



Provincial Agricultural Land Commission - Staff Report Application: 52755

Applicant: Canbriam Energy Inc
Agent: Pioneer Land and Environmental
Local Government: Peace River EA

Proposal: To use 8.4 ha (of a 1/4 section) for a wellsite and water site. This exceeds the permitted 7 ha of disturbance per 1/4 section permitted by the Oil and Gas Commission Delegation agreement.

BACKGROUND INFORMATION

The Commission has recently permitted similar large (>7 ha) well sites in the Groundbirch area.

PROPERTY INFORMATION

Legal Description: Crown Land / Canbriam HZ Altares c-44-H, 94-B-8
Property Area: 65.0 ha
ALR Area: 65.0 ha

Location:
Owner: Province of British Columbia - Crown Lands

Total ALR Area:

LAND USE

Current Land Use:
Forested, undeveloped crown ALR

Surrounding Land Uses:
North: Forested crown ALR
East: Forested crown ALR
South: Forested crown ALR
West: Forested crown ALR

PROPOSAL DETAILS

Non- Farm Use Area: 8.4 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

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Rural OCP Bylaw 1940, 2011
Designation: Agriculture - Rural
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw #1000, 1996
Zoning Designation: A-2 (Large Agricultural Holdings)
Minimum Lot Size: 63.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Peace River Regional Board forwarded the application without comment, as per policy.

ALC STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The CLI ratings for this undeveloped area are: 7:5C 3:4X, indicating that the land has reasonable capability for agricultural development.
- 2) A Schedule A site assessment has been submitted with the application materials. The Schedule A provides an assessment of the pre-disturbance conditions of the site and how the site will be developed to protect the topsoil resource, drainage and the spread of weeds.
- 3) The Commission generally permits wellsite uses recognizing that they are impermanent, and that the land will be reclaimed to an agricultural standard.

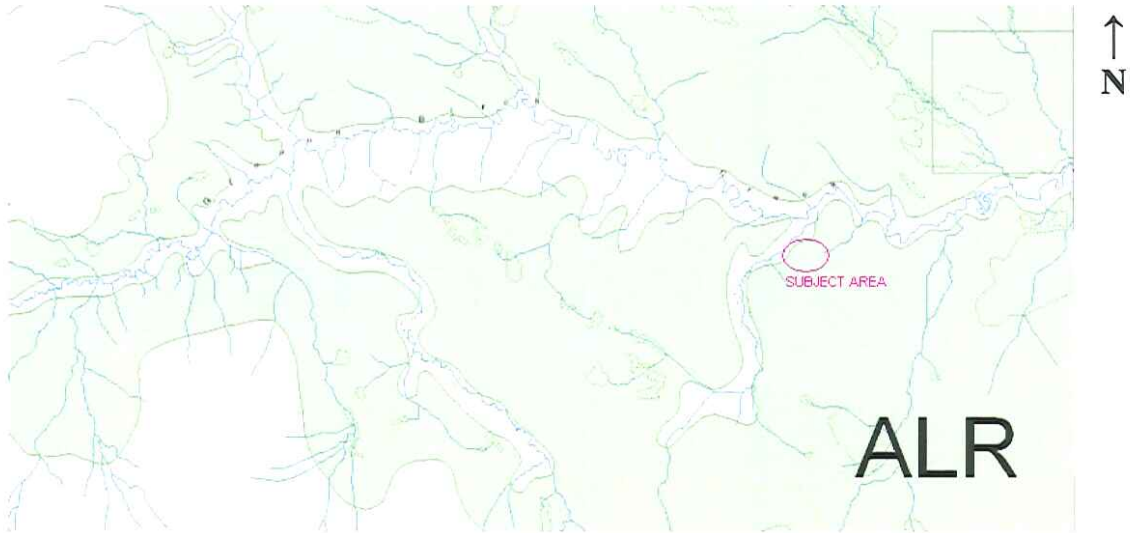
END OF REPORT

Prepared by: Martin Collins, Regional Planner



ALR NON-FARM USE REPORT
MAPS
FILE NO. 86/2012

Agricultural Land Reserve (Map #94B-040)



CLI-Soil Classification (Map #94B-08)

