



Agricultural Land Commission Staff Report

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

RE: Application # 50690

PROPOSAL: To use 5.9 ha of Crown Land located in the Sunset Prairie Grazing reserve for a water storage facility. Eventually the facility would consist of two 1 ha water storage pits and several associated buildings (total area approximately 350 sq m).

PROPOSAL INFORMATION

Background: To provide storage area for water used in drilling and service completion activities
Received Date: October 1, 2009
Applicant: Shell Canada Ltd
Agent: Sharp Environmental (2000) Ltd
Local Government: Peace River Regional District

DESCRIPTION OF LAND

Legal Description: Section 8 Township 80 Range 18 W6M Peace River District
Landowner: Crown Land
Civic Address: 30 km southwest of Taylor, BC
Area: 6 ha
ALR Area: 6 ha
Purchase Date:
Owner: Province of British Columbia

Total Land Area: 6 ha
Total ALR Area: 6 ha
Current Land Use: Crown Land - Shell explores, operates and maintains multiple oil and gas lease sites in this area.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
5.9	Secondary	CLI

Surrounding Land Uses:

North Windrow, existing borrow pit, pipeline right-of-ways, plant site and Community Pasture lands
East Existing Community Pasture Lands
South Existing access roads, borrow pit and Community Pasture lands
West Existing access road (immediately adjacent to), Community Pasture lands

Official Community Plan

Bylaw Name: No Official Community Plan

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: No Zoning

Zoning Designation:

Minimum Lot Size: ha

Zoning Compliance:

RELEVANT APPLICATIONS

Application #: 42229

Applicant: Duvernay Oil Corporation

Proposal: To use 0.29 ha of the 64 ha subject property in order to expand the capacity of the current production facilities on the site.

Decisions:

Resolution Number

Decision Date

Decision Description

488

September 15, 2005

To allow the expansion of the battery site by 0.29 ha

Note: Legacy Application # W-36178

Application #: 6257

Applicant: Pioneer Land Services Ltd

Proposal: To establish a 7.5 ha lease for the construction of a battery facility. This battery is part of a larger pipeline project (see W-31021).

Decisions:

Resolution Number

Decision Date

Decision Description

996

November 20, 1996

The Commission approved the project subject to the conditions of ALC General Order 293/95 and the following conditions recommended by Mr. Jack Hannam of the Regional District: an equivalent area to the area taken out of production be cleared and seeded for grazing use; the existing dugout be replaced; construction occur when there are no cattle in the pasture; weed control be practised.

Note: Legacy Application # W-36926

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Peace River Regional District Board: The application was forwarded via a standing resolution. No comments were received from the board.

STAFF COMMENTS

The proposed new area of non-farm development is 5.94 ha. There is currently 0.88 ha of non-farm development on the property. This will bring the total footprint of non-farm development to 6.82 ha.

The facility is located in the Sunset Community Pasture. Shell has agreed to clear an additional 6 ha of land to compensate for the land that is being removed from grazing by construction of this facility.

The proposal is to built two 1 ha pits for the storage of water. Shell wishes to have a water storage facility in the area to minimize the need to truck water into this area. In addition to the two pits, up to 350 m2 of buildings and other infrastructure will be constructed on the site.

ATTACHMENTS

- 50690 airphotos.pdf
- 50690 proposal sketch.pdf
- 50690 proposal description.pdf
- 50690_ContextMap50k.pdf
- 50690_AgCapabilityMap.pdf

END OF REPORT

Signature

Date