



REPORT

To: Chair and Directors

Date: March 17, 2020

From: Tyra Henderson, Corporate Officer

Subject: **ALR Non-Farm Use, PRRD File No. 20-002**

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR non-farm use application 20-002 (ALC File 59994), within the property identified as PID 012-596-329, to permit the use of a 6 ha portion for bulk water access/sales to industrial oil and gas operators or drillers; further, that the Regional Board authorize the application proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR non-farm use application 20-002 (ALC File 59994), within the property identified as PID 012-596-329, to permit the use of a 6 ha area for bulk water access/sales to industrial oil and gas operators or drillers, and to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To permit bulk water access/sales to industrial oil and gas operators or drillers on a 6 ha portion of the subject property.

File Details

Applicant: 0828312 BC Ltd.
Agent: A&D Office Services LTD
Area: Electoral Area D
Location: Farmington
Legal: The North West ¼ of Section 21 Township 79 Range 16 W6M PRD, Except The Most Westerly 14 Feet In Parallel Width Thereof
PID: 012-596-329
Civic Address: 5638 235 Rd
Lot Size: 64.14 ha (158.5 ac)

Official Community Plan (OCP)

Pursuant to *PRRD Rural OCP Bylaw No. 1940, 2011* (Rural OCP), the subject property is designated Ag-Rural (Agriculture-Rural). Section 7.0 Policy 2 states the principal land use within the Agriculture-Rural designation is agriculture, agriculture-related, and agriculture-related business uses. However, Section 15.0 Policy 1 acknowledges, "resource extraction activities are regulated by provincial and federal legislation." Therefore, the proposed non-farm use is consistent with the Rural OCP.

Please note, Section 15.0 Policy 6 states "to support the government in requesting that all resource extraction operations be required to adhere to recognized resource management, conservation, impact

mitigation and site rehabilitation and reclamation techniques, in order to facilitate the subsequent use of the land after the resources are extracted.” Furthermore, Section 15.0 Policy 7 states, “all extraction, processing and transportation of primary resources shall meet provincial and federal standards applicable to environmental protection and special care is taken to ensure the protection of local air sheds, and surface and ground water sources”.

Land Use Zoning

Pursuant to *PRRD Dawson Creek Rural Area Zoning Bylaw No. 479, 1986* (zoning bylaw), the subject property is zoned A-2 (Large Agricultural Holdings Zone). Section 6.11 (A) states oil or gas production, processing, storage, transmission and exploration as a permitted principal use. Therefore, the proposed non-farm use is consistent with the zoning bylaw.

Fire Protection Areas

The subject property is outside all PRRD Fire Protection Areas.

Building Permit Areas

The subject property is outside the PRRD Mandatory Building Permit Area.

Development Permit Areas

The subject property is outside all PRRD Development Permit Areas.

Development Cost Charge

The subject property is outside all PRRD Development Cost Charge Areas.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR non-farm use application 20-002 (ALC File 59994) within the property identified as PID 012-596-329 to permit the use of a 6 ha portion for bulk water access/sales to industrial oil and gas operators or drillers; further, that the Regional Board authorize the application to proceed to the Agricultural Land Commission with the inclusion of any Regional Board recommendations to the ALC for the placement of conditions on the approval.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board’s decision will be communicated to the applicant.

