



Agricultural Land Commission

133 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

August 10, 2012

Reply to the attention of Martin Collins
ALC File: 52627

Megan Bailey
Roy Northern Land and Environmental Ltd.
#207, 10139 – 100th St.
Fort St. John, B.C.
V1J 3Y6

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

Please find attached the Minutes of Resolution # 270/2012 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: #5/2012



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on July 19th, 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

APPLICATION: # 52627

PROPOSAL: To use 9.6 ha of ALR for non-farm uses; comprising a 5.3 ha well pad and 1.6 km (20 meters wide) of road, including borrow pits and log decks. 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*)

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 is capable of agricultural use. 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 (prepared by Roy Northern Environmental Ltd – dated Dec. 16/17, 2011 and January 10, 2012). 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 J. Collins

SECONDED BY: Commissioner L. Dempsey

THAT the application to use 9.6 ha of ALR for a wellsite, access road, borrow pits and log decks be allowed as proposed.

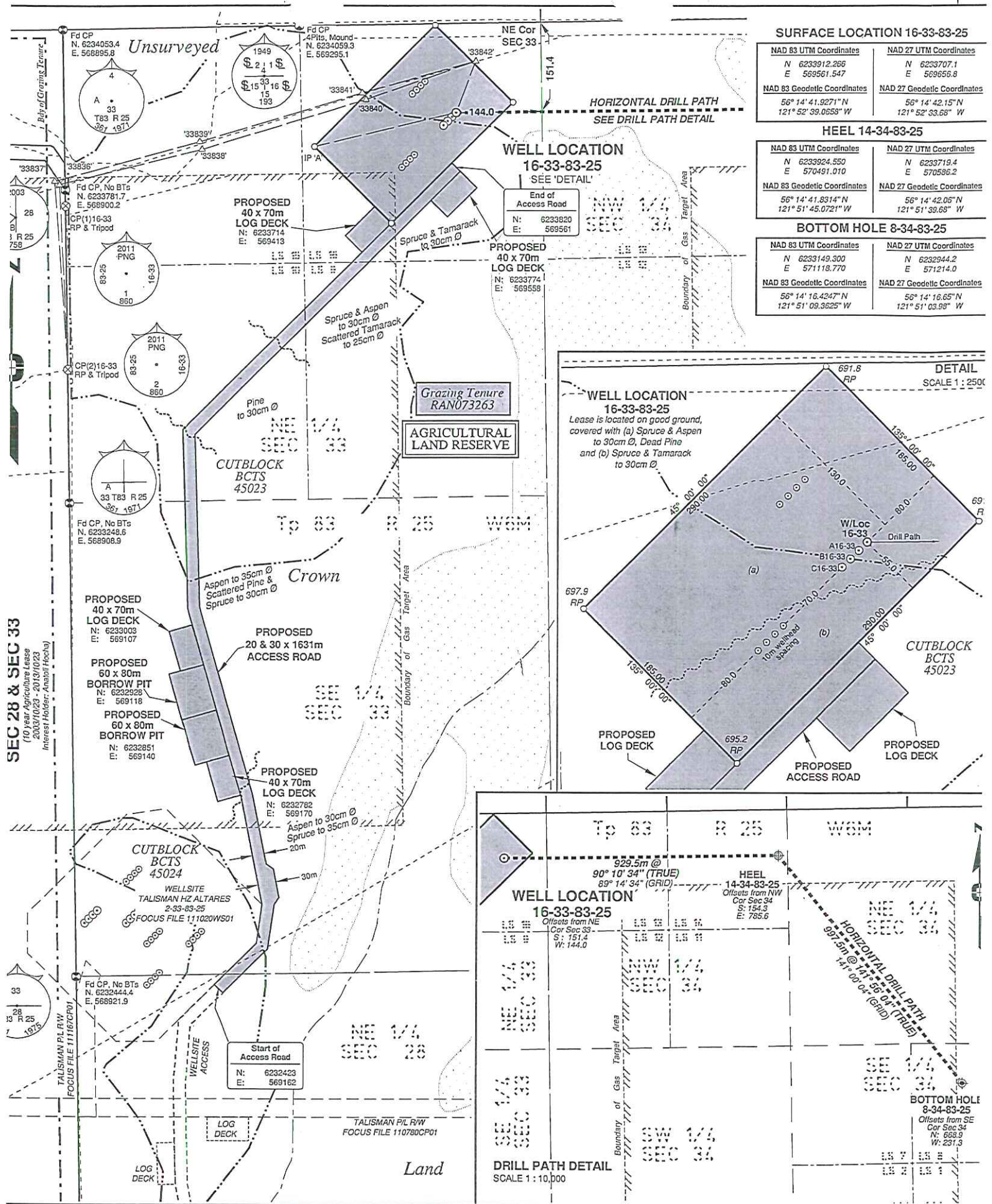
AND THAT the approval is subject to the following conditions:

- Stripping and storing topsoil as recommended by the Schedule A Site Assessment
- Reclamation of the 9.6 ha area to an agricultural standard upon closure of the wellsite 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

