



Agricultural Land Commission Staff Report

DATE: August 6, 2009
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 46048
PROPOSAL: To develop a compressor station on 2.46 ha of ALC Land

PROPOSAL INFORMATION

Background: Legacy Application # 21-W-39057
Received Date: June 5, 2009
Applicant: Huron Energy Corporation
Agent: Sharp Environmental (2000) Ltd
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 016-329-121
Legal Description: The North East 1/4 of Section 34, Township 79, Range 17, West of the 6th Meridian, Peace River District
Civic Address: Farmington
Area: 64 ha
ALR Area: 64 ha
Purchase Date:
Owner: Kevin John & Cindy L. Strasky/ McGregor

Total Land Area: 64 ha
Total ALR Area: 64 ha
Current Land Use: The area proposed for the compressor is forested

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
2.5	Secondary	CLI

Surrounding Land Uses:

Official Community Plan

Bylaw Name: Bylaw No. 477 (1986)
Designation: Agriculture-Rural Resource
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Zoning Bylaw No. 479 (1986)
Zoning Designation: A-2 (Large Agricultural Holdings)
Minimum Lot Size: 63.0 ha
Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 45686
Applicant: EnCana Corporation
Proposal: To lease 16 ha of the subject property for a compressor station. 6.25 ha of the 16 ha lease is considered to be the "working area" of the proposal and will be fenced accordingly. Initially this site will contain two compressors but has been designed so that it can be expanded to a total of 8 compressors at full build out.

Decisions:
Resolution Number

Decision Date
March 11, 2009

Decision Description
Allowed.

Note: Legacy Application # 38744

Application #: 45321
Applicant: Huron Energy Corporation
Proposal: To construct a compressor site on the 3.91 ha subject property.

Decisions:
Resolution Number

Decision Date
September 24, 2008

Decision Description
The Commission allowed the use of 3.9 ha for a gas compressor complex.

Note: Legacy Application # 38419
Huron indicates that the current proposal replaces this approval. It will no longer be constructing this compressor site.

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	Peace River Regional District Board: The Regional Board forwarded the application by way of their standing resolution that allows all oil and gas applications to be forwarded to the Commission provided they are consistent with the OCP and Zoning.

STAFF COMMENTS

In September, 2008, the Commission gave permission to Huron Energy for a 3.9 ha compressor site on a different, but nearby property. They have since changed their plans and have moved the site of the compressor to the one currently under application. The new proposal involves a smaller footprint than the original and is located on non-cultivated land as opposed to cultivated land on which the original proposal was placed.

The addition of this compressor brings the total oil and gas activity on this quarter section to 5.23 ha. All of the activity is located in the same corner of the property and shares a single access road.

The compressor under application will process gas from two different companies, Huron and Pienza.

Staff suggests that the Commission rescind its previous resolution (593/2008) that allowed the other Huron compressor should the Commission allow this application.

ATTACHMENTS

39057proposal info.pdf

39057relevant apps_maps.pdf

39057 context maps.pdf

END OF REPORT

Signature _____

Date _____