

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  
June 2016

*Aspen Grove*  
Property Services



New Harvest Media Inc.

**Farmers' Advocacy Office Progress Report  
4Q2015 (April 1 - June 30, 2016)**

**A. PUBLIC PRESENTATIONS, MEETINGS & EVENTS**

| <b>Date</b> | <b>Location</b> | <b>Event</b>   |
|-------------|-----------------|--|
| 8-Apr       | FAO             | Landowner meeting with Elvin and representative from oil and gas company to discuss rent review      |
| 12-Apr      | FAO             | Elvin participated in NEB Land Matters Group - Steering Committee teleconference                     |
| 15-Apr      | FAO             | Landowner meeting with Elvin and oil and gas company representative regarding NEB regulated pipeline |
| 18-Apr      | FAO             | Landowner and Elvin participated in SRB mediation teleconference                                     |
| 20-Apr      | FAO             | Landowner and Elvin participated in SRB mediation teleconference                                     |
| 21-Apr      | FAO             | Landowner meeting with Elvin and representatives from oil and gas company to discuss lease           |
| 26-Apr      | FAO             | FAO Quarterly Report & meeting with Management Board   |
| 27-Apr      | FAO             | Landowner meeting with Elvin and oil & gas company representative to discuss rent review             |
| 28-Apr      | FAO             | Landowner and Elvin participated in teleconference with lawyer regarding lease                       |
| 29-Apr      | PRRD            | Anne, Elvin, & Judi made presentation to Regional Directors at Board Meeting re: role of FAO         |
| 12-May      | FAO             | Landowner meeting with Elvin and oil and gas company representative regarding pipeline ROW           |

**Farmers' Advocacy Office Progress Report  
4Q2015 (April 1 - June 30, 2016)**

|        |  |  |
|--------|--|--|
| 31-May | Stonebridge Hotel<br>Conference Center | Elvin and Judi attended NEB hearing where oral evidence was given by First Nations representatives   |
| 1-Jun  | FAO                                    | Landowner meeting with Elvin and oil & gas company representative to discuss lease   |
| 5-Jun  | Rolla area                             | Elvin & Judi hosted 3 NEB members and gave tour of pipelines in area; also met with local landowner  |
| 6-Jun  | FAO                                    | Elvin, Judi & Anne met with 3 NEB members and made presentation regarding the role of FAO  |
| 6-Jun  | FAO                                    | 3 NEB members meeting with 7 local landowners who have experience with NEB regulated pipelines   |
| 6-Jun  | Dawson Creek                           | FAO hosted lunch meeting with NEB representatives and PRRD Rural Directors   |
| 6-Jun  | Chetwynd                               | Elvin & Judi, plus 3 NEB members made site visit to landowners home affected by NEB regulated pipeline. 4 neighbours affected by the same pipeline attended also |
| 6-Jun  | Chetwynd                               | Site visit to landowners property where NEB regulated pipeline affected by rock slide  |
| 17-Jun | FAO                                    | Landowner and Elvin participated in SRB pre-arbitration teleconference   |
| 21-Jun | FAO                                    | Landowner (& his interpreter) and Elvin participated in SRB mediation teleconference   |
| 23-Jun | Calgary - NEB                          | Elvin attended Land Matters Group Steering Committee meeting   |
| 24-Jun | FAO                                    | Landowner meeting with Elvin and oil and gas company representative to discuss lease   |
| 27-Jun | FAO                                    | Landowner meeting with Elvin and oil and gas company representative to discuss lease   |

**Farmers' Advocacy Office Progress Report  
4Q2015 (April 1 - June 30, 2016)**

**B. CLIENTS BY LOCATION (New and Return)**

|    |        | Electoral<br>Area 'B' | Electoral<br>Area 'C' | Electoral<br>Area 'D' | Electoral<br>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    | 5                     | 0                     | 23                    | 5                     | 1     | 34    |
|    | Return | 37                    | 2                     | 109                   | 12                    | 3     | 163   |
|    |        |                       |                       |                       |                       |       | 796   |

