



Provincial Agricultural Land Commission - Staff Report

Application: 52436

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

Proposal: Non-farm Use - to use 14.05 ha of ALR on two 1/4 sections to construct a "super pad" gas wellsite. The intention is to drill 24 horizontal gas wells. The area of disturbance exceeds the 7 ha threshold per 1/4 section. The wellsites are located on 8.5 ha, while the borrow pit, and access road comprise the remainder of the ~14 ha disturbance area.

BACKGROUND INFORMATION

The land proposed for the pad is undeveloped, forested crown land far from agricultural development.

PROPERTY INFORMATION

Legal Description: North West 1/4 Section 27, Township 83, Range 25
Property Area: 64.0 ha
ALR Area: 64.0 ha

Location:
Owner:

Legal Description: South West 1/4 Section 34, Township 83, Range 25
Property Area: 64.0 ha
ALR Area: 64.0 ha

Location:
Owner: Province of British Columbia - Crown Land

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

LAND USE

Current Land Use:
Forested crown land

Surrounding Land Uses:

North: Forested crown land in the ALR
East: Forested crown land in the ALR
South: Forested crown land in the ALR
West: Forested crown land in the ALR

PROPOSAL DETAILS

Non-Farm Use Area: 14.0 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: 94 A/4

RELEVANT APPLICATIONS

Application ID: 52226

Applicant: Talisman Energy Inc

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.

Decision:

Resolution #	Decision Date	Decision Description
159/2011	April 15, 2011	Allow for 10 year period, subject to reclamation and bonding.

Application ID: 51735

Applicant: Chad & Rebecca Lenz

Proposal: To divide the 259 ha property into two lots as divided by Lahagarte Road. One lot would be 31.6 ha in size and the other 228 ha.

Decision:

Resolution #	Decision Date	Decision Description
2461/2010	June 4, 2010	Refuse as proposed.

Application ID: 51646

Applicant: Roger & Norma Rattie

Proposal: NOTICE OF INTENT - To Remove Soil for Specified Non-Farm Use

Decision:

Resolution #	Decision Date	Decision Description
2297/2010	March 25, 2010	Allowed within 30 days subject to standard terms and conditions. \$5000

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: 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 Board has a standing resolution to forward non farm use applications for oil and gas activities with a recommendation that the alienation of agricultural land be kept to a minimum.

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The land affected by the pad has a CLI rating of 6:3W 4:O5W, indicating that it is dominated by wet, organic (muskeg) soils.
- 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

52436 sketch plan.pdf

52436 sketch airphoto plan.pdf

52436_ContextMap50k.pdf

END OF REPORT

Prepared by: Martin Collins, September 1, 2011