



Provincial Agricultural Land Commission - Staff Report

Application: 52147

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

Proposal: Transportation, Utility Corridor Use - Shell Canada Ltd. proposes to construct a 49 km, 10 inch diameter, below ground water pipeline to transport reclaimed water for oil and gas purposes. The total area of the project is 131.8 ha; 87.9 ha are for the pipeline right-of-way, 41.8 ha are for temporary workspaces and 2.1 ha associated with decking sites. .

BACKGROUND INFORMATION

The proposed pipeline will bring reclaimed water from a Shell Pump at Dawson Creek Reclaimed Water Plant to a 40 000 cubic meter water storage pond at the Sunset Water Hub. The use of the reclaimed water is part of Shell's initiative to minimize the amount of impact on local fresh water resources.

PROPERTY INFORMATION

PID: 006-081-681
Legal Description: The South West 1/4 of Section 5 Township 80 Range 17 West of 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: November 30, 2004

Location:
Owner: Gary & Trudy McAllister

PID: 014-500-159
Legal Description: The South East 1/4 of Section 1 Township 80 Range 18 West of the 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: March 6, 1978

Location:
Owner:

PID: 007-595-786
Legal Description: The South 1/2 Section 2 Township 80 Range 17 West of the 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: April 26, 1991

Location:
Owner: David Miller

PID: 009-571-761
Legal Description: The South West 1/4 of Section 9 Township 79 Range 15 West of the 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: August 2, 2002

Location:
Owner: Jarrett & Brandy Vuyst-Berg

PROPOSAL DETAILS

PROPERTY INFORMATION

PID: 013-235-729
Legal Description: The South East 1/4 of Section 18 Township 79 Range 15 West of the 6th Meridian Peace River District Except Plan 23887

Property Area: 64.5 ha
Purchase Date: June 15, 2011
Location: Kilkerran
Owner: Blain & Donna Masee

PID: 013-235-729
Legal Description: The South East 1/4 of Section 18 Township 79 Range 15 West of the 6th Meridian Peace River District Except Plan 23887

Property Area: 64.5 ha
Purchase Date: June 15, 2010
Location: Kilkerran
Owner: Blain & Donna Masee

PID: 014-420-601
Legal Description: The North East 1/4 of Section 14 Township 78 Range 15 West of the 6th Meridian Peace River District Except Plan 9023

Property Area: 0.1 ha
Purchase Date: July 5, 2007
Location:
Owner: Borek Holdings (1975) Ltd

PID: 014-388-995
Legal Description: The South East 1/4 of Section 8 Township 79 Range 15 West of the 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: May 9, 2003
Location:
Owner: Dwayne & Violet Andrus

PID: 008-499-438
Legal Description: The North West 1/4 of Section 3 Township 79 Range 15 West of the 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: October 6, 2008
Location:
Owner: Clinton & Bonnie & Ray Piper

PID: 014-420-180
Legal Description: The South East 1/4 of Section 3 Township 79 Range 15 West of the 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: October 6, 2008
Location:
Owner:

PROPOSAL DETAILS

PROPERTY INFORMATION

PID: 014-420-210
Legal Description: The South West 1/4 of Section 3 Township 79 Range 15 West of the 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: October 6, 2008

Location:
Owner: Clinton & Bonnie & Ray Piper

PID: 023-607-718
Legal Description: Lot 2 Section 23 Township 78 Range 15 West of the 6th Meridian Peace River District Plan PGP40709

Property Area: 0.1 ha
Purchase Date: July 5, 2007

Location:
Owner: Borek Holdings (1975) Ltd

PID: 014-312-069
Legal Description: The North West 1/4 of Section 4 Township 79 Range 15 West of the 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: November 10, 2010

Location:
Owner: Ardella & Trevor Harper

PID: 014-517-914
Legal Description: The North East 1/4 of Section 3 Township 80 Range 18 West of the 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: August 2, 1989

