



Provincial Agricultural Land Commission - Staff Report

Application: 51941

Applicant: ARC Petroleum Inc. (ARC)
Agent: SHARP Environmental (2000) Ltd
Local Government: Peace River Regional District

Proposal: To use 12.2 ha of a 65 ha parcel for a sour gas processing facility. Arc Resources Ltd. holds multiple natural gas leases and other facilities in the area.

BACKGROUND INFORMATION

No previous applications have been considered on the property. Arc Resources owns the subject parcel.

PROPERTY INFORMATION

PID: 014-518-015
Legal Description: North West 1/4 of Section 36 Township 78 Range 18 West of the 6th Meridian Peace River District
Property Area: 12.1 ha
ALR Area: 12.1 ha
Purchase Date: November 30, 2009
Location:
Owner: ARC Petroleum Inc. (ARC)

LAND USE

Current Land Use:

Forested (40%) and cleared pasture (60%) areas. No road access or structures are located on the parcel.

Surrounding Land Uses:

North: Directly adjacent to the north boundary of the proposed plant site is the Correction Line Road and an unconstructed road allowance flanked by aspen windows
East: Remainder of NW 1/4 for Section 36, boundaries of ALR, the continuation of cultivated field and forested upland. The Kiskatinaw River is located less than one mile to the east boundary of the proposed plant site
South: Remainder of NW 1/4 for Section 36, continuation of poplar a stand and cultivated field
West: Directly adjacent and parallel to the west boundary of the proposed plant site is an unconstructed road allowance flanked by aspen windrows running its entire length and cultivated field is the current land use within the adjacent quarter (NE 1/4 of Section 35)

PROPOSAL DETAILS

Non- Farm Use Area: 12.2 ha
Non- Farm Use Type: Industrial: Oil and Gas Activities

Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Source: CLI

Mapsheet: 93 P/15

RELEVANT APPLICATIONS

RELEVANT APPLICATIONS

Application ID: 45867

Legacy #: 38909

Applicant: ARC Petroleum Inc. (ARC)

Proposal: To build a gas plant with a total area of 6.72 ha on ALR land. as the total building area of the plant exceeds 450 m2 this application is a requirement. The total building area is proposed to be approximately 2016 m2.

Decision:

Resolution #	Decision Date	Decision Description
274/2009	June 19, 2009	Approved

Application ID: 45502

Legacy #: 38575

Applicant: Spectra Energy Midstream Corporation

Proposal: To expand the existing plantsite by 8.8 ha. The initial 5.46 ha plantsite was approved and built on the adjacent property in 2007.

Decision:

Resolution #	Decision Date	Decision Description
48/2009	March 16, 2009	Allowed.

Application ID: 45460

Legacy #: 38540

Applicant: EnCana Corporation

Proposal: To operate a compressor station with an aggregate building floor area of over 450 m2 and 2 wellsites on the property.

Decision:

Resolution #	Decision Date	Decision Description
68/2009	March 16, 2009	Allowed.

Application ID: 44771

Legacy #: 37940

Applicant: EnCana Corporation

Proposal: To construct an additional compressors on the subject property. The combined area of associated buildings and structures will exceed 450 m2, therefore this application is required. The total footprint of non-farm development on the subject property will be 5.5 ha.

Decision:

Resolution #	Decision Date	Decision Description
177/2008	April 17, 2008	The Commission allowed the additional compressor as proposed.

Application ID: 43929

Legacy #: 37339

Applicant: John & Colleen Connelly

Proposal: To construct a facility on 5.5 ha of the 64 ha subject property. The site will include a compressor station and dehydration stations to pump and remove water from pipelines.

Decision:

Resolution #	Decision Date	Decision Description
300/2007	June 27, 2007	Allowed as proposed

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Dawson Creek Rural Area OCP

Designation: Agriculture - Rural Resource

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Dawson Creek Rural Area Bylaw #479

Zoning Designation: A-2 Large Agricultural Holdings

Minimum Lot Size: 63.0 ha

Zoning Compliance: Yes

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Board/Council

The Peace River Regional District Board of Directors forwarded the application as per policy and without comment.

ALC STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The land has good capability for agriculture (CLI class 6:3X 4:4C) and portions are cleared and improved for agriculture.
- 2) The sour gas facility is proposed to be constructed in two phases over a period of several years. The plant site would be fenced and the equipment would occupy ~3,000 sq meters. A pre-site Schedule A Assessment recommends soil stripping and storage for both surface (11 cm) and subsoil (10-15 cm).
- 3) The proposed facility has environmental implications that could have negative effects on stock and humans. However, the likelihood of sour gas escape is very small.
- 4) The Commission might query the applicant as to what it intends to do with the 53 ha remainder of the parcel, i.e. lease it back to the farmer.
- 5) In general the Commission has been supportive of these types of facilities in the ALR. Several have been approved in the past five years in the South Peace Region. .

ATTACHMENTS

51941_ContextMap20k.pdf
51941_AgCapabilityMap.pdf
51941_AirphotoMap20k.pdf
51941 location map.pdf
51941 sketch plan.pdf

END OF REPORT

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