**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 | 54 | 201   |

**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.**

**Farmers' Advocacy Office Progress Report  
4Q2015 (April 1 - June 30, 2016)**

**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 | 34 | 125   |

**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.

## Farmers' Advocacy Office Progress Report 4Q2015 (April 1 - June 30, 2016)

### 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 | 109 | 470   |

#### 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 to OGC, NEB & SRB

**Farmers' Advocacy Office Progress Report  
4Q2015 (April 1 - June 30, 2016)**

**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  | 20 | 43    |

**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 | 53 | 264   |

**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  | 6  | 36    |

**Farmers' Advocacy Office Progress Report  
4Q2015 (April 1 - June 30, 2016)**

**E. WEBSITE USAGE**

**Virtual Office Update  
Usage Statistics**

|                       | Jul - Sept<br>2015 | Oct - Dec<br>2015 | Jan - Mar<br>2016 | Apr - Jun<br>2016 |
|-----------------------|--------------------|-------------------|-------------------|-------------------|
| Sessions              | 704                | 589               | 564               | <b>761</b>        |
| Users                 | 535                | 417               | 459               | <b>629</b>        |
| Pageviews             | 2,430              | 1,196             | 1,273             | <b>1,651</b>      |
| Average Pages/Session | 3.45               | 2.03              | 2.26              | <b>2.17</b>       |

**Google Analytics Terminology**

Sessions:

[https://support.google.com/analytics/answer/2731565?hl=en&ref\\_topic=1012046](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](https://support.google.com/analytics/answer/2992042?hl=en&ref_topic=1012046)

**Most Popular Pages (April - June 2016)**

The ten most popular pages (by pageviews) were:

1. Home page (786)
2. Lease Values - Database Map (93)
3. Lease Sales - Database Map (65)
4. Talk to Us (62)
5. Compensation (62)
6. Leases & Sales (60)
7. Understanding the System (47)
8. Know your Property Rights (46)
9. Do Your Own Research (40)
10. Dealing with Land Agents (36)



**Farmers' Advocacy Office Progress Report  
4Q2015 (April 1 - June 30, 2016)**

**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 there were no leases available to download.*

*There is continuing concern with land agents lack of training and ethics. In light of recent tightening of oversight of the Real Estate industry, it is time to implement training and licensing in BC.*

## **OVERVIEW OF MEDIATIONS & ARBITRATIONS**

### **SRB MEDIATIONS:**

- The FAO has been involved in 5 mediations during this reporting period.

### **SRB ARBITRATIONS:**

- The FAO attended no arbitration hearings 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 his property. The negotiations are continuing.  
Landowner is from Area D

### **NOTES:**

- The FAO continues to assist landowner re: appeal of SRB Arbitration decision. A court date of July 22 has been set.  
Landowner is from Area D

## **OVERVIEW OF SUCCESSES**

### **NEB Meetings – June 5 & 6**

Whitney Punchak (NEB Socio-Economic Specialist), Brian Martin (NEB Regional Director for BC) and Dr. Keith Chaulk (new NEB Board Member) arrived in Dawson Creek on June 5<sup>th</sup>. Elvin & Judi met the group after dinner and took them on a tour of pipelines and facilities in the Rolla area. Met with a local landowner later that evening for an informal discussion of the impact of pipelines on a farmer/landowner.

On June 6<sup>th</sup>, the NEB group met at the FAO for a PowerPoint presentation and overview of the function of the office, followed by a meeting with landowners from both the north and south Peace areas.

The FAO hosted lunch for 2 Regional Directors and the NEB group.

Following lunch, the NEB group accompanied Elvin and Judi on a tour of pipelines and facilities in the Arras area. Proceeding west to the Chetwynd area, the NEB group met with landowners affected by the Wyndwood expansion project.

For the final site visit of the day, landowners showed the group a NEB regulated pipeline on their property where huge rocks have been falling onto the pipeline ROW from the Ministry of Transportation and Infrastructure rock quarry above. Now a large amount of fill has been placed on the ROW to protect the pipeline from the falling rocks. The landowner is not happy with the situation and has been frustrated in his attempts to get his land cleaned up.

Brian Martin and Dr. Keith Chaulk expressed that they found their visit to the Dawson Creek area very beneficial, as it fits in very well with the current NEB initiative to have more direct contact with landowners.

### **FAO Landowners' Handbook**

Printing is now complete and distribution is underway (the majority distributed on June 22<sup>nd</sup> & 23<sup>rd</sup>).