



Agricultural Land Commission
133-4940 Canada Way
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November 3, 2008

Reply to the attention of Simone Rivers
ALC File: W-38254

Michelle Piazza
Sharp Environmental (2000) Ltd.
10543 - 100th Street
Fort St. John, BC V1J3W9

Dear Ms. Piazza:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 690/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: *Simone Rivers*

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (103/2007)
Mohammad Farah, Natural Resources Officer, Oil and Gas Commission, #100,
10003- 110th Avenue, Fort St. John, B.C V1J 6M7
BC Assessment, 1112 - 103rd Ave. Dawson Creek, BC V1G 2G7

SBR/
i/38254d1



A meeting was held by the Provincial Agricultural Land Commission on October 24, 2008 at Smithers, B.C.

PRESENT:	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	John Kendrew	Commissioner
	Terra Kaethler	Staff

For Consideration

Application: # W- 38254
Applicant: Storm Exploration Inc.
Agent: Sharp Environmental (2000) Ltd
Proposal: Non-farm use to construct a compressor site. The compressor site will be 6.6 ha in size and is located north of an existing pipeline corridor, consisting of five (5) pipelines right of ways. The total building area will be 640m². Compressor site is located within a forested area consisting of poplar, spruce and willow.

Legal: PID: 006-234-232
Section 9, Township 81, Range 16, W6M, Peace River District, EXCEPT The most Westerly 14 Feet in Parallel width thereof

Location: South of the Peace River, east of Highway 97 and North of the Kiskatinaw River

Site Inspection

A site inspection was conducted on October 7, 2008. Those in attendance were:

- John Kendrew Commissioner
- Doug Peck Consultant for the Applicant
- John Hagen Prospect Land
- Dave Hofer Representative for the Land Owners
- Bret Kimpton Storm Exploration (Applicant)
- Michelle Piazza Sharp Environmental (Agent)
- Silvia Liedtke Sharp Environmental (Agent)

Commissioner Kendrew met the applicants on the subject property and discussed the siting of the project. The landowners indicated that the company had worked with them to find a site for the plant that was far from cultivation and did not impact on their agricultural operation.

Ms. Liedtke confirmed that the staff report dated August 27, 2008, was received and no errors were identified.

Commissioner Eligible to Vote

Commissioners Norton and Dowswell were not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioners' eligibility to vote on the application.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

The Commission noted that the applicants had sited the proposed compressor site as far as possible from the landowner's cultivated land. It was the Commission's belief that the Compressor site would not have a negative impact on the agricultural use of the remainder of the property. As such, the Commission had no objection to the proposal.

IT WAS

MOVED BY: Commissioner Kendrew

SECONDED BY: Commissioner Dowswell

THAT the application be allowed.

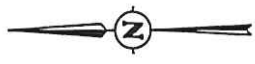
AND THAT the approval is subject to the following conditions:

- The non-farm use be in substantial compliance with the plan submitted with the application and is not to exceed 6.57 ha as proposed.
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.
- Construction of the non-farm use must be substantially completed within three (3) years of the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

CARRIED

Resolution # 690/2008



TP 81,
R 16,
SEC 9
 (EXCEPT THE MOST WESTERLY
 14 FEET IN PARALLEL WIDTH THEREOF)

NON-FARM DISTURBANCE WITHIN NW 1/4 SEC 4, TP 81, R 16 EXISTING NON-FARM AREA= 1.83ha(4.52Ac) PROPOSED ACTIVITY AREA= 0.82ha(2.03Ac) TOTAL AREA = 2.65ha(6.55Ac)	NON-FARM DISTURBANCE WITHIN NE 1/4 SEC 4, TP 81, R 16 EXISTING NON-FARM AREA= 4.03ha(9.98Ac) PROPOSED ACTIVITY AREA= 0.17ha(0.42Ac) TOTAL AREA = 4.20ha(10.38Ac)
NON-FARM DISTURBANCE WITHIN SW 1/4 SEC 9, TP 81, R 16 EXISTING NON-FARM AREA= 1.11ha(2.74Ac) PROPOSED ACTIVITY AREA= 4.33ha(10.65Ac) TOTAL AREA = 5.44ha(13.39Ac)	NON-FARM DISTURBANCE WITHIN SE 1/4 SEC 9, TP 81, R 16 EXISTING NON-FARM AREA= 5.29ha(13.07Ac) PROPOSED ACTIVITY AREA= 1.44ha(3.58Ac) TOTAL AREA = 6.73ha(16.65Ac)

