Reply to the attention of Andrew Upper

Karen JoAnne Wright  
4535 Nahanni Drive  
Fort Nelson, B.C. V0C 1R0

Dear Madam:

**Re: Application # WW-33370  
District Lot 1692 Peace River District Except Plan 29474**

We write to advise that pursuant to Section 22(1) of the Agricultural Land Reserve Act (the "Act"), the Land Reserve Commission (the "Commission") by Resolution #402/2000, has allowed your application to conduct landfilling on an approximately 85 hectare portion of the above referenced property, provided that the operation remains in substantial compliance with the plan attached hereto. The Commission also noted that it has not regularly received annual reports concerning 'landfarming' activities on the property, as required by Commission Resolutions #822/97 and #352/99. To simplify future reporting requirements, you may submit one annual report detailing all activities on the above referenced property. The annual report must be submitted to this office no later than July 31<sup>st</sup> of each year spanning the life of the operations.

The lands are still subject to the provisions of the Act and regulations except as provided by the Commission's permission set out in the previous paragraph.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other enactments and legislation that may apply to the lands. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction. Before your development can proceed, other approvals may be necessary and we urge you to check with the Ministry of Environment, Lands and Parks as well as the Northern Rockies Regional District.

Please quote the above application number in any future correspondence.

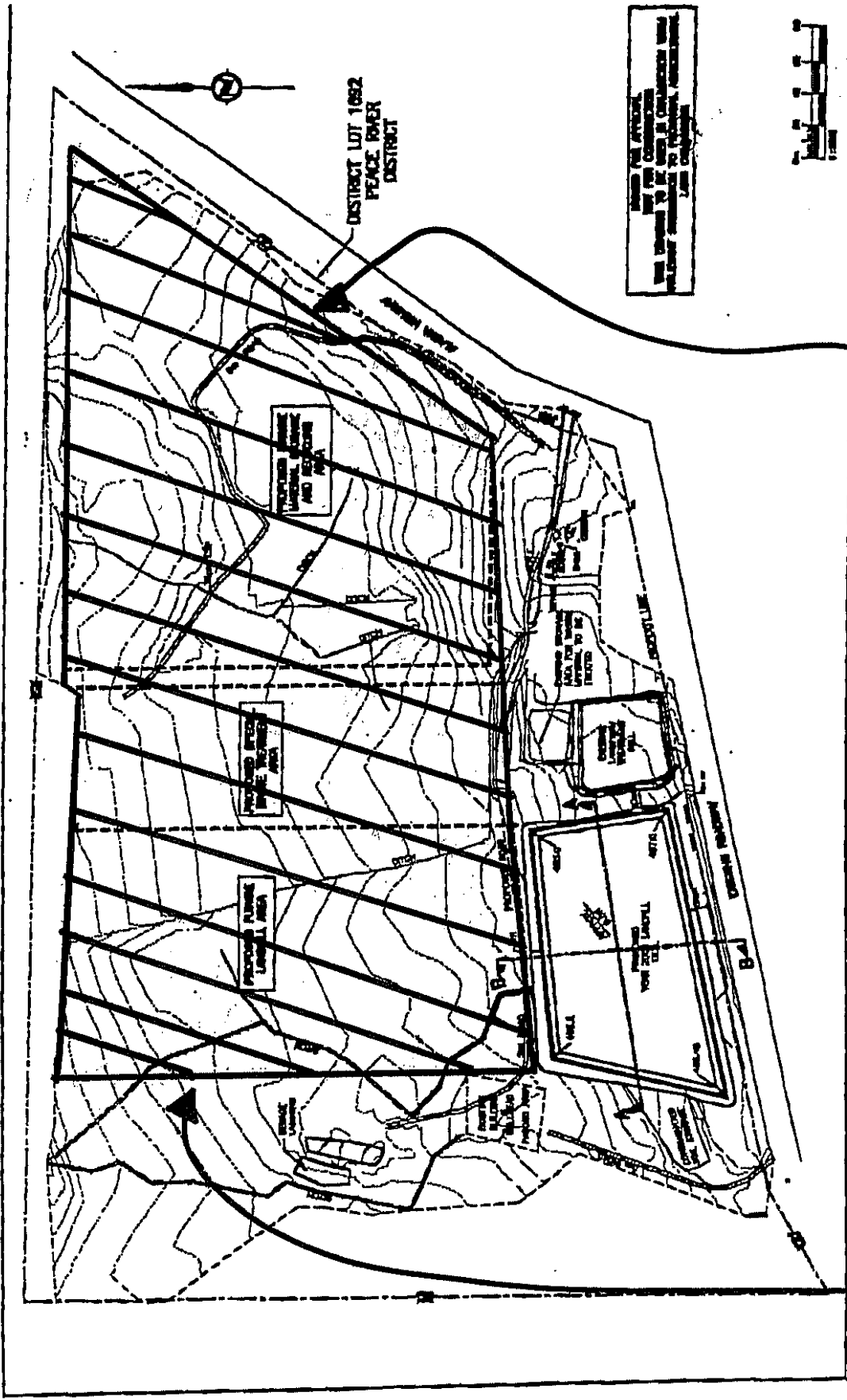
Yours truly,

LAND RESERVE COMMISSION

per:

A. Chambers, Chair

cc: Northern Rockies Regional District  
Ministry of Transportation & Highways, Fort Nelson  
BC Assessment, Dawson Creek  
Ministry of Environment, Lands and Parks, Pollution Prevention – Fort St. John  
Ministry of Environment, Lands and Parks, Pollution Prevention – Prince George  
Agra Earth & Environmental Ltd. 4901 – 93 Street Edmonton, Alberta T6E 5M4  
Attention: Mr. Pete Marshall



JOANNE WRIGHT <b>AGRA Earth &amp; Environmental</b> <small>ARCHITECTURE ENGINEERING PLANNING</small>		SHEET NO. 1 PROJECT NO. 1011
CLIENT: [ ] DATE: [ ]	PROJECT: [ ] SCALE: [ ] DATE: [ ]	SHEET NO. 1 PROJECT NO. 1011
JOANNE WRIGHT <b>AGRA Earth &amp; Environmental</b> <small>ARCHITECTURE ENGINEERING PLANNING</small>		SHEET NO. 1 PROJECT NO. 1011

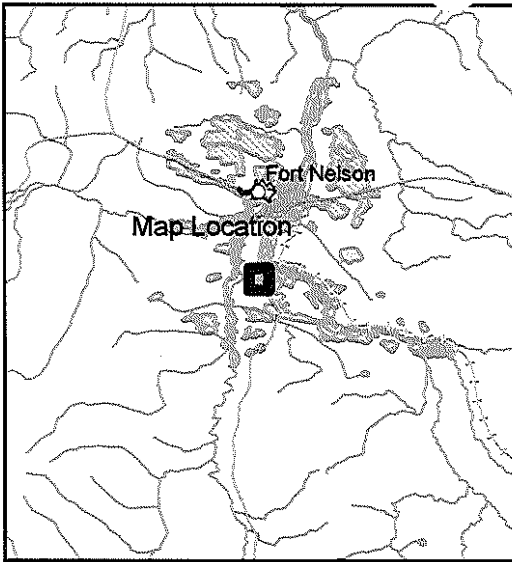
Project 1 - 1011 as shown in Commission Report # 440717 on



