



Agricultural Land Commission Staff Report

DATE: May 21, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51688

PROPOSAL: To use 0.07 ha of ALR land in order to develop a pipeline riser site.

PROPOSAL INFORMATION

Background: The riser site will service existing Shell pipeline right-of-ways.
Received Date: April 15, 2010
Applicant: Shell Canada Ltd
Agent: SHARP Environmental (2000) Ltd
Local Government: Peace River Regional District

DESCRIPTION OF LAND

Legal Description: Within LS4, Section 15 Township 80, R 19, W6W
Civic Address: Sunset Community Pasture
Area: 17.1 ha
ALR Area: 17.1 ha
Purchase Date:
Owner: Province of British Columbia - Ministry of Crown Lands

Total Land Area: 17.1 ha
Total ALR Area: 17.1 ha
Current Land Use: Sunset Community Pasture - Crown Land - used for a range of oil and gas purposes:

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.1	Secondary	CLI

Surrounding Land Uses:

North Sunset Community Pasture, forested upland and pasture land use, existing Shell plant

sites, access roads and pipeline right of ways

East SCP, forested upland and pasture land use, existing Shell wellsites, existing Shell water pit location, access roads and pipeline right of ways

South SCP, forested upland and pasture land use, existing wellsites, access roads and pipeline right of ways

West SCP, forested upland and pasture land use, existing wellsites, access roads and pipeline right of ways

Official Community Plan

Bylaw Name: Government Reserve / Sunset Community Pasture

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: Government Reserve / Sunset Community Pasture

Zoning Designation:

Minimum Lot Size:

Zoning Compliance:

PREVIOUS APPLICATIONS

Application #: 45883

Applicant: Shell Canada Ltd

Proposal: To construct phase three of the plant site and proposed phase 4 as well. The total building area will be 3, 536 m2 on 8.12 ha of ALR land.

Decisions:

Resolution

Number

Decision Date

Decision Description

276

June 19, 2009

Approved

Note: Legacy Application # W-38925

Application #: 45240

Applicant: Duvernay Oil Corporation

Proposal: To expand an existing plantside by 1.36 ha.

Decisions:

Resolution

Number

Decision Date

Decision Description

696

October 24, 2008

Allowed as proposed.

Note: Legacy Application # W-38345

Application #: 40518

Applicant: Duvernay Oil Corporation

Proposal: PROPOSAL: Construct a plantsite on 3.77 hectares of Crown ALR land

Decisions:

Resolution

Number

Decision Date

Decision Description

291

July 3, 2003

Approved by delegation to the CEO with standard terms and conditions.

Note: Legacy Application # W-34924

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	Peace River Regional District Board: The Regional Board forwarded the application without comment under its standing resolution for non-farm use application for oil and gas development.

STAFF COMMENTS

When asked when riser sites are considered to be a part of a pipeline (and therefore exempt from making an application under the Delegation Agreement with the OGC) and when they are required to be included in the total area of oil and gas development on the quarter section the Commission has made the following distinction:

"A pipe riser that is directly related to the operation of a pipeline would be considered under part 1 of Appendix I of the delegation agreement. Pipe risers that are in multiples or that are linked to a facility including all of the uses under part 5 of Appendix I should be calculated in the 450 sq m of associated buildings or structures. The risers would be considered a structure".

This application was necessary because the riser site was in multiples and was not included in the footprint of the previously approved plants sites. As the total area of oil and gas development on the quarter section equivalent was already over 7 ha a new application was required for the additional area.

ATTACHMENTS

- 51688 airphoto.pdf
- 51688 proposal letter.pdf
- 51688 proposal sketch.pdf
- 51688 previous applications.pdf
- 51688_ContextMap50k.pdf

END OF REPORT

Signature

Date