



Provincial Agricultural Land Commission - Staff Report

Application: 52235

Applicant: Westcoast Energy Inc
Local Government: Peace River Regional District

Proposal: Non-farm Use - Westcoast Energy (as Spectra Energy Transmission) proposes to use 26.7 ha of the 128.2 ha property for a natural gas processing plant

BACKGROUND INFORMATION

The proposed natural gas processing plant (the Dawson Plant), in addition to other pipeline facilities will enable Westcoast Energy to gather, process, and transport additional gas resources located throughout the South Peace River area.

PROPERTY INFORMATION

PID: 014-399-431
Legal Description: The North East 1/4 of Section 26 Township 78 Range 17 West of the 6th Meridian Peace River District
Property Area: 64.0 ha
ALR Area: 64.0 ha
Purchase Date: April 16, 2010
Location: South Peace Area
Owner: Westcoast Energy

PID: 014-399-474
Legal Description: The North West 1/4 of Section 26 Township 78 Range 17 West of the 6th Meridian Peace River District
Property Area: 64.2 ha
ALR Area: 64.2 ha
Purchase Date: April 16, 2010
Location: South Peace area
Owner: Westcoast Energy Inc

Total Land Area: 128.2 ha
Total ALR Area: 128.2 ha

LAND USE

Current Land Use:
 Agricultural - hay, forested

Surrounding Land Uses:

North: ALR - 128 ha Cultivated land north of the Dawson Plant / existing pipelines
 East: ALR - 64 ha Cultivated land east of the Dawson Plant / existing pipelines
 South: ALR - 128 ha Cultivated land south of the Dawson Plant / Spectra Energy Midstream Bissette Pipeline and the NGTL Groundbirch Pipeline
 West: ALR - 64 ha Forested upland and lowlands west of the Dawson Plant / Trident Exploration Corp's compressor site / existing pipelines

PROPOSAL DETAILS

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Non- Farm Use Area: 26.7 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: 93P/15

RELEVANT APPLICATIONS

Application ID: 45933 **Legacy #:** 38962

Applicant: Encana Corporation

Proposal: To build a gas plant on two properties. The total size of the facility will be 2.3 ha. The area of buildings is greater than 450 m2, therefore this application is a requirement. The size of the building area is 935 m2. The total area of Oil and Gas activity on the two quarters will be 6.6 ha

Decision:

Resolution #	Decision Date	Decision Description
275/2009	June 19, 2009	Approved

Application ID: 45141 **Legacy #:** 38254

Applicant: Storm Exploration Inc.

Proposal: Non-farm use to construct a compressor site. The compressor site will be 6.6 ha in size and is located north of an existing pipeline corridor, consisting of five (5) pipelines right of ways. The total building area will be 640m2. Compressor site is located within a forested area consisting of poplar, spruce and willow.

Decision:

Resolution #	Decision Date	Decision Description
690/2008	October 24, 2008	Allowed as proposed.

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.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The CLI improved rating of the 128.2 ha property is 8:5C 2:O4W. The cleared portions of the land are used for hay. Westcoast states that they intend to lease a portion of the land for hay production.
- 2) Westcoast will work with an Environmental Inspector who will oversee soil handling activities. A detailed outline of mitigation of potential negative impacts to agriculture is attached (See Agricultural Impacts).
- 3) The location of the Dawson Plant was chosen in order to minimize the length of the pipeline needed to connect the Plant to the Bissette and Groundbirch pipelines .

ALC STAFF COMMENTS

4) The Dawson Project includes the construction of the Dawson Plant processing plant, a 1.5 km liquids handling loop, and a 1 km transmission pipeline (Bessborough Pipeline) from the Plant to the NOVA Gas Transmission Ltd. Groundbirch Pipeline for transport of residue gas.

5) The expected useful life of the Dawson Plant is over 40 years.

6) Construction of the Dawson Plant has already started. A stop-work order has been issued by the Commission until an application by Westcoast is submitted to the ALC.

ATTACHMENTS

52235_ContextMap25k.pdf

52235_AirphotoMap10k.pdf

52235 Agricultural Impacts.pdf

52235 Proposal Sketch 20K.pdf

52235 Proposal Sketch 5K.pdf

END OF REPORT

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