Location:
Owner: Karl & Helen Schlauwitz

PID: 014-519-879
Legal Description: The South West 1/4 of Section 3 Township 80 Range 17 West of the 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: November 1, 1993

Location:
Owner: Rodney & Kim Strasky

PID: 011-750-243
Legal Description: The South 1/2 of Section 4 Township 80 Range 17 West of the 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: September 27, 1996

Location:
Owner:

PROPOSAL DETAILS

Non- Farm Use Area: 131.8 ha
Non- Farm Use Type: Industrial: Oil and Gas Activities

PROPERTY INFORMATION

PID: 014-517-876
Legal Description: The South East 1/4 of Section 2 Township 80 Range 18 West of the 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: October 10, 1997

Location:
Owner: Peace Pork Inc

PID: 014-519-992
Legal Description: The South East 1/4 of Section 3 Township 80 Range 17 West of 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: November 1, 1993

Location:
Owner: Rodney & Kim Strasky

PID: 014-517-931
Legal Description: The South 1/2 of Legal Subdivision 1 Section 10 Township 80 Range 18 West of the 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: August 2, 1989

Location:
Owner: Karl & Helen Schlawwitz

PID: 006-350-046
Legal Description: The South East 1/4 of Section 28 Township 79 Range 16 West of the 6th Meridian Peace River District Except Plans A938 and 22372

Property Area: 0.1 ha
Purchase Date: July 19, 2007

Location:
Owner: Johnston Griffith

PID: 014-517-833
Legal Description: The South West 1/4 of Section 1 Township 80 Range 18 West of the 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: October 13, 1995

Location:
Owner: Wayne & Joyce Studley

PID: 011-809-213
Legal Description: The South East 1/4 of Section 5 Township 80 Range 17 West of the 6th Meridian Peace River District

Property Area: 0.1 ha
Purchase Date: August 29, 1991

Location:
Owner: Frederich & Barbara Bures

PROPOSAL DETAILS

Agricultural Capability: under application is rated as: Mixed Prime and Secondary

PROPERTY INFORMATION

PID: 011-809-248
Legal Description: The South 1/2 of Section 6 Township 80 Range 17 West of the 6th Meridian Peace River District
Property Area: 0.1 ha
Purchase Date: August 29, 1991
Location:
Owner: Frederich & Barbara Bures

PID: 014-415-178
Legal Description: The North East 1/4 of Section 8 Township 79 Range 15 West of the 6th Meridian Peace River District
Property Area: 0.1 ha
Purchase Date: July 18, 2008
Location:
Owner: Carl, Gretel & Maria Weiers

PID: 014-517-981
Legal Description: The South West 1/4, Section 10, Township 80, Range 18, W6M, Peace River District
Property Area: 0.1 ha
Purchase Date: August 2, 1989
Location: Braden Road, north-west of Dawson Creek
Owner: Karl and Helen Schlaowitz

PID: 011-685-255
Legal Description: The North West 1/4 of Section 18 Township 79 Range 15 West of the 6th Meridian Peace River District
Property Area: 0.1 ha
Purchase Date: December 8, 1995
Location:
Owner: Sheldon & Dannette Sluggett

PID: 014-431-599
Legal Description: The North West 14 of Section 26 Township 78 Range 15 West of the 6th meridian Peace River District
Property Area: 0.1 ha
Purchase Date: February 24, 1977
Location:
Owners: Loretta Hustad, Louise & Wayne Switzer

PID: 007-678-002
Legal Description: The South West 1/4 of Section 17 Township 79 Range 15 West of the 6th Meridian Peace River District Except Plan 2697
Property Area: 0.1 ha
Purchase Date: February 2, 2004
Location:
Owner: Sharon Thola

PROPOSAL DETAILS

Source: CLI

PROPERTY INFORMATION

PID: 013-350-218
Legal Description: The North West 1/4 of Section 23 Township 78 Range 15 West of the 6th Meridian Peace River District, Except Plans H38, 5622 and 13057

Property Area: 0.1 ha
Purchase Date: September 13, 1996
Location:
Owner: Brent & Dianne Tower

