



Provincial Agricultural Land Commission - Staff Report

Application: 51823

Applicant: Wild Horse Oilfield Services Ltd
Local Government: Peace River Regional District

Proposal: To utilize a 40 ha portion of the 120 ha property as non-farm use. To construct a temporary 100 man industrial camp for employees of the applicant 's oilfield services company. The area proposed for the camp is currently cultivated and in use as a hayfield.

BACKGROUND INFORMATION

The applicant indicates that the facility would be served by a self contained sewage system. Furthermore the facility would serve as training centre for local staff, the majority of whom are anticipated to be Halfway River First Nation residents.

PROPERTY INFORMATION

PID: 017-461-669
Legal Description: Parcel A, District Lot 1252, Peace River District, Plan PGP35612
Property Area: 120.6 ha
ALR Area: 112.9 ha
Purchase Date: November 15, 2009
Location: North of the District of Hudson's Hope
Owner: Wild Horse Oilfield Services Ltd

LAND USE

Current Land Use:
Hayfield, forest areas. No structures currently occupy the property.

Surrounding Land Uses:
North: Agriculture and undeveloped forest
East: Partial agriculture
South: Forested with partial section cleared and 2 mid sized fields
West: Agriculture

PROPOSAL DETAILS

Non- Farm Use Area: 40.0 ha
Non- Farm Use Type: Residential: Additional Dwelling(s)

Agricultural Capability:
The majority of the area under application is rated as: Secondary
Source: CLI
Mapsheet: 94 B1

RELEVANT APPLICATIONS

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Application ID: 51839

Applicant: Canbriam Energy Inc

Proposal: To construct a 1186 sq meter sweet gas processing facility within a 2.5 ha lease area on the 249 ha property. The facility will process gas from nearby well sites and the Spectra 30" Fort Nelson gas mainline that is located within a few hundred metres of the proposed facility

Application ID: 15350

Legacy #: 33142

Applicant: Valentin wallner

Proposal: To subdivide an approximately 16 hectare parcel from the half section for the purpose of developing a guest ranch.

Decision:

Resolution #	Decision Date	Decision Description
533/2000	October 24, 2000	The Commission approved the application in principle pending receipt of more detailed plans concerning the agricultural aspects of the proposed operation (i.e., the ranch) including building/construction specifications, detailed site plans, business plans (focusing on agriculturally related prospects) and related facilities.

Note: The subdivision has never been concluded and none of the requested information has been provided.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: North Peace OCP Bylaw #820

Designation: Rural Resource - Agriculture

OCP Compliance: No

Zoning:

Zoning Bylaw Name: Peace River Regional District Zoning Bylaw #1000

Zoning Designation: A-2 Large Agricultural Holdings

Minimum Lot Size: 63.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Regional Board of the Peace River Regional District forwarded the application with a recommendation of support. Applicant has filed an associated Temporary Industrial Use Permit application supported by Policy 12. "The Regional Board may by resolution issue temporary use permits throughout the plan area, with specific conditions for commercial and industrial uses up to a maximum of two years, with a maximum two year extension, upon application for commercial and industrial uses, without contravening the policies and objectives of this Plan."

ALC STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The land under application is improved for agriculture and has a CLI rating of 4X.
- 2) The purpose of the facility is to provide a residential work camp in close proximity to the remote oilfield worksites. The structures are reported to be temporary. No detailed information about the extent of site disturbance has been provided. Email correspondence relates that local shale will be used to pad the area and upon completion, facilities and shale will be removed. It is suggested that more detailed information about fill, structures and reclamation plans be provided.
- 3) Given the scale of the ALR in this area, the use of the land for a work camp will have little impact on the overall productivity of the ALR. However, what is a concern is that cleared and cultivated land is proposed for the camp rather than unimproved land. There are significant areas of uncleared, unimproved land in the area.

ALC STAFF COMMENTS

4) The Regional District indicates that no bylaw amendments are anticipated because the applicant will be requesting permission for this use under a temporary industrial use permit. Temporary permits are for two (2) years and can be renewed once for an additional two years.

ATTACHMENTS

51823_ContextMap50k.pdf
51823_AirphotoMap20k.pdf
51823 sketch plan.pdf

END OF REPORT

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