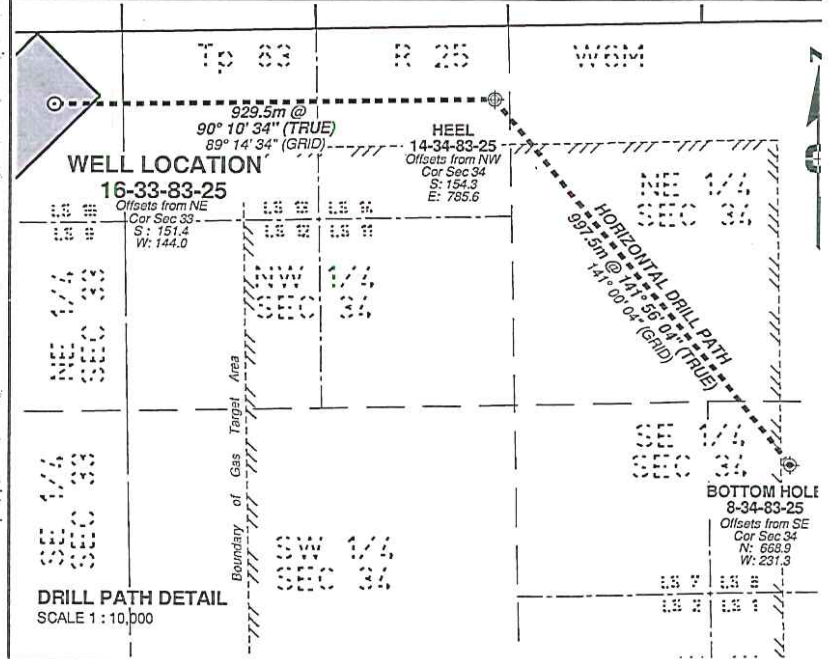
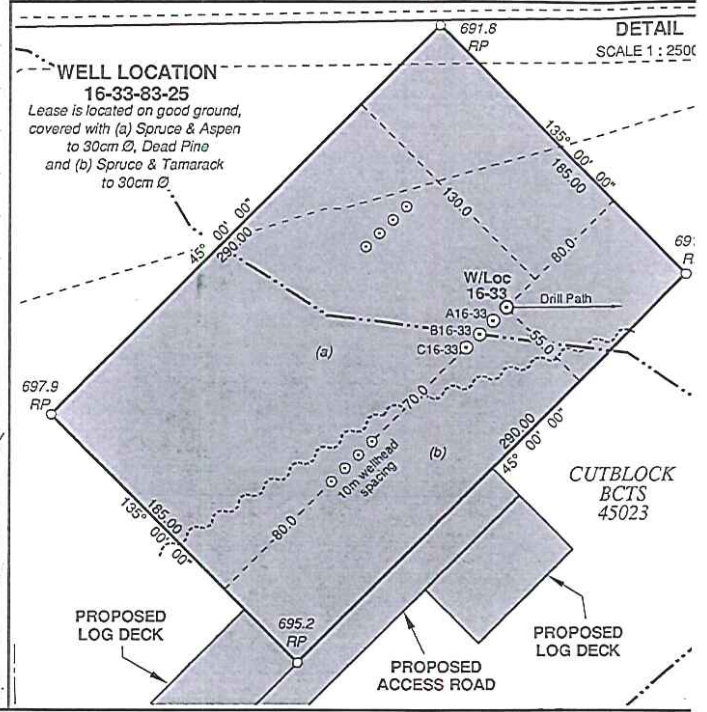
Resolution #270/2012



SURFACE LOCATION 16-33-83-25	
NAD 83 UTM Coordinates	NAD 27 UTM Coordinates
N 6233912.266 E 569561.547	N 6233707.1 E 569556.8
NAD 83 Geodetic Coordinates	NAD 27 Geodetic Coordinates
56° 14' 41.9271" N 121° 52' 39.0653" W	56° 14' 42.15" N 121° 52' 33.68" W

HEEL 14-34-83-25	
NAD 83 UTM Coordinates	NAD 27 UTM Coordinates
N 6233924.550 E 570491.010	N 6233719.4 E 570586.2
NAD 83 Geodetic Coordinates	NAD 27 Geodetic Coordinates
56° 14' 41.8314" N 121° 51' 45.0721" W	56° 14' 42.05" N 121° 51' 39.68" W

BOTTOM HOLE 8-34-83-25	
NAD 83 UTM Coordinates	NAD 27 UTM Coordinates
N 6233149.300 E 571118.770	N 6232944.2 E 571214.0
NAD 83 Geodetic Coordinates	NAD 27 Geodetic Coordinates
56° 14' 16.4247" N 121° 51' 09.3625" W	56° 14' 16.65" N 121° 51' 03.98" W



SEC 28 & SEC 33
(10 Year Agriculture Lease
2003/10/23 - 2013/10/23
Interest Holder: Anasoff Hoeha)

ALC APPLICATION: 52627 APPROVED WELLSITE, ACCESS, BORROW PITS & LOG DECK
RESOLUTION # 270/2017