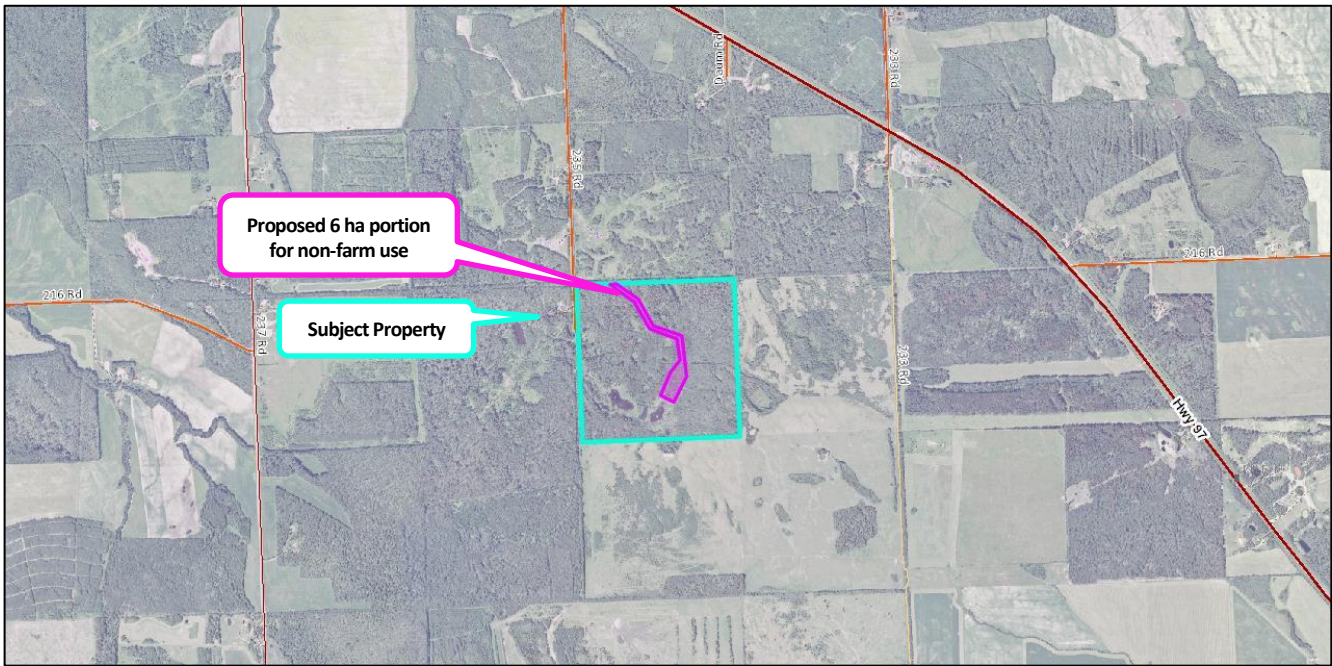
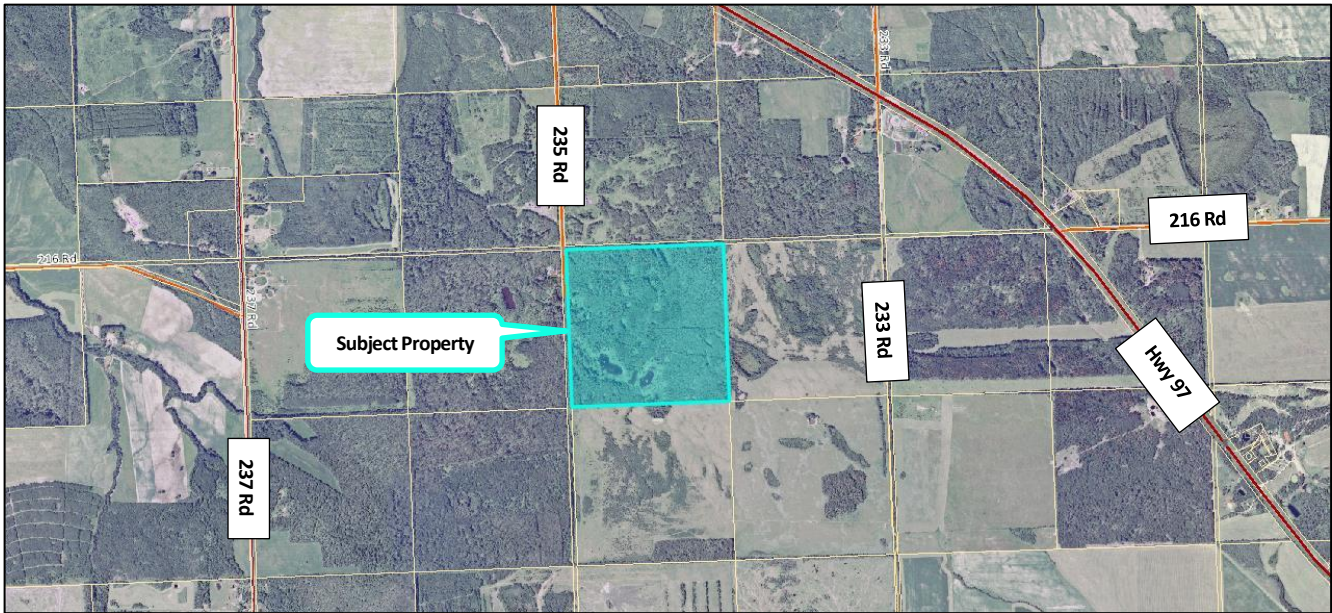
OTHER CONSIDERATION(S):