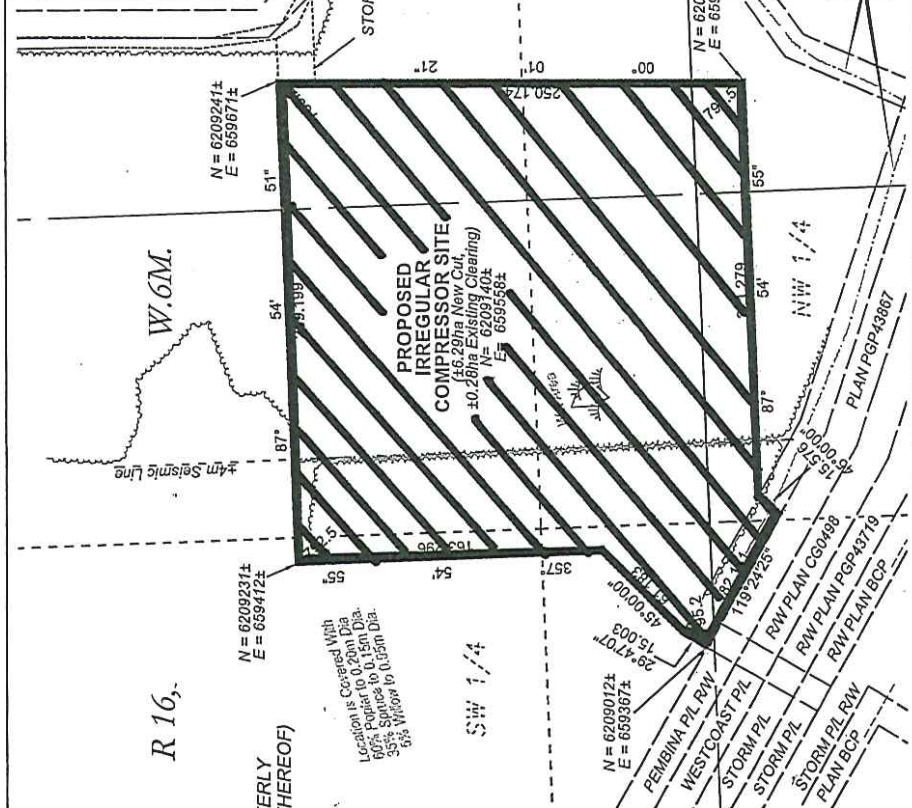


TABLE OF AREAS	
AREA REQUIRED WITHIN SEC 9	
Compressor Site (New Cut)	= 5.61 ha
Compressor Site (Existing Clearing)	= 0.18 ha
TOTAL AREA WITHIN SEC 9 = 5.79 ha	
AREA REQUIRED WITHIN SEC 4	
Compressor Site (New Cut)	= 0.68 ha
Compressor Site (Existing Clearing)	= 0.10 ha
TOTAL AREA WITHIN SEC 4 = 0.78 ha	
TOTAL NEW CUT = 6.29 ha	
TOTAL EXISTING CLEARING = 0.28 ha	
TOTAL AREA = 6.57 ha	
MAXIMUM SLOPE= 1 - 2%	
MAXIMUM ELEVATION= ±795m	
ALL SEASONS CONSTRUCTION CONDITIONS	
±1/2 LOAD OF CONFEROUS SALVAGE	
±1 LOAD OF DECIDUOUS SALVAGE	
COMPRESSOR SITE FALLS WITHIN THE AGRICULTURAL LAND RESERVE	

Provincial Agricultural Land Commission		STORM EXPLORATION INC.		BCGS: 94A.008
Application #W-38254		CONSTRUCTION PLAN SHOWING		
Resolution #690/2008		PROPOSED IRREGULAR COMPRESSOR SITE WITHIN SEC 4 & SEC 9, TP 81, R 16, W.6M.		
		THROUGH PRIVATE LAND PEACE RIVER DISTRICT		
		C-FILE NO.:		REV. NO. 0
		SHEET NO.: 1 OF 1		
		DWG. NO.: 02103CS_RO		JOB NO.: 08-02103
		ISSUED FOR CONSTRUCTION		
		APPD BY:		
		CHECKED:		
		DRAWN:		
		CALCULATED:		
		SURVEYED:		
		DESCRIPTION BY:		
		M/M/DD/YY		
		DC 04/27/03		
		CC 04/29/03		
		CC 04/30/03		
		JW 05/02/03		
		10014970		
		EPASS No.		
		ISSUED FOR CONSTRUCTION		
		APPD BY:		
		CHECKED:		
		DRAWN:		
		CALCULATED:		
		SURVEYED:		
		DESCRIPTION BY:		
		M/M/DD/YY		
		DC 04/27/03		
		CC 04/29/03		
		CC 04/30/03		
		JW 05/02/03		
		10014970		
		EPASS No.		



6.57 ha area approved for use as a Compressor Site.



VECTOR GEOMATICS
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