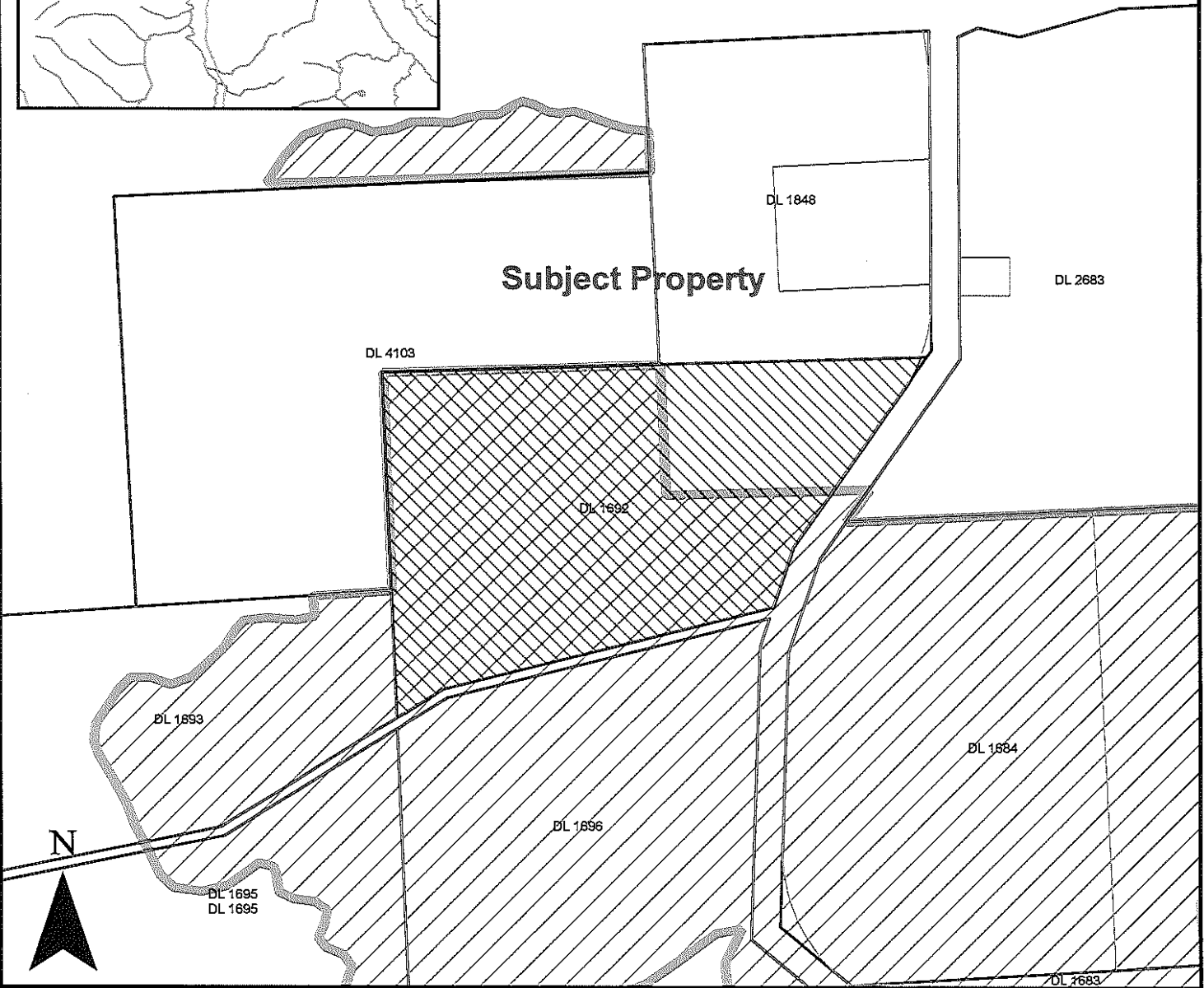
122°44'0"W

122°42'0"W

58°40'0"N



58°38'0"N



122°44'0"W

122°42'0"W

ALC File #: 02-2008-38176

Mapsheet #: 94J.067

Map Produced: June 05, 2008