None.

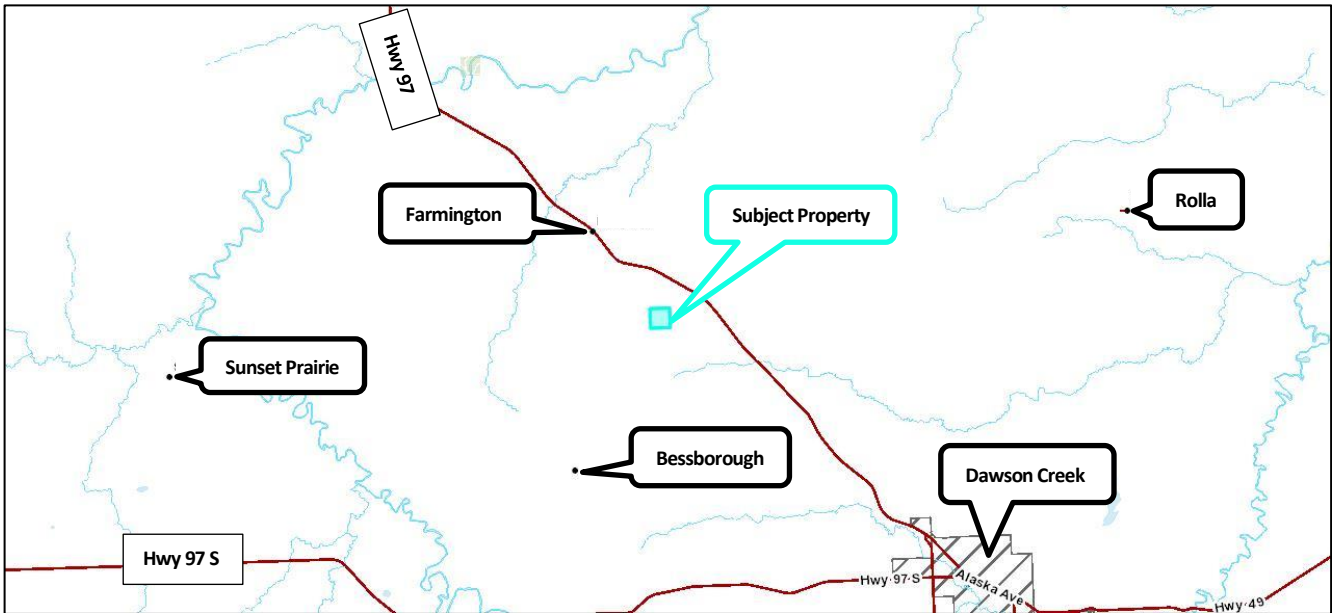
Attachments:

1. Maps
2. ALC Application [File 59994]

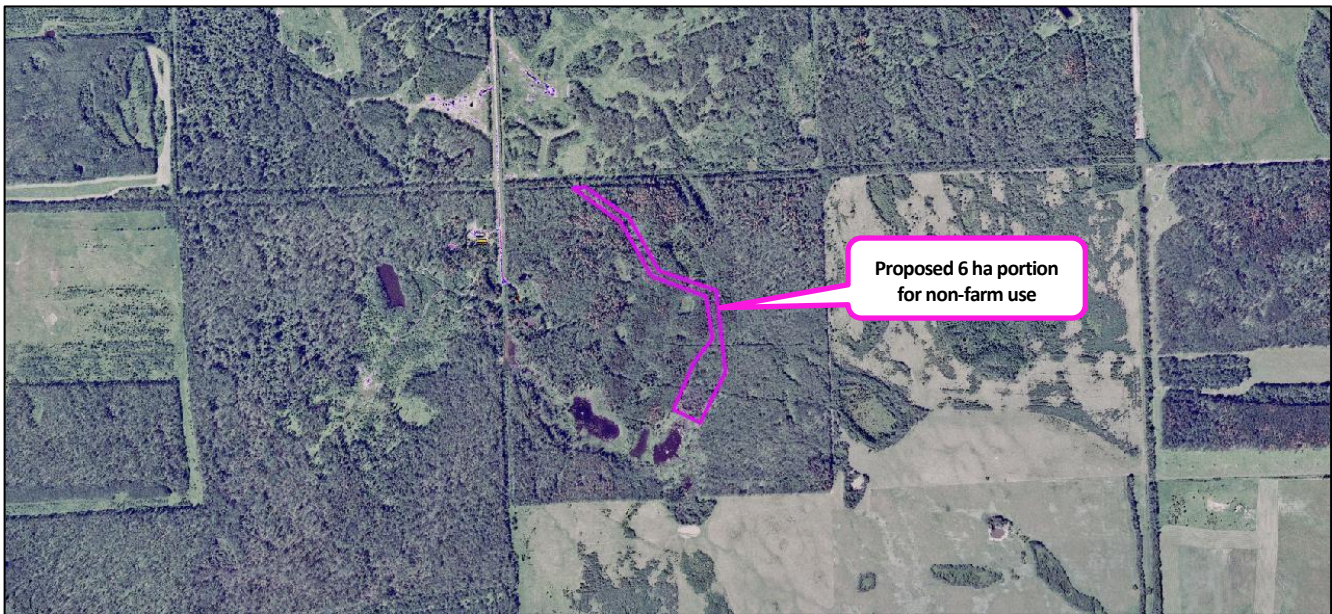
Subject Property



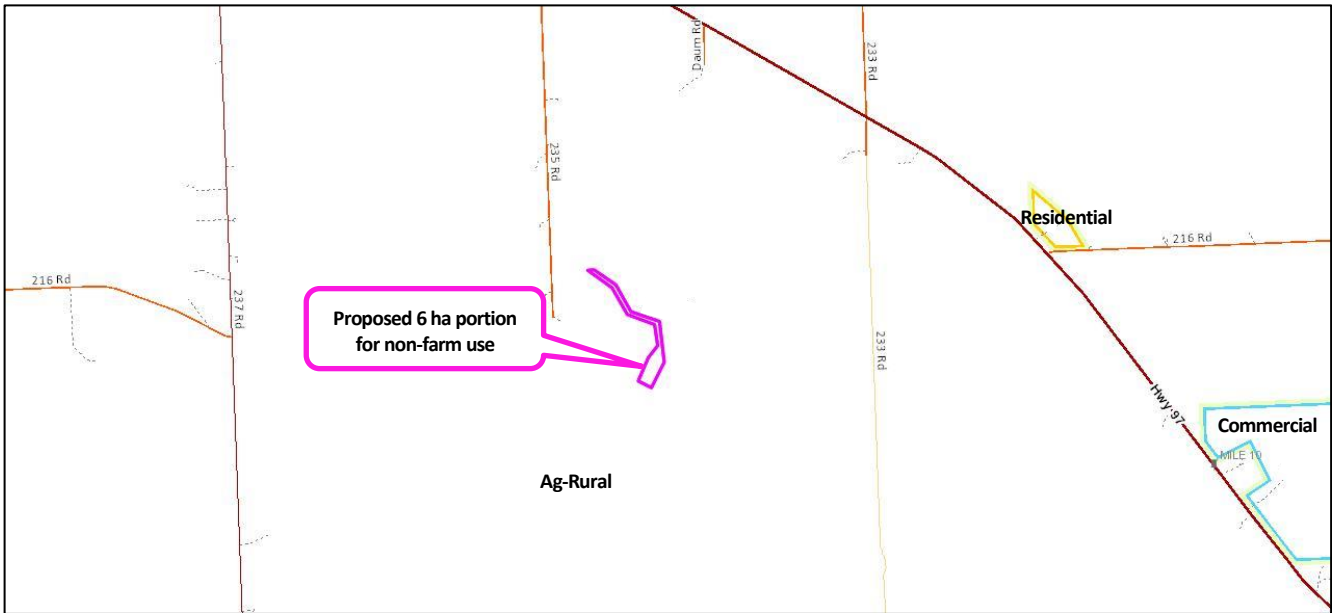
Location: Farmington



