

August 10, 2012

**Agricultural Land Commission**  
133 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

Reply to the attention of Martin Collins  
ALC File: 52604

Robin Routledge  
Northern Rockies Environmental Ltd.  
9903- 102<sup>nd</sup> St.  
Fort St John, B.C.  
V1J 4B4

**Re: Application for Non-Farm Uses the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 265/2012 and a sketch plan outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact the Peace River Regional District or any other authority that has jurisdiction.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

enclosure: Minutes/Sketch Plan/Schedule B

cc: Peace River Regional District File: #203/2010



## PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on July 19<sup>th</sup>, 2012 at the Agricultural Land Commission offices located at #133 4940 Canada Way, Burnaby, B.C.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Denise Dowswell	Commissioner
Jim Collins	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Gord Gillette	Commissioner

### COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Martin Collins	Regional Planner

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**APPLICATION: # 52604**

**PROPOSAL:** To use 32.7 ha of ALR for non-farm uses: 23.7 is for a sweet gas processing plant, and 9 ha for a water loading station site. The area exceeds the 7 ha permitted oil and gas disturbance per ¼ section as per the Oil and Gas Commission Delegation Agreement.

(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

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### COMMISSION CONSIDERATION:

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission are (1) to preserve agricultural land; (2) to encourage farming on agricultural land in collaboration with other communities of interest; and (3) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

After review of all file information presented the Commission has concluded as follows:

1. The land is undeveloped for agriculture, but CLI soil capability information indicates that the land has good capability for agricultural uses (7:5C 3:4X and 3X). There are no external factors that render the land unsuitable for agricultural use.
2. The proposal will not adversely impact existing or potential agricultural use of surrounding lands because there is no agricultural development in the area;
3. The applicant has submitted a Schedule A, Site Assessment Report (by Northern Rockies Environmental Service Ltd – dated Dec. 12, 2011). The Report provides a

baseline for reclamation and outlines steps to ensure that topsoil will be stripped and stockpiled for eventual reclamation of the site soils to a similar or better standard as pre-disturbance – permitting agricultural use;

4. While the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land, the Commission believed the remote location and temporary nature of the facility would not substantively affect agriculture, or permanently debilitate the land for future agricultural development.

**IT WAS**

**MOVED BY:** Commissioner R. Bullock

**SECONDED BY:** Commissioner J. Thibeault

THAT the application to use 32.7 ha for a gas processing plant and a water loading facility be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- Stripping and storing topsoil as recommended by the Schedule A Site Assessment
- Reclamation of the 32.7 ha area to an agricultural standard upon closure of the facility, as per the attached Schedule B
- the development must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**

**Resolution #265/2012**

ALC FILE 52604  
 RESOLUTION # 265/2012  
 SKETCH PLAN SHOWING GAS PLANT

2013-03-28 14:08 FILE: \\20060000\PROJECTS\20060000\_BORACOA

NOTES

2013-03-28 14:08 FILE: \\20060000\PROJECTS\20060000\_BORACOA

DATE	DESCRIPTION	NO.	BY	CHK.	DATE
2012-02-15	DESIGNED FOR CLIENT REVIEW	A	GRB	GRB	
2012-03-28	REVISED FOR CLIENT REVIEW	B	GRB	GRB	