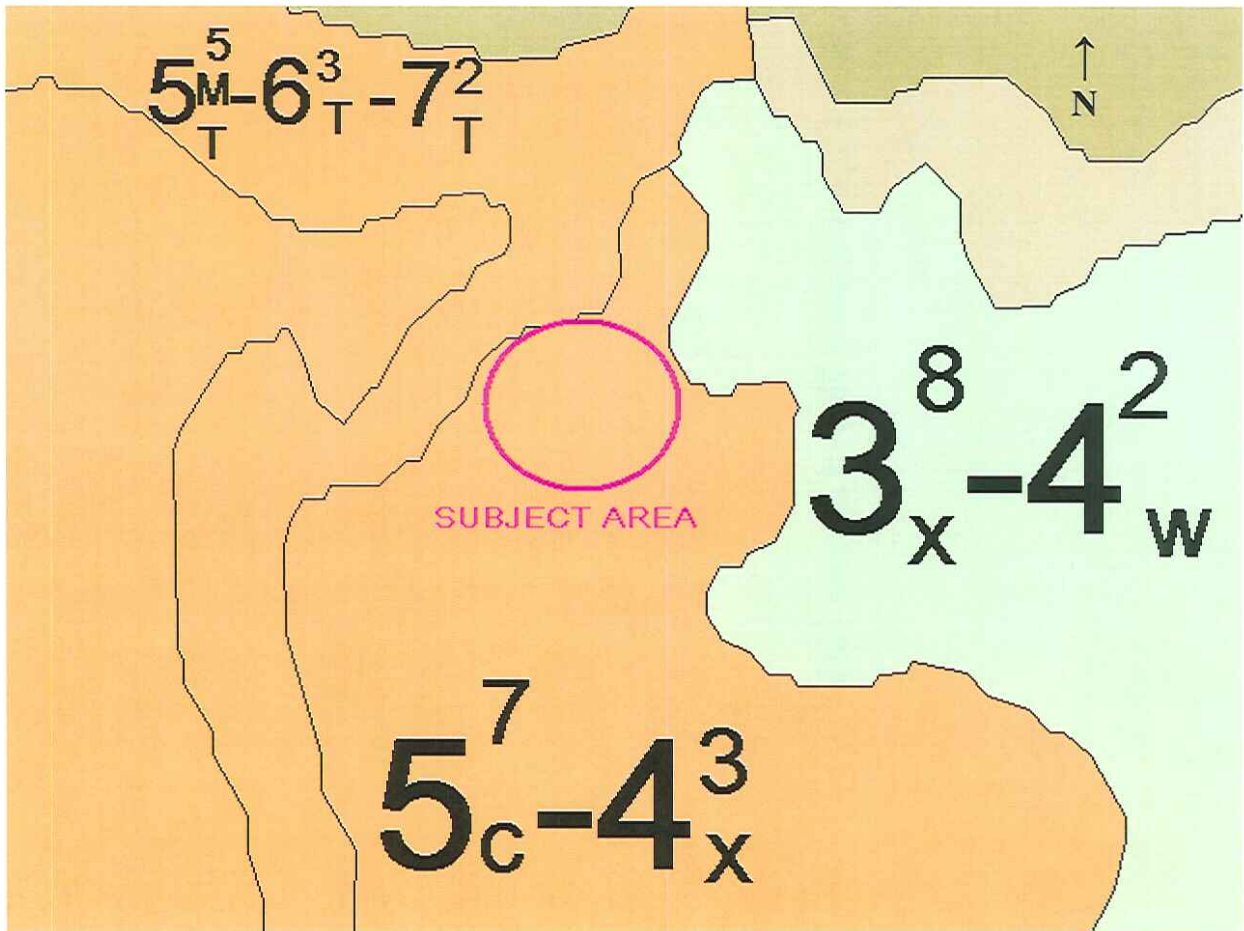
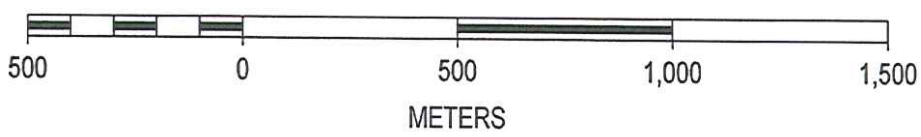


FIGURE 2



SCALE 1 : 20,000



LEGEND:

EXISTING AREA DISTURBANCE (2010)
CANBRIAM HZ ALTARES
c-44-H, 94-B-8
Pioneer File: 0113-12E

PREPARED FOR:

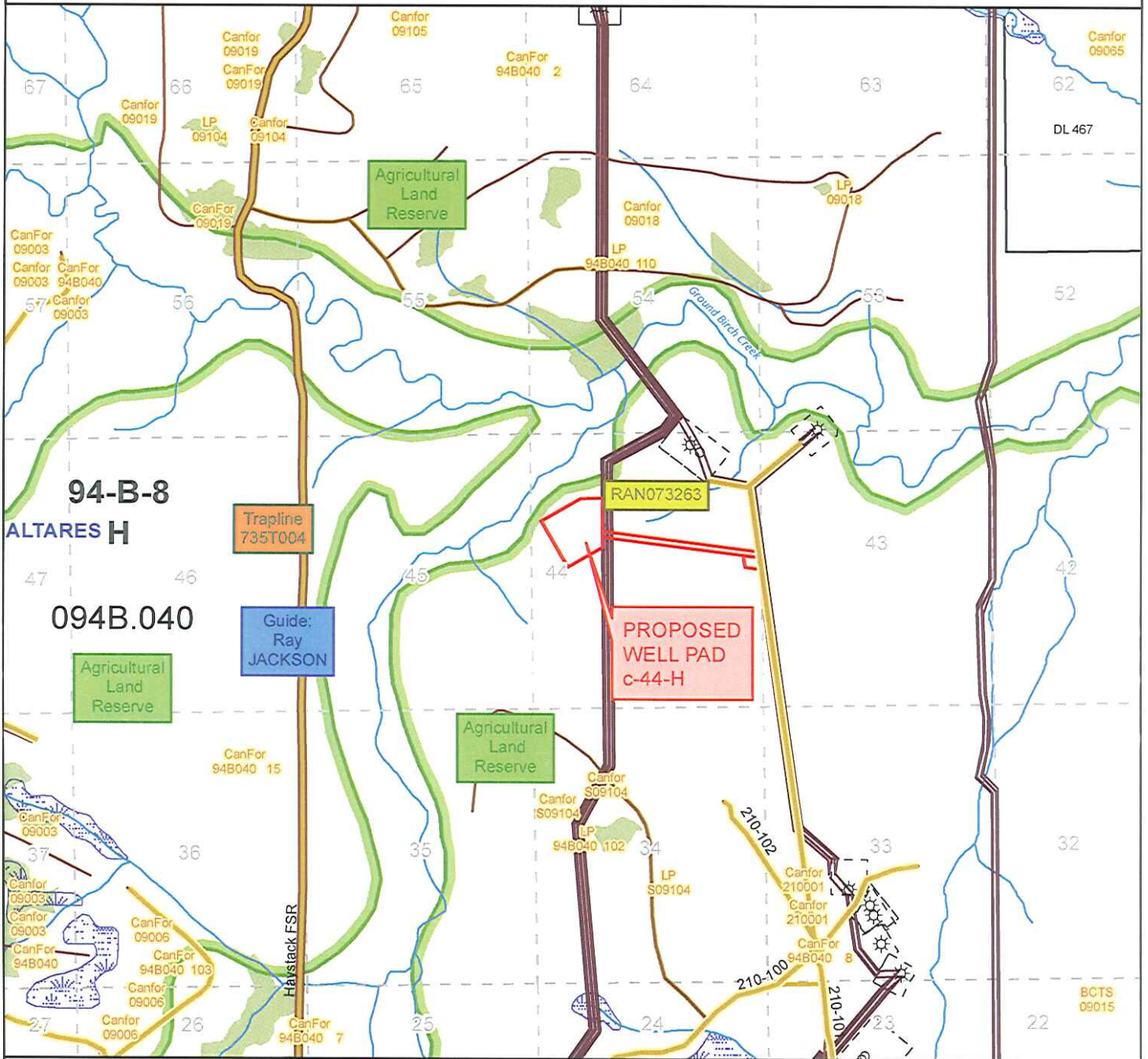


PREPARED BY:



DRAWN BY: ME
CHECKED BY: JR

CANBRIAM ENERGY INC.



B.C.G.S SKETCH FOR PROPOSED WELLSITE

CANBRIAM HZ ALTARES c-44-H, 94-B-8

- | | | | | | |
|--|---|--|---|---|---|
| <ul style="list-style-type: none"> Highgrade Gravel Road Highway Lowgrade Gravel Road Paved Road Recreation Trail Trail/Unknown Condition Road Urban Road Winter Access Road | <ul style="list-style-type: none"> Proposed Feature Air Strip Multiple Track Railroad Single Track Railroad Abandoned Well Active Well Cancelled Well Well Location | <ul style="list-style-type: none"> Previously Proposed Feature Compressor Site Gas Plant Pipeline Well Lease B.C.G.S. Grid Lake Stream | <ul style="list-style-type: none"> Agricultural Land Reserve Town Municipal Region/FN Reserve Crown Land Private Land WTP Cutblock Woodlots | <ul style="list-style-type: none"> Wind Tenure Powerline Sand and Gravel Fish and Wildlife Management Area Park/Protected Area OGMA UWR Protected Reserve | <ul style="list-style-type: none"> VQO MM VQO EM VQO M VQO PR VQO R VQO P |
|--|---|--|---|---|---|



Scale: 1:20,000

B.C.G.S.: 94B.040

Client File #:

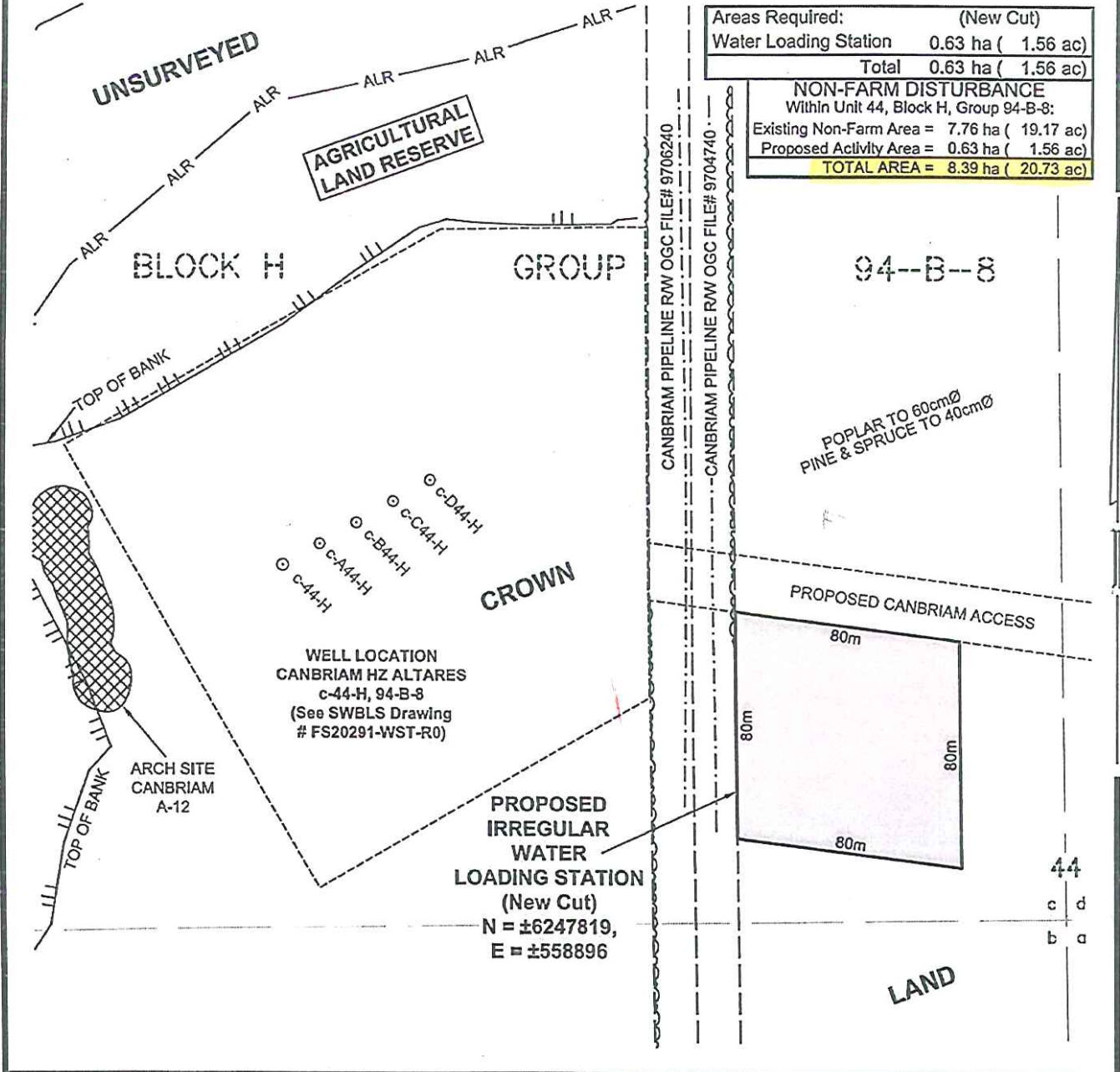
Job #:FS20291

File #: FS20291_R0_BCGS

Author: DJI

Date: 18-Apr-2012

CANBRIAM ENERGY INC.



SKETCH PLAN for PROPOSED WATER LOADING STATION

WITHIN UNIT 44, BLOCK H, GROUP 94-B-8
 PEACE RIVER DISTRICT
 UTM ZONE 10 (NAD83)

LEGEND:

- ALR — Agricultural Land Reserve Boundary
- ~ Bush / Tree line
- New portions referred to bounded
- - - Right of Way
- - - Road / Access
- ⊙ Well Location (Proposed)

No.	DATE	REVISION / ISSUED	JOB No.	BY	SCALE 1:2,000	Stewart Weir Bennett Land Surveying Ltd. 10228 - 101st Avenue Fort St. John, BC, V1J 2B5 Tel: 250-787-8820 Info@swgbc.ca	
0	Apr 24, 2012	Original Plan Issued	FS20305	DJI	Crown File No.:		
					ePASS No.: 10038336		
					Dwg No.: FS20305-SKE-R0		
SURVEYED BY: BML					CALC'D BY: MF	DRAWN BY: TLV	BCGS Map Sheet No.: 94B,040
					Client File No.:	JOB No.: FS20305	