



Provincial Agricultural Land Commission - Staff Report

Application: 52153

Applicant: Paul & Pauline Peterson
Agent: CCS Corporation
Local Government: Peace River Regional District

Proposal: Non-farm Use - Proposal from CCS Midstream Services to use a 4 ha portion of the 64 ha property (plus a 20 x 160 m access road to Hwy 97) to develop a treatment, recovery and disposal facility and disposal well to service upstream oilfield waste.

BACKGROUND INFORMATION

The proposed facility would be built to handle fluids and sludges from various oil and gas production and processing facilities in the region.

PROPERTY INFORMATION

PID: 016-318-242
Legal Description: The South East 1/4 of Section 31 Township 81 Range 17 West of the 6th Meridian Peace District
Property Area: 64.1 ha
ALR Area: 64.1 ha
Purchase Date: July 14, 1995
Location: South Taylor - Tower Lake
Owner: Paul & Pauline Peterson

LAND USE

Current Land Use:
Forest, hay fields

Surrounding Land Uses:

North: ALR - 64 ha Agriculture
East: ALR - 64 ha Agriculture
South: ALR - 64 ha Agriculture
West: ALR - 64 ha Agriculture

PROPOSAL DETAILS

Non- Farm Use Area: 4.0 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: 94A/02

RELEVANT APPLICATIONS

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Application ID: 46036

Legacy #: 39047

Applicant: Terra Energy Corp.

Proposal: To upgrade the existing compressor site. The upgrade will increase the building area from less than 450 m2 to 1195 m2. No new land area is required. The land is owned by Terra Energy Corp.

Decision:

| Resolution # | Decision Date | Decision Description |
|--------------|---------------|-----------------------------------|
| 260/2009 | June 19, 2009 | Allowed. No impact on agriculture |

Application ID: 30140

Legacy #: 08372

Applicant: W McDonald

Note: May 1979 - Proposal to subdivide a 64 ha parcel into a 52 ha parcel and a 12 ha parcel which is to be used for a trailer park. The application was refused on the grounds that it would be an intrusion into an agricultural area.
* Adjacent property to CSS Mistream Services' property.

Application ID: 4819

Legacy #: 30379

Applicant: Rogers Cantel Inc

Proposal: To construct a 350 ft. Cellular Communication Tower with a 3 guy wire groups and anchors. The site will be fenced. A 40 ft corridor along they guy wire and a 100 ft. area around the tower and a 40' access road will be cleared and the balance left in bus

Decision:

| Resolution # | Decision Date | Decision Description |
|--------------|----------------|------------------------------------|
| 216/1996 | March 14, 1996 | Allow with restorative conditions. |

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

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

Designation: Agriculture - Rural Resource

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Dawson Creek Rural Area Zoning Bylaw No. 479, 1986

Zoning Designation: A-2 Large Agricultural Holdings

Minimum Lot Size: 63.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Peace River Regional District Board supports the application and authorizes the application to proceed to the ALC on the basis that it is consistent with the OCP.

Planning Staff

The Peace River Regional District Planning Staff recommends that the Regional Board support and authorize the application to proceed to the ALC on the basis that it is consistent with the OCP.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The improved CLI rating for the subject property is 4:(8:3C 2:4W) 2:04W, the land is mostly forested except for a 6 ha hayfield on the eastern portion.
- 2) Parkland Geo was hired to conduct an Environmental Site Assessment. The Executive Summary of that report

ALC STAFF COMMENTS

is attached. No major environmental issues were identified.

3) The Dawson Creek OCP Rural Resources Zoning on the subject property allows oil and gas installations. However, a zoning amendment would need to be made to the Dawson Creek Rural Area Zoning Bylaw because the proposal involves processing and disposal of oilfield by-products.

4) Paul and Pauline Peterson are the only inhabitants of the 1 km consultation zone, but there are 8 other residents in the 1.5 km notification zone.

5) The proposal would also include construction of a lighted intersection which could include acceleration/deceleration lanes, turning lanes. The project would also include fully fencing the perimeter of the area, and a tree buffer between the site and the highway.

6) The proposed project would be in operation 24 hours a day, 7 days a week, and would increase truck traffic 7 days a week.

7) The CCS Corporation Project Information Package is attached for a detailed summary of all proposed activities and considerations.

ATTACHMENTS

52153_AirphotoMap10k.pdf
52153_ContextMap25k.pdf
52153_EA Exec Summary.pdf
52153_Project Proposal.pdf
52153_Proposal Sketch 1.pdf
52153_Proposal Sketch 2.pdf

END OF REPORT

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