Provincial Agricultural Land Commission - Staff Report
Application: 51977

Applicant: Shell Canada Ltd
Agent: SHARP Environmental (2000) Ltd
Local Government: Peace River Regional District

Proposal: Shell Canada has requested to use an additional 3.6 ha of ALR of the 65 ha parcel for an extension to their Phase 4 Natural Gas Processing Plant. If approved, 11.7 ha of the quarter section will be used for oil and gas facilities.

BACKGROUND INFORMATION

The Commission originally approved the gas processing facility by Resolution #276/2009 (File: 38925). Upon approval a total of 8.1 ha of the 1/4 section was used for oil and gas facilites.

PROPERTY INFORMATION

Legal Description: South West 1/4 Section 36 Township 80 Range 19 West of the 6th Meridian, Peace River District

Property Area: 65.0 ha
ALR Area: 65.0 ha

Location: Sunset Community Pasture
Owner: Province of British Columbia - Crown Lands

LAND USE

Current Land Use:
A mix of pasture, forested upland, existing oil/gas facilities (8.1 ha) and infrastructure are the current land usages on the quarter section.

Surrounding Land Uses:
North: Crown ALR pasture - forested and cleared land, in addition to oil and gas development.
East: Crown ALR pasture - forested and cleared land, in addition to oil and gas development.
South: Crown ALR pasture - forested and cleared land, in addition to oil and gas development.
West: Exisiting Shell plant site (M1, M2, M3/M4), continuation of pasture land, existing road infrastructure, existing Shell pipeline right of ways and existing oil/gas leases

PROPOSAL DETAILS

Non- Farm Use Area: 3.6 ha
Non- Farm Use Type: Industrial: Oil and Gas Activities

Agricultural Capability:
The majority of the area under application is rated as: Secondary
Source: CLI
Mapsheet: 93 P/15

RELEVANT APPLICATIONS

RELEVANT APPLICATIONS

Application ID: 45883 **Legacy #:** 38925

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.

Decision:

Resolution #	Decision Date	Decision Description
276/2009	June 19, 2009	Approved

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Dawson Creek Rural Area OCP Bylaw #477
Designation: Agriculture - Rural Resource
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw #479
Zoning Designation: A-2 (Large Agricultural Holdings)
Minimum Lot Size: 63.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Peace River Regional District forwarded the application by standing resolution, that the alienation of agricultural land be kept to a minimum.

ALC STAFF COMMENTS

Staff notes the following:

1) The proposal is for the expansion of an existing, gas processing facility on 4.7 ha conditionally approved by Commission Resolution # 276/2009. The total area of land alienated on the 1/4 section by oil and gas development is currently 8.1 ha. If the extention is approved, the total area will be 11.7 ha.

2) The subject site is crown land community pasture and is primarily forested. The CLI ratings is 5CP (the limiting subclasses being severe climate and stoniness.

3) No new roadways or access is required for the expansion. The additional 3.6 ha area will be fenced with a 2 meter chain link fence.

END OF REPORT

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