PID: 014-433-478
Legal Description: The South East 1/4 of Section 11 Township 78 Range 15 West of the 6th Meridian Peace River District Except Plans H283 27780, PGP43185, BCP22682, and BCP34120

Property Area: 0.1 ha
Purchase Date: January 2, 2008
Location:
Owner: City of Dawson Creek

PID: 024-524-662
Legal Description: Lot 1 Section 12 Township 78 Range 15 West of the 6th Meridian Peace River District Plan PGP44197

Property Area: 0.1 ha
Purchase Date: March 31, 2006
Location:
Owner: 515446 Alberta Ltd

PID: 006-026-494
Legal Description: Lot 32 Section 12 Township 78 Range 15 West of the 6th Meridian Peace River District Plan 28275

Property Area: 0.1 ha
Purchase Date: March 10, 2003
Location:
Owner: James Richardson International Limited

PID: 006-026-494
Legal Description: Lot 32 Section 12 Township 78 Range 15 West of the 6th Meridian Peace River District Plan 28275

Property Area: 0.1 ha
Purchase Date: March 10, 2003
Location:
Owner: James Richardson International Limited

PID: 024-524-671
Legal Description: Lot 2 Section 12 Township 78 Range 15 West of the 6th Meridian Peace River District Plan PGP44197

Property Area: 0.1 ha
Purchase Date: March 31, 2006
Location:
Owner: 515446 Alberta Ltd

PROPOSAL DETAILS

Mapsheet: 93P/15, 93P/16,

PROPERTY INFORMATION

PID: 014-320-151
Legal Description: The North West 1/4 of Section 23 Township 79 Range 16 West of the 6th Meridian Peace River District
Property Area: 0.1 ha
Purchase Date: May 6, 2009
Location:
Owner:

PID: 014-323-656
Legal Description: The North 1/2 of the South West 1/4 of Section 29 Township 79 Range 16 West of the 6th Meridian Peace River District Except Plan PGP42811
Property Area: 0.1 ha
Purchase Date: March 30, 2004
Location:
Owner: Joseph Loomis

PID: 014-320-461
Legal Description: The North East 1/4 of Section 23 Township 79 Range 16 West of the 6th Meridian Peace River District
Property Area: 0.1 ha
Purchase Date: January 2, 2003
Location:
Owner: Kevin & Sherri Tolway

PID: 014-320-126
Legal Description: The North East 1/4 of Section 22 Township 79 Range 16 West of the 6th Meridian Peace River District, Except Plan A938
Property Area: 0.1 ha
Purchase Date: May 6, 2009
Location:
Owner: Isolde Boehm

PID: 013-019-198
Legal Description: The North West 1/4 of Section 22 Township 79 Range 16 West of the 6th Meridian Peace River District
Property Area: 0.1 ha
Purchase Date: May 6, 2009
Location:
Owner: Isolde Boehm

PID: 010-806-547
Legal Description: The South East 1/4 of Section 36 Township 79 Range 17 West of the 6th Meridian Peace River District
Property Area: 0.1 ha
Purchase Date: August 28, 2009
Location:
Owner:

PREVIOUS APPLICATIONS

PROPERTY INFORMATION

PID: 010-806-598
Legal Description: The South West 1/4 of Section 36 Township 79 Range 17 West of the 6th Meridian Peace River District
Property Area: 0.1 ha
Purchase Date: August 28, 2009
Location:
Owner: Peace View Hutterian Brethren Church

PID: 025-506-633
Legal Description: Block A Northeast Quarter Section 35 Township 79 Range 17 West of the 6th Meridian Peace River District
Property Area: 0.1 ha
Purchase Date: May 23, 2003
Location:
Owner:

PID: 007-595-646
Legal Description: The North West 1/4 of Section 36 Township 79 Range 17 West of the 6th Meridian Peace River District
Property Area: 0.1 ha
Purchase Date: June 2, 1987
Location:
Owner: Roland Handfield

