



**PEACE RIVER REGIONAL DISTRICT  
DEVELOPMENT SERVICES  
ZONING AMENDMENT  
SUPPLEMENTAL REPORT  
3<sup>rd</sup> and Final Reading  
FILE NO. 65/2009**

Part 26 Participants.  
Includes all except  
Districts of Tumbler  
Ridge and Taylor.

**B-1a**

**OWNER:** Kenn Borek **DATE:** December 17, 2009  
**AGENT:** Secure Energy Services Inc. & Northern Rockies Environmental Services Inc.  
**AREA:** Electoral Area D  
**LEGAL:** NE¼ Section 5, Township 79, Range 14, W6M, PRD  
**LOT SIZE:** 65 ha (161 acres)  
**LOCATION:** Rolla Road, northeast of Dawson Creek

**PROPOSAL**

To rezone a ~3.4 ha (~8.5 ac) portion of the subject property from A-2 to I-4 in order to construct and operate a disposal well servicing the oil and gas industry.

**RECOMMENDATION: OPTION 1**

THAT the Regional Board approve Zoning Amendment Bylaw No. 1857, 2009 to rezone the Northeast ¼ of Section 5, Township 79, Range 14, W6M, PRD for 3<sup>rd</sup> and Final Reading;

**OPTIONS**

- OPTION 1: THAT the Regional Board approve Zoning Amendment Bylaw No. 1857, 2009 to rezone the Northeast ¼ of Section 5, Township 79, Range 14, W6M, PRD for 3<sup>rd</sup> and Final Reading;
- OPTION 2: THAT the Regional Board refuse the application.


**BACKGROUND**


1. SUMMARY OF PROCEDURE

- |                               |   |   |
|-------------------------------|---|---|
| <b>September 16, 2008</b>     | – | Regional District receives draft proposal for deep well injection facility from Secure Energy Services.   |
| <b>May 4, 2009</b>            | – | Peace River Regional District receives Zoning application from Secure Energy/Borek  |
| <b>July 13, 2009</b>          | – | Regional Board adopts Resolution RD/09/07/12 (23) that the Regional Board authorize a public hearing regarding the Zoning amendment application |
| <b>July 28, 2009</b>          | – | Public Hearing Notice mailed to adjacent landowners   |
| <b>August 4 &amp; 5, 2009</b> | – | Public Hearing advertised in the <i>Dawson Creek Daily News</i>   |
| <b>August 11, 2009</b>        | – | Public Hearing held at the Rolla Community Hall in Rolla, BC  |

**SITE CONTEXT**

The subject property is located about 13 km (8 miles) northeast of the City of Dawson Creek via Rolla Road and Highway 49. The site is about a mile north of McQueen’s Slough. It is over a hill so that the land drains northward, away from the slough. This is a farming area of predominately quarter-section parcels that are cultivated and entirely

  
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 Department Head

  
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 CAO

within the Agricultural Land Reserve. This is mainly a farming area, though the oil and gas industry is increasing in prominence in the last few years.

# B-1a

## SITE FEATURES

- LAND:** The subject property is cleared and cultivated with canola. There are two other wellsites located on the subject property.
- STRUCTURES:** The only structure on the subject property is the existing well, and associated equipment.
- ACCESS:** The paved Rolla Road runs along the eastern boundary of the subject property.
- CLI SOIL RATING:** Class 2C – moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass C refers to an adverse climate.
- FIRE:** The subject property is not within a Fire Protection Area.

