



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

May 5, 2006

Reply to the attention of Simone Rivers

Edwards & Associates Surface Consulting Ltd
202 - 10343 - 100th Avenue
Fort St. John, BC V1J 1Y8

Dear Sir/Madam:

Re: **Application # W-36498-0**
Legal Subdivision 15, North East ¼ of Section 3, Township 85, Range 17,
Peace River District

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application build a wellsite and access road on the property described above. 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 new oil and gas uses being restricted to the 2.0 ha area identified on the attached plan.
- 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 **#204/2006**.

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 a white background.

Erik Karlsen, Chair

cc: Peace River Regional District - 04/2006
Muskeg Environmental Consulting, 10316 - 94th Avenue, Fort St. John V1J 4X3

SBR/lv/Encl.
36498d1

LS15, NE 1/2 of S3, T85, R17, PRD

6-9-85-17

3-10-85-17

1-10-85-17

X= 648000.000
Y= 6247500.000

A15-3-85-17

PCLA

Area approved for non-farm use

9-3-85-17

PRIVATE 11-2-85-17

ROAD

3-4-85

Cecil

Lake

4-17

10-30-84-17

35

6-33-84-17

A6

3-34-84-17

BLKA

16-27-84-17

-84

Provincial Agricultural Land Commission

Application: # W-36498-0

Resolution # 204/2006



Approved 2.0 ha area (total) for Oil and Gas uses (new wellsite and access road)

4-17

10-26-84

26

6-26-84-17

2-26-84

4-27-84-17

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on May 2, 2006 at the Ramada Inn, 10103 – 98th Avenue, Fort St. John, B.C.

PRESENT: Frank Read Chair
 John Kendrew Commissioner

STAFF: Simone Rivers, Regional Research Officer
 Martin Collins, Planner

For Consideration

Simone Rivers presented the staff report dated April 10, 2005 regarding application #W-36498-0.

Site Inspection

A site inspection was not conducted.

Commission Discussion

The Commission had no objection to the proposal on the grounds the proposed works were not much larger than the 7 ha area allowed by the delegation agreement between the Agricultural Land Commission and the Oil and Gas Commission

IT WAS

MOVED BY: Commissioner Kendrew

SECONDED BY: Commissioner Read

THAT the staff report be received and the application to use 2.0 ha of the property described as Legal Subdivision 15, North East ¼ of Section 3, Township 85, Range 17, Peace River District to construct an access road and a well site be allowed as proposed.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # W – 36498-0
Applicant: Edwards & Associates Surface Consulting Ltd
Agent: Muskeg Environmental Consulting

DATE RECEIVED: February 20, 2006

DATE PREPARED: April 10, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To use 2.0 ha of land for oil and gas use.

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

BACKGROUND INFORMATION:

The proposal is to construct a 20 m by 120 m access road and a 1.8 ha well site. This application is being made because the combined area of the new well site and the access road is greater than 7.7 ha, the maximum area covered by the Delegation agreement between the Commission and the Oil and Gas Commission. There is already 5.7 ha in use for non-farm purposes on this property. The total area after the new construction would be 7.7 ha. The property under application is Crown land.

Local Government:

Peace River Regional District

Legal Description of Property:

Legal Subdivision 15, North East 1/4, Section 3, Township 85, Range 17, Peace River District

Location of Property:

North-west of Cecil Lake.

Size of Area Proposed for Non-Farm Use:

2.0 ha (The entire property is in the ALR).

Present use of the Property:

Poplar forest on Crown Land

Surrounding Land Uses:

WEST: Poplar forest (ALR)
SOUTH: Existing oil/gas wellsite (ALR)
EAST: Poplar forest (ALR)
NORTH: Poplar forest (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/7
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

North Peace Official Community Plan Bylaw No. 820 (1996) designates the property as " Rural Resource - Agricultural"


Zoning Bylaw and Designation:

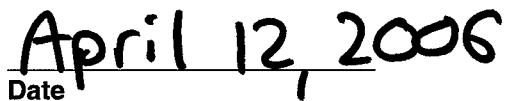
Peace River Regional District Zoning Bylaw No. 1000 (1996) designates the property as A-2 (Large Holding Zone).
Minimum Parcel Size 63 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: Forwarded on the basis that the proposal complies with both the Official Community Plan and Zoning Bylaws.

END OF REPORT


Signature


Date

OP: CALPINE CANADA RESOURCES COMPANY
 FIELD: W FLATROCK
 LOCATION: A15-3-85-17
 DISTRICT: PEACE RIVER
 ACCESS WIDTH: N/A
 REVISION: 00

OFFSETS OF W/LOC: N.W. CORNER OF LS15 SEC 3
 OFFSETS: SOUTH 370.09 EAST 212.85
 B.C.G.S. 94A.038
 UTM ZONE 10 NAD 83
 SCALE: 1:20,000
 DATE: July 29, 2002

PROPOSED WELL LOC.
 ABANDONED WELL
 WELL LOCATION
 OIL WELL
 GAS WELL
 MULTIPLE GAS WELL

PIPELINE RIGHT OF WAY
 NEW CUT AREAS
 HIGH GRADE ROAD
 EXISTING ACCESS
 PROP. ACCESS EX. SEISMIC
 SEISMIC LINE