PID: 014-499-797
Legal Description: The North West 1/4 of Section 35 Township 79 Range 17 West of the 6th Meridian Peace River District
Property Area: 0.1 ha
Purchase Date: October 20, 1976
Location:
Owner: Edward & Virginia Simlik

PID: 010-492-585
Legal Description: The South East 1/4 of Section 30 Township 79 Range 16 West of the 6th Meridian Peace River District, Except Parcel A (G15652)
Property Area: 0.1 ha
Purchase Date: March 30, 1988
Location:
Owner:

PID: 014-519-844
Legal Description: The North East 1/4 of Section 25 Township 79 Range 17 West of the 6th Meridian Peace River District
Property Area: 0.1 ha
Purchase Date: June 4, 1993
Location:
Owner: Steven & Terry Sarginsonq

PREVIOUS APPLICATIONS

Application ID: 51976
Applicant: Shell Canada Ltd

PROPERTY INFORMATION

PID: 010-980-750
Legal Description: The South East 1/4 of Section 29 Township 79 Range 16 West of the 6th Meridian Peace River District
Property Area: 0.1 ha
Purchase Date: August 25, 1995
Location:
Owner:

PID: 016-288-092
Legal Description: The North West 1/4 of Section 24 Township 79 Range 16 West of the Sixth Meridian Peace River District
Property Area: 0.1 ha
Purchase Date: March 20, 1996
Location:
Owner: Dale Frederickson

PID: 014-606-119
Legal Description: The South West 1/4 of Section 27 Township 79 Range 16 West of the 6th Meridian Peace River District, Except Plan H903
Property Area: 0.1 ha
Purchase Date: November 14, 1996
Location:
Owner: Thomas & Wilhelmina Lumnitzer

PID: 011-234-008
Legal Description: The North East 1/4 of Section 30 Township 79 Range 16 West of the 6th Meridian Peace River District Except Plan PGP43116
Property Area: 0.1 ha
Purchase Date: October 27, 1998
Location:
Owner: Edward Halbert

PID: 009-090-878
Legal Description: The North East 1/4 of Section 33 Township 78 Range 15 West of the 6th Meridian Peace River District Except Plan H826
Property Area: 0.1 ha
Purchase Date: April 4, 2008
Location:
Owner: Marvin & Karen Baerg

PID: 014-597-365
Legal Description: The North West 1/4 of Section 8 Township 79 Range 15 West of the 6th Meridian Peace River District
Property Area: 0.1 ha
Purchase Date: November 2, 2009
Location:
Owners: Anna Deak, Gordon Milliken

PREVIOUS APPLICATIONS

Proposal: To use 22.40 ha of portions of four adjoining quarter sections for a water storage facility (Sunset

PROPERTY INFORMATION

PID:	014-312-034
Legal Description:	The North East 1/4 of Section 4 Township 79 Range 15 West of the 6th Meridian Peace River District
Property Area:	0.1 ha
Purchase Date:	November 10, 2010
Location:	
Owner:	Ardella & Trevor Harper
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PID:	014-601-028
Legal Description:	The South East 1/4 of Section 24 Township 79 Range 16 West of the 6th Meridian Peace River District
Property Area:	0.1 ha
Purchase Date:	October 30, 1998
Location:	
Owner:	Warren & Karen Frederickson
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PID:	014-420-538
Legal Description:	The South West 1/4 of Section 26 Township 78 Range 15 West of the 6th Meridian Peace River District Except Plans 8468, 16081, 17712 and Except Parcel A (89774 m), PGP46913 and BCP6573
Property Area:	0.1 ha
Purchase Date:	August 8, 2003
Location:	
Owner:	Robert & Maureen Friesen
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PID:	012-502-103
Legal Description:	The South West 1/4 of Section 35 Township 78 Range 15 West of the 6th Meridian Peace River District, Except Plans A2092 and 9382
Property Area:	0.1 ha
Purchase Date:	November 18, 2005
Location:	
Owner:	George & Sheila Neufeld
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PID:	014-420-333
Legal Description:	The North East 1/4 of Section 34 Township 78 Range 15 West of the 6th Meridian Peace River District Except Plan H826
Property Area:	0.1 ha
Purchase Date:	May 5, 1972
Location:	
Owner:	Perry Piper
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PID:	016-274-555
Legal Description:	North West 1/4 Section 34 Township 78 Range 15 West of the 6th Meridian Peace River District Except Plan H826
Property Area:	0.1 ha
Purchase Date:	June 20, 1996
Location:	
Owner:	511180 British Columbia Ltd