## COMMENTS AND OBSERVATIONS

- APPLICANT:** It is the intent of the agent, Secure Energy Services, to construct and operate a water disposal facility that would dispose, via a deep well injection, waste water and produced water from oil/gas operations.
- ALR:** The subject property is within the Agricultural Land Reserve and therefore requires the permission of the Agricultural Land Commission as a Non-Farm Use. The Agricultural Land Commission approved this application on December 15, 2009 by way of Resolution #1627/2009
- OCP:** Pursuant to the Dawson Creek Rural Area Official Community Plan Bylaw No. 477, 1986, the subject property is designated “Agriculture – Rural Resource”. This designation permits oil and gas installations. **The proposal is consistent with the OCP.**
- ZONING:** The subject property is zoned A-2 (Large Agricultural Holdings) pursuant to PRRD Zoning Bylaw No. 1343, 2001. Oil field waste management facilities that require a permit under the *Waste Management Act* are not permitted in this zone. **This proposal requires a re-zoning to the I-4 (Oil / Gas Production) zone.**
- LAND:** The I-4 zoning regulations would only apply to the ~3.4 ha (~8.5 ac) portion being leased by Secure Energy. The remainder of the parcel would remain under the A-2 zone.
- EQUIPMENT:** The proposal involves using land for a flare stack, a tank farm, risers and a work shop and office. Secure Energy Services also plans to add a hopper and a solids processing building with a receiving pad. This equipment is necessary to support a proposed injection well located on a neighbouring parcel (to the east).
- PUBLIC CONSULTATION:** The re-zoning process requires that the Regional District issue a public notification on the proposed changes to the zoning bylaw. There is an option to either advertise a public notification or to advertise a Public Hearing that can be held at a time and place of the Board’s choosing. The advertisements must reach at least every landowner within 100 meters of the subject property and be published twice in a local newspaper. However, the limits to the notification parameters may be altered if more people or areas are deemed affected by the proposal.

## IMPACT ANALYSIS

- AGRICULTURE:** This non-farm use would occur on currently cultivated land. There is a concurrent ALR Non-Farm Use application, as well as comment by the PRRD Agricultural Advisory Committee regarding the ALR application.
- CONTEXT:** There is oil and gas development dispersed throughout the farming area.
- SETBACK:** The closest homesites to this leased area are about 1.3 km (0.8 miles) to the northeast and northwest.
- TRAFFIC:** The agent expects about 10 trucks to enter/leave the site daily. It is located along a paved all-weather

road suitable for such traffic.

The facility's service area extends from the Chetwynd-Tumbler Ridge area to the Peace River and into Alberta. Its location is accessible from Alberta via Highway 49 without going through any BC communities. Its location south of Rolla means trucks coming from the north would pass through that community. Its location northeast of Dawson Creek means traffic coming from the south or west may travel through the City.

**EMPLOYMENT:** Secure Energy stated they expect the facility to "be continuously manned with the majority of the activity expected between the hours of 7 am and 7 pm", and that it would employ 4 to 6 people (and, if successful, up to 12 people in the long term).



**Public Hearing Minutes  
Proposed Zoning Amendment  
By-law No. 1857, 2009**

Date: August 11, 2009 Time: 7:00 p.m.  
Place: Rolla Community Hall, Rolla, BC

Present: Director: Wayne Hiebert Director of Electoral Area "D"  
Staff: Debbie Kunz Assistant Manager of Development Services  
Owen Bloor Land Use Planner  
Applicant: Corey Higham Secure Energy Services  
Karen Myrheim Secure Energy Services  
Public: Clarence Veiner Rolla, BC  
Dorthy Veiner Rolla, BC  
Hugh MacLiennan Rolla, BC  
Eldon Veiner Dawson Creek, BC

1. CALL TO ORDER – The meeting was called to order at 7:10 p.m.
2. STATEMENT OF PUBLIC HEARING – Wayne Hiebert, read the statement of “Public Hearing”.
3. INTRODUCTION TO PROPOSAL – The proposal and the OCP and Zoning Amendment process were reviewed by Debbie Kunz.
4. SUMMARY OF PROCEDURE
  - September 16, 2008** – Regional District receives draft proposal for deep well injection facility from Secure Energy Services.
  - May 4, 2009** – Peace River Regional District receives Zoning application from Secure Energy/Borek
  - July 13, 2009** – Regional Board adopts Resolution RD/09/07/12 (23) that the Regional Board authorize a public hearing regarding the Zoning amendment application
  - July 28, 2009** – Public Hearing Notice mailed to adjacent landowners
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5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED
  - City of Fort St John** - Interests unaffected by by-law
  - City of Dawson Creek** - Interests unaffected by by-law
  - District of Hudson’s Hope** - Interests unaffected by by-law
6. COMMENTS BY APPLICANT

Using 6 poster boards, Corey Higham explains various aspects of the proposed disposal

well facility, including location, equipment, facility set-up, site characteristics, and injection well process.