Regional District: Northern Rockies

### ALC Context Map

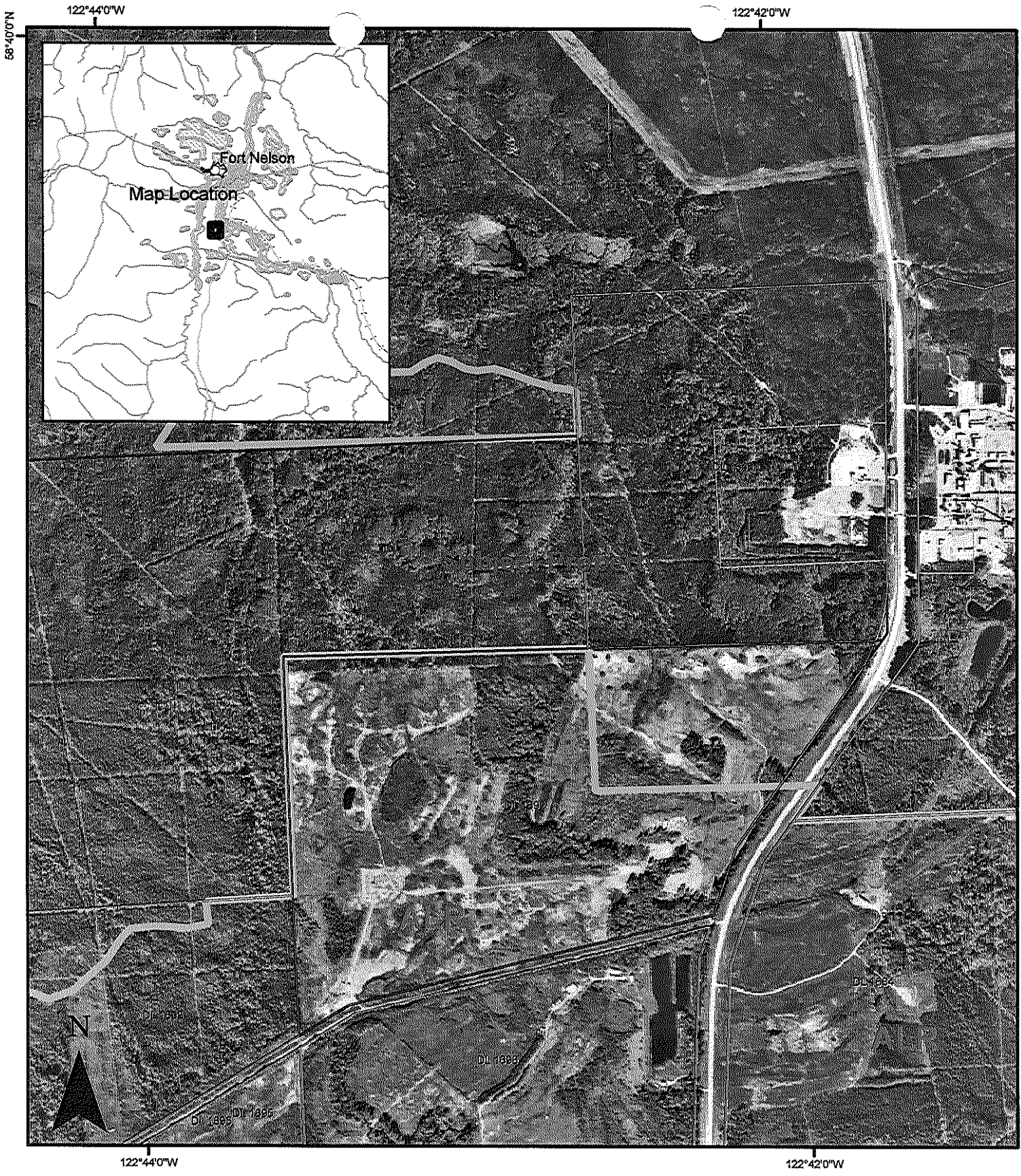
Map Scale: 1:20,000

160 0 160 320 480 640 800



Meters





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