



Provincial Agricultural Land Commission - Staff Report

Application: 52435

Applicant: Talisman Energy Inc
Agent: Roy Northern Land and Environment
Local Government: Peace River

Proposal: Non-farm Use - to construct well pad to drill 24 gas wells, and an access road. The total project area is 10.3 ha, exceeding the 7 ha per 1/4 section permitted disturbance area as per the OGC Oil and Gas delegation agreement.

BACKGROUND INFORMATION

There is a significant amount of oil and gas production occurring north of Hudson's Hope. This is one of two "superpad" wellsites that are proposed for the area.

PROPERTY INFORMATION

Legal Description: South East 1/4 of Section 35, Township 83, Range 25 West of the 6th Meridian
Property Area: 64.0 ha
ALR Area: 64.0 ha

Location:
Owner: Province of British Columbia - Crown Lands

Legal Description: North East 1/4 Section 26, Township 83, Range 25, West of the 6th Meridian
Property Area: 64.0 ha
ALR Area: 64.0 ha

Location:
Owner:

Total Land Area: 128.0 ha
Total ALR Area: 128.0 ha

LAND USE

Current Land Use:
Forested, undeveloped land.

Surrounding Land Uses:
North: Forested Crown land
East: Forested Crown land
South: Forested Crown land
West: Forested Crown land

PROPOSAL DETAILS

Non- Farm Use Area: 10.3 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: 94 A/4

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: North Peace OCP Bylaw #820, 1993
Designation: Rural Resource - Agricultural
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Zoning Bylaw #1000
Zoning Designation: A-2 (Large Agricultural Holdings Zone)
Minimum Lot Size: 63.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Peace River Regional District Board of Directors has a standing resolution to forward oil and gas non farm use applications to the ALC with a recommendation that non farm use and alienation of agricultural land be kept to a minimum.

ALC STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The land affected by the pad has a CLI rating of 7:3C 3:4X.
- 2) Significant oil and gas exploration and extraction is taking place north of Hudson's Hope. Similar applications are under consideration for other ALR sites.
- 3) The multiwell pad will have few, if any immediate agricultural impacts. However oil and gas development may limit or prohibit agricultural activity in the future, as this frontier area opens up.
- 4) Recommend approval, subject to standard reclamation conditions. The applicant indicates that the typical life of a gas well is 50 years.

ATTACHMENTS

52435 & 52436_ContextMap50k.pdf
52435 & 52436_AgCapabilityMap.pdf
52435 & 52436_AirphotoMap50k.pdf
52435 sketch plan.pdf

END OF REPORT

Prepared by: Martin Collins, September 6, 2011