

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 2016

Aspen Grove
Property Services



New Harvest Media Inc.

**Farmers' Advocacy Office Progress Report
3Q2015 (Jan 1 - Mar 31, 2016)**

A. PUBLIC PRESENTATIONS, MEETINGS & EVENTS

Date	Location	Event
7-Jan	FAO	Landowner meeting with Elvin and participation in SRB pre-arbitration teleconference
13-Jan	FAO	Elvin and Judi participated in NEB Land Matters Group - Subcommittee on Landowner Guidance teleconference
13-Jan	FAO	Landowner and Elvin participated in SRB mediation teleconference
20-Jan	FAO	Landowner meeting with Elvin and participation in SRB mediation teleconference
26-Jan	FAO	Landowner meeting with Elvin and oil & gas company representative to discuss NEB regulated pipeline ROW agreement
2-Feb	FAO	Elvin & Judi participated in NEB Land Matters Group - subcommittee on Landowner Guidance teleconference
2-Feb	FAO	Landowner meeting with Elvin and oil and gas company representative to discuss new lease
4-Feb	FAO	Landowner meeting with Elvin and oil & gas company representative to discuss proposed battery site
9-Feb	Calgary - NEB	Elvin & Judi in Calgary for NEB Land Matters Group Steering Committee meeting
10-Feb	Calgary - NEB	Elvin & Judi in Calgary for NEB Land Matters Group Subcommittee on Landowner Guidance meeting
11-Feb	FAO	Meeting with New Harvest Media & FAO staff re: FAO Landowners' Handbook

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12-Feb	FAO	Landowner meeting with Elvin and oil & gas company representatives to discuss new lease
19-Feb	FAO	Landowner meeting with Elvin and oil & gas company representatives to discuss rent review
22-Feb	PRRD	FAO Quarterly report & meeting with Management Board
24-Feb	FAO	Landowner meeting with Elvin and participation in SRB mediation teleconference
29-Feb	FAO	Landowner meeting with Elvin and oil & gas company representatives to discuss OGC regulated pipeline ROW
3-Mar	Dawson Creek	FAO hosted lunch meeting with NEB representatives and PRRD Rural Directors
3-Mar	FAO	Landowner meeting with Elvin and participation in SRB mediation teleconference
3-Mar	Chetwynd	FAO hosted evening meeting regarding Jackfish Lake Expansion Project. Was attended by 2 NEB representatives and 24 landowners. *See Overview of Success for details
30-Mar	FAO	Landowner meeting with Elvin and oil & gas company representative to discuss NRB regulated pipeline ROW

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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	20	3	0	35
	Return	29	4	115	5	8	161
Q3	New	7	2	19	8	1	37
	Return	47	3	115	12	8	185
Q4	New	14	4	22	2	0	42
	Return	54	5	114	11	0	184
							825

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	53	51	46	193

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	38	32	36	127

Summary of Discussions (Key Themes):

Provided comparative information to clients to assist them in determining value of ROW and/or land for leases. There has been an increase in NEB regulated pipeline activity, and a corresponding increase in 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.

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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	105	139	144	505

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. Also involved in the NEB Land Matters Group - Subcommittee on Landowner Guidance.

Assisted clients with submissions re:

- NEB regulated 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	5	9	32

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	74	73	284

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

Q1	Q2	Q3	Q4	Total
11	13	6	8	38

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E. WEBSITE USAGE

Virtual Office Update

Usage Statistics

	July - September 2015	October - December 2015	January - March 2016
Sessions	704	589	564
Users	535	417	459
Pageviews	2,430	1,196	1,273
Average Pages/Session	3.45	2.03	2.26

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 2016)

The ten most popular pages (by pageviews) were:

1. Home page (461)
2. Compensation (59)
3. Talk to Us (52)
4. Leases & Sales (47)
5. Lease Values - Database Map (45)
6. Understanding the System (43)
7. Know Your Property Rights (42)
8. Land Sales - Database Map (33)
9. Do Your Own Research (27)
10. Dealing with Land Agents (25)

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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 8 ROW agreements were downloaded from the SRB computer, however there were no leases available to download.

Landowners continue to express their frustration at the lack of access to leases and ROW documents. This makes it impossible for landowners to put together arguments with compelling evidence, and thwarts their efforts in negotiating both new leases/ROWs and rent reviews.

This matter can only be rectified by the passing of a regulation as anticipated in Section 178 (4) of the Petroleum and Natural Gas Act.

OVERVIEW OF MEDIATIONS & ARBITRATIONS

SRB MEDIATIONS:

- The FAO has been involved in 4 mediations during this reporting period, and to date none have been settled.

SRB ARBITRATIONS:

- The FAO did not attend any arbitration hearing during this reporting period.

NEB ARBITRATIONS (Natural Resources Canada):

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

NOTES:

- The FAO continues to assist landowner and his legal counsel re: appeal of SRB Arbitration decision. A June court date is anticipated, but not yet confirmed.

OVERVIEW OF SUCCESS

On March 3rd, the FAO hosted a meeting bringing landowners in the Chetwynd area and National Energy Board representatives together for an evening. The FAO staff opened the meeting with introductions and a brief overview of the services offered by the Dawson Creek office. Two representatives from the National Energy Board (a Socio-Economic Specialist and a Technical Leader – Land Matters Applications) made a presentation to the group of 24 landowners, who had concerns and questions about the Jackfish Lake Expansion project.

The meeting lasted 3 hours, and there was much lively discussion and many questions from landowners. The landowners expressed that they were very pleased to have an opportunity to discuss their concerns with representatives from the NEB, and that they felt their understanding of the process was much clearer as a result of the meeting.

The representatives from the NEB also felt that the meeting was very successful, and fit in well with their National Engagement Initiative.

ADDITIONAL SERVICE OFFERED

Judi has become a “Commissioner for Taking Affidavits for British Columbia”, allowing the FAO to offer this service to clients. Many applications to the SRB require affidavits to be sworn, and being able to provide this service at no charge is proving to be convenient and beneficial to clients.

FAO LANDOWNERS’ HANDBOOK

Anne and Chad have been working to make changes, and Judi has been seeking advertisers. This remains a work in progress.