



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

November 3, 2008

Reply to the attention of Simone Rivers
ALC File: W-38345

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 # 696/2008 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:


Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (112/2008)
Mohammad Farah, Natural Resources Officer, Oil and Gas Commission, #100,
10003 - 110th Avenue, Fort St. John, B.C. V1J 6M7
BC Assessment, Dawson Creek

SBR/
i/38396d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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- 38345
Applicant: Duvernay Oil Corporation
Agent: Sharp Environmental (2000) Ltd.
Proposal: To expand an existing plantsite by 1.36 ha.
Legal: Unsurveyed Crown Land described as:
Section 16 and Section 15, Township 80, Range 19
Plantsite Extension - 1-16-80-19 and 4-15-80-19
Location: Sunset Community Pasture

Site Inspection

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

- John Kendrew Commissioner
- Michelle Piazza Sharp Environmental
- Silvia Liedtke Sharp Environmental
- Abe Garcia Facility Construction Coordinator – Duvernay

Commissioner Kendrew noted that the proposal was to extend an existing plantsite. He also noted that the area proposed for the Plantsite was at the edge of the cleared area of the Community Pasture. He noted that the proposed extension was at the edge of a slope where the cleared land fell down to forested and swampy land below.

Ms. Liedtke confirmed that the staff report dated September 9, 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 there was already a plantsite in this location and the proposal was to extend it. The Commission had no objection to the proposed plant site extension on the grounds that the area of impact was small, the proposed site was adjacent to an existing plant and that the proposal did not impact cleared land but was proposed for the edge of the forest near existing pipelines.

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:

- That permission is given for non-farm use only as proposed in the plan submitted with the application, specifically 1.36 ha to be developed as a gas plant.
- That construction of the gas plant be substantially completed within three (3) years of the date of this decision.
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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 # 696/2008

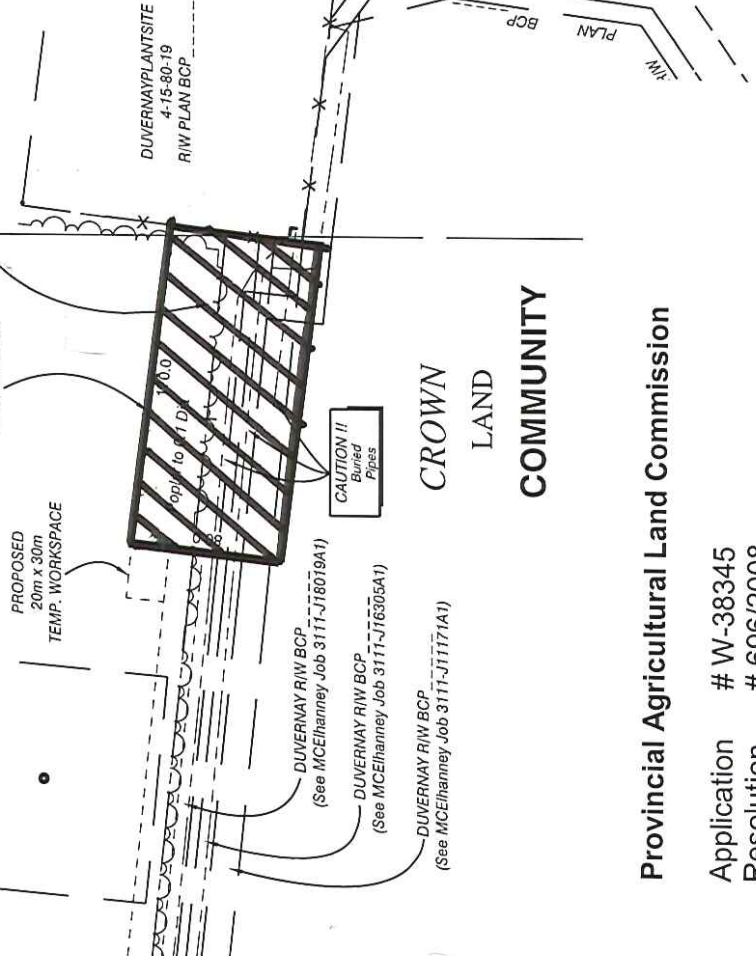
UNSURVEYED
AGRICULTURAL
SUNSET

WELL LOCATION
 DUVERNAVY HZ SATURN
 1-16-80-19

PROPOSED
 20m x 30m
 TEMP. WORKSPACE

Approved
 80m x 170m
 PLANTSITE
 EXTENSION

Note: Buried Pipes to be
 cut off and diverted
 around new compressor
 extension.



Sec 16

Sec 15

SKETCH PLAN SHOWING
PROPOSED PLANTSITE EXTENSION
1-16-80-19 AND 4-15-80-19 W6M
THROUGH UNSURVEYED CROWN LAND
PEACE RIVER DISTRICT

BCGS 93P . 096

SCALE 1:2,500



NOTES:

- Denotes Well Location
- All dimensions are in metres and decimals thereof.

AREAS (MAXIMUM DISTURBANCE):

NEW CUT	EXISTING	TOTAL
Plantsite Extension = 0.47 ha.	CLEARING = 0.89 ha.	1.36 ha. / 3.36 Ac.
TOTAL = 0.47 ha. 0.89 ha.		1.36 ha. / 3.36 Ac.

MAXIMUM SLOPE 8%	MAXIMUM ELEVATION = 898m±	NAD 83 (CSRS) UTM: N = 620022± E = 631295±
NO SALVAGE		
REVISION	DESCRIPTION	DATE
1	REVISED COMPRESSOR EXTENSION TO PLANTSITE EXTENSION	11/06/08
0	ORIGINAL PLAN PREPARED	03/06/08
		DD/M/YYYY
JOB : 3111-18254SK		DATE: JUNE 2, 2008

DRAWN BY: LLW
 PARTY CHIEF: LW
 CHECKED BY: EPS
 REVISION: 1

McElhanney GEOMATICS
 Professional Land Surveying Ltd.
 8808 - 72nd Street
 Fort St. John, British Columbia
 Phone: (250) 787-0356, Fax: (250) 787-0310

McElhanney

Provincial Agricultural Land Commission

Application # W-38345
 Resolution # 696/2008



Approved 1.36 ha for use as a plantsite extension