



Agricultural Land Commission Staff Report

DATE: September 10, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Martin Collins

RE: Application # 51839

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

PROPOSAL INFORMATION

Background: The facility is the third oil and gas facility on the property and will also require 2.2 ha of new road right of way.
Received Date: July 15, 2010
Applicant: Canbriam Energy Inc
Agent: Roy Northern Land and Environmental
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 004-431-405
Legal Description: Block A District Lot 1255 Peace River District Except the Most Westerly 60 metres in Parallel Width Thereof
Civic Address: North of Hudson's Hope
Area: 249.1 ha
ALR Area: 249.1 ha
Purchase Date: April 5, 1995
Owner: Ridge View Ranch Ltd

Total Land Area: 249.1 ha
Total ALR Area: 249.1 ha
Current Land Use: Forested and cleared pasture areas. Approximately 60% of the parcel is improved for agriculture.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
2.5	Mixed Prime and Secondary	CLI

Surrounding Land Uses:

North Pasture and forested ALR
East Forested ALR land
South Hayland and forested ALR
West Hayland in the ALR

Official Community Plan

Bylaw Name: Bylaw # 820/1993
Designation: Rural Resource - Agricultural
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw #1000, 1996
Zoning Designation: A-2 (Large Agricultural Holdings)
Minimum Lot Size: 63.0 ha
Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	The Peace River Regional District board forwarded the application with a recommendation of support.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The proposal represents a relatively minor industrial intrusion into this farm landscape, given the scale of the parcel and farming activities.
- 2) Land that is cleared and improved for agriculture is proposed to be occupied by the facility. The CLI ratings for the are proposed for the facility are: 8:3X 2:4W.
- 3) There are substantial forested areas on the parcel, but according to the file material it is not suitable to locate the facility on the forested lands because of poor drainage. It is possible that the cost of the facility would be greater (for filling and site preparation) on the forested land.
- 4) Given the remote location of this project, the scale of the ALR in this area, and the Commission's previous decision making with respect to oil and gas development it is suggested that the application be allowed, subject to stripping and storage of topsoil, and the reclamation of the site when it is no longer needed.

ATTACHMENTS

- 51839 sketch plan of plant.pdf
- 51839 bw airphoto showing facility location.pdf
- 51839 site plan showing road.pdf
- 51839_ContextMap50k.pdf

END OF REPORT

Signature

Date