7. CORRESPONDENCE AND PUBLIC COMMENT

**Hugh MacLiennan** – indicated his concern about what the facility could look like if maintenance was poor, “things could go downhill very quickly if not maintained properly”

**Corey Higham** – replied that Secure Energy operates to a standard of excellence and due to the fact that “Big Oil Companies” such as Shell, Encanna, ARC, Murphy oil and others will not bring their waste products to a facility that is not maintained to such a standard.

**Hugh MacLiennan** – stated that the facility was to be developed on some of the best soils in the region and that the development would reduce the agricultural viability of the land.

**Corey Higham** – Acknowledged the quality of soils in the area as it had been brought up during consultation regarding their Non-farm Use application to the Agricultural Land Commission by the Agricultural Advisory Committee. That is one of the main reasons that Secure was applying to re-zoning the property and that within the application it is clearly stated that Secure Energy committed to return the area back to its original state. Corey also indicated that even if Secure Energy were to go bankrupt, they are required to post a bond with the Oil and Gas Commission for the amount it would require to reclaim the site. Corey also stated that many people who have had pipelines and leases reclaimed on their lands indicated that the reclaimed area was often the most productive due to the soils being aerated. Corey also indicated that presently the agricultural industry was currently in an economic downturn as many other industries and that the Secure Energy facility can provide local employment and could help keep some people from having to move away from the farm.

**Karen Myrheim** (Secure Energy) - responded by inviting Mr. MacLiennan or any other person to visit any of their existing facilities in order to see just how well they are maintained and operated

8. FINAL COMMENTS

*None*

9. TERMINATION – The hearing was terminated at 7:31 pm.

Peace River Regional District  
Public Hearing Meeting Minutes of August 11, 2009 (By-law No. 1857, 2009)

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Owen Bloor, Recorder

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Wayne Hiebert, Chair

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January 14, 2010

**PEACE RIVER REGIONAL DISTRICT  
By-Law No. 1857, 2009**

A by-law to amend the "Peace River Regional District Zoning By-Law No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "Peace River Regional District Zoning By-Law No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment By-Law No. 1857, 2009."
2. The "Peace River Regional District Zoning By-Law No. 1343, 2001" is hereby amended in the following manner:

Map No. 4 - Schedule 'B' is hereby amended by rezoning a 3.4 ha. (8.5 acre) portion of the Northeast 1/4, Section 5, Township 79, Range 14, W6M, PRD from A-2 "Large Agriculture Holdings Zone" to I-4 "Oil / Gas Production Zone"; shown shaded grey on Schedule 'A' which is attached to and forms part of this by-law.

READ A FIRST TIME this 23<sup>rd</sup> day of July, 2009.

READ A SECOND TIME this 23<sup>rd</sup> day of July, 2009.

Public Hearing held on the 11<sup>th</sup> day of August, 2009.

READ FOR A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2009.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2009.

CERTIFIED a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1857, 2009."

THE CORPORATE SEAL of the Peace River Regional District was hereto affixed in the presence of:

\_\_\_\_\_  
Fred Banham,  
Chief Administrative Officer

\_\_\_\_\_  
Karen Goodings, Chair

\_\_\_\_\_  
Fred Banham, Chief Administrative Officer

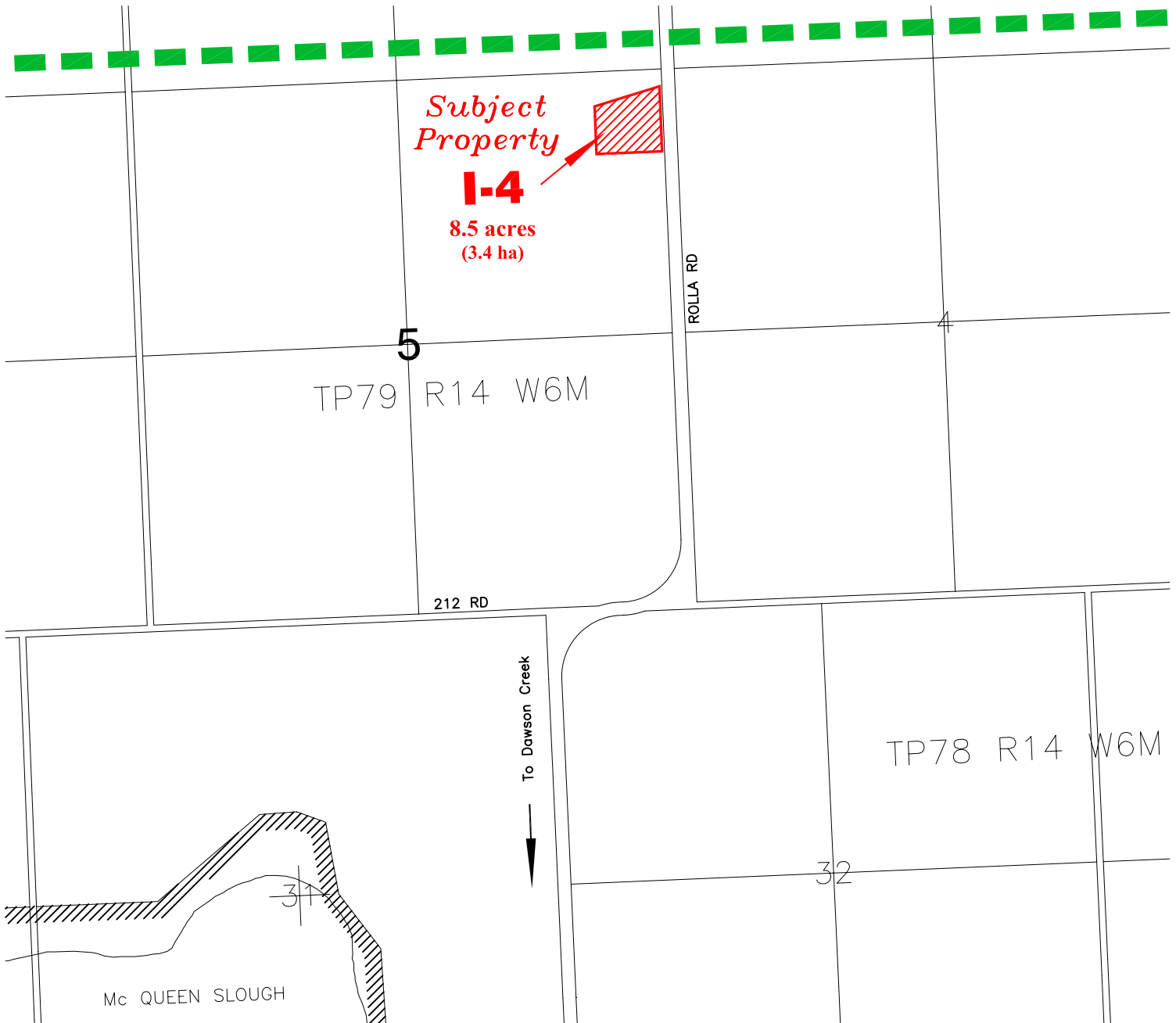
Peace River Regional District  
By-law No. 1857, 2009

**SCHEDULE "A"**

**B-1b**



Map. No. 4 - Schedule B of "Peace River Regional District Zoning By-Law No. 1343, 2001" is hereby amended by rezoning a 3.4 ha (8.5 acres) portion of the Northeast 1/4, Section 5, Township 79, Range 14, W6M, PRD **from** A-2 "Large Agriculture Holdings Zone" **to** I-4 "Oil / Gas Production Zone" as shown shaded on the drawing below:



CERTIFIED a true and correct copy of  
Schedule "A" to "Peace River Regional  
District Zoning Amendment By-law  
No. 1857, 2009."

Fred Banham, CAO

January 14, 2010