	File I	No. 1917
Board	Order No	. 1917-1

November 22, 2016

SURFACE RIGHTS BOARD

IN THE MATTER OF THE PETROLEUM AND NATURAL GAS ACT, R.S.B.C., C. 361 AS AMENDED

AND IN THE MATTER OF THE NORTH WEST ¼ OF SECTION 34 TOWNSHIP 79 RANGE 17 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT (the "Lands")

	BOARD ORDER	
	reduction with ourself	(Respondents)
	Tailwind Properties Ltd. Rodney and Kim Strasky	
AND:		
	Encana Corporation	(Applicant)
BETWEEN:		

On November 15, 2016, I conducted a telephone conference call, attended by representatives of Encana and the Landowner, to discuss Encana's application for the Board's mediation and arbitration processes.

Encana has approval from the Oil and Gas Commission to construct a project on the Lands. They applied to the Board as they could not reach an agreement with the Landowner regarding access or compensation.

The parties have reached agreement on the wording of a consent right of entry order. They disagree on the amount of first year compensation and annual compensation. Regarding the amount of partial payment, the parties could not agree, asking me to set the amount.

By consent, the Board orders:

- 1. Upon payment of the amounts set out in paragraphs 3 and 4, Encana Corporation shall have the right to enter and access the portions of lands, legally described as THE NORTH WEST 1/4 OF SECTION 34 TOWNSHIP 79 RANGE 17 WEST OF THE SIXTH MERIDIAN PEACE RIVER DISTRICT, shown outlined and delineated on the individual ownership plan attached as Schedule "A" (the "Lands") for the purpose of constructing, drilling, completing, operating, abandoning and reclaiming a multi-well padsite in accordance with Oil and Gas Commission Well Authorization Nos. 31949, 31950, 31951, 31952, 31953, 31954, 31955, and 31956.
- 2. **Encana Corporation's** right of entry shall be subject to the terms and conditions attached as Schedule "B" to this right of entry order.
- 3. **Encana Corporation** shall deliver to the Surface Rights Board security in the amount of \$2,500.00 by cheque made payable to the Minister of Finance. All or part of the security deposit may be returned to Encana Corporation, or paid to the landowner, upon agreement of the parties or as ordered by the Board.
- 4. **Encana Corporation** shall pay to the landowner the amount of \$30,860.00 on account of rent or compensation payable for the right of entry order.
- 5. Nothing in this right of entry order operates as a consent, permission, approval, or authorization of a matter within the jurisdiction of the Oil and Gas Commission.

Dated November 22, 2016.

FOR THE BOARD

Rob Fraser, Mediator

Rd Z

		Page of
	S	SCHEDULE "A"
Attached to and ma	de part of this Agreement	dated thisday of, 20, between
		3C0520501 (Lessor) and Encana Corporation (Lessee).
PROPOSED WITHIN TH	WELL LOCATION, A E NORTH WEST 1/4	OWNERSHIP PLAN SHOWING CCESS ROADS AND TEMPORARY WORKSPACE OF SECTION 34 TOWNSHIP 79 RANGE 17 W6M ACE RIVER DISTRICT
		. 1.111
ENCANA WELLSITE ACCESS	TOURMALINE P/L R/W PLAN EPP9687 TOURMALINE P/L R/ PLAN EPP17879	W TOURMALINE ET AL SUNRISE 3-3-80-17 (ABANDONED) A3-3-80-17 REF PLAN BCP27850 TOURMALINE PL R/W PLAN EPP1858
S 1/2	SW 1	TOURMALINE WELLSITE ACCESS SPECIFIC THE
SEC 4	SEC	TOURNALINE TERRAPIL RIW
TOURMALINE P/L R/W OGC FILE 9708529 /	PROPOSED 30 x 48m ACCESS ROAD (S2 (0.37 ac)	PROPOSED
20.117m ROAD ALLOWANCE	218 ROAD	TOURMALINE FACILITY
WELLSITE ECA CRP HZ REGIONAL HERIT. 13-34-79-17 REF PLAN EPP18987 ECA CRP HZ SUNRISE A13-34-79-17 TO E13-34-79-17 OGC FILE 9630358 TOURMALINE HZ SUNRISE F13-34-79-17 (CANCELLED) NE 1/4 SEC 33	PROPOSED 10 x 674m TEMPORARY WORKSPACE (1.66 ac) TP 79	TOURMALINE P/L R/W PLAN EPP18988 TOURMALINE P/L R/W OGC FILE 9708529 WELLSITE TOURMALINE SUNRISE 15-34-79-17 (SUSPENDED) REF PLAN EPP1859 WELL LOCATION F13-34-79-17 REPP1859 WELL LOCATION F13-34-79-17 REPP1859 WELL LOCATION F13-34-79-17 REPP1859 WELL LOCATION F13-34-79-17 REPP1859 NW 1/4 SEC 34 I13-34-79-17 REPP1859 NE 1/4 SEC 34 SEC 34 R 17 W6M K13-34-79-17 REPP1860 TOURMALINE P/L R/W PLAN EPP7630 TOURMALINE P/L R/W PLAN EPP7630 TOURMALINE P/L R/W PLAN EPP7630
SE 1/4 SEC 33	MAGUSON 245 ROAD	SW 1/4 CANCELLED WELLSITE TERRA SUNRISE 6-34-79-17 OGC FILE 9628180 SE 1/4 SEC 34
Ourser(s): Taileds	d Properties I td	200 0 200 400 600 800
Owner(s): Tailwind Properties Ltd., Inc. No. BC0520501		The intended plot size of this plan is 216mm in width by 356mm in height when plotted at a scale of 1: 10,000 (use legal size sheet)
Title No: Parcel Identifier: Landowner File: Encana File(s): CA3739877 014-521-865 S468860 S468860 S468860, S468991, S468992 S468993, S468994, S468995 S470182, S470183		Certified correct this 29th day of July, 2015 Tyler Mikkelson, BCLS
Areas		WSP Surveys (BC) WSP File: 140298NP01R
Permanent Temporary	6.41 ha 15.84 ac 0.67 ha 1.65 ac	Limited Partnership Fort St John BC (250) 787-0300 Ref Dwg: 140298WS01R Drafted by: TM
Total	7.08 ha 17.49 ac	

Schedule "B"

Conditions for Right of Entry

1. **Encana Corporation** must notify the landowner forty-eight (48) hours prior to entry onto the said Lands.