PREVIOUS APPLICATIONS

PROPERTY INFORMATION

PID:	005-626-595
Legal Description:	The South East 1/4 of Section 34 Township 78 Range 15 West of the 6th Meridian Peace River District
Property Area:	0.1 ha
Purchase Date:	October 4, 1988
Location:	
Owner:	Dorothy Read
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PID:	014-450-810
Legal Description:	That Part of the South West 1/4 of Section 13 Township 78 Range 15 West of the 6th Meridian Peace River District Lying South of the Southerly Limit of Plan A754 Except Plan B3896 Except Plan H829
Property Area:	0.1 ha
Purchase Date:	December 31, 2003
Location:	Dawson Creek
Owner:	Mary & Donna & Delbert Cornish
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PID:	014-424-690
Legal Description:	Lot A Section 7 & 12 Township 78 Range 14 & 15 W6M Peace River District Plan 33889 EXCEPT Plans PGP42079 & PGP42279
Property Area:	0.1 ha
Purchase Date:	January 2, 2008
Location:	Adjacent to the airport within the town boundaries
Owner:	City of Dawson Creek
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PID:	010-764-763
Legal Description:	The North East 1/4 of Section 18 Township 79 Range 15 West of the 6th Meridian Peace River District Except Plan PGP41827
Property Area:	0.1 ha
Purchase Date:	March 15, 2000
Location:	Kilkerran, north of Dawson Creek
Owner:	Dale & Sharon Frederickson
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PID:	007-593-708
Legal Description:	The South West 1/4 Section 19 Township 79 Range 15 West of the 6th Meridian Peace River District
Property Area:	64.0 ha
Purchase Date:	January 21, 1997
Location:	Kilkerran
Owner:	Harold Schmidt
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PID:	009-373-918
Legal Description:	SW 1/4 Section 28 Township 79 Range 16 Peace River District Except Plan 22372
Property Area:	0.1 ha
Purchase Date:	November 30, 2001
Location:	Farmington area, approximately Mile 15, Alaska Highway.
Owner:	Treaty 8 Healing Centre Society Inc
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Total Land Area:	199.1 ha

LAND USE

Current Land Use:

Cultivated parcels (63%), Forest (31%), Pasture(6%), 88% of pipeline is on private land. 12% of pipeline is on Crown land.

Surrounding Land Uses:

North: ALR Agricultural
East: ALR Agricultural
South: ALR Agricultural
West: ALR Agricultural

PREVIOUS APPLICATIONS

Water Hub). The purpose of the Sunset Water Hub is to store and distribute water for Shell's oil and gas activities in the area, such as: hydraulic fracturing of wells, drilling of wells, dust control and hydrostatic pressure testing of pipelines and equipment.

The project will be phased. A ~40,000 cubic meter pond is proposed to be constructed early in 2011, with an option to construct an additional three 20,000 cubic meter ponds within the 22 ha footprint at an unspecified future date.

Application ID: 50690

Applicant: Shell Canada Ltd

Proposal: To use 5.9 ha of Crown Land located in the Sunset Prairie Grazing reserve for a water storage facility. Eventually the facility would consist of two 1 ha water storage pits and several associated buildings (total area approximately 350 sq m).

Decision:

Resolution #	Decision Date	Decision Description
1625/2009	November 18, 2009	Allowed subject to the clearing of an equivalent area of land in the community pasture in consultation with the community pasture manager.