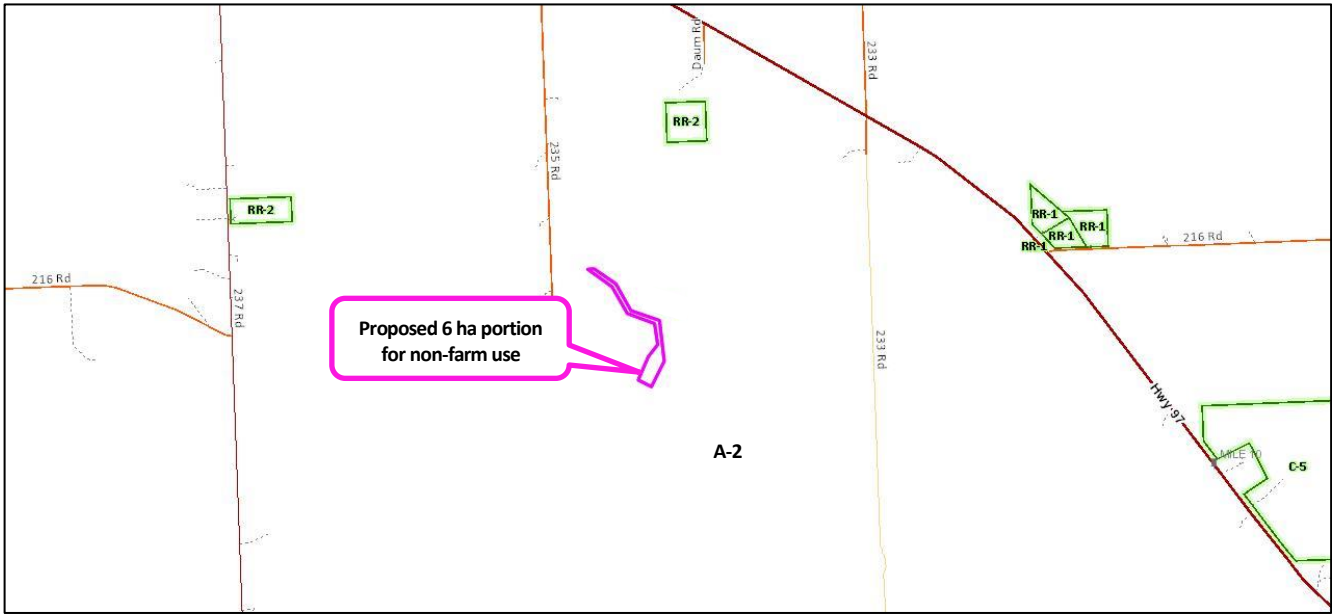
Aerial Imagery



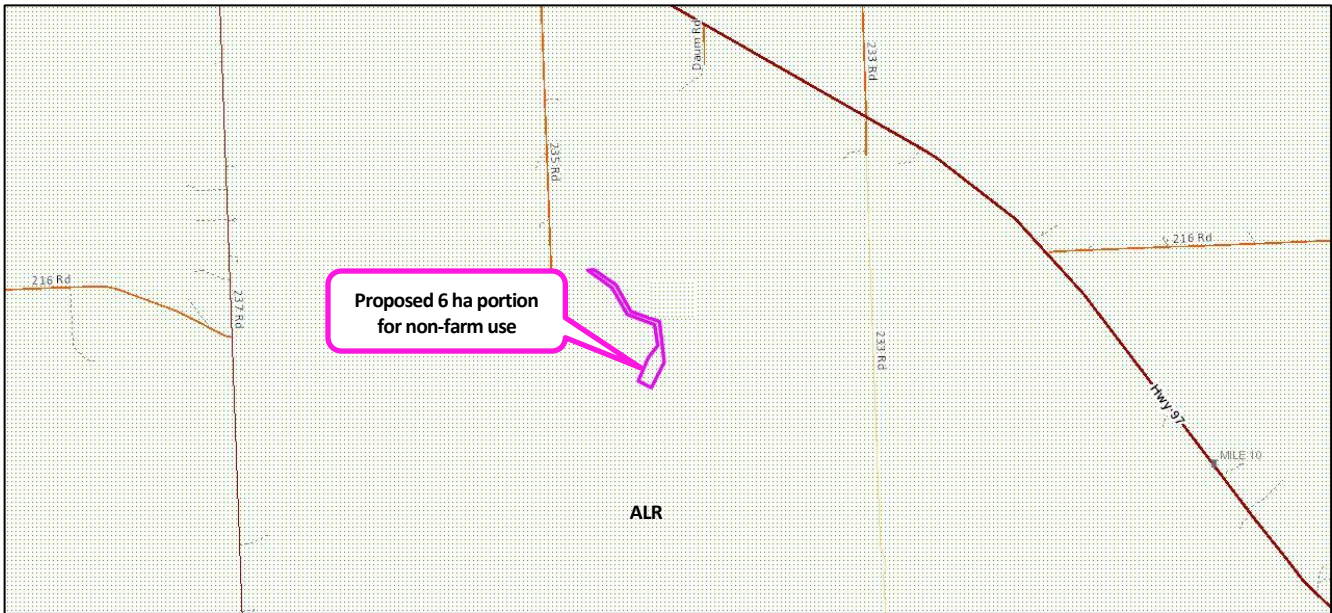
PRRD Rural Official Community Plan Bylaw No. 1940, 2011: Agriculture-Rural (Ag-Rural)



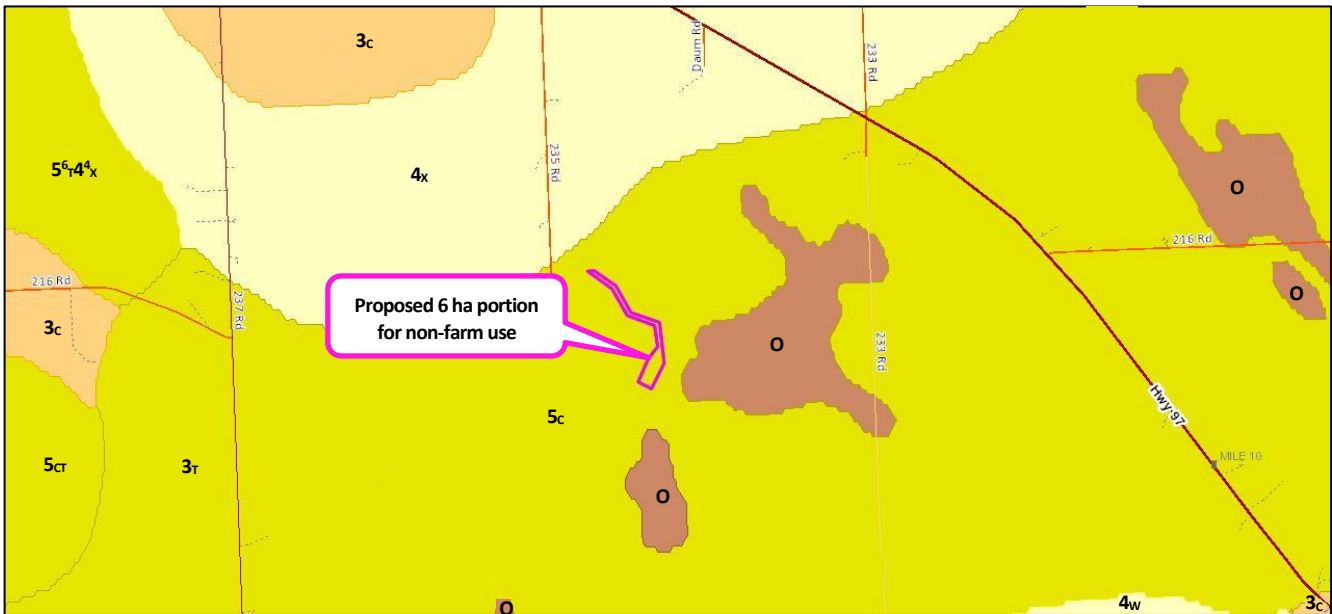
PRRD Dawson Creek Rural Area Zoning Bylaw No. 479, 1986: A-2 (Large Agricultural Holdings Zone)