PROJECT	DATE	BY	CHK.	DATE
2006000	2012-02-15	GRB	GRB	
2006000	2012-03-28	GRB	GRB	

ENGINEERING STAMP

PROJECT NO. 2006000 SCALE 1:1000

DATE 2012-03-28

BY GRB

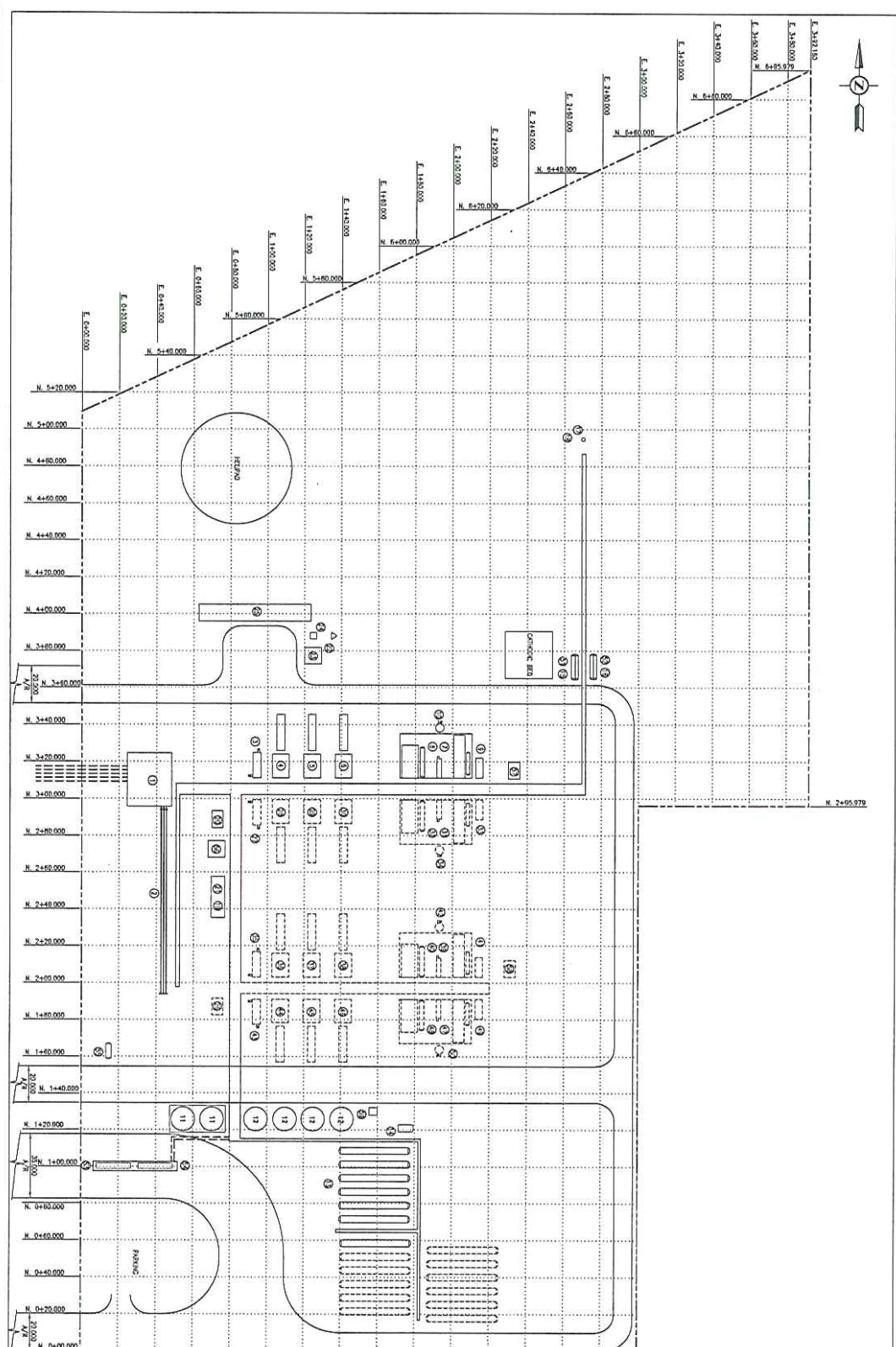
CHK. GRB

PROJECT NO. 2006000 SCALE 1:1000

DATE 2012-03-28

BY GRB

CHK. GRB



EQUIPMENT LEGEND

1	HEAT EXCH
2	SLUG CATCHER
3	HEAT EXCHANGER BLDG
4	COMPRESSOR (SIZES 600)
5	COMPRESSOR (SIZES 600)
6	COMPRESSOR (SIZES 600)
7	COMPRESSOR (SIZES 600)
8	COMPRESSOR (SIZES 600)
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14	COMPRESSOR (SIZES 600)
15	COMPRESSOR (SIZES 600)

GRB Engineering

Canbram

b-72-A-SWEET GAS PLANT  
 b-72-A/94-B-8  
 SITE PLAN

PROJECT NO. 2006000

SCALE 1:1000

DATE 2012-03-28

BY GRB

CHK. GRB