RELEVANT APPLICATIONS

Application ID: 43914

Legacy #: 37331

Applicant: Ministry of Transportation & Infrastructure

Proposal: Braden Road (#22) safety improvements include strengthening and widening and require additional right-of-way within the ALR. The project will acquire an additional 21.4 ha of land from 23 fee simple properties and 5 piece of Crown land..

Decision:

Resolution #	Decision Date	Decision Description
165/2007	April 24, 2007	Allowed the widening of Braden Road as requested.

RELEVANT APPLICATIONS

Application ID: 17922

Legacy #: 34225

Applicant: Duvernay Oil Corporation

Proposal: Duvernay Oil Corp. is proposing to construct a 14.1 km pipeline from 16-32-78-19 W6M to 8-6-80-18 W6M.

Decision:

Resolution #	Decision Date	Decision Description
52/2002	February 25, 2002	The CEO of the LRC approved the application on behalf of the Commission, pursuant to subsection 24(3) of the Agricultural Land Reserve Act, subject to terms and conditions of General Order #293/95 with particular attention to the reclamation of the project area as per Schedule "B" of Commission General Order #293/95 (Oil & Gas Well Sites and Pipelines - Peace River and Fort Nelson - Liard Regional Districts) to ensure the land affected by the development is restored to its original or better agricultural condition.

Application ID: 6686

Legacy #: 31021

Applicant: Pioneer Land Services Ltd

Proposal: To construct a 48 kilometre long pipeline within the ALR.

Decision:

Resolution #	Decision Date	Decision Description
997/1996	November 20, 1996	The Commission approved the pipeline project subject to the conditions of ALC General Order 293/95 and the following conditions based on recommendations from the local Regional Board Director: the pipeline shall be constructed when there are no cattle in the pasture and weed control shall be practiced.

Application ID: 6257

Legacy #: 30926

Applicant: Pioneer Land Services Ltd

Proposal: To establish a 7.5 ha lease for the construction of a battery facility. This battery is part of a larger pipeline project (see W-31021).

Decision:

Resolution #	Decision Date	Decision Description
996/1996	November 20, 1996	The Commission approved the project subject to the conditions of ALC General Order 293/95 and the following conditions recommended by Mr. Jack Hannam of the Regional District: an equivalent area to the area taken out of production be cleared and seeded for grazing use; the existing dugout be replaced; construction occur when there are no cattle in the pasture; weed control be practised.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Dawson Creek Rural Area OCP Bylaw No. 477, 1986

Zoning:

Zoning Bylaw Name: PRRD Zoning Bylaw No. 1343, 2001

Comments and Recommendations:

Board/Council

The City of Dawson Creek supports the Shell Canada proposal.

Other

The Peace River Regional District has no objections to the proposed development of the Shell Groundbirch water pipeline.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The proposed pipeline covers 49 km of land and several classes of agricultural capability. The predominant CLI rating of the proposed pipeline transect is 80% Class 3/4 X, 15% 2C, and 5% 5C.
- 2) The pipeline right-of-way is designed to follow existing disturbances where possible, and Shell states that affected lands will be returned to its original land-use.
- 3) The proposed pipeline will be buried at a depth of 2m which should have no effect on agricultural activities.
- 4) The proposed pipeline will be lined with high density polyethylene to protect against corrosion. Liner inspection points will be located approximately every 5 km.
- 5) Public concerns have been raised regarding the following:
 - * The pipeline passes through wetlands and forests that will be disturbed
 - * Pipeline abandonment procedures
 - * Employment of local contractors

Shell has included responses to these issues with their application to the ALC in order to mitigate and address the public's concerns. See attached.

- 6) The Shell Groundbirch Water Pipeline is supported by the City of Dawson Creek, and the Peace River Regional District has no objections to the project.

ATTACHMENTS

52147_ProposalSketch.pdf
52147_Context Map_combined.pdf
52147_Letters_Concern&Responses.pdf
52147_AirphotoMap100k.pdf
52147_2_AirphotoMap100k.pdf

END OF REPORT

Prepared by: Liz Sutton