

Vocal on behalf of rural landowners.
Independent of politics and profit.
Advice landowners can use.



Farmers' Advocacy Office

Independent Land Information & Advocacy Office - Dawson Creek, British Columbia

Quarterly Report
September 2015

Aspen Grove
Property Services



New Harvest Media Inc.

**Farmers' Advocacy Office Progress Report
1Q2015**

A. PUBLIC PRESENTATIONS, MEETINGS & EVENTS

Date	Location	Event
20-Jul	PRRD	Quarterly Management Meeting & overview of FAO report
4-Aug	FAO	Landowner meeting with Oil & Gas company representative to discuss rent review
11-Aug	FAO	Landowner meeting with Elvin Gowman and participation in SRB Mediation teleconference
20-Aug	FAO	Meeting - Elvin Gowman, Anne Clayton, Judi Leeming & Chad Anderson re: creation of FAO brochure. Draft copy produced
27-Aug	FAO	Landowner meeting with Oil & Gas company representative to discuss compensation for expansion of surface lease
1-Sep	FAO	Landowner meeting with Oil & Gas company representative to discuss compensation for property damage, water issues & crop loss
2-Sep	FAO	Landowner meeting with Oil & Gas company representative to discuss wellsite lease
9-Sep	FAO	Frank Leonard, new chair of the ALC, meeting with Elvin Gowman, Anne Clayton, Judi Leeming & Chad Anderson
16-Sep	FAO	Landowner meeting and conference call with consultant assisting with pending Oil & Gas Appeal Tribunal hearing
24-Sep	FAO	Landowner meeting with industry representative to discuss pipeline ROW compensation
24-Sep	FAO	Landowner meeting with Oil & Gas company representative to discuss rent review

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B. CLIENTS BY LOCATION (New and Return)

		Electoral Area 'B'	Electoral Area 'C'	Electoral Area 'D'	Electoral Area 'E'	Other	Total
Q1	New	7	0	9	2	0	18
	Return	33	0	126	3	1	163
Q2	New	10	2	34	6	4	56
	Return	46	9	135	22	7	219
Q3	New	20	4	26	18	3	71
	Return	53	6	127	19	9	214
Q4	New	14	4	22	2	0	42
	Return	54	5	114	11	0	184
							967

C. CLIENTS SERVED BY ACTIVITY TYPE

- 1 Information Only.** *Information only involves providing background information, assisting in filling out forms, explaining rights. Typically no further action is required.*

Q1	Q2	Q3	Q4	Total
43	41	50	46	180

Summary of Discussions (Key Themes):

Brochures & information given out to first time visitors to the FAO, or landowners dealing with Oil & Gas Companies for the first time. "Landowner Information Guide", "In-Brief: Landowners" and "Understanding the System" are most often given out.

Explained rights and gave out information about pipelines/flow lines and NEB pipelines - jurisdiction, compensation & rights pertaining to abandonment.

Explained rights to landowners who have received correspondence from companies seeking permission to survey or to conduct geophysical activity on their land.

Explained rights to landowners who have received notification that oil & gas activity is planned on adjacent property.

Discussed remedies with landowner who have not received lease rent payments from Oil and Gas Company when due.

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C. CLIENTS SERVED BY ACTIVITY TYPE

- 2 Support Landowners in Negotiations.** *Supporting Landowners in negotiations involves engagement with the industry prior to a lease being signed.*

Q1	Q2	Q3	Q4	Total
21	49	43	36	149

Summary of Discussions (Key Themes):

Provided comparative information to clients to assist them in determining value of ROW and/or land for leases. Also provided the same information for clients applying for a rent review or looking to renegotiate the terms of a contract.

Assisted clients in negotiating monetary compensation and terms of leases as well as nuisance, trespass and disturbance claims consistent with the Petroleum & Natural Gas Act.

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C. CLIENTS SERVED BY ACTIVITY TYPE

3 **Implementation.** *Implementation means that a lease is in place. Activities involve addressing concerns over fulfilling the terms of the lease and negotiation of subsequent leases.*

Q1	Q2	Q3	Q4	Total
117	185	192	144	638

Summary of Discussions (Key Themes):

Assisted clients in negotiating with industry regarding:

- rent reviews
- non-compliance issues (such as noise, contamination, leakage & weed control)
- trespass and damage to property
- road access & use (often multiple users)
- actual crop loss
- validity of leases
- non-payment of rents & property taxes
- assignment of rents
- abandonment of well sites and pipelines
- change of use issues
- expansion of well sites, creating multi well pads
- NEB/OGC jurisdictional issues

Assisted clients in determining status of leases, by researching titles and Crown Grants.
Untenured oil & gas activity flowing from administrative oversight at Crown Grant.

