



Provincial Agricultural Land Commission - Staff Report

Application: 52226

Applicant: Talisman Energy Inc
Agent: Roy Northern Land and Environmental
Local Government: Peace River Regional District

Proposal: Non-farm Use - Proposal to use 5.5 ha of the 124.9 ha property to construct a temporary work camp for oil and gas employees.

BACKGROUND INFORMATION

The work camp will be occupied by 200 - 240 employees of Talisman Energy working on oil and gas activities in the surrounding area.

PROPERTY INFORMATION

PID: 025-116-088
Legal Description: Block A Section 29 Township 83 Range 25 West of the 6th Meridian Peace River District
Property Area: 124.9 ha
ALR Area: 124.9 ha
Purchase Date: June 15, 2010
Location: 6.5 km north of the District of Hudson's Hope
Owner: Raymond & Naomi Gallant

LAND USE

Current Land Use:
Forestry

Surrounding Land Uses:

North: ALR - 64 ha Cutblock / Forested land
East: ALR - 128 ha Cutblock
South: ALR - 128 ha Cutblock / Forested land
West: ALR - 128 ha Forested land

PROPOSAL DETAILS

Non- Farm Use Area: 5.5 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

Mapsheets: 94A/4

RELEVANT APPLICATIONS

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Application ID: 52220

Applicants: Canbriam Energy Inc, Talisman Energy Inc

Proposal: Transportation, Utility Corridor Use - Talisman and Canbriam Energy propose a 18 m x 23.7 km water pipeline ROW within the ALR. There will be associated temporary workspaces and log decks to allow for timber and soil storage during construction.
The proposed project is to construct two water pipelines in the same ROW, one each for Talisman and Canbriam.

Note: Application in progress

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: North Peace OCP Bylaw No. 820, 1993

Designation: Rural Resource - Agricultural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: PRRD Zoning Bylaw No. 1000, 1996

Zoning Designation: A2 - Large Agricultural Holdings

Minimum Lot Size: 63.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Peace River Regional District authorize the application for non-farm use by Talisman Energy to proceed to the ALC on the basis that it conforms to the OCP and Zoning.

Planning Staff

The Peace River Regional District Planning Staff recommend that the Regional Board support and authorize the application to proceed to the ALC on the basis that it conforms to the OCP and Zoning.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

1) The improved CLI rating of the subject 124.9 ha property is 6:5C 4:4X. The property is currently used for forestry. There are some mature trees as well as cut-block areas. There are no building on the property.

2) Talisman's Proposal Description outlines the agricultural concerns and impacts of the proposed temporary work camp (See attached) .

3) Topsoil is to be stripped according to recommendations set in the Environmental Schedule A Assessment.

Topsoil preservation strategies include:

- No construction if the soils are wet
- All equipment to be thoroughly cleaned prior to construction
- Topsoil to be stored separately from subsoil
- A second lift stripping system will be employed
- The topsoil mound should be seeded to prevent erosion and noxious weed infestation

4) The proposed temporary work camp will be equipped with approximately 60 modular trailers for sleeping quarters, security, kitchen, exercise, medical services, laundry, and recreation. There will also be an area for generators, propane, and fuel. See attached plan for layout.

5) The proposed temporary work camp does not conform to Zoning and a Zoning amendment is required.

6) The infrastructure is proposed for up to 10 years.

ATTACHMENTS

52226_ContextMap50k.pdf
52226_AirphotoMap50k.pdf
52226 Proposal Sketch.pdf
52226 Proposal Description.pdf

END OF REPORT

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