Agricultural Land Reserve: Within



CLI Soil Classification: 5c





Provincial Agricultural Land Commission - Applicant Submission

Application ID: 59994

Application Status: Under LG Review

Applicant: 0828312 BC Ltd.

Agent: A&D Office Services LTD

Local Government: Peace River Regional District

Local Government Date of Receipt: 02/19/2020

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: This proposal is being submitted to permit bulk water access/sales to industrial oil and gas operators or drillers.

Agent Information

Agent: A&D Office Services LTD

Mailing Address:

10200 8th St #116 Dawson Creek, BC V1G 3P8

Dawson Creek, BC

V1G 3P8

Canada

Primary Phone: (250) 782-1502

Email: adoffice@shaw.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 012-596-329

Legal Description: NW 1/4 OF SEC 21 TP 79 R 16 W6M PEACE RIVER EXC THE MOST WLY 14 FT IN PARL WIDTH THEROF

Parcel Area: 64.2 ha

Civic Address: 5638 235 rd., Farmington BC, V0C 1N0

Date of Purchase: 01/03/2017

Farm Classification: No

Owners

1. **Name:** 0828312 BC Ltd.

Address:

[REDACTED ADDRESS]

Phone: [REDACTED]

Email: [REDACTED]

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

No agricultural activity currently takes place on this property. It is primarily young growth bush with a mobile home.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Recent improvements include road access and dugout construction

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

None

Adjacent Land Uses

North

Land Use Type: Civic/Institutional

Specify Activity: First Nations Drug and Alcohol Rehab Centre

East

Land Use Type: Agricultural/Farm

Specify Activity: None, bush lot

South

Land Use Type: Agricultural/Farm

Specify Activity: none, bush lot

West

Land Use Type: Agricultural/Farm

Specify Activity: none, bush lot

Proposal

1. How many hectares are proposed for non-farm use?

6 ha

2. What is the purpose of the proposal?

This proposal is being submitted to permit bulk water access/sales to industrial oil and gas operators or drillers.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

No. The dugout and road access is located on this particular parcel.

4. Does the proposal support agriculture in the short or long term? Please explain.

No, however the dugout may be used for livestock watering or strictly residential use should the demand for industrial bulk water fall to a level that would make the current venture no longer economically feasible.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

- Agent Agreement - A&D Office Services LTD
- Other correspondence or file information - Land Title and Agency Docs
- Proposal Sketch - 59994
- Site Photo - Caldwell Property Pics
- Other correspondence or file information - Corporate Registry
- Certificate of Title - 012-596-329

ALC Attachments

None.

Decisions

None.

Figure 1.1

Access Road and Dugout



Figure 1.2

PRRD Map Location