Continued to be engaged with Land Matters Group Steering Committee at the National Energy Board dealing with a wide array of client issues.

Assisted clients with submission to SRB re:

- reconsideration of SRB Order
- NEB pipeline issues

** See attached Overview of Mediations & Arbitrations

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D. RESULTS OF INTERACTIONS WITH OIL & GAS INDUSTRY AND THEIR AGENTS

Results of support to farmers, ranchers or rural residents in their interactions with the oil and gas industry and their agents

Number of Successful Interactions. *(ie. Issue or conflict resolved, no further action or escalation,*

Q1	Q2	Q3	Q4	Total
7	11	12	9	39

**** See attached Overview of Successes**

Number of Interactions in Progress. *(ie. Issue is still being discussed, no resolve or escalation at this time)*

Q1	Q2	Q3	Q4	Total
51	86	91	73	301

Number of Escalated Interactions. *(ie. conflict not resolved or escalated to mediation, arbitration, or Surface Rights Board)*

Q1	Q2	Q3	Q4	Total
11	13	11	8	43

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E. WEBSITE USAGE

Virtual Office Update

Usage Statistics

	July - September 2015
Sessions	704
Users	535
Pageviews	2,430
Average Pages/Session	3.45

Google Analytics Terminology

Sessions:

https://support.google.com/analytics/answer/2731565?hl=en&ref_topic=1012046

Users:

https://support.google.com/analytics/answer/2992042?hl=en&ref_topic=1012046

Most Popular Pages (July - September 2015)

The ten most popular pages (by pageviews) were:

1. Home page (647)
2. Understanding the System - Infographic (161)
3. Surface Leases - Database Map (159)
4. Compensation - Database Map (112)
5. Do Your Own Research (88)
6. Talk to Us (84)
7. Links (72)
8. Land Sales - Database Map (68)
9. News Archive (68)
10. Lease/Land Sales Landing Page (62)

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F. RECOMMENDATIONS FOR IMPROVEMENTS TO THE PROGRAM

Section F is an separate document provided to the Management Committee at the option of the Service Provider and is not required as part of the Quarterly Report.

During this reporting period no leases were available to be downloaded from the SRB computer .

Landowners continue to be frustrated with the lack of access to leases. This handicaps them in their ability to negotiate with industry, and they are at a disadvantage from this lack of information.

Recommendation that industry (through CAPP & CIPA) stress the importance of complying with the legislation requiring leases be submitted to the SRB in a timely manner.

OVERVIEW OF SUCCESSES

The FAO is experiencing increasing success in bringing landowners and industry together in a positive manner.

Recently the FAO assisted a landowner negotiate a rent review resulting in the landowner receiving 4.5 times more rent for his surface lease, as well as back rent for 3 years. The rent cheques have been received by the landowner, and he is very pleased with the results of the negotiation.

The FAO recently assisted a landowner with negotiations to relocate 1 mile of road. The road, which would have divided his ranch in half, is now planned to be developed on undesignated Crown Land. Steps are underway to dedicate the relocated road as public access and have the undesignated Crown Land consolidated with the landowner's private holding.

OVERVIEW OF MEDIATIONS & ARBITRATIONS

SRB MEDIATIONS:

- The FAO has been involved in 4 mediations during this reporting period, and to date 1 has been settled.

NEB ARBITRATIONS (Natural Resources Canada):

- The FAO continues to assist landowners who have retained legal counsel to assist with a dispute over compensation for a NEB pipeline on his property. The negotiations are continuing.
Landowner is from Area D

NOTES:

- The FAO continues to assist landowner and his legal counsel re: appeal of SRB Arbitration decision.
- The FAO worked as a liaison between landowners and consultant in preparation for Oil & Gas Appeal Tribunal hearing.
- The FAO assisted landowners with submission requesting reconsideration of SRB Order