

Agricultural Land Commission

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www.alc.gov.bc.ca

September 9, 2009

Reply to the attention of Simone Rivers ALC File: 39057

Sharp Environmental (2000) Ltd. 10543-100th Street Fort St. John, BC V1J 3Z4

Dear Madam or Sir:

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

Please find attached the Minutes of Resolution #720/2009 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (75/2009)

BC Assessment, Dawson Creek

Mohammad Farah, Natural Resources Officer, Oil and Gas Commission, #100,

10003 - 110th Avenue, Fort St. John, BC V1J 6M7

SBR/ 39057d1

A meeting was held by the Provincial Agricultural Land Commission on August 27, 2009.

PRESENT:

William Norton

Denise Dowswell Erik Karlsen

Simone Rivers

Chair, North Panel

Commissioner Chair, ALC

Staff

For Consideration

Application:

W-39057

Applicant:

Huron Energy Corporation

Agent:

Sharp Environmental (2000) Ltd.

Proposal:

To develop a compressor station on ±2.5 ha of land.

Legal:

PID: 016-329-121

The North East 1/4 of Section 34, Township 79, Range 17, West of the

6th Meridian, Peace River District

Location:

Farmington

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
- 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

The Commission noted that Huron had previously received permission to build a compressor station on 3.9 ha of a different, but nearby property. The company has since changed their plans and wanted to put the compressor in a new location. Because the new proposal involved a different property, a new application was required.

The Commission noted that the footprint of the new development was smaller than that of the previously approved compressor station as it was located next to an existing compressor and it was possible to share some infrastructure. It also noted that the new location was on non-cultivated land whereas the previous proposal located the compressor on cultivated land. The Commission believes that the current proposal has less impact on the agricultural capability of the subject property than the previous proposal and as such has no objection to the change in location of the proposed compressor.

As this application replaces the compressor approved by Resolution 593/2008 the Commission rescinds this resolution.

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IT WAS

MOVED BY: SECONDED BY: Commissioner Norton Commissioner Karlsen

THAT Commission Resolution # 593/2008 is rescinded

AND THAT the application to place a compressor station on a ±2.5 ha portion of the property described as The North East ¼ of Section 34, Township 79, Range 17, West of the 6th Meridian, Peace River District be approved as proposed.

AND THAT the approval is subject to the following conditions:

- That the compressor is confined to the ±2.5 ha area identified on the plan submitted to the Commission.
- No further expansion of the compressor station beyond that identified on the site plan submitted with the application is to occur without the submission of a new nonfarm use application and express approval of the Commission. Submission of an application does not automatically guarantee that approval for further non-farm use will be granted.
- 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 on the Schedule B must be submitted to the Commission following reclamation
- Construction of the compressor station must be commenced within three years from the date of this decision.
- Lands included in the lease area that are not in use for oil and gas purposes must be made available to the landowner for agricultural use. A plan showing the final fenced area relative to the lease area must be submitted once installation of all infrastructure is complete.
- Approval is given to the applicant only and until implemented, it is non-transferable.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED Resolution # 720/2009

