



**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

September 23, 2005

Reply to the attention of Simone Magwood

Darren Snider  
SHARP Environmental (2000) Ltd.  
10316-94<sup>th</sup> Avenue  
Fort St. John, BC – V1J 4X3

Dear Mr. Snider:

Re: **Application # W-36178-0**  
**District Lot 2941, Peace River District**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to expand the existing battery on the above mentioned property by 0.29 ha. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application subject to:

- the use being restricted to the 0.29 ha area identified on the attached plan.
- the construction of a fence to separate the battery from the remainder.
- compliance 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. The Commission suggests you contact the Peace River Regional District at your earliest convenience.

The decision noted above is recorded as Resolution #488/2005.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

cc: Peace River Regional District (58/2005)

SM/lv/Encl.  
36178d1

# DUVERNAY OIL CORP.

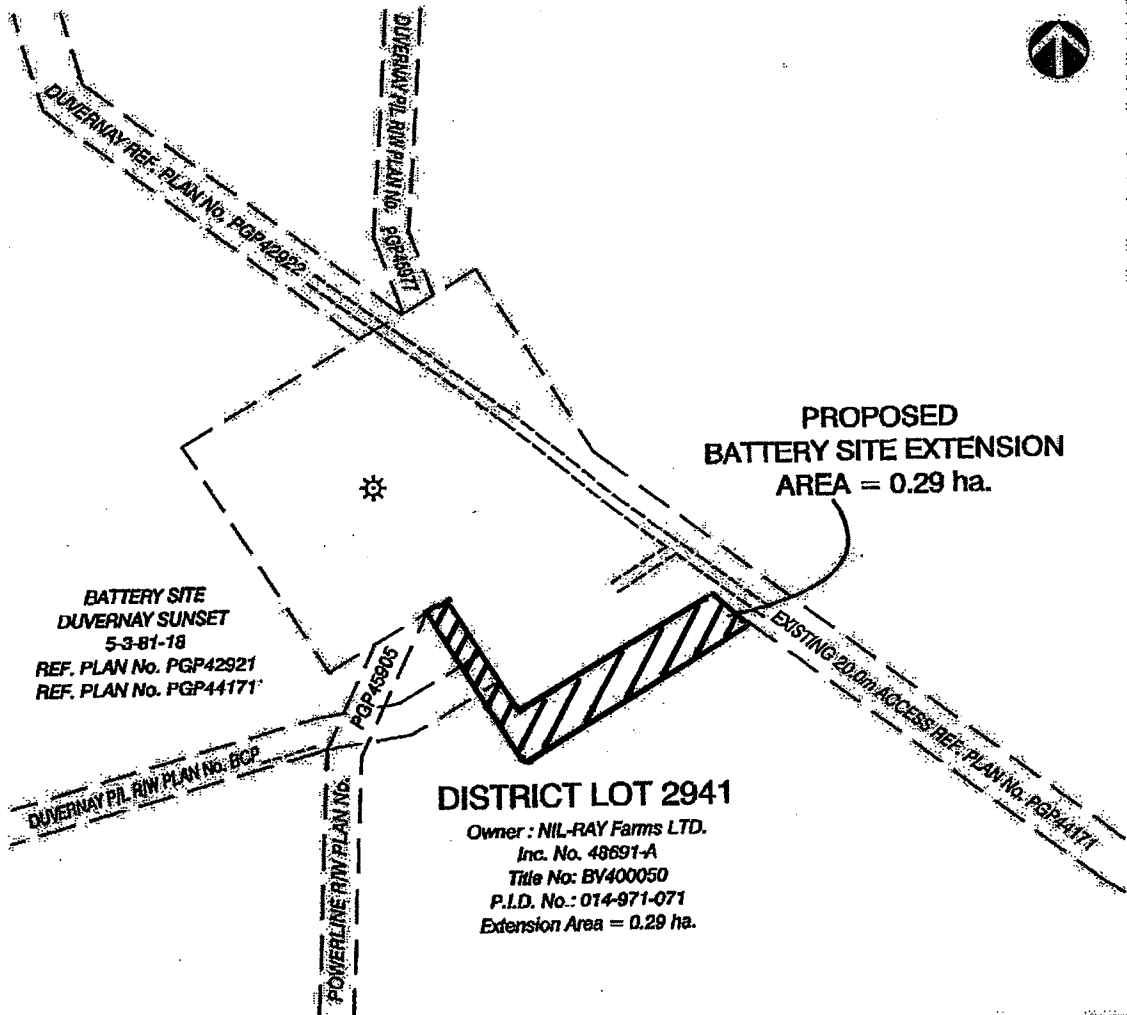
## INDIVIDUAL OWNERSHIP PLAN

SHOWING PROPOSED BATTERY SITE EXTENSION

WITHIN

### DISTRICT LOT 2941

PEACE RIVER DISTRICT



PROPOSED  
BATTERY SITE EXTENSION  
AREA = 0.29 ha.

BATTERY SITE  
DUVERNAY SUNSET  
5-3-81-18  
REF. PLAN No. PGP42921  
REF. PLAN No. PGP44171

### DISTRICT LOT 2941

Owner: NIL-RAY Farms LTD.  
Inc. No. 48691-A  
Title No: BV400050  
P.I.D. No.: 014-971-071  
Extension Area = 0.29 ha.

Provincial Agricultural Land Commission  
Application: # W-36178-0  
Resolution # 488/2005



Approved 0.29 ha area for use for  
battery site extension

No. BV400050  
014-971-071

I correct this \_\_\_\_\_ day of  
JANUARY 2005.

*S. G. Goertzen*  
S.G. GOERTZEN, B.C.L.S.



McELHANNEY GEOMATICS  
Professional Land Surveying Ltd.  
8908 - 72nd Street  
Fort St. John, British Columbia  
Phone: (250) 772-3356 Fax: (250) 772-0310

DISTANCES ARE IN METRES. PORTIONS REFERRED TO ARE OUTLINED IN RED.	
REVISION: 0	DRAWN BY: ROC
SCALE: 1:2,500	JOB No.: 3111-1451817





