

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
March 31, 2017

Aspen Grove
Property Services



New Harvest Media Inc.

**Farmers' Advocacy Office Progress Report
3Q2016 (Jan. 1 - Mar. 31, 2017)**

A. PUBLIC PRESENTATIONS, MEETINGS & EVENTS

| Date | Location | Event |
|-------------|-----------------|---|
| 3-Jan | FAO | Landowner meeting with Elvin and oil and gas company representatives regarding OGC regulated pipeline ROW agreement |
| 12-Jan | FAO | Landowner meeting with Elvin and teleconference with their legal counsel |
| 17-Jan | PRRD | FAO Quarterly Report & meeting with Management Board |
| 18-Jan | FAO | Landowner and Elvin meeting with MOTI representative re: NEB and MOTI issues |
| 24-Jan | Dawson Creek | Elvin & Judi attended NEB Presentation & Information session |
| 25-Jan | FAO | Landowner and Elvin meeting with oil and gas representative regarding new lease |
| 24-Feb | FAO | Landowner meeting with Elvin and teleconference with their legal counsel |
| 28-Feb | FAO | Landowner and Elvin participated in SRB mediation teleconference |
| 1-Mar | Ft. St. John | Elvin & Judi made presentation to the NEB Modernization Expert Panel |
| 6-Mar | Dawson Creek | Elvin, Judi , Anne & Chad attended Chamber of Commerce Luncheon - Ferus presentation |
| 9-Mar | FAO | Landowner meeting with Elvin and their legal counsel |
| 10-Mar | FAO | Landowner meeting with Elvin and oil and gas company representative regarding OGC regulated pipeline expropriation |
| 16-Mar | Dawson Creek | Elvin, Judi & Anne attended Chamber of Commerce Luncheon - Encana presentation |
| 29-Mar | Dawson Creek | Judi attended Trans Canada information session re: Towerbirch Expansion |

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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 | 6 | 0 | 14 | 1 | 0 | 21 |
| | Return | 49 | 0 | 123 | 17 | 5 | 194 |
| Q2 | New | 7 | 0 | 17 | 1 | 0 | 25 |
| | Return | 44 | 0 | 126 | 13 | 8 | 191 |
| Q3 | New | 4 | 2 | 27 | 4 | 1 | 38 |
| | Return | 49 | 4 | 119 | 25 | 5 | 202 |
| Q4 | New | 5 | 0 | 23 | 5 | 1 | 34 |
| | Return | 37 | 2 | 109 | 12 | 3 | 163 |
| | | | | | | | 868 |

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 |
|----|----|-----------|----|-------|
| 58 | 72 | 63 | 54 | 247 |

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 landowners who have not received lease rent payments from Oil and Gas Company when due. Also, advised landowners of funding available for specific overdue lease payments, and assisted with paperwork as required.

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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 |
|----|----|----|----|-------|
| 35 | 29 | 33 | 34 | 131 |

Summary of Discussions (Key Themes):

Provided comparative information to clients to assist them in determining value of ROW and/or land for leases. There continues to be much NEB regulated pipeline activity in the area, and a corresponding number of visitors requesting information & assistance.

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.

There appears to be a spate of expropriations where the notification of approvals were withheld for a period of 9 days (this January) leading to confusion around the date for advance payment under the provisions of the Expropriation Act. Causing further confusion to one landowner, there was also an error regarding the portion of land being expropriated. In other cases, the area being expropriated wasn't defined by a legal survey plan, leading to encumbrances over the entire property. There appears to be a lack of understanding by both industry and the Ministry of Natural Gas Development of the expropriation process, specifically the requirements of the expropriation notice and requisite plans.

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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 |
|-----|-----|------------|-----|-------|
| 122 | 115 | 144 | 109 | 490 |

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
- **increase in H2S percentage in wells and pipelines**

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 submissions to OGC, OGAT & SRB

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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 |
|----|----|----|----|-------|
| 8 | 11 | 6 | 20 | 45 |

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

| Q1 | Q2 | Q3 | Q4 | Total |
|----|----|----|----|-------|
| 71 | 52 | 71 | 53 | 247 |

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

| Q1 | Q2 | Q3 | Q4 | Total |
|----|----|----|----|-------|
| 7 | 9 | 12 | 6 | 34 |

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E. WEBSITE USAGE

Virtual Office Update Usage Statistics

| | Jul - Sept 2016 | Oct - Dec 2016 | Jan - Mar 2017 | Apr -Jun 2016 |
|-----------------------|--------------------|-------------------|-------------------|------------------|
| Sessions | 616 | 699 | 500 | 761 |
| Users | 508 | 477 | 392 | 629 |
| Page views | 1,410 | 1,518 | 1,329 | 1,651 |
| Average Pages/Session | 2.29 | 2.17 | 2.66 | 2.17 |

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 (January - March 2017)

The ten most popular pages (by page views) were:

1. Home page (446)
2. Lease Values - Database Map (76)
3. Leases & Sales (64)
4. Talk to Us (60)
5. Do Your Own Research (60)
6. Compensation (55)
7. Understand the System (49)
8. Get Help (37)
9. Know Your Property Rights (33)
10. Land Sales Values - Database Map (30)

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F. RECOMMENDATIONS FOR IMPROVEMENTS TO THE PROGRAM

Section F is a 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 2 Access Road, 11 Rent Reviews, 14 Leases & 58 ROW documents were downloaded from the SRB. These documents were dated 2014 to 2016.

Landowners continue to be frustrated by the lack of access to leases and ROW documents. In the 10 months since the regulation was established allowing the SRB to publish surface lease information online, there are only 16 redacted documents on the SRB website available for the public to view (see attached).