**Staff Report**  
**Application # W – 36178 – 0**  
**Applicant: Duvernay Oil Corporation**  
**Agent: Sharp Environmental (2000) Ltd.**

**DATE PREPARED:** August 25, 2005

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Magwood, Regional Research Officer

**PROPOSAL:** To use 0.29 ha of the 64 ha subject property in order to expand the capacity of the current production facilities on the site.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicants wish to expand their oil/gas facilities on this site by 0.29 ha to bring the total building area to 786.95 m<sup>2</sup>.

The site currently has 18 buildings or facilities related to oil/gas extraction. This application is being made because the proposed building area is greater than 450 m<sup>2</sup> which is the maximum area of oil and gas facilities that can be approved by the Oil and Gas Commission (OGC) as part of the delegation agreement between the OGC and the ALC. Local Government Planning Staff note that this proposal does not involve a subdivision of land.

**Local Government:**

Peace River Regional District

**Legal Description of Property:**

PID: 014-971-071  
District Lot 2941, Peace River District

**Location of Property:**

20 km south of Taylor

**Present use of the Property:**

Agricultural and Oil and Gas

**Surrounding Land Uses:**

**WEST:** Agricultural (ALR)  
**SOUTH:** Agricultural (ALR)  
**EAST:** Agricultural (ALR)  
**NORTH:** Agricultural (ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93P/15  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

Dawson Creek Rural Area OCP Bylaw No. 477, 1986 designates the area as "Agricultural-Rural Resource"

**Zoning Bylaw and Designation:**

Zoning By-law No. 479, 1986 designates the parcel A-2 (Large Holding Zone)  
Minimum Lot Size, 63 ha.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

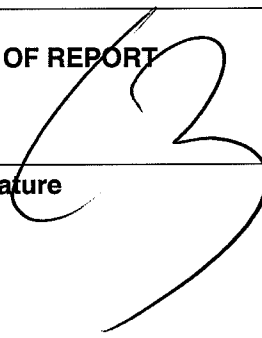
**Regional Board:** The Regional Board supported this application for non-farm use and authorized it to proceed on the basis that the proposal complies with both the OCP and Zoning Bylaws.

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**END OF REPORT**

**Signature**

**Date**



*August 26/05*